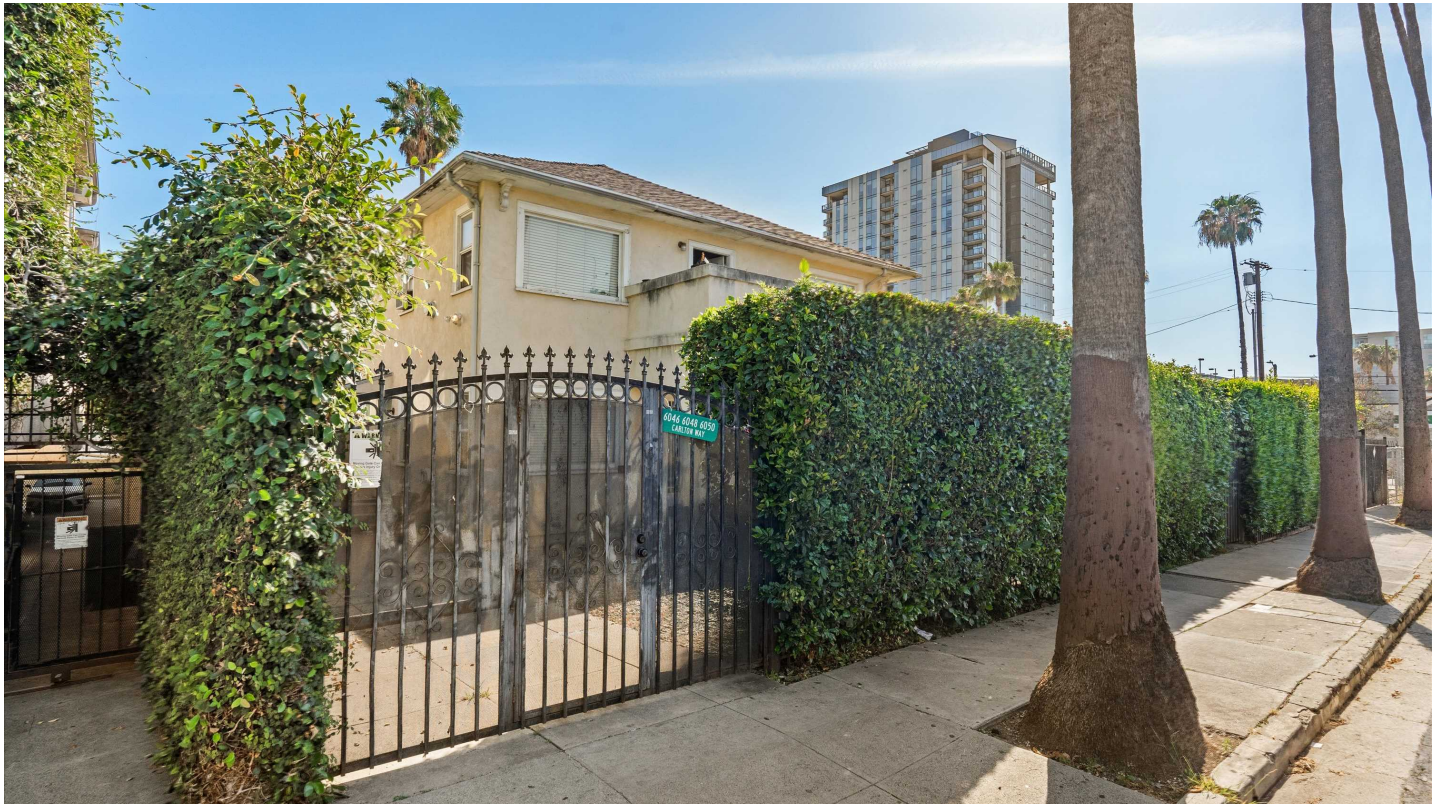


3 Units on a 6,750 square foot LAR4 lot!

6046 Carlton Way

LOS ANGELES, CA 90028

\$1,500,000



6046 Carlton Way

Property Highlights

- Charming three-unit multifamily property in the heart of Hollywood
- Excellent location near Hollywood Blvd & Gower St
- Two (2) units VACANT!
- Two (2) 2+1 units and one (1) 1+1 unit
- Generous unit sizes, each averaging just over 1,000 SF
- Approximately 3,016 SF building on a 6,750 SF lot
- Zoned LAR4 with development capacity of up to 16 units by-right, buyer to verify
- Up to 28 units possible with TOC Tier 3 incentives, buyer to verify
- Rated a "Walker's Paradise" with a Walk Score of 90
- Surrounded by major entertainment and creative employment hubs
- Easy access to the 101 Freeway and the Hollywood/Highland Metro (B Line)

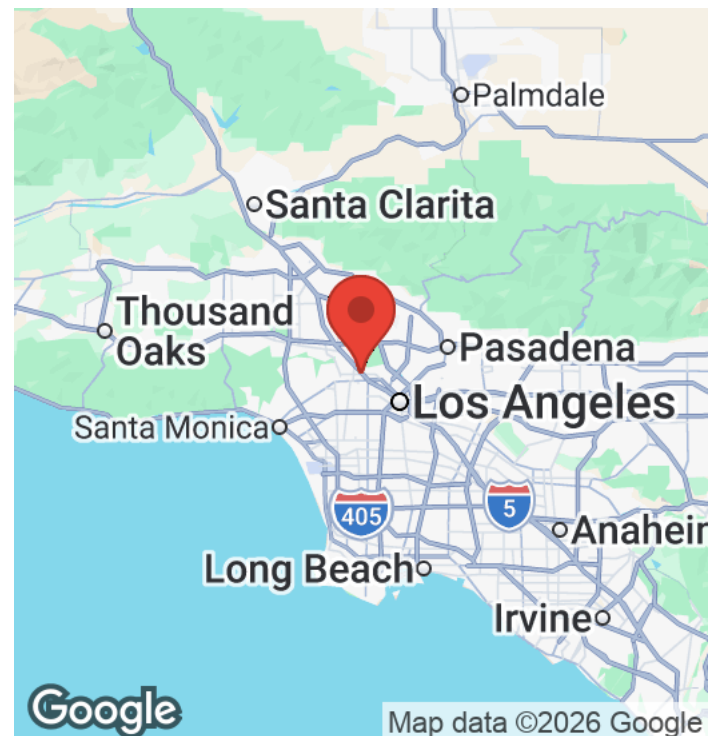


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NICOLE APOSTOLOS

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PROPERTY SUMMARY

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



Property Summary

| | |
|-----------------|-------------|
| Property Type | MultiFamily |
| Price | \$1,500,000 |
| Year Built | 1910 |
| Number of Units | 3 |
| Building SF | 3,016 |
| Lot SF | 6,750 |
| Zoning | LAR4 |
| TOC Tier | 3 |

Property Overview

6046 Carlton Way is a three-unit multifamily building located in the heart of Hollywood. Built in 1910, the property spans approximately 3,016 SF across a 6,750 SF LAR4-zoned lot. It is comprised of two (2) two-bed/one-bath units and one (1) one-bed/one-bath unit, with each unit offering spacious layouts averaging just over 1,000 square feet. Zoned LAR4, 6046 Carlton Way allows for the development of up to 16 units by-right and up to 28 units with TOC Tier 3 incentives (buyer to verify). Two (2) units VACANT!

