



BULK SALE, Location, Location!!!

6 Townhome's, Hollywood, CA

Condominium complex. Excellent upside opportunity for investor. Take advantage of current low price per square foot. Acquire this entire building at \$293 per sq foot or \$3,185,000. Local comparables [individual units] are selling for approximately \$473 per sq foot [suggesting a value of \$5,140,000]. Buy and hold until market improves and stabilizes or sell individually. Opportunity allows investor 100% ownership of all units. [Currently no HOA in place].

On Fuller North of Franklin. Townhouse style. Unit range from approximately 1700-2200 Square Feet,. All units 2 Bedrooms + 2.5 Baths. Units 1-5 have private patio's. Unit 6 has private yard. Building exterior remodeled.

Walk to popular Runyon Canyon Park, Entertainment, Hollywood Walk of Fame, Dining and Shopping attractions. Seller is **highly motivated**.

Property Address: 1823 N. Fuller Ave., Los Angeles, CA 90046

Purchase Price: **\$3,185,000**



DMC REAL ESTATE

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1823 N. FULLER AVE.

6 (2 Bedroom + 2.5 Bathroom) TOWNHOME'S

Unit No./ Details	Approx Sq. Ft.
1 - New Paint, New Carpet, New kitchen, New washer/dryer , Private Patio	1691
2 - New Paint, New Carpet, Private Patio	1790
3- New Paint, New Carpet, Private Patio	1790
4* - New Paint, New Carpet, Private Patio	1790
5 - New Paint, New Carpet, Private Patio	1790
6 - Recent remodel with Paint, Carpet, lots of upgrades, Private Yard	2017
* Currently Vacant	Total: 10,869



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0- **The Hollywood Sign:** The Hollywood Sign can be easily seen via a short hike up to Runyon Canyon.

1- **Hollywood and Highland:** Hollywood and Highland has become the "Times Square" of Los Angeles with the Walk of Fame, live TV shows, the Chinese Theater, endless shops and food, plus the Kodak Theater home to the Academy Awards. Also the location of the Los Angeles subway metro rail.

2- **The Cahuenga Corridor:** The Cahuenga Corridor has over 28 bars, nightclubs and restaurants.

3- **Hollywood and Vine:** Hollywood and Vine is a Historic Intersection that has the subway metro rail station linking you with the rest of Los Angeles, and also features the Pantages Theater and the Frolic Room bar. Coming soon will be the W hotel complex of amazing new restaurants, shops, bars, hotel and much more.

4- **Sunset and Vine:** Sunset and Vine has been redeveloped featuring shops, theaters, restaurants plus more. Also includes the Arclight Theater complex, one of the most popular movie theaters in the West Coast.

5- **Hollywood and Western:** Hollywood and Western has access to the Los Angeles subway metro rail.

6- **Theater Row:** Theater Row has an array of small acting theaters, this is where many big stars get their start acting and performing.

7- **The Sunset Strip:** The World Famous Sunset Strip home to famous shops, nightclubs, restaurants and more.