

8 Units in Hollywood!

5336 Monroe Street

LOS ANGELES, CA 90038

Price: \$1,200,000



5336 Monroe Street

Property Highlights

- Charming Spanish-style multifamily property built in 1923
- Eight (8) studio units averaging approx. 460 SF each
- 3,680 SF of living space on a 2,999 SF LAR2-zoned lot
- Units feature hardwood flooring and high coved ceilings
- Separately metered for gas and electricity
- Mixed copper plumbing and newer roof
- On-site laundry room with newer machines
- Deemed a “Walker’s Paradise” with a Walk Score of 93
- Prime Hollywood location between Santa Monica Blvd and Melrose Ave
- Close proximity to Paramount Studios, Echelon Studios Complex and major entertainment employers

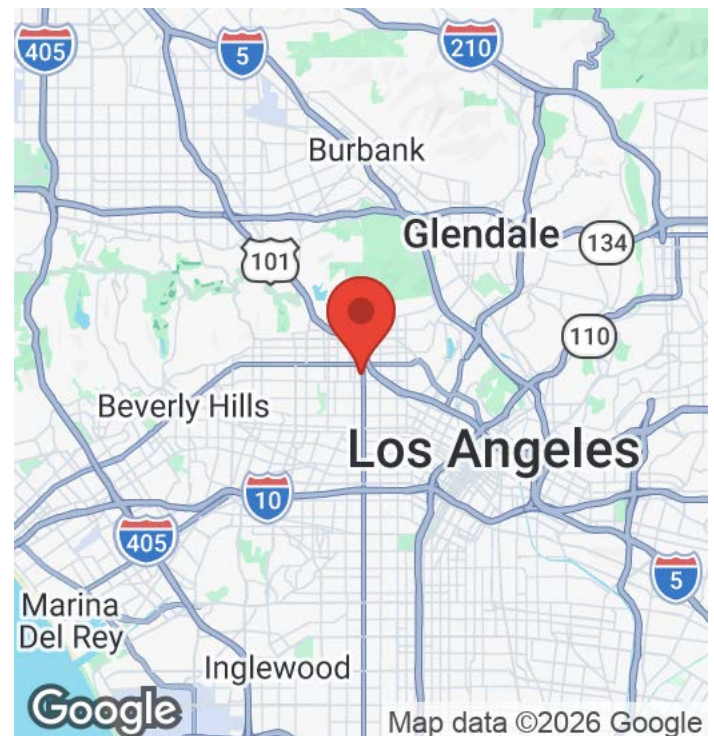


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PROPERTY SUMMARY

8 Units in Hollywood!

5336 Monroe Street | Los Angeles, CA 90038

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Property Summary

Price:	\$1,200,000
Property Type:	Multifamily
Year Built:	1923
Building SF:	3,680
Lot SF:	2,999
Number of Units:	8
Zoning:	LAR2
CAP:	6.81%
GMR:	9.51

Property Overview

5336 Monroe St is a charming Spanish-style 8-unit multifamily property built in 1923. It offers 3,680 SF of rentable living space on a 2,999 SF LAR2-zoned lot. This two-story building features a eight (8) studio units averaging 460 SF (approx.) each. All units are bright and feature hardwood flooring and high coved ceilings. The property is separately metered for gas and electricity, provides city trash service, and benefits from mixed copper plumbing and a newer roof. Additional amenities include an on-site laundry room with newer machines.

Location Overview

Located in the heart of Hollywood, 5336 Monroe St sits between Santa Monica Blvd and Melrose Ave. Deemed a “Walker’s Paradise” with a Walk Score of 93 it allows residents to accomplish most daily errands on foot while enjoying easy access to nearby restaurants, shops, and entertainment. The property is within close proximity to major employment centers including Paramount Studios, numerous post-production houses, and entertainment-related offices. It is less than a mile away from the new Echelon Studios Complex, a 550,000 SF project of new production studio, office, and retail space. Residents also benefit from convenient access to Larchmont Village, known for its charming boutiques and popular dining destinations such as Osteria La Buca, Dave’s Hot Chicken, La Descarga, and Great White.

Analysis	
Analysis Date	March 2026

Property	
Property Type	Multifamily
Property	8 Units in Hollywood!
Address	5336 Monroe Street
City, State	Los Angeles, CA 90038
Year Built	1923

Purchase Information	
Purchase Price	\$1,200,000
Units	8
Total Rentable SF	3,680
Lot Size	2,999 sf

Income & Expense	
Gross Operating Income	\$122,417
Monthly GOI	\$10,201
Total Annual Expenses	(\$40,629)
Monthly Expenses	(\$3,386)

Financial Information	
Initial Equity	\$420,000

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$780,000	30 years	30 years	7.00%	\$5,189	

EXECUTIVE SUMMARY

8 Units in Hollywood!
5336 Monroe Street | Los Angeles, CA 90038

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,200,000
Investment - Cash	\$420,000
First Loan (Fixed)	\$780,000

Investment Information

Purchase Price	\$1,200,000
Price per Unit	\$150,000
Price per SF	\$326.09
Expenses per Unit	(\$5,079)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$126,184
Total Vacancy and Credits	(\$3,768)
Operating Expenses	(\$40,629)
Net Operating Income	\$81,788
Debt Service	(\$62,272)
Cash Flow Before Taxes	\$19,515

Financial Indicators

Cash-on-Cash Return Before Taxes	4.65%
Debt Coverage Ratio	1.31
Capitalization Rate	6.82%
Gross Rent Multiplier	9.51
Gross Income / Square Feet	\$34.29
Gross Expenses / Square Feet	(\$11.04)
Operating Expense Ratio	33.19%

PRO FORMA SUMMARY

8 Units in Hollywood!
5336 Monroe Street | Los Angeles, CA 90038

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Investment Summary

Price	\$1,200,000
Year Built	1923
Units	8
Price/Unit	\$150,000
RSF	3,680
Price/RSF	\$326.09
Lot Size	2,999 sf
Floors	2
APN	5535-011-008
Cap Rate	6.82%
Market Cap Rate	8.3%
GRM	9.51
Market GRM	8.3

Financing Summary

Loan 1 (Fixed)	\$780,000
Initial Equity	\$420,000
Interest Rate	7%
Term	30 years
Monthly Payment	\$5,189
DCR	1.31

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	8	\$1,308	\$10,465	\$1,500	\$12,000
Totals	8		\$10,465		\$12,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$125,584	\$144,000
- Less: Vacancy	(\$3,768)	(\$4,320)
+ Misc. Income	\$600	\$600
Effective Gross Income	\$122,417	\$140,280
- Less: Expenses	(\$40,629)	(\$40,629)
Net Operating Income	\$81,788	\$99,651
- Debt Service	(\$62,272)	(\$62,272)
Net Cash Flow after Debt Service	\$19,515	\$37,379
+ Principal Reduction	\$7,923	\$7,923
Total Return	\$27,439	\$45,302

Annualized Expenses

Description	Actual	Market
Taxes	\$15,000	\$15,000
Insurance	\$5,036	\$5,036
Utilities	\$5,775	\$5,775
Maintenance	\$6,309	\$6,309
Manager	\$6,309	\$6,309
Miscellaneous	\$1,000	\$1,000
Gardener	\$1,200	\$1,200
Total Expenses	\$40,629	\$40,629
Expenses Per RSF	\$11.04	\$11.04
Expenses Per Unit	\$5,079	\$5,079

PROPERTY DESCRIPTION

8 Units in Hollywood!

5336 Monroe Street | Los Angeles, CA 90038

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5336 Monroe Street is a charming Spanish-style eight-unit multifamily property located in the heart of Hollywood. Built in 1923, the two-story building offers 3,680 square feet of rentable living space on a 2,999 square foot LAR2-zoned lot. The property features eight (8) studio units averaging approximately 460 square feet each. Each unit is bright, has hardwood flooring and high coved ceilings. The property also benefits from mixed copper plumbing, a newer roof, and it is separately metered for gas & electricity. Additional amenities include an on-site laundry room equipped with newer machines.

