

5933 Barton
Avenue
LOS ANGELES, CA 90038

FOR SALE



Confidential Offering Memorandum

CBRE
Boyett Team

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5933 Barton
Avenue
LOS ANGELES, CA 90038

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01

Executive Summary



THE OFFERING

The Boyett Team is thrilled to offer an exclusive opportunity to acquire 5933 Barton Avenue, a well maintained 7-unit opportunity located in the highly desired Hollywood market.

Built in 1964, this property has been meticulously maintained. 5933 Barton Avenue contains a blended unit mix of two (1) one-bedroom one-bathroom units, and five (5) two-bedroom two-bathroom units. The subject property has three units with Section-8 vouchers.

Nestled between Santa Monica Blvd and the Hollywood Forever Cemetery, this prime location offers tenants access to the vibrant heart of Hollywood and beyond. Tenants of 5933 Barton Avenue will find themselves with no shortage of things to do, with exciting nightlife, exquisite dining options, daily essentials, and diverse retail experiences within close proximity.

5933 Barton Avenue offers a rare opportunity to acquire a value add, cash-flowing asset, located within one of the most sought-after rental markets in Los Angeles. This investment opportunity is poised for long-term appreciation while also immediately providing investors with steady cash flow.



INVESTMENT HIGHLIGHTS



7-Unit Investment
Opportunity in
Hollywood



Premier Hollywood
Location



± \$2,181
Average Rent Per Unit



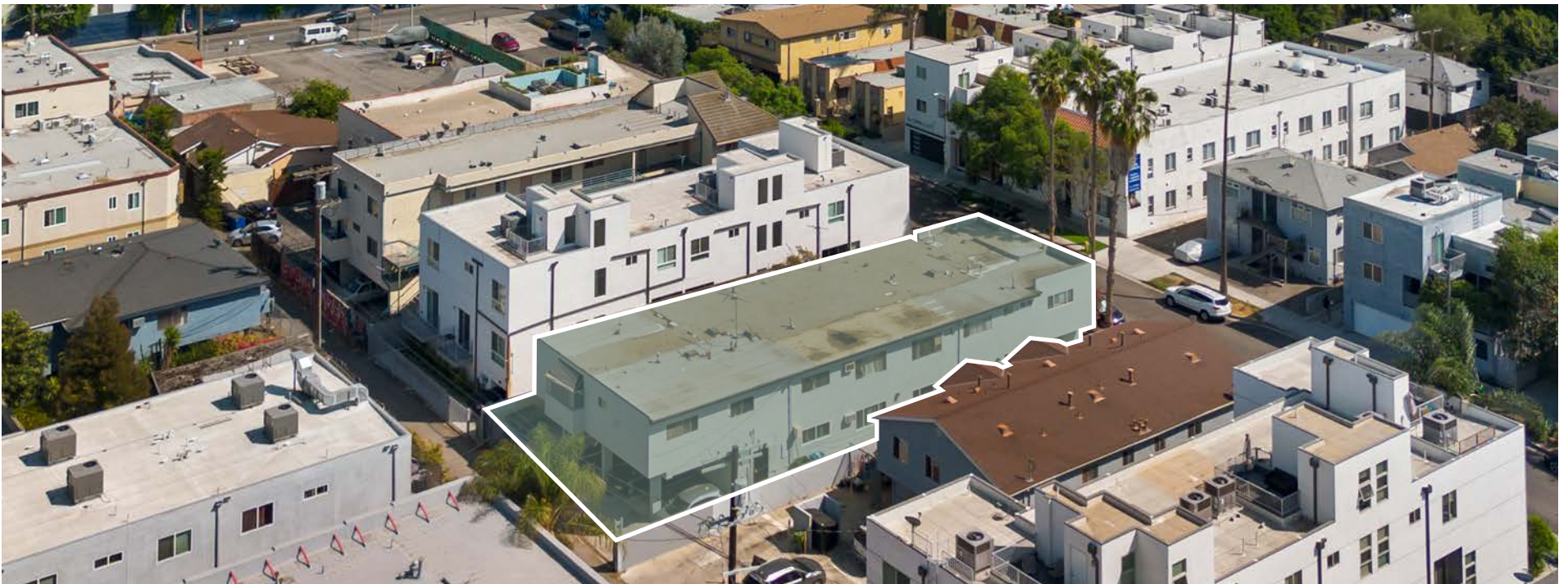
3 Units with
Section 8 Vouchers














Over 36% Upside
in Rents



(2) One Bedrooms
(5) Two Bedrooms



PROPERTY OVERVIEW

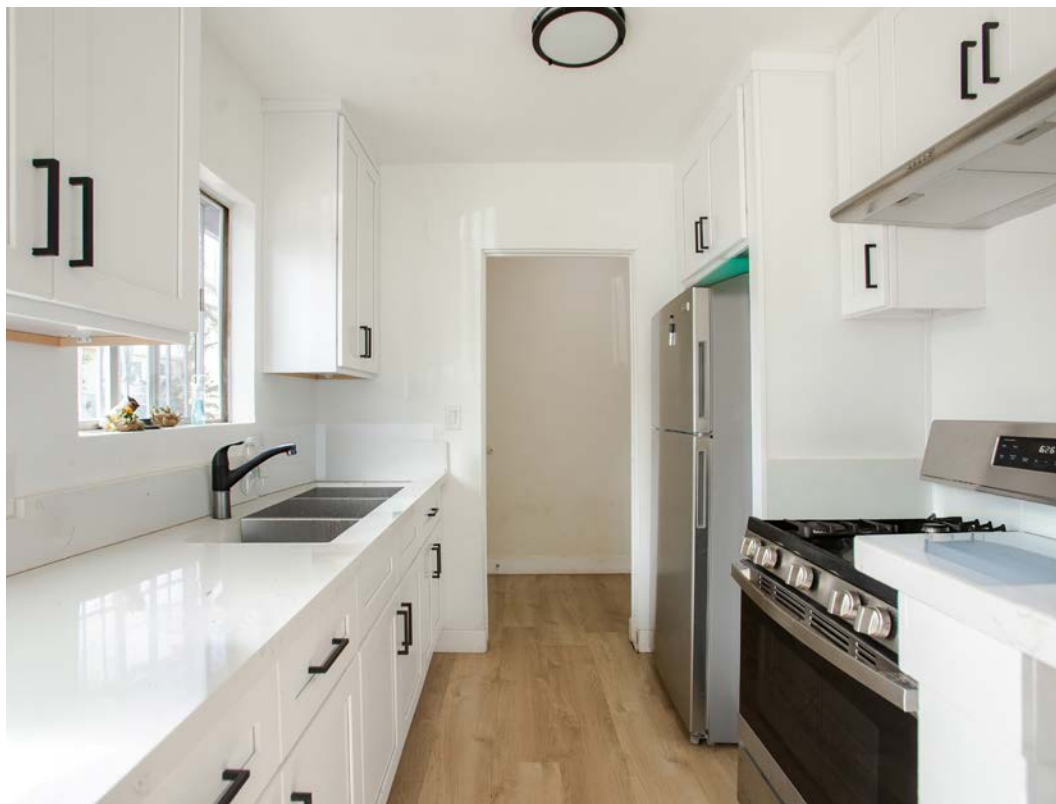
	NUMBER OF UNITS	7
	YEAR BUILT/RENOVATED	1964
	APN	5534-025-019
	GROSS SQ. FT.	7,074
	AVERAGE S.F. PER UNIT	1,011
	NO. OF BUILDINGS	1
	LOT SIZE (SQ. FT.)	6,502
