



5947

CARLTON WAY

COMMERCIAL LOT 10

RESIDENT PARKING ONLY

5947 CARLTON WAY
HOLLYWOOD, CA 9028

EXCLUSIVELY LISTED BY NOHCO REAL ESTATE

5947 CARLTON WAY | 13 UNITS

NOHCO
REAL ESTATE INVESTMENTS

5947 CARLTON WAY LOS ANGELES, CA 90028

Total Units:	13
Total Size:	10,746 sf (est)
Lot Size:	9,157 sf
GRM:	11.2
Cap Rate:	5.2%
Cost/Unit:	\$223,077
Cost/SF:	\$269.87
Year Built:	1960
Zoning:	LA-R4
Market:	Hollywood
Cross Street:	Sunset Blvd
APN:	5545-005-018

EXCLUSIVELY LISTED:

\$2,900,000



NOHCO REAL ESTATE

5947 CARLTON WAY, HOLLYWOOD, CA 90028

DESCRIPTION

5947 Carlton Way, a turnkey 13-unit multifamily asset ideally located in the heart of Hollywood. One Unit Recently Vacated!

Built in 1960 this two-story building is approx 10,746 SF in size situated on a 9,157 SF lot zoned LA-R4. The property features a solid unit mix of (2) studios, (8) one-bedroom/one-bath, and (3) two-bedroom/one-and-a-half-bath units, providing a strong blend of unit sizes to attract a diverse tenant base.

With 14 gated underground parking spaces—a rare feature in the Hollywood market—the property is well maintained and offers valuable tenant convenience with a coin-operated laundry room, individual balconies, and an intercom & camera system for added security

Recent capital improvements include a newly painted exterior, replaced plumbing, new dual-pane windows throughout; significantly reducing deferred maintenance and increasing long-term value.

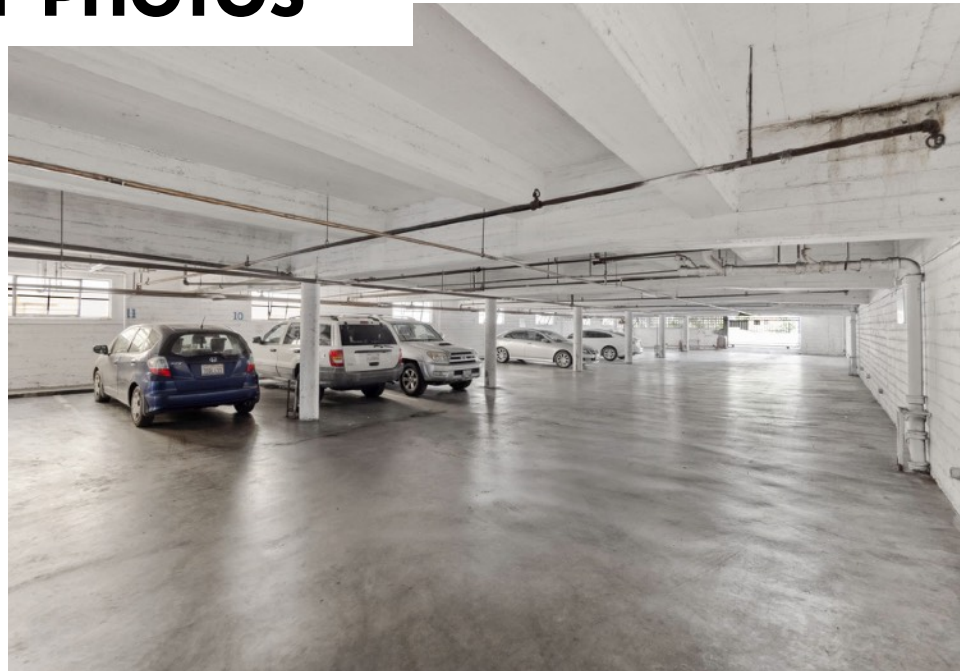
HIGHLIGHTS

- Sold Individually or as a Portfolio!
- Value Add w/ 35% Upside in Rents.
- Well Maintained Building w/ Pride of Ownership.
- Parking Garage w/ Secured Access & Intercom.
- Near Carlton Way Park, New Developments & Landmarks.





