

5741 VIRGINIA AVENUE

LOS ANGELES, CALIFORNIA 90038

Marcus & Millichap
THE RAYMUNDO GROUP

\$3,995,000 | 21 MULTIFAMILY UNITS

ATTRACTIVELY PRICED AT A 9.55 CURRENT GRM AND ONLY \$190,238 PER UNIT
ALL SEISMIC RETROFIT REPAIRS COMPLETED | SEVERAL RECENT UPGRADES

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5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

Table of Contents

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

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INVESTMENT OVERVIEW

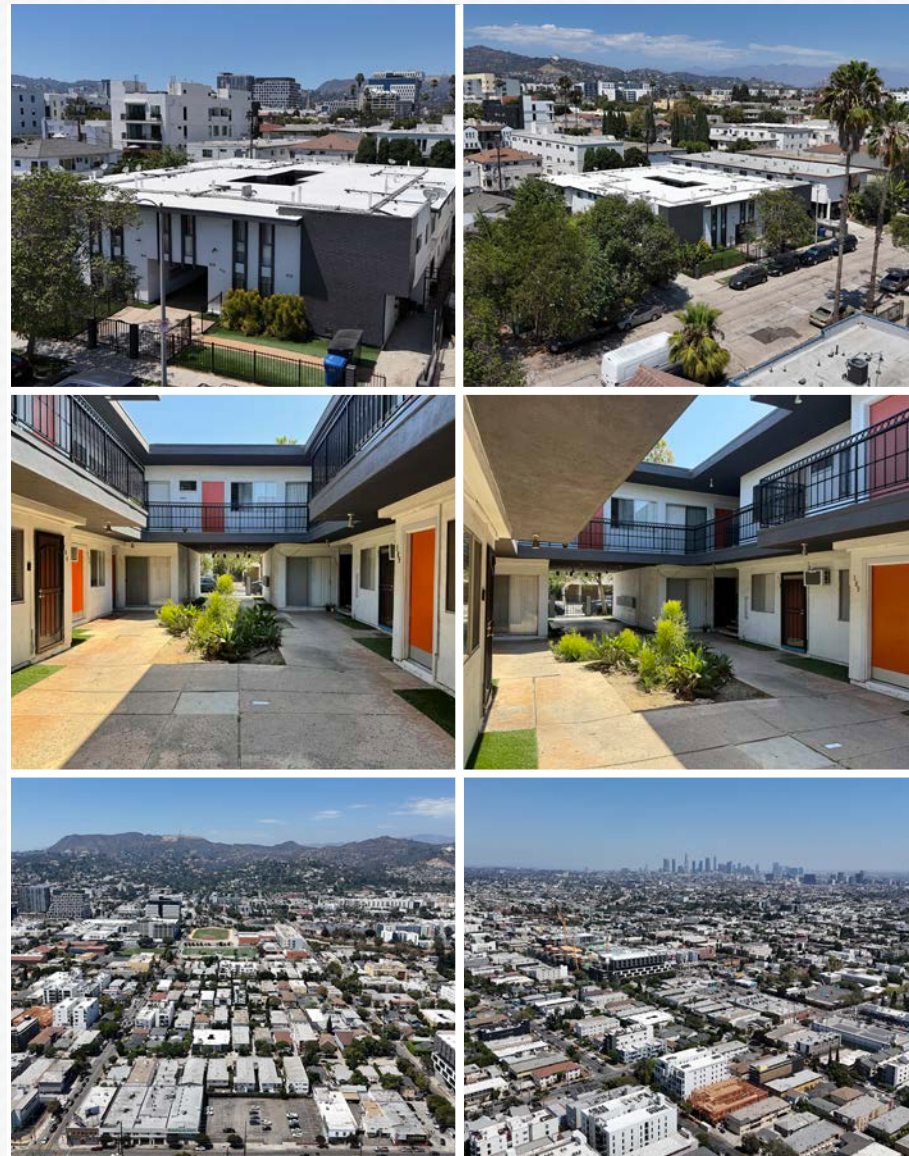
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INVESTMENT HIGHLIGHTS

- Attractively Priced at a Current 9.55 GRM and Only \$190,238 per Unit
- All Seismic Retrofit Repairs Completed (Buyer to Verify)
- Select Units Upgraded with Wood Flooring, Granite Countertops, New Cabinets, Stainless Steel Appliances, and Remodeled Bathrooms
- Excellent Hollywood Rental Market -- Adjacent to Hancock Park, Melrose Hill, and Koreatown
- New Cool Roof Coating, Recently Improved Exterior Landscaping, Fence, and Driveway Gate
- Blocks from New Netflix ICON Tower at Sunset Bronson Studios
- Close Proximity to Sunset Bronson Studios and Sunset Gower Studios -- Site of Upcoming 620,000 Square Foot Expansion of Studio and Office Space
- Deemed “Very Walkable” with a Walk Score of 89
- On-Site Laundry Facilities Providing Additional Income Stream



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 5741 Virginia Avenue, a 21-unit multifamily property located in the Hollywood district of Los Angeles, CA. Available at only a 9.55 GRM based on current income and merely \$190,238 per unit, the asset is priced attractively for a new investor.

The current owner has thoroughly remodeled several units, while the exterior paint, roof coating, landscaping and driveway gate have all been recently updated. Select interiors have been upgraded with granite countertops, stainless steel appliances, wood flooring, new cabinets, and remodeled bathrooms. A new investor can enjoy strong cash flow free from any costly seismic retrofit repairs, as those have all been completed and filed with the city (Buyer to verify).

Located near Sunset Boulevard, the property provides tenants with convenient access to several Hollywood destinations as well as the rest of the Los Angeles metro, via the nearby 101 Freeway. The exclusive Hancock Park neighborhood is only a few blocks southwest, while Koreatown and the Hollywood Walk of Fame are both nearby as well. The new 14-story ICON office tower, primarily leased to Netflix, was recently completed at the nearby Sunset Bronson Studios, while additional new construction is scheduled for Sunset Gower Studios, just one mile from the property. There, a joint venture between Hudson Pacific Properties and The Blackstone Group will be expanding the studio and office space, adding 620,000 square feet to the studio campus.

The property is just north of Paramount Studios, the Hollywood Forever Cemetery, and Melrose Hill. The Melrose Hill neighborhood was recently named Los Angeles’ Hottest Culinary Boom Town by Eater Los Angeles. Several exciting dining options have recently debuted in the immediate area, including Etra, Kuya Lord, Ggiata, Café Telegrama, and Le Coupe. Tenants can look forward to even more culinary options in the near future, as Little Fish, Bar Etoile, and Holy Basil are slated to open as well.



5741 VIRGINIA AVENUE

LOS ANGELES, CA 90038

LISTING PRICE

\$3,995,000

PRICE/UNIT

\$190,238

PRICE/SF

\$344

CAP RATE - CURRENT

6.52%

GRM - CURRENT

9.55

CAP RATE - PRO FORMA

7.49%

GRM - PRO FORMA

8.72

THE OFFERING

Price	\$3,995,000
Down Payment	100% / \$3,995,000
Price/Unit	\$190,238
Price/SF	\$344
Number of Units	21
Rentable Square Feet	11,599 SF
Number of Buildings	1
Number of Stories	2
Year Built	1967
Lot Size	15,002 SF

VITAL DATA

CAP Rate - Current	6.52%
GRM - Current	9.55
Net Operating Income - Current	\$260,536
CAP Rate - Pro Forma	7.49%
GRM - Pro Forma	8.72
Net Operating Income - Pro Forma	\$299,035

PROPERTY DETAILS

THE OFFERING

Property Address:	5741 Virginia Avenue Los Angeles, CA 90038
Assessor's Parcel Number:	5536-006-026
Zoning:	LAR3-1

SITE DESCRIPTION

Number of Units:	21
Number of Buildings:	1
Number of Stories:	2
Year Built:	1967
Rentable Square Feet:	11,599 SF
Lot Size:	15,002 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat



OFFERING PRICE:
\$3,995,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

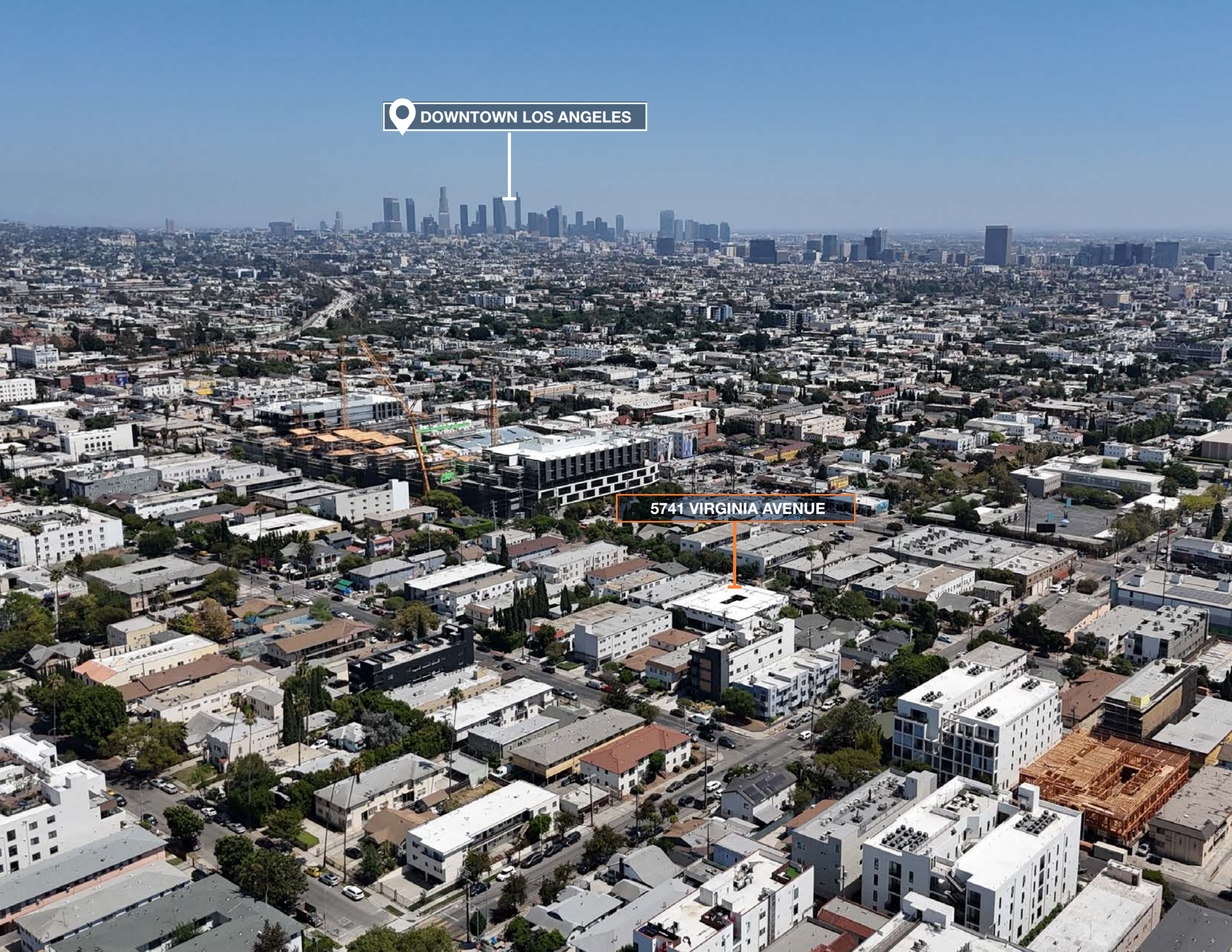
No. of Units	Unit Type	Approx. Squire Feet
2	Single 1 Bath	400
18	1 Bdr 1 Bath	550
1	2 Bdr 1 Bath	900
21	TOTAL	11,599