Location Overview

Located near Hollywood Boulevard and Gower St, 6046 Carlton Way is positioned in one of Los Angeles' most iconic and amenity-rich neighborhoods. The area is home to major entertainment and post-production employers, including Netflix, Paramount Studios, and The Lot. Residents enjoy easy access to the 101 Freeway and are within walking distance of the Hollywood/Highland Metro (B Line), providing direct connectivity to Downtown and the Valley.

INVESTMENT DETAILS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028

04

Analysis

Analysis Date

November 2025

Property

| | |
|---------------|--|
| Property Type | Multifamily |
| Property | 3 Units on a 6,750 square foot LAR4 lot! |
| Address | 6046 Carlton Way |
| City, State | Los Angeles, CA 90028 |
| Year Built | 1910 |

Purchase Information

| | |
|-------------------|-------------|
| Purchase Price | \$1,500,000 |
| Units | 3 |
| Total Rentable SF | 3,016 |
| Lot Size | 6,750 sf |

Income & Expense

| | |
|------------------------|------------|
| Gross Operating Income | \$75,660 |
| Monthly GOI | \$6,305 |
| Total Annual Expenses | (\$31,624) |
| Monthly Expenses | (\$2,635) |

Financial Information

| | |
|----------------|-----------|
| Initial Equity | \$750,000 |
|----------------|-----------|

Loans

| Type | Debt | Term | Amort | Rate | Payment | LO Costs |
|-------|-----------|----------|----------|-------|---------|----------|
| Fixed | \$750,000 | 30 years | 30 years | 6.50% | \$4,741 | |

EXECUTIVE SUMMARY

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028

05

Acquisition Costs

| | |
|--|-------------|
| Purchase Price, Points and Closing Costs | \$1,500,000 |
| Investment - Cash | \$750,000 |
| First Loan (Fixed) | \$750,000 |

Investment Information

| | |
|-------------------|-------------|
| Purchase Price | \$1,500,000 |
| Price per Unit | \$500,000 |
| Price per SF | \$497.35 |
| Expenses per Unit | (\$10,541) |

Income, Expenses & Cash Flow

| | |
|-------------------------------|-------------------|
| Gross Scheduled Income | \$78,000 |
| Total Vacancy and Credits | (\$2,340) |
| Operating Expenses | (\$31,624) |
| Net Operating Income | \$44,036 |
| Debt Service | (\$56,886) |
| Cash Flow Before Taxes | (\$12,850) |

Financial Indicators

| | |
|----------------------------------|-----------|
| Cash-on-Cash Return Before Taxes | -1.71% |
| Debt Coverage Ratio | 0.77 |
| Capitalization Rate | 2.94% |
| Gross Rent Multiplier | 19.23 |
| Gross Income / Square Feet | \$25.86 |
| Gross Expenses / Square Feet | (\$10.49) |
| Operating Expense Ratio | 41.80% |

PRO FORMA SUMMARY

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



Investment Summary

| | |
|-----------------|--------------|
| Price | \$1,500,000 |
| Year Built | 1910 |
| Units | 3 |
| Price/Unit | \$500,000 |
| RSF | 3,016 |
| Price/RSF | \$497.35 |
| Lot Size | 6,750 sf |
| Floors | 1 |
| APN | 5545-007-004 |
| Cap Rate | 2.94% |
| Market Cap Rate | 3.79% |
| GRM | 19.23 |
| Market GRM | 16.45 |

Financing Summary

| | |
|-----------------|-----------|
| Loan 1 (Fixed) | \$750,000 |
| Initial Equity | \$750,000 |
| Interest Rate | 6.5% |
| Term | 30 years |
| Monthly Payment | \$4,741 |
| DCR | .77 |

Unit Mix & Annual Scheduled Income

| Type | Units | Actual | Total | Market | Total |
|---------------|----------|----------|-----------------|----------|-----------------|
| 1+1 | 1 | \$15,600 | \$15,600 | \$28,800 | \$28,800 |
| 2+1 | 2 | \$31,200 | \$62,400 | \$31,200 | \$62,400 |
| Totals | 3 | | \$78,000 | | \$91,200 |

Annualized Income

| Description | Actual | Market |
|---|-------------------|-----------------|
| Gross Potential Rent | \$78,000 | \$91,200 |
| - Less: Vacancy | (\$2,340) | (\$2,736) |
| Effective Gross Income | \$75,660 | \$88,464 |
| - Less: Expenses | (\$31,624) | (\$31,624) |
| Net Operating Income | \$44,036 | \$56,840 |
| - Debt Service | (\$56,886) | (\$56,886) |
| Net Cash Flow after Debt Service | (\$12,850) | (\$46) |
| + Principal Reduction | \$8,383 | \$8,383 |
| Total Return | (\$4,467) | \$8,337 |

Annualized Expenses

| Description | Actual | Market |
|--------------------------|-----------------|-----------------|
| Building Insurance | \$4,524 | \$4,524 |
| Grounds Maintenance | \$1,200 | \$1,200 |
| Maintenance | \$3,900 | \$3,900 |
| Misc | \$1,000 | \$1,000 |
| Taxes - Real Estate | \$18,750 | \$18,750 |
| Utilities | \$2,250 | \$2,250 |
| Total Expenses | \$31,624 | \$31,624 |
| Expenses Per RSF | \$10.49 | \$10.49 |
| Expenses Per Unit | \$10,541 | \$10,541 |

PROPERTY DESCRIPTION

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028

07



6046 Carlton Way is a charming three-unit building located in the heart of Hollywood. Built in 1910, the property consists of approximately 3,016 square feet on a 6,750 square foot LAR4-zoned lot. The unit mix features two (2) two-bedroom/one-bathroom units and one (1) one-bedroom/one-bathroom unit, with each unit offering generous layouts of just over 1,000 square feet on average. The property is zoned LAR4, allowing for the development of up to 16 units by-right, with the potential to increase density to 28 units under TOC Tier 3 incentives (buyer to verify). Two (2) units VACANT!

Situated near Hollywood Boulevard and Gower Street, the property benefits from an irreplaceable central Hollywood location with exceptional walkability. Rated a “Walker’s Paradise” with a Walk Score of 90, residents enjoy close proximity to major entertainment studios, creative office campuses, dining destinations, nightlife, boutique retail, and everyday conveniences. Major local employment opportunities include The Lot, Netflix, Paramount Studios, and office employment in Century City, Wilshire District and Downtown Los Angeles. This dynamic environment continues to attract a strong young professional tenant base seeking a vibrant, amenity-rich lifestyle in the center of Los Angeles.