Ideally situated in a prime Hollywood location, 5336 Monroe Street is positioned between Santa Monica Blvd and Melrose Ave. Deemed a "Walker's Paradise" with a Walk Score of 93, residents enjoy exceptional access to daily conveniences, dining and entertainment. The property is located within close proximity to Paramount Studios, numerous post-production houses, and entertainment-related offices, as well as major healthcare employers. Less than one mile away, the new Echelon Studios Complex is set to bring approximately 550,000 square feet of new production studio, office, and retail space set to open this year! Residents also benefit from easy access to nearby Larchmont Village, known for its charming boutiques and popular dining destinations such as Osteria La Buca, Dave's Hot Chicken, La Descarga, and Great White.

The subject property is in the City of Los Angeles and is subject to Rent Control.

UNIT RENT ROLL

8 Units in Hollywood!
5336 Monroe Street | Los Angeles, CA 90038

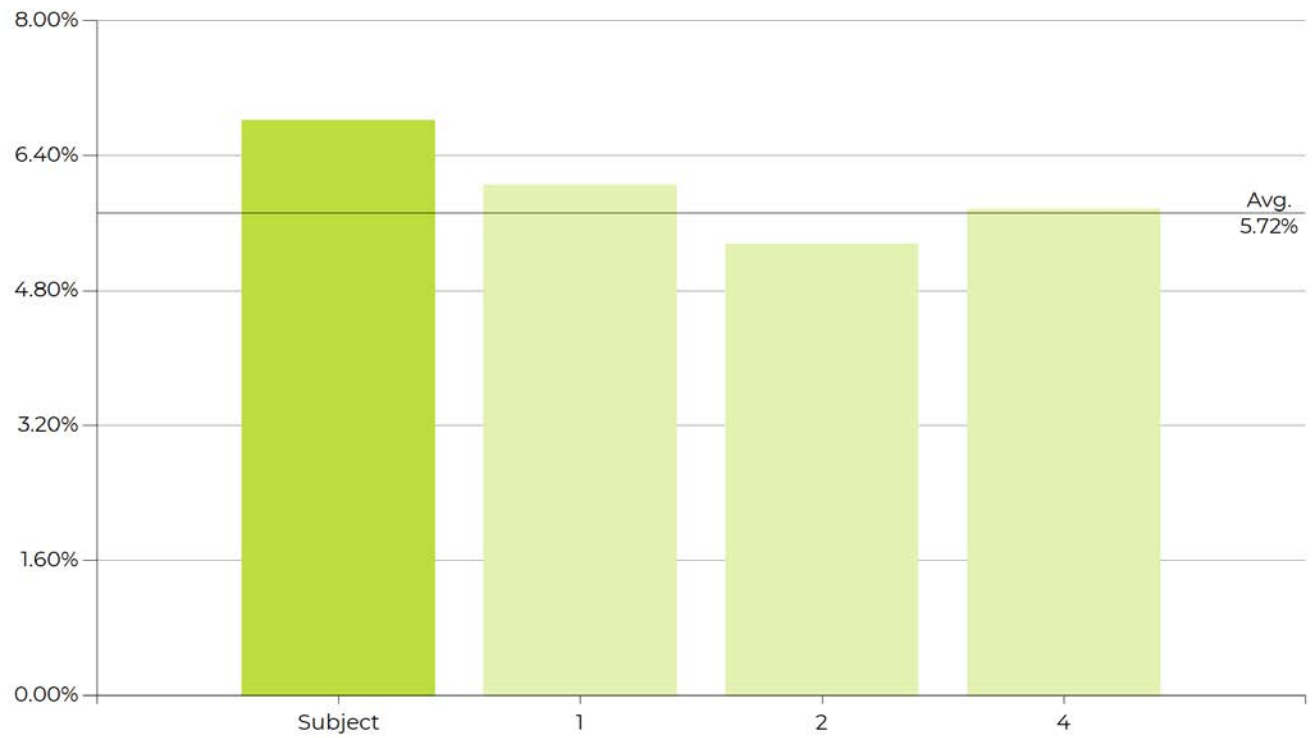
Unit	Description	Current Rent	Pro Forma Rent	Comments
1	O+1	\$1,484	\$1,500	
2	O+1	\$1,020	\$1,500	
3	O+1	\$1,485	\$1,500	
4	O+1	\$804	\$1,500	
5	O+1	\$1,486	\$1,500	
6	O+1	\$1,485	\$1,500	
7	O+1	\$1,215	\$1,500	
8	O+1	\$1,485	\$1,500	

SALE COMPARABLES

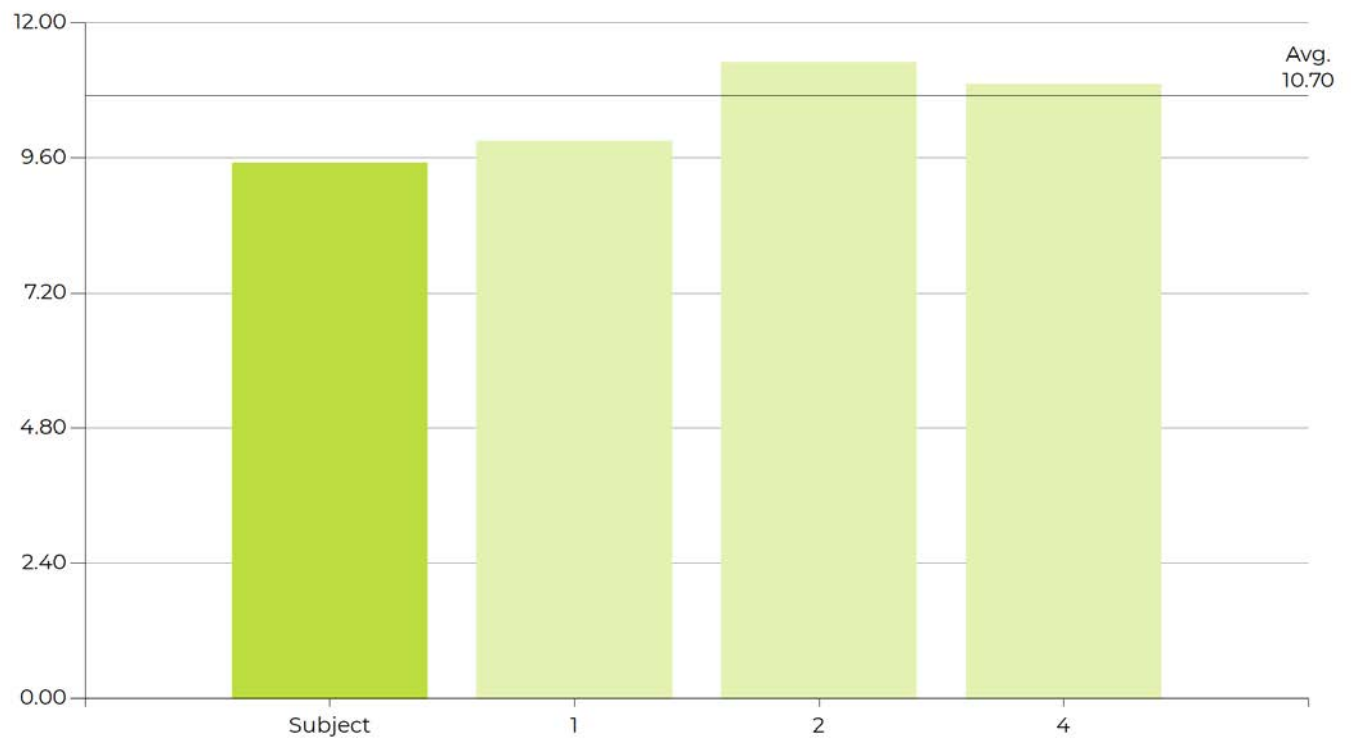
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Cap Rate