	LOT SIZE (ACRES)	0.15
	DENSITY	47
	ZONING	LAR3
	CROSS STREETS	Santa Monica Blvd & N Gower St





02

Interior
Photos





03

Financial Analysis



PROSPECTUS

PROPERTY FACTS	
5933 Barton Ave, Los Angeles, CA 90038	
Number of Units	7
Year Built	1964
Gross SQ. FT.	7,074
Average S.F. Per Unit	1,011
Lot Size (SQ. FT.)	6,502

INVESTMENT SUMMARY									
Asking Price	Price/Unit	Price/Foot	CURRENT		NEXT INCREASE		MARKET		
			Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM	
\$1,915,000	\$273,571	\$270.71	5.35%	11.41	5.46%	11.26	8.17%	8.31	

UNIT MIX & SCHEDULED INCOME												
Total Units	Unit Mix	Unit Mix %	Avg. SF	CURRENT			NEXT INCREASE			MARKET		
				Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent
1	1+1	14%		\$1,941		\$1,941	\$2,000		\$2,000	\$2,000		\$2,000
1	1+1 V*	14%		\$2,616		\$2,616	\$2,616		\$2,616	\$2,616		\$2,616
3	2+2	43%		\$1,093		\$3,279	\$1,137		\$3,410	\$2,800		\$8,400
2	2+2 V*	29%		\$3,074		\$6,147	\$3,074		\$6,147	\$3,095		\$6,190
Scheduled Monthly Rent						\$13,983	\$14,173			\$19,206		
Scheduled Yearly Rent						\$167,801	\$170,078			\$230,472		

* Section 8 Voucher Rents

ANNUAL OPERATING SUMMARY						
	Current		Next Increase		Market	
Scheduled Gross Income	\$167,801		\$170,078	1.36% Upside	\$230,472	37% Upside
Less Vacancy Reserve	\$5,034	3.0%	\$5,102	3.0%	\$11,524	5.0%
Non-Rental Income						
Ordinance Income	\$401		\$401		\$401	
Other Income	\$43		\$43		\$43	
Total Other Income	\$444		\$444		\$444	
Gross Operating Income	\$163,211		\$165,419		\$219,392	
Expenses	\$60,690	36.2% ⁽¹⁾	\$60,779	35.74% ⁽¹⁾	\$62,938	27.31% ⁽¹⁾
Net Operating Income	\$102,520		\$104,640		\$156,454	
Loan Payments	\$85,400		\$85,400		\$85,400	
Pre-Tax Cash Flow	\$17,120	2.35% ⁽²⁾	\$19,240	2.64% ⁽²⁾	\$71,054	9.76% ⁽²⁾
Plus Principal Reduction	\$14,576		\$14,576		\$14,576	
Total Return Before Taxes	\$31,697	4.35% ⁽²⁾	\$33,817	4.65% ⁽²⁾	\$85,631	11.76% ⁽²⁾