UNIT RENT ROLL

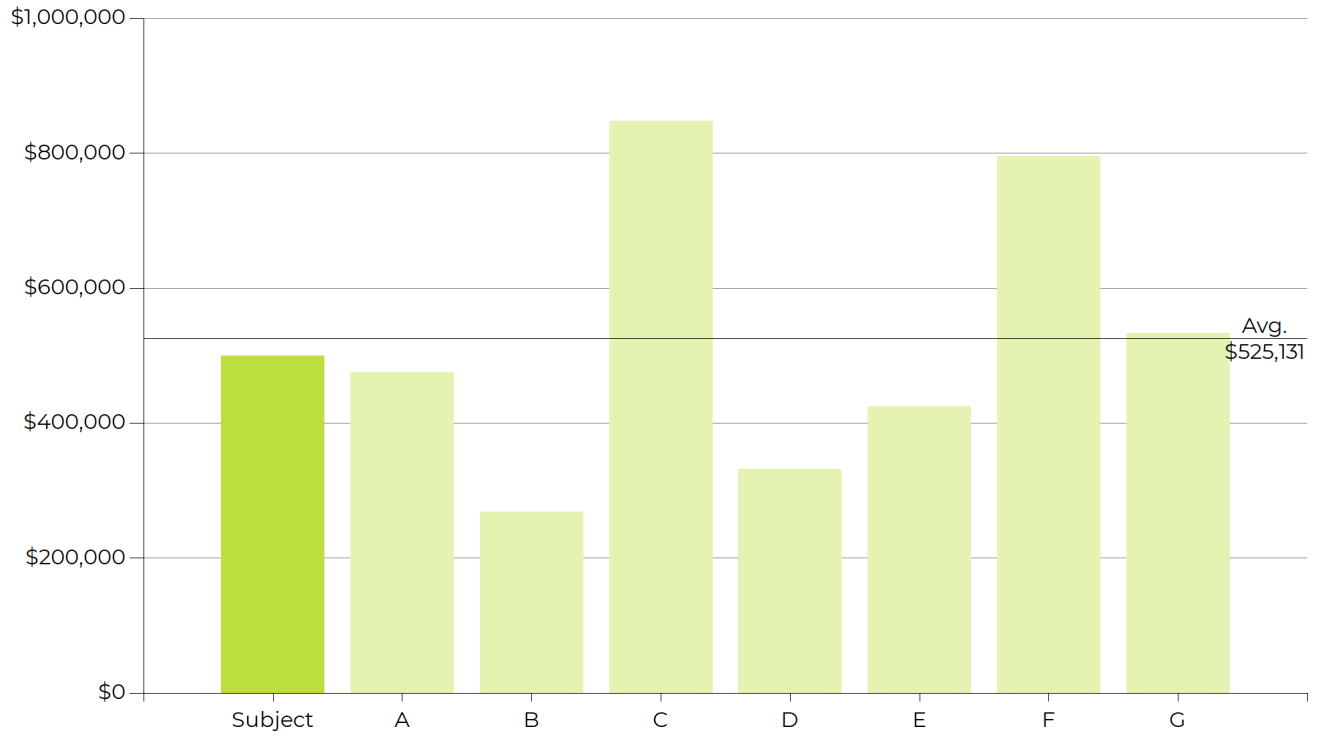
3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028

| Unit | Description | Current Rent | Pro Forma Rent | Comments |
|------|-------------|--------------|----------------|----------|
| 1 | 2+1 | \$2,600 | \$2,600 | Vacant |
| 2 | 2+1 | \$2,600 | \$2,600 | Vacant |
| 3 | 1+1 | \$1,300 | \$2,400 | |

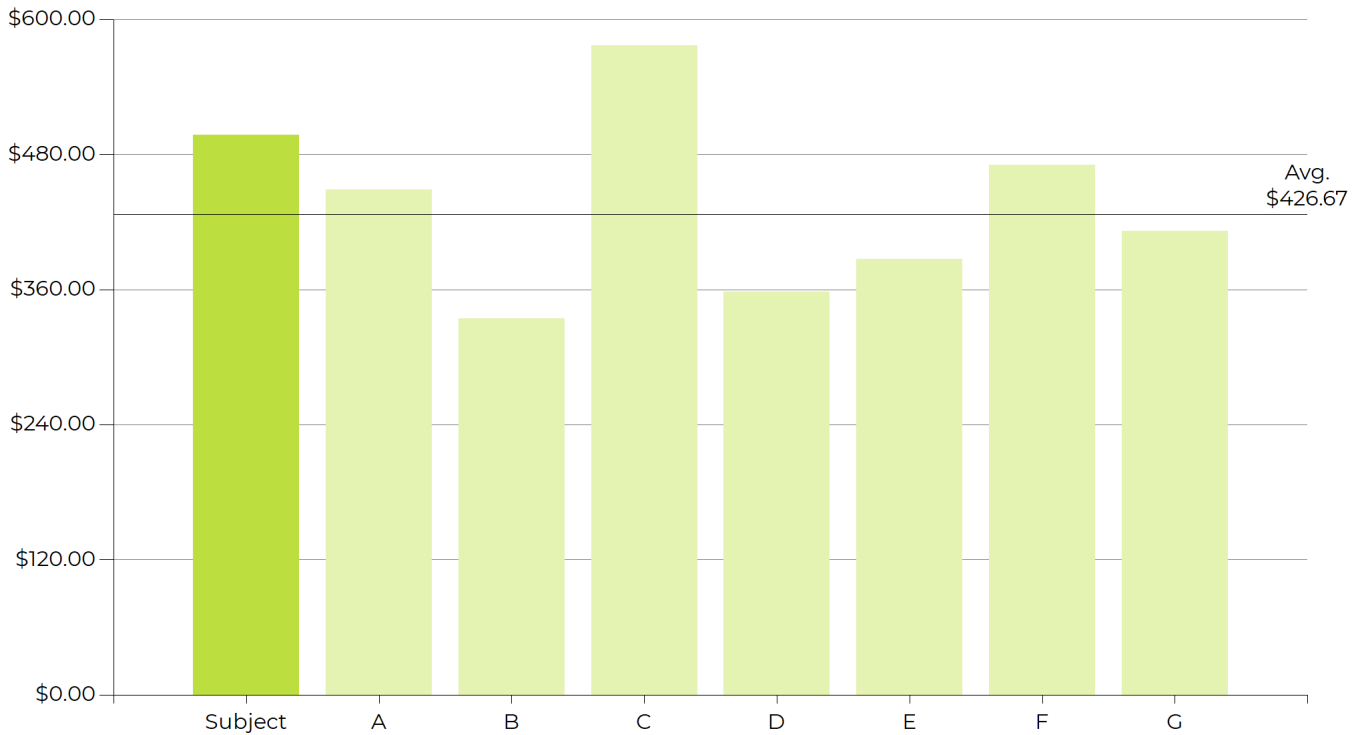
SALE COMPARABLES

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028

Price per Unit



Price per SF



SALE COMPARABLES

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



| | | | | | |
|------------|-------------|-------|---|-----------|-------|
| Sale Price | \$1,500,000 | Units | 3 | Unit Type | 1 1+1 |
| Units | 3 | | 2 | | 2 2+1 |
| Price/Unit | \$500,000 | | | | |
| Price/SF | \$497.35 | | | | |
| Lot Size | 6,750 | | | | |
| Cap Rate | 2.94% | | | | |
| GRM | 19.23 | | | | |
| Year Built | 1910 | | | | |

