

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

6046 Carlton Way

LOS ANGELES, CA 90028

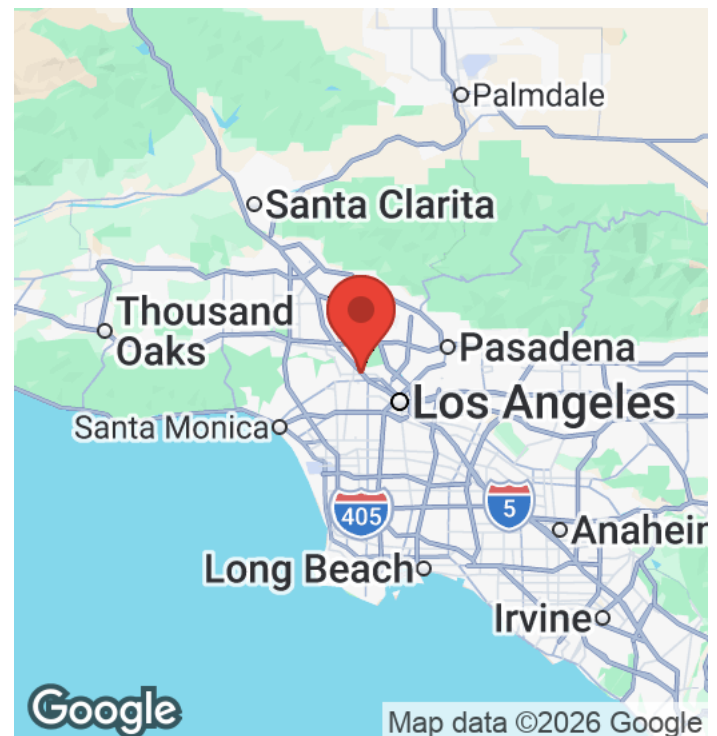
\$1,200,000



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)



# TABLE OF CONTENTS

Property Summary	3
Investment Details	4
Executive Summary	5
Pro Forma Summary	6
Property Description	7
Unit Rent Roll	8
Sale Comparables	9
Property Photos	15
Regional Map	19
Location Maps	20
Aerial Map	21
Demographics	22

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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	\$1,200,000
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!  
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04

## Analysis

Analysis Date May 2026

## 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	\$1,200,000
Units	3
Total Rentable SF	3,016
Lot Size	6,750 sf

## Income & Expense

Gross Operating Income	\$84,972
Monthly GOI	\$7,081
Total Annual Expenses	(\$28,354)
Monthly Expenses	(\$2,363)

## Financial Information

Initial Equity \$600,000

## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$600,000	30 years	30 years	6.50%	\$3,792	

# 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	\$1,200,000
Investment - Cash	\$600,000
First Loan (Fixed)	\$600,000

## Investment Information

Purchase Price	\$1,200,000
Price per Unit	\$400,000
Price per SF	\$397.88
Expenses per Unit	(\$9,451)

## Income, Expenses & Cash Flow

<b>Gross Scheduled Income</b>	<b>\$87,600</b>
Total Vacancy and Credits	(\$2,628)
Operating Expenses	(\$28,354)
<b>Net Operating Income</b>	<b>\$56,618</b>
Debt Service	(\$45,509)
<b>Cash Flow Before Taxes</b>	<b>\$11,109</b>

## Financial Indicators

Cash-on-Cash Return Before Taxes	1.85%
Debt Coverage Ratio	1.24
Capitalization Rate	4.72%
Gross Rent Multiplier	13.70
Gross Income / Square Feet	\$29.05
Gross Expenses / Square Feet	(\$9.40)
Operating Expense Ratio	33.37%

# PRO FORMA SUMMARY

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



## Investment Summary

Price	\$1,200,000
Year Built	1910
Units	3
Price/Unit	\$400,000
RSF	3,016
Price/RSF	\$397.88
Lot Size	6,750 sf
Floors	1
APN	5545-007-004
Cap Rate	4.72%
Market Cap Rate	5.79%
GRM	13.7
Market GRM	11.9

## Financing Summary

Loan 1 (Fixed)	\$600,000
Initial Equity	\$600,000
Interest Rate	6.5%
Term	30 years
Monthly Payment	\$3,792
DCR	1.24

## 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	\$36,000	\$72,000	\$36,000	\$72,000
<b>Totals</b>	<b>3</b>		<b>\$87,600</b>		<b>\$100,800</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$87,600</b>	<b>\$100,800</b>
- Less: Vacancy	(\$2,628)	(\$3,024)
<b>Effective Gross Income</b>	<b>\$84,972</b>	<b>\$97,776</b>
- Less: Expenses	(\$28,354)	(\$28,354)
<b>Net Operating Income</b>	<b>\$56,618</b>	<b>\$69,422</b>
- Debt Service	(\$45,509)	(\$45,509)
<b>Net Cash Flow after Debt Service</b>	<b>\$11,109</b>	<b>\$23,913</b>
+ Principal Reduction	\$6,706	\$6,706
<b>Total Return</b>	<b>\$17,815</b>	<b>\$30,619</b>

## Annualized Expenses

Description	Actual	Market
Building Insurance	\$4,524	\$4,524
Grounds Maintenance	\$1,200	\$1,200
Maintenance	\$4,380	\$4,380
Misc	\$1,000	\$1,000
Taxes - Real Estate	\$15,000	\$15,000
Utilities	\$2,250	\$2,250
<b>Total Expenses</b>	<b>\$28,354</b>	<b>\$28,354</b>
<b>Expenses Per RSF</b>	<b>\$9.40</b>	<b>\$9.40</b>
<b>Expenses Per Unit</b>	<b>\$9,451</b>	<b>\$9,451</b>

