

5 Units in the Heart of Hollywood!

5724 La Mirada Avenue

LOS ANGELES, CA 90038

Price: \$1,175,000



5724 La Mirada Avenue

Property Highlights

- Over 6.5% CAP Rate!
- Five (5)-unit multifamily property near Wilton Pl & Fountain Ave built in 1912
- Total of approximately 3,284 SF of rentable living space on a 7,500 SF LAR3-zoned lot
- Comprised of two separate structures, including a one-story front duplex with SFR style units and a two-story rear triplex
- Unit mix: four (4) one-bed/one-bath units and one (1) two-bed/one-bath unit
- Three (3) on-site parking spaces
- Rated "Very Walkable" with a Walk Score of 89
- Located near major post-production studios, media companies, and prominent employment centers
- Under half a mile from Echelon Studios Complex, a 550,000 square foot production, office, and retail development scheduled for completion this year!
- One (1) 1+1 unit is currently VACANT!

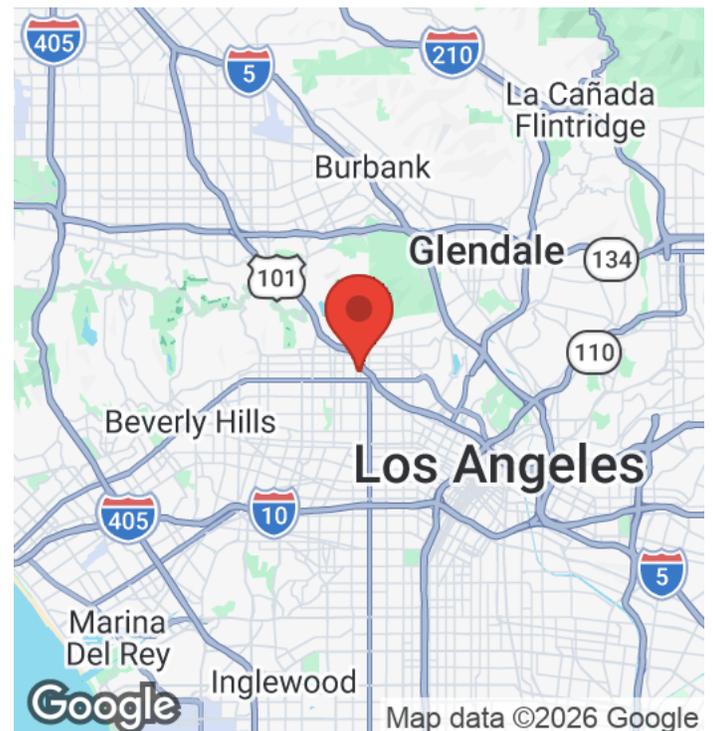


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PROPERTY SUMMARY

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



Property Summary

| | |
|------------------|-------------|
| Property Type: | Multifamily |
| Price: | \$1,175,000 |
| Year Built: | 1912 |
| Building SF: | 3,284 |
| Lot SF: | 7,500 |
| Number of Units: | 5 |
| Parking: | 3 |
| Zoning: | LAR3 |
| CAP Rate: | 6.80 |
| GRM: | 10.23 |

Property Overview

5724 La Mirada Avenue is a five-unit multifamily property located in the heart of Hollywood with an over 6.5% CAP rate! It features approximately 3,284 square feet of rentable living space situated on a 7,500 square foot, LAR3-zoned. Originally built in 1912, 5724 La Mirada Ave is comprised of two separate structures, including a one-story duplex at the front and a two-story triplex positioned in the rear. The unit mix includes four (4) one-bed/one-bath units and one (1) two-bed/one-bath unit. Additionally, the property offers three (3) on-site parking spaces, in addition to available off-street parking. One (1) 1+1 unit is currently VACANT!

Location Overview

Situated in a well-established and highly creative Los Angeles submarket, the property offers convenient access to major post-production facilities, media companies, and key employment hubs. The surrounding neighborhood is characterized by a strong lifestyle presence, with nearby dining and retail options including Osteria La Buca, Ggiata Delicatessen, and Great White. The property is located less than half a mile from Echelon Studios Complex, a project of 550,000 SF of new production studio, office, and retail space set to be completed this year. Its central positioning offers connectivity to Hollywood, Koreatown, and Downtown Los Angeles and is designated "Very Walkable" with a Walk Score of 89.

INVESTMENT DETAILS

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038

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Analysis

Analysis Date

January 2026

Property

| | |
|---------------|------------------------------------|
| Property Type | Multifamily |
| Property | 5 Units in the Heart of Hollywood! |
| Address | 5724 La Mirada Avenue |
| City, State | Los Angeles, CA 90038 |
| Year Built | 1912 |

Purchase Information

| | |
|-------------------|-------------|
| Purchase Price | \$1,175,000 |
| Units | 5 |
| Total Rentable SF | 3,284 |
| Lot Size | 7,500 sf |

Income & Expense

| | |
|------------------------|------------|
| Gross Operating Income | \$111,458 |
| Monthly GOI | \$9,288 |
| Total Annual Expenses | (\$31,602) |
| Monthly Expenses | (\$2,634) |

Financial Information

| | |
|----------------|-----------|
| Initial Equity | \$587,500 |
|----------------|-----------|

Loans

| Type | Debt | Term | Amort | Rate | Payment | LO Costs |
|-------|-----------|----------|----------|-------|---------|----------|
| Fixed | \$587,500 | 30 years | 30 years | 6.00% | \$3,522 | |

Acquisition Costs

| | |
|--|-------------|
| Purchase Price, Points and Closing Costs | \$1,175,000 |
| Investment - Cash | \$587,500 |
| First Loan (Fixed) | \$587,500 |

Investment Information

| | |
|-------------------|-------------|
| Purchase Price | \$1,175,000 |
| Price per Unit | \$235,000 |
| Price per SF | \$357.80 |
| Expenses per Unit | (\$6,320) |

Income, Expenses & Cash Flow

| | |
|-------------------------------|------------------|
| Gross Scheduled Income | \$114,905 |
| Total Vacancy and Credits | (\$3,447) |
| Operating Expenses | (\$31,602) |
| Net Operating Income | \$79,856 |
| Debt Service | (\$42,268) |
| Cash Flow Before Taxes | \$37,587 |

Financial Indicators

| | |
|----------------------------------|----------|
| Cash-on-Cash Return Before Taxes | 6.40% |
| Debt Coverage Ratio | 1.89 |
| Capitalization Rate | 6.80% |
| Gross Rent Multiplier | 10.23 |
| Gross Income / Square Feet | \$34.99 |
| Gross Expenses / Square Feet | (\$9.62) |
| Operating Expense Ratio | 28.35% |

PRO FORMA SUMMARY

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



Investment Summary

| | |
|-----------------|--------------|
| Price | \$1,175,000 |
| Year Built | 1912 |
| Units | 5 |
| Price/Unit | \$235,000 |
| RSF | 3,284 |
| Price/RSF | \$357.80 |
| Lot Size | 7,500 sf |
| Floors | 2 |
| APN | 5536-005-018 |
| Cap Rate | 6.8% |
| Market Cap Rate | 7.95% |
| GRM | 10.23 |
| Market GRM | 9.12 |

