

1336 N. Citrus Ave. Los Angeles, CA 90028



9 Units in Prime Hollywood | 1 Block from Sunset Blvd & 0.5 Mile from Hollywood/Highland & Melrose Ave.
Offered @ 11 GRM and 5.73% CAP on Current Rents | Soft-Story Retrofit Completion (Buyer to Verify)

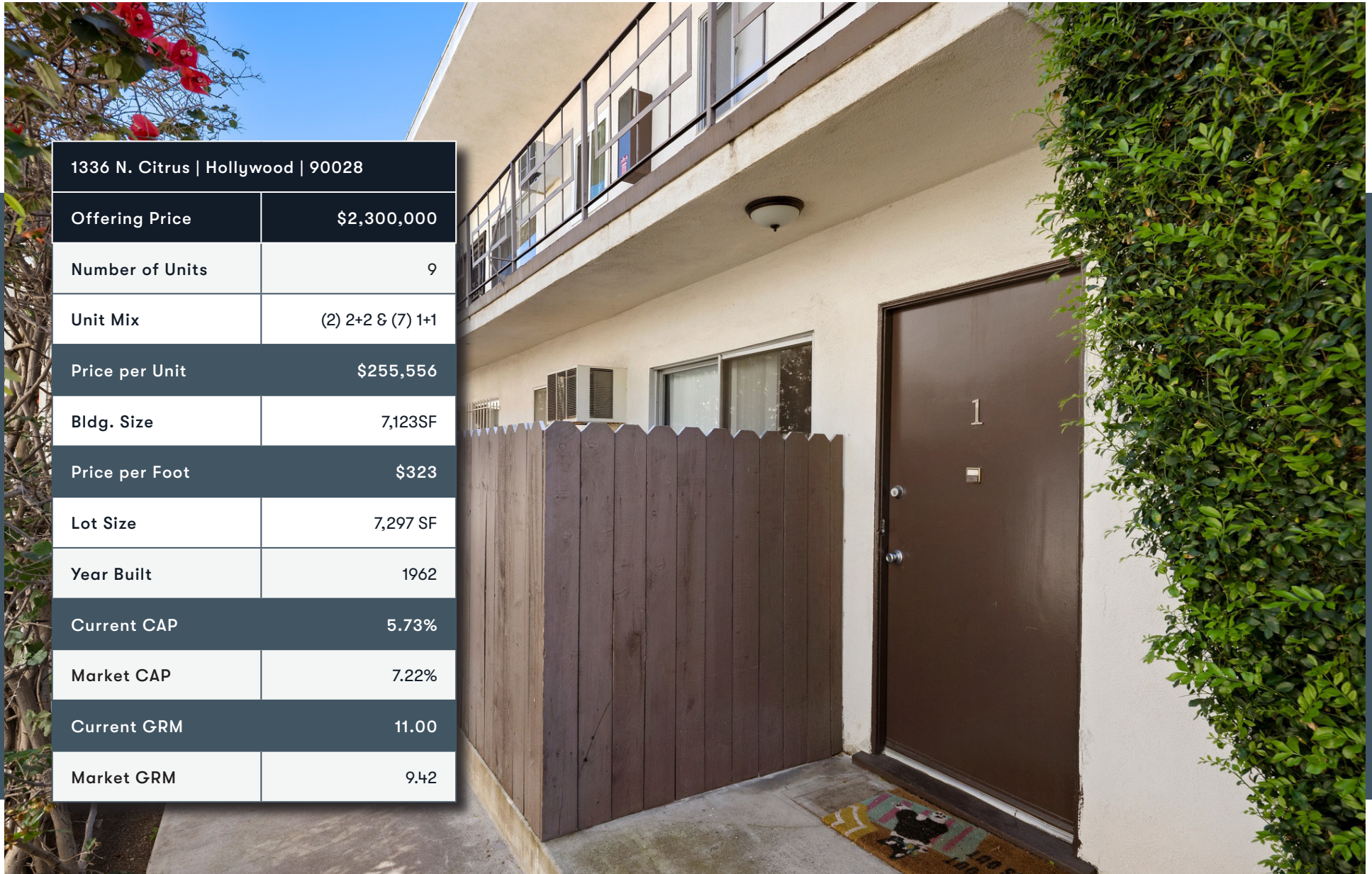
COMPASS

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Property Overview



1336 N. Citrus Hollywood 90028	
Offering Price	\$2,300,000
Number of Units	9
Unit Mix	(2) 2+2 & (7) 1+1
Price per Unit	\$255,556
Bldg. Size	7,123SF
Price per Foot	\$323
Lot Size	7,297 SF
Year Built	1962
Current CAP	5.73%
Market CAP	7.22%
Current GRM	11.00
Market GRM	9.42

Property Highlights



- 1336 N. Citrus Ave. presents the opportunity to acquire an 9-unit multifamily property in one of Hollywood’s most central residential pockets, located just one block south of Sunset Blvd and one block west of Highland Ave..
- The property sits approx. 0.5 miles from the heart of Hollywood at Hollywood Blvd and Highland; while also positioned minutes from West Hollywood and the Melrose District, placing residents within immediate reach of some of the most active entertainment, dining, and retail corridors in Los Angeles.
- The property is priced at \$255,556 per unit and \$323 per foot, operating at a 5.73% CAP and 11.00 GRM on current rents. Based on rents renovated units in the immediate Hollywood area, the property offers approx. 17% rental upside.
- The pricing is positioned competitively relative to recent neighborhood transactions. On both a price-per-unit and price-per-square-foot basis, the offering sits below several comparable sales in the immediate Hollywood area.
- Built in 1962, the building features (2) 2-Bdrm. and 2-Bath units and (7) 1-Bdrm. units.
- The property appears well maintained and is currently managed by a reputable prop mgmt company, supporting stable day-to-day operations and tenant oversight. Amenities include approx. 10 parking spaces, controlled access, and community laundry.
