

September 08, 2026

FOR SALE

HOLLYWOOD WAY APARTMENTS AND TWO CONTIGUOUS PARCELS

APN # 2405-011-031, 030 & 029 - 3 TOTAL LOTS
7539 N. HOLLYWOOD WAY, LOS ANGELES, CA 91505



PRESENTED BY:

Jim Gilb
213.866.9802
jim.gilb@lee-associates.com

PROPERTY INFORMATION



MULTIFAMILY FOR SALE

HOLLYWOOD WAY APARTMENTS AND TWO CONTIGUOUS PARCELS APN # 7559 N. Hollywood Way, Los Angeles, CA 91505

COMMERCIAL REAL ESTATE SERVICES
INVESTMENT SERVICE

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$3,300,000
NUMBER OF UNITS:	7
COST PER UNIT:	\$471,429
YEAR BUILT:	1954
PRICE / SF LAND:	\$191.94
ZONING:	LAR3-1
TOC:	Tier 3
TOTAL LOT SIZE:	17,192 SF
LOT SIZE 1:	5,737 SF
LOT SIZE 2:	5,731 SF
LOT SIZE 3:	5,724 SF

PROPERTY HIGHLIGHTS

- Free-standing 7-unit apartment building
- Sale includes two additional contiguous parcels zoned LAR3-1 in Tier 3 of the TOC.
- Seismic soft-story work complete
- Located in a Federal Opportunity Zone
- Close to hundreds of aviation support related jobs
- Incredible rental upside
- Bob Hope / Burbank Airport Area

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D 213.866.9802

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Property Description



PROPERTY DESCRIPTION

A unique opportunity to acquire an existing 7-unit building and two additional contiguous parcels for a total of 17,192 square feet all zoned LAR3-1 in Tier 3 of the Transit Oriented Communities bonus density district. For more information see: <https://planning.lacity.org/plans-policies/transit-oriented-communities-incentive-program>
www.ladbs.org

LOCATION DESCRIPTION

Located in a Federal Opportunity Zone and a few blocks north of the Burbank Airport placing it amongst a major employment cluster including dozens of aviation support companies, several major motion picture studios and multiple regional retail shopping districts. The close proximity to Interstate 5 provides quick access to the communities of the eastern and western San Fernando Valleys, the Santa Clarita Valley, Downtown Los Angeles & via the 134/101 the Glendale, Pasadena and the Ventura Blvd corridor communities.

SITE DESCRIPTION

This unique multifamily property includes a 7-unit free-standing apartment house with two additional vacant & contiguous LAR3-1 zoned parcels in the Tier 3 of the Transit Oriented Communities bonus density district. The apartment building is a two-story walk-up configuration built in 1954 with soft-story retrofit work completed. Units are all one bedroom / one bath floorplans. Total lot area encompasses 17,192 square feet.

EXTERIOR DESCRIPTION

Wood Frame Stucco

PARKING DESCRIPTION

Tuck under in rear of apartment building and open spaces

UTILITIES DESCRIPTION

The Los Angeles Department of Water & Power supplies water / sewer & electricity & trash service. Southern California Gas Company supplies natural gas to the subject property. The units are individually metered for gas and electric.

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Complete Highlights



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LOCATION INFORMATION

Building Name	Hollywood Way Apartments and Two Contiguous Parcels APN # 2405-011-031, 030 & 029 - 3 Total Lots
Street Address	7539 N. Hollywood Way
City, State, Zip	Los Angeles, CA 91505
County	Los Angeles
Market	San Fernando Valley
Sub-market	Sun Valley
Cross-Streets	Hollywood Way / San Fernando Road
Nearest Highway	Interstate 5
Nearest Airport	Burbank Airport

BUILDING INFORMATION

NOI	\$38,973.00
Cap Rate	1.18%
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Year Built	1954
Year Last Renovated	2019
Condition	Good
Number of Buildings	1

PROPERTY HIGHLIGHTS

- Free standing 7-unit apartment building
- Sale includes two additional lots zoned LAR3-1
- Seismic soft-story work complete
- Located in a Federal Opportunity Zone
- Long held family asset
- Excellent collection history & incredible rental upside
- Good Parking

