

FOR SALE | 52 Apartment Units in Desirable Westchester Location Mostly Townhouse-Style Units :: Built in 1990 (No Rent Control)

OPPORTUNITY TO PURCHASE THE BUILDINGS TOGETHER OR SEPARATELY

8555 EMERSON AVENUE :: LOS ANGELES, CA 90045



30 UNITS

8600 EMERSON AVENUE :: LOS ANGELES, CA 90045



22 UNITS

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Capital Markets | Private Client Group

 **CBRE**
CB RICHARD ELLIS
Broker Lic. #00409987

INVESTMENT OVERVIEW

8555 & 8600 EMERSON AVENUE :: LOS ANGELES, CA 90045

CB Richard Ellis and the team of Laurie Lustig-Bower and Adrienne Barr are pleased to present investors with an opportunity to purchase two apartment properties (kitty-corner to each other) in a desirable Westchester location totaling 52 units. 8555 Emerson is a 30-unit apartment building located on the northwest corner of Emerson Avenue and Manchester Boulevard. 8600 Emerson (a.k.a. 6580 W. Manchester Avenue) is a 22-unit apartment building located on the southeast corner of Emerson Avenue and Manchester Boulevard. The two properties can be purchased together or separately. Both properties were built in 1990 and are priced below replacement cost. The buildings are comprised of one and two bedroom units, most of which are townhouse-style. Some of the units have been upgraded to varying degrees with berber carpet, new flooring and decorative tile kitchen counters. The quiet, private courtyard leads to individual unit entries and the parking area.

PRICE	\$11,500,000
TOTAL UNITS	52
CAP RATE	5.9%
GRM	10.7
PRICE/SF	\$229
YEAR BUILT	1990

	8555 Emerson Avenue Los Angeles, CA 90045	8600 Emerson Avenue Los Angeles, CA 90045 a.k.a. 6580 W. Manchester Avenue
NO. UNITS	30	22
YEAR BUILT	1990	1990
PARKING	46 gated garage spaces	46 gated garage spaces (over 2 spaces per unit)
BUILDING SIZE	25,956± s.f.	24,332± s.f.
LOT SIZE	16,187± s.f.	17,542± s.f.
PARCEL NUMBER	4112-029-028	4122-005-021
MAP PAGE	702-F3	702-G3



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LOCATION OVERVIEW



- Desirable Westchester location
- Properties sit on the southeast corner and northwest corner of Emerson Avenue and Manchester Boulevard
- Minutes to Loyola Marymount University & Otis College of Design
- Blocks to the Westchester Golf Course and Westchester Park
- Nearby amenities include:
 - Bristol Farms Market
 - Trader Joe's
 - Ralph's Market
 - The Howard Hughes Entertainment Center
 - Westfield Shopping Mall Fox Hills
 - The Ballona Wetlands
 - Playa Vista
 - LAX International Airport
 - The Pacific Ocean

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