

EAST HOLLYWOOD, LOS ANGELES

# 1032-1038 N. OXFORD AVE

8 NEWLY CONSTRUCTED UNITS  
ASKING \$5,195,00



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# EXECUTIVE SUMMARY



Oxford Eight represents a rare opportunity to acquire a brand-new 8-unit multifamily development in the heart of East Hollywood. Built in 2025 with high-quality finishes, spacious layouts, and energy-efficient systems, this property offers a turnkey investment with strong in-place income and attractive growth potential.

**Address:**

1032-1038 N. Oxford Ave.  
Los Angeles, CA 90029

**Units:**

8(one standalone home + 5  
condo-style units + 2 ADU  
conversions)

**Year Built:**

2025

**Building Size:**

11,978 SF  
Lot Size: 8,413 SF (asr)

**APN:**

5536-025-003

**Zoning:**

LA-RD1.5

**CAP:**

5.18%

**GRM:**

14.48



# INVESTMENT SUMMARY

## **New Construction(2025):**

Minimal maintenance with modern finishes, appliances, and systems.

## **Diverse Unit Mix:**

Ranging from 1-bedroom to 5-bedroom units, catering to families, professionals, and students.

## **Premium Features:**

Stainless steel appliances, in-unit laundry, private balconies, solar panels, individual gas and water meters.

## **Walk Score 93:**

“Walker’s Paradise” with easy access to shopping, dining, and entertainment.

## **High-Demand Market:**

East Hollywood has strong rental demand driven by proximity to Hollywood, Koreatown, and Downtown LA.

## **Stabilized Returns:**

Attractive 5.18% cap rate with upside through professional management and rent growth.

### **Asking Price:**

\$5,195,000

### **Gross Income:**

\$384,600

### **Expenses:**

\$84,778 (22%)

### **Projected NOI:**

\$311,360

### **CAP:**

5.8%

### **GRM:**

13.51

### **Price Per Unit:**

\$649,375



# PROPERTY DESCRIPTION

Oxford Eight is a newly constructed multifamily development blending modern architecture with practical living. The strong rental market in East Hollywood continues to offer robust demand, making this an attractive opportunity for property investors seeking stable occupancy and long-term returns.

## 8 Units:

- 1 Standalone 4-bedroom / 3.5-bath home
- 5 Condo-style apartments (mix of 3–5 bedrooms)
- 2 ADU conversions adding flexible living options

## Interior Features:

- Upgraded flooring & designer tile
- Energy-efficient stainless steel appliances
- Quartz countertops
- Soaring ceilings with recessed lighting
- Washer/dryer in every unit
- Private balconies (upper floors)

## Exterior Features:

- Energy-efficient solar panels
- Individual water & gas meters
- Secure, low-maintenance design





# LOCATION OVERVIEW

Nestled in a serene residential enclave of **East Hollywood**, this property enjoys a prime location on the cusp of vibrant Hollywood. Immerse yourself in the heart of LA's dynamic culture, where world-class dining, entertainment, and cutting-edge commercial opportunities converge.

## **Connectivity:**

Minutes to the **101 Freeway**, Hollywood/Western Metro Station, and Downtown Los Angeles.

## **Employment Centers:**

Close to **Hollywood Studios**, Kaiser Permanente's LA Medical Center, Netflix HQ, Griffith Park, and Los Angeles City College.

## **Lifestyle:**

Residents enjoy proximity to **Los Feliz, Silver Lake, Larchmont, and Hollywood**, with top-tier entertainment, coffee shops, and trendy retail.

## **Demographics:**

Strong demand from **young professionals, medical staff, and families** seeking central LA housing.



# PROJECTED RENTS

Unit	Type	SF	Rent (\$/mo)	Annual Rent (\$)
1	4br / 3.5ba	1,668	\$4,500	\$51,000
2	5br / 5.5ba	2,212	\$5,100	\$60,000
3	1br / 1.5ba	872	\$2,500	\$30,000
4	4br / 4.5ba	1,941	\$4,400	\$52,800
5	3br / 3.5ba	945	\$3,950	\$47,400
6	4br / 4.5ba	1,941	\$4,400	\$52,800
7	2br / 2ba	990	\$3,200	\$38,400
8	3br / 3ba	1,409	\$4,000	\$47,400
<b>Total</b>	—	11,978	<b>\$31,650/mo</b>	<b>\$379,800</b>

# Success delivered. Wealth built. Investment returned.



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Are you expanding your portfolio, liquidating assets, exchanging/trading equity or would like to know more about land development opportunities? Call Ed and his team for a private consultation.

## CONTACT

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