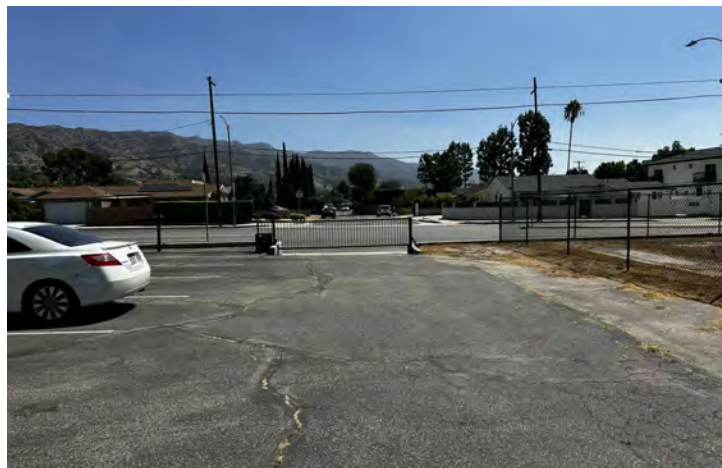
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HOLLYWOOD WAY APARTMENTS AND TWO CONTIGUOUS PARCELS APN # 2405

7559 N. Hollywood Way, Los Angeles, CA 91505

COMMERCIAL REAL ESTATE SERVICES
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Additional Photos



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FINANCIAL ANALYSIS



MULTIFAMILY FOR SALE



HOLLYWOOD WAY APARTMENTS AND TWO CONTIGUOUS PARCELS APN # 7559-N. Hollywood Way, Los Angeles, CA 91505

COMMERCIAL REAL ESTATE SERVICES
INVESTMENT SERVICE

Financial Summary

INVESTMENT OVERVIEW

Price	\$3,300,000
Price per Unit	\$471,428
GRM	41.1
CAP Rate	1.2%
Cash-on-Cash Return (yr 1)	1.18 %
Total Return (yr 1)	\$38,973
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$80,304
Other Income	\$720
Total Scheduled Income	\$81,024
Vacancy Cost	\$2,409
Gross Income	\$78,614
Operating Expenses	\$39,621
Net Operating Income	\$38,973
Pre-Tax Cash Flow	\$38,973

FINANCING DATA

Down Payment	\$3,300,000
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Financing will depend upon intended use. NOI will not support high leverage.

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Rent Roll

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	LEASE START	LEASE END	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1	1	1	560			\$940	\$1.68	\$1,750	\$3.13	
2	1	1	560			\$1,133	\$2.02	\$1,750	\$3.13	
3	1	1	560			\$1,136	\$2.03	\$1,750	\$3.13	
4	1	1	560			\$901	\$1.61	\$1,750	\$3.13	
5	1	1	560			\$996	\$1.78	\$1,750	\$3.13	
6	1	1	560			\$711	\$1.27	\$1,750	\$3.13	
7	1	1	556			\$875	\$1.57	\$1,750	\$3.15	
Totals/Averages			3,916			\$6,692	\$1.71	\$12,250	\$3.13	\$0
UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF	DEPOSIT		
1 br / 1 ba	7	100.0	559	\$956	\$1.71	\$1,750	\$3.13	\$0		
Totals/Averages		7	100%	3,913	\$6,692	\$1.71	\$12,250	\$3.13	\$0	

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Income & Expenses

INCOME SUMMARY		PER SF
Rental Income	\$80,304	\$20.51
Laundry Income	\$720	\$0.18
Gross Income	\$81,024	\$20.69
EXPENSE SUMMARY		PER SF
Taxes	\$15,625	\$3.99
Insurance	\$3,000	\$0.77
Utilities	\$7,500	\$1.92
City Fees	\$650	\$0.17
Maintenance	\$5,000	\$1.28
Gardening	\$1,500	\$0.38
Pest Control	\$600	\$0.15
Miscellaneous	\$5,746	\$1.47
Gross Expenses	\$39,621	\$10.12
Net Operating Income	\$38,973	\$9.95