HOLLYWOOD

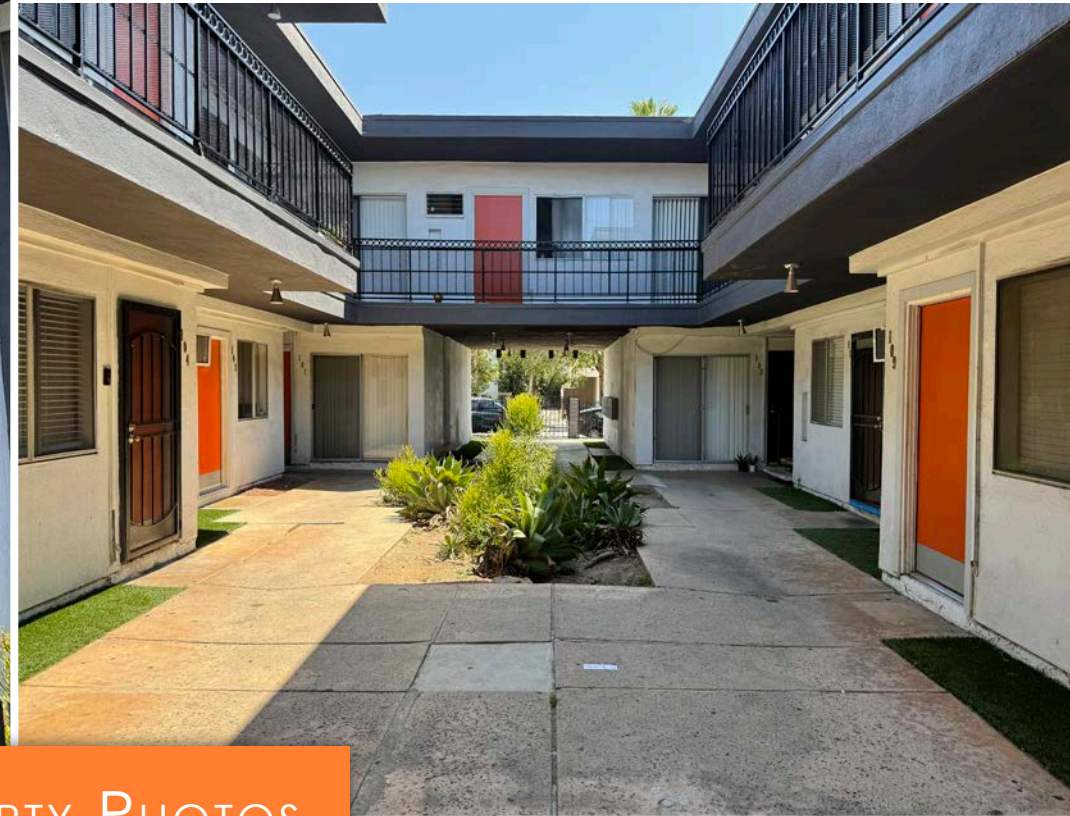
GRIFFITH PARK

5741 VIRGINIA AVENUE



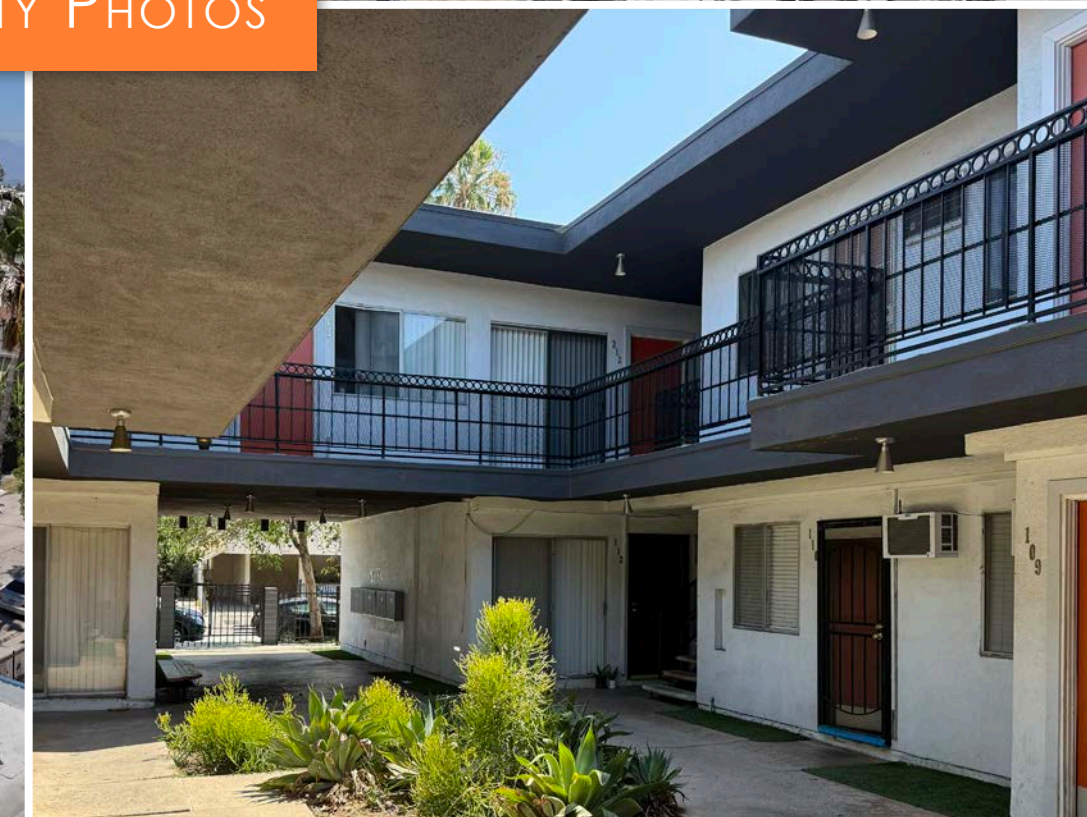
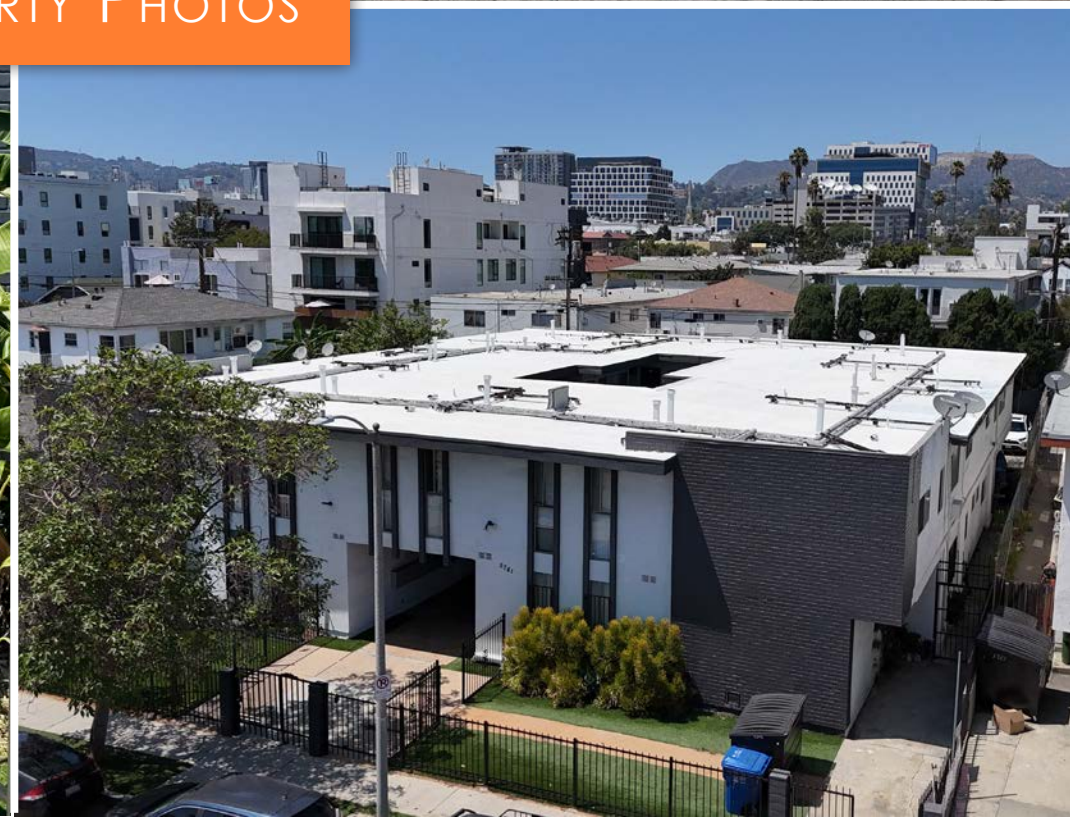
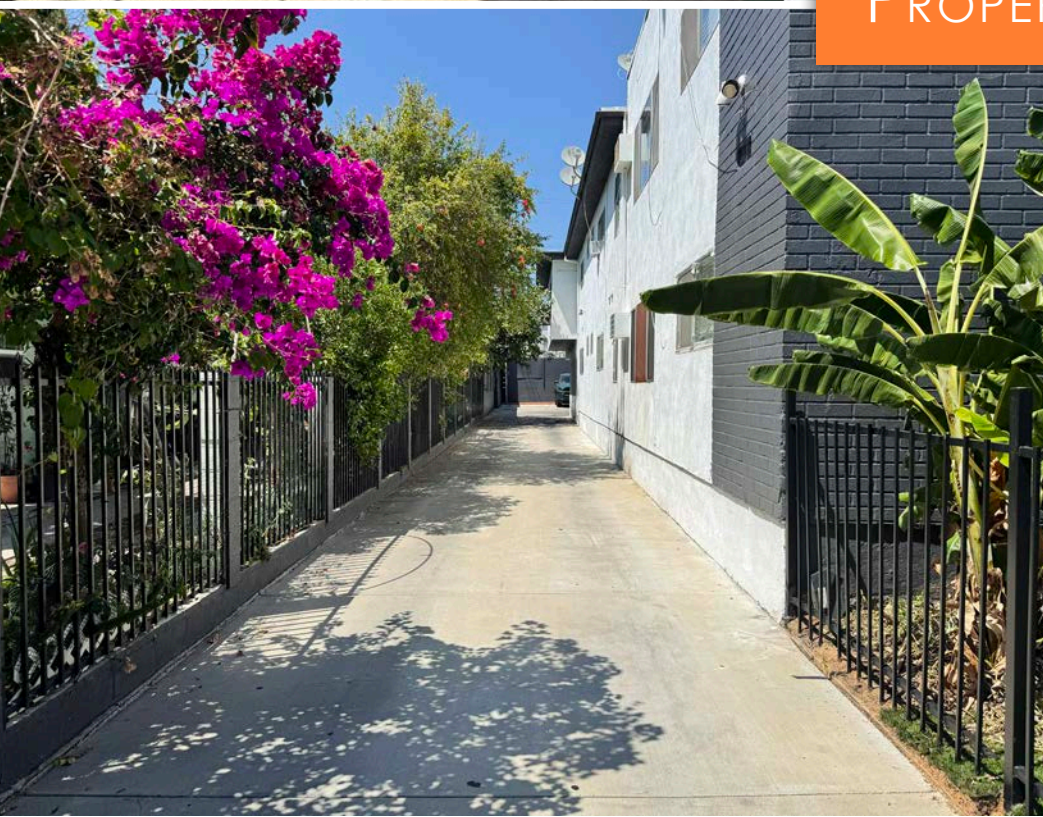
DOWNTOWN LOS ANGELES

