

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



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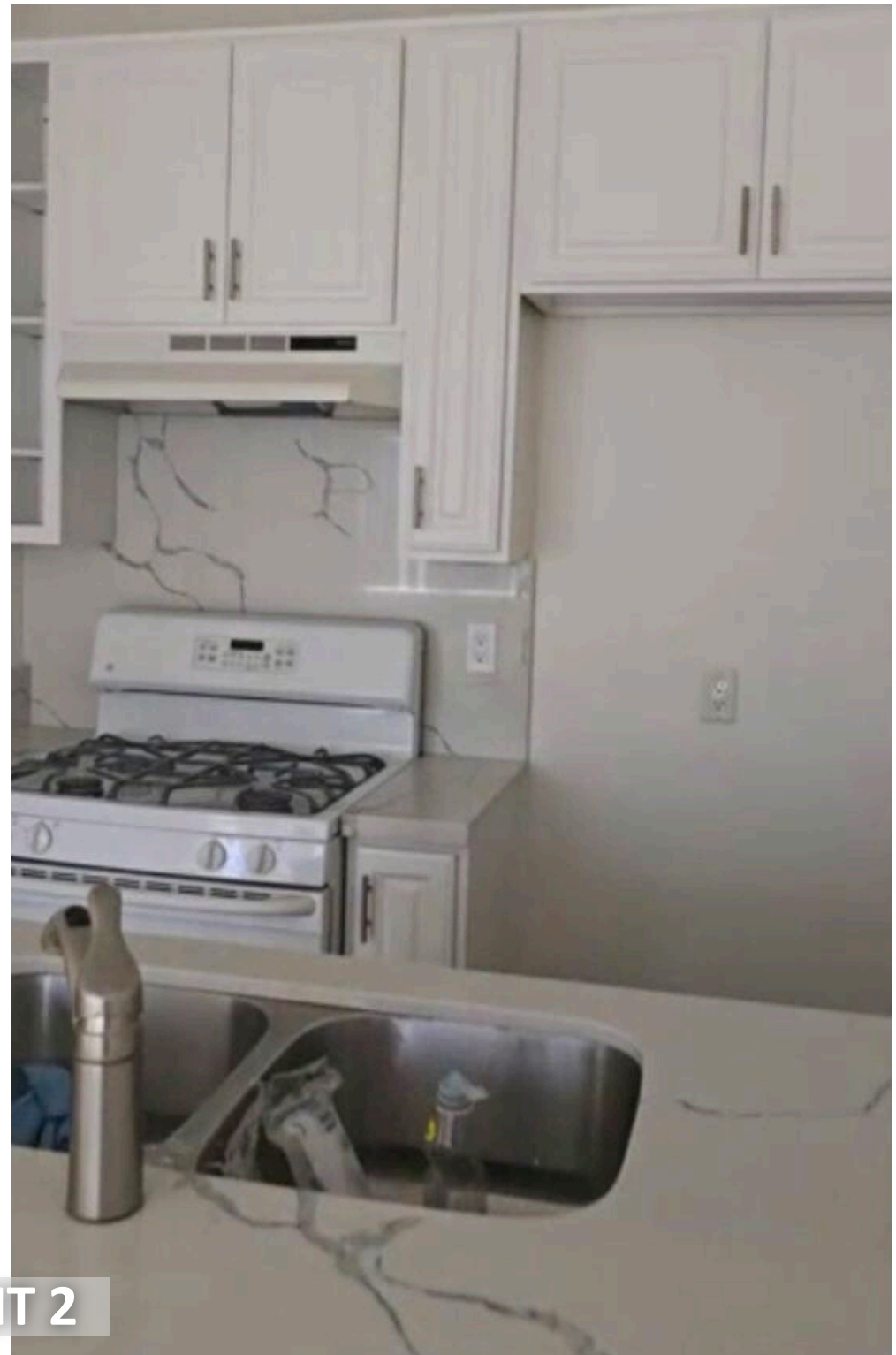
INTERIOR PHOTOS

