

# 6 UNIT APARTMENT COMPLEX FOR SALE



5544 ELMER AVENUE

NORTH HOLLYWOOD, CA 91601



GATED 6-UNIT APARTMENT COMPLEX  
IN NORTH HOLLYWOOD, CALIFORNIA

# EXECUTIVE SUMMARY

## OFFERING SUMMARY

BUILDING SIZE:	+/- 3,972 SF
LOT SIZE:	+/- 6,528 SF
SALE PRICE:	\$1,850,000
CAP RATE:	5.25
APN:	2350-006-009
ZONING:	LAR4
YEAR BUILT:	1987
PARKING LOT:	8 parking spaces (2 are tandem)

## LOCATION HIGHLIGHTS



Walking Distance  
to restaurant and  
retail amenities



6 parking spaces:  
2 are tandem  
for a total of 8  
spaces



Gated and  
Secured access



0.3 Mile away  
from North  
Hollywood  
Subway Station

# INVESTMENT OVERVIEW

## Multi-Family Opportunity - 6-Unit Investment | NoHo Arts District

### PROPERTY OVERVIEW

- **Units:** 6 residential units
  - 2 Beds / 1.5 Bath - 1 unit
  - 1 Bed / 1 Bath - 3 units
  - Studio / 1 Bath - 2 units
- **Parking:** 6 spaces (2 are tandem — total capacity for 8 vehicles)
- **Access:** Gated and secured for tenant safety and peace of mind
- **Laundry Income:** On-site coin-operated washers and dryers generating approximately \$350/month in additional income
- **Utilities:**
  - Tenant pays: Electricity and gas
  - Landlord pays: Water, trash, and common-area lighting
- **Storage:** Ample storage space for tenants
- **No Smoking Policy:** Maintains cleanliness and minimizes property wear

### LOCATION & ACCESSIBILITY

- Situated in the NoHo Arts District, known for its theaters, galleries, vibrant dining, and creative energy
- **Transit:** Exceptionally transit-friendly — North Hollywood Metro Station is just 0.3 miles away (~5-minute walk). This includes access to both the Red Line (B Line) subway and the G Line Bus Rapid Transit system
- **Walkability & Transit Quality:**
  - Walk Score: 90 — a walker's paradise
  - Transit Score: 67 — excellent transit access
  - Bike Score: 77 — very bikeable