⁽¹⁾ As a percent of Scheduled Gross Income

⁽²⁾ As a percent of Down Payment

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROSPECTUS

PRO FORMA ANNUAL OPERATING EXPENSES

	Pro Forma Estimates		% of SGI	Current	Per Unit	Next Inc.	Per Unit	% of SGI	Market	Per Unit	% of SGI
Property Taxes	1.1997%	x Sale Price	14.08%	\$22,974	\$3,282	\$22,974	\$3,282	13.5%	\$22,974	\$3,282	10.0%
Off-Site Management	4.0%	x GOI	4.00%	\$6,528	\$933	\$6,617	\$945	3.9%	\$8,776	\$1,254	3.8%
Insurance	\$0.65	x GSF	2.82%	\$4,598	\$657	\$4,598	\$657	2.7%	\$4,598	\$657	2.0%
General & Administrative	\$150	x Months	1.10%	\$1,800	\$257	\$1,800	\$257	1.1%	\$1,800	\$257	0.8%
Oniste/Payroll	\$1,977	Actual*	1.21%	\$1,977	\$282	\$1,977	\$282	1.2%	\$1,977	\$282	0.9%
Repairs & Maintenance	\$700	x Units	3.00%	\$4,900	\$700	\$4,900	\$700	2.9%	\$4,900	\$700	2.1%
Turnover	\$350	x Units	1.50%	\$2,450	\$350	\$2,450	\$350	1.4%	\$2,450	\$350	1.1%
Landscaping	\$857	Actual*	0.53%	\$857	\$122	\$857	\$122	0.5%	\$857	\$122	0.4%
Pest Control	\$50	x Units	0.21%	\$350	\$50	\$350	\$50	0.2%	\$350	\$50	0.2%
Electricity	\$1,015	Actual*	0.62%	\$1,015	\$145	\$1,015	\$145	0.6%	\$1,015	\$145	0.4%
Gas	\$4,329	Actual*	2.65%	\$4,329	\$618	\$4,329	\$618	2.5%	\$4,329	\$618	1.9%
Water and Sewer	\$5,983	Actual*	3.67%	\$5,983	\$855	\$5,983	\$855	3.5%	\$5,983	\$855	2.6%
Trash	\$1,179	Actual*	0.72%	\$1,179	\$168	\$1,179	\$168	0.7%	\$1,179	\$168	0.5%
Reserves	\$250	x Units	1.07%	\$1,750	\$250	\$1,750	\$250	1.0%	\$1,750	\$250	0.8%
Total Expenses			36.17%	\$60,690	\$8,670	\$60,779	\$8,683	35.7%	\$62,938	\$8,991	27.3%
	Current	Per Unit	% of SGI								
Non-controllable expenses:	\$29,372	\$4,196	17.5%								
Total Expense without Taxes:	\$37,716	\$5,388	22.48%								

*2024 actual expense

FINANCING

Loan Amount		\$1,187,000	Terms:	30
Down Payment:	38%	\$728,000	Interest:	6.00%
Yearly Pmt:		\$85,400	Monthly Pmt:	\$7,117
Debt Coverage:		1.20		

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RENT ROLL

UNIT	MIX	RENT	NEXT INCREASE	MARKET RENT	LOSS TO LEASE
1	1+1 V*	\$2,616	\$2,616	\$2,616	\$0
2	2+2 V*	\$3,095	\$3,095	\$3,095	\$0
3	2+2 V*	\$3,052	\$3,052	\$3,095	-\$43
4	1+1	\$1,941	\$2,000	\$2,000	-\$59
5	2+2	\$1,153	\$1,199	\$2,800	-\$1,647
6	2+2	\$1,392	\$1,447	\$2,800	-\$1,408
7	2+2	\$734	\$763	\$2,800	-\$2,066
7 Units	Totals	\$13,983	\$14,173	\$19,206	-\$5,223
	Averages	\$1,998	\$2,025	\$2,744	-\$746

V* denotes section 8

MONTHLY RENT BREAKDOWN								
Type	#	SF	Average	Income	Inc. Avg	Inc. Income	Market	%
1+1	1	-	\$1,941	\$1,941	\$2,000	\$2,000	\$2,000	14%
1+1 V*	1	-	\$2,616	\$2,616	\$2,616	\$2,616	\$2,616	19%
2+2	3	-	\$1,093	\$3,279	\$1,137	\$3,410	\$2,800	23%
2+2 V*	2	-	\$3,074	\$6,147	\$3,074	\$6,147	\$3,095	44%
Totals	7	7,074	\$1,998	\$13,983	\$2,025	\$14,173	\$19,206	100%