## 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

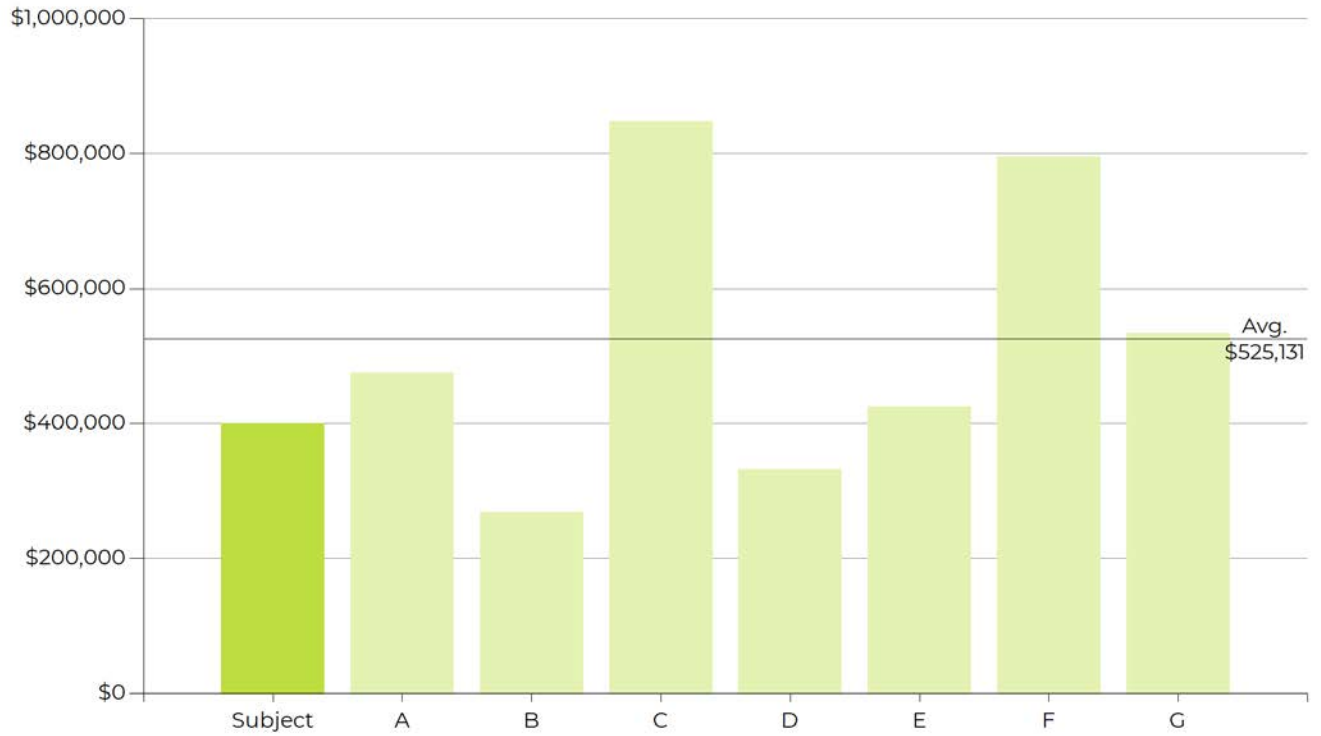
3 Units on a 6,750 square foot LAR4 lot!  
6046 Carlton Way | Los Angeles, CA 90028

Unit	Description	Current Rent	Pro Forma Rent	Comments
1	2+1	\$3,000	\$3,000	Vacant
2	2+1	\$3,000	\$3,000	Vacant
3	1+1	\$1,300	\$2,400	

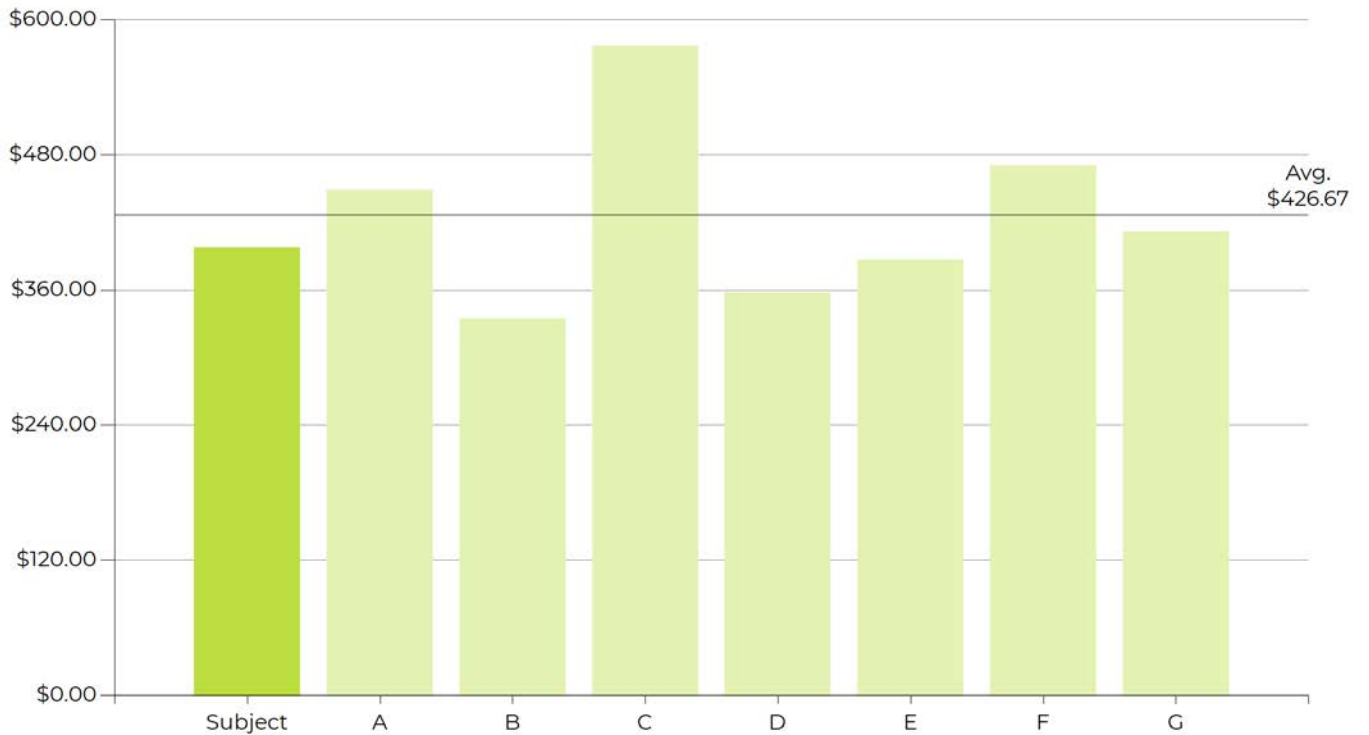
# SALE COMPARABLES

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	\$1,200,000	Units	Unit Type
Units	3	1	1+1
Price/Unit	\$400,000	2	2+1
Price/SF	\$397.88		
Lot Size	6,750		
Cap Rate	4.72%		
GRM	13.7		
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	Unit Type
Units	2	1	3 Bedroom 1 Bath
Price/Unit	\$475,000	1	3 Bedroom 1.5 Bath
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	Unit Type
Units	4	3	1 Bedroom 1 Bath
Price/Unit	\$268,750	1	2 Bedroom 2 Bath
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				