3 Units on a 6,750 square foot LAR4 lot!

6046 Carlton Way, Los Angeles, CA 90028

Notes

Zoning: LAR4

16 units can be built by right

28 units can be built with TOC density bonus



| | | | | | |
|--------------|-----------|-------|---|-----------|--------------------|
| Asking Price | \$950,000 | Units | 2 | Unit Type | 1 3 Bedroom 1 Bath |
| Units | 2 | | 1 | | 3 Bedroom 1.5 Bath |
| Price/Unit | \$475,000 | | | | |
| Price/SF | \$448.54 | | | | |
| Lot Size | 7,202 | | | | |
| Cap Rate | 3.54% | | | | |
| GRM | 19.7 | | | | |
| Year Built | 1923 | | | | |
| Sale Date | In Escrow | | | | |

5851 La Mirada Avenue, Los Angeles, CA 90038

Notes

Zoning: LAR3

Two separate homes with no shared walls plus a detached garage.

Two (2) garage parking spaces.



| | | | | | |
|-------------|-------------|-------|---|-----------|--------------------|
| Sale Price | \$1,075,000 | Units | 4 | Unit Type | 3 1 Bedroom 1 Bath |
| Units | 4 | | 1 | | 2 Bedroom 2 Bath |
| Price/Unit | \$268,750 | | | | |
| Price/SF | \$334.27 | | | | |
| Lot Size | 6,141 | | | | |
| Year Built | 1928 | | | | |
| Sale Date | 12/15/2025 | | | | |
| Days-On-Mkt | 24 | | | | |

1041 Wilcox Avenue, Los Angeles, CA 90038

Notes

Zoning: LAR3

All units delivered vacant.

One (1) parking space.

SALE COMPARABLES

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



613 North Plymouth Boulevard, Los Angeles, CA 90004

Notes

Zoning: LAR3

Duplex townhouse with in unit laundry and split system HVAC upgrades.
Two (2) garage parking spaces.

| | | | | | |
|--------------|-------------|-------|---|-----------|------------------|
| Asking Price | \$1,695,000 | Units | 2 | Unit Type | 2 Bedroom 2 Bath |
| Units | 2 | | | | |
| Price/Unit | \$847,500 | | | | |
| Price/SF | \$576.92 | | | | |
| Lot Size | 7,387 | | | | |
| Cap Rate | 3.01% | | | | |
| Year Built | 1923 | | | | |
| Sale Date | On Market | | | | |
| Days-On-Mkt | 40 | | | | |



644 North Serrano Avenue, Los Angeles, CA 90004

Notes

Zoning: LAR3

Gated property. Separately metered for gas and electricity.
Six (6) parking spaces.

| | | | | | |
|--------------|-----------|-------|---|-----------|---------------------|
| Asking Price | \$995,000 | Units | 3 | Unit Type | 1 Studio/Efficiency |
| Units | 3 | | | | 1 2 Bedroom 1 Bath |
| Price/Unit | \$331,667 | | | | 1 3 Bedroom 2 Bath |
| Price/SF | \$357.78 | | | | |
| Lot Size | 5,663 | | | | |
| Cap Rate | 6.84% | | | | |
| GRM | 11.3 | | | | |
| Year Built | 1912 | | | | |
| Sale Date | On Market | | | | |
| Days-On-Mkt | 22 | | | | |



5969 Franklin Avenue, Los Angeles, CA 90028

Notes

Zoning: LAR3

Situated on a large lot for potential future expansion and/or parking.
All units vacant. Three (3) parking spaces.

| | | | | | |
|-------------|-------------|-------|---|-----------|------------------|
| Sale Price | \$1,700,000 | Units | 4 | Unit Type | 2 Bedroom 1 Bath |
| Units | 4 | | | | |
| Price/Unit | \$425,000 | | | | |
| Price/SF | \$387.07 | | | | |
| Lot Size | 7,503 | | | | |
| Cap Rate | 7.31% | | | | |
| GRM | 9.57 | | | | |
| Year Built | 1916 | | | | |
| Sale Date | 10/16/2025 | | | | |
| Days-On-Mkt | 21 | | | | |

SALE COMPARABLES

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



| | | | |
|--------------|-------------|-------|------------------|
| Asking Price | \$1,590,000 | Units | Unit Type |
| Units | 2 | 1 | 2 Bedroom 1 Bath |
| Price/Unit | \$795,000 | 1 | 2 Bedroom 2 Bath |
| Price/SF | \$470.41 | | |
| Lot Size | 6,098 | | |
| Year Built | 1926 | | |
| Sale Date | On Market | | |
| Days-On-Mkt | 225 | | |

6669 De Longpre Avenue, Los Angeles, CA 90028

Notes

Zoning: LARD1.5
New windows, HVAC, gate, garage doors, and floor.
One unit (1) vacant. Two (2) separate one-car garages.



| | | | |
|--------------|-------------|-------|--------------------|
| Asking Price | \$1,599,000 | Units | Unit Type |
| Units | 3 | 1 | 2 Bedroom 1 Bath |
| Price/Unit | \$533,000 | 1 | 3 Bedroom 1 Bath |
| Price/SF | \$411.69 | 1 | 4 Bedroom 3.5 Bath |
| Lot Size | 6,284 | | |
| Cap Rate | 5.96% | | |
| GRM | 13.5 | | |
| Year Built | 1915 | | |
| Sale Date | On Market | | |
| Days-On-Mkt | 22 | | |

5633 La Mirada Avenue, Los Angeles, CA 90038

Notes

Zoning: LAR3
Back unit completely remodeled.
Four (4) parking spaces.



| | |
|--------------|-------------|
| Asking Price | \$1,650,000 |
| Lot Size | 6,616 |
| Price/SF | \$249.40 |
| Sale Date | On Market |
| Days-On-Mkt | 20 |

1449 North Bronson Avenue, Los Angeles, CA 90028

Notes

Zoning: LAR4
The property offers potential for a TOC Tier 3 program which could allow 28+ units

SALE COMPARABLES

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



| | |
|--------------|-------------|
| Asking Price | \$1,700,000 |
| Lot Size | 6,752 |
| Price/SF | \$251.78 |
| Sale Date | On Market |
| Days-On-Mkt | 159 |

1222 Beachwood Drive, Los Angeles, CA 90038

Notes

Zoning: LAR3

RTI (ready-to-issue) permits in place.