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04

Comparables

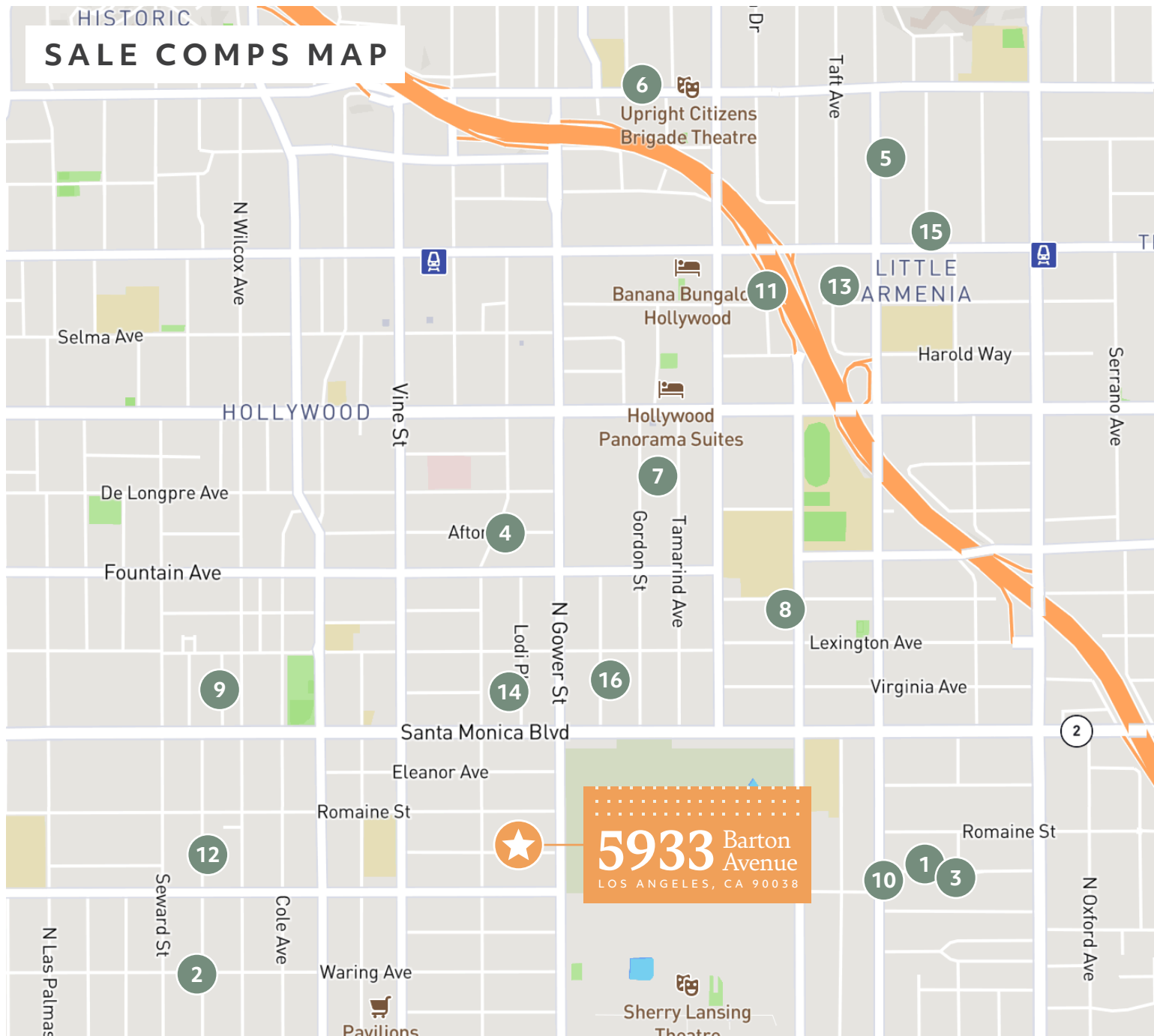


SALE COMPS

SUBJECT PROPERTY	NO OF UNITS	SALE PRICE	PRICE PER UNIT	PRICE PER SQUARE FOOT	CAP RATE	GRM	SALE DATE	YEAR BUILT	STUDIO	1	2	3
★ 5933 Barton Ave Los Angeles, CA 90038	7	\$1,915,000	\$273,571	\$270.71	5.35%	11.41	TBD	1964	0	2	5	0