Financing Summary

| | |
|-----------------|-----------|
| Loan 1 (Fixed) | \$587,500 |
| Initial Equity | \$587,500 |
| Interest Rate | 6% |
| Term | 30 years |
| Monthly Payment | \$3,522 |
| DCR | 1.89 |

Unit Mix & Annual Scheduled Income

| Type | Units | Actual | Total | Market | Total |
|---------------|----------|----------|------------------|----------|------------------|
| 1+1 | 4 | \$23,071 | \$92,285 | \$24,420 | \$97,680 |
| 2+1 | 1 | \$22,620 | \$22,620 | \$31,200 | \$31,200 |
| Totals | 5 | | \$114,905 | | \$128,880 |

Annualized Income

| Description | Actual | Market |
|---|------------------|------------------|
| Gross Potential Rent | \$114,905 | \$128,880 |
| - Less: Vacancy | (\$3,447) | (\$3,866) |
| Effective Gross Income | \$111,458 | \$125,014 |
| - Less: Expenses | (\$31,602) | (\$31,602) |
| Net Operating Income | \$79,856 | \$93,412 |
| - Debt Service | (\$42,268) | (\$42,268) |
| Net Cash Flow after Debt Service | \$37,587 | \$51,143 |
| + Principal Reduction | \$7,215 | \$7,215 |
| Total Return | \$44,802 | \$58,358 |

Annualized Expenses

| Description | Actual | Market |
|--------------------------|-----------------|-----------------|
| Building Insurance | \$5,900 | \$5,900 |
| Grounds Maintenance | \$1,200 | \$1,200 |
| Maintenance | \$4,596 | \$4,596 |
| Misc | \$800 | \$800 |
| Taxes - Real Estate | \$14,688 | \$14,688 |
| Utilities | \$4,418 | \$4,418 |
| Total Expenses | \$31,602 | \$31,602 |
| Expenses Per RSF | \$9.62 | \$9.62 |
| Expenses Per Unit | \$6,320 | \$6,320 |

PROPERTY DESCRIPTION

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038

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5724 La Mirada Avenue is located in the heart of Hollywood with an OVER 6.5% CAP RATE! Built in 1912, the property features five (5) units across two separate structures totaling appx 3,284 SF of rentable living space on a 7,500 SF, LAR3-zoned lot. The front building is a one-story duplex with SFR style units, while the rear structure is a two-story triplex. The unit mix consists of four (4) one-bedroom/one-bath units and one (1) two-bedroom/one-bath unit. The property offers three (3) on-site parking spaces, along with ample off-street parking. One (1) 1+1 unit is currently VACANT!

Positioned within one of Los Angeles' most established and creative submarkets, the property benefits from close proximity to major post-production studios, media companies, and prominent employment centers. The surrounding area is defined by its strong lifestyle appeal, with convenient access to well-known dining and retail destinations such as Osteria La Buca, Ggiata Delicatessen, and Great White. Located less than half a mile from Echelon Studios Complex a project of 550,000 SF of new production studio, office, and retail space set to be completed this year. Its central location provides convenient connectivity to Hollywood, Koreatown, and Downtown Los Angeles and is rated "Very Walkable" with a Walk Score of 89.

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

UNIT RENT ROLL

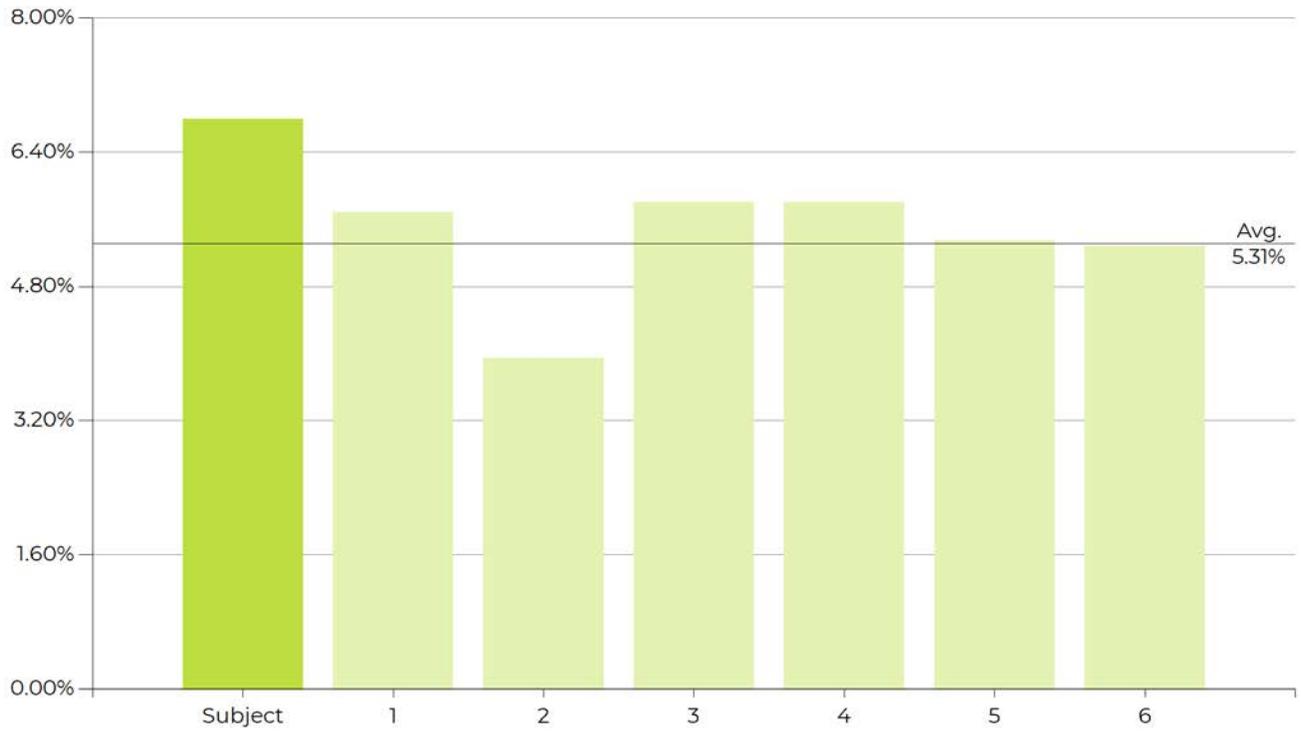
5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038

| Unit | Description | Current Rent | Pro Forma Rent | Comments |
|----------|-------------|--------------|----------------|-----------|
| 5724 | 1+1 | \$1,795 | \$1,795 | Vacant |
| 5724 1/4 | 1+1 | \$1,795 | \$1,795 | |
| 5724 1/2 | 2+1 | \$1,885 | \$2,600 | |
| 5726 | 1+1 | \$2,267 | \$2,350 | SFR style |
| 5726 1/2 | 1+1 | \$1,833 | \$2,200 | SFR style |