11 thoughtfully designed units. Fully entitled to a complete architectural set, schematics, and budgets.



| | |
|--------------|-------------|
| Asking Price | \$1,600,000 |
| Lot Size | 7,510 |
| Price/SF | \$213.05 |
| Sale Date | On Market |
| Days-On-Mkt | 139 |

5657 Fountain Avenue, Los Angeles, CA 90028

Notes

Zoning: LAR3-1

TOC Tier 3 incentives.



| | |
|--------------|-----------|
| Asking Price | \$995,000 |
| Lot Size | 7,502 |
| Price/SF | \$132.63 |
| Sale Date | On Market |
| Days-On-Mkt | 284 |

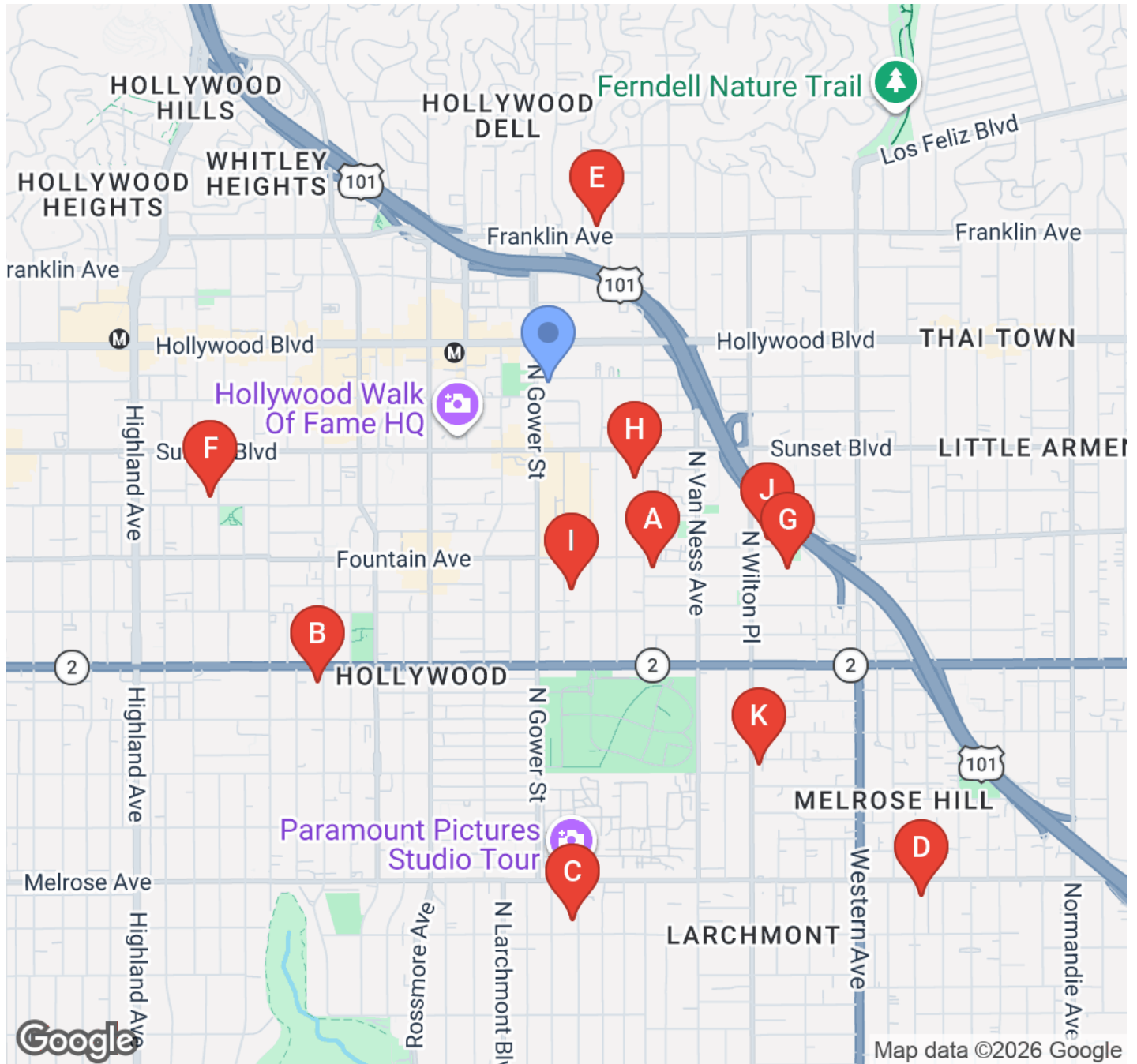
5552 Barton Avenue, Los Angeles, CA 90038

Notes

Zoning: LARD1.5. Allows for potential multifamily development, redevelopment or ADU additions.
Currently in escrow with Nicole Apostolos.

SALE COMPARABLES

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



- * 6046 Carlton Way
Los Angeles, CA, 90028
\$1,500,000
- A 5851 La Mirada Avenue
Los Angeles, CA, 90038
\$950,000
- B 1041 Wilcox Avenue
Los Angeles, CA, 90038
\$1,075,000
- C 613 North Plymouth
Los Angeles, CA, 90004
\$1,695,000
- D 644 North Serrano Avenue
Los Angeles, CA, 90004
\$995,000
- E 5969 Franklin Avenue
Los Angeles, CA, 90028
\$1,700,000
- F 6669 De Longpre Avenue
Los Angeles, CA, 90028
\$1,590,000
- G 5633 La Mirada Avenue
Los Angeles, CA, 90038
\$1,599,000
- H 1449 North Bronson Avenue
Los Angeles, CA, 90028
\$1,650,000
- I 1222 Beachwood Drive
Los Angeles, CA, 90038
\$1,700,000
- J 5657 Fountain Avenue
Los Angeles, CA, 90028
\$1,600,000
- K 5552 Barton Avenue
Los Angeles, CA, 90038
\$995,000