- With central positioning between Hollywood, West Hollywood, and Melrose, 1336 N. Citrus Ave. offers investors a well-located asset with strong in-place income, measurable rental upside, and stable long-term demand within one of Los Angeles’ most established rental markets.

Exterior Photography

1336 N. Citrus - Hollywood - 90028



Neighborhood Overview



About Hollywood



Iconic Location & Timeless Demand

This Hollywood pocket hits the mark if you're looking for a neighborhood that pulses with creative ambition and nonstop energy, yet still feels rooted in local identity. Located west of Highland and north of Santa Monica Blvd, the area surrounding 1301 N. Mansfield offers a front-row seat to some of LA's most iconic cultural institutions, dynamic employers, and walkable everyday conveniences.

This stretch of Hollywood is one of the city's most strategically located submarkets; wedged between two powerhouses: Hollywood's entertainment engine and West Hollywood's design-forward lifestyle scene. The area is home to major studios and production companies like Paramount Pictures, Netflix, Sunset Gower Studios, and an ecosystem of agencies, prop houses, sound stages, and post-production firms.

Blocks away, residents can stroll to Hollywood Blvd's famed Walk of Fame, TCL Chinese Theatre, and the bustling Ovation Hollywood complex at Highland. But there's also everyday ease; Trader Joe's, Target, Home Depot, and an array of coffee shops. Head just a few blocks south or west, and you're in the heart of West Hollywood, with staples like the Whole Foods on Santa Monica, upscale dining at Employees Only, and boutique shopping around Melrose and Fairfax.

The local housing stock combines charming low-rise buildings and updated mid-century assets. You're not dealing with generic glass boxes; instead, architectural character and authenticity attract high-quality renters. The neighborhood draws a mix of industry professionals, first-time LA transplants. There's pride of place here, and it shows.

Few addresses offer the built-in demand, everyday convenience, and upside potential that Hollywood does today.