SALES COMPARABLES 5+ UNITS												
Property Address	Year Built	# Of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM	Sale Date	Studios	1 Beds	2 Beds	3+ Beds
1 5527 Barton Ave Los Angeles, 90038	1963	7	\$1,600,000	\$228,571	\$264.64	5.35%	12.12	9/18/2025	0	4	3	0
2 6300-6310 Waring Ave Los Angeles, 90038	1950	6	\$1,540,000	\$256,667	\$338.46	-	-	8/28/2025	0	4	2	0
3 5500 Barton Ave Los Angeles, 90038	1921	5	\$1,785,000	\$357,000	\$633.88	-	-	8/20/2025	0	4	1	0
4 6142 Afton Plz Los Angeles, 90028	1963	6	\$1,790,500	\$298,417	\$320.48	-	-	6/17/2025	0	4	1	1
5 1812 N Wilton Pl Los Angeles, 90028	1963	8	\$1,578,000	\$197,250	\$249.76	-	-	2/25/2025	4	4	0	0
6 5977 Franklin Ave Los Angeles, 90028	1930	8	\$1,950,000	\$243,750	\$436.83	4.75%	-	2/6/2025	4	4	0	0
7 1428-1430 Gordon St Los Angeles, 90028	1921	5	\$1,225,000	\$245,000	\$467.74	6.50%	11.99	1/31/2025	4	0	1	0
8 5806 La Mirada Ave Los Angeles, 90038	1954	8	\$1,482,000	\$185,250	\$270.39	5.15%	-	1/23/2025	0	8	0	0
9 1133 Wilcox Pl Los Angeles, 90038	1962	6	\$1,290,000	\$215,000	\$220.06	4.60%	13.50	1/13/2025	0	0	5	1
10 912-918 N Wilton Pl Los Angeles, 90038	1941	5	\$1,000,000	\$200,000	\$315.86	5.04%	12.61	12/17/2024	1	4	0	0
11 5819 Carlton Way Los Angeles, 90028	1955	8	\$2,250,000	\$281,250	\$455.93	-	-	12/3/2024	0	8	0	0
12 926 N Hudson Ave Los Angeles, 90038	1963	7	\$1,945,000	\$277,857	\$302.07	5.62%	11.64	11/5/2024	0	1	6	0
13 5727 Carlton Way Los Angeles, 90028	1928	5	\$1,300,000	\$260,000	\$134.94	-	-	10/22/2024	0	4	1	0
14 1125 Lodi Pl Los Angeles, 90038	1953	8	\$2,800,000	\$350,000	\$537.22	-	-	6/21/2024	0	6	2	0
15 1706-1712 N Gramercy Pl Los Angeles, 90028	1922	8	\$2,374,158	\$296,770	\$310.92	-	-	5/31/2024	8	0	0	0
16 1134 N Beachwood Dr Los Angeles, 90038	1922	6	\$1,225,000	\$204,167	\$481.15	-	-	3/13/2024	0	5	1	0
Averages				\$256,059	\$358.77	5.29%	12.37					

SALE COMPS MAP



Subject Property



5933 Barton Ave
Los Angeles, CA 90038

Sales Comps

- 1 5527 Barton Ave
Los Angeles, 90038
- 2 6300-6310 Waring Ave
Los Angeles, 90038
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- 14 1125 Lodi Pl
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- 15 1706-1712 N Gramercy Pl
Los Angeles, 90028
- 16 1134 N Beachwood Dr
Los Angeles, 90038

