

7-Unit Classic Hollywood Multifamily

Just Listed



**805 N McCadden Place, Hollywood | \$2,295,000 | 805McCadden.com
7 units | 6 parking spaces | 3,874 SQ FT | 7,251 SQ FT Lot**

Buyer's agent commission: 2.5%

Step into a slice of classic Hollywood glamour with this stunning courtyard building, a great tenant's magnet -- just doors to Hancock Park and moments away to the vibrant hotspots of Larchmont, Melrose, and La Brea! This meticulously maintained 7-unit gem includes 5 generously sized one-bedroom apartments and 2 chic studio suites. Tenants experience open-concept living spaces, custom kitchens and baths, and elegant crown molding in five of the units and recent updates to the plumbing and electrical. Generating \$167,736 a year, this property is not just an great investment - it's a golden opportunity for your portfolio with strong upside in rents or for the end user seeking a private owner's retreat with access to a serene garden oasis. The property also features a detached garage with space for up to six cars, offering the potential for a future ADU (buyer to verify), further boosting its value. Delivered fully occupied, this classic beauty is ready for its next steward.



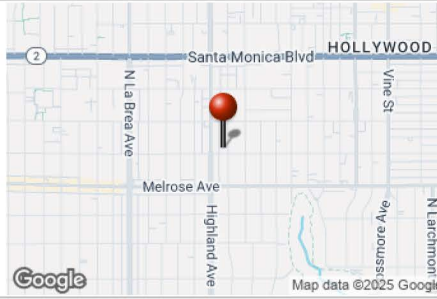
PETER MAURICE 310.623.8819
TREGGRUSTAD 310.623.8825

**MR MAURICE
& RUSTAD**
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805 N Mccadden PI
Los Angeles, CA 90038

7 # of Units
3,874/Assessor Sqft
7,251 Lot Size Assessor

Income
LP \$2,295,000 **\$ Active**



Area	20 Hollywood
Subdivision	
List Price Per Sqft	\$592.41
Vacancy	0
Total Bedrooms	5
Total Bathrooms	7.00
MLS#	25504329
APN	5524-004-011

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$2,220.00	\$2,220.00	\$3,100.00
Unit 2	1	1	1.00	No	\$1,343.00	\$1,343.00	\$3,100.00
Unit 3	1	0	1.00	No	\$1,625.00	\$1,625.00	\$1,625.00
Unit 4	1	0	1.00	No	\$1,560.00	\$1,560.00	\$1,625.00
Unit 5	1	1	1.00	No	\$1,195.00	\$1,195.00	\$3,100.00
Unit 6	1	1	1.00	No	\$2,900.00	\$2,900.00	\$3,100.00
Unit 7	1	1	1.00	No	\$3,135.00	\$3,135.00	\$3,750.00

Directions: North of Melrose Ave, West of Highland Ave

Remarks: Step into a slice of classic Hollywood glamour with this stunning courtyard building, a great tenant's magnet -- just doors to Hancock Park and moments away to the vibrant hotspots of Larchmont, Melrose, and La Brea! This meticulously maintained 7-unit gem includes 5 generously sized one-bedroom apartments and 2 chic studio suites. Tenants experience open-concept living spaces, custom kitchens and baths, and elegant crown molding in five of the units and recent updates to the plumbing and electrical. Generating \$167,736 a year, this property is not just an great investment - it's a golden opportunity for your portfolio with strong upside in rents or for the end user seeking a private owner's retreat with access to a serene garden oasis. The property also features a detached garage with space for up to six cars, offering the potential for a future ADU (buyer to verify), further boosting its value. Delivered fully occupied, this classic beauty is ready for its next steward.

Income Details		Structure Info		Contract Info		DOM 1
Scheduled or Actual	Actual	Type of Units	Apts/Studios	List Date	02-27-2025	
Rent Control %	100	Year Built/Source	1941/Assessor	List Price	\$2,295,000	
GOI	\$167,736	Stories	2	Orig List Price	\$2,295,000	
Total Expense	\$52,313	Buildings	2	Status Date	02-27-2025	
NOI	\$115,423	Security	Owned, Gated	Change Date/Type	02-27-2025/New Listing	
Gross Income	\$167,736	Sewer	In Street	Sale Type	Standard	
Cap Rate	5.00	Style	Traditional	Seller Concessions?	Yes	
GRM	13.68	Prop Condition	Updated/Remodeled			
Actual AGR	\$167,736	View	No			
Actual GAI		Water	In Street			

Land/Parking Info	
Zoning	LARD1.5
Addl Parcel	No
Rent Control	Yes
Land Type	
Parking Type	Assigned, Garage
Total Parking	6
Covered Parking	6
Uncovered Parking	0

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	No

Interior Features	
AC/Cooling	Central, Air Conditioning, Wall/Window
Heating	Central, Wall
Equip/Apppl	Dishwasher, Washer, Dryer, Refrigerator, Range/Oven, Recirculated Exhaust Fan
Flooring	Carpet, Hardwood
Laundry	In Unit
Laundry Equip	Own

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	Asphalt Shingle
Spa	None
Fence	

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTA-PLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738



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