

# Hamptons

INTERNATIONAL



**1043 S Holt Ave, West Los Angeles, CA 90035**

**9 B-1**

**£1,730,000**

**(\$2,300,000)**

## Property details

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### Key features

- **Sewer: Public**
- **Cooling: Wall Unit A/C**
- **Water: City Water**

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## Description

1043 S. Holt Avenue presents a rare opportunity to acquire a well-maintained six-unit multi-family asset in the heart of Pico Robertson, one of Los Angeles's most desirable and centrally located rental neighborhoods. Priced at \$2,300,000, the property offers both immediate occupancy flexibility and strong investment fundamentals. Four units will be delivered vacant at close of escrow, including a spacious 3-bedroom, 2-bath owner's unit, ideal for an owner-user or investor seeking to maximize rental income and long-term appreciation. Once vacant units stabilize, the asset is projected to operate at an approximate 6.0 % CAP rate and 11.14 GRM, highlighting both its solid current performance and future income growth potential with proforma CAP rate 7.14% and 9.83 GRM! Originally constructed in 1956 and offered for the first time by the original builder's family, this legacy property combines mid-century character with a proven income profile. The 5,524-square-foot building sits on a 6,381-square-foot lot and features a desirable unit mix of four 1-bedroom + 1-bath units, one 2-bedroom + 2-bath unit, and one 3-bedroom + 2-bath unit, an ideal configuration for broad tenant appeal and strong rentability. Seismic retrofit plans have already been approved by the City and will be included in the sale, providing a clear path to compliance for the next owner. Located in the Pico Robertson district, 1043 S. Holt Avenue offers residents exceptional access to major employment and lifestyle centers including Beverly Hills, Century City, Culver City, and West Hollywood. The neighborhood is known for its walkable community atmosphere, diverse dining scene, and convenient proximity to transit and major thoroughfares, making it one of the most consistently sought-after rental markets in Los Angeles. 1043 S. Holt Avenue represents a rare opportunity to acquire a well-located, generational West Los Angeles asset with multiple avenues for future growth. The property is being presented in as-is condition, with two tenants currently in place and 4 vacant units! Can be sold together with 8536 Saturn St. 6-Unit APN # 4303-033-007









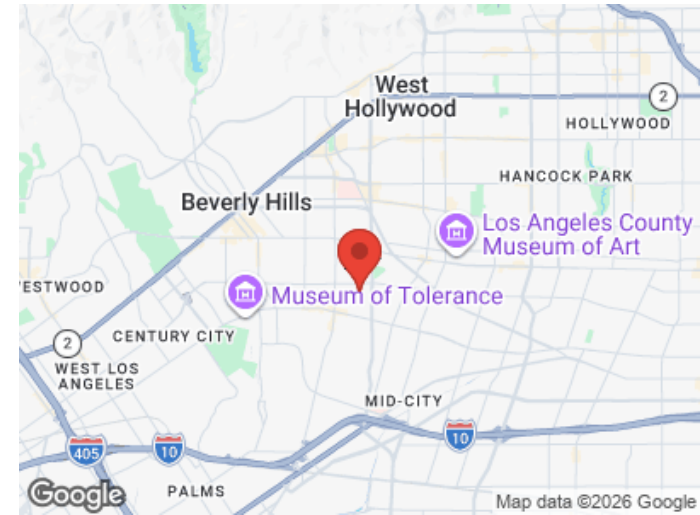
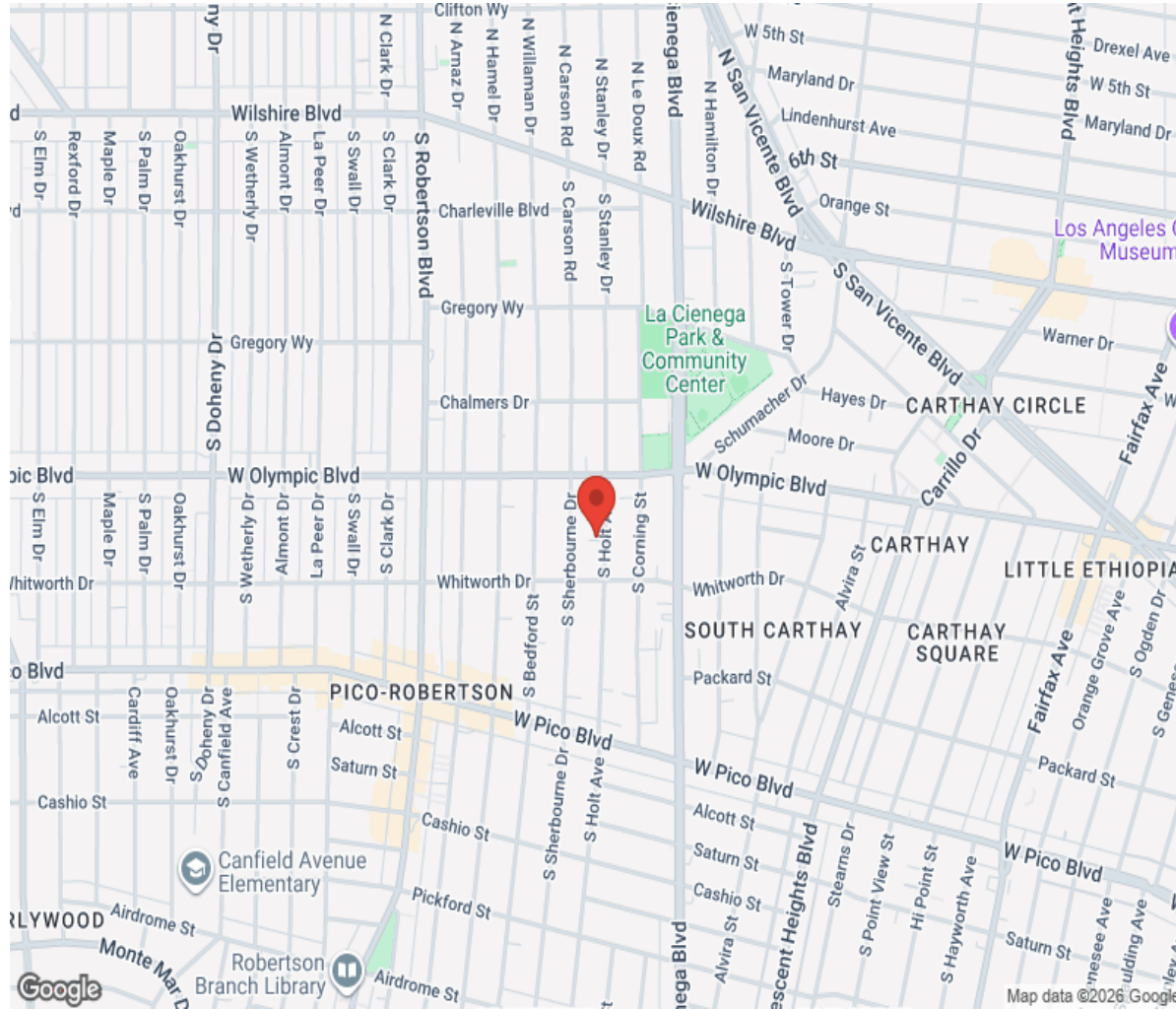








# Location



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