

7 Units in the Heart of Hollywood!

5527 Barton Avenue

LOS ANGELES, CA 90038

Price: \$1,700,000



5527 Barton Avenue

Property Highlights

- Well located near Wilton Pl. & Santa Monica Blvd.
- Deemed a "Walker's Paradise" with a walk score of 88 as most errands can be accomplished on foot
- One unit will be delivered VACANT!
- Well Maintained property with copper plumbing
- New Roof and New Central Water Heater in 2024
- Great unit mix of four (4) 1+1's and three (3) 2+2's
- Spacious units averaging over 850 square feet each
- Parking for all units!
- Separately metered for gas & electricity!
- Soft Story Retrofitting completed!
- Strong Rental Upside Potential!
- Less than half a mile from the new Echelon Studios Complex project of 550,000 SF of new production studio, office, and retail space set to be completed in 2026

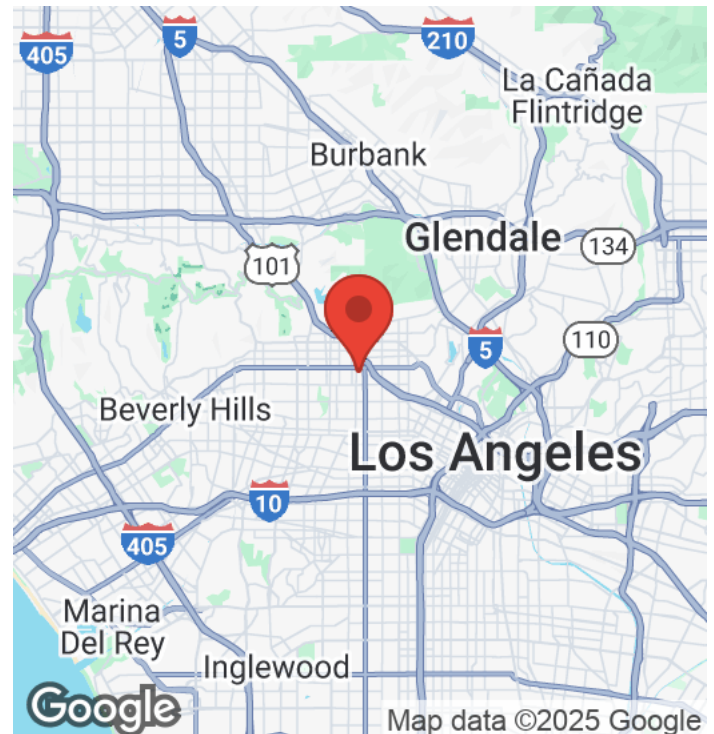


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PROPERTY SUMMARY

7 Units in the heart of Hollywood!
5527 Barton Avenue | Los Angeles, CA 90038

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Property Summary

Property Type	Multifamily
Price:	\$1,700,000
Year Built:	1963
Building SF:	6,046
Lot Size:	7,000 SF
GRM:	12.12
CAP Rate:	5.35
Zoning:	LARD1.5

Property Overview

The subject property presents a great opportunity to own a well maintained Seven (7) unit apartment building in the heart of Hollywood. Great unit mix of four (4) 1+1's and three (3) 2+2's. The property provides strong current income with future rental upside potential. One unit will be delivered VACANT!

Location Overview

The property is well located in Hollywood, near Wilton Pl. and Santa Monica Blvd. The location is deemed "A Walker's Paradise" with a score of 90 out of 100, as daily errands can be accomplished by foot. This location provides close proximity to local studios, post production houses, various entertainment related offices and hospitals for nearby employment. Being in the heart of Hollywood there is easy access to the wonderful restaurants and shopping the area is known and loved for. Some nearby popular spots include Osteria La Buca, Ggiata Delicatessen and Great White! Less than half a mile from the new Echelon Studios Complex project of 550,000 SF of new production studio, office, and retail space set to be completed in 2026.

Analysis

Analysis Date	April 2025
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Property

Property Type	Multifamily
Property	7 Units in the Heart of Hollywood!
Address	5527 Barton Avenue
City, State	Los Angeles, CA 90038
Year Built	1963

Purchase Information

Purchase Price	\$1,700,000
Units	7
Total Rentable SF	6,046
Lot Size	7,000 sf

Income & Expense

Gross Operating Income	\$136,136
Monthly GOI	\$11,345
Total Annual Expenses	(\$45,221)
Monthly Expenses	(\$3,768)

Financial Information

Initial Equity	\$850,000
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Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$850,000	30 years	30 years	6.50%	\$5,373	

EXECUTIVE SUMMARY

7 Units in the Heart of Hollywood!
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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,700,000
Investment - Cash	\$850,000
First Loan (Fixed)	\$850,000

Investment Information

Purchase Price	\$1,700,000
Price per Unit	\$242,857
Price per SF	\$281.18
Expenses per Unit	(\$6,460)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$140,309
Total Vacancy and Credits	(\$4,173)
Operating Expenses	(\$45,221)
Net Operating Income	\$90,915
Debt Service	(\$64,471)
Cash Flow Before Taxes	\$26,444

Financial Indicators

Cash-on-Cash Return Before Taxes	3.11%
Debt Coverage Ratio	1.41
Capitalization Rate	5.35%
Gross Rent Multiplier	12.12
Gross Income / Square Feet	\$23.21
Gross Expenses / Square Feet	(\$7.48)
Operating Expense Ratio	33.22%

PROPERTY DESCRIPTION

5527 Barton Ave
5527 Barton Avenue | Los Angeles, CA 90038

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5527 Barton Ave is a well-maintained 6,046 square foot building situated on a 7,000 square foot LAR1.5 zoned lot. The property is made up of four (4) spacious one bedroom and one bathroom units and three (3) two bedroom two bath units! The property is separately metered for gas and electricity. Each unit has their own parking spaces and access to community laundry. The property has been well maintained, has copper plumbing and the seismic retrofitting has been completed. New Roof and New Central Water Heater in 2024! One units will be delivered VACANT!

The property is well located in Hollywood, near Wilton Pl. and Santa Monica Blvd. The location is deemed "A Walker's Paradise" with a score of 90 out of 100, as daily errands can be accomplished by foot. This location provides close proximity to local studios, post production houses, various entertainment related offices and hospitals for nearby employment. Being in the heart of Hollywood there is easy access to the wonderful restaurants and shopping the area is known and loved for. Some nearby popular spots include Osteria La Buca, Ggiata Delicatessen and Great White! Less than half a mile from the new Echelon Studios Complex project of 550,000 SF of new production studio, office, and retail space set to be completed in 2026.

