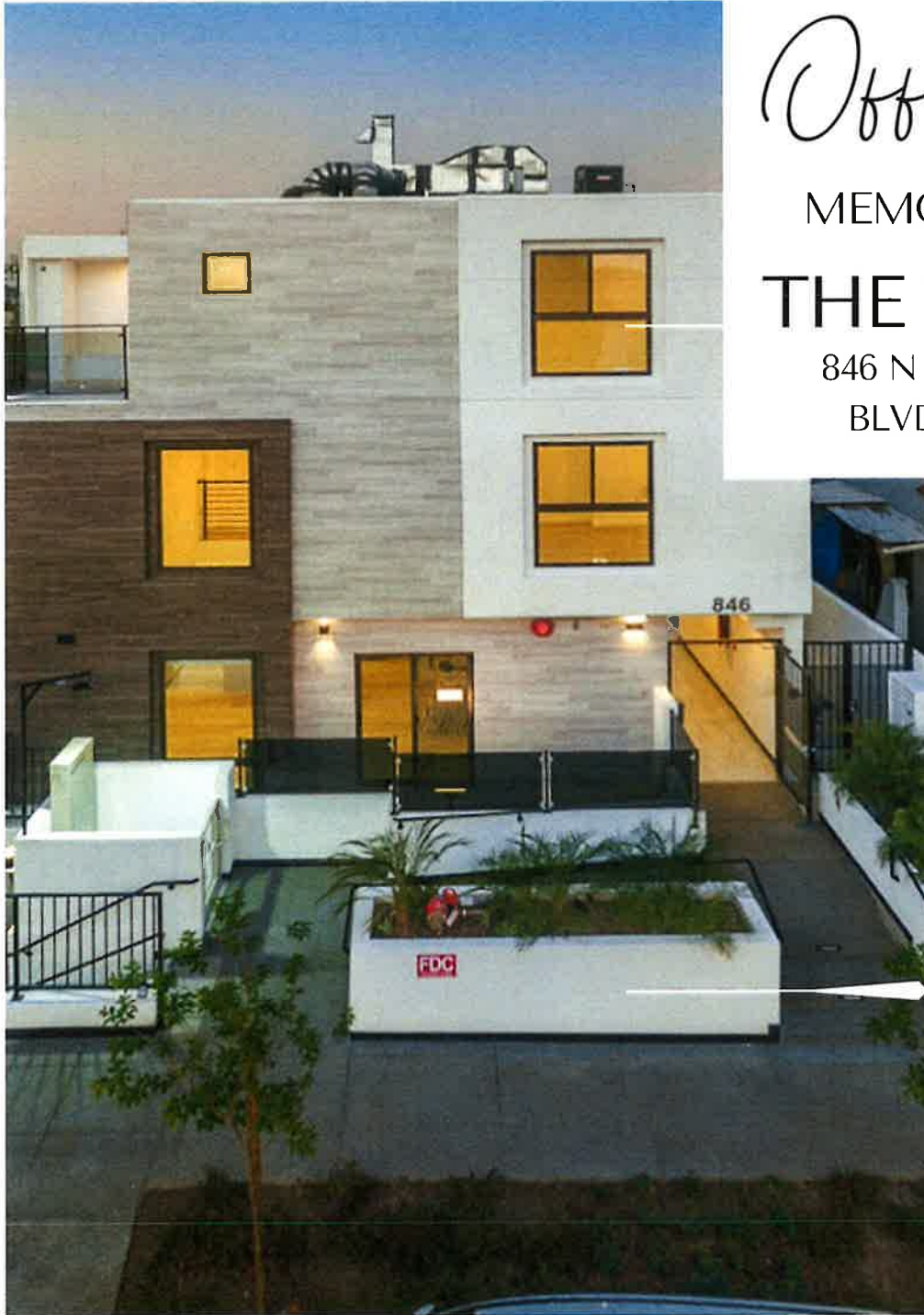




Offering

MEMORANDUM

THE VISTA 6

846 N ALTA VISTA
BLVD, LA 90046





A Rareified Offering Of
6 Turnkey Townhomes in The Melrose District of Los Angeles
90046

- I. PROPERTY
- II. FINANCIALS
- III. MARKET OVERVIEW

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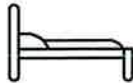


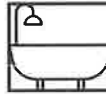
Executive Summary

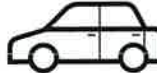
OFFERED AT: \$7,779,000

Equity Union and Keller Williams is proud to offer this 6 unit, fully rented, boutique townhouse development completed in 2021. Each home consists of 3 Bedrooms, 2.5 Bathrooms with a private patio and private rooftop terrace on the 3rd floor.

