

**BRAND NEW CONSTRUCTION
MASSIVE 5-UNIT IN HOLLYWOOD**
In an Opportunity Zone



5436 ROMAINE ST,
Los Angeles, CA 90038
OFFERING MEMORANDUM

Daniel Lalezari
310.650.4220
dlalezari@gmail.com

DRE Lic #01949474

Table of Contents

01 Property

02 Location

03 Financials

Prepared by:

Daniel Lalezari

310.650.4220

dlalezari@gmail.com

DRE Lic #01949474

No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Daniel Lalezari has not conducted any investigations and makes no warranty or representation of the property, or anything at all related to the property, tenants and condition. The information contained herein has been obtained from sources believed to be reliable, however, Daniel Lalezari has not verified, and will not verify, any such information. Daniel Lalezari makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties will need to verify all and any information and do their own separate investigations and due diligence. CA BRE #01428774



A photograph of a modern apartment courtyard. The courtyard has a light-colored tiled floor with a dark green grid pattern. A white fence surrounds the area. In the background, there is a building with a grey roof and a blue sky with light clouds. The text "01 Property" is overlaid in the center in a blue font.

01 Property

Property Highlights



- Located in a Qualified Opportunity Zone, which offers significant tax benefits (Buyer to consult with their CPA for Tax Benefits)
- Projected 6.83% cap rate with a price per sq ft of \$392, lower than all comps and replacement costs
- Brand New Construction 2025, Non Rent Control- Massive units with big bedrooms and open floor plans and tons of natural light with the potential to convert the 2 garages into 2 ADUs
- The property is currently vacant. The buyer has the option to receive it 100% FULLY LEASED or vacant with a projected monthly income of \$26,000 and a yearly gross income of \$312,000. Lease Applications in Hand!
- Close to Larchmont, Los Feliz, Silverlake, Netflix and Paramount Studios, central and attractive for renters
- Walk Score of 92
- Can TIC each unit and sell each unit separately.

5436 Romaine St.
Los Angeles, CA 90038

Property Details



PROPERTY INFORMATION

Price	\$3,699,000
Year Built	2025
Lot Size	6,997 SqFt
Livable	9,437 SqFt
Parking	10 Spaces
Zoning	LARD1.5

Property Photos

5436 Romaine St.
Los Angeles, CA 90038



Property Photos

5436 Romaine St.
Los Angeles, CA 90038



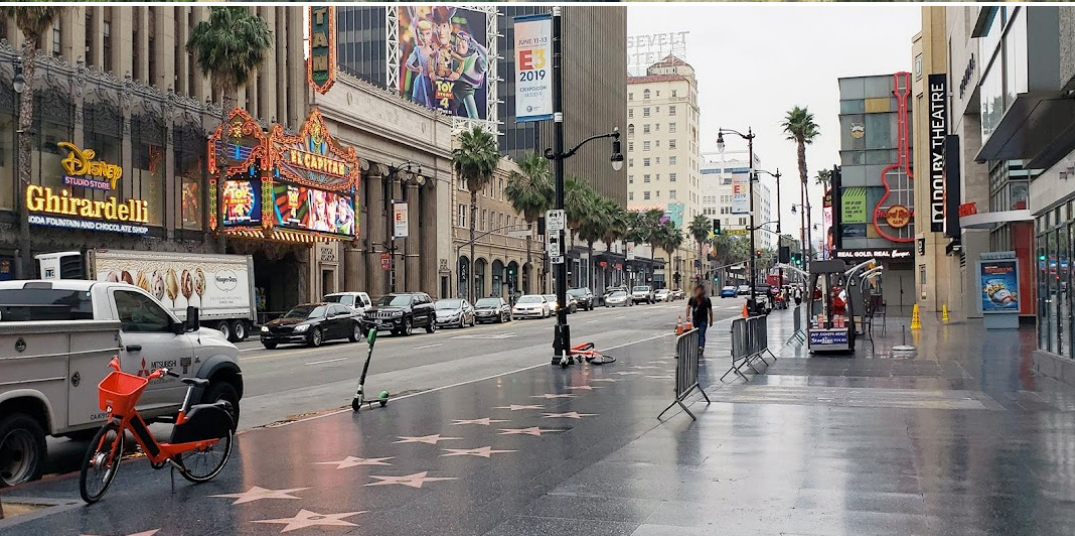
A photograph of a modern apartment building with a white fence and a patterned walkway. The text "02 Location" is overlaid in blue. The scene shows a long, narrow walkway paved with light-colored concrete tiles in a diamond pattern, bordered by a white vinyl fence on the left and a white apartment building on the right. The building has multiple windows and a balcony with a dark metal railing. In the foreground, there are utility meters and pipes on the wall. The background shows more of the building and some greenery.