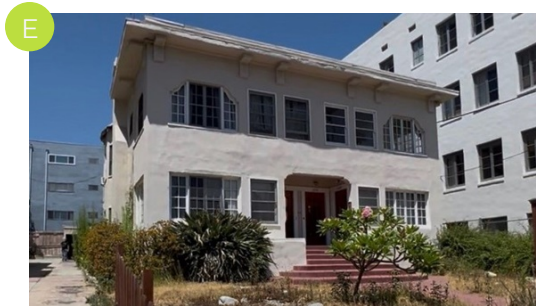
644 North Serrano Avenue, Los Angeles, CA 90004

**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	4 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

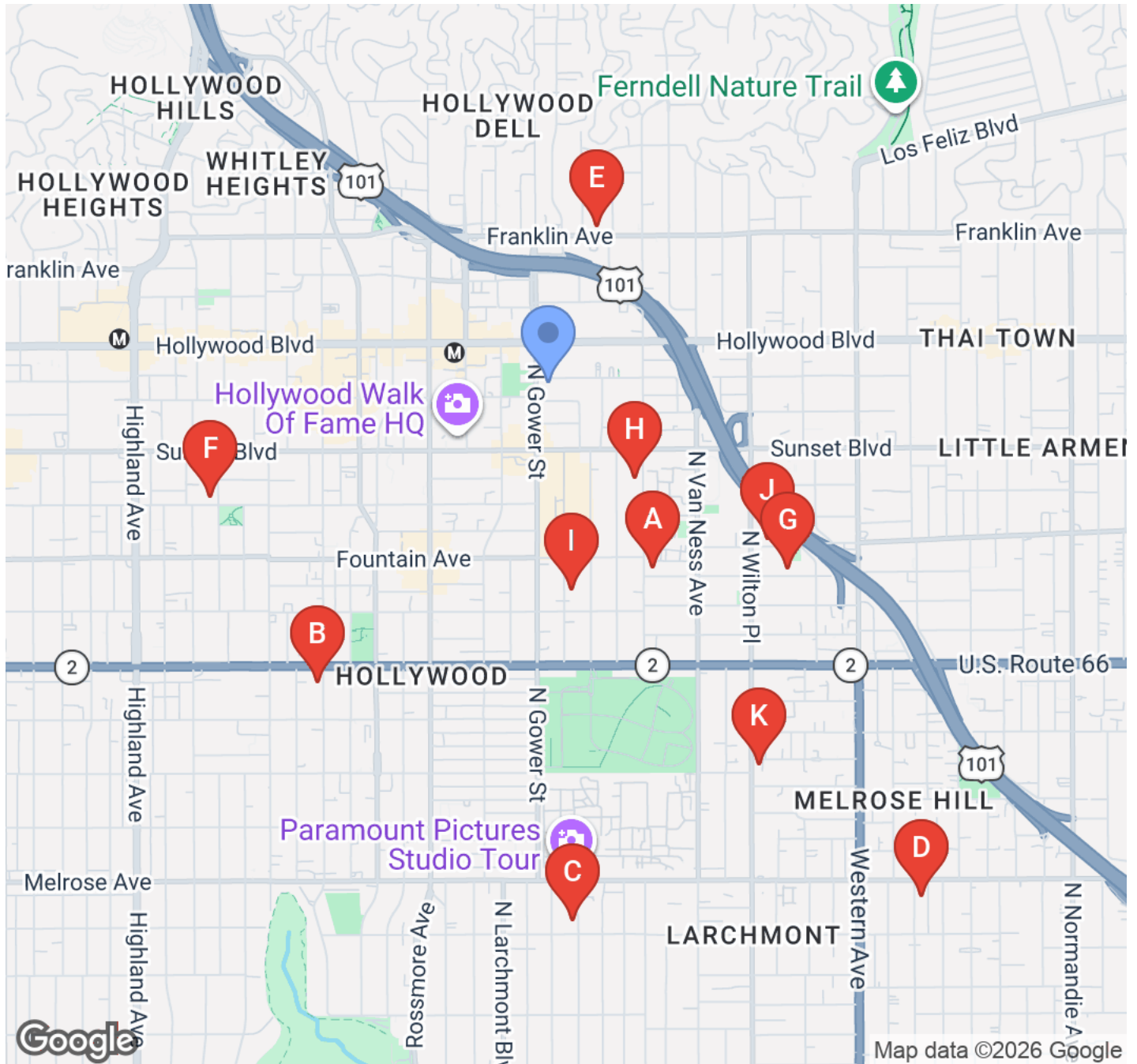
5552 Barton Avenue, Los Angeles, CA 90038

### 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  
\$1,200,000
- 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