RENT COMPS

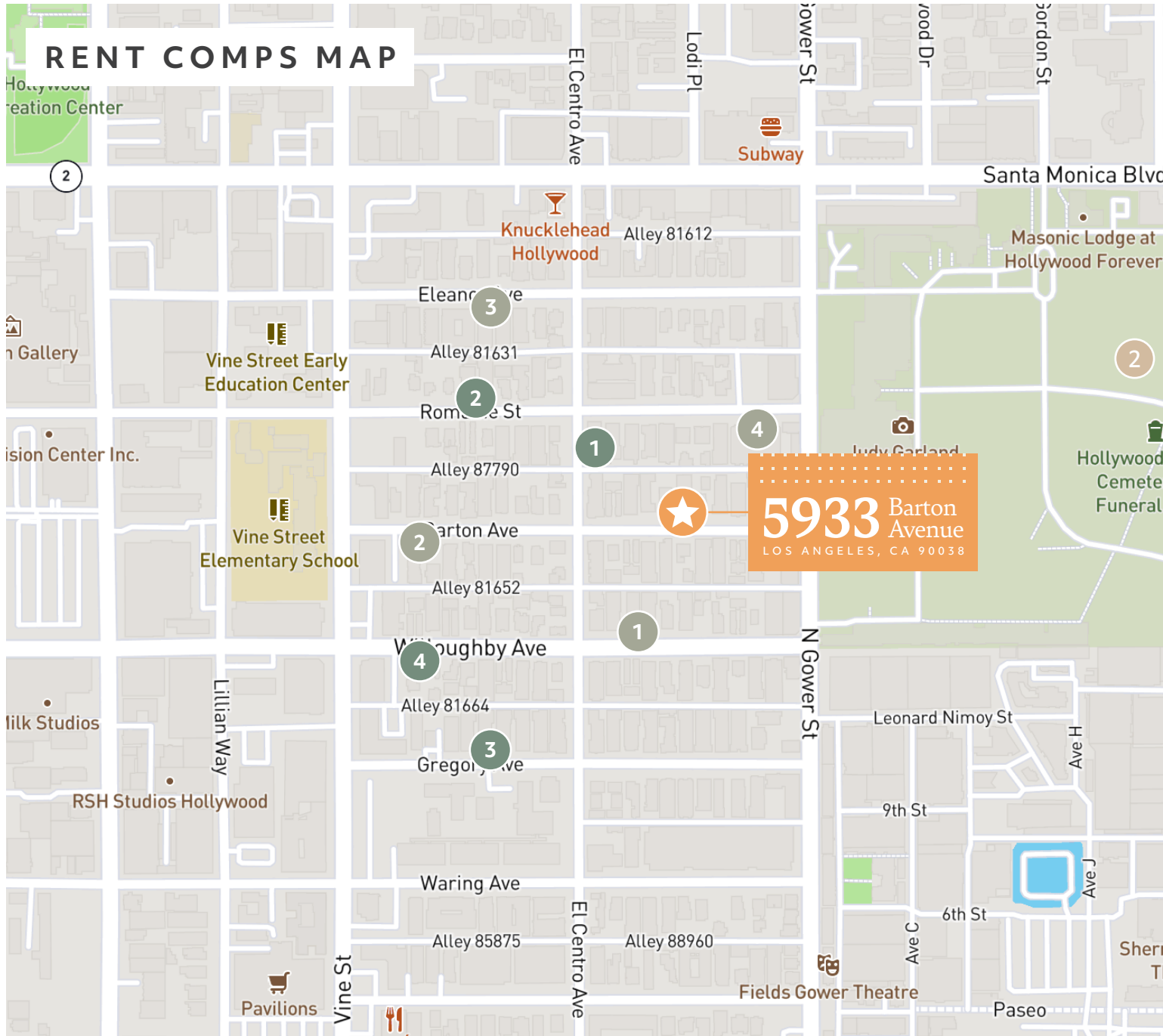
ONE BEDROOM UNITS

Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
★ 5933 Barton Ave, Los Angeles, CA 90038	7	1964	1+1	-	-	-
① 978 N El Centro Ave, Los Angeles, CA 90038	12	1924	1+1	\$2,095	800	\$2.62
② 6127 Romaine St, Los Angeles, CA 90038	8	1953	1+1	\$1,995	-	-
③ 5923 Gregory Ave, Los Angeles, CA 90038	10	1965	1+1	\$1,925	600	\$3.21
④ 5942 Willoughby Ave, Los Angeles, CA 90038	6	1930	1+1	\$2,195	-	-
Averages				\$2,053	700	\$2.91
			High	\$2,195	800	\$3.21
			Low	\$1,925	600	\$2.62

TWO BEDROOM UNITS

Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
★ 5933 Barton Ave, Los Angeles, CA 90038	7	1964	2+2	-	-	-
① 5847 Willoughby Ave, Los Angeles, CA 90038	8	1988	2+1	\$2,750	-	-
② 6040 Barton Ave, Los Angeles, CA 90038	8	1989	2+2	\$2,780	1,150	\$2.42
③ 6120 Eleanor Ave, Los Angeles, CA 90038	8	1990	2+2	\$2,795	-	-
④ 6010 Romaine St, Los Angeles, CA 90038	26	1991	2+2	\$2,850	1,090	\$2.61
Averages				\$2,794	1,120	\$2.52
			High	\$2,850	1,150	\$2.61
			Low	\$2,750	1,090	\$2.42

RENT COMPS MAP



Subject Property



5933 Barton Ave
Los Angeles, CA 90038

Sales Comps

ONE BEDROOM UNITS

- 1 978 N El Centro Ave
Los Angeles, CA 90038
- 2 6127 Romaine St
Los Angeles, CA 90038
- 3 5923 Gregory Ave
Los Angeles, CA 90038
- 4 5942 Willoughby Ave
Los Angeles, CA 90038

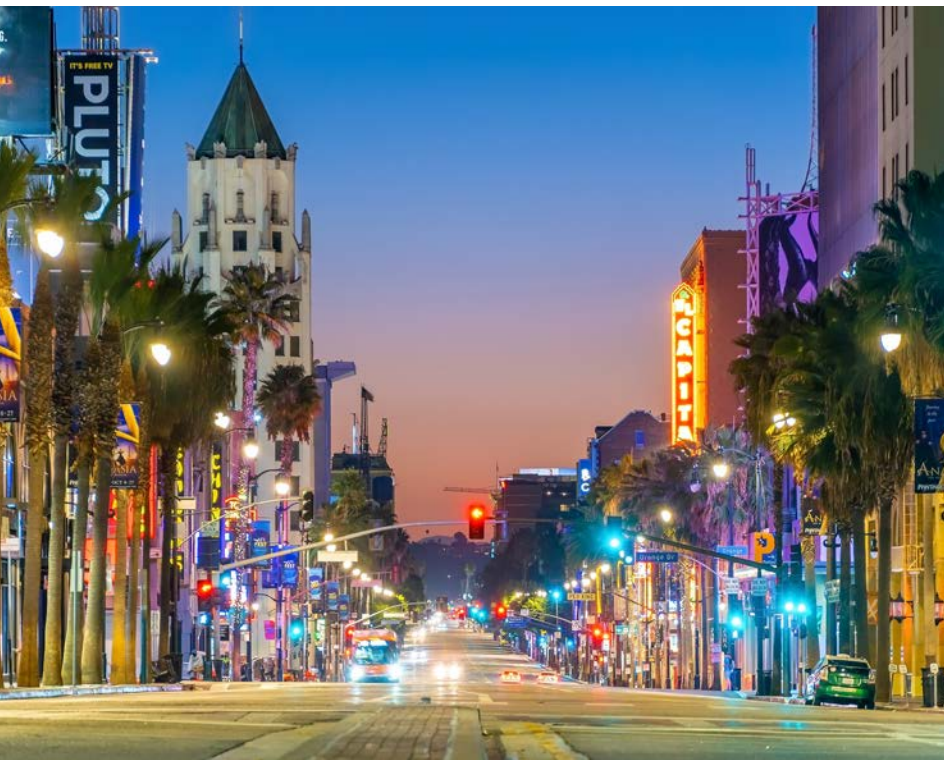
TWO BEDROOM UNITS

- 1 5847 Willoughby Ave
Los Angeles, CA 90038
- 2 6040 Barton Ave
Los Angeles, CA 90038
- 3 6120 Eleanor Ave
Los Angeles, CA 90038
- 4 6010 Romaine St
Los Angeles, CA 90038



