

\$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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