Neighborhood Amenities Map



Neighborhood Amenities Map

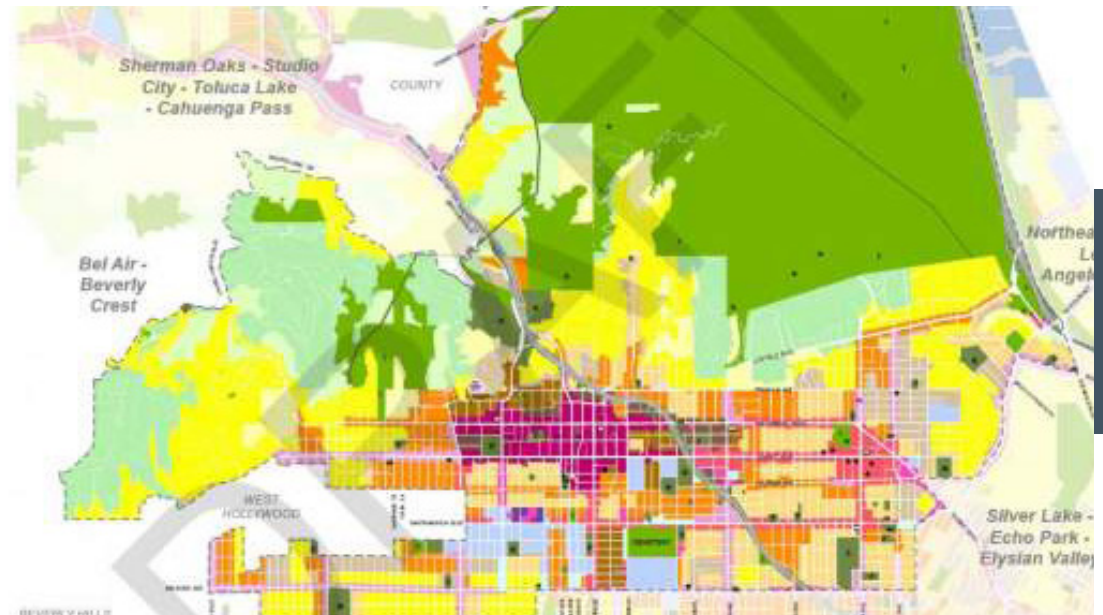


Hollywood 2040 - Community Plans



LA's newly adopted Hollywood Community Plan, spanning roughly 22 square miles from West Hollywood to Silver Lake, allows for substantial growth through 2040.

- Increases zoning capacity for up to 264,000 residents and 127,000 jobs by 2040.
- Its framework channels new development toward Metro B Line stations and mixed-use corridors (Hollywood, Sunset, Santa Monica) while safeguarding historic and hillside enclaves.
- The revitalized Hollywood Media District, south of Santa Monica Blvd and west of Vine, will see height increases and incentives for media production uses.
- At the heart of the update is the Hollywood CPIO overlay, which grants zoning upzoning for projects that include deed-restricted affordable units.
- Affordable-housing obligations scale with project size (100–200 units triggers), with 99-year covenants now standard.
- The plan also simplifies approvals for larger mixed-income sites, enabling faster delivery of affordable housing.
- Adopted in May 2023 and effective Feb 2025.



Nearby Hotspots



1) Hollywood Blvd. (0.5 Mile)

Just blocks from Mansfield, Hollywood Blvd pulses with cinematic history and foot traffic. Ovation Hollywood is a retail-entertainment anchor featuring dining, shopping, and views of the iconic Hollywood Sign. The famed Walk of Fame and TCL Chinese Theatre draw visitors year-round, while locals enjoy quick access to fitness clubs, convenience shops, and fast-casual bites.

2) Santa Monica Blvd. & La Brea Ave. (0.6 Mile)

Santa Monica and LA Brea is where local edge meets convenience. The strip is lined with cafes, vintage boutiques, restaurants, and grocery stores that make daily life walkable. Just south of WeHo's high-end buzz, this pocket attracts a blend of creatives, young professionals, and longtime locals.

3) Runyon Canyon (1.3 Miles)

Runyon Canyon is a lifestyle staple for Hollywood locals. Known for its panoramic views and celebrity sightings, this urban park offers a mix of scenic trails for hikers and dog owners alike. For many residents, it's part of the daily routine.