Gross Rent Multiplier



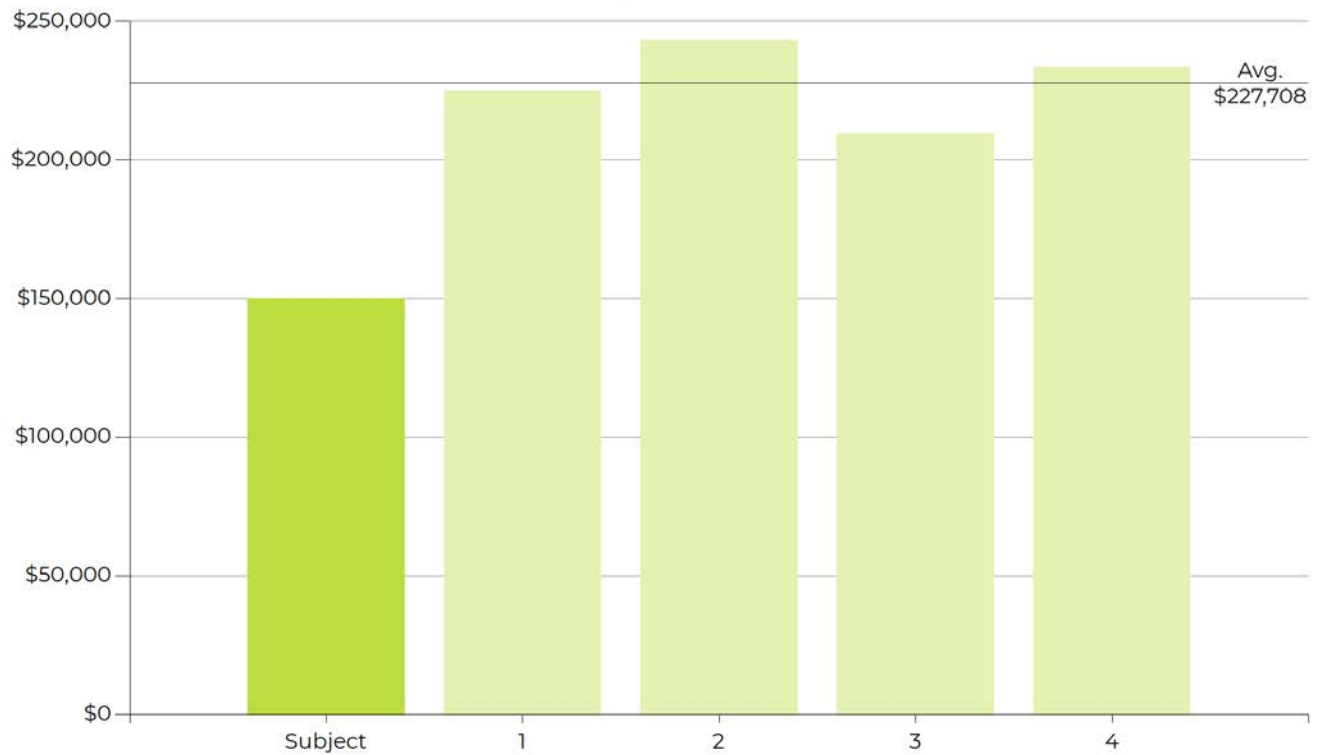
SALE COMPARABLES

8 Units in Hollywood!

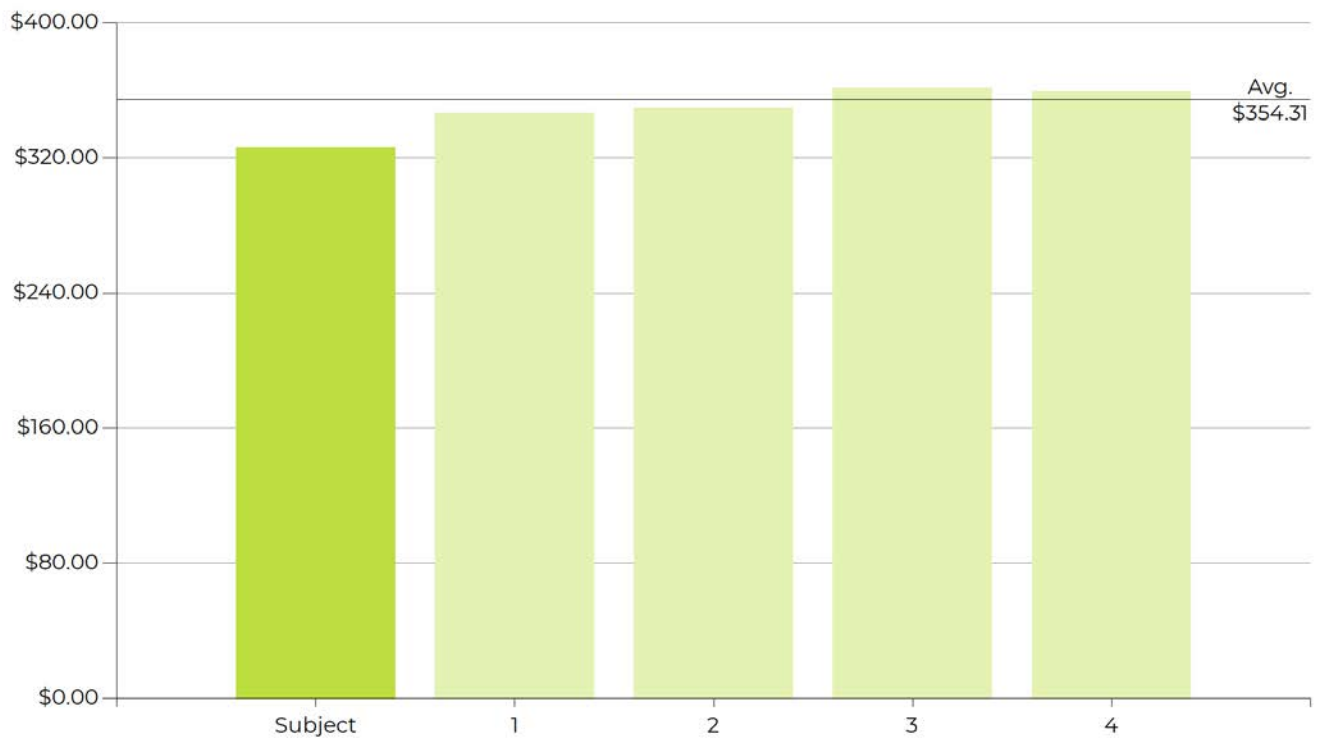
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Price per Unit



Price per SF



SALE COMPARABLES

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Sale Price	\$1,200,000	Units	Unit Type
Units	8	8	0+1
Price/Unit	\$150,000		
Price/SF	\$326.09		
Lot Size	2,999		
Cap Rate	6.82%		
GRM	9.51		
Year Built	1923		

8 Units in Hollywood!

5336 Monroe Street, Los Angeles, CA 90038

Notes

Separately metered for gas & electricity and mixed copper plumbing.



