

HOLLYWOOD STUDIO DISTRICT

5736 LA MIRADA AVE

Los Angeles, CA 90038



PROPERTY HIGHLIGHTS

- Charmin triplex built in 1951
- Three (3) one-bed/one-bath units & five (5) parking spaces
- Approx. 2,375 SF of living space on a 7,500 SF LAR3-zoned lot
- Rated “Very Walkable” with a score of 83
- Adjacent property at 5742 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: **1951**

Units: **3**

Building SF: **2,375**

Lot SF: **7,500**

CAP Rate: **2.74%**

GRM: **19.85**

Price per Unit: **\$398,333**

Price per SF: **\$503.16**

Parking: **5 Spaces**

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RENT ROLL

1+1	\$1,795.00
1+1	\$2,443.88
1+1	\$777.92

Monthly Gross Income: \$5,016.80

ESTIMATED EXPENSES

Taxes	\$14,938
Insurance	\$3,563
Utilities	\$2,000
Rubbish	\$TBD
Maintenance	\$3,010
Miscellaneous	\$1,000
Gardner	\$1,200

Total Expenses: \$25,710

ANNUALIZED INCOME

Scheduled Gross Income:	\$60,202
Less Vacancy	(\$1,806)
Gross Operating Income:	\$58,396
Less Expenses:	(\$25,710)
Net Operating Income:	\$32,685
Less Debt Service:	(\$45,319)
Pre-Tax Cash Flow:	\$12,634
Plus Principal Reduction:	\$6,482
Total Return Before Taxes:	\$6,152



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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