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

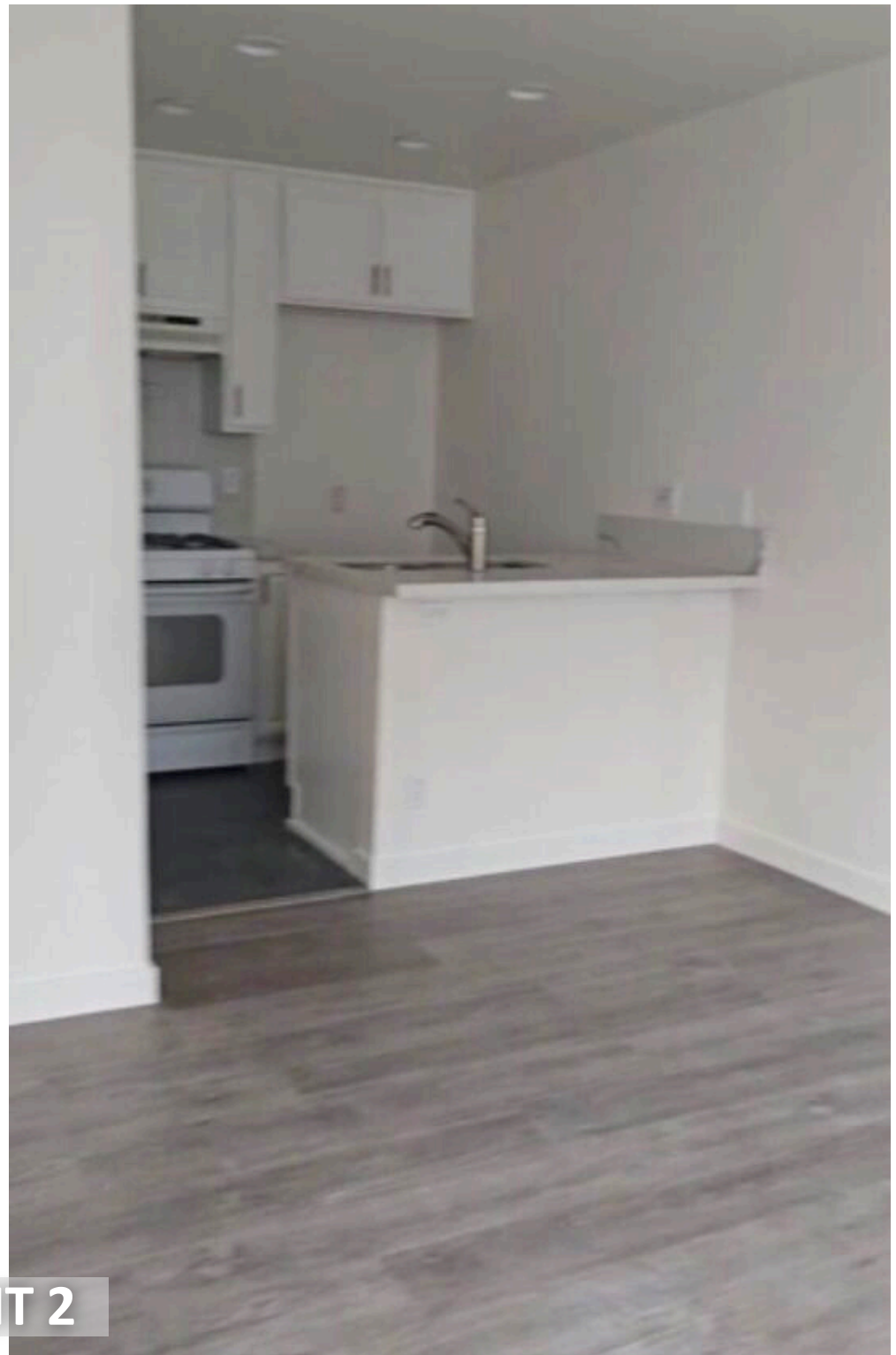
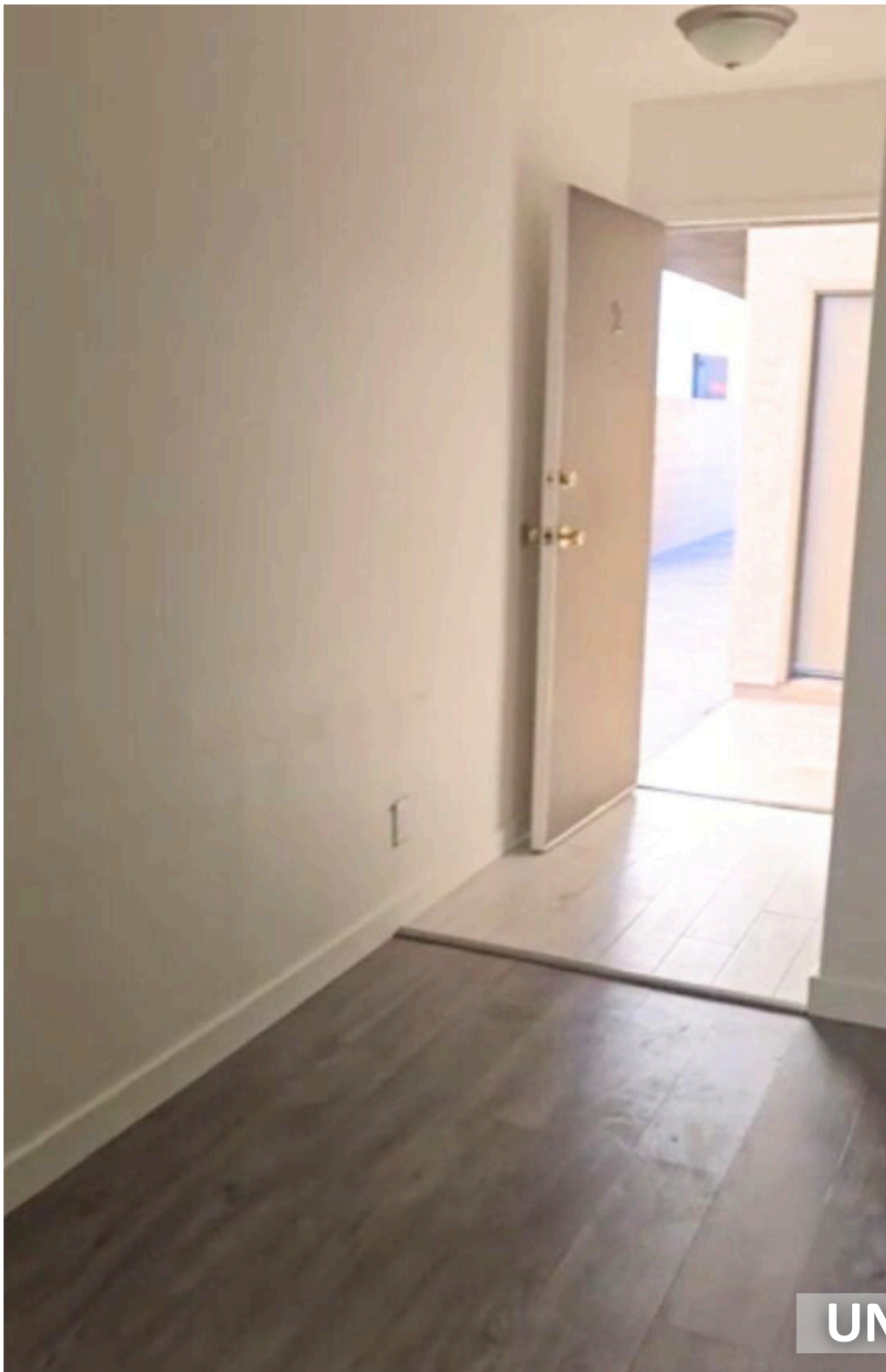