5527 Barton Ave. is a great opportunity for an investor to by a property with strong rental upside potential. The subject property is in the City of Los Angeles and is subject to Rent Control.

PRO FORMA SUMMARY

7 Units in the Heart of Hollywood!
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Investment Summary

Price	\$1,700,000
Year Built	1963
Units	7
Price/Unit	\$242,857
RSF	6,046
Price/RSF	\$281.18
Lot Size	7,000 sf
Floors	2
APN	5535-005-011
Cap Rate	5.35%
Market Cap Rate	9.86%
GRM	12.12
Market GRM	7.75

Financing Summary

Loan 1 (Fixed)	\$850,000
Initial Equity	\$850,000
Interest Rate	6.5%
Term	30 years
Monthly Payment	\$5,373
DCR	1.41

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	4	\$17,071	\$68,285	\$27,600	\$110,400
2+2	3	\$23,608	\$70,825	\$35,940	\$107,820
Totals	7		\$139,109		\$218,220

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$139,109	\$218,220
- Less: Vacancy	(\$4,173)	(\$6,547)
+ Misc. Income	\$1,200	\$1,200
Effective Gross Income	\$136,136	\$212,873
- Less: Expenses	(\$45,221)	(\$45,221)
Net Operating Income	\$90,915	\$167,652
- Debt Service	(\$64,471)	(\$64,471)
Net Cash Flow after Debt Service	\$26,444	\$103,181
+ Principal Reduction	\$9,501	\$9,501
Total Return	\$35,945	\$112,682

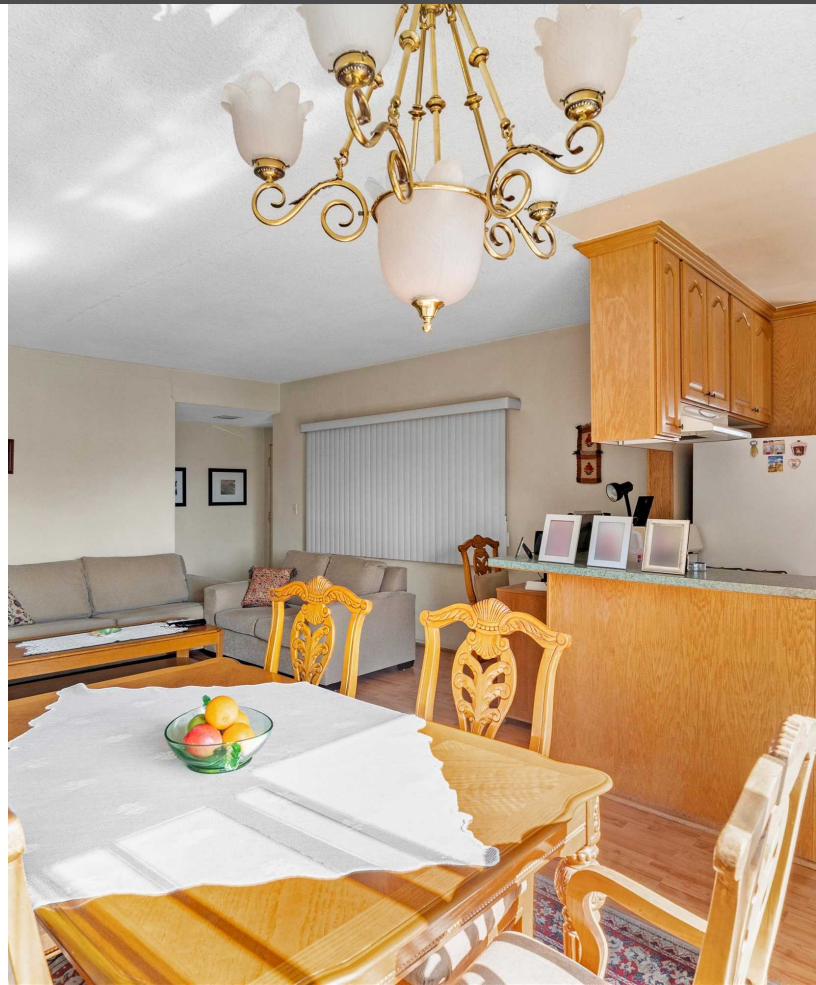
Annualized Expenses

Description	Actual	Market
Building Insurance	\$4,862	\$4,862
Grounds Maintenance	\$1,200	\$1,200
Maintenance	\$4,911	\$4,911
Misc	\$800	\$800
Taxes - Real Estate	\$21,250	\$21,250
Trash Removal	\$4,908	\$4,908
Utilities	\$7,290	\$7,290
Total Expenses	\$45,221	\$45,221
Expenses Per RSF	\$7.48	\$7.48
Expenses Per Unit	\$6,460	\$6,460

PROPERTY PHOTOS

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PROPERTY PHOTOS

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UNIT RENT ROLL

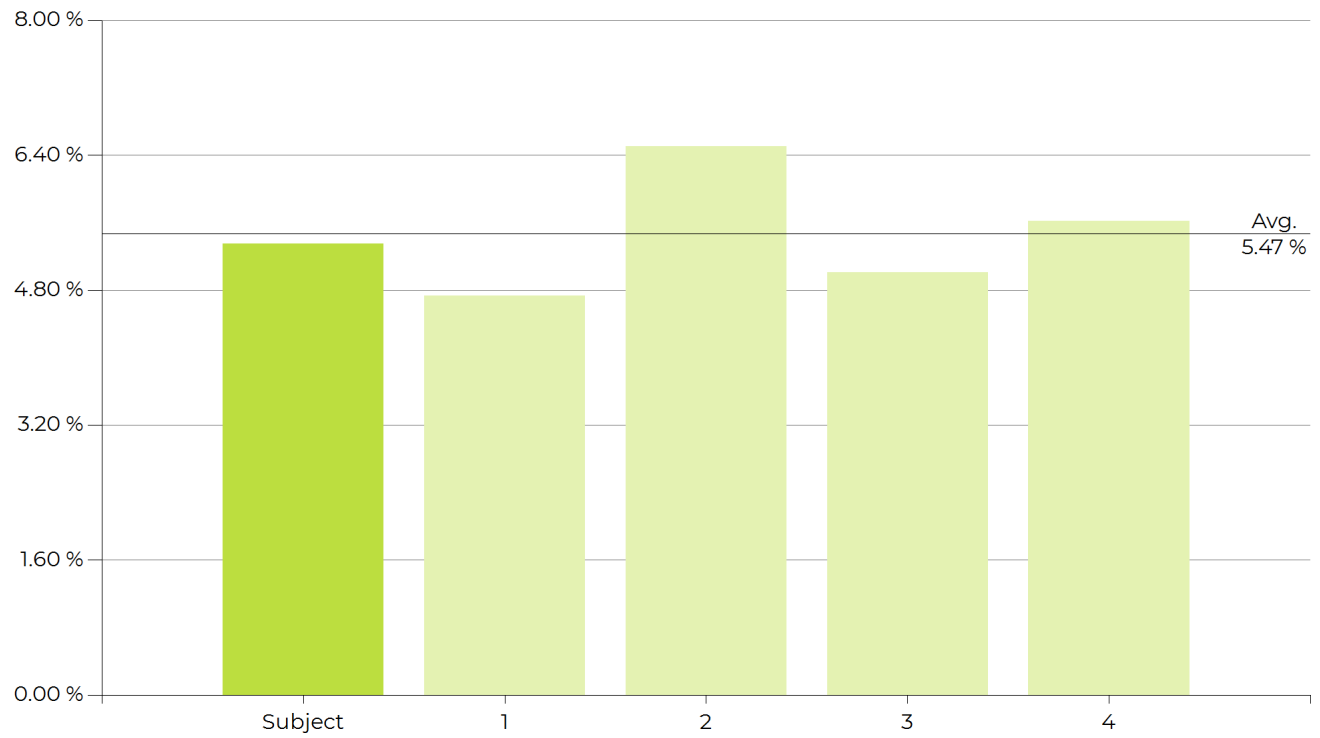
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Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$1,144	\$2,300	
2	2+2	\$1,551	\$2,995	
3	1+1	\$1,850	\$2,300	
4	2+2	\$2,800	\$2,800	Will be delivered Vacant!
5	1+1	\$1,568	\$2,300	
6	1+1	\$1,128	\$2,300	
7	2+2	\$1,551	\$2,995	