PROPERTY PHOTOS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



PROPERTY PHOTOS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



PROPERTY PHOTOS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



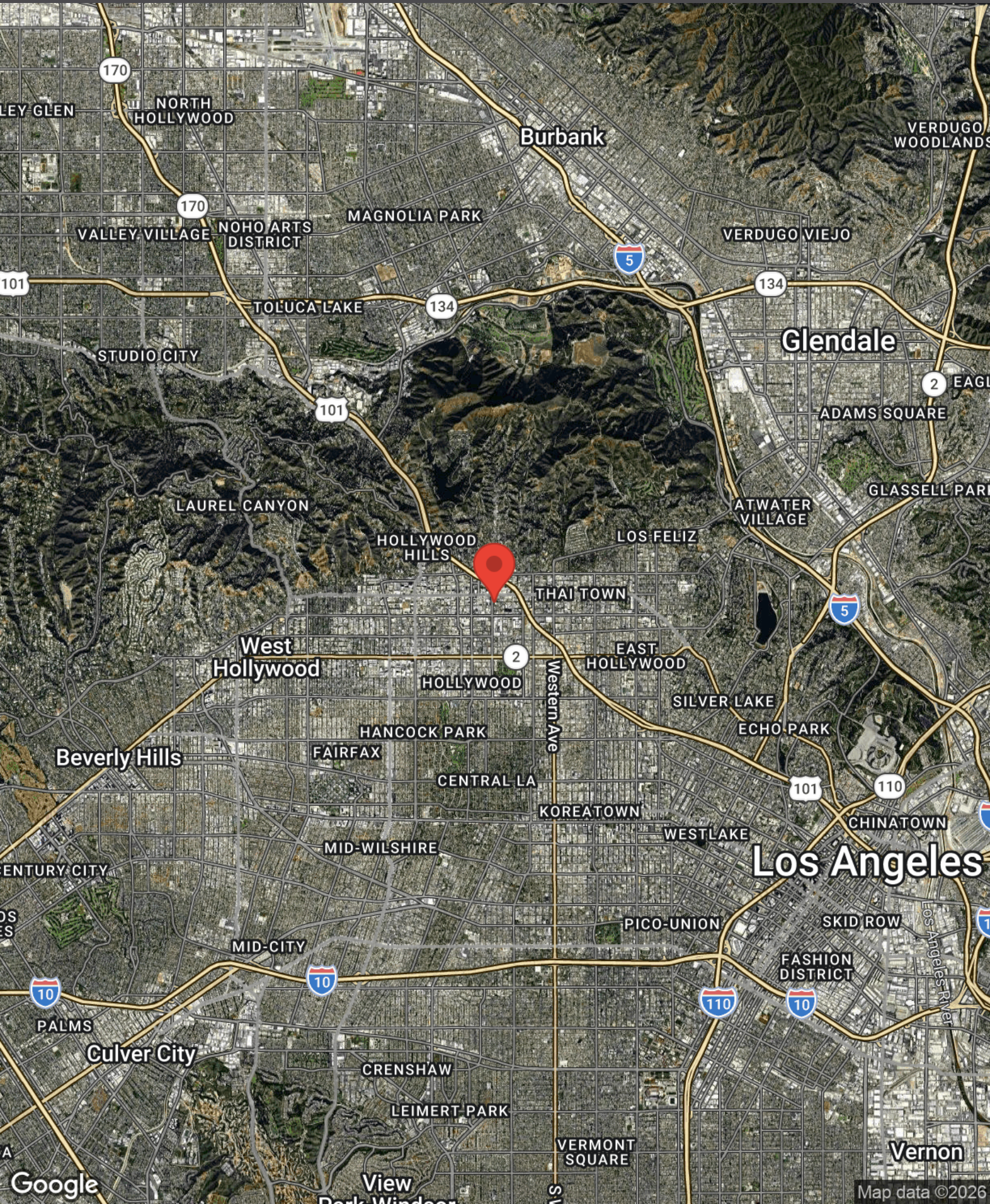
PROPERTY PHOTOS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