1	Sale Price	\$1,350,000	Units	Unit Type
	Units	6	1	1 Bedroom 1 Bath
	Price/Unit	\$225,000		
	Price/SF	\$346.42		
	Lot Size	6,498		
	Cap Rate	6.05%		
	GRM	9.9		
	Year Built	1930		
	Sale Date	4/28/2025		
	Days-On-Mkt	2		

5942 Willoughby Avenue, Los Angeles, CA 90038



2	Asking Price	\$1,945,000	Units	Unit Type
	Units	8	2	Studio/Efficiency
	Price/Unit	\$243,125	4	1 Bedroom 1 Bath
	Price/SF	\$349.82	2	2 Bedroom 1 Bath
	Lot Size	6,504		
	Cap Rate	5.36%		
	GRM	11.3		
	Year Built	1953		
	Sale Date	On Market		
	Days-On-Mkt	201		

6127 Romaine Street, Los Angeles, CA 90038

Notes

Individual water heaters.
Seven (7) parking spaces.

SALE COMPARABLES

8 Units in Hollywood!
5336 Monroe Street | Los Angeles, CA 90038

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6217 Afton Place, Los Angeles, CA 90028

Notes

Trust Sale.

Three (3) units currently vacant.

No parking spaces.

Asking Price	\$1,675,000
Units	8
Price/Unit	\$209,375
Price/SF	\$361.30
Lot Size	6,299
Year Built	1955
Sale Date	On Market
Days-On-Mkt	1

Units	Unit Type
8	1 Bedroom 1 Bath

4



5735 Camerford Avenue, Los Angeles, CA 90038

Notes

Six (6) covered parking spaces.

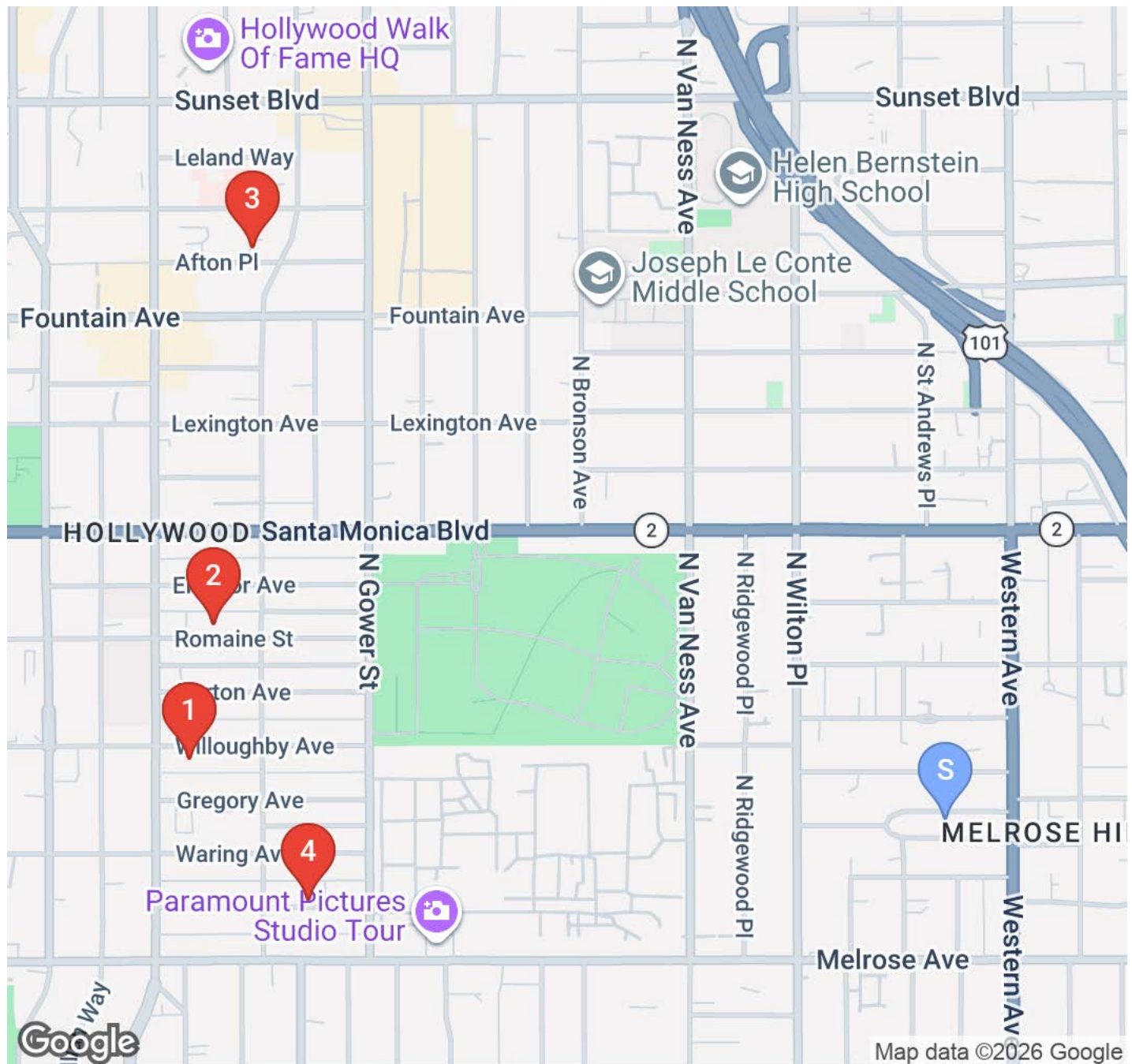
Asking Price	\$1,400,000
Units	6
Price/Unit	\$233,333
Price/SF	\$359.71
Lot Size	6,505
Cap Rate	5.76%
GRM	10.9
Year Built	1926
Sale Date	On Market
Days-On-Mkt	174

Units	Unit Type
6	1 Bedroom 1 Bath

SALE COMPARABLES

8 Units in Hollywood!
5336 Monroe Street | Los Angeles, CA 90038

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S 5336 Monroe Street
Los Angeles, CA, 90038
\$1,200,000