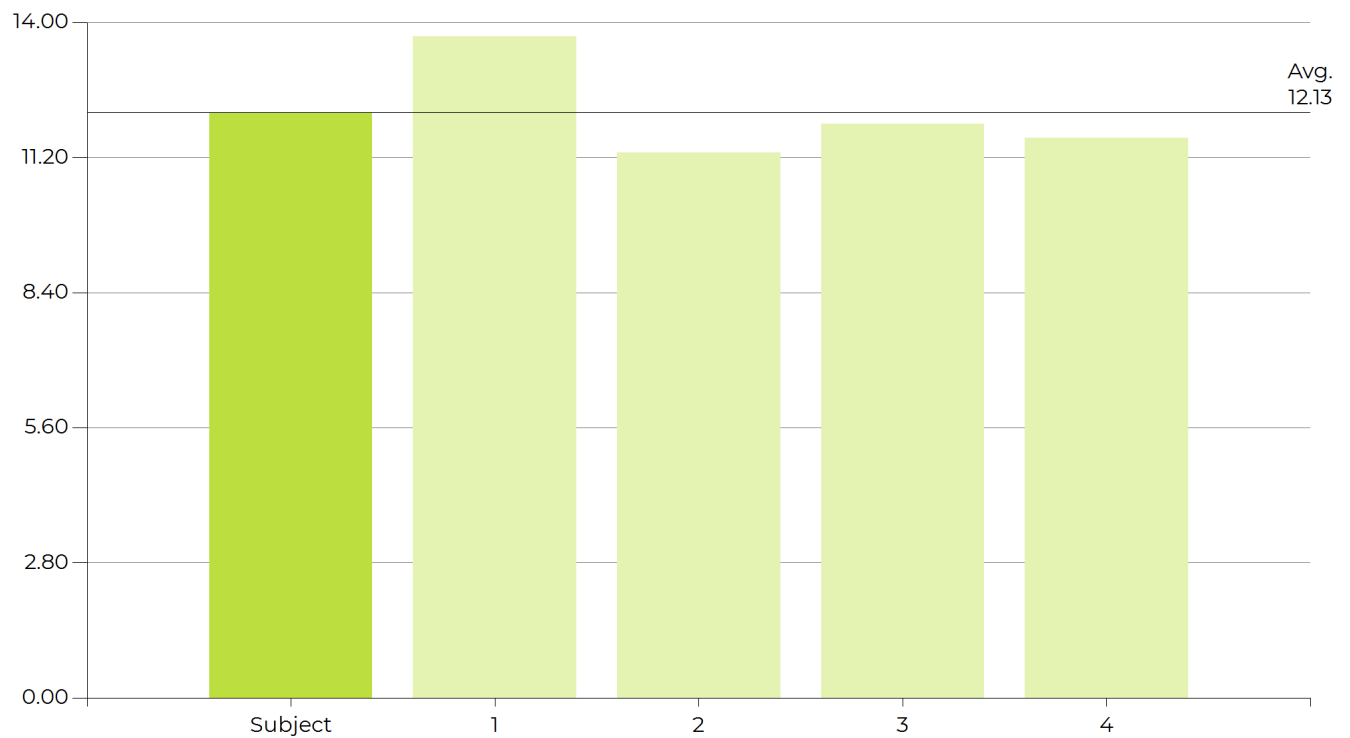
SALE COMPARABLES

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Cap Rate



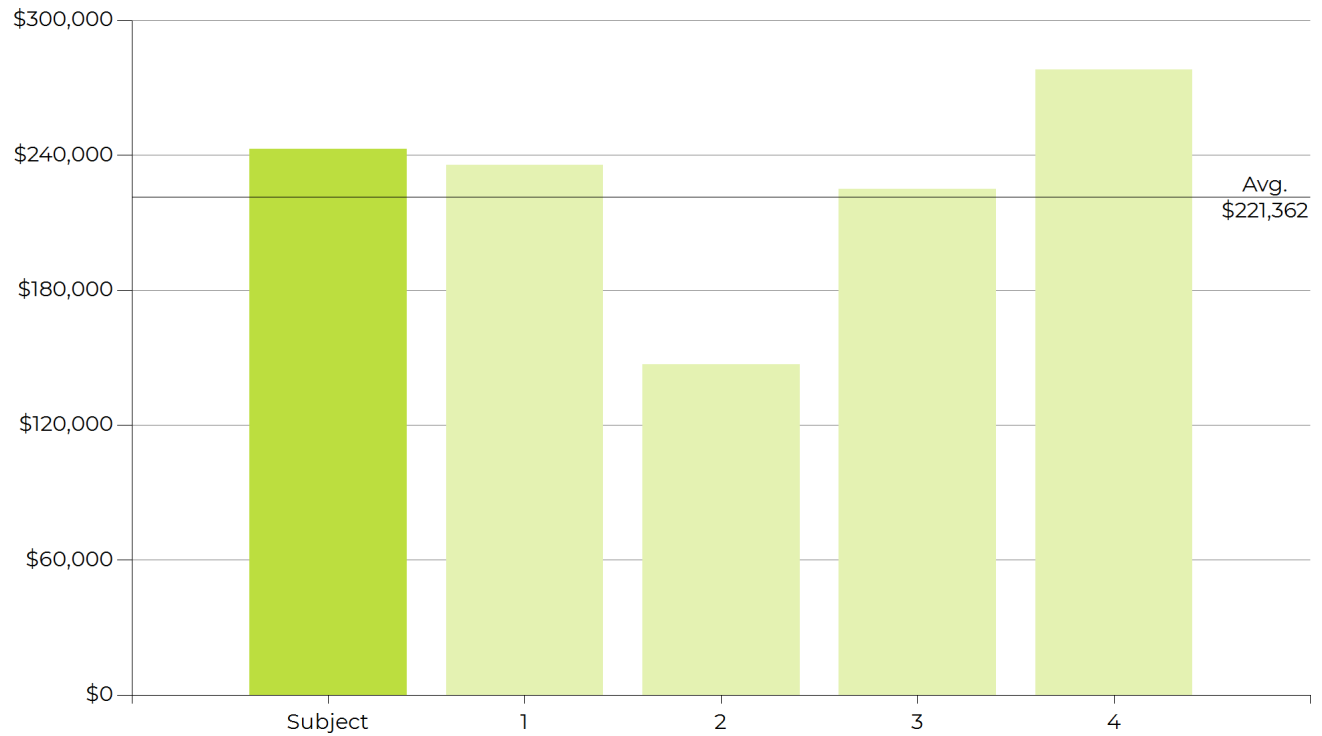
Gross Rent Multiplier



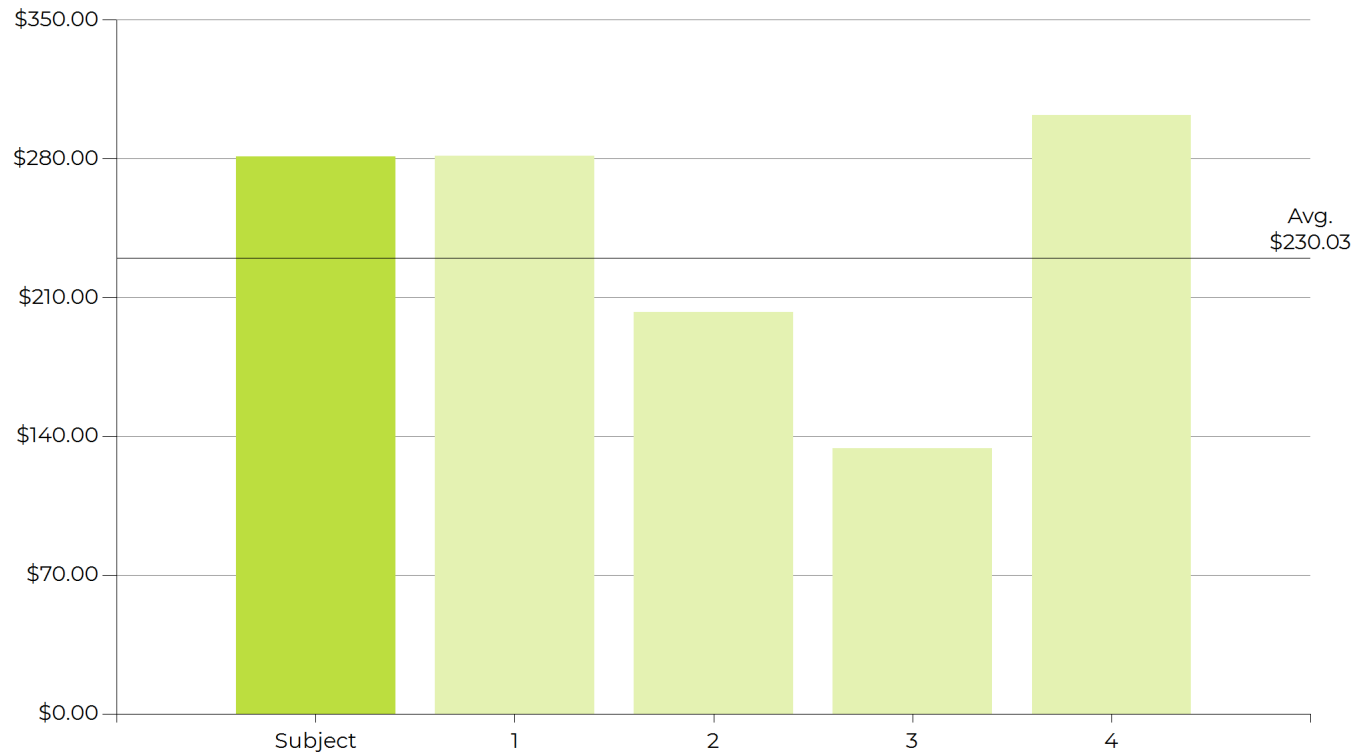
SALE COMPARABLES

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Price per Unit



Price per SF



SALE COMPARABLES

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7 Units in the Heart of Hollywood!

5527 Barton Avenue, Los Angeles, CA 90038

Sale Price	\$1,700,000	Units	Unit Type
Units	7	4	1+1
Price/Unit	\$242,857	3	2+2
Price/SF	\$281.18		
Lot Size	7,000		
Cap Rate	5.35%		
GRM	12.12		
Year Built	1963		



1133 Wilcox Place, Los Angeles, CA 90038

1	Asking Price	\$1,650,000	Units	Unit Type
	Units	7	6	2 Bedroom 1 Bath
	Price/Unit	\$235,714	1	1 Bedroom 1 Bath
	Price/SF	\$281.47		
	Lot Size	7,336		
	Cap Rate	4.73%		
	GRM	13.7		
	Year Built	1962		
	Sale Date	On Market		
	Days-On-Mkt	133		

Notes

Seven (7) parking spaces.



5331 Virginia Avenue, Los Angeles, CA 90029

2	Sale Price	\$1,175,000	Units	Unit Type
	Units	8	8	Studio/Efficiency
	Price/Unit	\$146,875		
	Price/SF	\$202.66		
	Lot Size	7,492		
	Cap Rate	6.5%		
	GRM	11.3		
	Year Built	1939		
	Sale Date	10/16/2024		

Notes

Eight (8) parking spaces.

