

Multi-Family In Hollywood

5915 LEXINGTON AVE., LOS ANGELES, CA 90038



- APPROXIMATELY 3,112 SF WELL MAINTAINED SINGLE FAMILY RESIDENCE + FOURPLEX ON 6,499 SF LA-R3 ZONED CORNER LOT.
- LOCATED WITHIN THE TOC TIER 2 & OPPORTUNITY ZONE!
- THE SINGLE FAMILY RESIDENCE IS A 3 BEDROOM 2 BATH UNIT; THE FOURPLEX CONSISTS OF 4 - 1 BEDROOM 1 BATH UNITS.
- GREAT WALKING SCORE OF 85; APPROXIMATELY 1/2 A MILE FROM NETFLIX & SUNSET BRONSON STUDIOS, 1 MILE FROM THE HOLLYWOOD WALK OF FAME, AND 2 MILES FROM THE DOLBY THEATRE SHOPPING COMPLEX.
- GREAT ACCESIBILITY; LESS THAN 1 MILE WEST OF THE 101 FREEWAY & APPROXIMATELY 1 MILE FROM THE HOLLYWOOD / VINE METRO RED LINE STATION.
- STRONG INFILL LOCATION; OVER 60,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

David Yashar, ICSC Member

Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Rebecca Themelis

RT Properties
(310) 494-6036
DRE# 01727894

Keller Williams Realty Westside

Phone: (310) 482-2500

• 10960 Wilshire Blvd Suite 100

• Los Angeles, CA 90024

• www.DavidYashar.com

Confidentiality & Disclaimer

5915 LEXINGTON AVE., LOS ANGELES, CA 90038

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Torrance, CA in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Description



PROPERTY OVERVIEW

This Multi-Family opportunity consists of a Single Family Residence and Fourplex totals 3,112 SF on a 6,499 SF R3 corner lot. This property has excellent frontage, with 130 Feet along Lexington Ave. & 50 Feet along Tamarind Ave.

The Single Family Residence is a 3 bedroom 2 bath unit and the Fourplex consists of 4 -1 bedroom 1 bath units.

This property is currently located within the Opportunity Zone and TOC 2 area!

This offering will attract an investor looking for a multi-family property or a developer looking to take advantage of the properties TOC designation, Opportunity Zone & prime location.

LOCATION OVERVIEW

The Subject Property is located at the corner of Lexington & Tamarind Ave., just one block north of Santa Monica Blvd.

Schools in the immediate area include: Hollywood Primary Center, Joseph Le Conte Middle School, Helen Bernstein High School, Emerson College, just to name a few.

Very Walkable area with a walking score of 85.

Great accessibility; less than one mile from the 101 freeway on-ramp and approximately 1 mile from the Hollywood / Vine Metro Red line Station.

The property is located within a strong infill location; over 60,000 people reside within a 1-mile radius and over 400,000 people reside within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$2,895,000
Year Built:	1924
SF (Per Title):	3,112
Price / SF:	\$930.27
Lot Size (SF):	6,499
Price / SF (Land):	\$445.45
Tenants:	5
Parking:	6 On-site & Street
Zoning:	LA-R3
APN:	5534-009-013
Actual Cap Rate:	3.8%
Proforma Cap Rate:	4.6%
GRM Actual:	18.1
GRM Proforma:	15.7

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$159,600	\$188,244
TOTALS	\$159,600	\$188,244

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$159,600	\$188,244
Less: Vacancy	\$0	(\$3,765)
Effective Gross Income	\$159,600	\$184,479
Less: Expenses	(\$49,263)	(\$50,258)
Net Operating Income	\$110,338	\$134,221

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$36,188	\$36,188
Insurance	\$2,046	\$2,046
Water & Electric	\$1,945	\$1,945
Repairs & Maintenance	\$1,500	\$1,500
Landscaping	\$1,200	\$1,200
Management	\$6,384	\$7,379
Total Expenses	\$49,263	\$50,258
Expenses Per RSF	\$15.83	\$16.15