PROPERTY PHOTOS



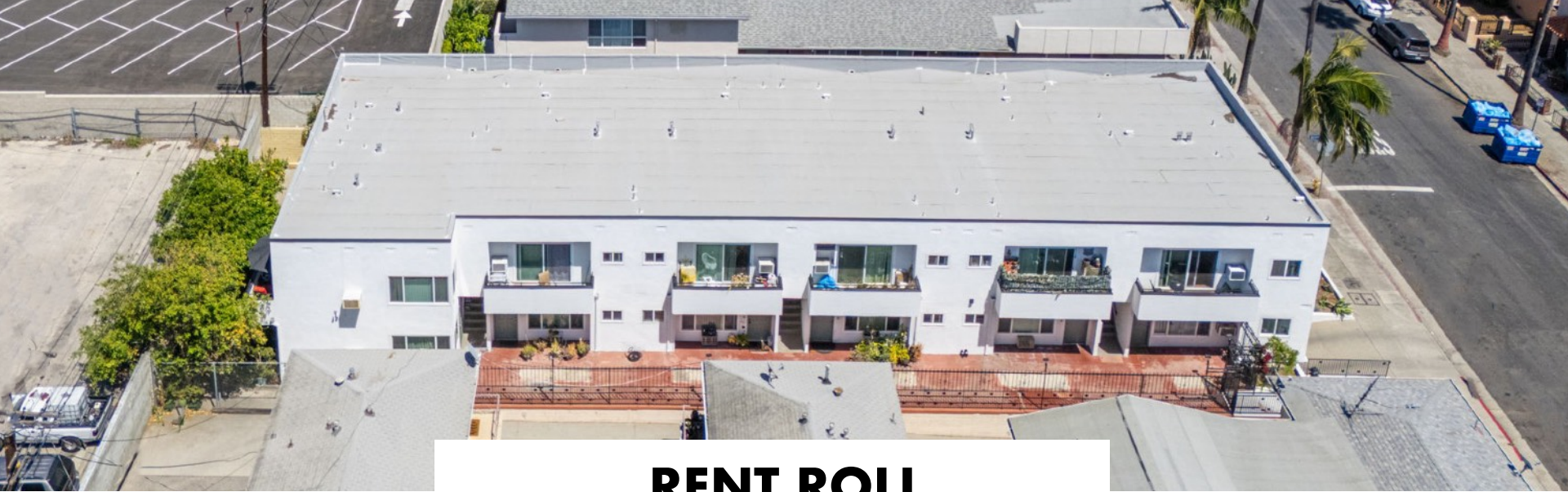
HOLLYWOOD

HOLLYWOOD BLVD

**13 UNITS
5947 CARLTON WAY**

NOHCO REAL ESTATE

5947 CARLTON WAY, HOLLYWOOD, CA 90028



RENT ROLL

UNIT #	TYPE	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	MOVE IN DATE	NOTES
1	2/1.5	\$2,088	\$2,700	\$1,030	10/1/25	3/5/21	
2	1/1	\$2,195	\$2,200	\$2,100	12/1/24	12/1/24	
3	1/1	\$1,148	\$2,200	\$0	10/1/25	7/1/08	
4	1/1	\$1,875	\$2,200	\$1,030	10/1/25	8/1/21	
5	1/1	\$1,534	\$2,200	\$800	10/1/25	6/2/12	
6	2/1.5	\$1,333	\$2,700	\$0	10/1/25	7/1/08	
7	2/1.5	\$1,777	\$2,700	\$1,000	10/1/25	3/10/11	
8	1/1	\$2,200	\$2,200	-	-	-	Delivered Vacant
9	1/1	\$1,406	\$2,200	\$0	10/1/25	7/1/08	
10	1/1	\$1,142	\$2,200	\$0	10/1/25	7/1/08	
11	1/1	\$1,534	\$2,200	\$900	10/1/25	1/9/14	
12	Studio	\$1,660	\$1,700	\$1,030	10/1/25	10/15/20	
13	Studio	\$1,505	\$1,700	\$1,000	10/1/25	3/11/16	
TOTAL		\$21,398	\$29,100	\$8,890	-	-	