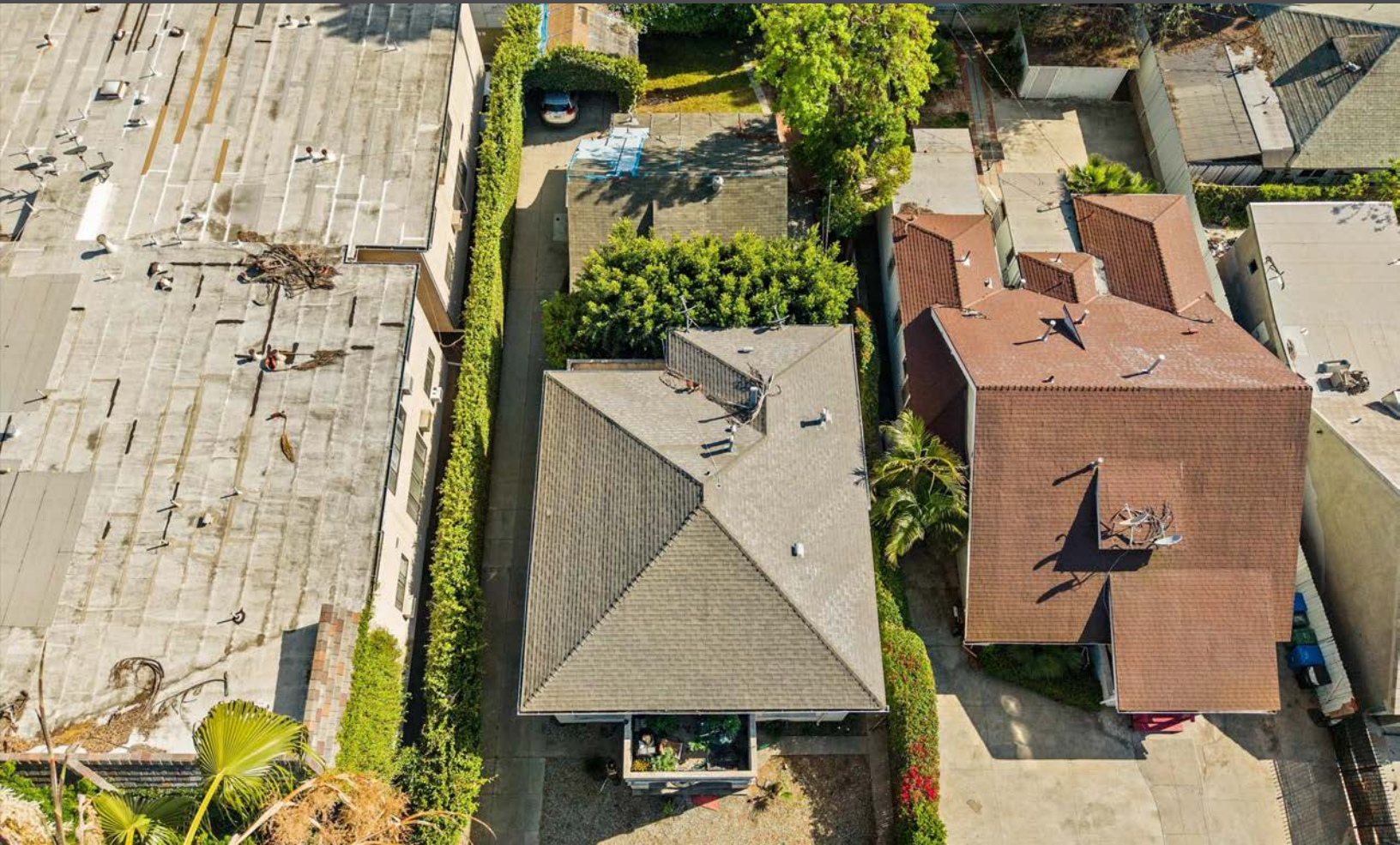
# PROPERTY PHOTOS

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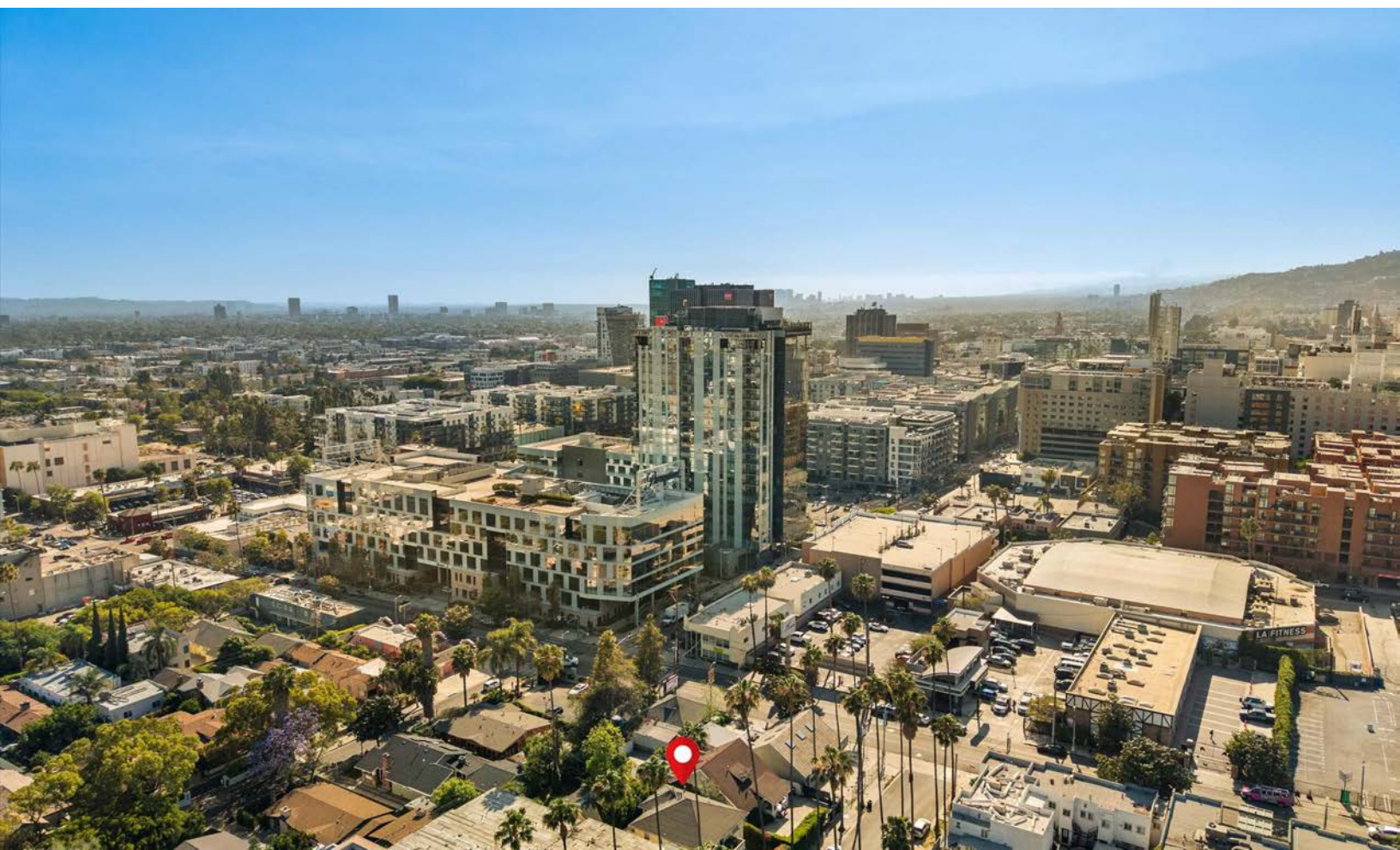
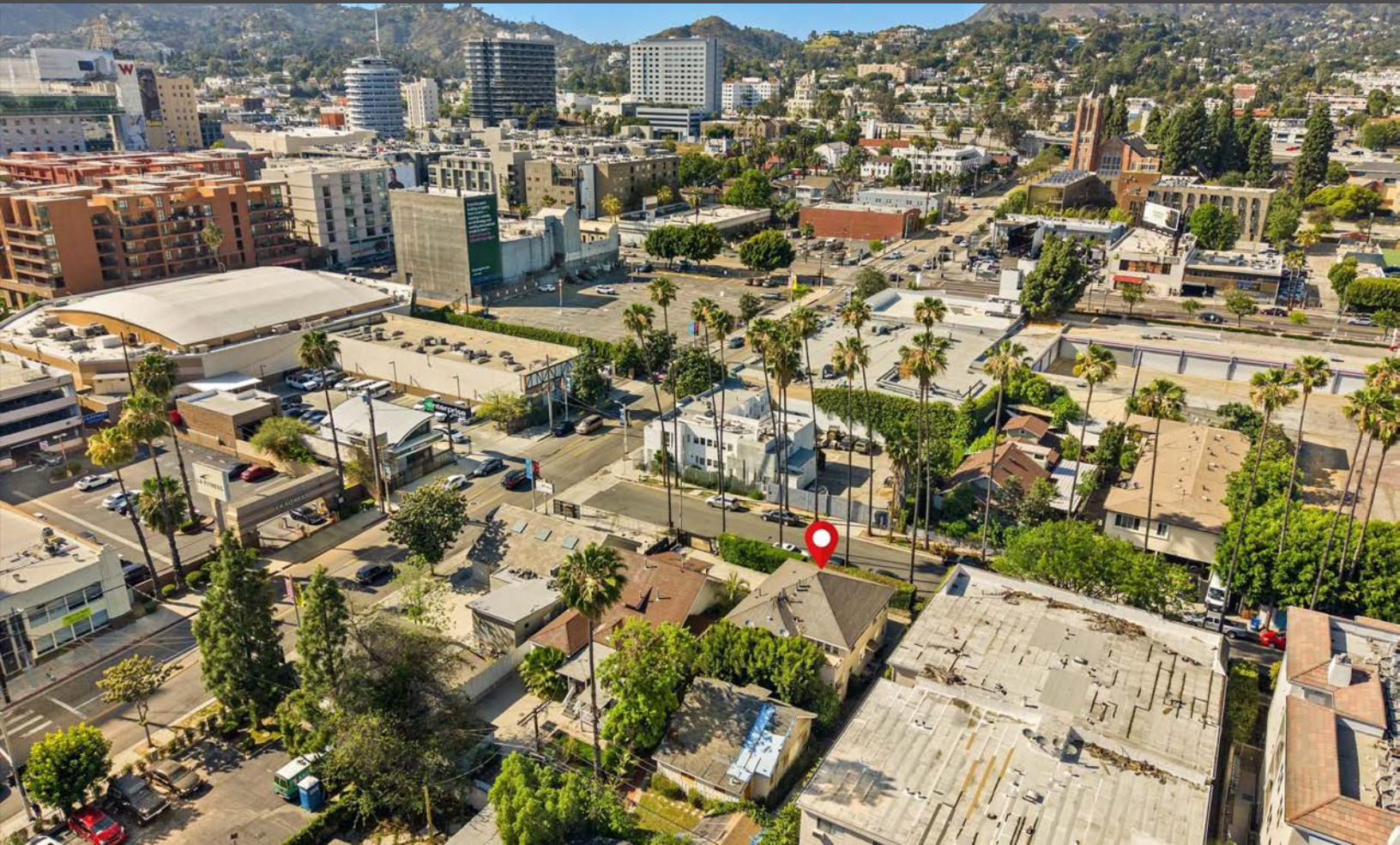