Situated in the heart of the dynamic Melrose District, this prime LA trophy property provides great cash flow or alternatively, each townhome can be sold individually as it is already condo mapped.

18 

15.5 

14 

THE PROPERTY

SITE SUMMARY

GALLERY

FLOORPLANS

A modern interior space with a large wooden dining table, a glass-topped coffee table, and a sofa. A large oval mirror is on the wall, and a potted plant is visible. The lighting is warm and ambient.

Site Summary

SITE OFFERING

Address	846 N Alta Vista Blvd, Los Angeles, CA 90046
Property Type	Multi-Unit Residential/ Condo Mapped
Assessor's Parcel #	5525-002-052
	5525-002-053
	5525-002-054
	5525-002-055
	5525-002-056
	5525-002-057

SITE DESCRIPTION

Building Size	11,497 sq ft
Lot Size	7,701 sq ft
Year Built	2021
Zoning	LAR3
Parking	One level Subterranean
Utilities	Electric, Gas, Water/Sewer, Trash, Cable

GALLERY



Special Features

- 18 Bedrooms
- 15.5 Bathrooms
- 14 Parking Spaces
- 2 A/C Zones per Unit
- Private Patio in each unit
- Private Rooftop Terrace in each unit
- Abundant closet space
- Condo Mapped