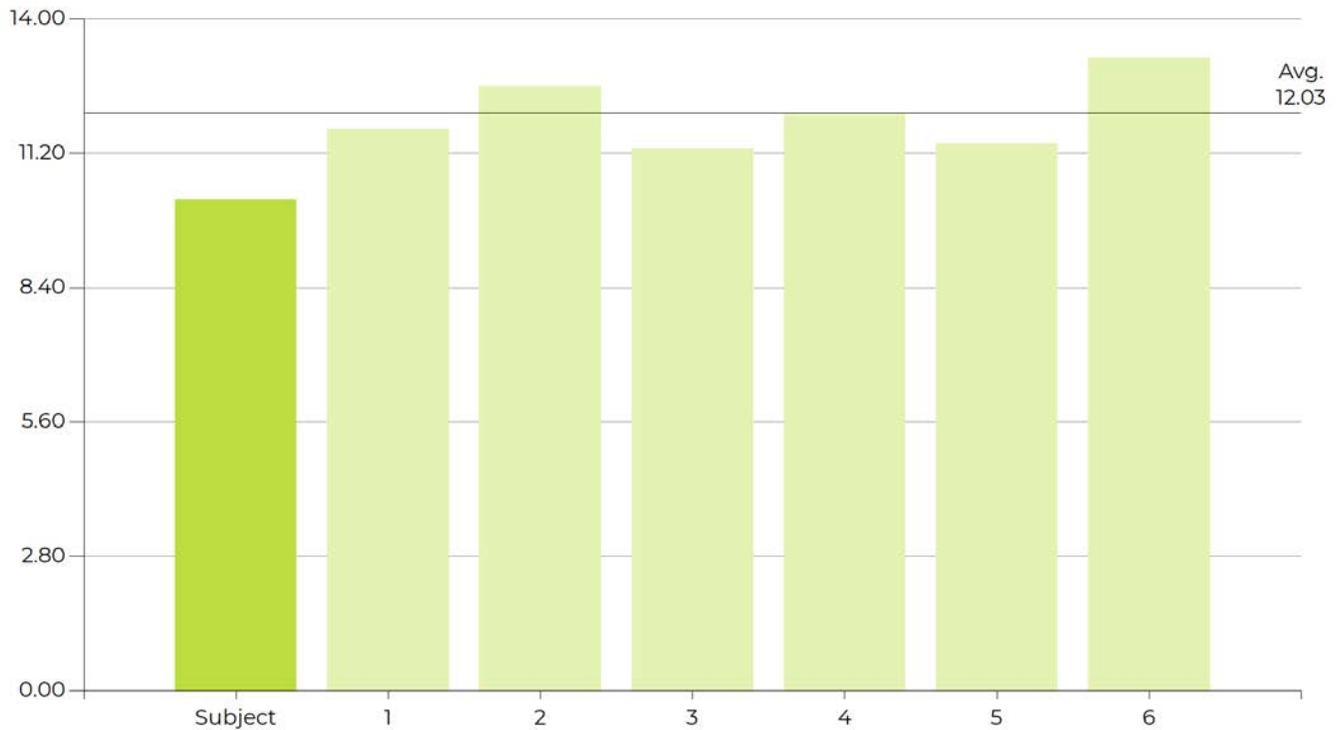
SALE COMPARABLES

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038

Cap Rate



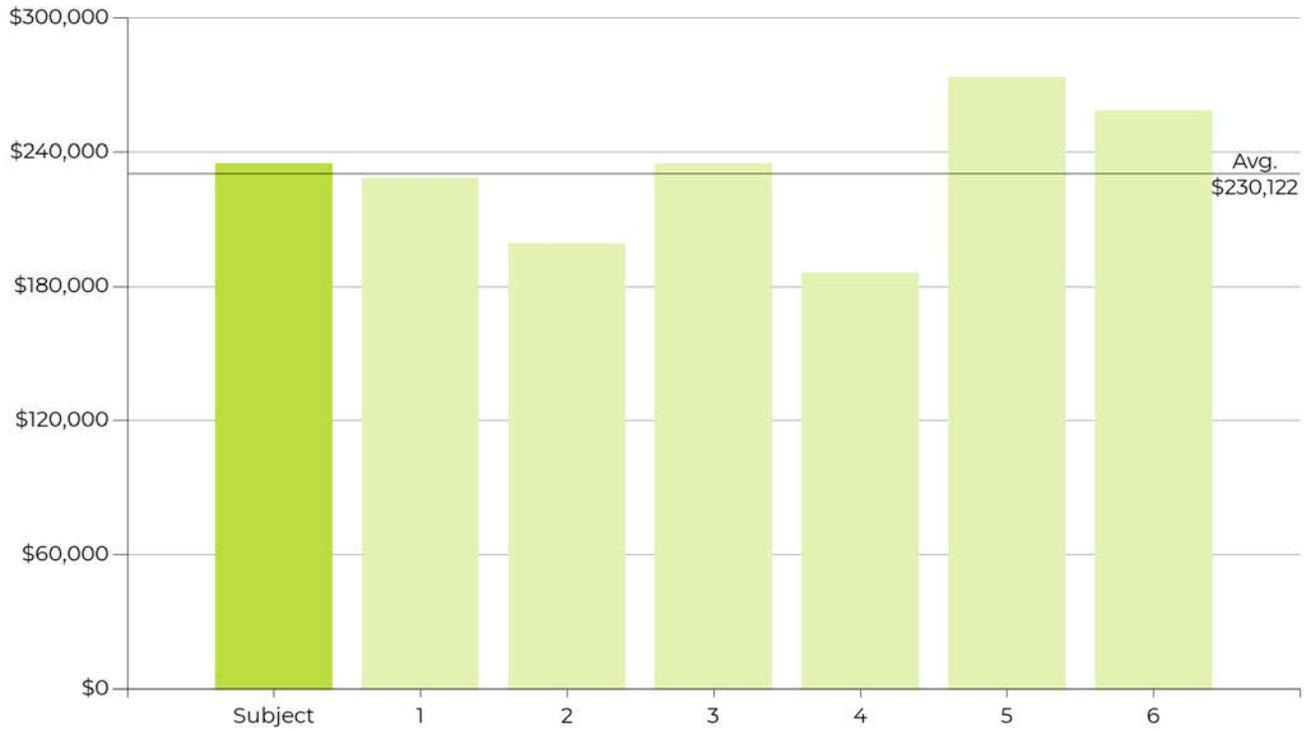
Gross Rent Multiplier



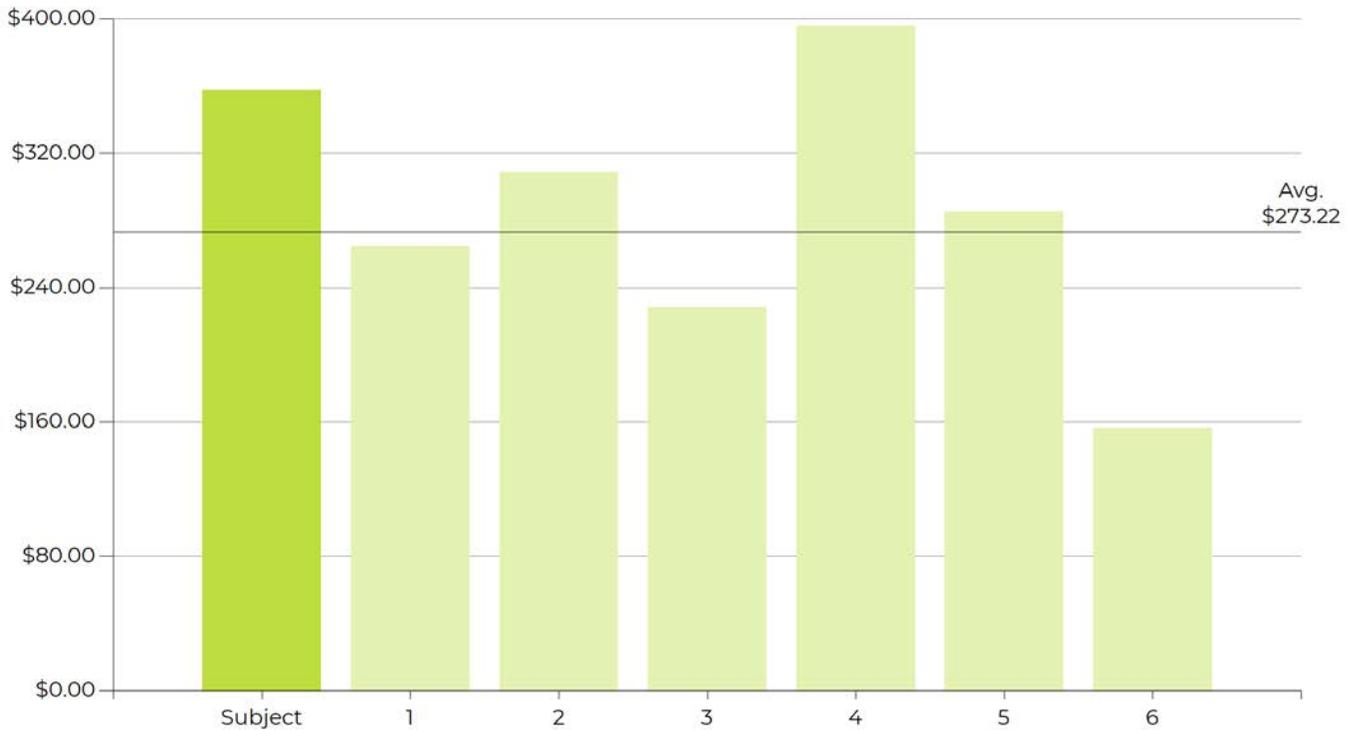
SALE COMPARABLES

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038

Price per Unit



Price per SF



SALE COMPARABLES

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



| | | | | | |
|------------|-------------|-------|---|-----------|-------|
| Sale Price | \$1,175,000 | Units | 5 | Unit Type | 4 1+1 |
| Units | 5 | | | | 1 2+1 |
| Price/Unit | \$235,000 | | | | |
| Price/SF | \$357.80 | | | | |
| Lot Size | 7,500 | | | | |
| Cap Rate | 6.8% | | | | |
| GRM | 10.23 | | | | |
| Year Built | 1912 | | | | |

5 Units in the Heart of Hollywood!

5724 La Mirada Avenue, Los Angeles, CA 90038

Notes

Three (3) parking spaces.
One (1) 1+1 currently vacant!



| | | | | | | |
|---|-------------|-------------|-------|---|-----------|--------------------|
| 1 | Sale Price | \$1,600,000 | Units | 7 | Unit Type | 3 2 Bedroom 2 Bath |
| | Units | | | | | 4 1 Bedroom 1 Bath |
| | Price/Unit | \$228,571 | | | | |
| | Price/SF | \$264.64 | | | | |
| | Lot Size | 7,002 | | | | |
| | Cap Rate | 5.68% | | | | |
| | GRM | 11.7 | | | | |
| | Year Built | 1963 | | | | |
| | Sale Date | 9/18/2025 | | | | |
| | Days-On-Mkt | 101 | | | | |

5527 Barton Avenue, Los Angeles, CA 90038

Notes

Separately metered for gas & electricity, has copper plumbing & seismic retrofitting was completed. A new roof was installed in 2024 and a hot water heater. Seven (7) parking spaces.
Sold by Nicole Apostolos.



| | | | | | | |
|---|--------------|-------------|-------|---|-----------|--------------------|