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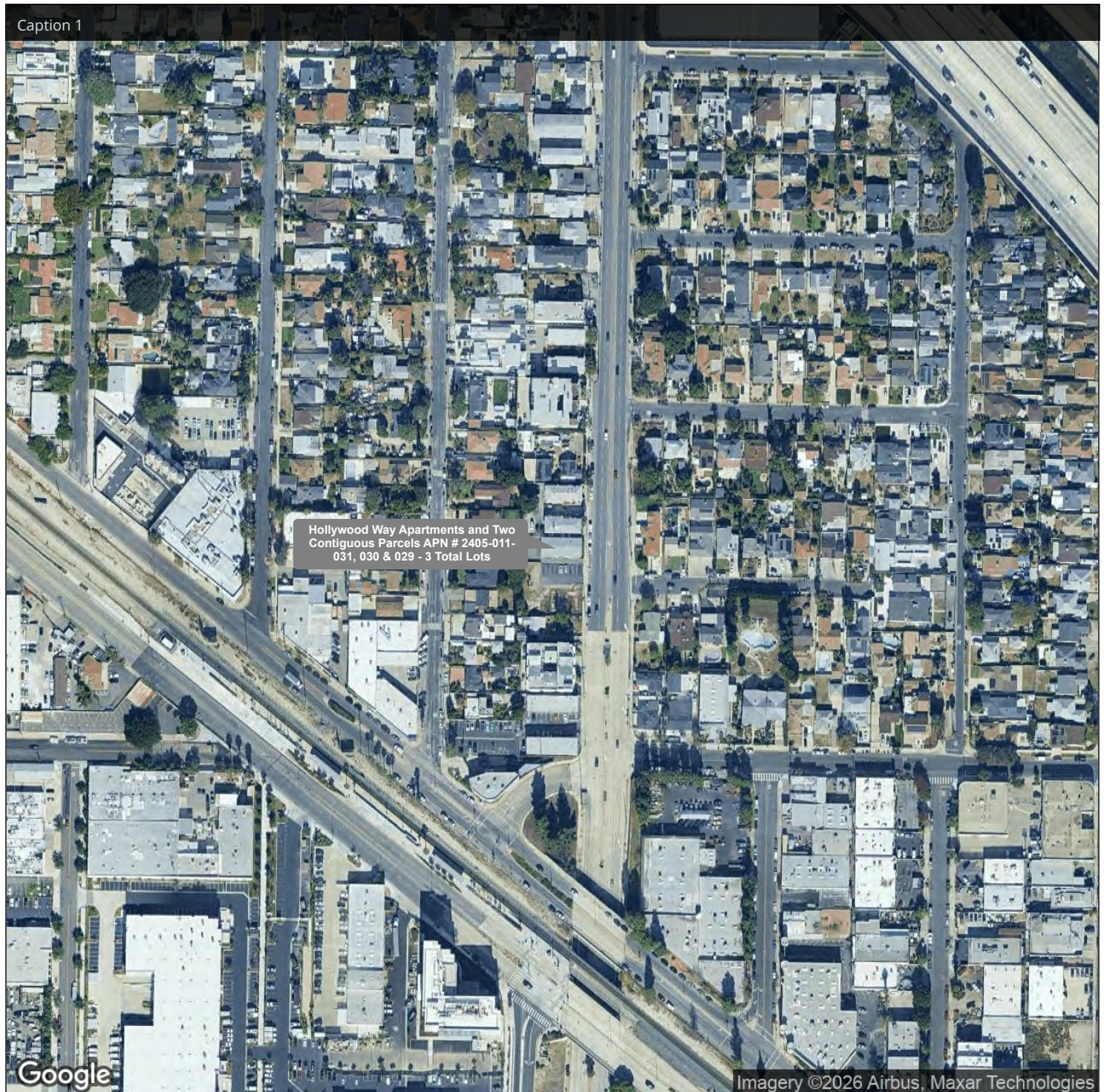
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INVESTMENT SERVICES