UNIT 2





UNIT 2



UNIT 2



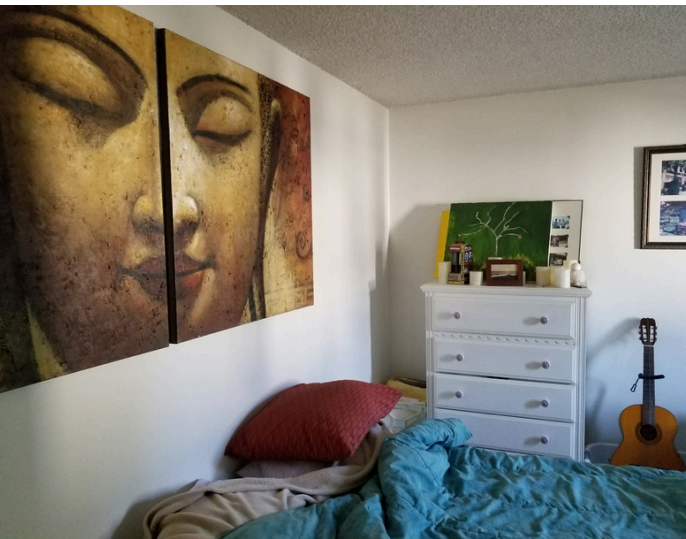
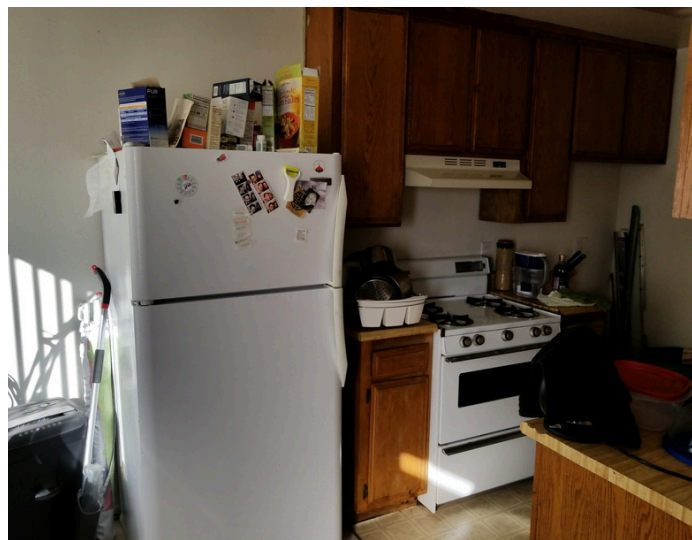