02 Location

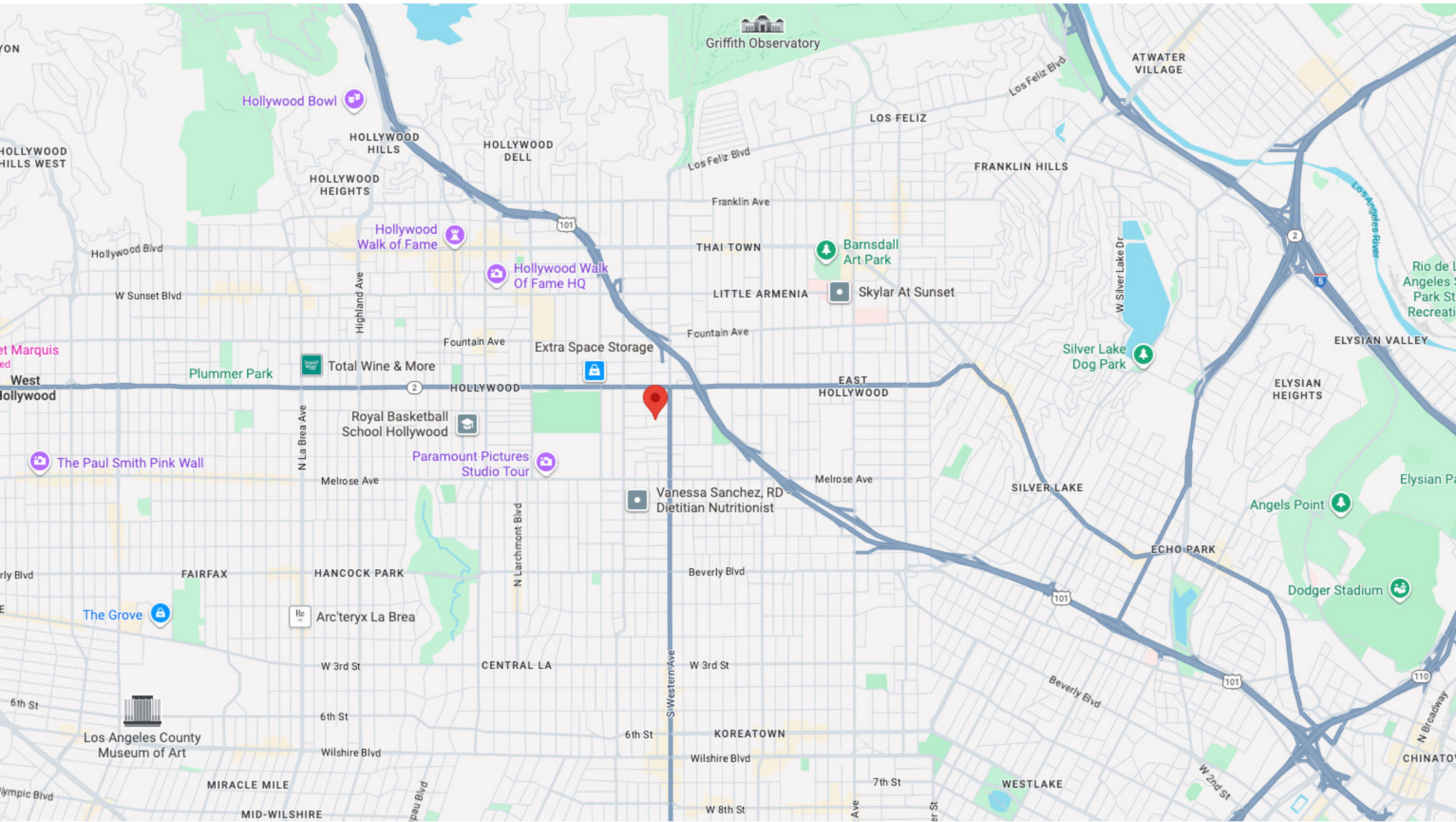
Location Highlights

Great Hollywood Area- Close to:

- Larchmont Village
- Silverlake
- Netflix



Location Overview





03 Financials

Financial Summary

UNIT #	UNIT TYPE	RENT	SQFT
5436	5+5	\$6,000	2,088
5436 1/2	4+4	\$5,000	1,932
5434	4+4	\$5,000	1,867
5434 1/2	4+4	\$5,000	1,784
5434 1/4	4+4	\$5,000	1,766

EST. OPERATING DATA

Monthly Total	\$26,000
Annual Gross	\$312,000

ESTIMATED EXPENSES








Property Tax		\$43,970
Vacancy	3 %	\$9,540
Repairs and Maintenance		\$1,500
Insurance		\$4,611
Total Expenses		\$59,610
Net Income		\$252,390

RETURNS

Cap Rate	6.83%
----------	-------



Sales Comparables

	Address	City	SP	Units	LP \$/SqFt	SqFt
	1223 N June ST	LOS ANGELES	\$3,600,000	4	\$583.82	6329
	966 Sanborn Ave	Los Angeles	\$3,925,000	4	\$505.05	7821
	713 N Gramercy PL	LOS ANGELES	\$3,685,000	4	\$489.14	7554
	6222 Banner AVE	LOS ANGELES	\$3,600,000	4	\$556.48	6640
	1406 N Sycamore AVE	LOS ANGELES	\$3,699,000	4	\$590.39	6428
	603 N Harvard BLVD	HOLLYWOOD	\$3,890,000	5	\$536.21	7264
	5436 Romaine ST	LOS ANGELES	\$3,699,000	5	\$392	9437

5436 ROMAINE ST, Los Angeles, CA 90038

OFFERING MEMORANDUM

The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Commercial and it should not be made available to any other person or entity without the written consent of Keller Williams Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Keller Williams Commercial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. No warranty, expressed or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. CA DRE # 01385866

Daniel Lalezari
310.650.4220
dlalezari@gmail.com

DRE Lic #01949474