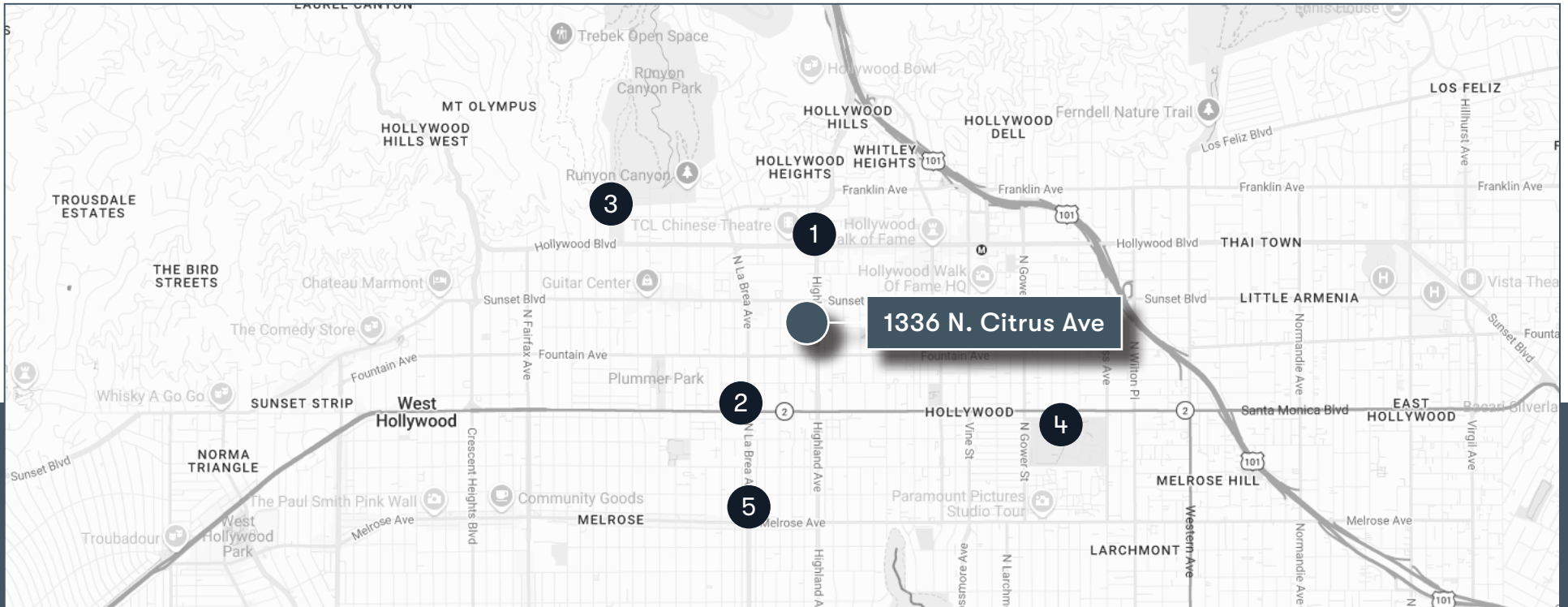
4) Hollywood Forever Cemetery (1.5 Miles)

More than just a cemetery, this iconic site also serves as an arts and culture venue. Known for outdoor movie screenings, live concerts, and seasonal events, it draws many Angelenos. It's a place where history, community, and creativity intersect.

5) Melrose Ave. (1.1 miles)

Melrose Avenue offers an ever-evolving mix of trendsetting fashion, edgy street art, and globally inspired cuisine. Its walkability, photogenic appeal, and constant reinvention make it one of LA's most magnetic corridors.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Hollywood Blvd.	0.5 mile	It's the ultimate blend of LA flair, everyday essentials, and cultural cachet; all just steps from 1301 N. Mansfield.
2) Santa Monica & La Brea	0.6 mile	Lined with cafes, boutiques, neighborhood restaurants, and small-format grocery stores that make daily life walkable.
3) Runyon Canyon	1.3 miles	It's part of the daily routine: fresh air, endorphins, and million-dollar views—without leaving the neighborhood.
4) Hollywood Forever	1.5 miles	Known for outdoor movie screenings, live concerts, and seasonal events, it draws a wide cross-section of Angelenos.
5) Melrose Ave.	1.1 miles	Melrose Ave offers an ever-evolving mix of trendsetting fashion, edgy street art, and globally inspired cuisine.