UNIT 3



UNIT 3





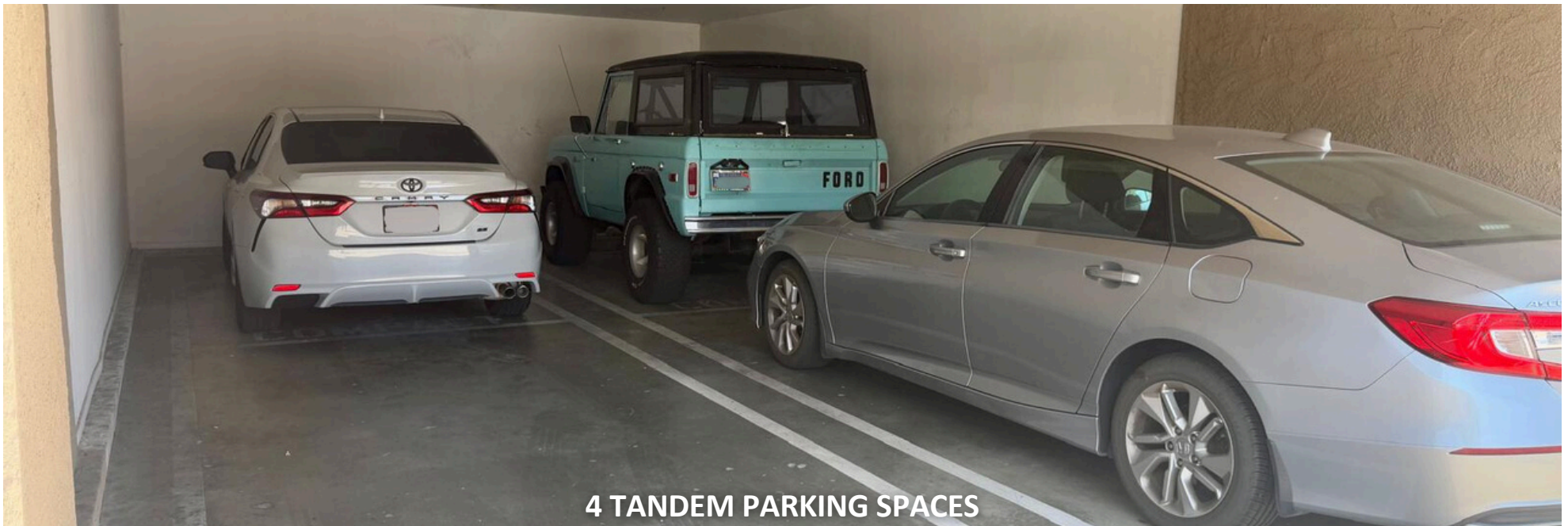
UNIT 4







4 PARKING SPACES



4 TANDEM PARKING SPACES

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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**