SALE COMPARABLES

7 Units in the Heart of Hollywood!
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200 Mariposa Ave

200 Mariposa Avenue, Los Angeles, CA 90004

Notes

Four (4) parking spaces.

Sale Price	\$1,350,000	Units	Unit Type
Units	6	4	1 Bedroom 1 Bath
Price/Unit	\$225,000	2	2 Bedroom 1 Bath
Price/SF	\$133.93		
Lot Size	6,007		
Cap Rate	5.01%		
GRM	11.9		
Year Built	1961		
Sale Date	7/25/2024		
Days-On-Mkt	40		

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926 North Hudson Avenue, Los Angeles, CA 90038

Notes

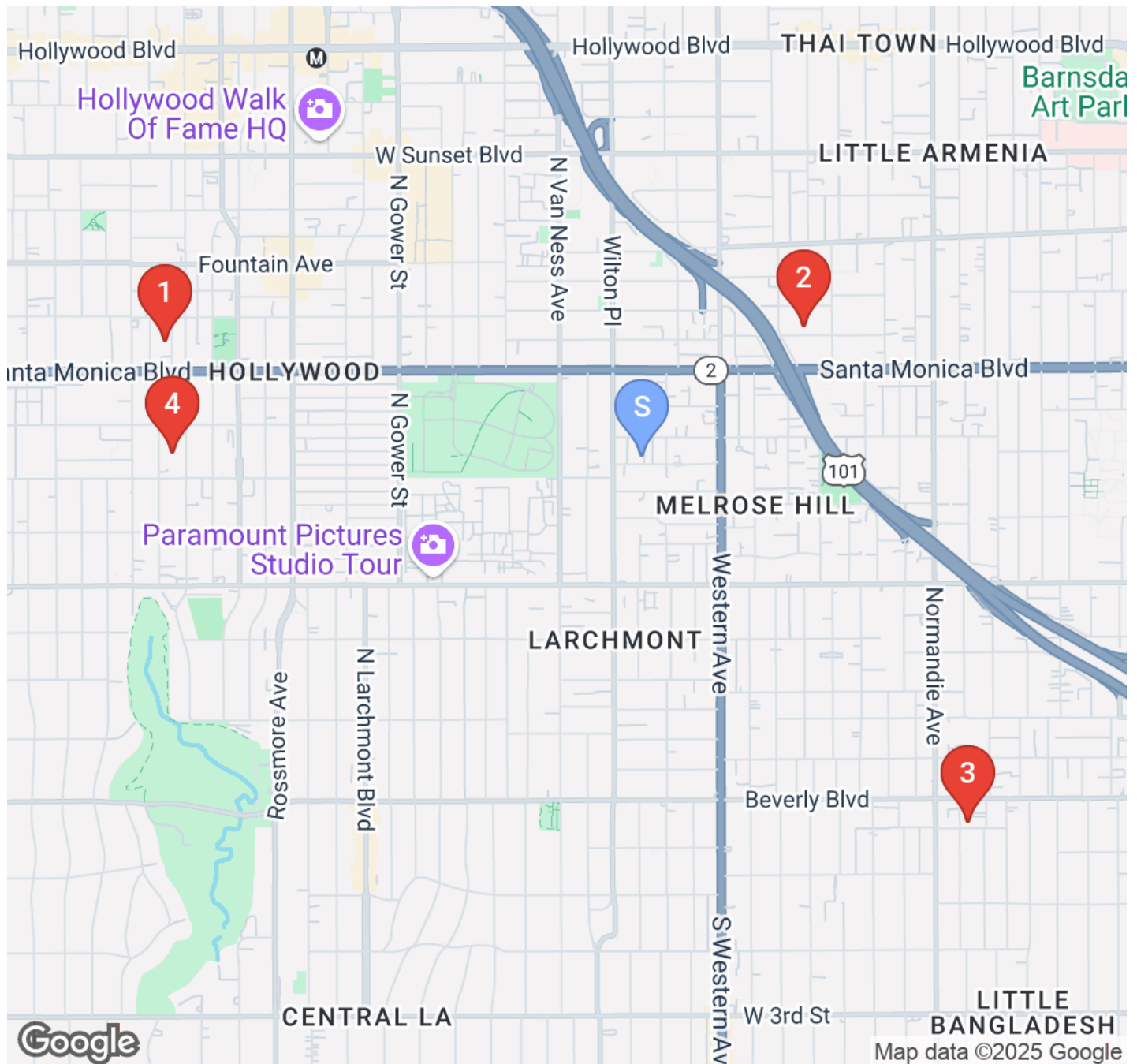
Seven (7) parking spaces.

Asking Price	\$1,945,000	Units	Unit Type
Units	7	1	1 Bedroom 1 Bath
Price/Unit	\$277,857	6	2 Bedroom 1 Bath
Price/SF	\$302.07		
Lot Size	6,970		
Cap Rate	5.62%		
GRM	11.6		
Year Built	1963		
Sale Date	On Market		

SALE COMPARABLES

7 Units in the Heart of Hollywood!
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S 5527 Barton Avenue
Los Angeles, CA, 90038
\$1,700,000

