

# \$1,100,000 - 3303 Hamilton Way, Los Angeles

MLS® #24461519

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 2,626 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Located at 3303 Hamilton Way in Los Angeles, CA 90026, this multifamily property offers a blend of stable income and value-add potential in a high-demand neighborhood. Built in 1931, the property comprises three units: one 2-bedroom, 1-bath unit, two 1-bedroom, 1-bath units, and one non-conforming studio. It totals 2,626 sq. ft. of rentable space on an 1,889 sq. ft. lot and is fully occupied on month-to-month leases, providing flexibility for future adjustments or redevelopment. The current gross monthly rent is \$5,879, equating to \$70,548 annually, with market rents estimated at \$8,200 per month or \$98,400 annually. This results in a current cap rate of 3.68% and a GRM of 15.59, aligning with area standards. At market rents, the potential cap rate rises to 6.32% with a GRM of 11.18. The property's net income is currently \$40,442, with a projected increase to \$69,506 at market rates, reflecting a significant upside. Priced at \$1,100,000, the property's price per square foot is approximately \$419 and \$366,667 per door. The building also includes two single-car garages on the ground floor, with the potential for ADU conversion, adding an attractive value-add opportunity for investors.



Built in 1931

## Essential Information

MLS® # 24461519

Price \$1,100,000

Bedrooms	4
Bathrooms	4.00
Square Footage	2,626
Acres	0.04
Year Built	1931
Type	Residential Income
Status	Closed
Listing Agent	John Mccann
Listing Office	Lyon Stahl Investment Real Estate, Inc.

## Community Information

Address	3303 Hamilton Way
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90026

## Amenities

Parking	Garage
Garages	Garage

## Interior

Heating	Wall Furnace
Stories	Multi/Split

## Additional Information

Date Listed	November 7th, 2024
Days on Market	19
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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