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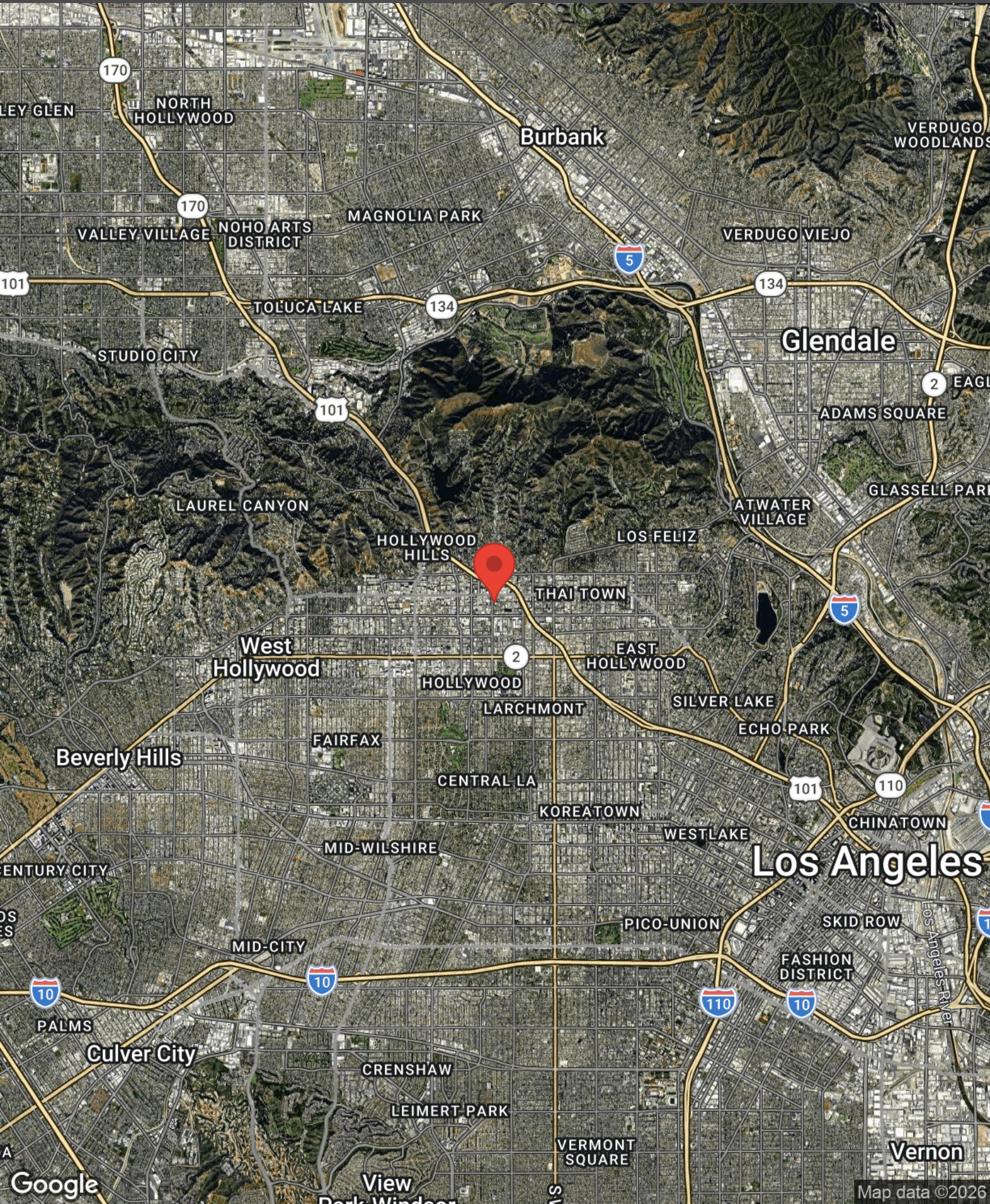
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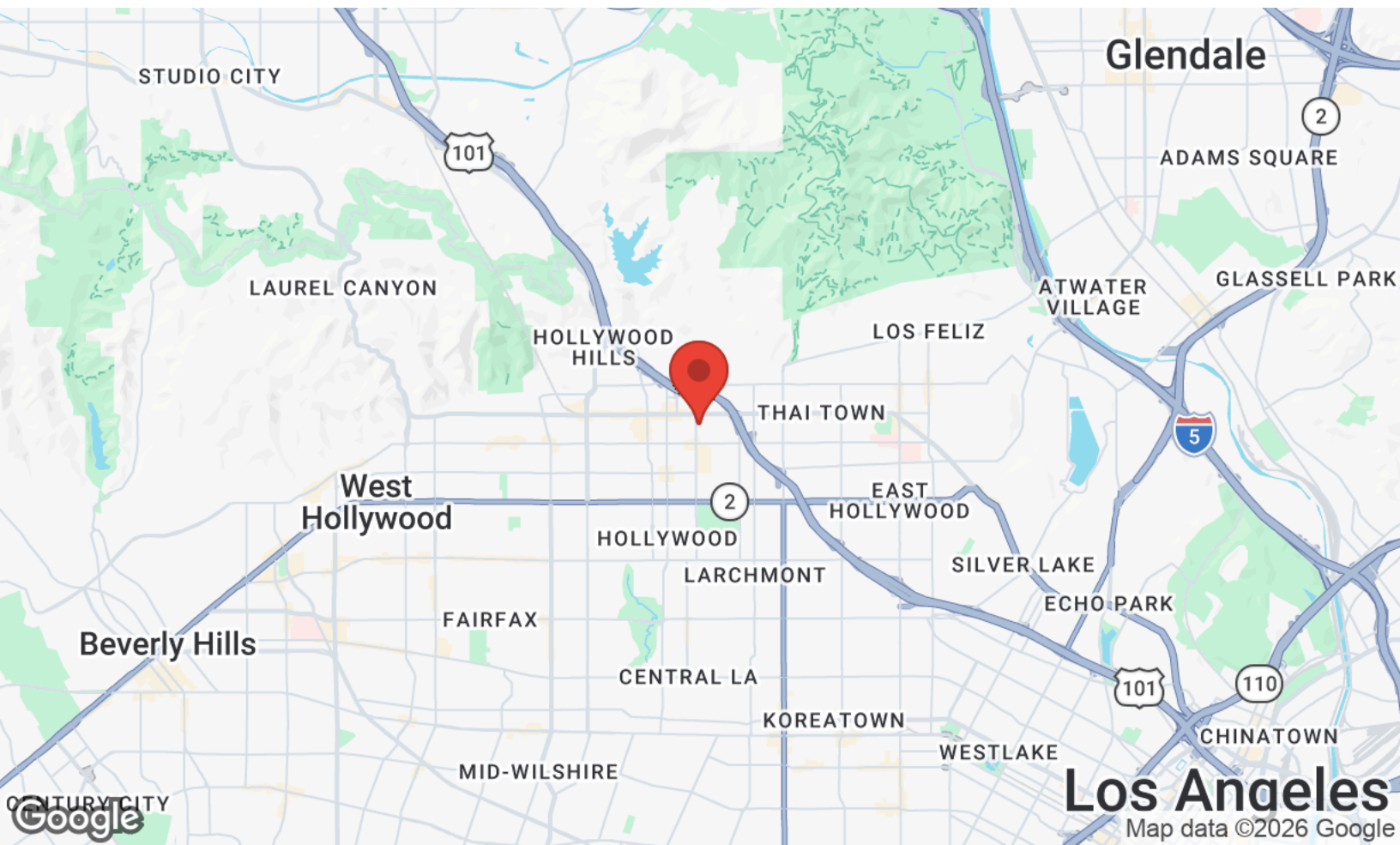
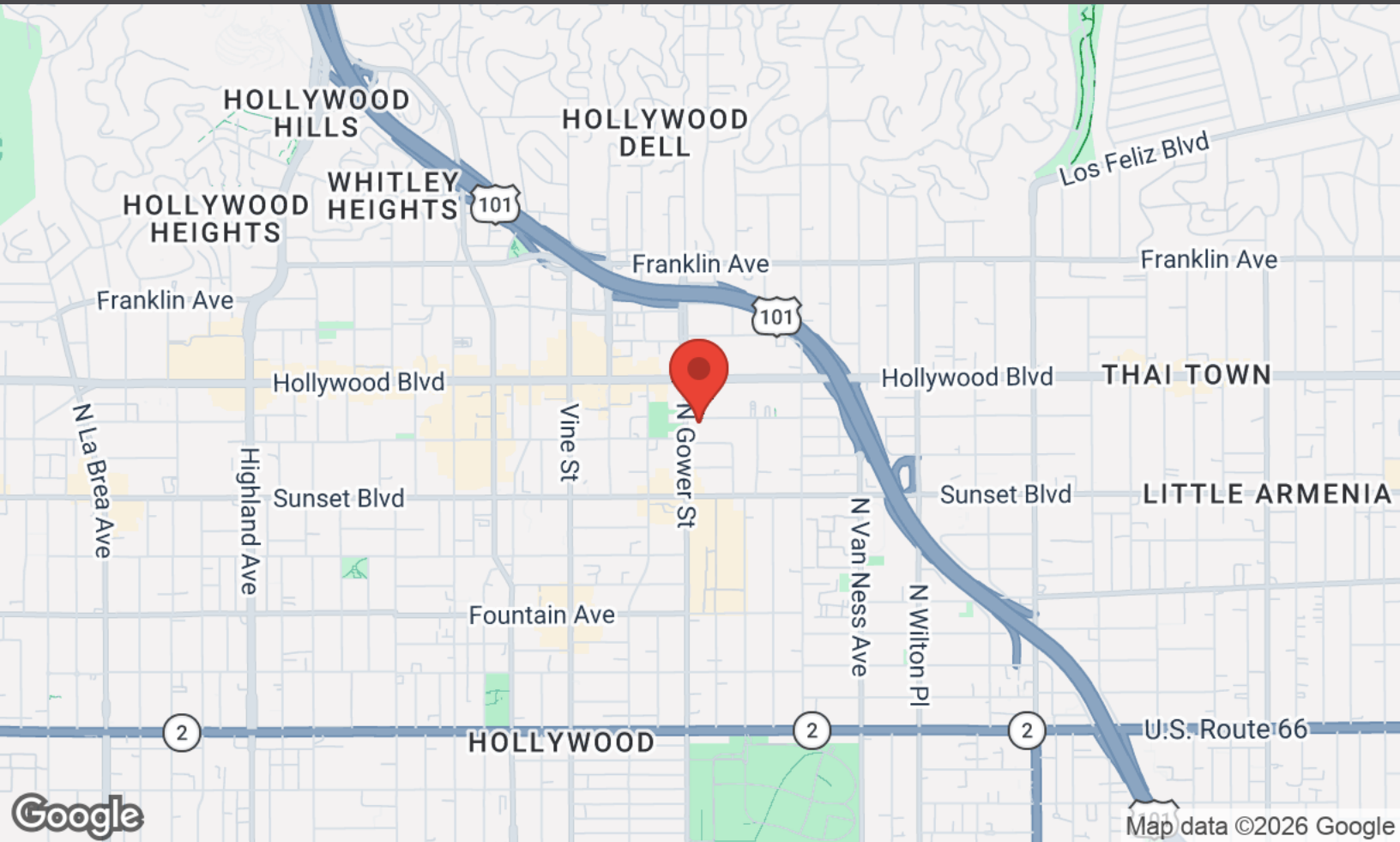
# REGIONAL MAP