1 1133 Wilcox Place
Los Angeles, CA, 90038
\$1,650,000

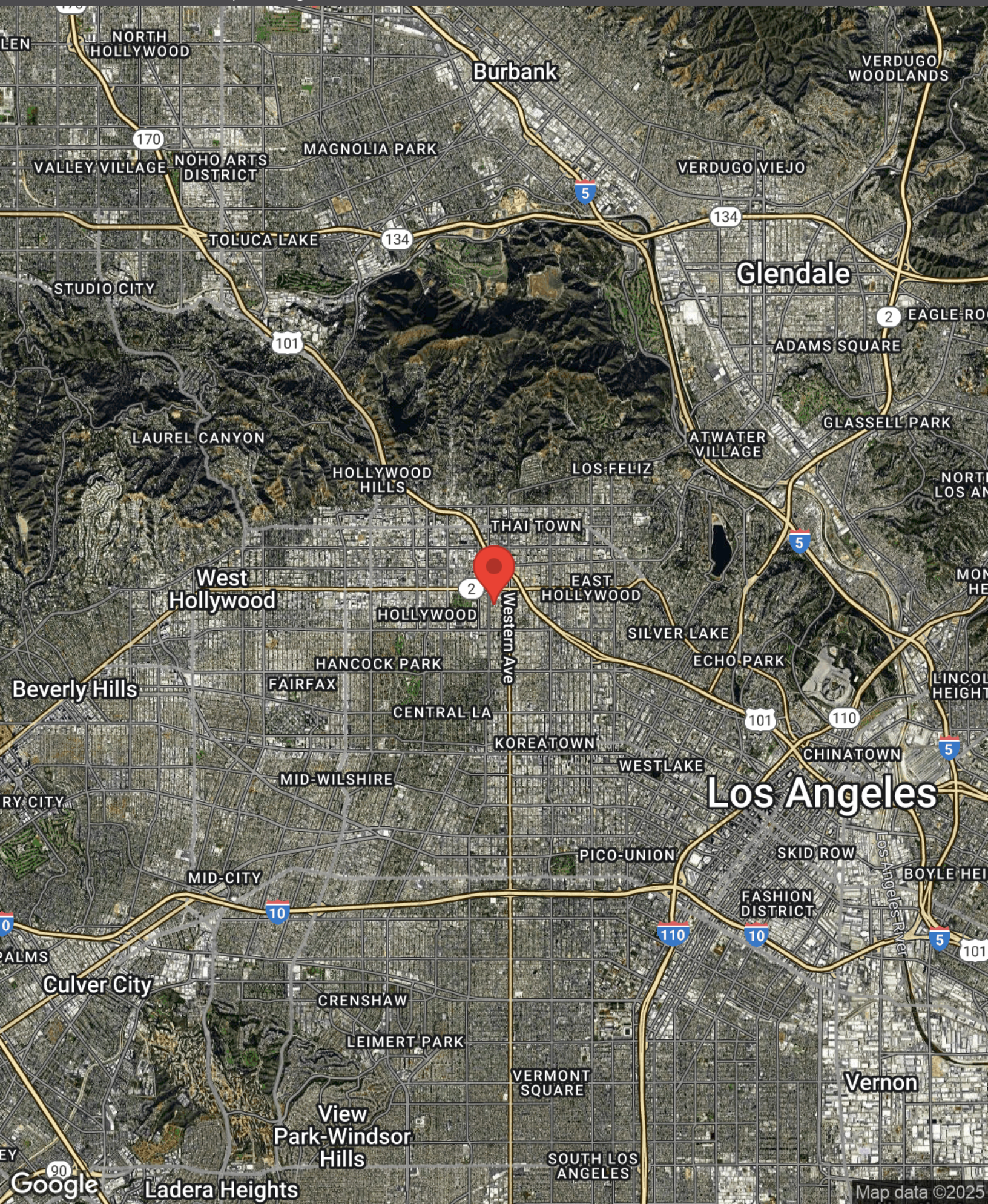
2 5331 Virginia Avenue
Los Angeles, CA, 90029
\$1,175,000

3 200 Mariposa Avenue
Los Angeles, CA, 90004
\$1,350,000

4 926 North Hudson Avenue
Los Angeles, CA, 90038