| 2 | Asking Price | \$1,195,000 | Units | 6 | Unit Type | 4 1 Bedroom 1 Bath |
| | Units | | | | | 2 2 Bedroom 1 Bath |
| | Price/Unit | \$199,167 | | | | |
| | Price/SF | \$308.79 | | | | |
| | Lot Size | 7,502 | | | | |
| | Cap Rate | 3.94% | | | | |
| | GRM | 12.6 | | | | |
| | Year Built | 1920 | | | | |
| | Sale Date | On Market | | | | |
| | Days-On-Mkt | 101 | | | | |

5828 Lexington Avenue, Los Angeles, CA 90038

Notes

Two-bed/1-bath front house and five additional units in the rear.
Redevelopment potential.
Six (6) parking spaces.

SALE COMPARABLES

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



1167 North Kingsley Drive, Los Angeles, CA 90029

| | | | |
|-------------|-------------|-------|------------------|
| Sale Price | \$1,410,000 | Units | Unit Type |
| Units | 6 | 3 | 1 Bedroom 1 Bath |
| Price/Unit | \$235,000 | 2 | 2 Bedroom 1 Bath |
| Price/SF | \$228.30 | 1 | 3 Bedroom 1 Bath |
| Lot Size | 7,823 | | |
| Cap Rate | 5.8% | | |
| GRM | 11.3 | | |
| Year Built | 1938 | | |
| Days-On-Mkt | 160 | | |

Notes

Large units averaging over 1,000 square feet.
Four (4) parking spaces.



901 North El Centro Avenue, Los Angeles, CA 90038

| | | | |
|--------------|-----------|-------|------------------|
| Asking Price | \$930,444 | Units | Unit Type |
| Units | 5 | 4 | 1 Bedroom 1 Bath |
| Price/Unit | \$186,089 | 1 | 2 Bedroom 1 Bath |
| Price/SF | \$395.93 | | |
| Lot Size | 4,151 | | |
| Cap Rate | 5.8% | | |
| GRM | 12.0 | | |
| Year Built | 1924 | | |
| Sale Date | On Market | | |
| Days-On-Mkt | 115 | | |

Notes

Three units recently updated with fresh paint, flooring, and modern bathrooms.
Two (2) units will be delivered vacant!
Street parking only.