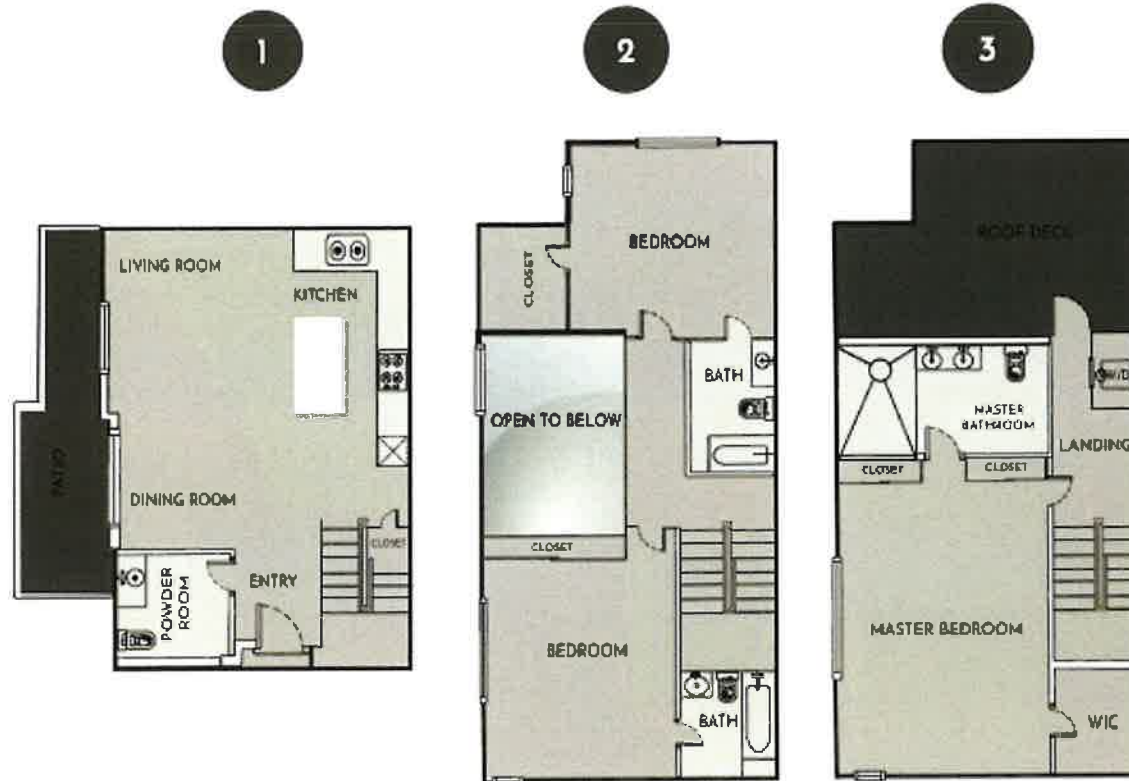








846 N. ALTA VISTA BLVD #101
LOS ANGELES, CA 90046



#101 FLOOR PLAN

3 BEDROOM / 3 1/2 BATH
1964 SFT

● 1ST FLOOR

LIVING ROOM
KITCHEN
DINING ROOM
POWDER ROOM
PATIO

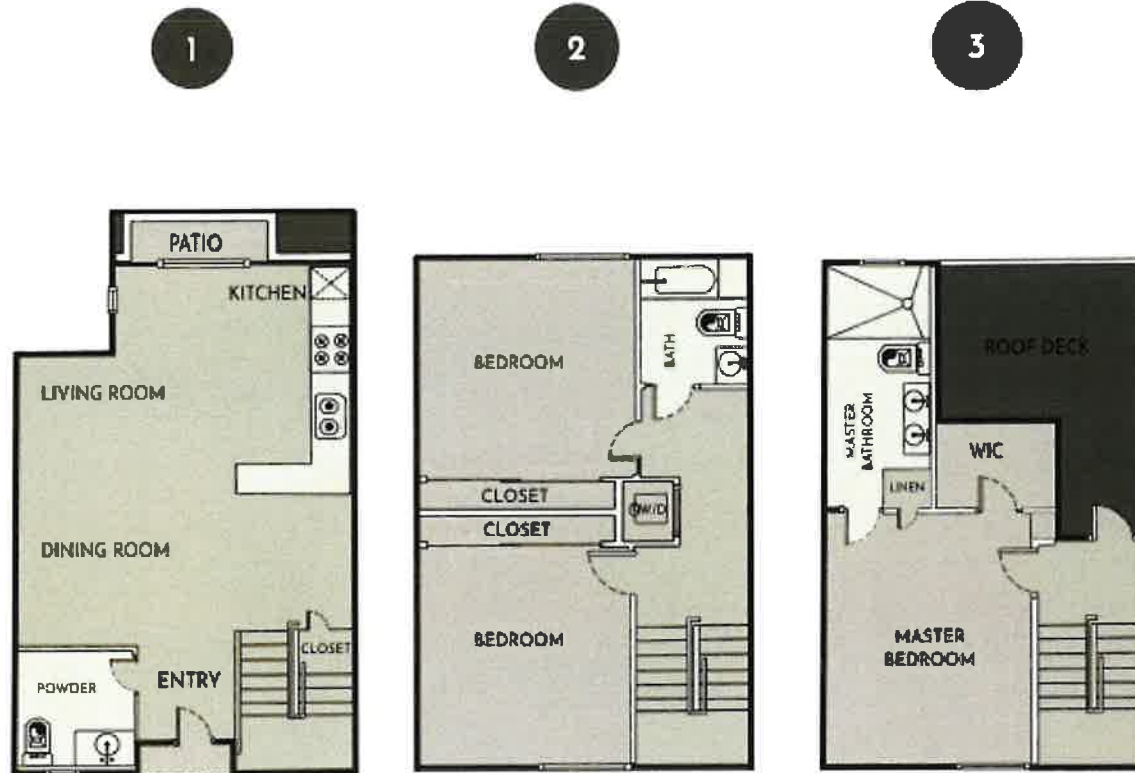
● 2ND FLOOR

2 BEDROOM
2 BATH
LAUNDRY

● 3RD FLOOR

MASTER BEDROOM
MASTER BATHROOM
ROOF DECK

846 N. ALTA VISTA BLVD #102
LOS ANGELES, CA 90046



#102 FLOOR PLAN

3 BEDROOM / 2 1/2 BATH
1757 SFT

● 1ST FLOOR

LIVING ROOM
KITCHEN
DINING ROOM
POWDER ROOM
PATIO

● 2ND FLOOR

2 BEDROOM
1 BATHROOM
LAUNDRY

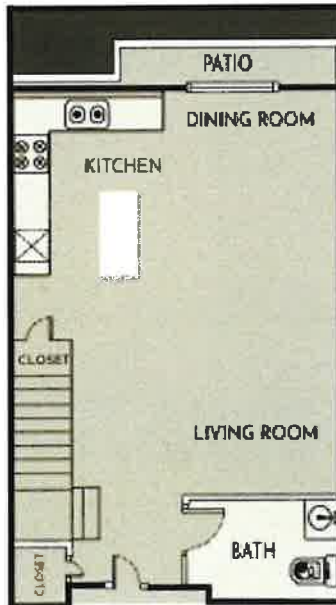