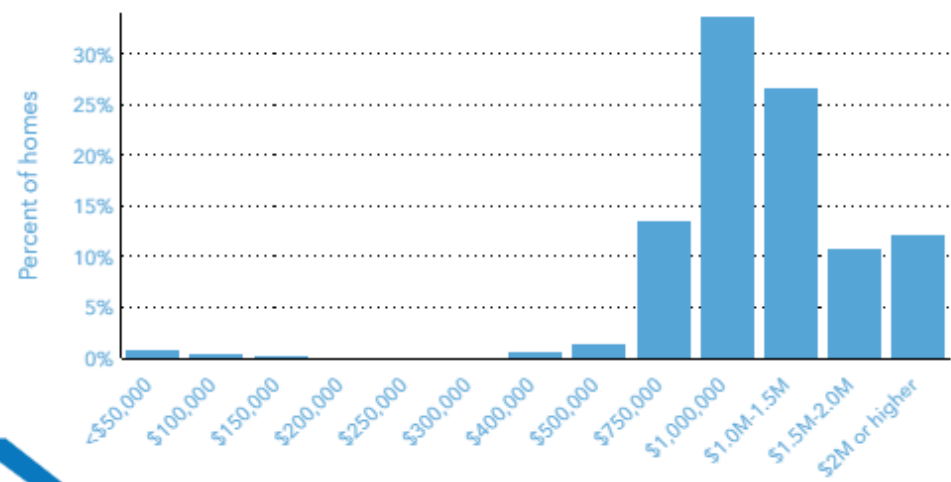
Total Pop
269,874

Pop Growth
-0.24%

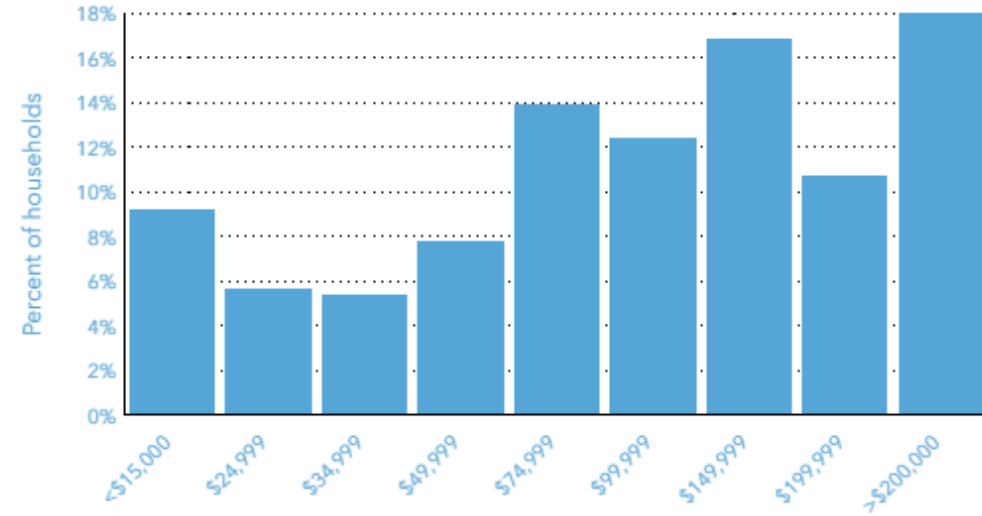
Average HH Size
2.34

Median Net Worth
\$91,373

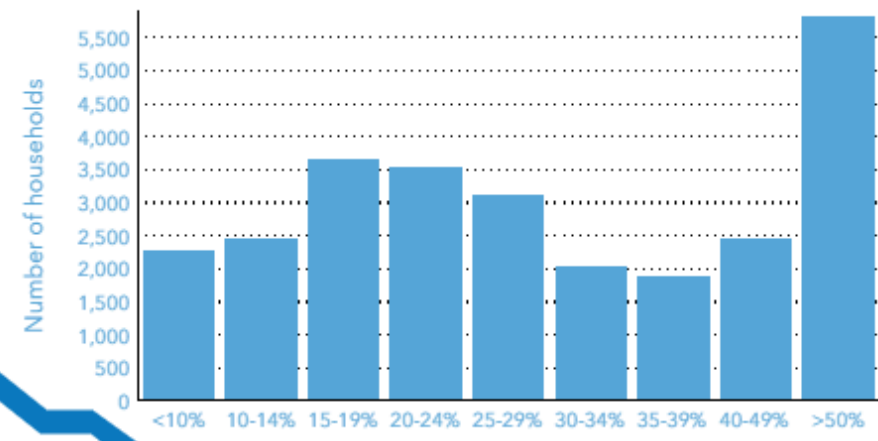
Home Value



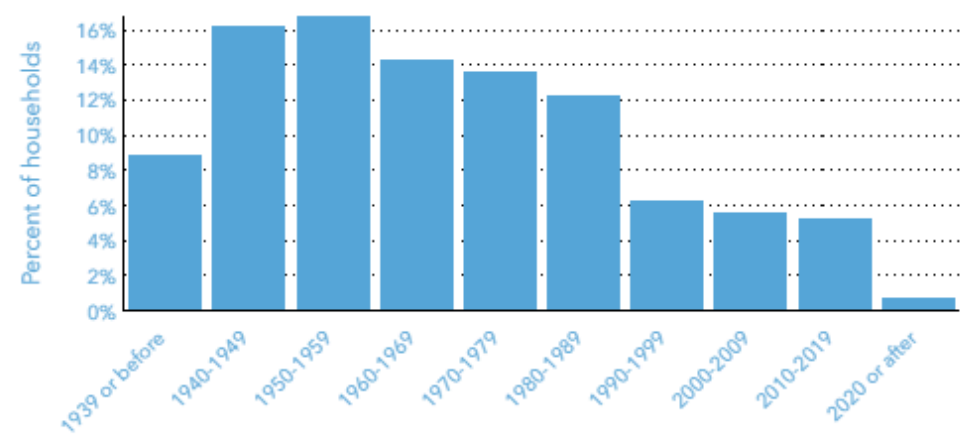
Household Income



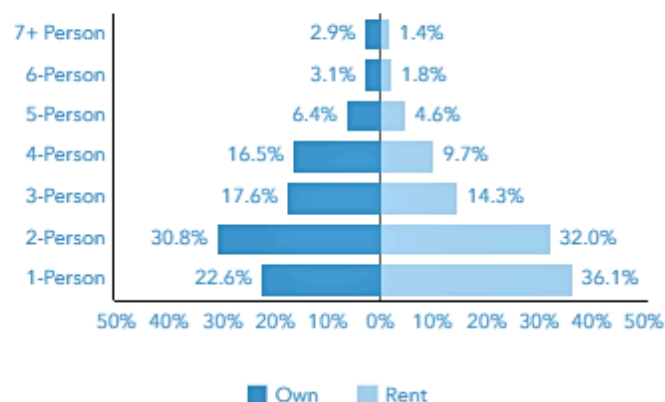
Mortgage as % Salary