3 6217 Afton Place
Los Angeles, CA, 90028
\$1,675,000

1 5942 Willoughby Avenue
Los Angeles, CA, 90038
\$1,350,000

4 5735 Camerford Avenue
Los Angeles, CA, 90038
\$1,400,000

2 6127 Romaine Street
Los Angeles, CA, 90038
\$1,945,000

PROPERTY PHOTOS

8 Units in Hollywood!

5336 Monroe Street | Los Angeles, CA 90038

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PROPERTY PHOTOS

8 Units in Hollywood!

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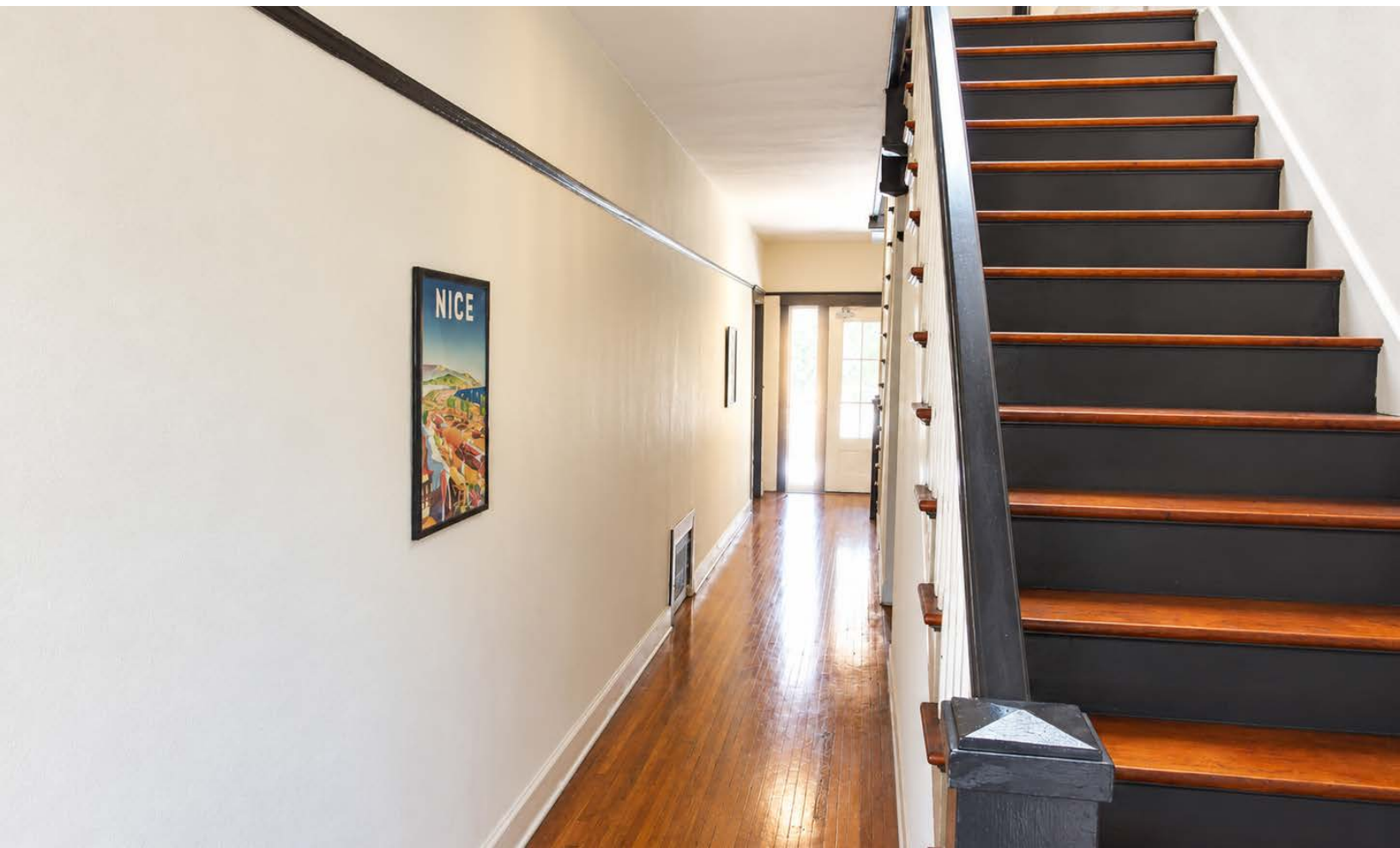


PROPERTY PHOTOS

8 Units in Hollywood!

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PROPERTY PHOTOS

8 Units in Hollywood!

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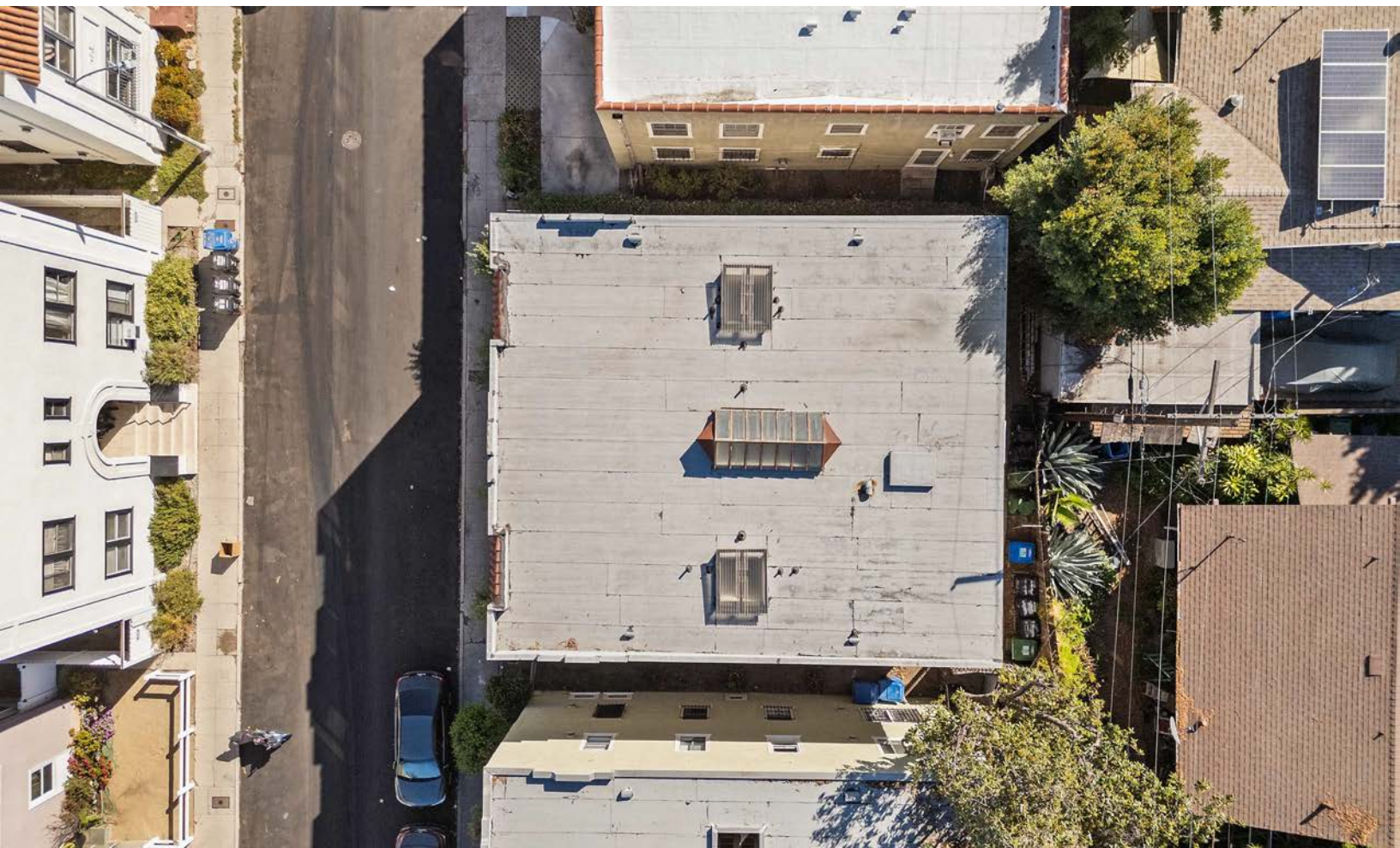