5933 Barton Avenue, Los Angeles, CA 90038

| | | | |
|--------------|-------------|-------|------------------|
| Asking Price | \$1,915,000 | Units | Unit Type |
| Units | 7 | 2 | 1 Bedroom 1 Bath |
| Price/Unit | \$273,571 | 5 | 2 Bedroom 2 Bath |
| Price/SF | \$285.18 | | |
| Lot Size | 6,502 | | |
| Cap Rate | 5.35% | | |
| GRM | 11.4 | | |
| Year Built | 1964 | | |
| Sale Date | On Market | | |
| Days-On-Mkt | 106 | | |

Notes

Three units with Section 8 vouchers.
Seven (7) parking spaces.

SALE COMPARABLES

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



6154 Fountain Avenue, Los Angeles, CA 90028

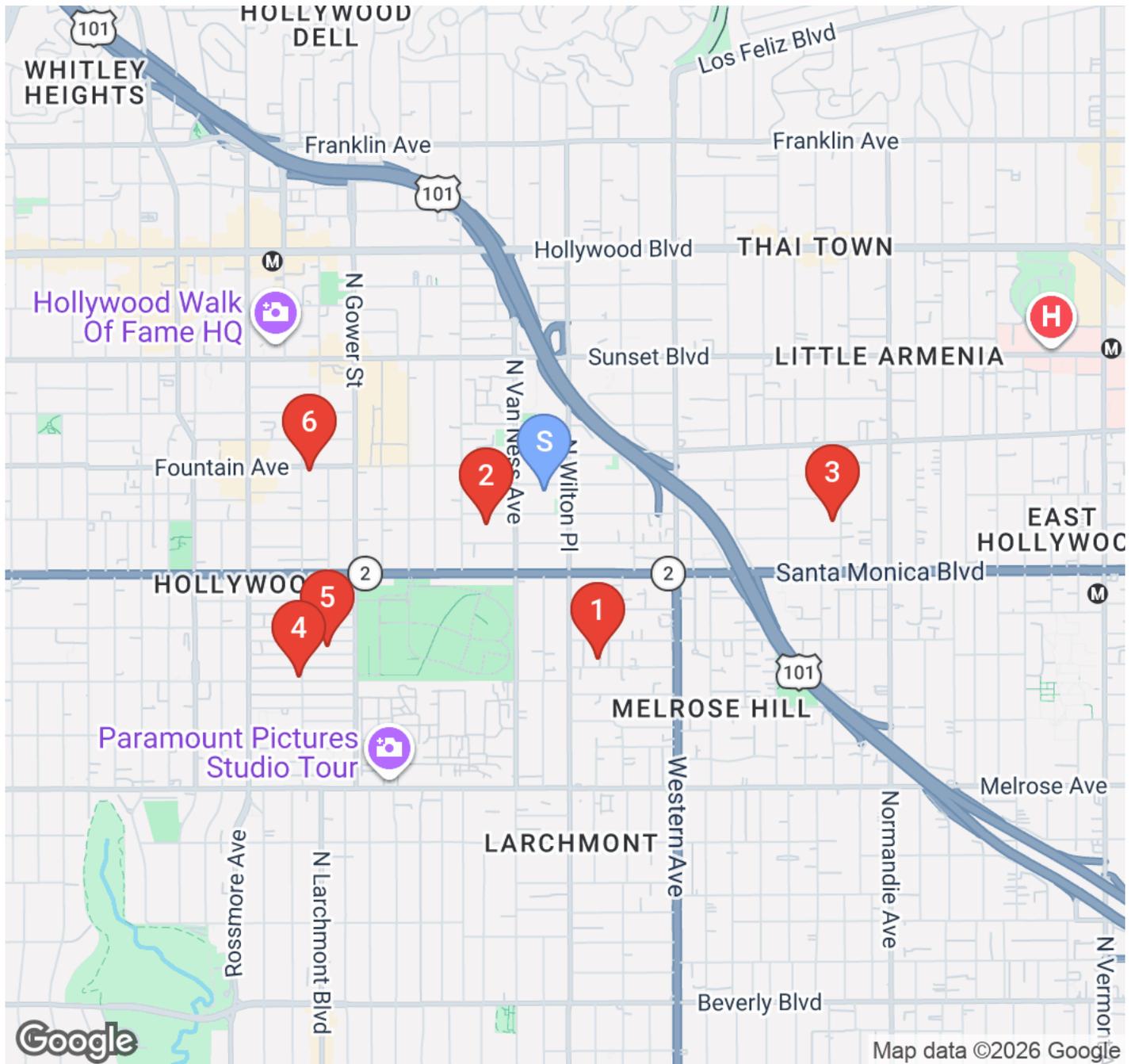
Notes

Two (2) units delivered vacant.
ADU potential.
Six (6) parking spaces.

| | | | |
|-------------|-------------|-------|------------------|
| Sale Price | \$1,550,000 | Units | Unit Type |
| Units | 6 | 4 | 1 Bedroom 1 Bath |
| Price/Unit | \$258,333 | 2 | 2 Bedroom 1 Bath |
| Price/SF | \$156.50 | | |
| Lot Size | 6,710 | | |
| Cap Rate | 5.28% | | |
| GRM | 13.2 | | |
| Year Built | 1940 | | |
| Sale Date | 11/21/2025 | | |
| Days-On-Mkt | 60 | | |

SALE COMPARABLES

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



S 5724 La Mirada Avenue
Los Angeles, CA, 90038
\$1,175,000

1 5527 Barton Avenue
Los Angeles, CA, 90038
\$1,600,000

2 5828 Lexington Avenue
Los Angeles, CA, 90038
\$1,195,000

3 1167 North Kingsley Drive
Los Angeles, CA, 90029
\$1,410,000

4 901 North El Centro Avenue
Los Angeles, CA, 90038
\$930,444

5 5933 Barton Avenue
Los Angeles, CA, 90038
\$1,915,000

6 6154 Fountain Avenue
Los Angeles, CA, 90028
\$1,550,000

PROPERTY PHOTOS

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



PROPERTY PHOTOS

Non Rent Control North of Franklin Ave!
1943 Vista Del Mar Avenue | Los Angeles, CA 90068



PROPERTY PHOTOS

Non Rent Control North of Franklin Ave!
1943 Vista Del Mar Avenue | Los Angeles, CA 90068



PROPERTY PHOTOS

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5724 La Mirada Avenue | Los Angeles, CA 90038