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Monthly Rent	Increases	Proforma Lease Type
1	3bd/2bth			M/M	\$2,900.00	\$4,975.00		GROSS
2*	1bd/1bth			M/M	\$2,600.00	\$2,678.00		GROSS
3*	1bd/1bth		7/1/19	7/1/20	\$2,600.00	\$2,678.00		GROSS
4*	1bd/1bth			M/M	\$2,600.00	\$2,678.00		GROSS
5*	1bd/1bth		5/23/19	5/23/20	\$2,600.00	\$2,678.00		GROSS
Total Square Feet		3,112			\$13,300.00	\$15,687.00		

Note:

* The average rent collected for the 1 bedroom units is \$2,600.

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

****DRIVE BY ONLY****

Additional Photos



Additional Photos



Additional Photos



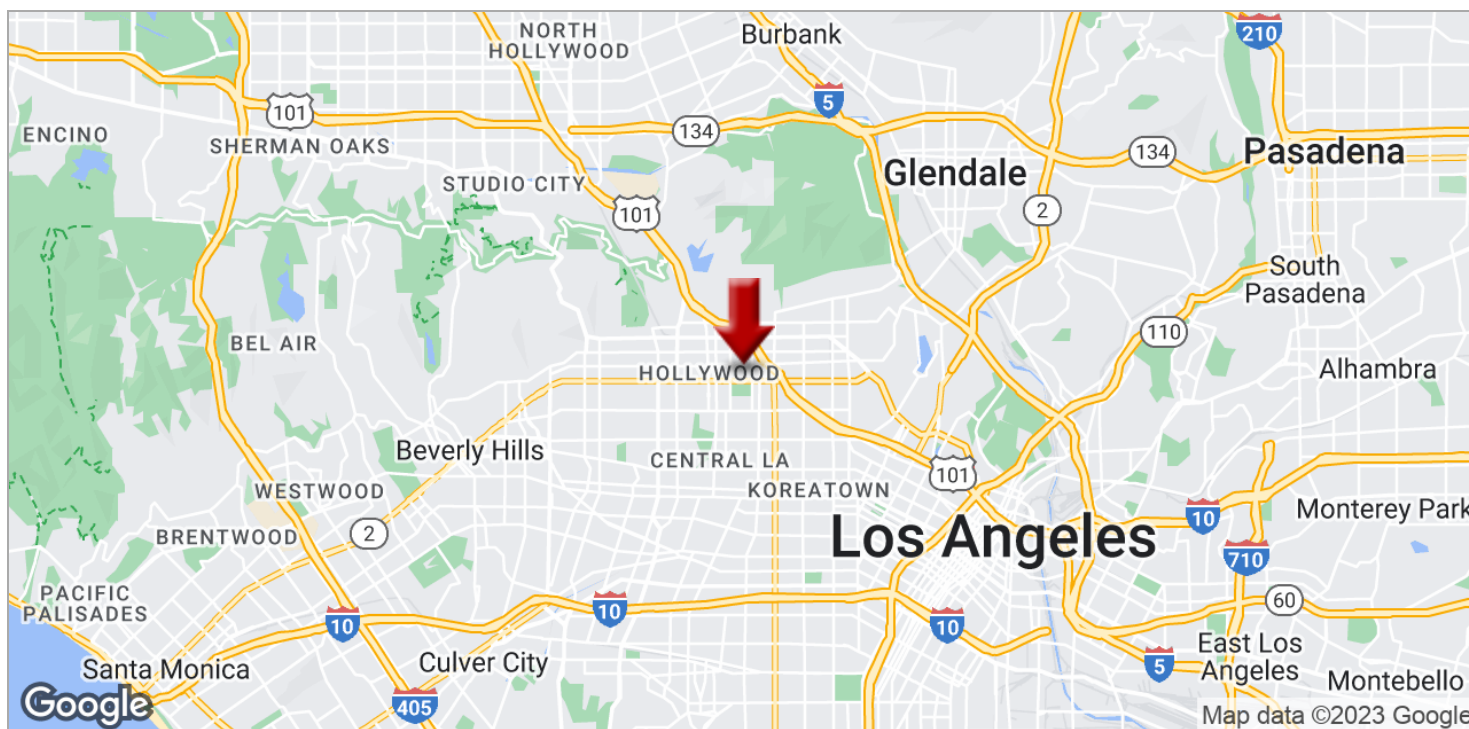
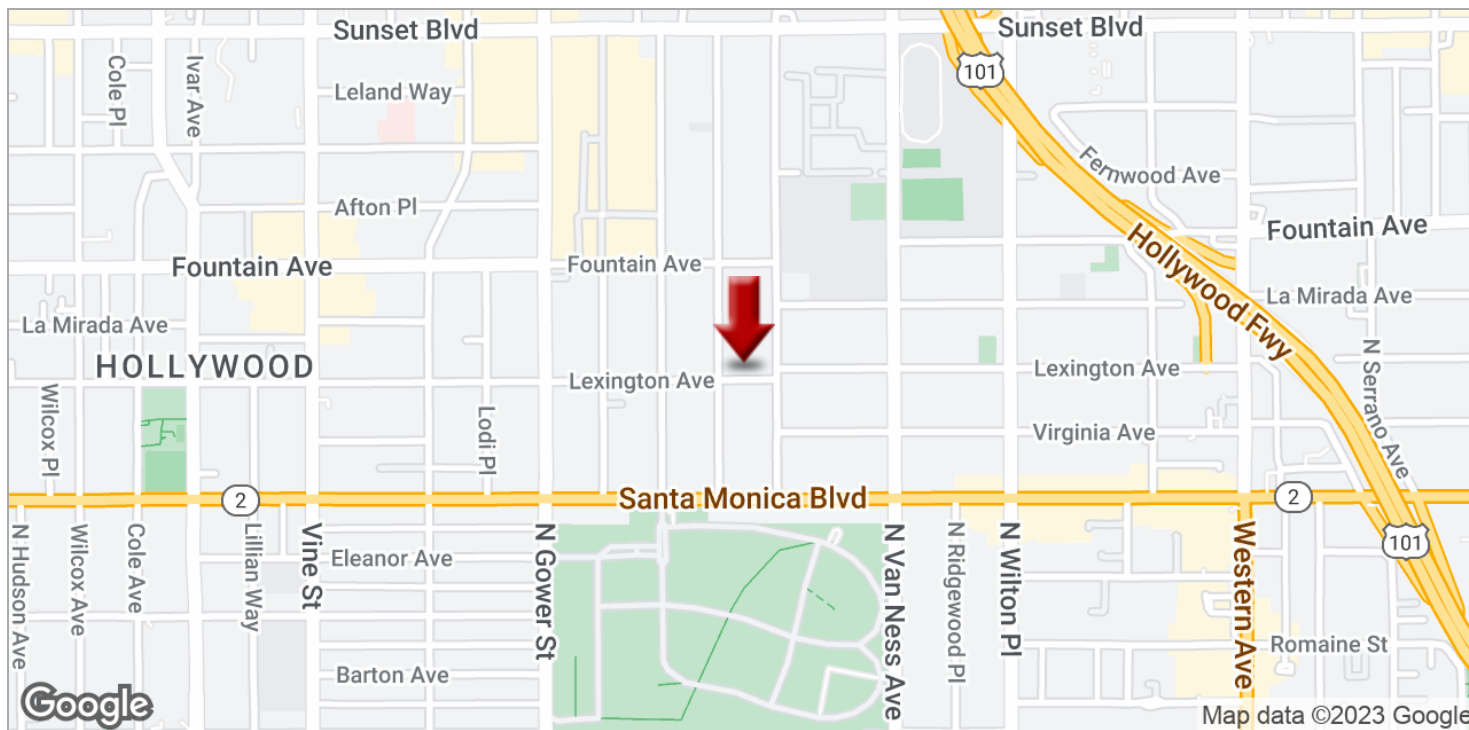
Additional Photos