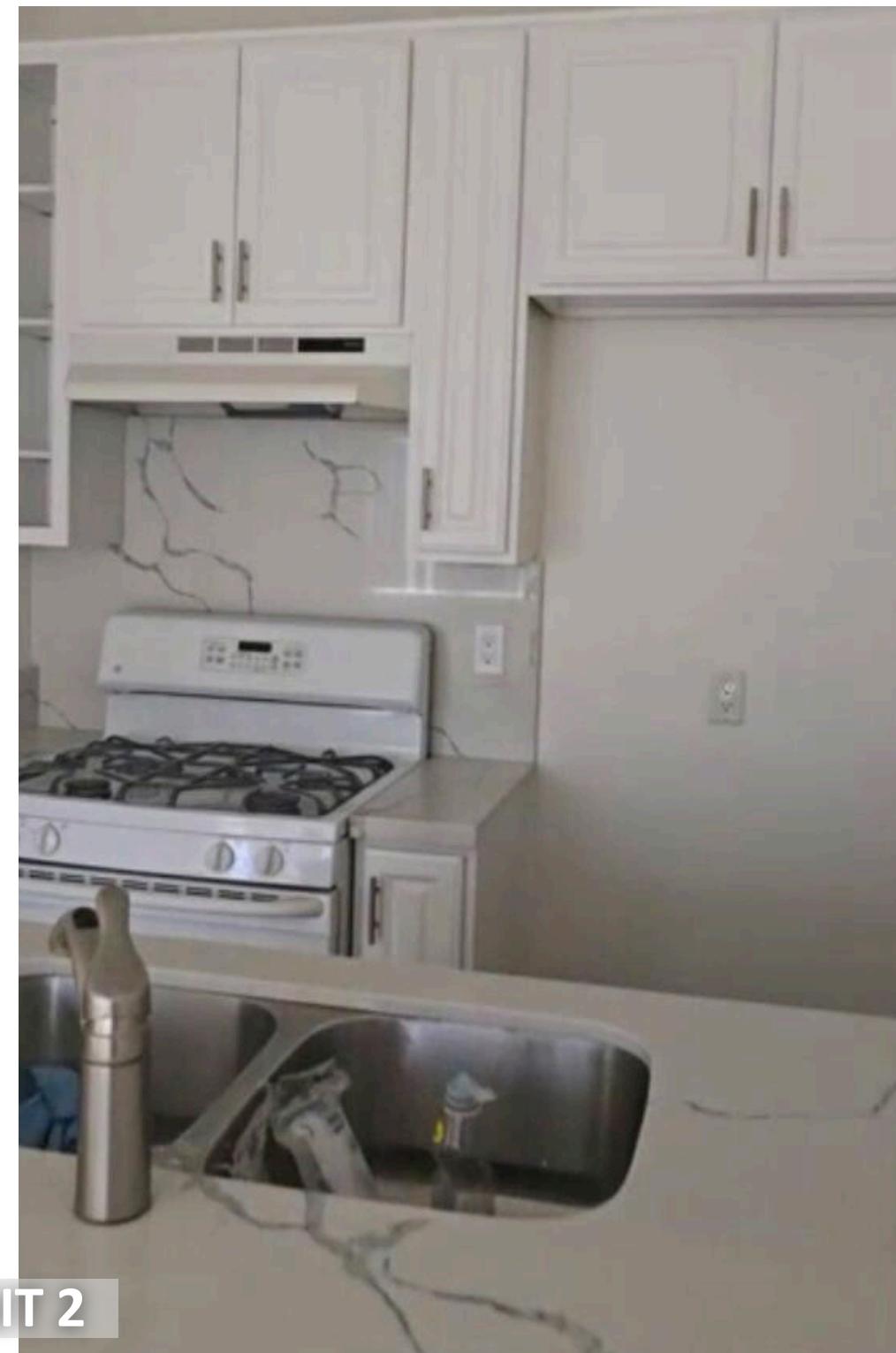


# INTERIOR PHOTOS

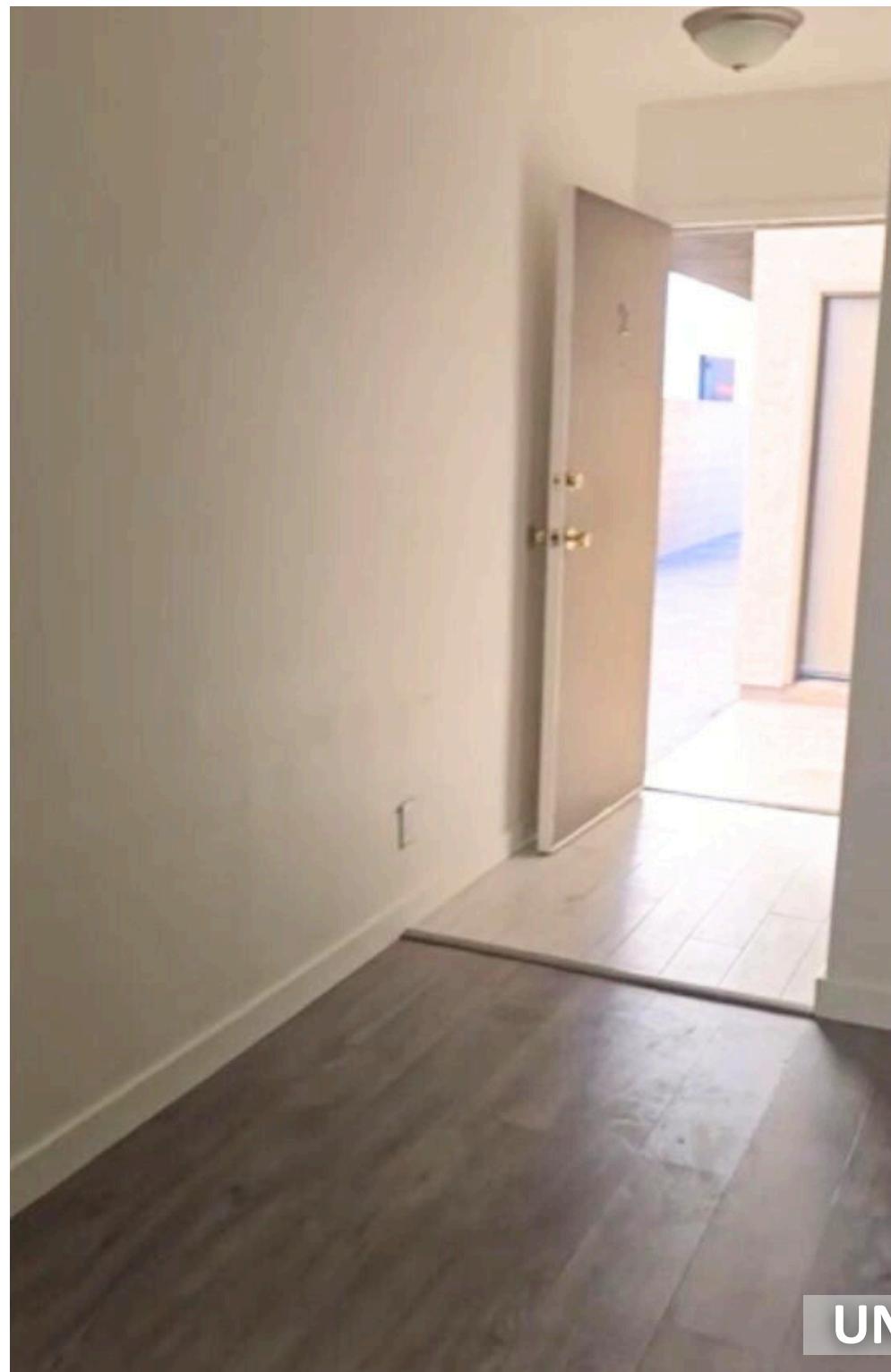
*\*Note: No Photos of Unit 1 in front - It is a 2 story townhome with 1 ¾ bath*