PROPERTY PHOTOS

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PROPERTY PHOTOS

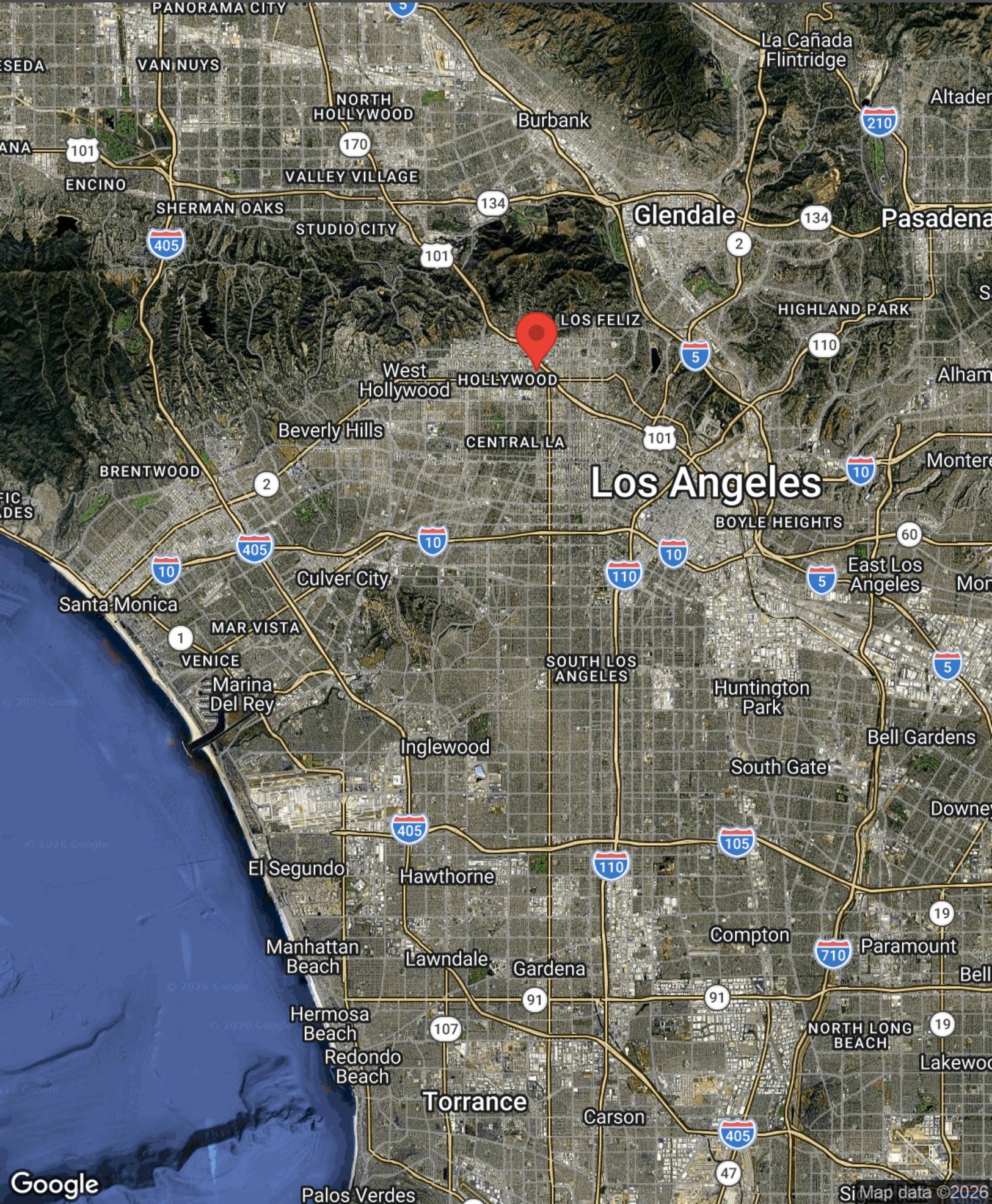
5 Units in the Heart of Hollywood!
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REGIONAL MAP