5741 VIRGINIA AVENUE



PROPERTY PHOTOS

PROPERTY PHOTOS



5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

LOCATION OVERVIEW

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DOWNTOWN LOS ANGELES



LOCATED AT THE
CONVERGENCE OF
NEIGHBORHOODS
ON THE RISE



Hollywood is the epicenter of the movie business, home to celebrities and dreamers alike. Convenient to Los Angeles, Hollywood draws many tourists with its iconic landmarks and historic theatres.

Take a step back in time when you visit remnants of Old Hollywood Glam at historic theatres such as TCL Chinese Theatre, El Capitan Theatre, and the Egyptian Theatre. Amoeba Music may seem like a time capsule but the largest independent record store in the U.S. stocks an impressive variety of CDs and DVDs as well as a knowledgeable staff. See where the Academy Awards are hosted at Dolby Theatre, the star-studded Walk of Fame on Hollywood Boulevard, and the best views of the city from the overlook at Hollywood Bowl. Catch movie productions in action around Hollywood and stop by the Hollywood Wax Museum to see replicates of the more reclusive celebrities.

Accessible to the Hollywood Freeway and Griffith Park, major attractions and employers are only a short drive from Hollywood

As the name suggests, the atmosphere in Koreatown is heavily influenced by Korean culture, and it is a favorite destination among foodies city-wide for its endless selection of authentic Korean restaurants. But the community has a much more diverse character than that: The broad range of cultural influences is exemplified in landmarks like the synagogue/contemporary art gallery of the Wilshire Boulevard Temple, the Latin fusion cuisine of Roy Choi's restaurants, and the popular German/Korean/Hawaiian tinged gastropub, Biergarten.

As one of the most popular sections of LA during Hollywood's golden age, many historic buildings, bars, and restaurants have been preserved or restored to transport patrons to another time—in fact, the interiors of several local eateries were used as locations for the 1960s-set TV series, "Mad Men."



T KOREAN



SILVER

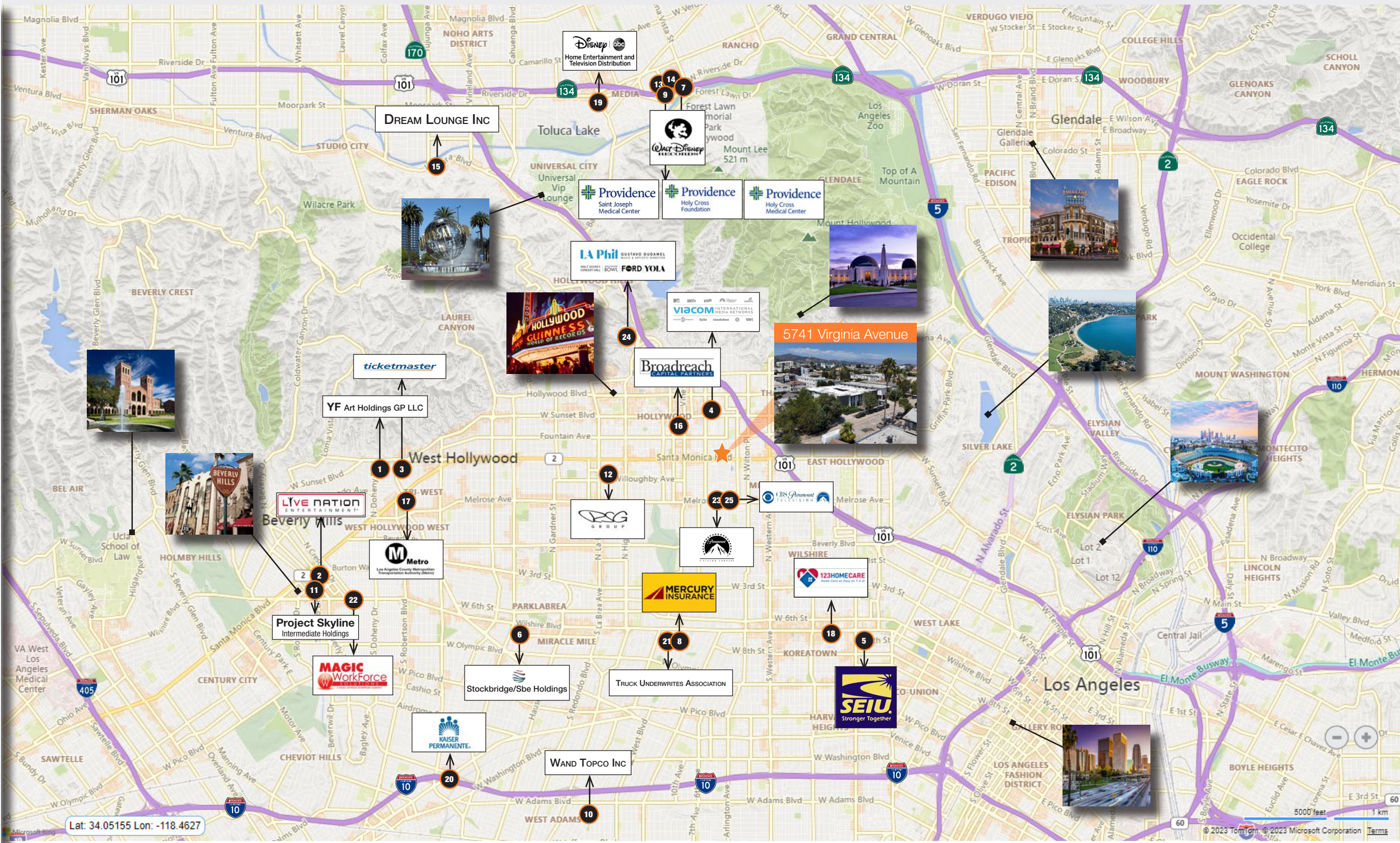
Along with its historic roots in Hollywood, Silver Lake is known for its bohemian vibe. Along Sunset Boulevard you'll find trendy bars, art galleries, authentic restaurants, industrial-chic coffeeshops, and indie music venues. Along with special events, Sunset Triangle Plaza hosts a weekly farmers market. Locals also enjoy being near some of LA's staple entertainment hubs like Dodger Stadium, Griffith Park, and the Hollywood Bowl, which are all under six miles away. Other popular areas like Downtown LA and Hollywood are convenient to Silver Lake as well.

Complemented by colorful murals, palm trees, and rolling hills, Silver Lake has a variety of rentals for rent. Although Silver Lake is known as an upscale location, but there are some affordable hidden gems that are much cheaper compared to other LA cities. Rentals include brightly colored townhomes, luxury apartments, Mediterranean-style houses, and chic condos. Some rentals even provide a view of the Silver Lake Reservoir, the area's namesake body of water

MAJOR EMPLOYERS

1	YF Art Holdings GP LLC	3,810
2	Live Nation Entertainment	2,990
3	Ticketmaster Entertainment LLC	2,931
4	Viacom International Media Networks	2,700
5	Service Employees International Union	2,392
6	Stockbridge/SBE Holdings LLC	2,000
7	Walt Disney Records	2,000
8	Mercury Insurance	1,989
9	Providence Holy Cross Foundation	1,802
10	Wand Topco Inc	1,700
11	Project Skyline Intermediate Holdings	1,700
12	RSG Group LLC	1,600
13	Providence St. Joseph Medical Center	1,171
14	Providence Holy Cross	1,000
15	Dream Louge Inc	790
16	Broadreach Capital Partners	751
17	Los Angeles Department of Transportation	700
18	123 Home Care Services Los Angeles, LLC	700
19	Disney Home Entertainment & Television Distribution	631
20	Kaiser Permanente	600
21	Truck Underwriter Association	590
22	Magic Workforce Solutions	566
23	Paramount Studio	565
24	John Hancock Life Insurance Company	556
25	CBS Paramount Television	556

Employees



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	75,740	471,961	1,033,976
2025 Estimate			
Total Population	74,290	462,704	1,017,815
2020 Census			
Total Population	71,700	454,412	1,016,136
2010 Census			
Total Population	73,326	457,936	1,002,492
Daytime Population			
2025 Estimate	79,454	438,721	1,338,509
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	36,262	234,324	483,771
2025 Estimate			
Total Households	34,839	227,225	471,363
Average (Mean) Household Size	2.1	2.1	2.2
2020 Census			
Total Households	32,123	213,728	447,820
2010 Census			
Total Households	29,263	201,009	413,828
Growth 2025-2030	4.1%	3.1%	2.6%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	39,623	253,678	526,723
2025 Estimate	38,039	245,769	512,745
Owner Occupied	2,710	33,460	88,129
Renter Occupied	32,082	193,750	383,269
Vacant	3,200	18,544	41,382
Persons in Units			
2025 Estimate Total Occupied Units	34,839	227,225	471,363
1 Person Units	45.9%	45.9%	43.2%
2 Person Units	27.2%	29.7%	29.5%
3 Person Units	13.1%	12.0%	12.3%
4 Person Units	7.6%	7.4%	8.5%
5 Person Units	4.0%	3.2%	3.9%
6+ Person Units	2.2%	1.9%	2.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	7.3%	12.5%	13.6%
\$150,000-\$199,999	6.2%	7.6%	8.0%
\$100,000-\$149,999	13.2%	15.4%	15.7%
\$75,000-\$99,999	11.1%	11.6%	11.4%
\$50,000-\$74,999	17.2%	15.4%	14.1%
\$35,000-\$49,999	10.6%	10.2%	9.6%
\$25,000-\$34,999	8.6%	7.9%	7.5%
\$15,000-\$24,999	9.3%	7.1%	7.4%
Under \$15,000	16.6%	12.4%	12.9%
Average Household Income	\$79,793	\$100,521	\$101,753
Median Household Income	\$59,630	\$77,733	\$78,205
Per Capita Income	\$38,744	\$50,325	\$49,022
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	74,290	462,704	1,017,815
Under 20	15.2%	15.2%	16.7%
20 to 34 Years	29.9%	29.3%	28.4%
35 to 39 Years	9.5%	10.1%	9.4%
40 to 49 Years	13.7%	14.6%	14.0%
50 to 64 Years	17.7%	17.4%	17.3%
Age 65+	14.1%	13.5%	14.2%
Median Age	40.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	58,114	365,450	782,307
Elementary (0-8)	13.6%	9.6%	11.6%
Some High School (9-11)	8.0%	5.8%	6.5%
High School Graduate (12)	19.1%	15.8%	16.1%
Some College (13-15)	15.8%	14.9%	15.1%
Associate Degree Only	5.2%	5.6%	5.6%
Bachelor's Degree Only	28.0%	33.6%	30.3%
Graduate Degree	10.3%	14.8%	14.8%
Population by Gender			
2025 Estimate Total Population	74,290	462,704	1,017,815
Male Population	51.5%	50.9%	50.9%
Female Population	48.5%	49.1%	49.1%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 1,017,815. The population has changed by 1.53 since 2010. It is estimated that the population in your area will be 1,033,976 five years from now, which represents a change of 1.6 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 12,957 people per square mile.