UNIT 2



UNIT 2



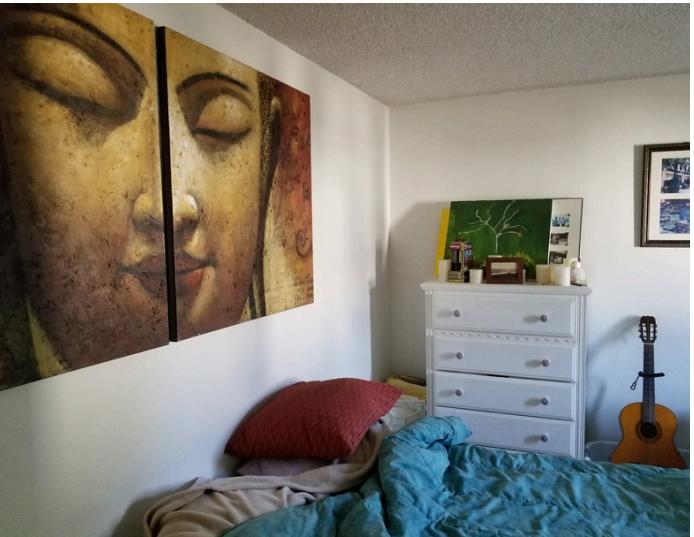
UNIT 2





UNIT 3



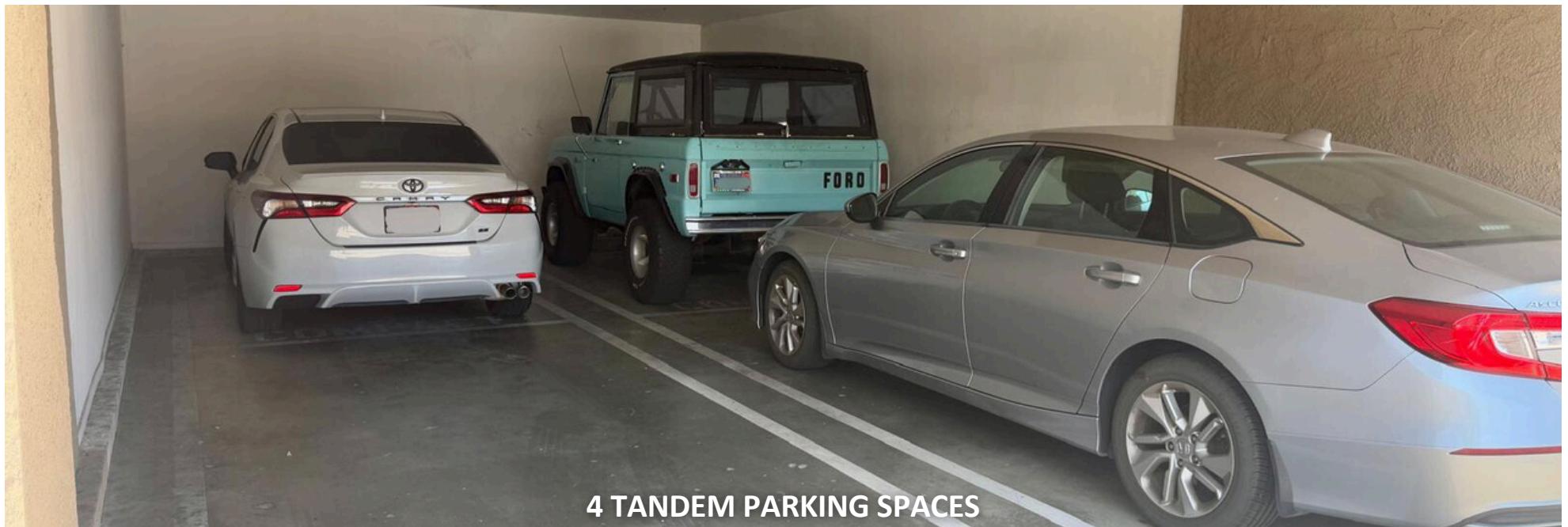


UNIT 4



**UNIT 5**





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\*The square footage is an approximate number and Owner makes no representation regarding the size, square footage, or configuration of space.

# Why North Hollywood?!



North Hollywood, or “NoHo,” is one of Los Angeles’ most vibrant and fastest-growing neighborhoods, anchored by the lively NoHo Arts District. Known for its theaters, galleries, dance studios, and eclectic dining, the area has become a magnet for artists, performers, and creative professionals. Major redevelopment and mixed-use projects have transformed NoHo into a walkable, transit-oriented hub with a unique blend of culture, entertainment, and urban living.

**Unmatched Connectivity.** North Hollywood is home to the North Hollywood Metro Station, the northern terminus of the B Line (subway) and the eastern terminus of the G Line (Bus Rapid Transit), providing direct, car-free access to Downtown LA, Universal City, and the San Fernando Valley. With excellent walkability, bikeability, and freeway access (170, 134, and 101), plus proximity to Hollywood Burbank Airport, NoHo is one of the most accessible neighborhoods in Southern California.

**Strategic Business & Creative Energy.** While part of the City of Los Angeles and subject to its standard business regulations, NoHo offers a competitive commercial market and a thriving creative economy. Its location between Burbank, Studio City, and Universal City puts it near major studios, entertainment companies, and media suppliers—making it ideal for both residents and businesses seeking culture, connectivity, and opportunity.

With its unmatched blend of arts, accessibility, and economic growth, North Hollywood is more than just a neighborhood—it’s a destination. Whether you’re investing, living, or launching a business here, NoHo offers the perfect mix of lifestyle, location, and long-term potential.



# What's in My Community?

Places that make your life richer and community better

5544 North Elmer Avenue, North Hollywood, California, 91601  
3 miles



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). \* Indicates the number of locations has reached the maximum. © 2025 Esri

# Housing Market Characteristics

5544 North Elmer Avenue, North Hollywood,  
California, 91601  
Ring of 3 miles



**\$996,372 ↑**  
Median Home Value

22% higher than California which is  
\$773,228



**36**

Housing Affordability  
Index



**69.7%**

Percent of Income  
for Mortgage



**245**

Percent of Income for  
Mortgage (Index)

