

## EXCLUSIVE LISTING

# Hollywood Yucca Gardens | 6666 Yucca St, Hollywood, CA 90028

20-unit Apartment in Prime Hollywood, Walking Distance from Hollywood Blvd, Hollywood & Highland, and Hollywood's Most Iconic Landmarks and Attractions! Upgraded units with excellent rental upside



## Property Overview

Subject Property:	6666 Yucca St, Los Angeles, CA 90028
Price:	\$7,950,000
Price per Unit:	\$398,000
Year Built:	1955 / 2019
Building Area:	11,915 SF
Lot Size:	15,318 SF
APN#:	5547-009-013
Number of Units:	20
Unit Mix:	2 x 2B+2B 14 x 1B+1B 4 STUDIO

## INVESTMENT & PROPERTY HIGHLIGHTS

- Superb location! Walk to Hollywood Blvd, Hollywood & Highland mall, Hollywood Walk of Fame, El Capitan Theater, Amoeba Music, TCL Chinese Theatre, and other iconic destinations in Hollywood and on Hollywood Blvd
- 20-unit Semi-value-add garden style apartment with an estimated  $\pm 19\%$  in rental upside potential
- Walker's Paradise – walk score 97!
- Excellent access to FWY 101, superb access to public transportations & Hollywood & Highland Metro station
- Extremely easy to rent asset and location.
- Completely renovated in 2019 with top-of-the-line upgrades; new owner can operate and increase rents upon turnover; No expensive tenant buyouts and unit upgrades are needed!
- Perfect for a long-term hold or 1031 exchange investor
- High occupancy history; easy to manage and maintain building
- Attractive garden style apartment with excellent curb appeal
- Attractive unit mix with combination of 2 bed, 1 bath and Studio units
- Completely upgraded in 2019: new exterior painting, double pane windows throughout, new landscaping, completely upgraded units
- Partial list of upgrades: new plumbing, new electrical, new gates and entry, new front doors, new security cameras installed, new landscaping, etc.
- NO soft story parking retrofit required!
- All units have been completely upgraded (new kitchen, new bathroom, new flooring, new modern fixtures, A/C in each bedroom, and in-unit laundry)
- Separately metered for electricity and gas, secured entrance, partially gated parking, security camera system installed, and a beautiful center courtyard



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