HOUSEHOLDS

There are currently 471,363 households in your selected geography. The number of households has changed by 13.90 since 2010. It is estimated that the number of households in your area will be 483,771 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2025, the median household income for your selected geography is \$78,205, compared with the U.S. average, which is currently \$78,171.The median household income for your area has changed by 96.98 since 2010. It is estimated that the median household income in your area will be \$93,764 five years from now, which represents a change of 19.9 percent from the current year.

The current year per capita income in your area is \$49,022, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$101,753, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 572,775 people in your selected area were employed. The 2010 Census revealed that 58.9 of employees are in white-collar occupations in this geography, and 17.8 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 85,215.00 owner-occupied housing units and 328,610.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 43.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

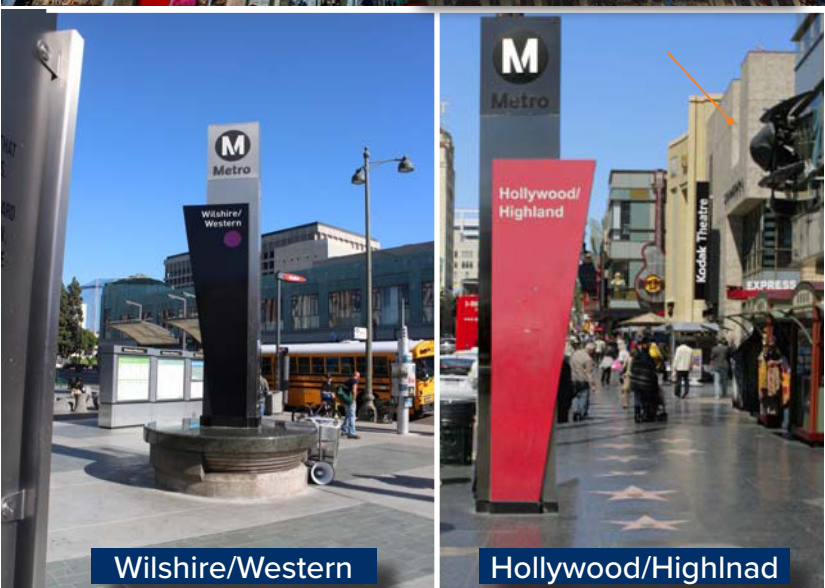
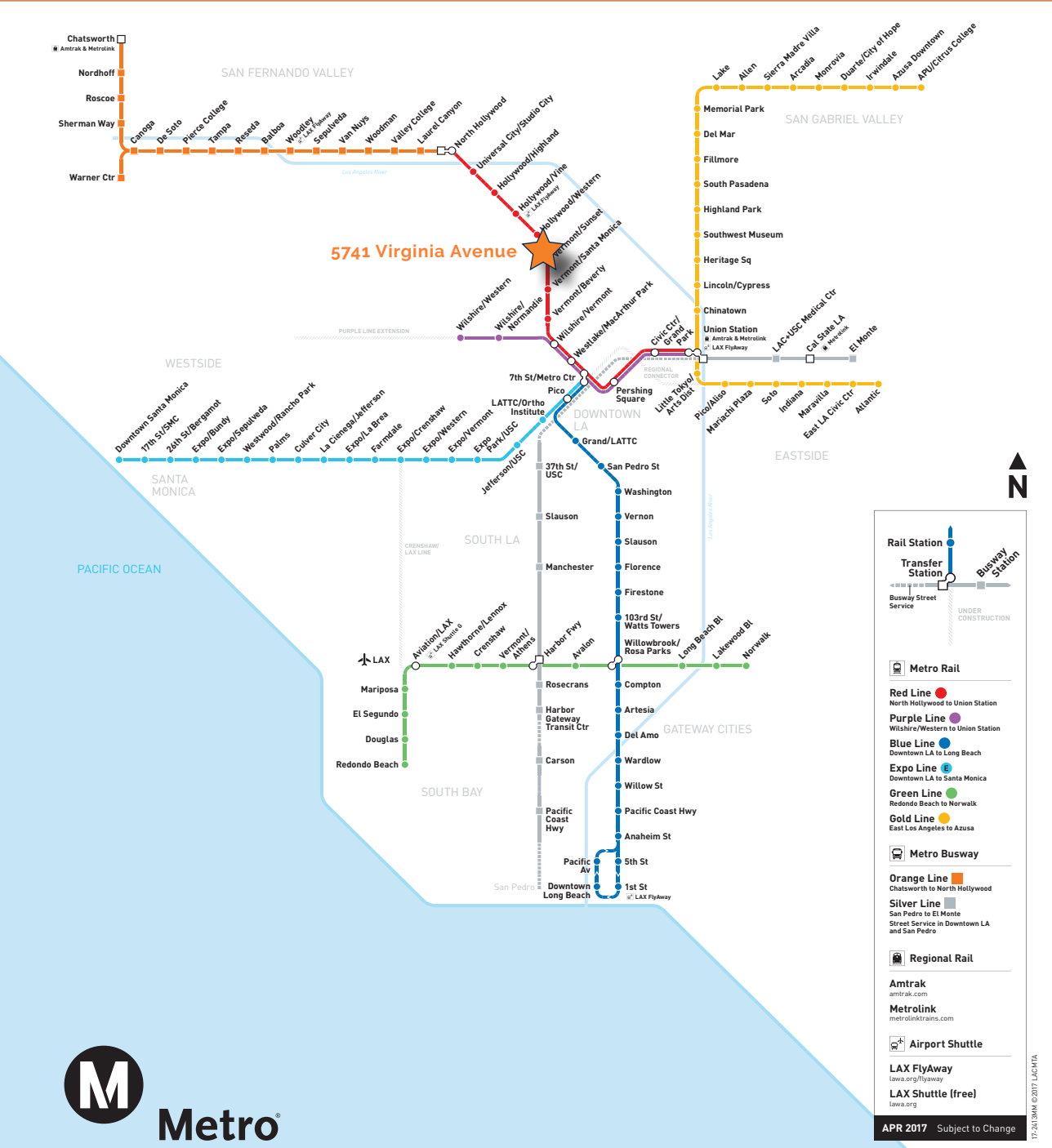
The number of area residents with an associate degree was higher than the nation's at 11.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is equal to the average for the nation, at 19.6 percent.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



CONNECTIVITY: 5741 VIRGINIA IS FIRMLY WITH LOS ANGELES' EXTENSIVE AND GROWING METROLINE NETWORK



5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

PRICING & FINANCIAL ANALYSIS

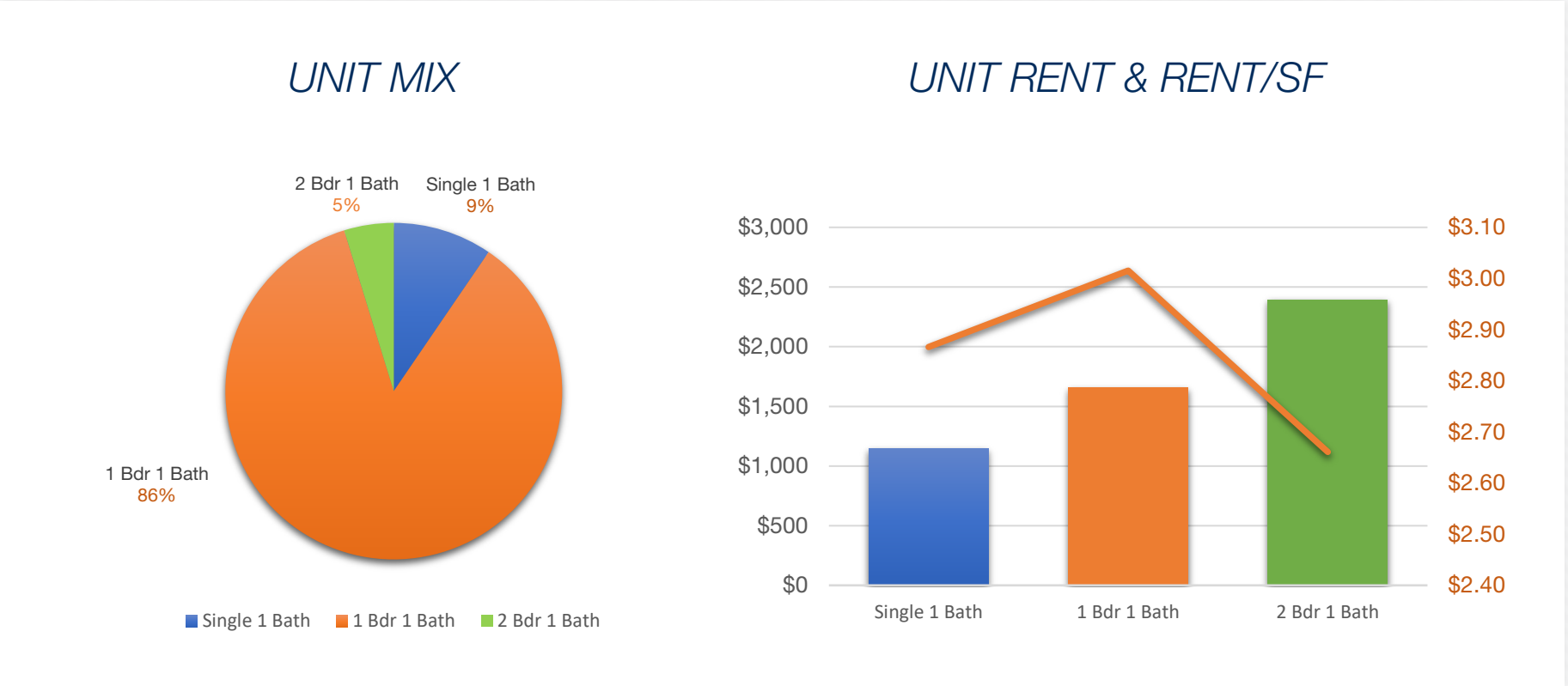
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
2	Single 1 Bath	400	\$1,049-\$1,244	\$2.87	\$2,293	\$1,595	\$3.99	\$3,190
18	1 Bdr 1 Bath	550	\$1,212-\$1,942	\$3.03	\$29,955	\$1,795	\$3.26	\$32,310
1	2 Bdr 1 Bath	900	\$2,395	\$2.66	\$2,395	\$2,495	\$2.77	\$2,495
21	TOTAL	11,599			\$34,643			\$37,995