Age <18 **44,334**

Age 18-64 **185,566**

Age 65+ **39,973**

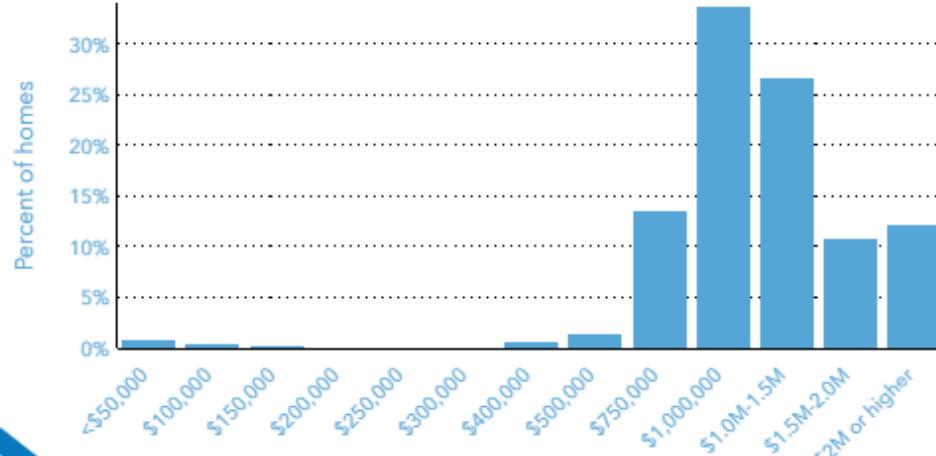
Total Pop  
**269,874**

Pop Growth  
**-0.24%**

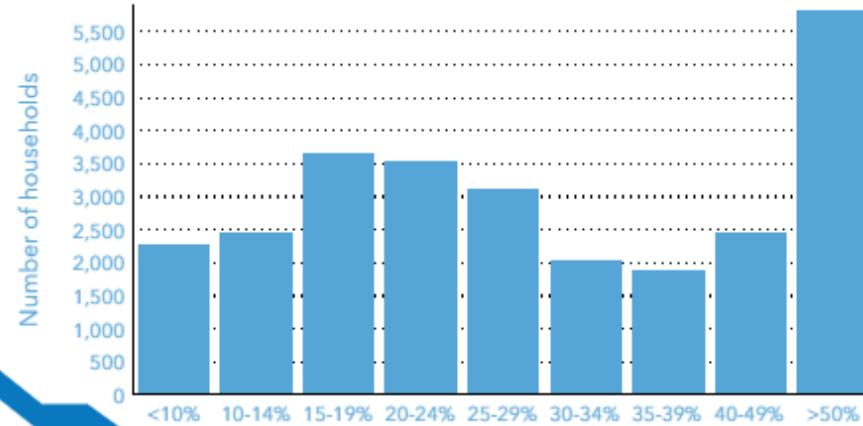
Average HH Size  
**2.34**

Median Net Worth  
**\$91,373**

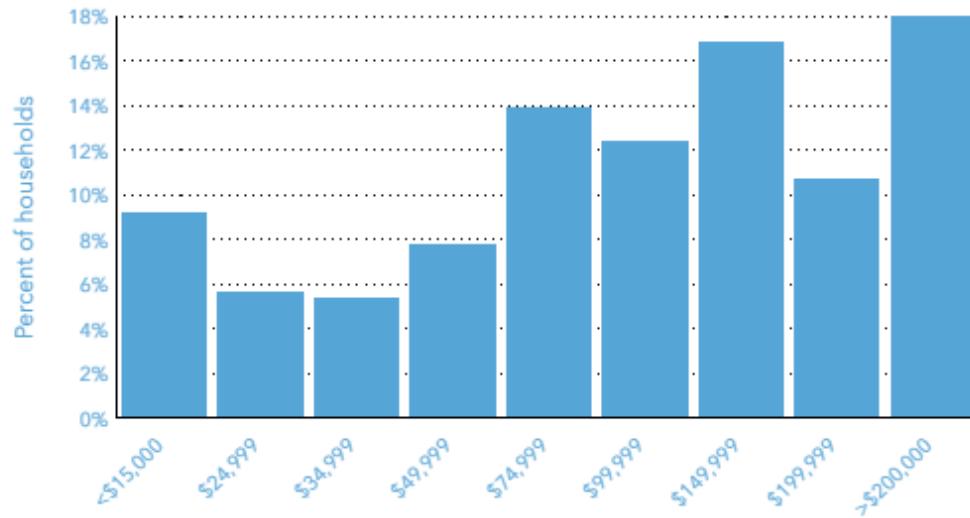
## Home Value



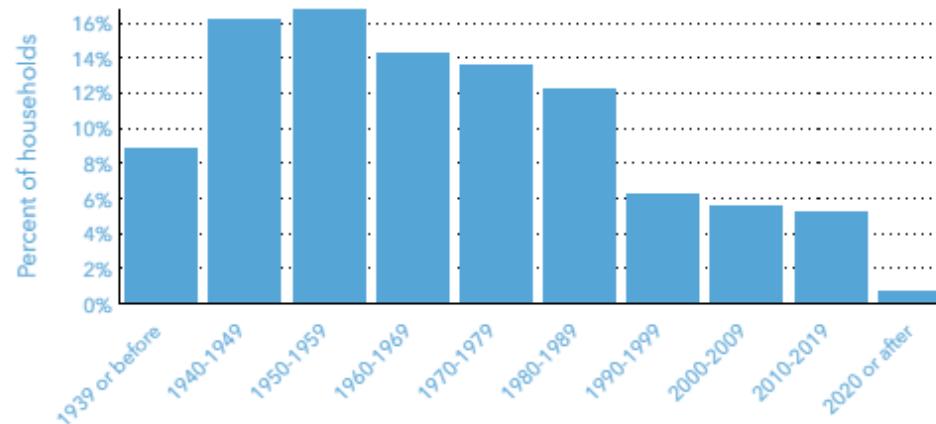