\$1,945,000

7 Units in the Heart of Hollywood!
5527 Barton Avenue | Los Angeles, CA 90038

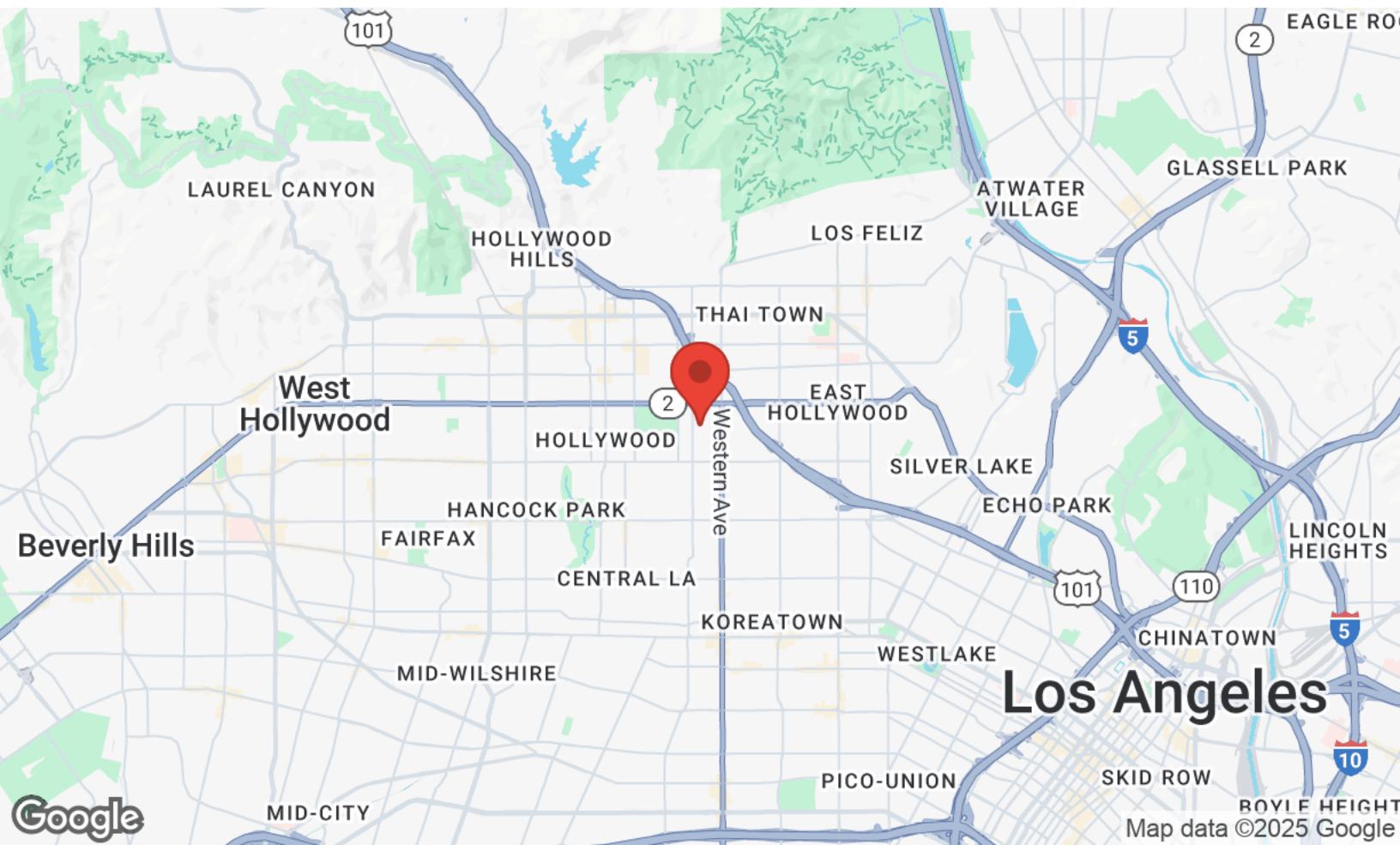
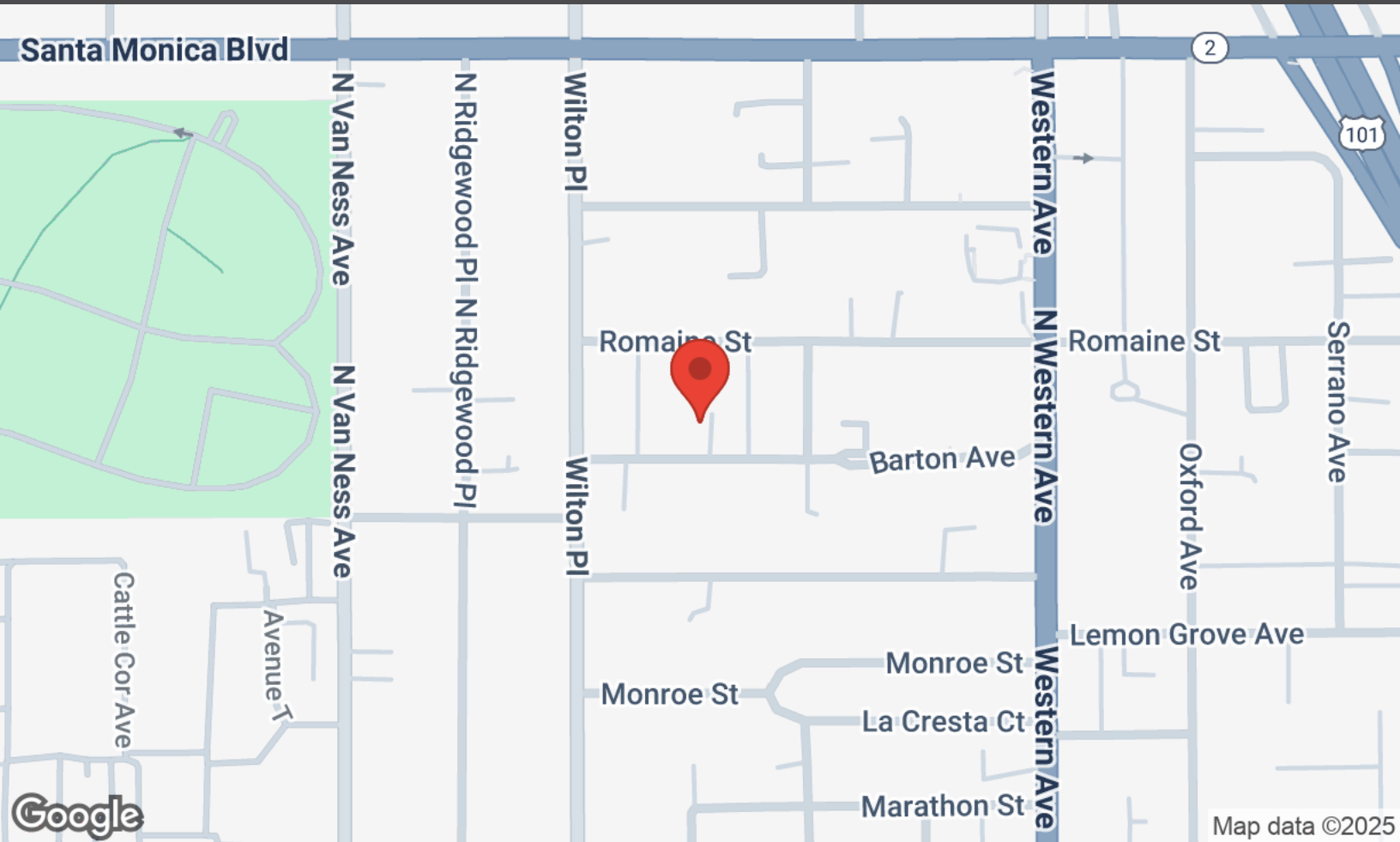
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LOCATION MAPS