Nearby Developments



1) 6266 W. Sunset Blvd. (1.0 Mile)

The LA City Council recently upheld this mixed-use project by Sares-Regis Group. Plans call for an 8-story complex featuring (170) studio, 1- and 2-bdrm. units atop 9,300 SF of ground-floor commercial space. The project utilizes density bonus incentives and will over 34 affordable units.

2) 7022 W. Sunset Blvd. (0.3 Mile)

The LA City Planning Commission approved this mixed-use project by Crossroads Management. Approved in Feb 2025, the 7-story building will feature (112) studio, 1- and 2-bdrm. units above 2,850 SF of ground-floor commercial space, and a 60-car garage. A 20-month construction period is estimated.

3) 5601 W. Santa Monica Blvd. (2.0 Miles)

Echelon Studios is a creative campus from Bardas Investment Group and Bain Capital. Designed by Rios, the development includes 110,000 SF of soundstages, 388,000 SF of offices, 12,300 SF of ground-floor dining, and two levels of subterranean parking. Completion of the mixed-use complex is expected in 2026.

4) 5806 & 5817 Lexington Ave. (1.6 Miles)

These projects were both completed by Category Company (an LA-based development firm) in 2025; and sit a few blocks south of Sunset Gower Studios. Comprised of 38 units, the property features a mix of studios to six-bdrms, with rents from \$1,087 to \$9,407.

5) 1130 N. Orange Dr. (0.4 Mile)

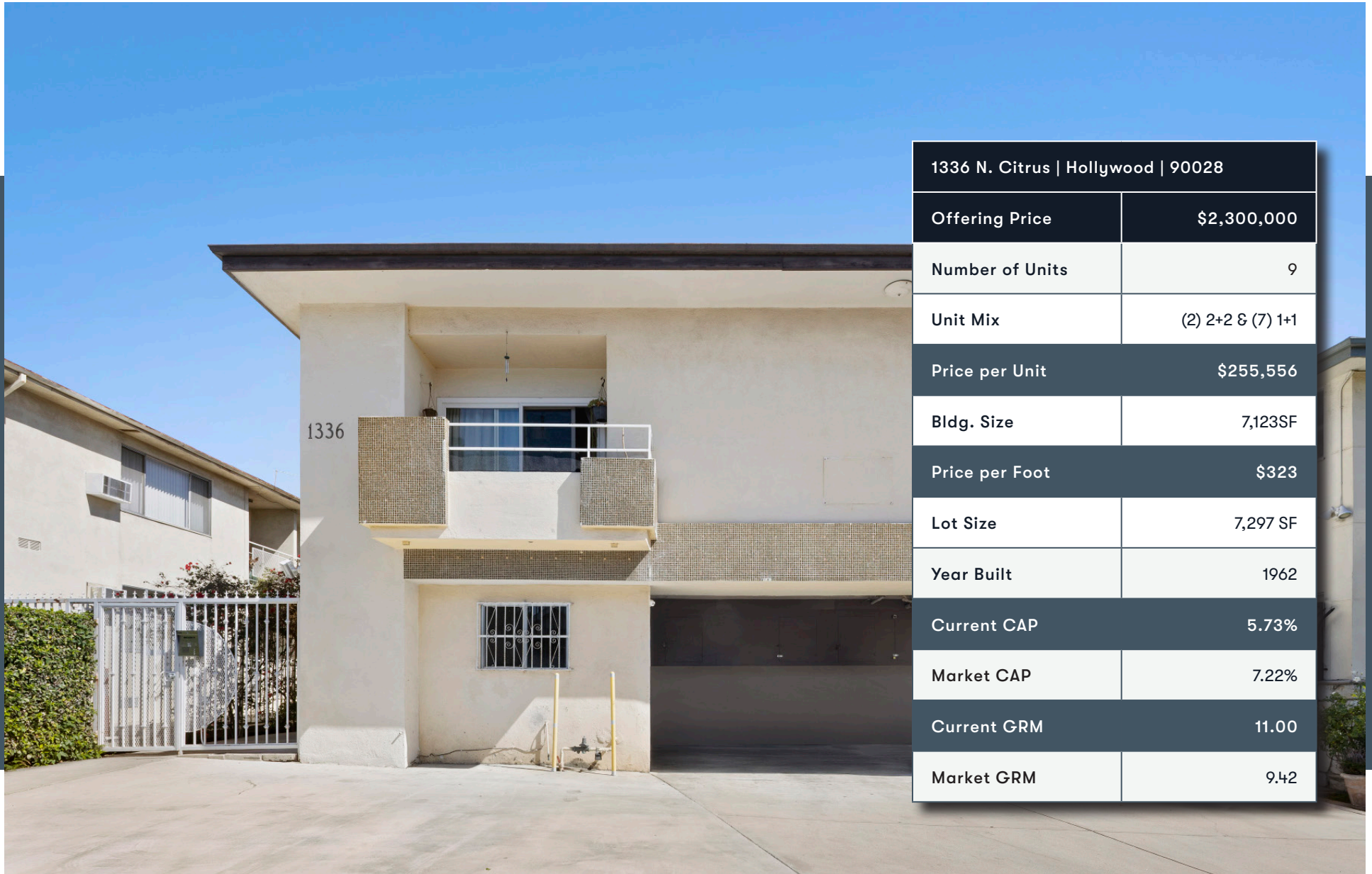
Completed in 2025, and across the street from a 230-unit Onni Group complex, this 2025-built complex features (24) 1-bdrm. and 2-bdrm. units.