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$415,716	\$19,796	\$455,940	\$21,711
Additional Income	\$2,400	\$114	\$2,400	\$114
GROSS POTENTIAL INCOME	\$418,116	\$19,910	\$458,340	\$21,826
Vacancy/Collection Allowance (GPR)	3.0% / \$12,471	\$594	3.0% / \$13,678	\$651
EFFECTIVE GROSS INCOME	\$405,645	\$19,316	\$444,662	\$21,174
EXPENSES				
Real Estate Taxes (Estimated)	\$45,943	\$2,188	\$45,943	\$2,188
Insurance (Estimated)	\$14,000	\$667	\$14,000	\$667
Utilities (Estimated)	\$22,832	\$1,087	\$21,790	\$1,038
Off-Site Management (Estimated)	\$16,226	\$773	\$17,786	\$847
Repairs & Maintenance (Estimated)	\$10,500	\$500	\$10,500	\$500
Trash (Estimated)	\$12,868	\$613	\$12,868	\$613
On-Site Management (Estimated)	\$22,740	\$1,083	\$22,740	\$1,083
TOTAL EXPENSES	\$145,108	\$6,910	\$145,627	\$6,935
Expenses per SF	\$12.51		\$12.56	
% of EGI	35.8%		32.8%	
NET OPERATING INCOME	\$260,536	\$12,406	\$299,035	\$14,240

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
101	1 Bdr 1 Bath	550	\$1,247	\$2.27
102	Single 1 Bath	400	\$1,049	\$2.62
103	1 Bdr 1 Bath	550	\$1,895	\$3.45
104	1 Bdr 1 Bath	550	\$1,745	\$3.17
109	1 Bdr 1 Bath	550	\$1,838	\$3.34
110	1 Bdr 1 Bath	550	\$1,942	\$3.53
111	1 Bdr 1 Bath	550	\$1,895	\$3.45
112	1 Bdr 1 Bath	550	\$1,850	\$3.36
201	1 Bdr 1 Bath	550	\$1,674	\$3.04
202	1 Bdr 1 Bath	550	\$1,212	\$2.20
203	1 Bdr 1 Bath	550	\$1,674	\$3.04
204	1 Bdr 1 Bath	550	\$1,674	\$3.04
205	1 Bdr 1 Bath	550	\$1,591	\$2.89
206	1 Bdr 1 Bath	550	\$1,674	\$3.04
207	1 Bdr 1 Bath	550	\$1,674	\$3.04
208	2 Bdr 1 Bath	900	\$2,395	\$2.66
209	1 Bdr 1 Bath	550	\$1,793	\$3.26
210	1 Bdr 1 Bath	550	\$1,228	\$2.23
211	1 Bdr 1 Bath	550	\$1,674	\$3.04
212	1 Bdr 1 Bath	550	\$1,674	\$3.04
213	Single 1 Bath	400	\$1,245	\$3.11
TOTAL		VACANT		
21	Total	OCCUPIED	11,600	\$34,643
21	Total		11,600	\$34,643

* Manager’s unit has been set to market rent for the purpose of this underwriting

FINANCIAL OVERVIEW

Property Details	
Location	5741 Virginia Avenue Los Angeles, CA 90038
Price	\$3,995,000
Down Payment	100% / \$3,995,000
Number of Units	21
Price/Unit	\$190,238
Rentable Square Feet	11,599 SF
Price/SF	\$344
CAP Rate - Current	6.52%
CAP Rate - Pro Forma	7.49%
GRM - Current	9.55
GRM - Pro Forma	8.72
Year Built	1967
Lot Size	15,002 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	Single 1 Bath	400	\$1,049-\$1,244	\$2,293
18	1 Bdr 1 Bath	550	\$1,212-\$1,942	\$29,955
1	2 Bdr 1 Bath	900	\$2,395	\$2,395
21	TOTAL	11,599		\$34,643

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$415,716	\$455,940
Other Income	\$2,400	\$2,400
Gross Potential Income	\$418,116	\$458,340
Less: Vacancy / Deductions (GPR)	3.0% / \$12,471	3.0% / \$13,678
Effective Gross Income	\$405,645	\$444,662
Less: Expenses	\$145,108	\$145,627
Net Operating Income	\$260,536	\$299,035

Expenses	Current	Pro Forma
Real Estate Taxes	\$45,943	\$45,943
Insurance Est	\$14,000	\$14,000
Utilities	\$22,832	\$21,790
Off-Site Management	\$16,226	\$17,786
Repairs & Maintenance	\$10,500	\$10,500
Trash	\$12,868	\$12,868
On-Site Management	\$22,740	\$22,740
Total Expenses	\$145,108	\$145,627
Expenses / Unit	\$6,910	\$6,935
Expenses / SF	\$12.51	\$12.56
% of EGI	35.8%	32.8%

5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	5741 Virginia Avenue Los Angeles, CA 90038
Assessor's Parcel Number	5536-006-026
Zoning	LAR3-1

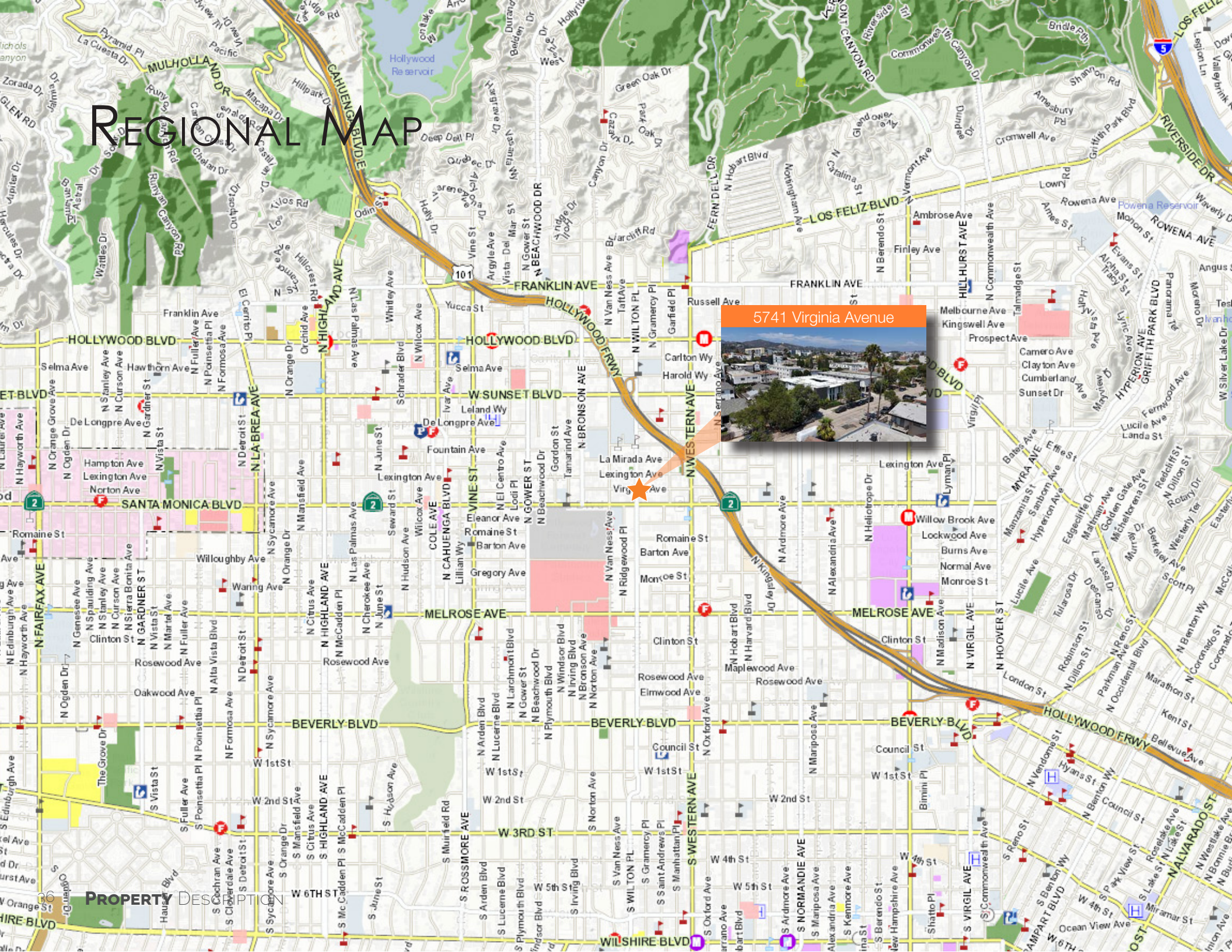
SITE DESCRIPTION

Number of Units	21
Number of Buildings	1
Number of Stories	2
Year Built	1967
Rentable Square Feet	11,599 SF
Lot Size	15,002 SF
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat