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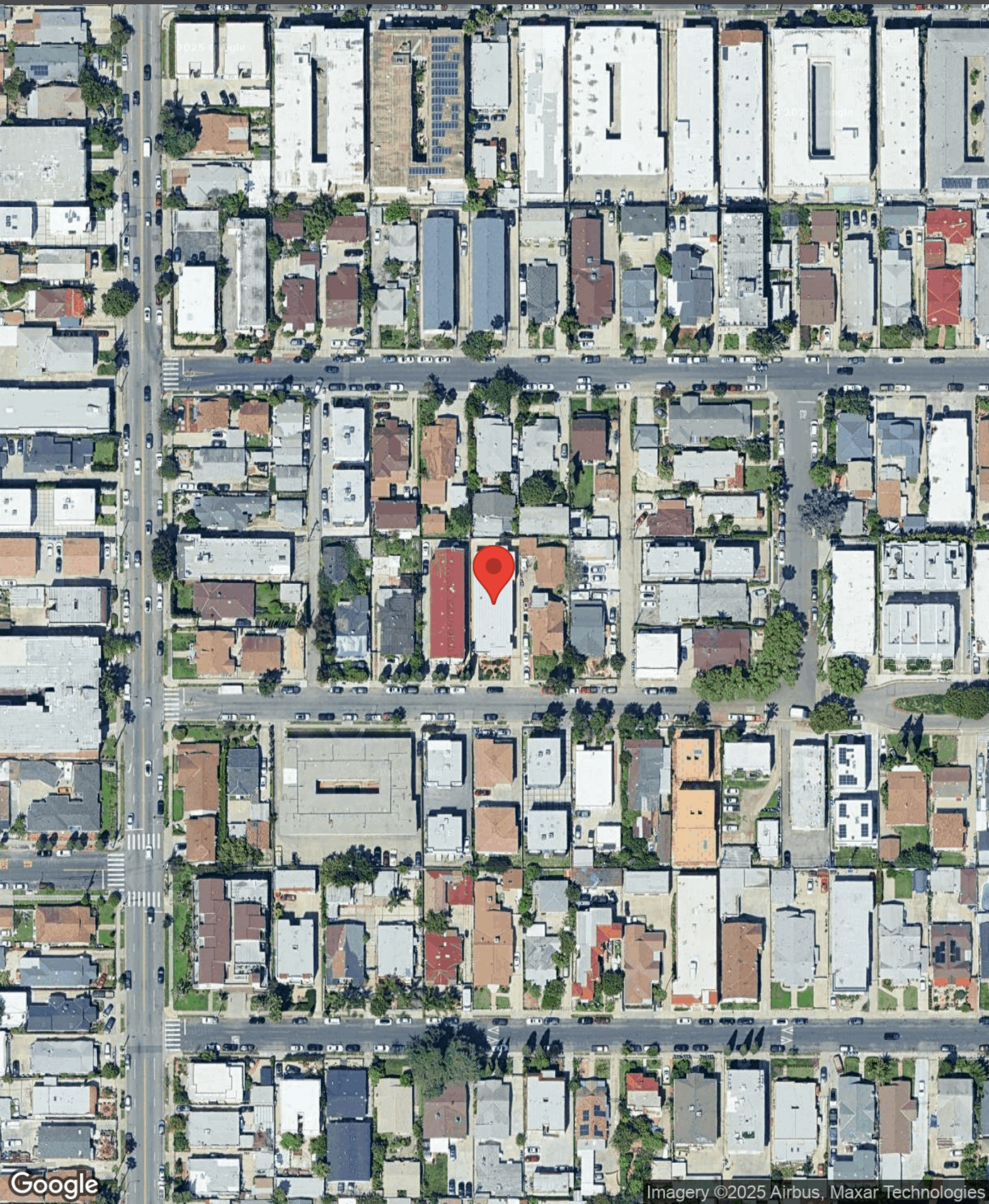
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AERIAL MAP