PROPERTY PHOTOS

8 Units in Hollywood!

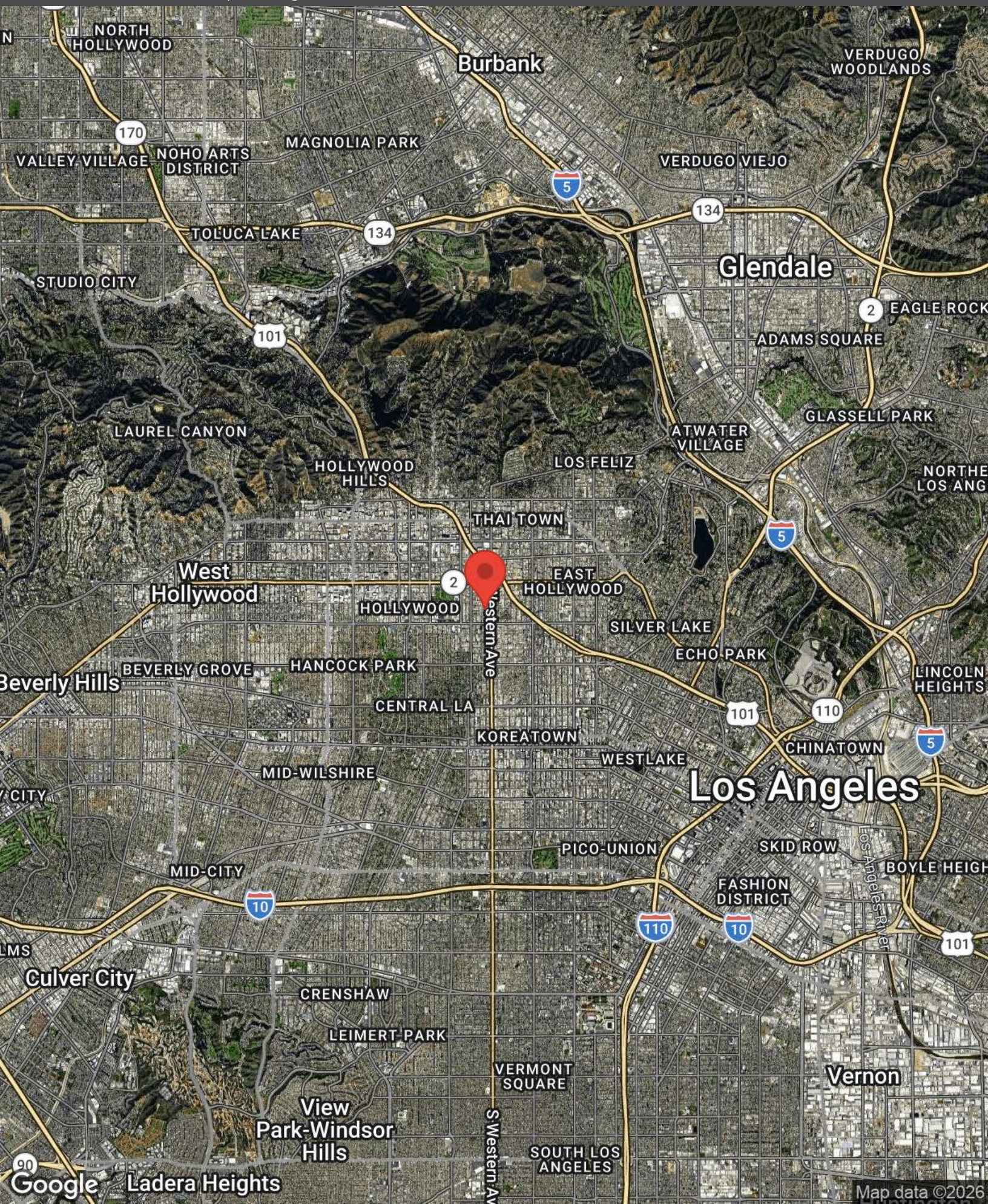
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8 Units in Hollywood!
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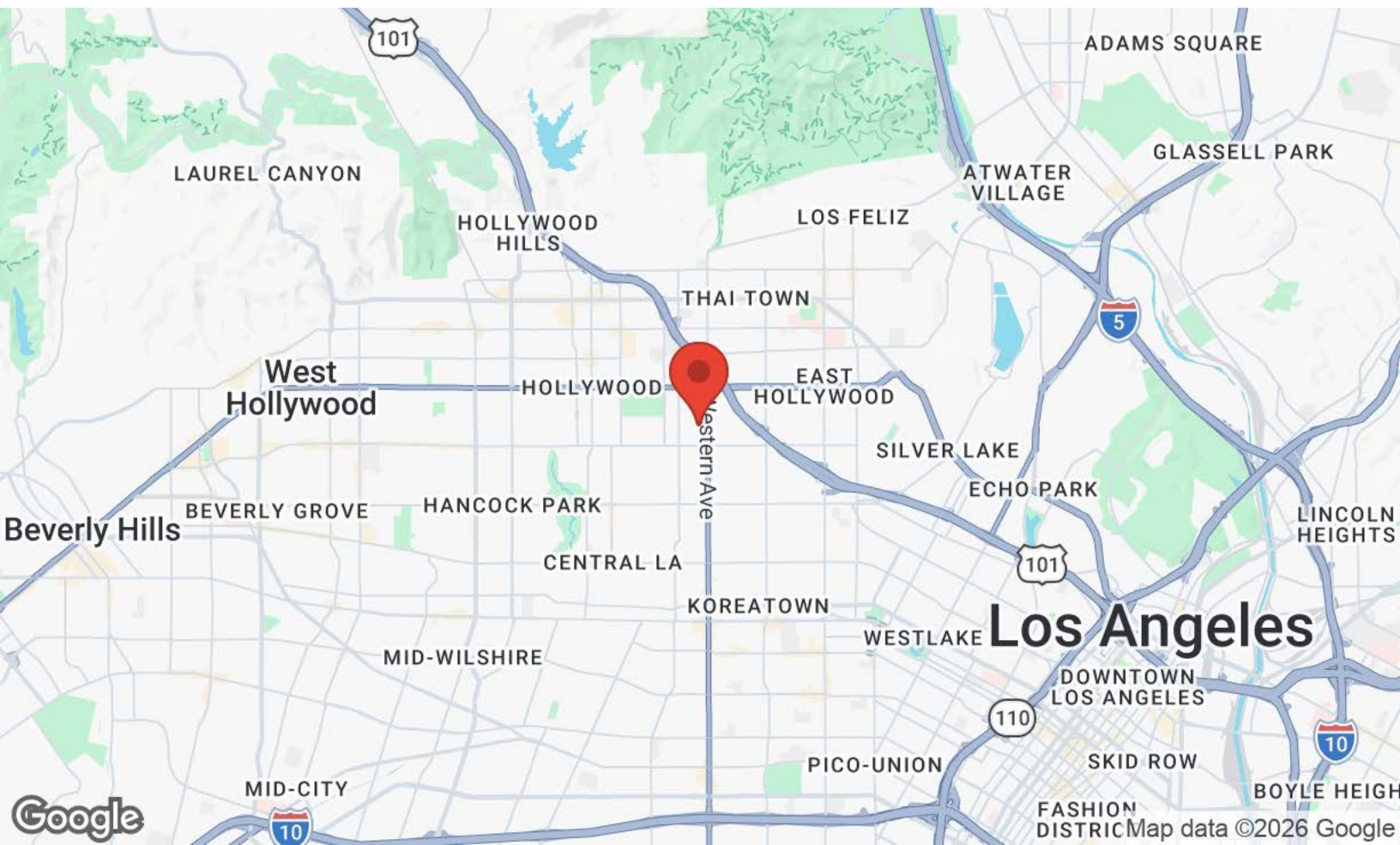
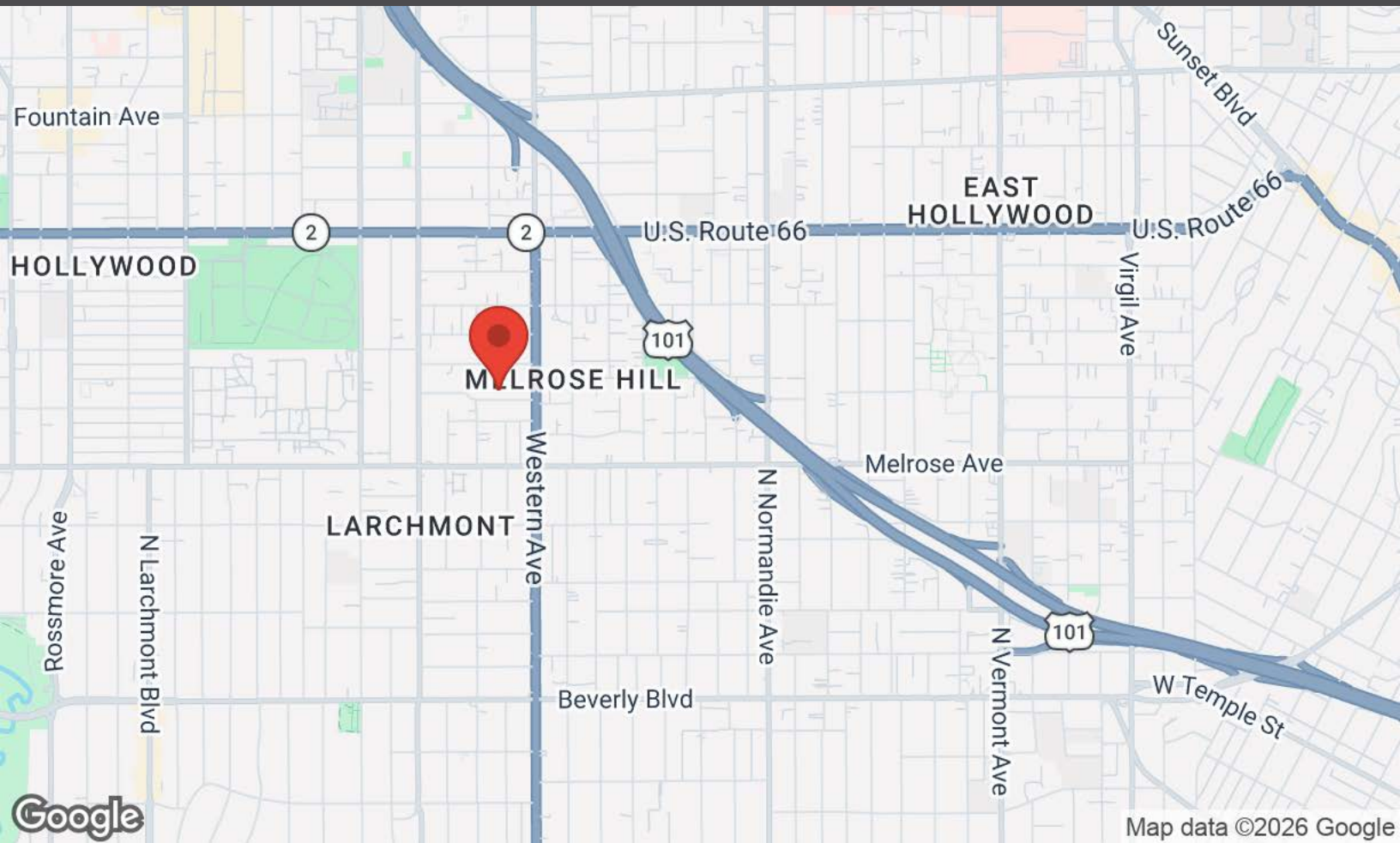