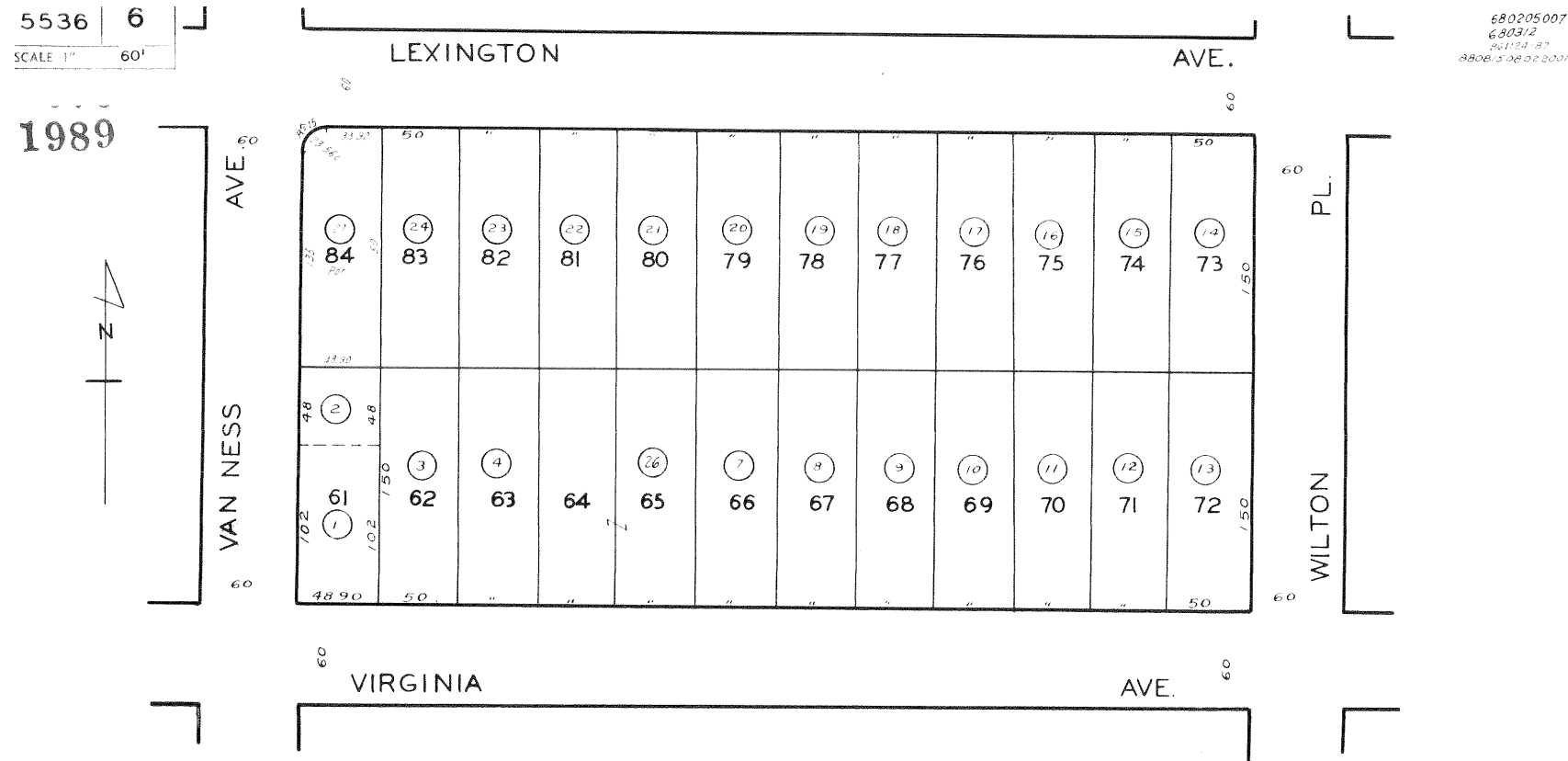


REGIONAL MAP



LOCAL MAP

PARCEL MAP

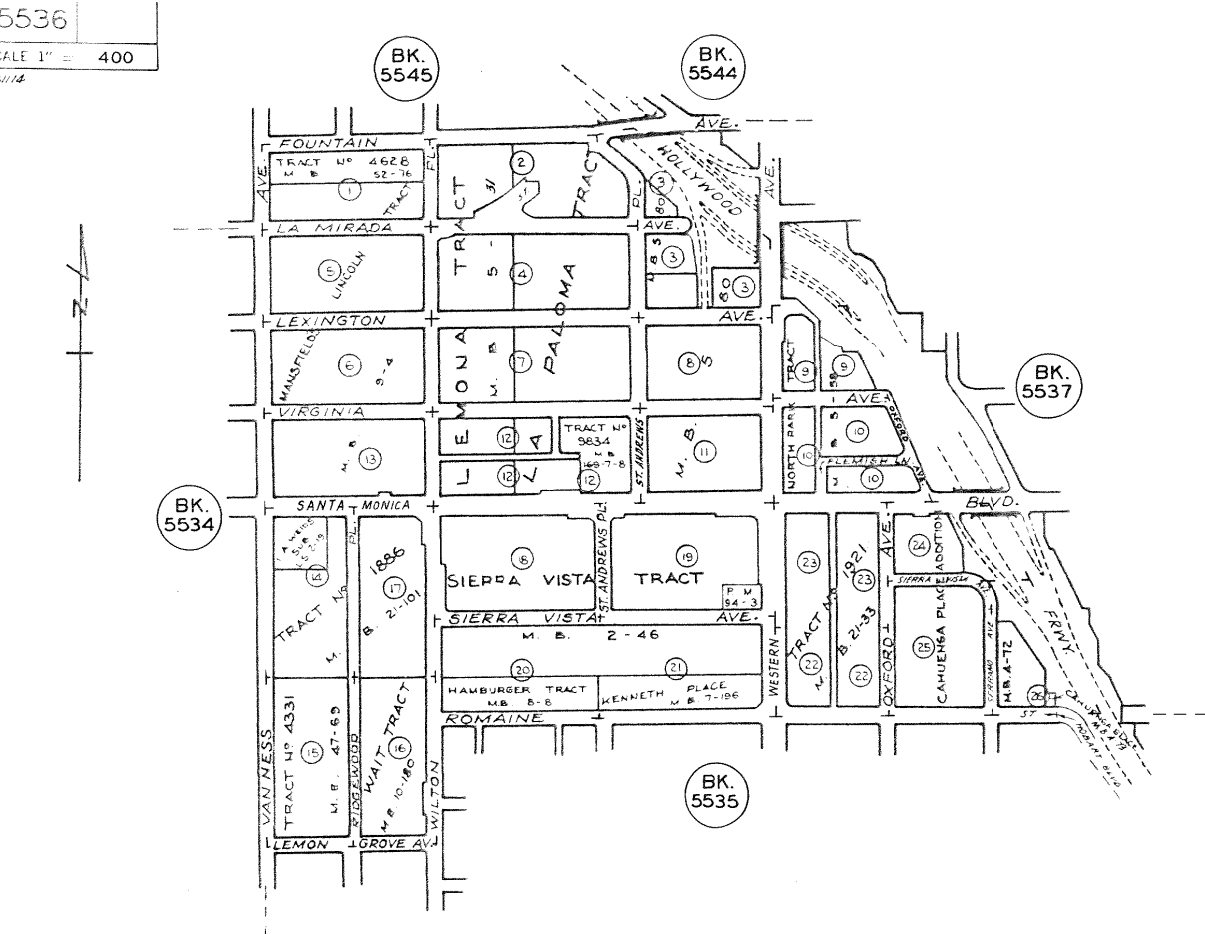


CODE
200

FOR PREV. ASSMT. SEE: 1674-6

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

INDEX MAP



INDEX 5536
CITY OF LOS ANGELES
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