FINANCIAL ANALYSIS

5947 CARLTON WAY, LOS ANGELES, CA

PRICING SUMMARY

Total Purchase Price	\$2,900,000
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FINANCIAL INDICATORS

Actual Cap Rate	5.2%
Actual GRM	11.2
Pro Forma Cap Rate	8.2%
Pro Forma GRM	8.3
Price Per Unit	\$223,077
Price Per Sq. Ft.	\$269.87
Occupancy	92%

PROPERTY SUMMARY

APN#	5545-005-018
No. Units	13
Year Built	1960
Building SF (est)	10,746
Lot Size	9,157
Parking	Garage
Zoning	LA-R4
Meter (Separate)	Electric & Gas
Meter (Master)	Water

PROPOSED FINANCING

Loan Amount	Cash to New Loan
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SCHEDULED INCOME

Unit #	Unit Type	Current Rents	Pro Forma Rents
2	Studio	\$3,166	\$3,400
8	1+1	\$13,034	\$17,600
3	2+1.5	\$5,199	\$8,100
Total	13	\$21,398	\$29,100

ANNUAL OPERATING INFORMATION

		Current Rents		Pro Forma
Gross Scheduled Rent		\$256,779		\$349,200
Other Income - Laundry		\$1,379		\$1,379
Less: Vacancy Reserve	2%	(\$5,163)	2%	(\$7,012)
Effective Gross Income		\$252,995		\$343,567
Estimated Expenses				
Property Taxes (1.20%)		(\$34,800)		(\$36,250)
Insurance (actual)		(\$7,657)		(\$7,657)
Management (3%)		(\$7,590)		(\$10,307)
Utilities (actual)		(\$29,855)		(\$29,855)
Maintenance & Repairs (\$75/unit)		(\$11,700)		(\$11,700)
Landscaping		(\$3,850)		(\$3,850)
Admin/Licenses		(\$3,750)		(\$3,750)
Reserves (\$300/mo)		(\$3,600)		(\$3,600)
Total Expenses	41%	(\$102,802)	31%	(\$106,969)
Expenses Per Unit		\$9.57		\$9.95
		\$7,908		\$8,228
Net Operating Income	5.2%	\$150,193	8.2%	\$236,598