LOCATION MAPS

8 Units in Hollywood!

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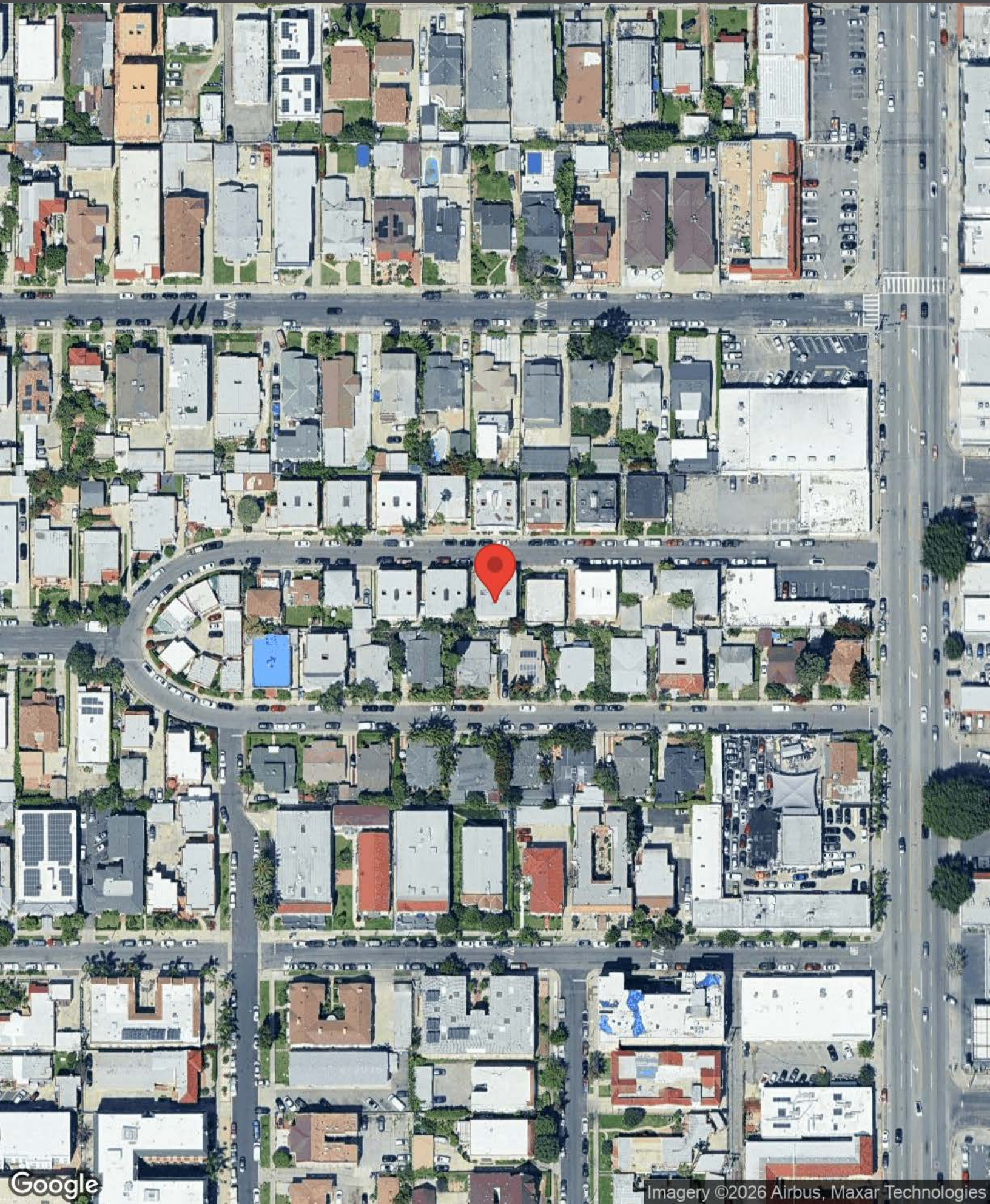