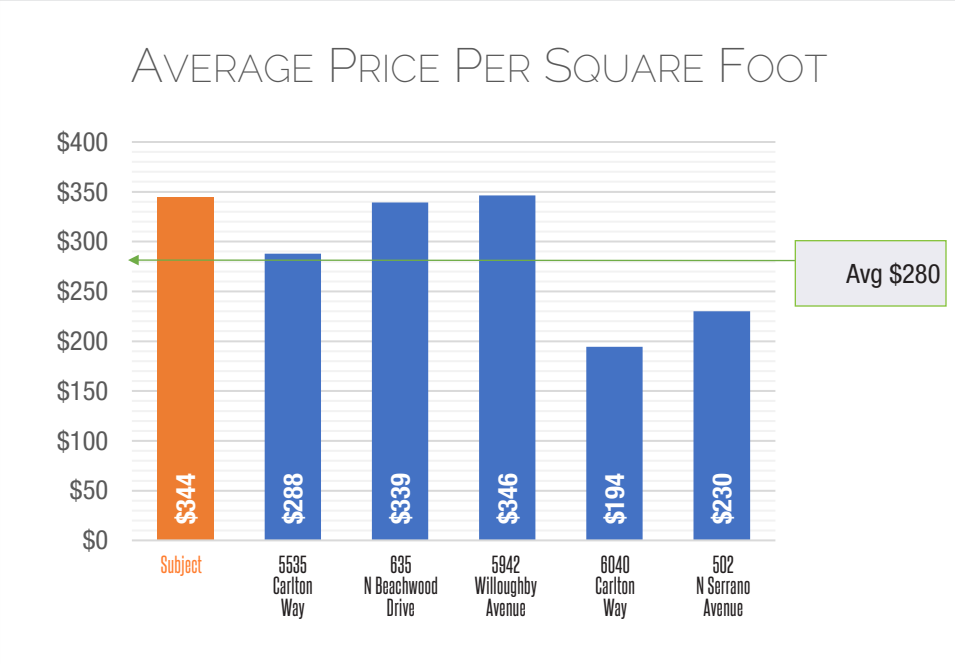
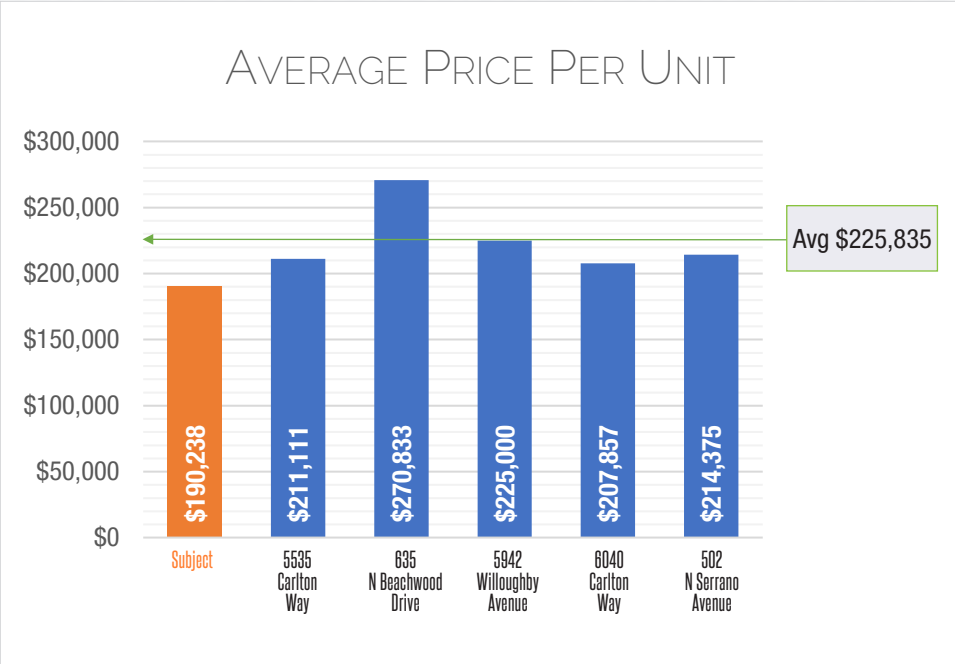
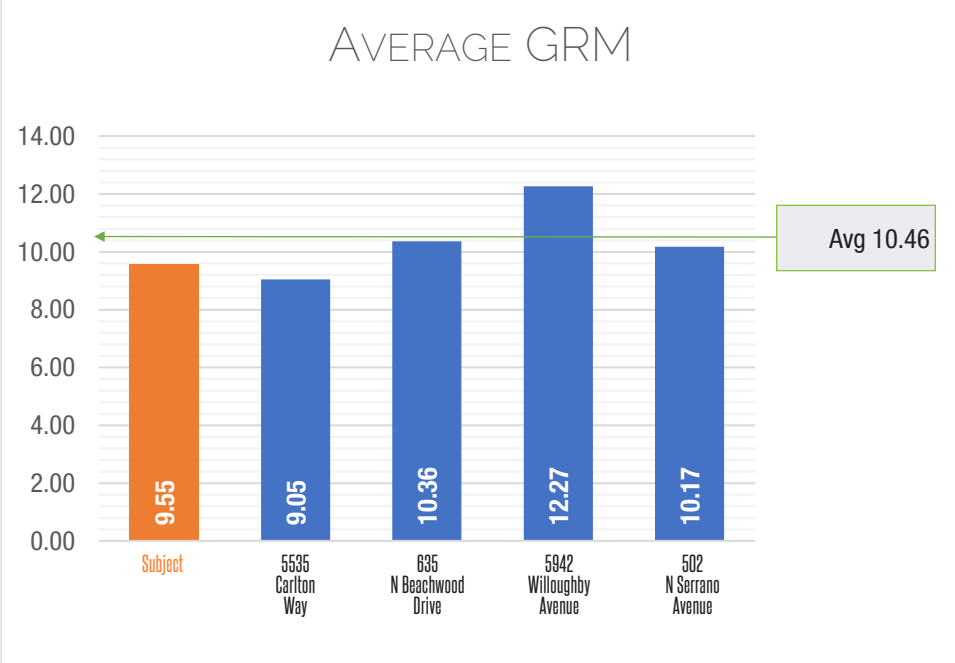
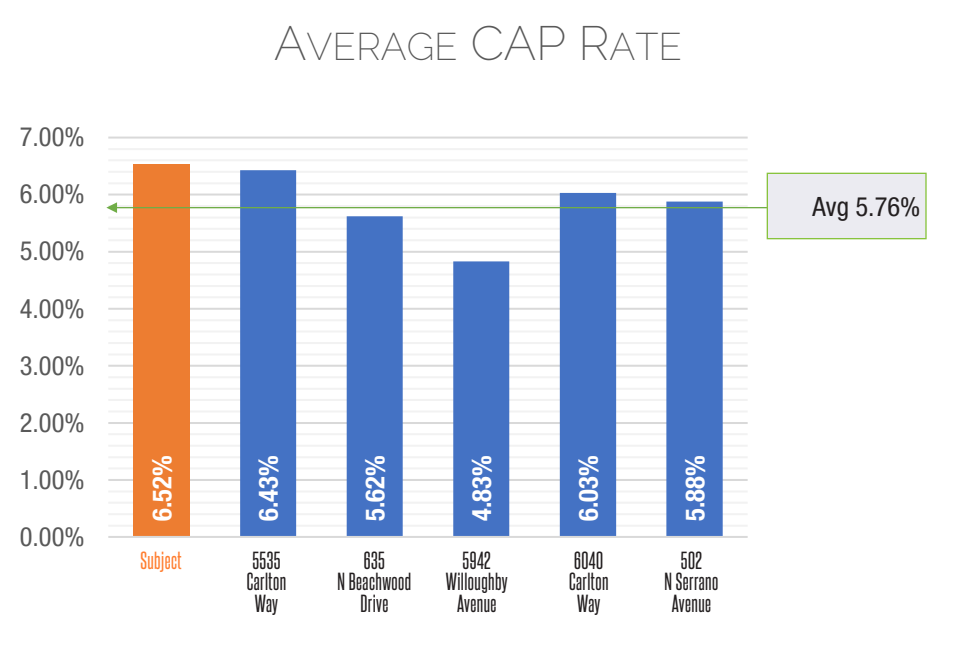
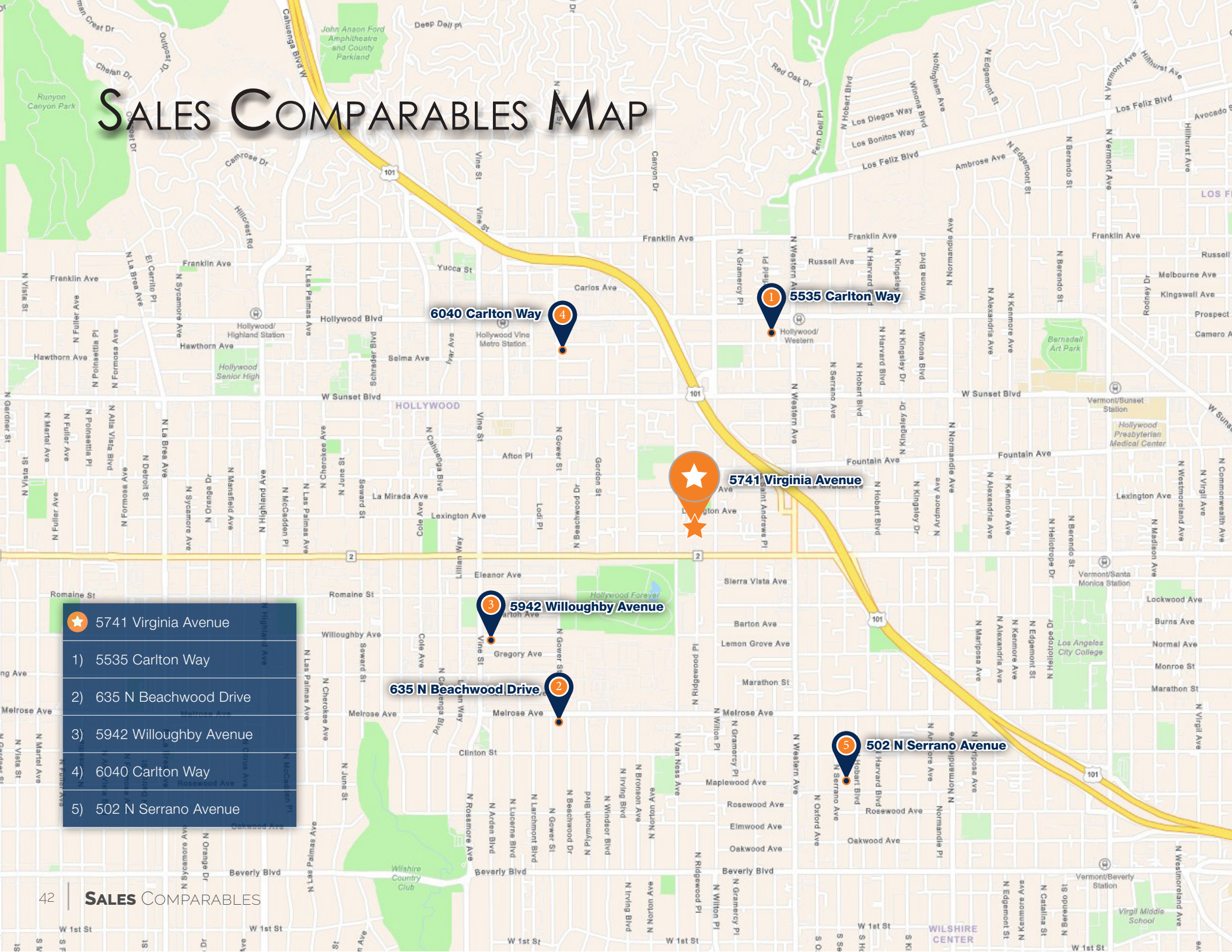
5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

SALES COMPARABLES

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**5741 Virginia Avenue
Los Angeles, CA 90038**

Subject Property

Total No. of Units: 21
Year Built: 1967
Rentable SF: 11,599 SF
Lot Size: 15,002 SF
Listing Price: \$3,995,000
Price/Unit: \$190,238
Price/SF: \$344
CAP Rate: 6.52%
GRM: 9.55

No. of Units	Unit Type
2	Single 1 Bath
18	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**5535 Carlton Way
Los Angeles, CA 90028**

Close of Escrow: 05/22/26
Total No. of Units: 36
Year Built: 1965
Rentable SF: 26,403 SF
Lot Size: 16,988 SF
Sales Price: \$7,600,000
Price/Unit: \$211,111
Price/SF: \$288
CAP Rate: 6.43%
GRM: 9.05

No. of Units	Unit Type
1	Single 1 Bath
35	1 Bdr 1 Bath



**635 N Beachwood Drive
Los Angeles, CA 90004**

Close of Escrow: 05/07/26
Total No. of Units: 6
Year Built: 1955
Rentable SF: 4,789 SF
Lot Size: 6,319 SF
Sales Price: \$1,625,000
Price/Unit: \$270,833
Price/SF: \$339
CAP Rate: 5.62%
GRM: 10.36

No. of Units	Unit Type
5	1 Bdr 1 Bath
1	2 Bdr 2 Bath



**5942 Willoughby Avenue
Los Angeles, CA 90038**

Close of Escrow: 05/05/26
Total No. of Units: 6
Year Built: 1930
Rentable SF: 3,897 SF
Lot Size: 6,363 SF
Sales Price: \$1,350,000
Price/Unit: \$225,000
Price/SF: \$346
CAP Rate: 4.83%
GRM: 12.27

No. of Units	Unit Type
6	1 Bdr 1 Bath



4

6040 Carlton Way
Los Angeles, CA 90028

Close of Escrow: 04/30/26
Total No. of Units: 14
Year Built: 1973
Rentable SF: 14,968 SF
Lot Size: 10,625 SF
Sales Price: \$2,910,000
Price/Unit: \$207,857
Price/SF: \$194
CAP Rate: 6.03%

No. of Units	Unit Type
2	Single 1 Bath
10	1 Bdr 1 Bath
1	2 Bdr 2 Bath
1	3 Bdr 2 Bath



5

502 N Serrano Avenue
Los Angeles, CA 90004

Close of Escrow: 02/25/26
Total No. of Units: 8
Year Built: 1956
Rentable SF: 7,456 SF
Lot Size: 6,098 SF
Sales Price: \$1,715,000
Price/Unit: \$214,375
Price/SF: \$230
CAP Rate: 5.88%
GRM: 10.17

No. of Units	Unit Type
6	1 Bdr 1 Bath
2	2 Bdr 1 Bath

SALES COMPARABLES SUMMARY

Address			Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1		5535 Carlton Way Los Angeles, CA 90028	05/22/26	36	1965	\$7,600,000	\$211,111	\$288	6.43%	9.05
2		635 N Beachwood Drive Los Angeles, CA 90004	05/07/26	6	1955	\$1,625,000	\$270,833	\$339	5.62%	10.36
3		5942 Willoughby Avenue Los Angeles, CA 90038	05/05/26	6	1930	\$1,350,000	\$225,000	\$346	4.83%	12.27
4		6040 Carlton Way Los Angeles, CA 90028	04/30/26	14	1973	\$2,910,000	\$207,857	\$194	6.03%	N/A
5		502 N Serrano Avenue Los Angeles, CA 90004	02/25/26	8	1956	\$1,715,000	\$214,375	\$230	5.88%	10.17
A V E R A G E S							\$225,835	\$280	5.76%	10.46
★		5741 Virginia Avenue Los Angeles, CA 90038	Subject Property	21	1967	\$3,995,000	\$190,238	\$344	6.52%	9.55

