

FOR SALE

20 UNITS MULTI-FAMILY
HOT AREA

4525 Fountain Avenue Los Angeles 90029

INVESTMENT SUMMARY

Price:	\$850,000
Down Payment:	\$518,000
Number of Units:	20
Year Built:	1924
Approximate Lot Size:	9,496
Approximate Bldg. Size:	8,792
Thomas Guide:	594-A5
APN:	5542-012-013

SPANISH CLASSIC

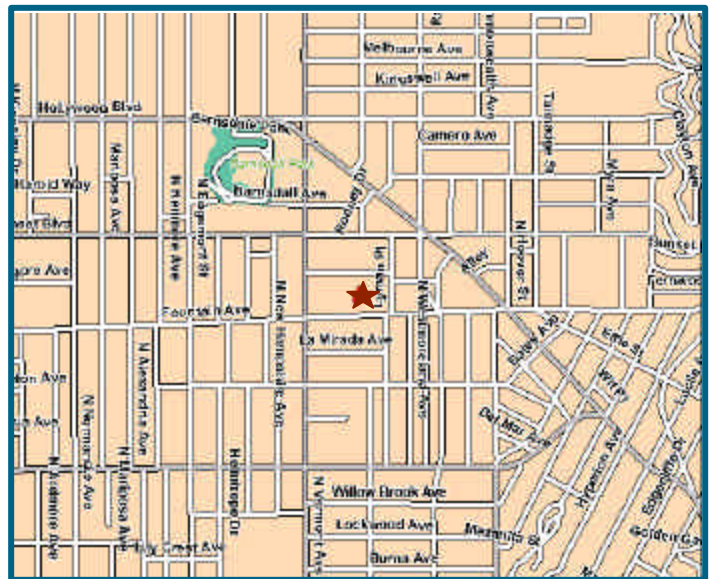
PROPERTY DESCRIPTION

This unique Spanish style apartment building offers 20 single units. The building has wonderful old world California charm. The property is located on Fountain Avenue on the Hollywood / Silver Lake Border. Fountain Avenue is a very desirable street and is currently being rehabbed and retrofitted from Fairfax Ave to Sunset. Many new multi-family and hipster hangouts are in the developmental stages. This area offers flat and charming streets that are close to all major transportation arteries.

AREA AMENITIES

SHOPPING

- Hillhurst Shopping Village
- Wacko Art Book Store
- Rudy's Salon (Hipster Barbershop)
- Las Les De Jesus Art Gallery (Top Pop Art Gallery in La)
- Mayfair Market (Gelson's)
- Ralph's
- Trader Joes
- Children's Hospital
- Kaiser Foundation Hospital
- Hollywood Presbyterian Medical



* SEE PAGE 2 FOR OPERATING AND FINANCING DETAILS



LAURIE INADOMI - HALVORSEN
YOUR INVESTMENT PROPERTY PARTNER

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FOR MORE INFORMATION CONTACT:

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