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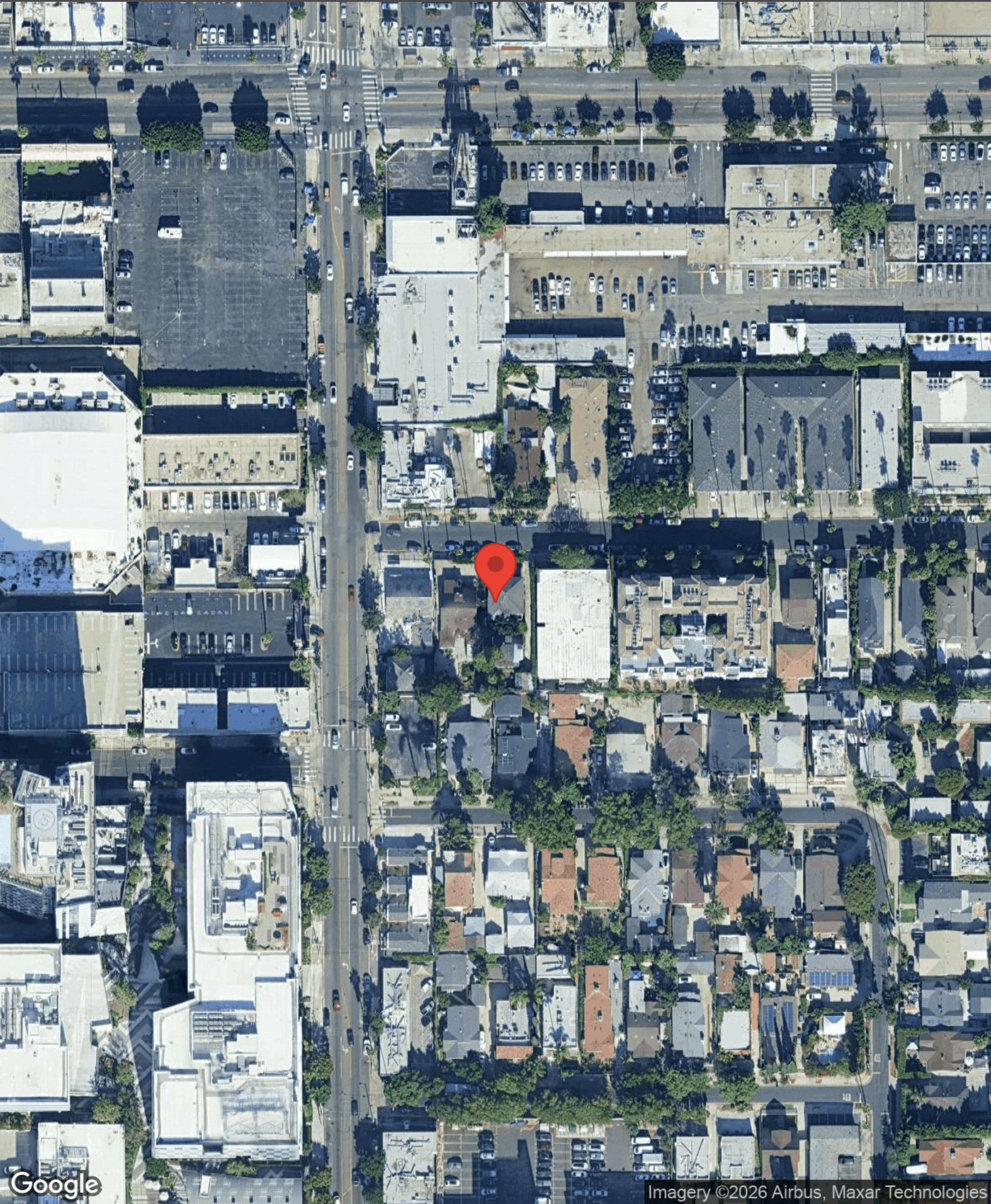
# LOCATION MAPS

