

Hamptons

INTERNATIONAL



8536 Saturn St, West Los Angeles, CA 90035

7 🏠

£1,280,000

(\$1,700,000)

Property details



Key features

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

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Description

8536 Saturn Street presents a rare opportunity to acquire a six-unit multi-family asset in the highly desirable Pico-Robertson neighborhood of Los Angeles. Priced at \$1,700,000, the property offers an attractive blend of immediate income and long-term value-add potential. Three units will be delivered vacant at close of escrow, allowing investors or owner-users to reposition the property and achieve market rents quickly. Once vacant units stabilize, the asset is projected to operate at an approximate 5.12% CAP rate and 11.70 GRM. Upside potential presents proforma CAP rate at 8.47% and 8.24 GRM! Originally built 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 4,480-square-foot building sits on a 6,000-square-foot lot and features a desirable unit mix of five 1-bedroom + 1-bath units and one 2-bedroom + 1-bath unit, well-suited to the strong rental demand in the area. Ideally situated just south of Pico Boulevard and west of La Cienega, 8536 Saturn Street offers exceptional access to major employment centers and lifestyle amenities. Tenants enjoy proximity to Beverly Hills, Century City, Culver City, and West Hollywood, as well as easy connections to the 10 Freeway and Metro E Line. The property is walkable to an array of neighborhood conveniences, including popular cafes, restaurants, and markets along Pico and Robertson Boulevards, making it a highly desirable rental location for professionals and families alike. 8536 Saturn Street 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 three tenants currently in place & 3 units delivered vacant. Can be sold together with 1043 S. Holt Ave 6-Unit - APN # 4332-024-029.





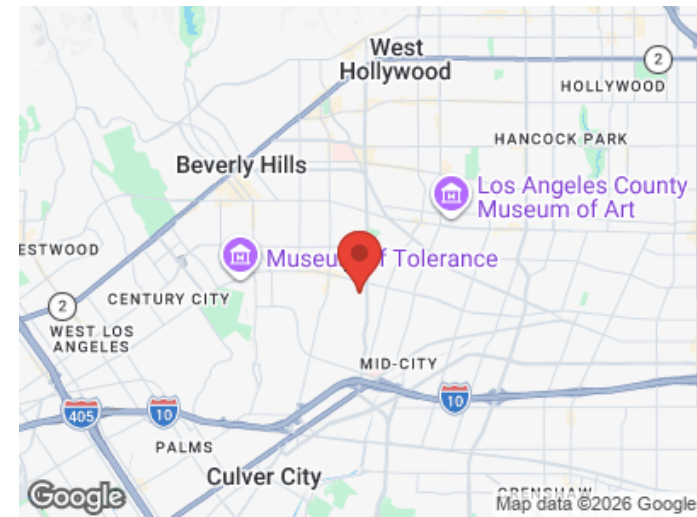
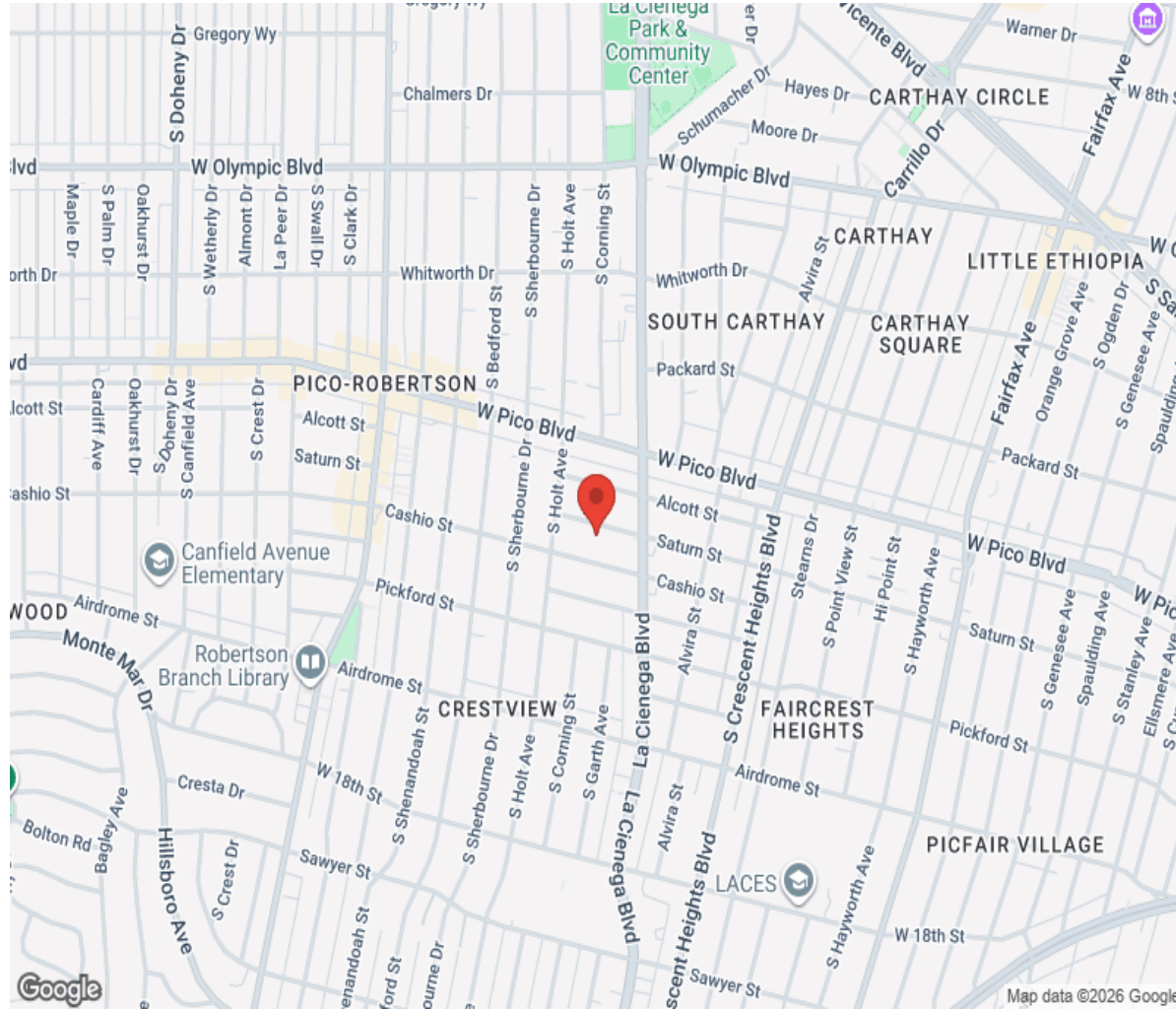








Location



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