05

Market Overview



HOLLYWOOD OVERVIEW

Hollywood is an iconic neighborhood located at the crossroads of entertainment and culture in Los Angeles. Known around the world for its historic significance in the film industry, Hollywood blends a vibrant, energetic atmosphere with a rich sense of history. Stretching from the famous Hollywood Walk of Fame to the striking landmarks of the Hollywood Sign and the Hollywood Bowl, this neighborhood attracts visitors and residents alike with its unique charm.

Despite its high-profile attractions, Hollywood offers a range of residential pockets that provide a balance between bustling city life and quiet, tree-lined streets. Whether you're living near the glamorous Hollywood Boulevard or tucked away in one of the surrounding residential enclaves, there's a feeling of living amidst the heart of a global entertainment hub. The neighborhood features a mix of art-deco apartment buildings, classic bungalow-style homes, and sleek modern condos, offering a variety of living options that appeal to both creatives and professionals.

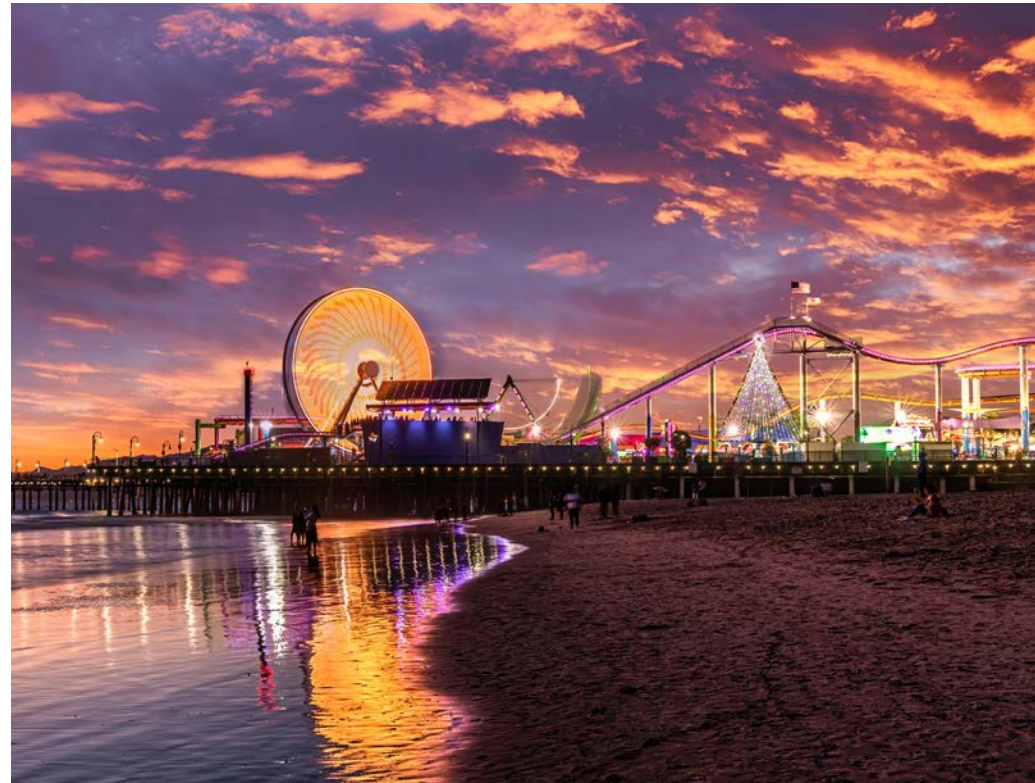
The area is home to a thriving culinary scene, with a growing selection of eclectic eateries, trendy coffee shops, and upscale restaurants. Alongside popular spots like the Sunset Strip, visitors and locals can discover hidden gems in the form of intimate cafes, vintage boutiques, and artisanal shops. Hollywood also maintains its ties to the entertainment world, with a number of iconic theaters, such as the TCL Chinese Theatre and the El Capitan Theatre, offering a glimpse into the neighborhood's golden age of cinema. Whether you're attending a premier, enjoying a live show, or simply exploring the vibrant streets, Hollywood continues to evolve while staying true to its legendary roots.