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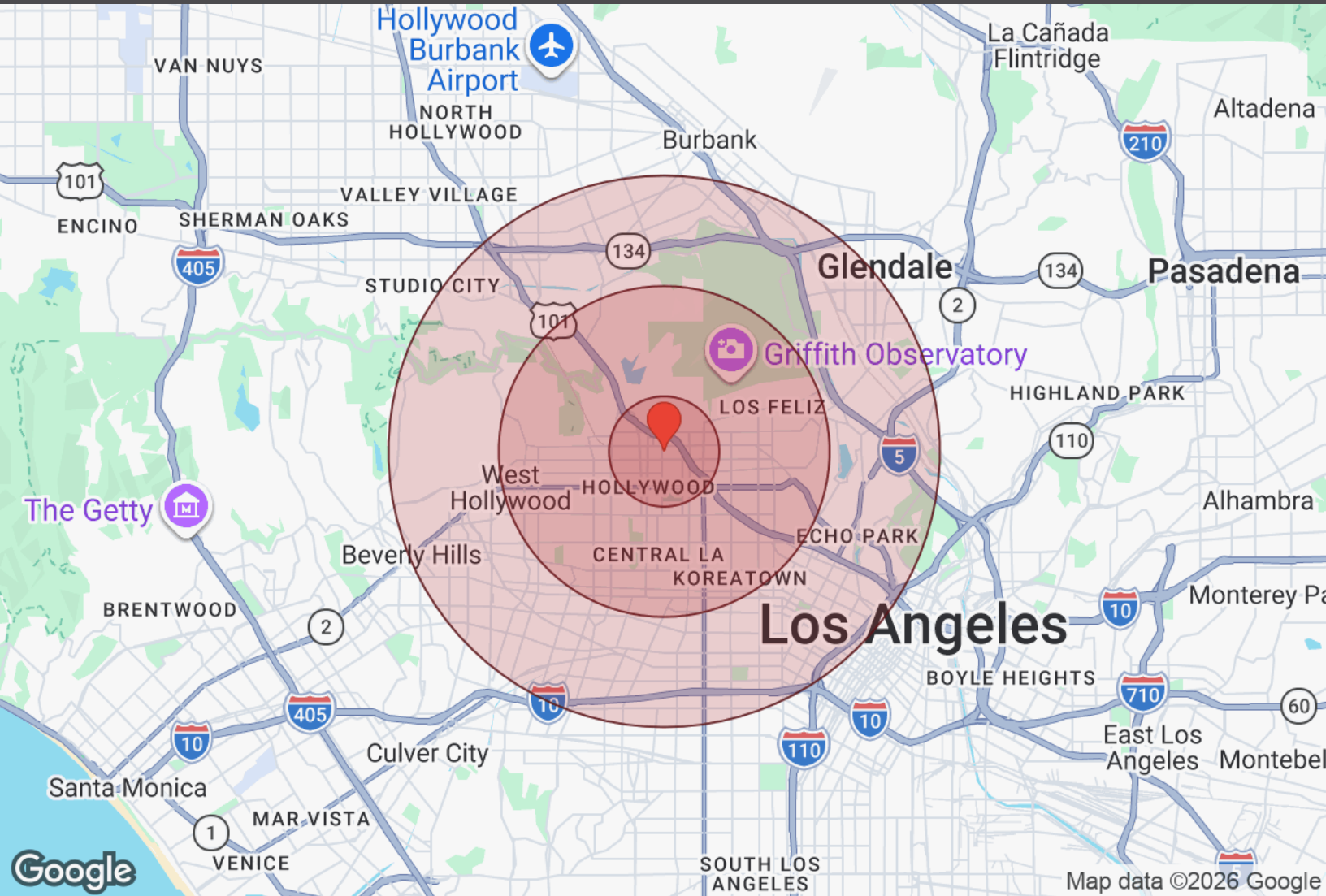
# AERIAL MAP

