

HOLLYWOOD STUDIO DISTRICT

5742 LA MIRADA AVE

Los Angeles, CA 90038



PROPERTY HIGHLIGHTS

- Charmin duplex built in 1917
- Two (2) two-bed/one-bath units & three (3) parking spaces
- Approx. 2,574 SF of living space on a 7,500 SF LAR3-zoned lot
- Rated “Very Walkable” with a score of 83
- Adjacent property at 5736 La Mirada Ave also available for sale and can be purchased separately or together
- Combined lots total approximately 15,000 SF with the potential to build two (2) additional ADUs per lot (Buyer to verify)

PROPERTY SUMMARY

Price:	\$1,195,000
Year Built:	1917
Units:	2
Building SF:	2,574
Lot SF:	7,500
CAP Rate:	4.82%
GRM:	13.86
Price per Unit:	\$597,500
Price per SF:	\$464.26
Parking:	3 Spaces

5742 LA MIRADA AVE

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RENT ROLL

2+1	\$4,489.31
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2+1	\$2,695.00
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Monthly Gross Income: \$7,184.31

ESTIMATED EXPENSES

Taxes	\$14,938
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Insurance	\$3,861
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Utilities	\$2,000
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Rubbish	\$TBD
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Maintenance	\$3,000
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Miscellaneous	\$1,000
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Gardner	\$1,200
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Total Expenses: \$25,999

ANNUALIZED INCOME

Scheduled Gross Income:	\$86,212
Less Vacancy	(\$2,586)

Gross Operating Income:	\$83,625
Less Expenses:	(\$25,999)

Net Operating Income:	\$57,627
Less Debt Service:	(\$45,319)

Pre-Tax Cash Flow:	\$12,308
Plus Principal Reduction:	\$6,482

Total Return Before Taxes:	\$18,789
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An aerial photograph of a residential street. The top half shows a large, light-colored rectangular driveway with a red car parked on the left and a red car and a silver car parked on the right. The bottom half shows a house with a grey roof and a large palm tree in front of it. To the right of the palm tree is another house with a grey roof and a large tree. The text "5736 LA MIRADA AVE" is overlaid in green on the top driveway, and "5742 LA MIRADA AVE" is overlaid in green on the bottom house.

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