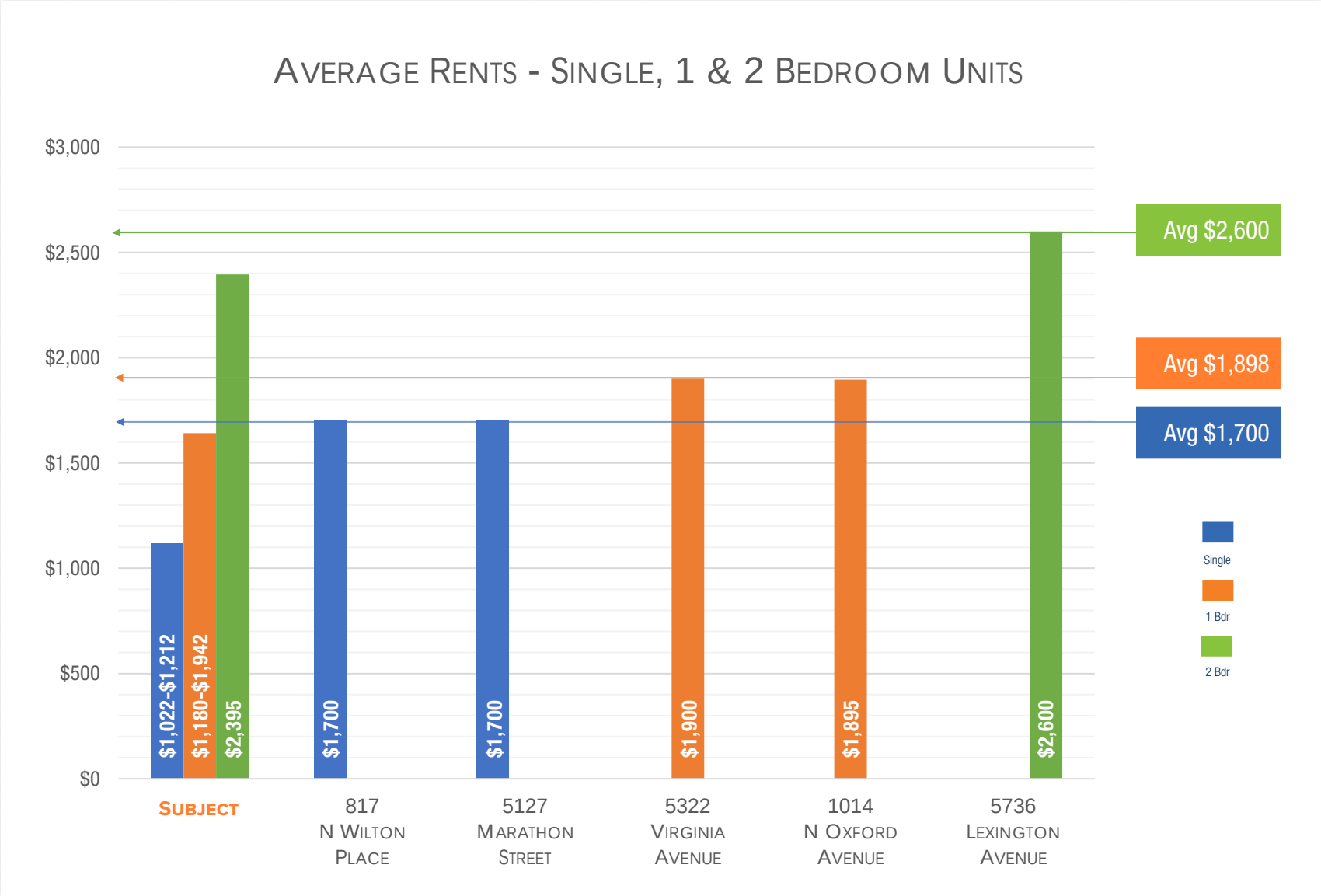
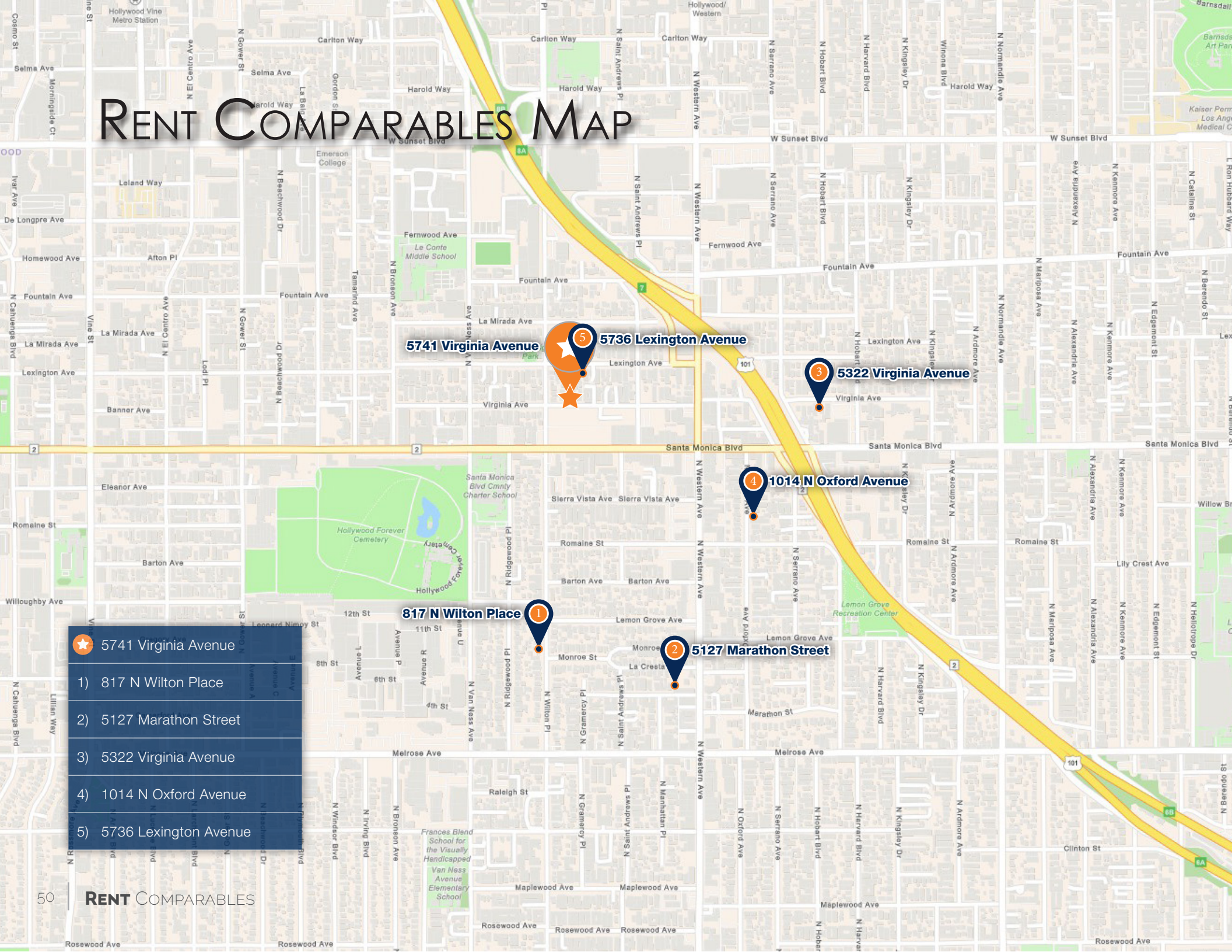
5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

RENT COMPARABLES

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**5741 Virginia Avenue
Los Angeles, CA 90038**

Total No. of Units		21	
Year Built		1967	
Unit Type	SF	Rent	Rent/SF
Single 1 Bath	400	\$1,049-\$1,244	\$2.87
1 Bdr 1 Bath	550	\$1,212-\$1,942	\$3.03
2 Bdr 1 Bath	900	\$2,395	\$2.66



**817 N Wilton Place
Los Angeles, CA 90038**

Total No. of Units		8	
Year Built		1938	
Unit Type	SF	Rent	Rent/SF
Single 1 Bath	410	\$1,700	\$4.15

Amenities
Property features tile flooring, white appliances, tile countertops, wall AC units, ceiling fans, and on-site laundry.



**5127 Marathon Street
Los Angeles, CA 90038**

Total No. of Units		8	
Year Built		1925/2018	
Unit Type	SF	Rent	Rent/SF
Studio 1 Bath	500	\$1,700	\$3.40

Amenities
Property features wood flooring, tile countertops, wall AC units, white appliances, and no laundry.



**5322 Virginia Avenue
Los Angeles, CA 90029**

Total No. of Units		9	
Year Built		1958	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	690	\$1,900	\$2.75

Amenities
Property features wood flooring, wall AC units, stainless steel appliances, granite countertops, balconies, and on-site laundry.



4

1014 N Oxford Avenue
Los Angeles, CA 90029

Total No. of Units			16
Year Built			1964
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$1,895	\$2.92

Amenities
Property features wood flooring, stainless steel appliances, wall AC units, quartz countertops, and on-site laundry.



5

5736 Lexington Avenue
Los Angeles, CA 90038

Total No. of Units			20
Year Built			1962
Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	800	\$2,600	\$3.25

Amenities
Property features wood flooring, stainless steel appliances, quartz countertops, wall AC units, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	817 N Wilton Place Los Angeles, CA 90038	8	1938	Single 1 Bath	410	\$1,700	\$4.15
2	5127 Marathon Street Los Angeles, CA 90038	8	1925/2018	Studio 1 Bath	500	\$1,700	\$3.40
3	5322 Virginia Avenue Los Angeles, CA 90029	9	1958	1 Bdr 1 Bath	690	\$1,900	\$2.75
4	1014 N Oxford Avenue Los Angeles, CA 90029	16	1964	1 Bdr 1 Bath	650	\$1,895	\$2.92
5	5736 Lexington Avenue Los Angeles, CA 90038	20	1962	2 Bdr 1 Bath	800	\$2,600	\$3.25
A V E R A G E S				Single 1 Bedroom 2 Bedroom	455 670 800	\$1,700 \$1,898 \$2,600	\$3.74 \$2.83 \$3.25
★	5741 Virginia Avenue Los Angeles, CA 90038	21	1967	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath	400 550 900	\$1,049-\$1,244 \$1,212-\$1,942 \$2,395	\$2.87 \$3.03 \$2.66



5741 VIRGINIA AVENUE, LOS ANGELES, CA 90038

Exclusively Listed By:

RICK E. RAYMUNDO

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