Sunset
BRONSON STUDIOS
NETFLIX

12 UNITS
5923 CARLTON WAY



13 UNITS
5947 CARLTON WAY

16 UNITS
1545 GORDON ST

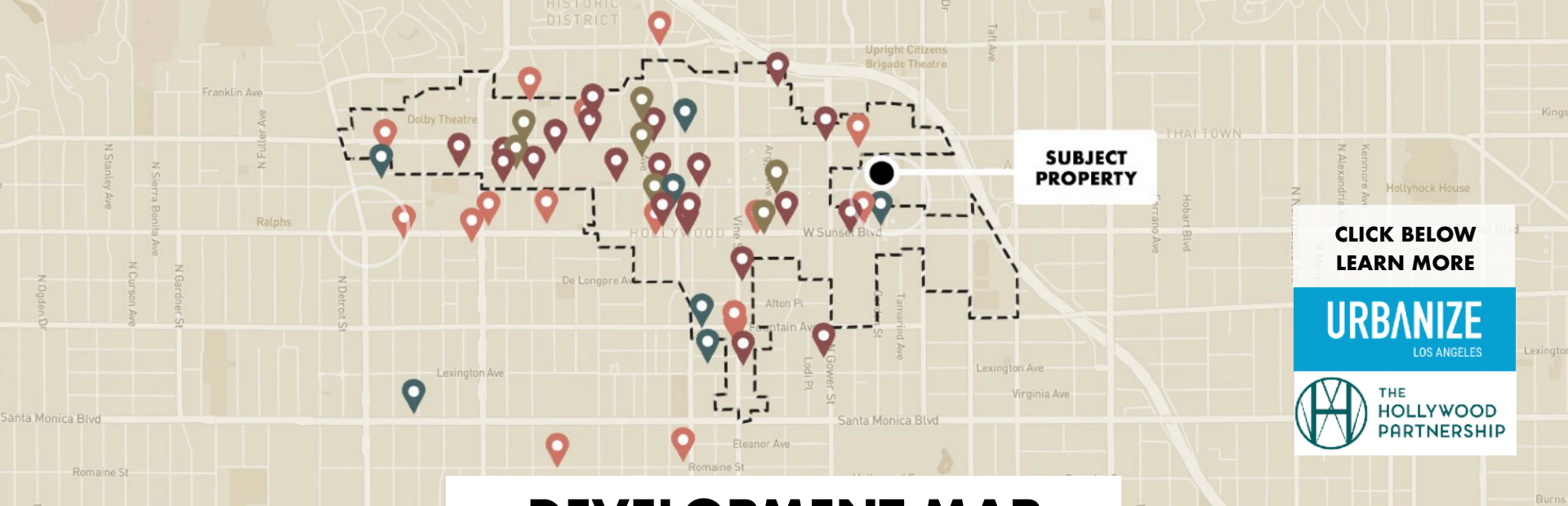
HOLLYWOOD

HOLLYWOOD BLVD

13 UNITS
5947 CARLTON WAY

12 UNITS
5923 CARLTON WAY

16 UNITS
1545 GORDON ST



SUBJECT PROPERTY

**CLICK BELOW
LEARN MORE**

URBANIZE
LOS ANGELES

THE HOLLYWOOD PARTNERSHIP

DEVELOPMENT MAP

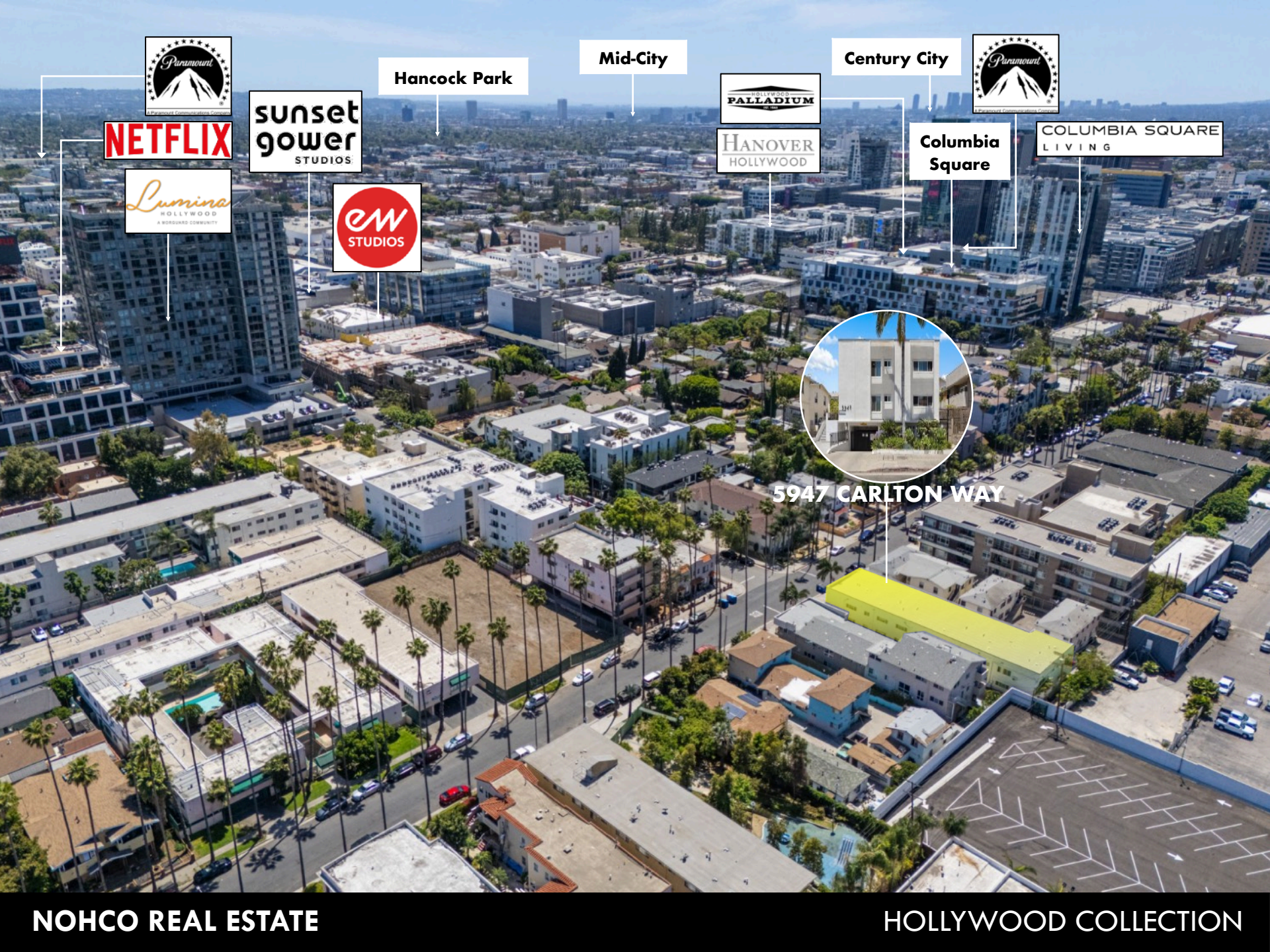
	Location	Developer	Type	Units	SF Ret/Off	Hotel Rooms	Stories
1	6007 Sunset	CIM Group	Mixed Use	109	14,657		7
2	6050 Sunset	Hudson Pacific	Office		628,000		18
3	6100 Hollywood	Trammel Crow	Mixed Use	220	3,270		22
4	6215 Sunset	Crescent Heights	Mixed Use	731	24,000		28
5	6220 Selma	Mill Creek	Mixed Use	276	61,800		7
6	1525 Cahuenga	PNK Group	Hotel		1,495	64	7
7	6381 Hollywood	Onni Group	Office		217,269		14
8	6407 Sunset	KBS Holds	Hotel		1,900	275	21
9	5929 Sunset	CIM Group	Mixed Use	299	45,700		22
10	5901 Sunset	Hudson Pacific	Mixed Use		289,000		13

ENTERTAINMENT CAPITAL OF THE WORLD

Few places carry the same immediate name recognition or intrigue as Hollywood. The neighborhood attracts a diverse mix of people from all over the globe to live and work in the world's creative capital. With its central location, modern amenities, and walkable scale as the "most walkable neighborhood" in Los Angeles, Hollywood has its own unique character that appeals to modern-day creatives.

Known as the true entertainment capital of the world, Hollywood is a collection of meaningful, enduring, and iconic places. The area benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.





NETFLIX

**sunset
gower**
STUDIOS

Hancock Park

Mid-City

Century City



**HANOVER
HOLLYWOOD**

**Columbia
Square**

**COLUMBIA SQUARE
LIVING**

Lumina
HOLLYWOOD
A BORGARD COMMUNITY



5947 CARLTON WAY

HOLLYWOOD



NEARBY LANDMARKS



World-Class TOURIST DESTINATION





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Bachelors Degree from University of California, Irvine (2002)



Sold \$750M in Transactions



Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN



HOLLYWOOD COLLECTION

Los Angeles, CA 90028

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