● 3RD FLOOR

MASTER BEDROOM
MASTER BATHROOM
ROOF DECK

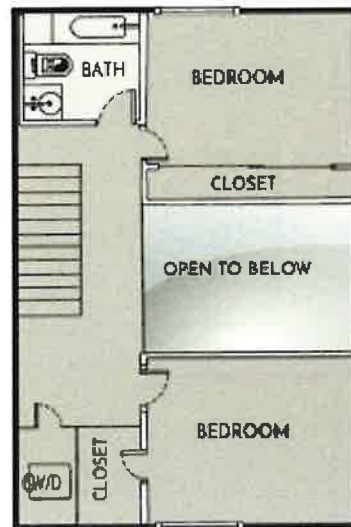
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LOS ANGELES, CA 90046



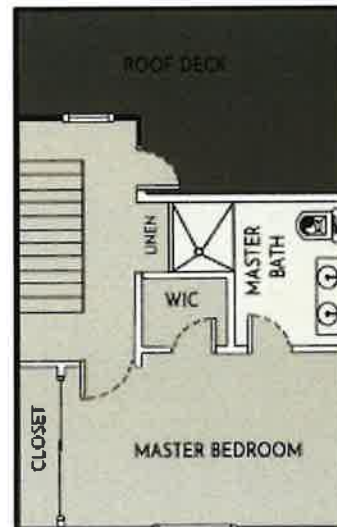
1



2



3



#103 FLOOR PLAN

3 BEDROOM / 2 1/2 BATH
1880 SFT

● 1ST FLOOR

LIVING ROOM
KITCHEN
DINING ROOM
POWDER ROOM
PATIO
CLOSET

● 2ND FLOOR

2 BEDROOM
1 BATHROOM
LAUNDRY

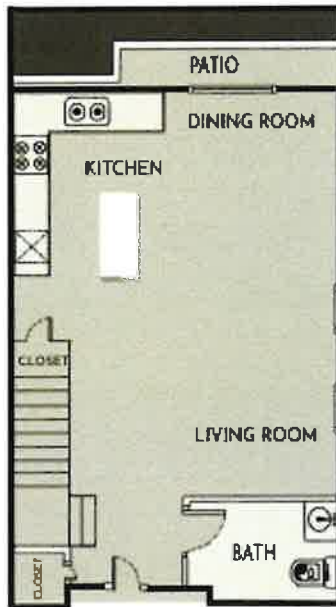
● 3RD FLOOR

MASTER BEDROOM
MASTER BATHROOM
ROOF DECK

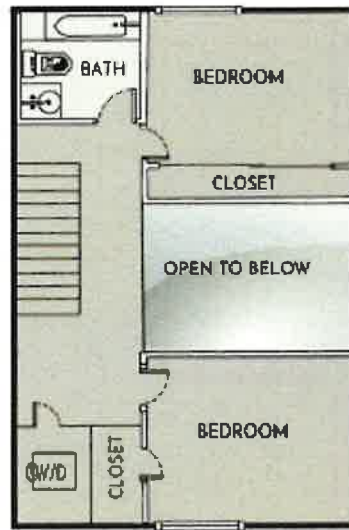
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LOS ANGELES, CA 90046