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Aerial Map



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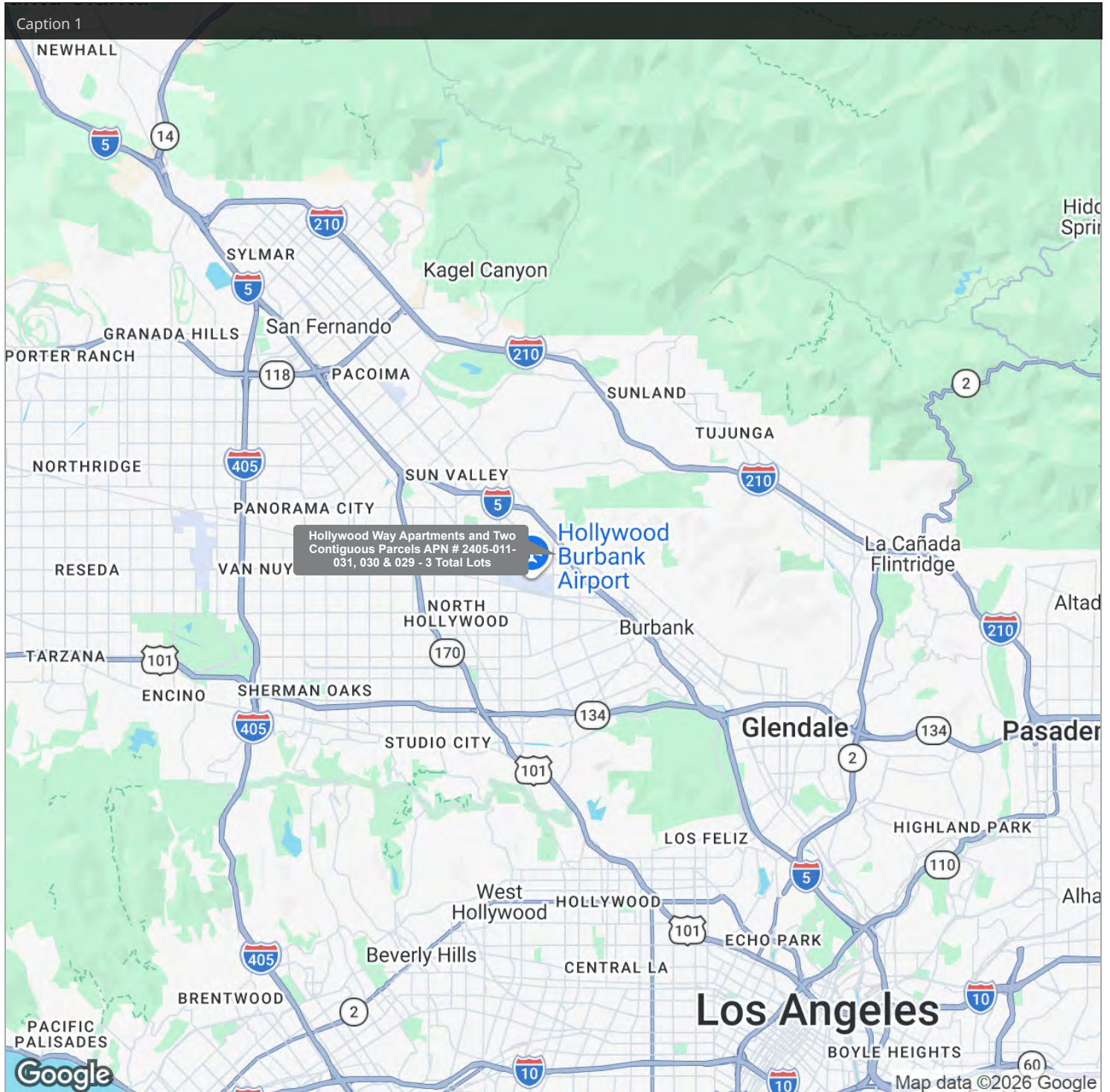
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Regional Map