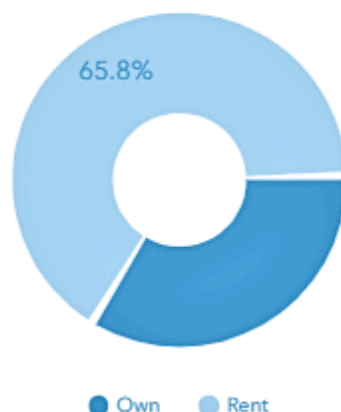
Year Property Built



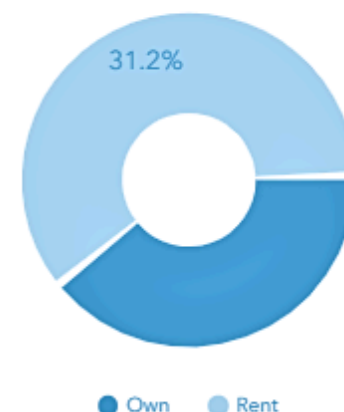
Census Housing by Size



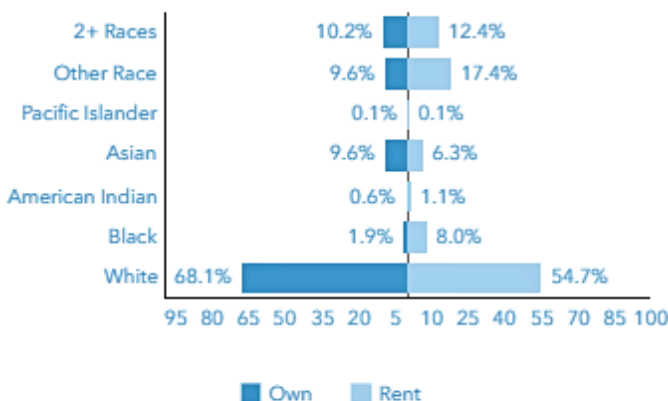
Home Ownership



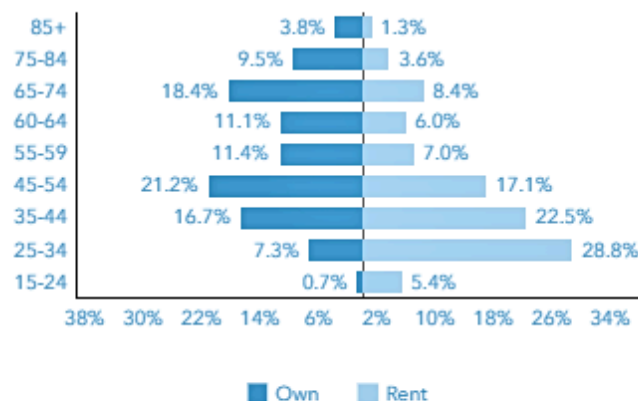
Hispanic Home Ownership



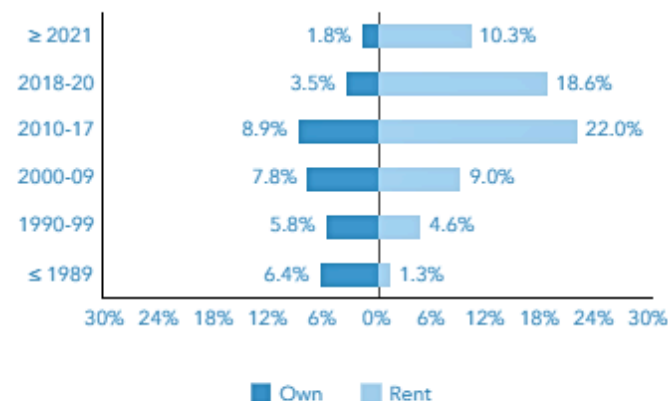
Housing by Race of Householder