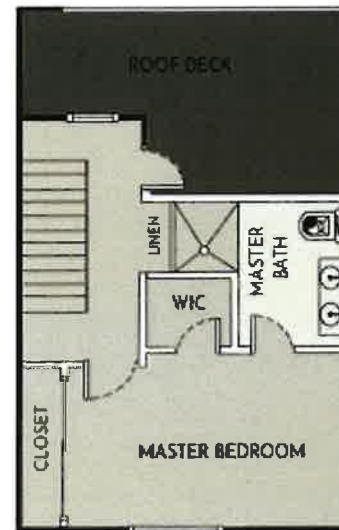
1



2



3



#104 FLOOR PLAN

3 BEDROOM / 2 1/2 BATH
1836 SFT

● 1ST FLOOR

LIVING ROOM
KITCHEN
DINING ROOM
POWDER ROOM
PATIO
CLOSET

● 2ND FLOOR

2 BEDROOM
1 BATHROOM
LAUNDRY

● 3RD FLOOR

MASTER BEDROOM
MASTER BATHROOM
ROOF DECK

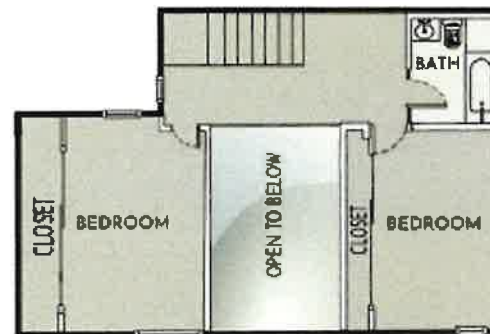
846 N. ALTA VISTA BLVD #105
LOS ANGELES, CA 90046



1



2



3



#105 FLOOR PLAN

3 BEDROOM / 2 1/2 BATH
2030 SFT

● 1ST FLOOR

LIVING ROOM
KITCHEN
DINING ROOM
POWDER ROOM
PATIO
CLOSET

● 2ND FLOOR

2 BEDROOM
1 BATHROOM
LAUNDRY

● 3RD FLOOR

MASTER BEDROOM
MASTER BATHROOM
ROOF DECK

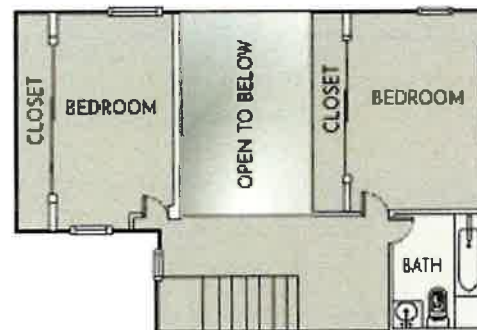
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LOS ANGELES, CA 90046



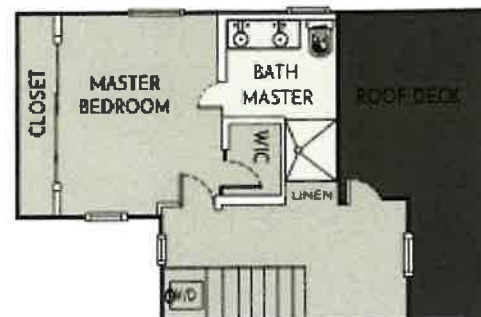
1



2



3



#106 FLOOR PLAN

3 BEDROOM / 2 1/2 BATH
2030 SFT

● 1ST FLOOR

LIVING ROOM
KITCHEN
DINING ROOM
POWDER ROOM
PATIO
CLOSET

● 2ND FLOOR

2 BEDROOM
1 BATHROOM
LAUNDRY

● 3RD FLOOR

MASTER BEDROOM
MASTER BATHROOM
ROOF DECK

FINANCIAL OVERVIEW

PRICING & FINANCIALS
INVESTMENT SUMMARY
RENT ROLL

Pricing And Financials

FINANCIAL SUMMARY

Price	\$7,779,000
# of Units	6
Year Built	2021
Gross Sq Ft	11,497
Lot Size Sq Ft	7,701
Price per Sq Ft	\$678.00
Current CAP	4.82%
Current GRM	17.72%



Investment Summary

Annual Operating Summary.