## Mortgage as % Salary



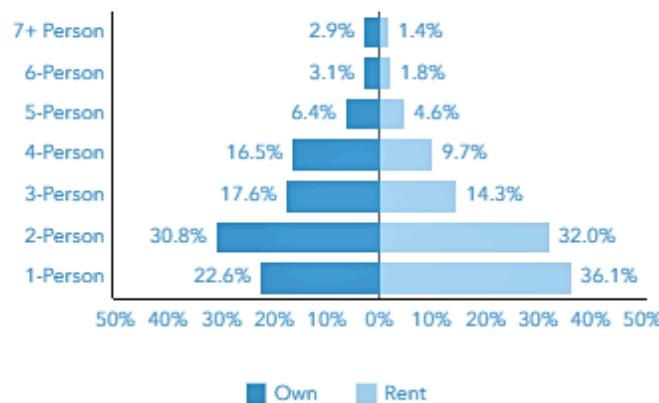
## Household Income



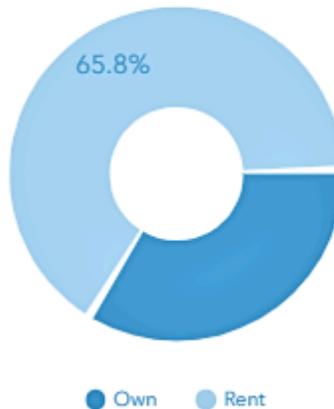
## Year Property Built



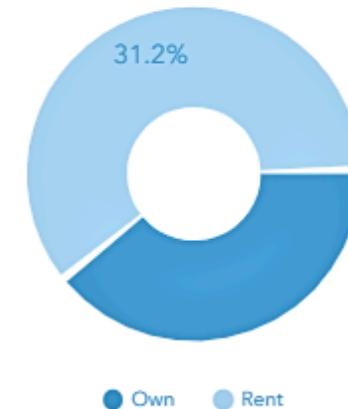
## Census Housing by Size



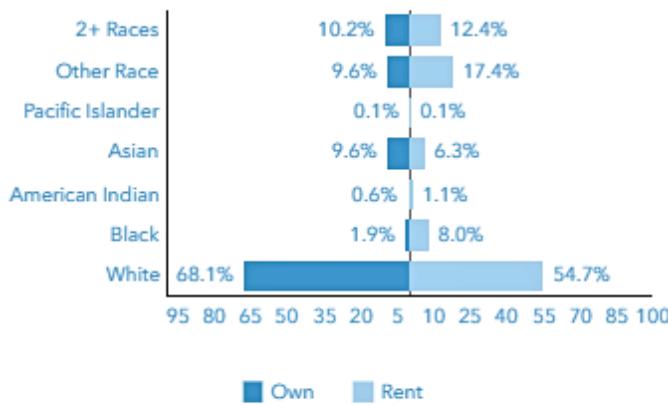
## Home Ownership



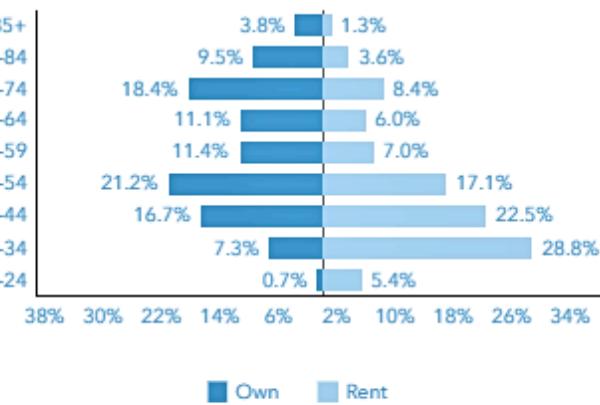
## Hispanic Home Ownership



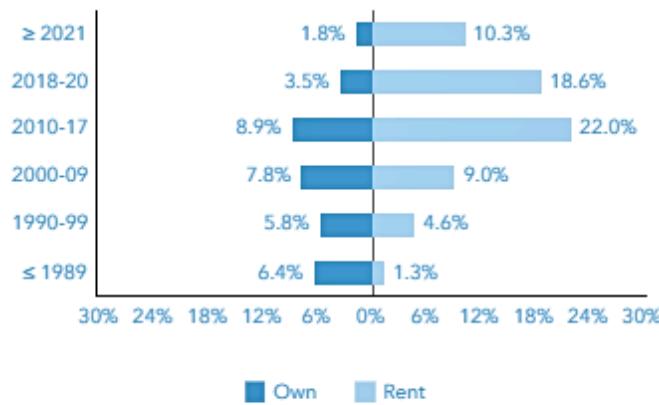