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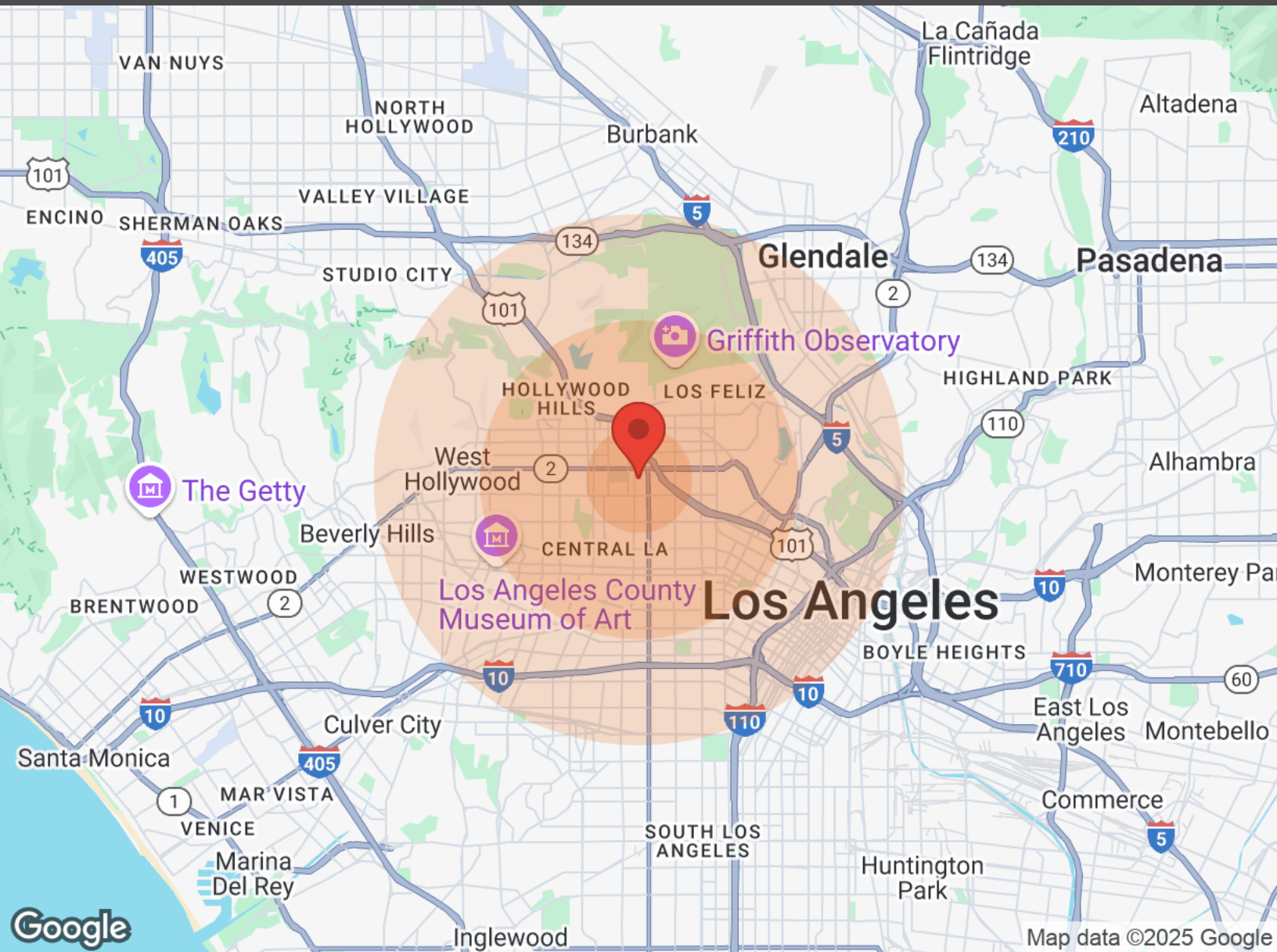
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	39,106	260,898	528,418
Female	35,957	245,219	508,235
Total Population	75,063	506,117	1,036,653
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	12,595	75,576	162,146
Ages 15-24	8,436	47,838	104,508
Ages 25-54	35,938	248,244	493,784
Ages 55-64	8,945	64,332	128,965
Ages 65+	9,149	70,127	147,250
Race	1 Mile	3 Miles	5 Miles
White	32,547	236,636	480,599
Black	1,791	17,880	76,416
Am In/AK Nat	187	1,140	2,859
Hawaiian	N/A	76	96
Hispanic	47,989	234,123	496,850
Multi-Racial	59,152	286,982	618,832

Income	1 Mile	3 Miles	5 Miles
Median	\$37,155	\$41,561	\$42,025
< \$15,000	5,400	38,559	81,646
\$15,000-\$24,999	4,938	30,255	58,262
\$25,000-\$34,999	3,994	27,166	48,464
\$35,000-\$49,999	4,433	31,599	57,490
\$50,000-\$74,999	4,336	34,221	65,069
\$75,000-\$99,999	2,372	18,661	36,802
\$100,000-\$149,999	1,493	18,088	37,538
\$150,000-\$199,999	337	7,167	15,080
> \$200,000	360	9,200	19,387

Housing	1 Mile	3 Miles	5 Miles
Total Units	30,296	242,557	473,332
Occupied	28,212	224,144	435,382
Owner Occupied	3,002	34,331	88,866
Renter Occupied	25,210	189,813	346,516
Vacant	2,084	18,413	37,950