Additional Photos



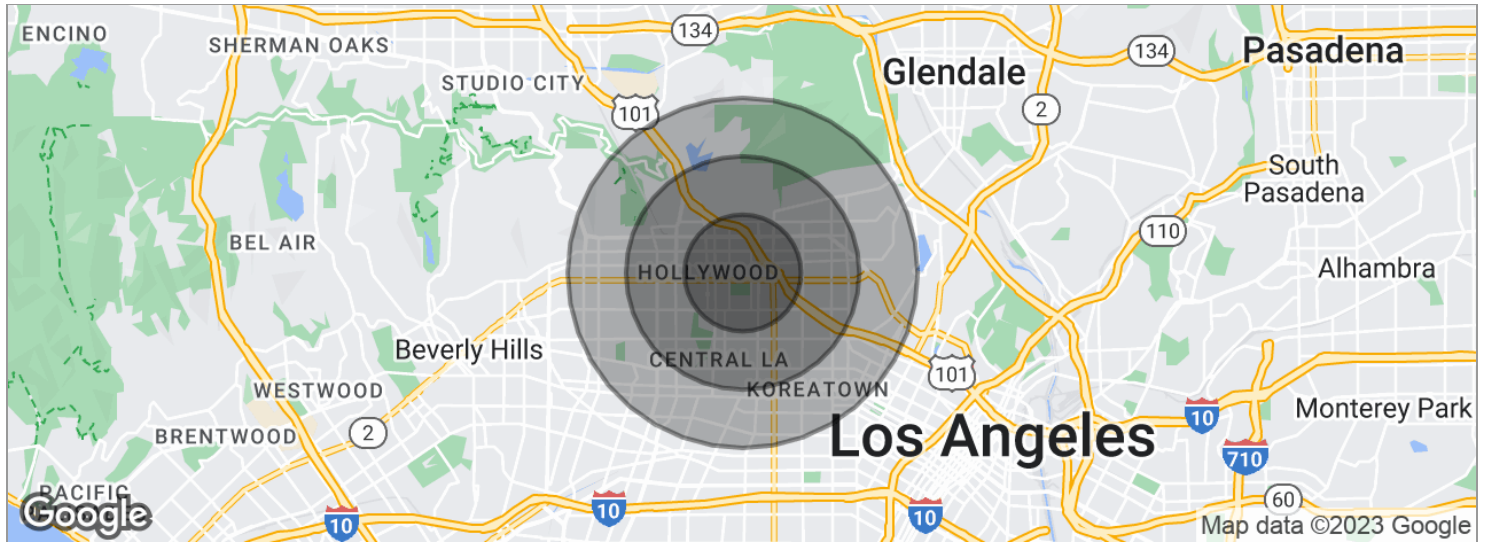
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	63,073	216,692	443,880
Median age	34.5	35.7	35.5
Median age (male)	33.7	35.1	35.0
Median age (Female)	35.7	36.7	36.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	25,563	92,480	194,226
# of persons per HH	2.5	2.3	2.3
Average HH income	\$45,457	\$63,270	\$65,752
Average house value	\$719,244	\$808,369	\$814,279
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	51.8%	39.7%	37.1%
RACE (%)	1 MILE	2 MILES	3 MILES
White	44.5%	49.2%	47.9%
Black	5.2%	4.3%	5.1%
Asian	11.3%	17.2%	21.6%
Hawaiian	0.1%	0.2%	0.2%
American Indian	0.6%	0.4%	0.4%
Other	35.8%	25.8%	22.0%

* Demographic data derived from 2020 ACS - US Census