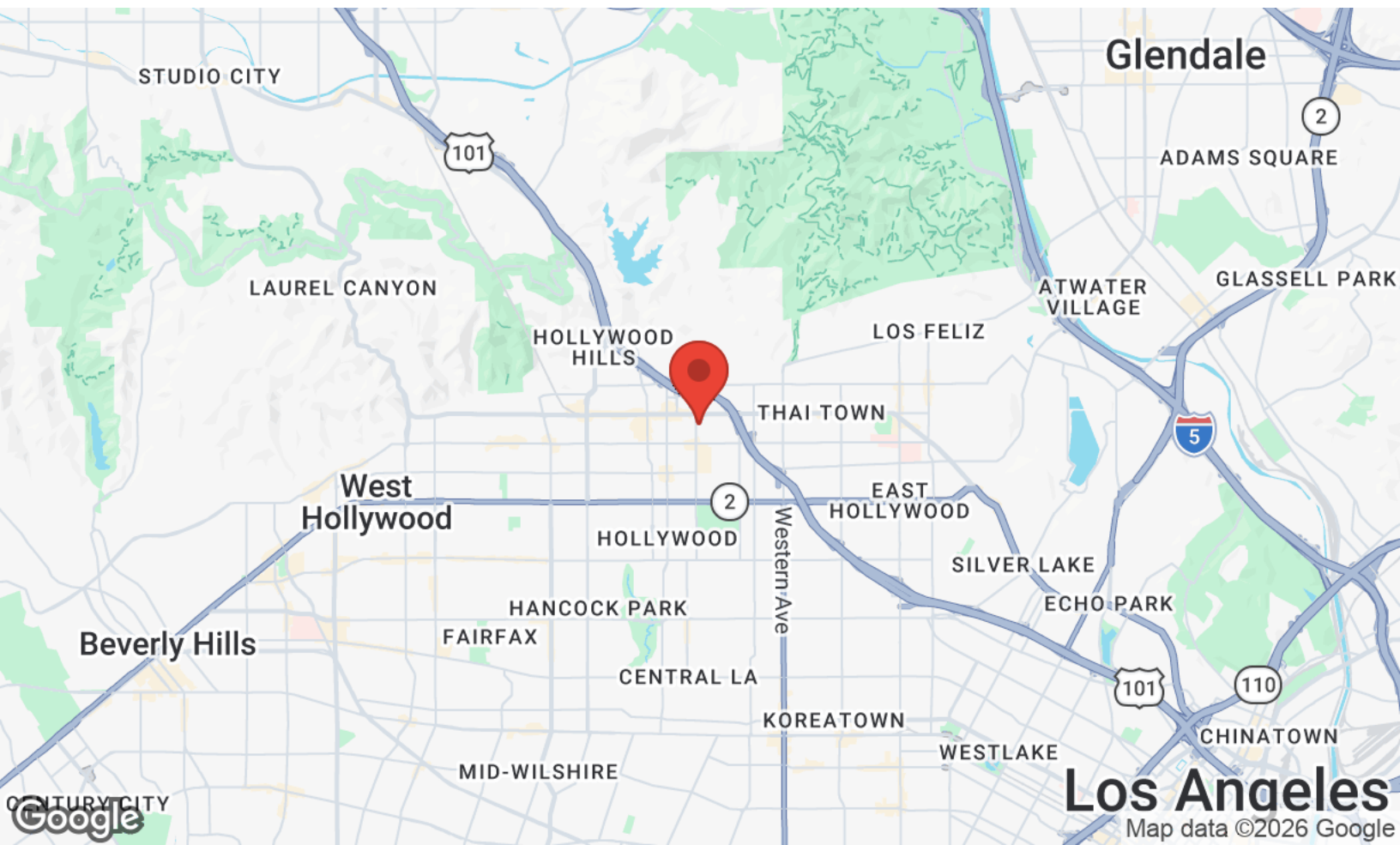
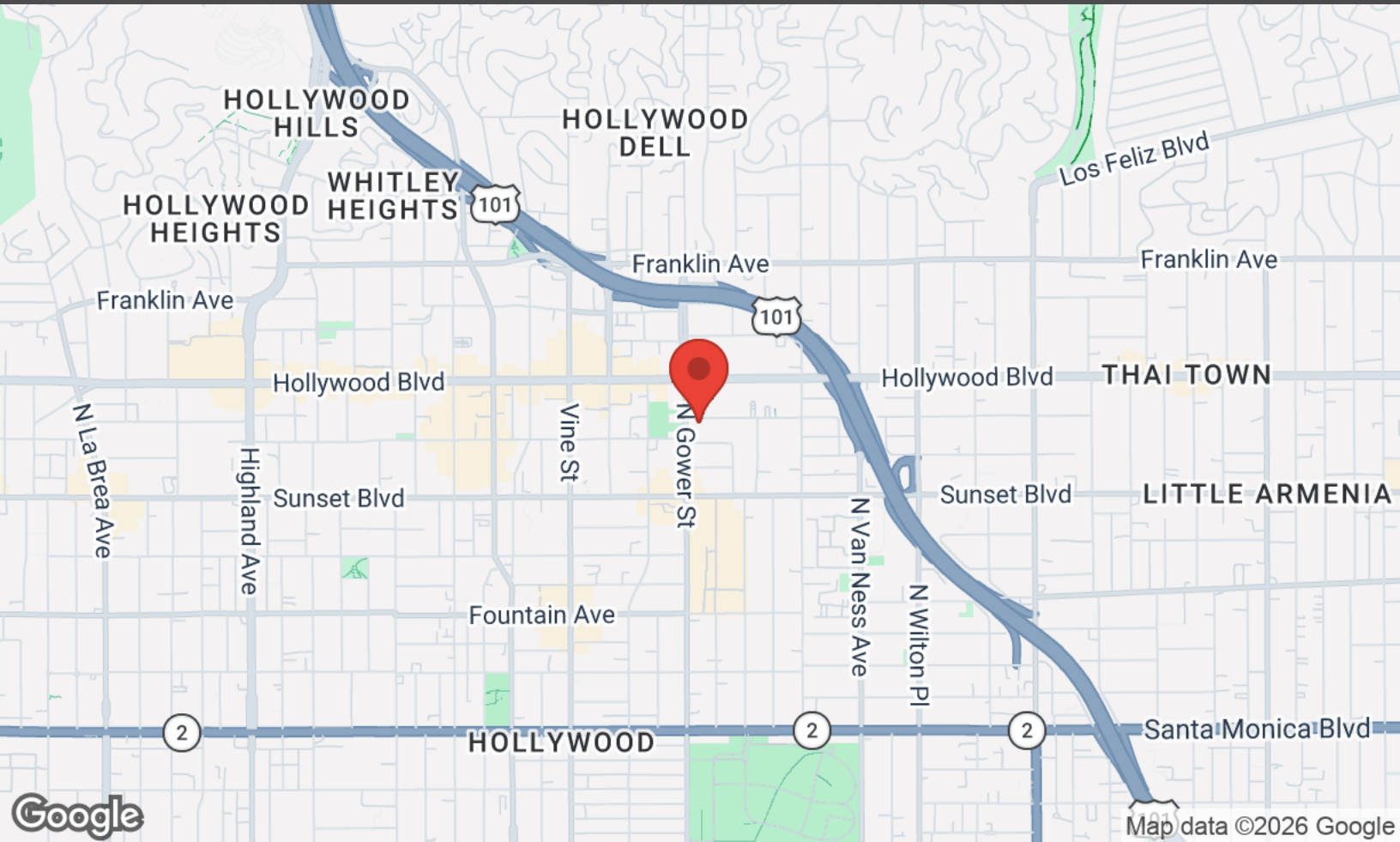
REGIONAL MAP

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



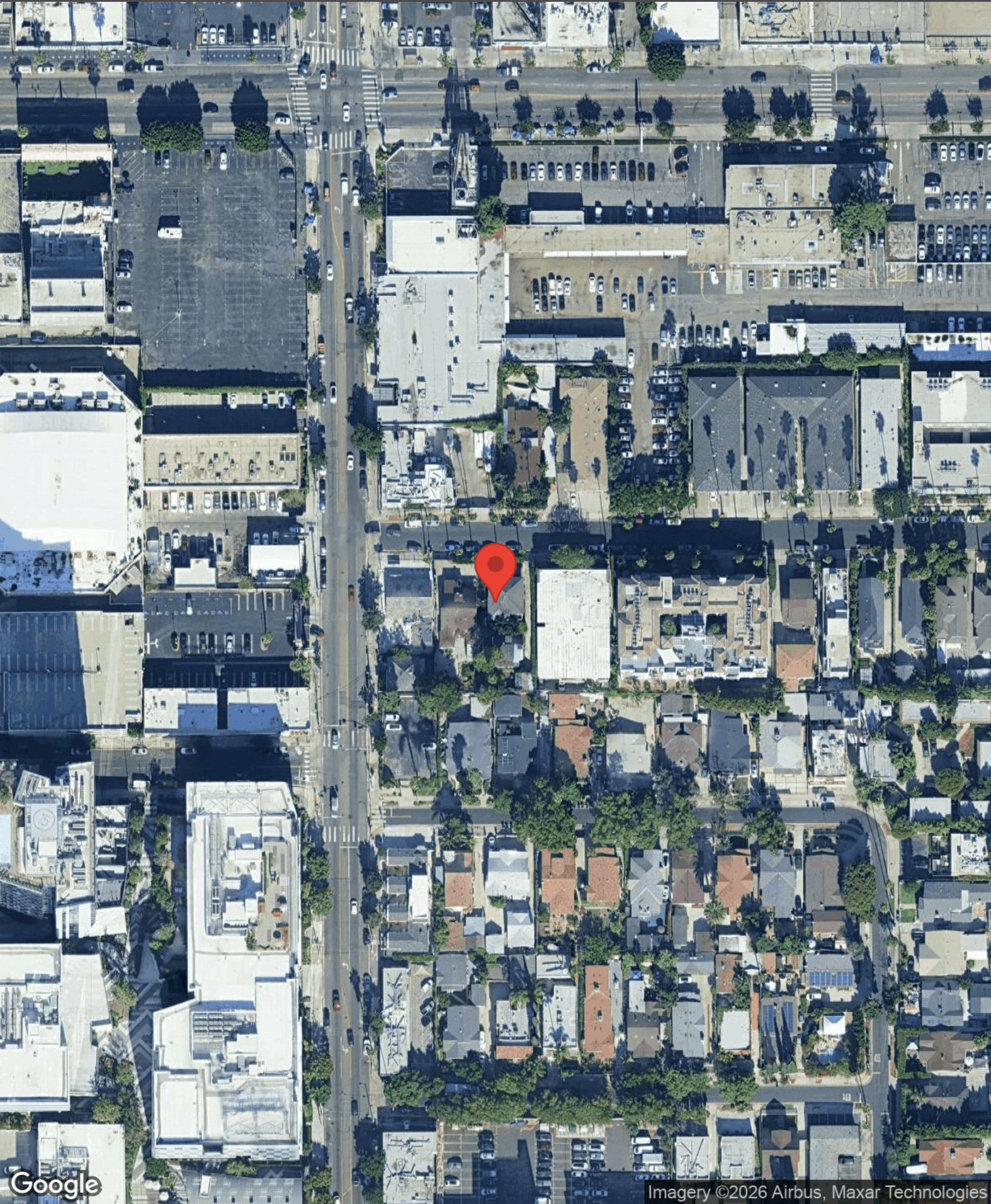
LOCATION MAPS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



