

MAJOR PRICE REDUCTION



FOR SALE - HOLLYWOOD DELL TRI-PLEX

2284 HOLLY DRIVE, HOLLYWOOD, CA 90068

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EXCLUSIVELY LISTED - 3 UNITS IN THE HOLLYWOOD DELL

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Highlights

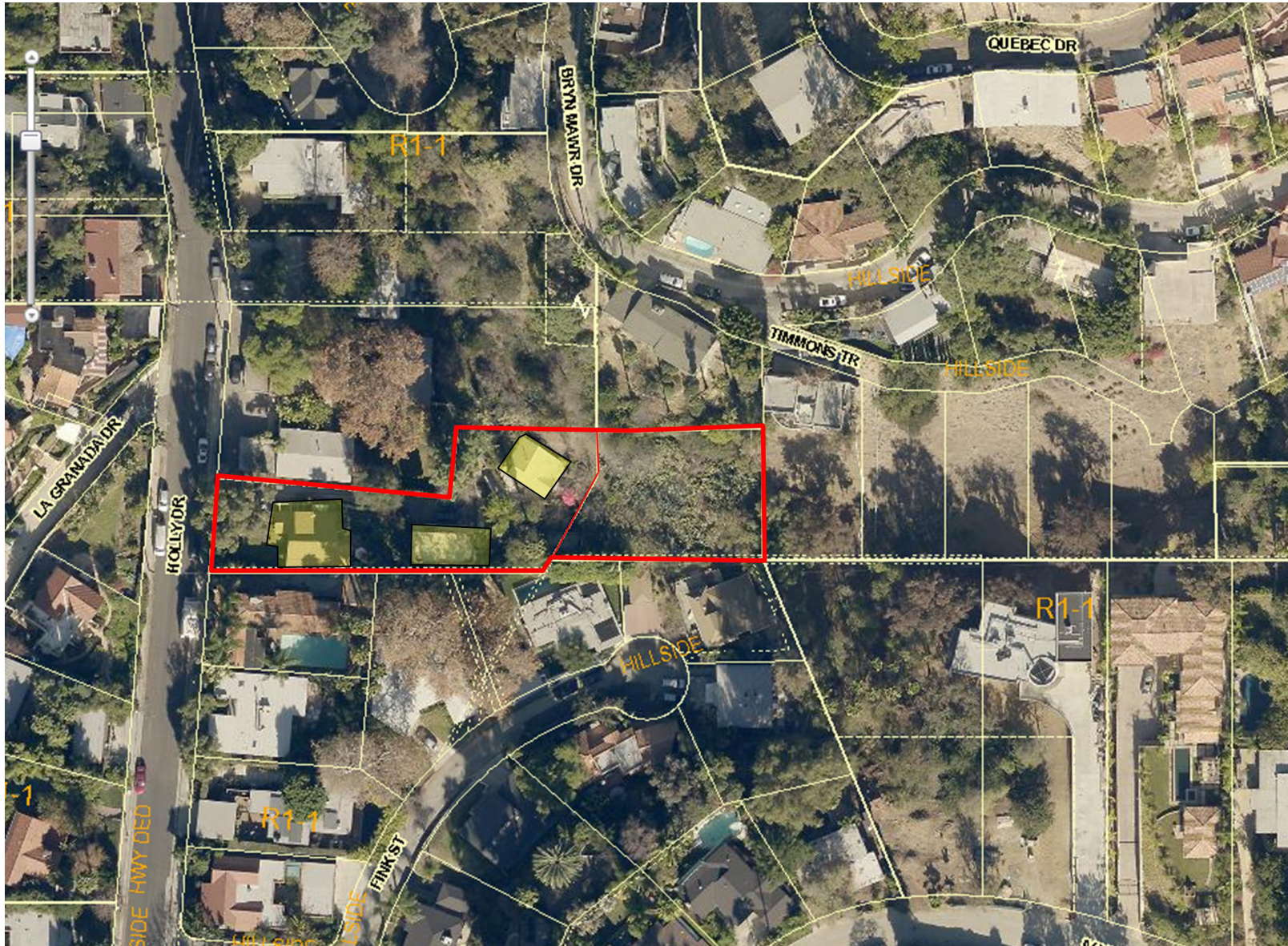
- Ideal Owner/User Property - Live in One Unit and Rent the Rest
- Rare Hollywood Dell Tri-Plex
- Extremely Large Lot Creating Strong Development Opportunity (Buyer to Verify)
- Within Close Proximity to Hollywood, Universal City and Los Feliz
- Surrounded by LA Landmarks such as the Hollywood Bowl, Hollywood & Highland, the Ford Amphitheater, and Universal Studios Hollywood
- Within Close Proximity to Hollywood, Universal City and Los Feliz