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# 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	37,699	194,636	501,775
Female	31,750	182,055	478,589
Total Population	69,449	376,691	980,364

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	26,620	140,807	317,834
Black	5,695	23,204	72,449
Am In/AK Nat	111	527	1,373
Hawaiian	76	264	686
Hispanic	26,398	126,757	385,969
Asian	8,160	73,266	173,721
Multiracial	1,847	9,907	24,019
Other	549	1,959	4,314

Housing	1 Mile	3 Miles	5 Miles
Total Units	41,135	207,621	491,689
Occupied	37,154	189,367	448,907
Owner Occupied	3,631	32,555	91,682
Renter Occupied	33,523	156,812	357,225
Vacant	3,980	18,254	42,783

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	6,830	43,224	126,944
Ages 15 - 24	7,724	35,502	99,852
Ages 25 - 54	37,114	196,130	484,783
Ages 55 - 64	7,517	42,722	112,807
Ages 65+	10,263	59,111	155,978

Income	1 Mile	3 Miles	5 Miles
Median	\$70,695	\$84,265	\$83,390
Under \$15k	5,101	20,133	48,779
\$15k - \$25k	2,361	10,895	27,194
\$25k - \$35k	2,942	11,656	27,627
\$35k - \$50k	3,257	16,730	40,424
\$50k - \$75k	6,050	27,200	63,335
\$75k - \$100k	4,425	21,771	50,929
\$100k - \$150k	5,428	31,110	72,522
\$150k - \$200k	2,831	16,537	40,087
Over \$200k	4,759	33,335	78,009