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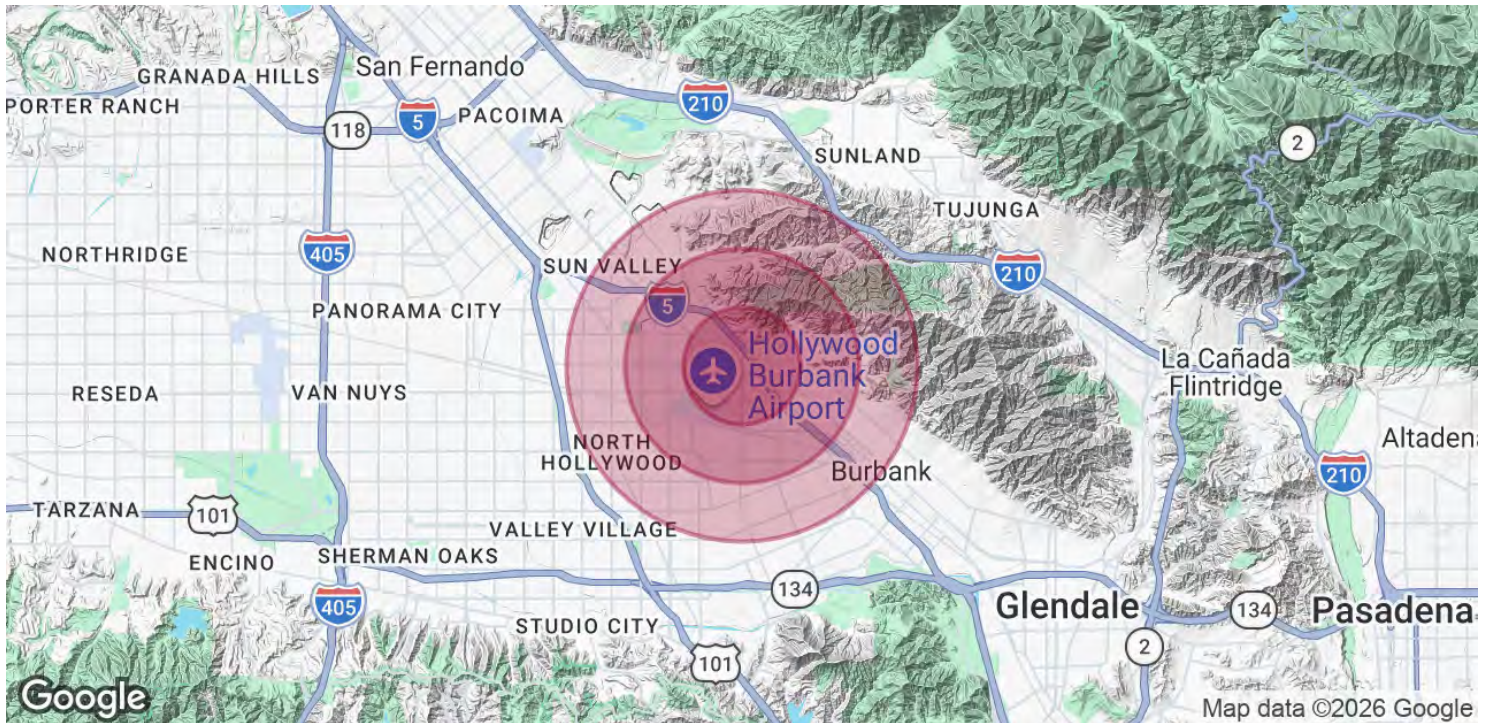
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DEMOGRAPHICS



HOLLYWOOD WAY APARTMENTS AND TWO CONTIGUOUS PARCELS APN # 75559 N. Hollywood Way, Los Angeles, CA 91505

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,787	70,713	161,482
Average Age	36.7	34.7	35.1
Average Age (Male)	35.3	34.1	34.4
Average Age (Female)	36.9	34.9	35.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,150	22,449	53,145
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$77,652	\$69,532	\$67,886
Average House Value	\$573,428	\$564,039	\$579,456

* Demographic data derived from 2020 ACS - US Census

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