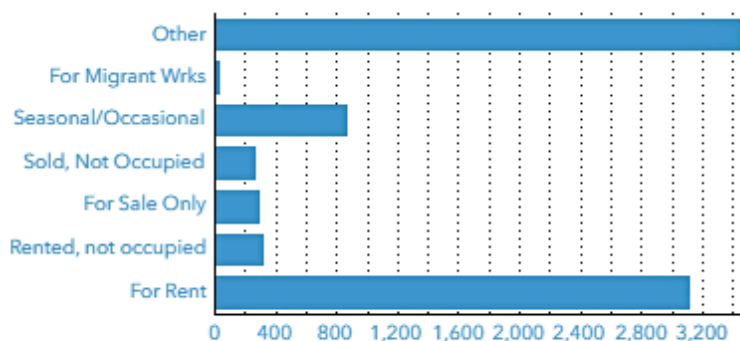
Housing by Age of Householder



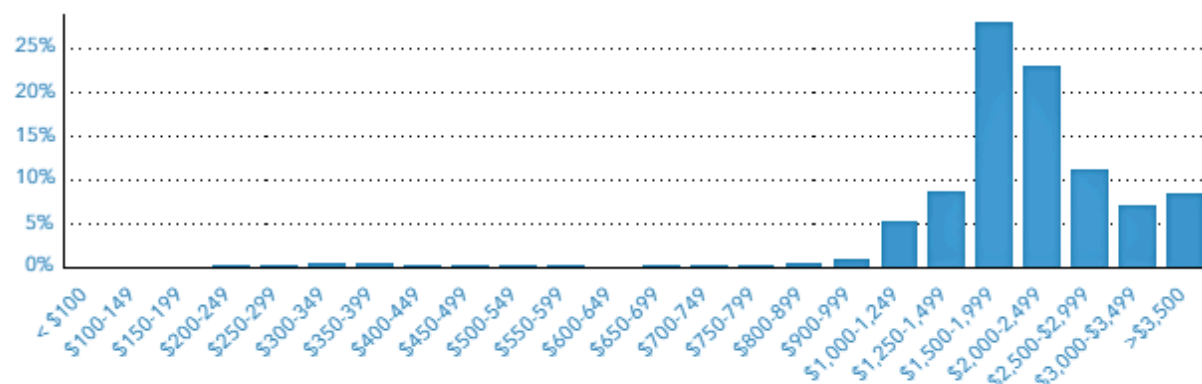
Year Householder Moved In



Vacant Housing Units (Total 8,362)



Gross Rent





Exclusively Marketed by:



KATHI CONSTANZO, CCIM

EXECUTIVE VICE PRESIDENT

626.898.2308

Kathi.Constanzo@cbcnrt.com

CalDRE #02067397