LOS ANGELES OVERVIEW

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

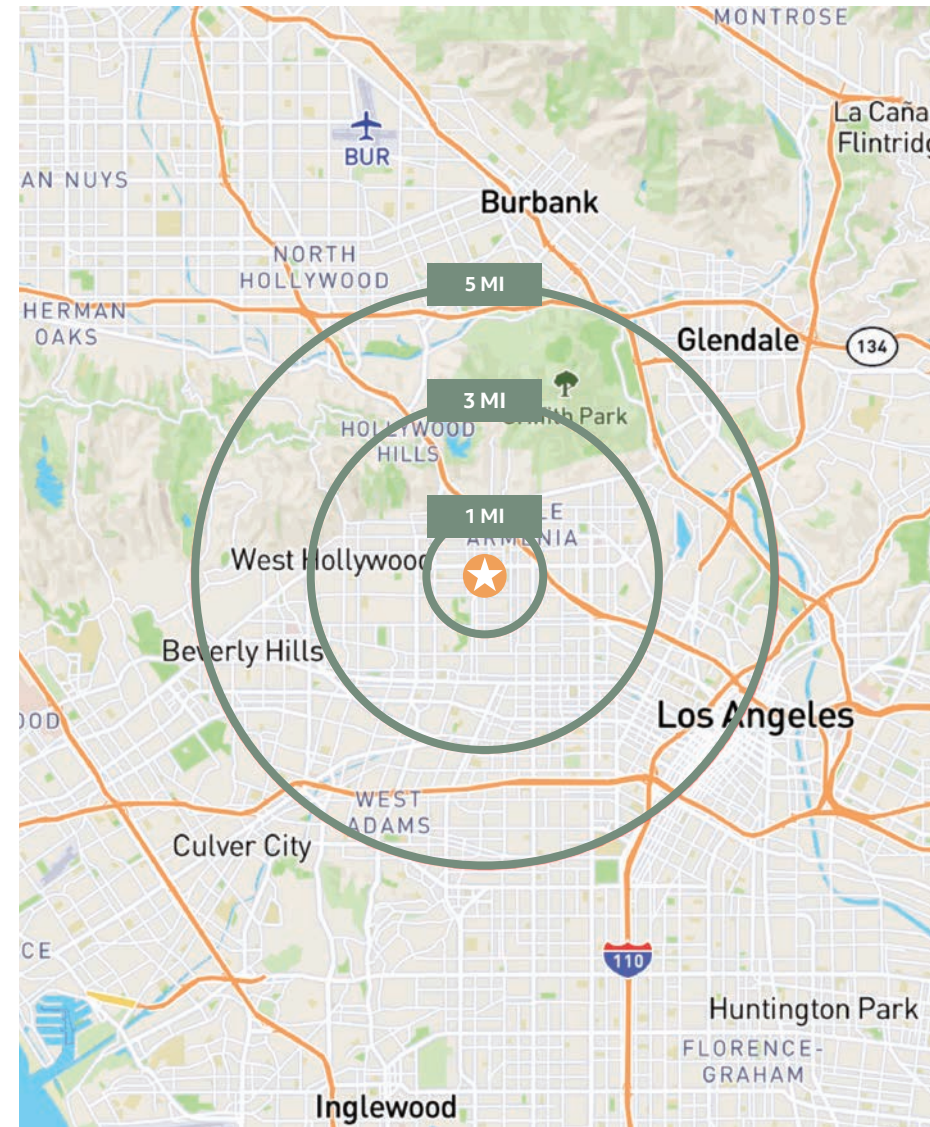
The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace. Here are some more facts and figures about Los Angeles: the city, the county, and the region.



DEMOGRAPHICS

ANNUAL OPERATING SUMMARY

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population - Current Year Estimate	53,977	460,928	993,647
2029 Population - Five Year Projection	55,438	469,754	1,007,131
2020 Population - Census	51,535	463,517	1,000,196
2010 Population - Census	51,378	465,677	990,020
2020-2024 Annual Population Growth Rate	0.89%	-0.11%	-0.13%
2024-2029 Annual Population Growth Rate	0.54%	0.38%	0.27%
HOUSEHOLDS			
2024 Households - Current Year Estimate	26,795	229,467	455,580
2029 Households - Five Year Projection	28,439	240,019	474,340
2020 Households - Census	24,171	220,900	438,328
2010 Households - Census	21,577	208,024	407,380
2020-2024 Compound Annual Household Growth Rate	1.98%	0.73%	0.74%
2024-2029 Annual Household Growth Rate	1.20%	0.90%	0.81%
2024 Average Household Size	1.96	1.97	2.12
HOUSEHOLD INCOME			
2024 Average Household Income	\$107,943	\$118,457	\$122,455
2029 Average Household Income	\$117,902	\$129,743	\$134,561
2024 Median Household Income	\$67,145	\$74,632	\$76,589
2029 Median Household Income	\$73,519	\$82,358	\$85,322
2024 Per Capita Income	\$53,425	\$59,033	\$56,241
2029 Per Capita Income	\$60,300	\$66,346	\$63,466
HOUSING UNITS			
2024 Housing Units	29,863	251,398	501,136
2024 Vacant Housing Units	3,068	21,931	45,556
2024 Occupied Housing Units	26,795	229,467	455,580
2024 Owner Occupied Housing Units	3,268	34,541	88,798
2024 Renter Occupied Housing Units	23,527	194,926	366,782
EDUCATION			
2024 Population 25 and Over	41,984	364,713	759,637
HS and Associates Degrees	14,592	124,895	263,401
Bachelor's Degree or Higher	20,279	193,957	377,860
PLACE OF WORK			
2024 Businesses	3,842	28,667	67,866
2024 Employees	39,316	222,030	595,119



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Source: Esri

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