AERIAL MAP

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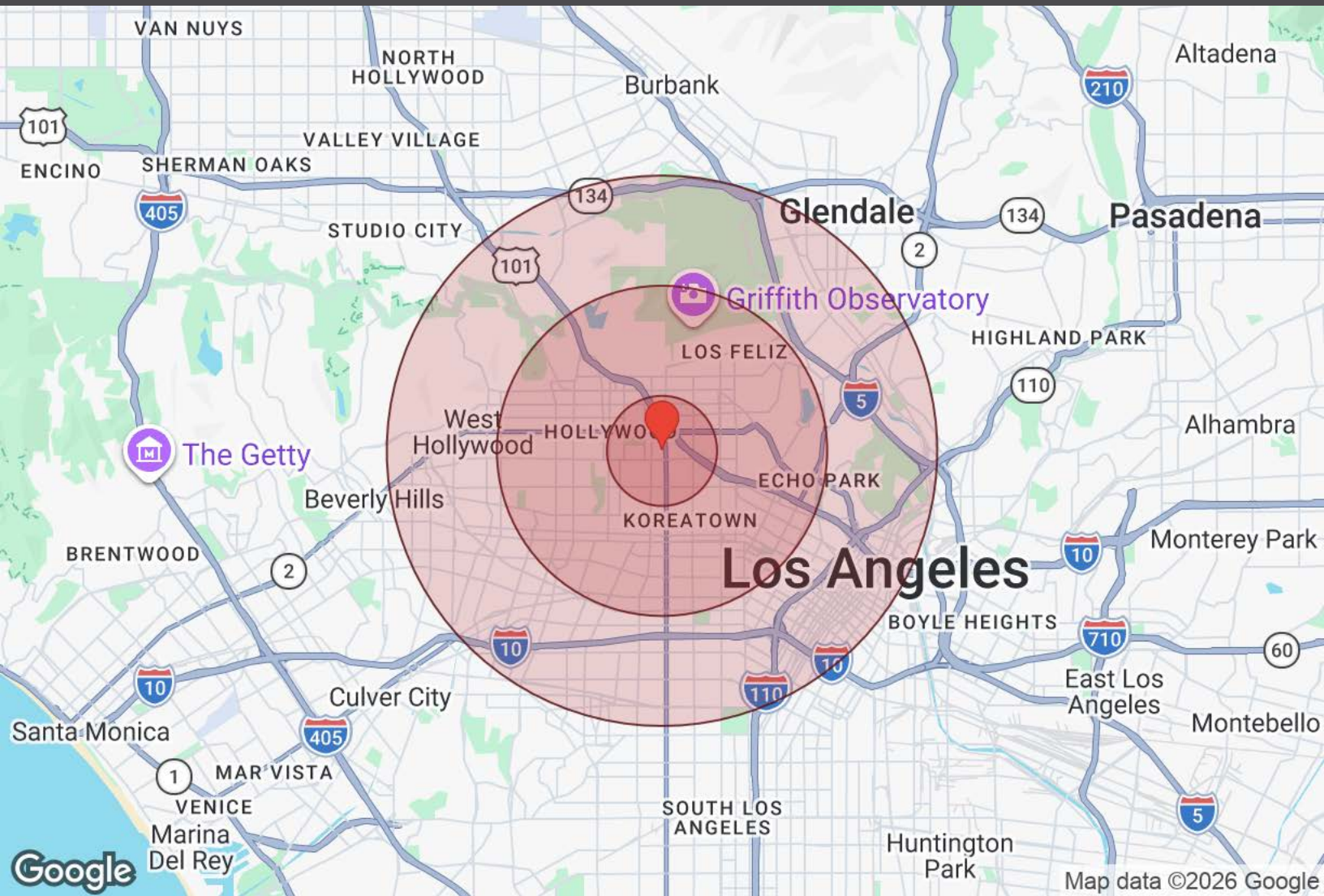


DEMOGRAPHICS

8 Units in Hollywood!

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	36,723	273,456	547,190
Female	36,491	268,878	533,920
Total Population	73,214	542,334	1,081,110

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	17,820	154,402	308,116
Black	3,888	34,601	97,949
Am In/AK Nat	88	759	1,622
Hawaiian	59	380	865
Hispanic	36,292	219,700	444,012
Asian	13,362	117,524	196,978
Multiracial	1,450	12,474	26,379
Other	249	2,441	5,081

Housing	1 Mile	3 Miles	5 Miles
Total Units	33,299	275,501	532,853
Occupied	30,419	251,917	485,197
Owner Occupied	3,720	36,668	91,673
Renter Occupied	26,699	215,249	393,524
Vacant	2,880	23,584	47,656

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	9,525	68,030	138,162
Ages 15 - 24	8,523	56,547	120,680
Ages 25 - 54	35,585	275,326	535,095
Ages 55 - 64	8,721	61,039	122,318
Ages 65+	10,860	81,392	164,854

Income	1 Mile	3 Miles	5 Miles
Median	\$69,355	\$75,914	\$79,158
Under \$15k	3,640	28,980	59,783
\$15k - \$25k	2,225	15,954	30,613
\$25k - \$35k	2,137	17,160	31,136
\$35k - \$50k	3,269	24,568	43,984
\$50k - \$75k	5,127	38,247	68,034
\$75k - \$100k	3,391	28,646	54,382
\$100k - \$150k	4,494	38,890	76,913
\$150k - \$200k	2,270	20,754	41,323
Over \$200k	3,864	38,718	79,028