## Housing by Race of Householder



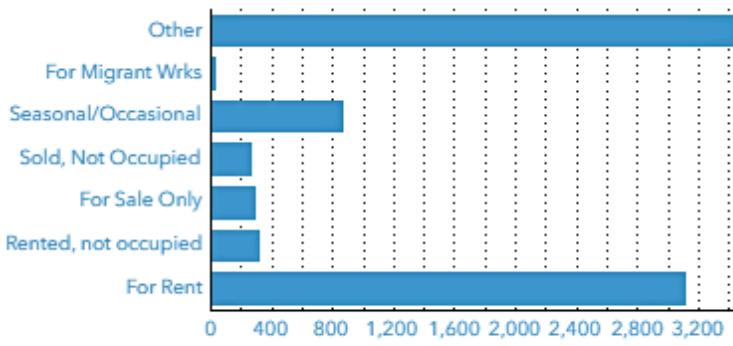
## Housing by Age of Householder



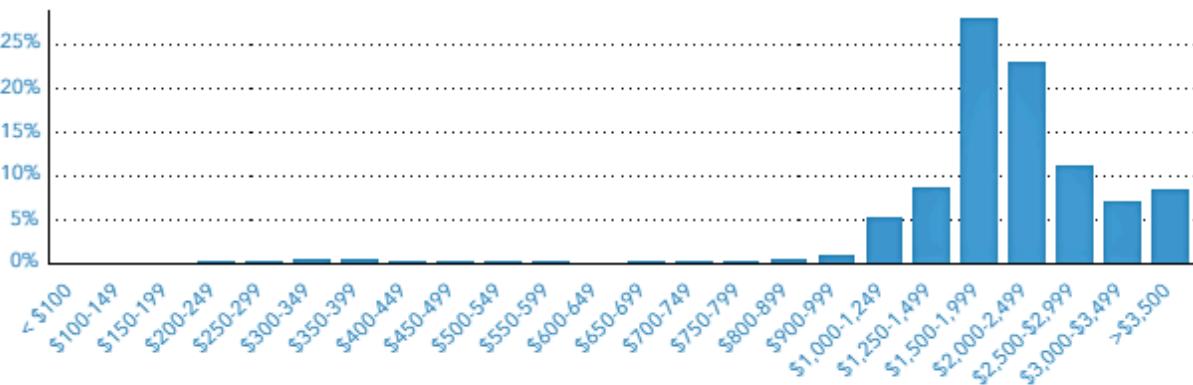
## Year Householder Moved In



## Vacant Housing Units ( Total 8,362 )



## Gross Rent





Exclusively Marketed by:



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