Summary of Sale

Sale Price:	\$1,250,000
Number of Units:	3
Market GRM:	13.02
Approx Lot Size:	22,445 SF
Approx Bldg Size:	2,906 SF
Price Per Unit:	\$416,667
Price Per Sq Ft (Lnd):	\$56.00
Price Per Sq Ft (Blg):	\$430.00

SITE MAP

2284 HOLLY DRIVE, HOLLYWOOD, CA 90068



RENT ROLL

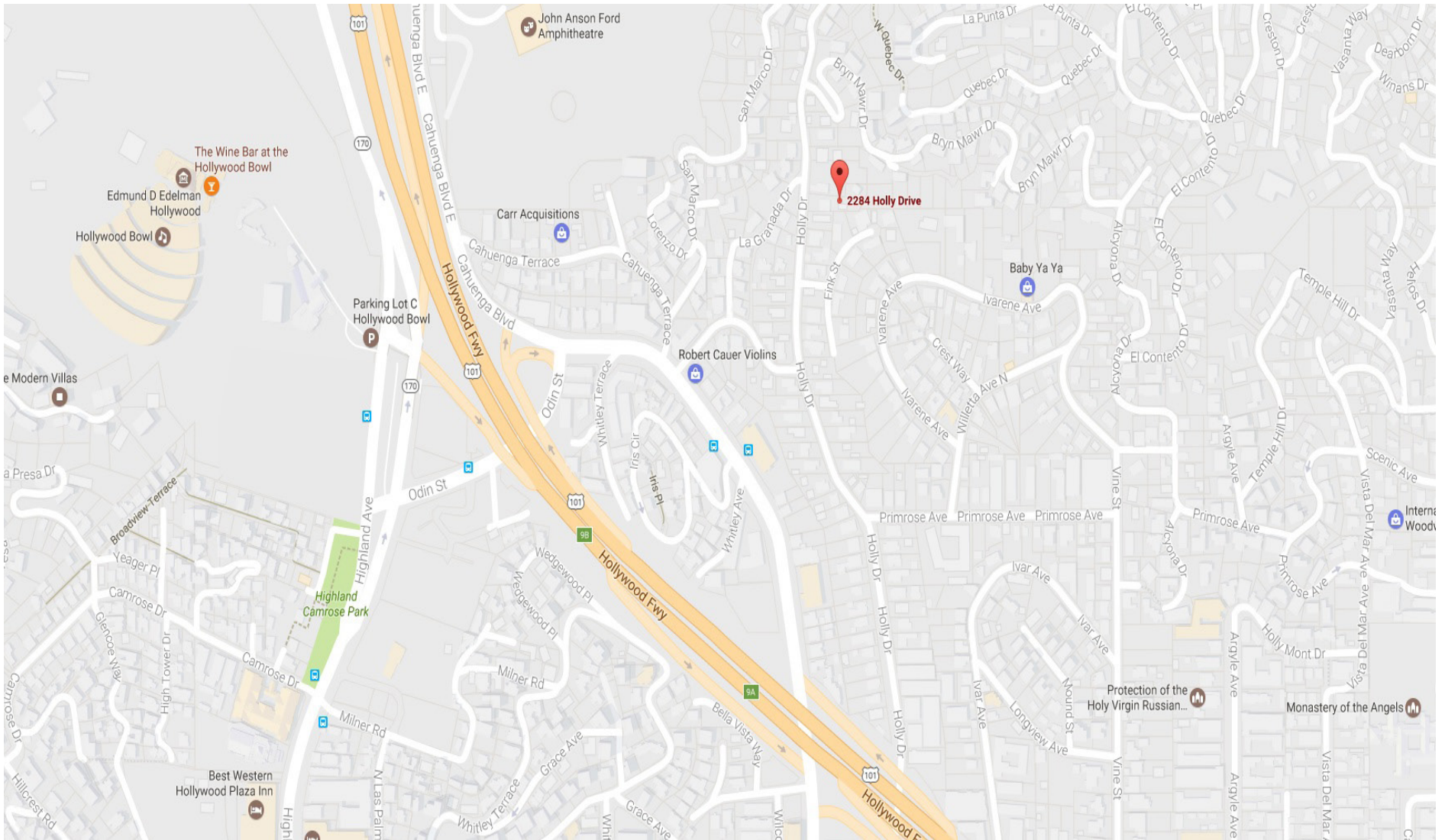
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Unit	Unit Type	Approx Sq Ft	Current Rent	Market Rent
1	One Bedroom, One Bathroom	+/-680	\$1,365.91	\$2,000.00
2	One Bedroom, One Bathroom	+/-720	\$1,432.22	\$2,000.00
3	Four Bedrooms, Two Bathrooms	+/-1,506	\$1,679.88	\$4,000.00
		Total Sq Ft: +/-2,906	Total Monthly: \$4,478.01	Total Monthly: \$8,000
			Total Annual: \$53,736.12	Total Annual: \$96,000



MAP

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AERIAL

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For more information, please call.



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