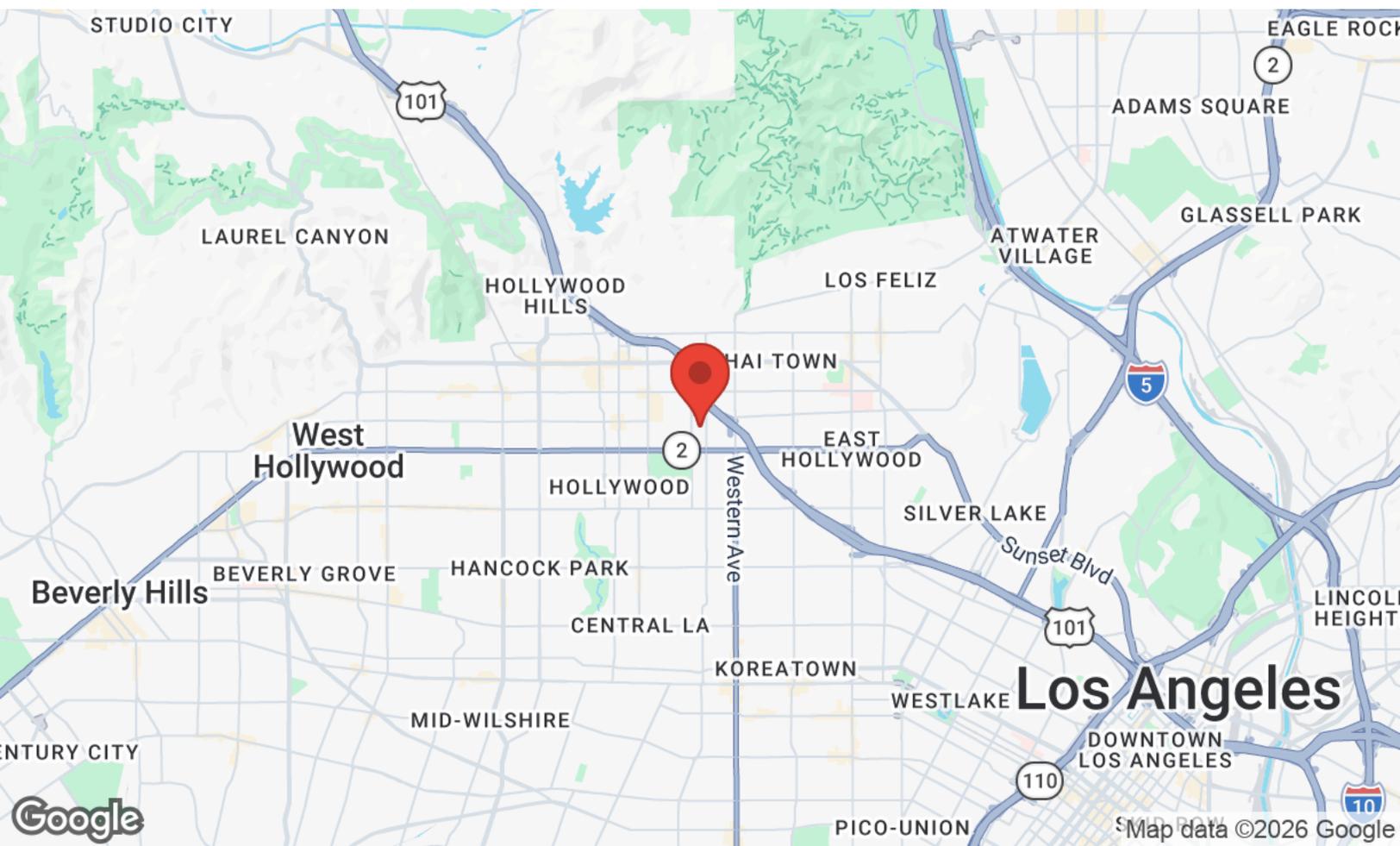
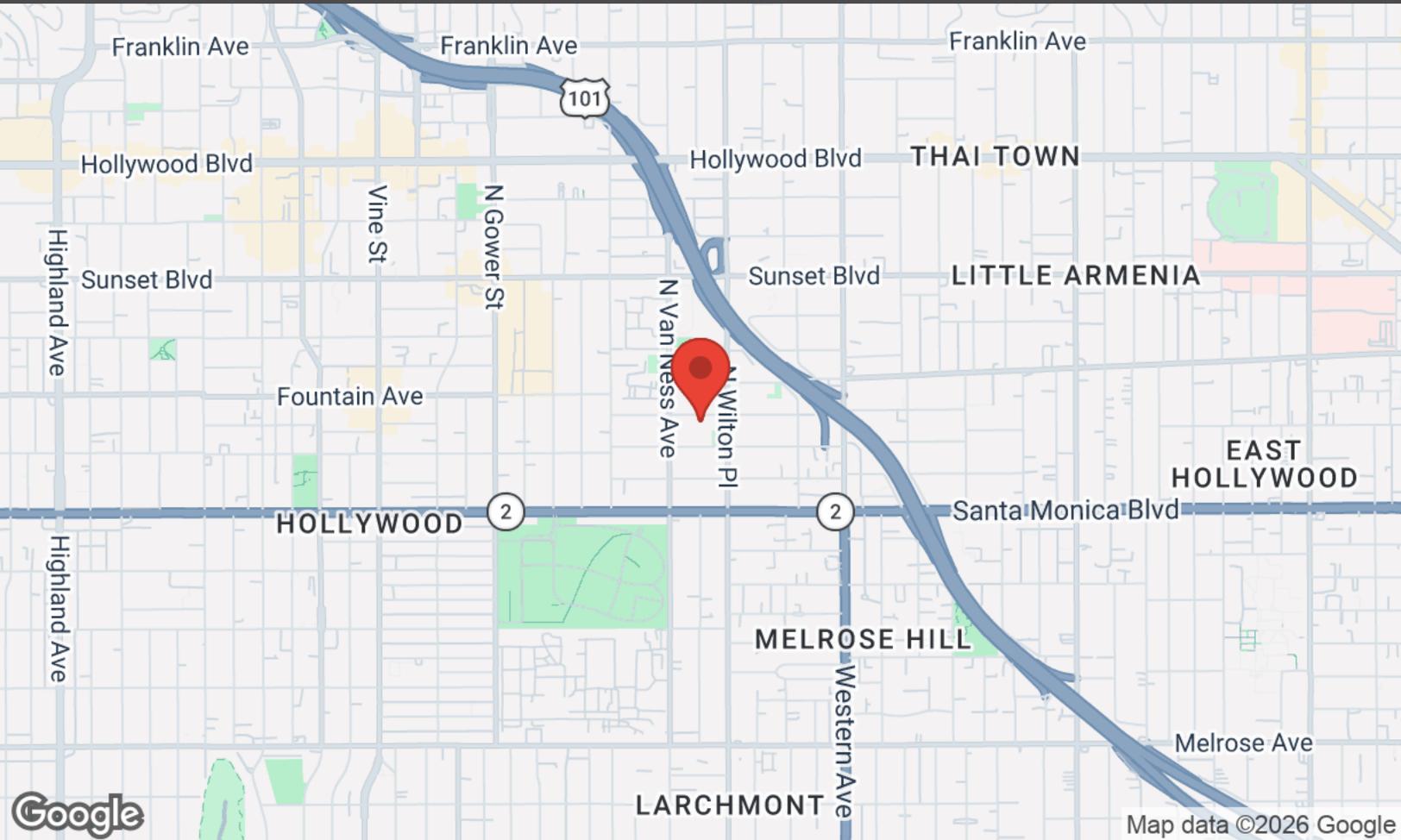
5 Units in the Heart of Hollywood!