Income

Rental Income	\$439,080
Total Gross Income	\$439,080

Expenses

Real Estate Taxes	\$33,952.22
Insurance	\$6,171.36
Common Area Electricity	\$5,608.46
Water/Sewer	\$3,128.71
Gas	\$46.89
Trash	\$11,280.00
Garden/Landscape	\$1,440.00
Repairs/Maintenance	\$1,591.04
Miscellaneous	\$895.49
Total Operating Expenses	\$64,114.17
Net Operating Income	\$374,965.83



Rent Roll

Current Rent Roll Unit #	Rentable Sq Ft	Rent/Sq Ft	Monthly Rent
101	1,964	\$2.98	\$5,850
102	1,757	\$3.41	\$5,995
103	1,880	\$3.11	\$5,850
104	1,836	\$3.21	\$5,950
105	2,030	\$2.93	\$5,950
106	2,030	\$3.45	\$6,995
	Rentable SqFt 11,497	Total	\$36,590

MARKET OVERVIEW

COMPARABLES



1063 S WOOSTER ST, LA 90035

UNITS

8

YEAR BUILT

2018

CAP RATE

3.23%

ACTIVE

\$8,250,000



1283 HAVENHURST DR WEHO 90046

UNITS

8

YEAR BUILT

2008

CAP RATE

3.24%

ACTIVE

\$9,000,000



738 S OGDEN DR, LA, 90036

UNITS

12

YEAR BUILT

2015

CAP RATE

-

ACTIVE

\$8,650,000



8614 BURTON WAY, LA 90048

UNITS

YEAR BUILT

DATE SOLD

PRICE SOLD

18

1989

04/11/2024

\$9,738,500



153 S CAMDEN DR, BEVERLY HILLS, 90212

UNITS

CAP RATE

YEAR BUILT

DATE SOLD

PRICE SOLD

8

2.3%

1937

09/20/2024

\$7,000000



935 N SAN VICENTE, WEHO 90069

UNITS

YEAR BUILT

DATE SOLD

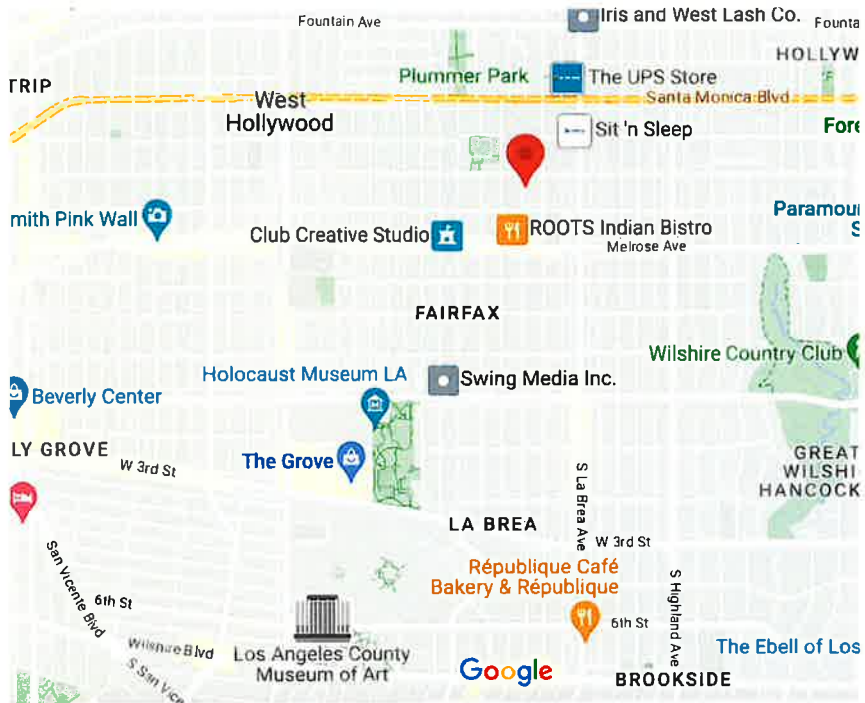
PRICE SOLD

7

2018

10/12/2023

\$9,250,000



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