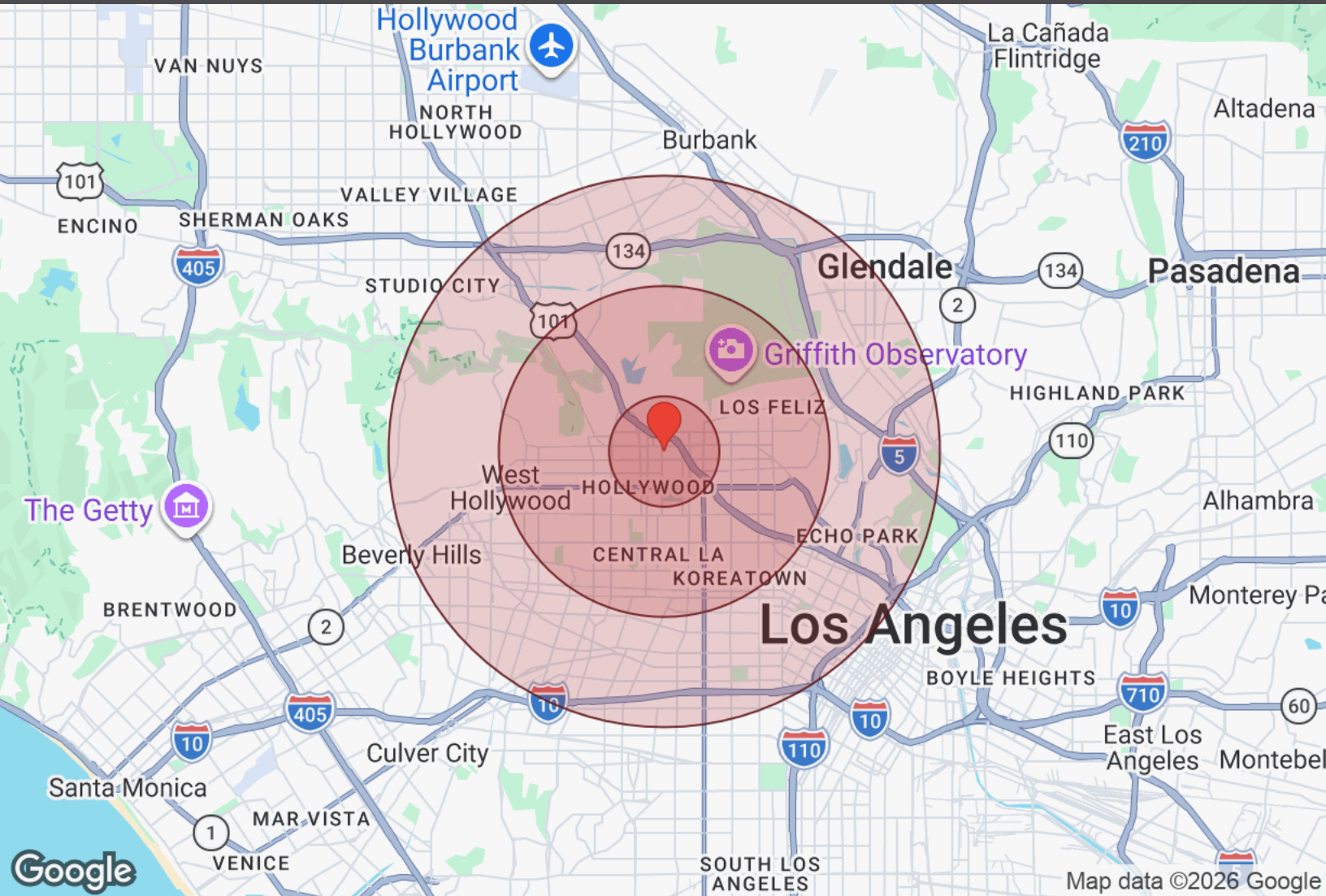
AERIAL MAP

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



DEMOGRAPHICS

3 Units on a 6,750 square foot LAR4 lot!
6046 Carlton Way | Los Angeles, CA 90028



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|-----------|
| Male | 38,910 | 200,584 | 513,072 |
| Female | 32,835 | 187,585 | 489,704 |
| Total Population | 71,745 | 388,169 | 1,002,776 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 27,536 | 145,525 | 326,604 |
| Black | 5,869 | 23,911 | 73,905 |
| Am In/AK Nat | 115 | 543 | 1,404 |
| Hawaiian | 79 | 272 | 702 |
| Hispanic | 27,213 | 130,153 | 392,988 |
| Asian | 8,466 | 75,538 | 178,093 |
| Multiracial | 1,908 | 10,248 | 24,668 |
| Other | 560 | 2,018 | 4,412 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 40,582 | 205,780 | 487,368 |
| Occupied | 36,505 | 186,918 | 443,211 |
| Owner Occupied | 3,925 | 32,809 | 91,624 |
| Renter Occupied | 32,580 | 154,109 | 351,587 |
| Vacant | 4,077 | 18,861 | 44,157 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 7,043 | 44,349 | 129,365 |
| Ages 15 - 24 | 7,977 | 36,521 | 102,051 |
| Ages 25 - 54 | 38,366 | 202,645 | 496,962 |
| Ages 55 - 64 | 7,751 | 43,966 | 115,277 |
| Ages 65+ | 10,607 | 60,688 | 159,120 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$68,985 | \$81,642 | \$80,850 |
| Under \$15k | 4,758 | 19,835 | 47,490 |
| \$15k - \$25k | 2,518 | 11,493 | 28,549 |
| \$25k - \$35k | 2,938 | 12,472 | 29,905 |
| \$35k - \$50k | 3,142 | 16,934 | 40,499 |
| \$50k - \$75k | 6,387 | 26,873 | 62,855 |
| \$75k - \$100k | 4,451 | 22,019 | 52,582 |
| \$100k - \$150k | 5,313 | 28,951 | 66,879 |
| \$150k - \$200k | 2,628 | 16,769 | 40,006 |
| Over \$200k | 4,370 | 31,570 | 74,445 |