5724 La Mirada Avenue | Los Angeles, CA 90038



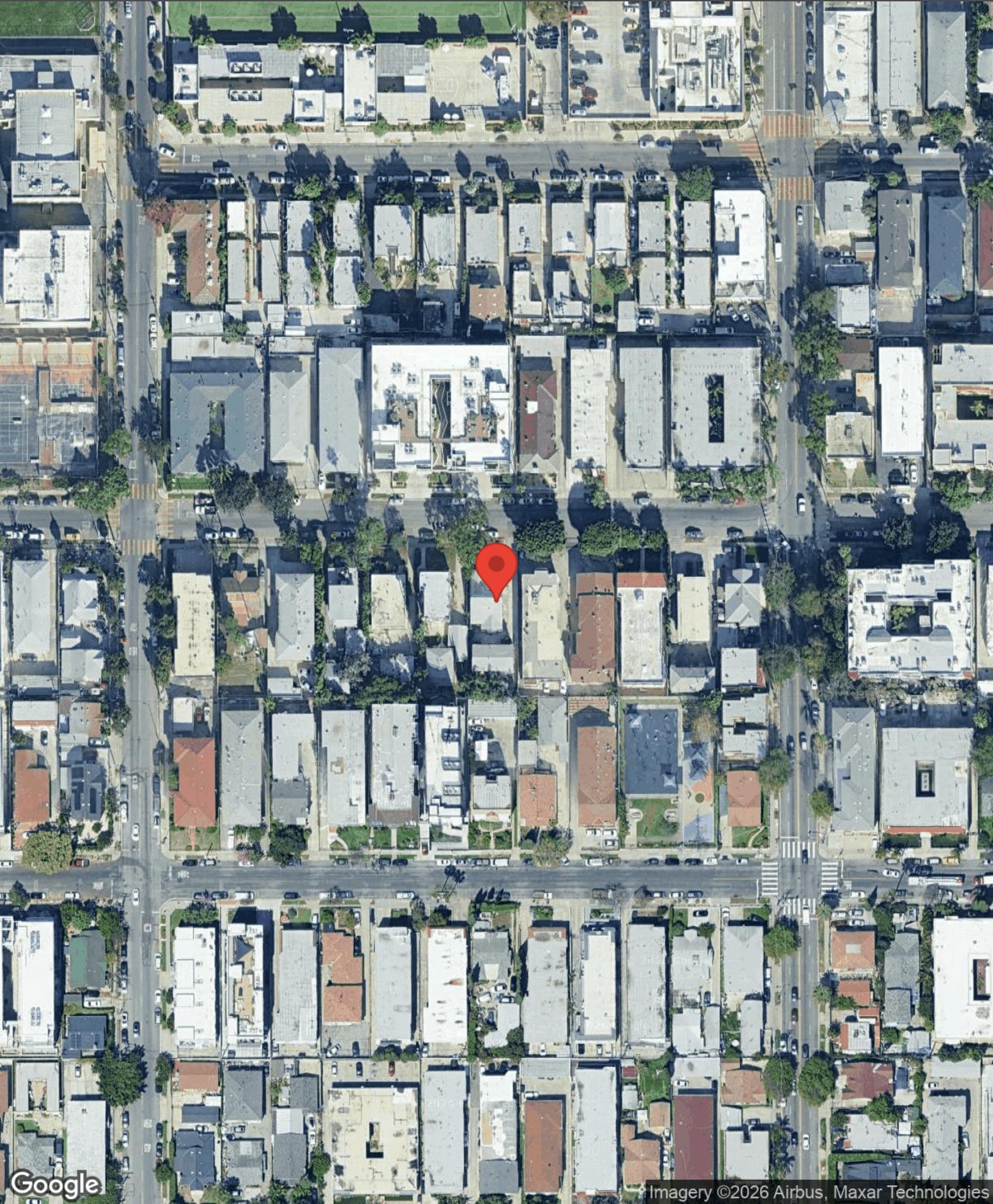
LOCATION MAPS

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



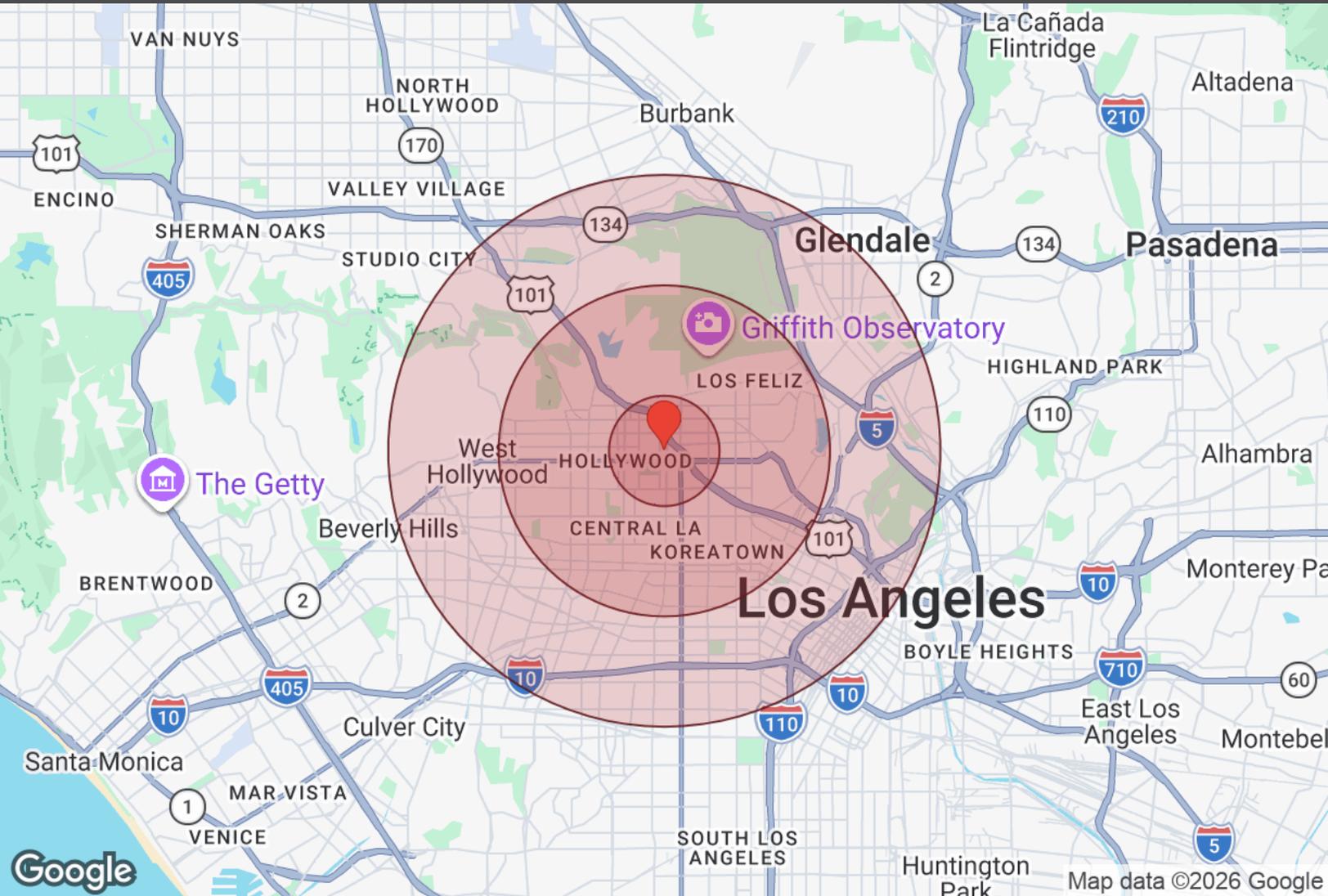
AERIAL MAP

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



DEMOGRAPHICS

5 Units in the Heart of Hollywood!
5724 La Mirada Avenue | Los Angeles, CA 90038



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|-----------|
| Male | 42,465 | 241,105 | 550,858 |
| Female | 37,538 | 228,559 | 518,132 |
| Total Population | 80,003 | 469,664 | 1,068,990 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 25,801 | 152,641 | 327,539 |
| Black | 5,312 | 29,119 | 85,840 |
| Am In/AK Nat | 104 | 658 | 1,497 |
| Hawaiian | 80 | 329 | 748 |
| Hispanic | 35,289 | 169,737 | 425,030 |
| Asian | 11,208 | 103,279 | 197,336 |
| Multiracial | 1,784 | 11,554 | 26,190 |
| Other | 416 | 2,254 | 4,810 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 40,634 | 241,852 | 520,627 |
| Occupied | 36,771 | 220,016 | 472,507 |
| Owner Occupied | 3,522 | 34,791 | 91,934 |
| Renter Occupied | 33,249 | 185,225 | 380,573 |
| Vacant | 3,862 | 21,837 | 48,120 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 8,884 | 55,575 | 135,862 |
| Ages 15 - 24 | 8,628 | 46,350 | 114,197 |
| Ages 25 - 54 | 41,042 | 243,534 | 531,726 |
| Ages 55 - 64 | 9,220 | 53,108 | 120,646 |
| Ages 65+ | 12,229 | 71,098 | 166,558 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$66,474 | \$76,674 | \$79,088 |
| Under \$15k | 4,952 | 24,296 | 54,906 |
| \$15k - \$25k | 3,066 | 14,174 | 31,049 |
| \$25k - \$35k | 2,711 | 15,636 | 32,374 |
| \$35k - \$50k | 3,375 | 20,868 | 42,757 |
| \$50k - \$75k | 6,450 | 33,302 | 66,055 |
| \$75k - \$100k | 4,223 | 25,869 | 55,708 |
| \$100k - \$150k | 5,194 | 32,903 | 71,050 |
| \$150k - \$200k | 2,635 | 18,957 | 41,966 |
| Over \$200k | 4,166 | 34,012 | 76,643 |