Nearby Developments Map



Dev Address	Distance	Notes
1) 6266 W. Sunset Blvd.	1.0 Mile	Plans call for an 8-story complex featuring (170) studio, 1- and 2-bdrm. units atop 9,300 SF of commercial space.
2) 7022 W. Sunset Blvd.	0.3 Mile	Approved in Feb 2025, it will feature (112) studio, 1- and 2-bdrm. units above 2,850 SF of ground-floor commercial space
3) 5601 W. Santa Monica Blvd.	2.0 Miles	110,000 SF of soundstages, 388,000 SF of offices, 12,300 SF of ground-floor dining, and two levels of parking.
4) 5806 Lexington Ave.	1.6 Miles	Comprised of 38 units, the property features a mi of studios to six-bdrms, with rents from \$1,087 to \$9,407.
5) 1130 N. Orange Dr.	0.4 Mile	Completed earlier in the year, this 2025-built complex by Massachi features (24) 1-bdrm. and 2-bdrm. units.

Financials & Comparables



1336 N. Citrus Hollywood 90028	
Offering Price	\$2,300,000
Number of Units	9
Unit Mix	(2) 2+2 & (7) 1+1
Price per Unit	\$255,556
Bldg. Size	7,123SF
Price per Foot	\$323
Lot Size	7,297 SF
Year Built	1962
Current CAP	5.73%
Market CAP	7.22%
Current GRM	11.00
Market GRM	9.42



Financials

1336 N. Citrus Ave | Hollywood | 90028
Offered at \$2,300,000

Investment Summary	
Price:	\$2,300,000
Down Payment:	\$2,300,000
Number of Units:	9
Price per Unit:	\$255,556
Current GRM:	11.00
Potential GRM:	9.42
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
2	2+2	\$1,628 - \$2,906	\$4,791	\$2,795	\$5,590
7	1+1	\$1,692 - \$2,178	\$12,545	\$2,095	\$14,665
Total Scheduled Rent:			\$17,335		\$20,255
Laundry Income:			\$90		\$90
Monthly Gross Income:			\$17,425		\$20,345
Annual Gross Income:			\$209,105		\$244,140

Approx. Year Built:	1962	Price per Foot	\$323
Approx. Lot Size:	7,297 SF	Current CAP	5.73%
Approx. Bldg. Size:	7,123 SF	Market CAP	7.22%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$209,105	\$244,140
Vacancy Allowance:	\$4,182 2%	\$4,883 2%
Gross Operating Income:	\$204,923	\$239,257
Less Expenses:	\$73,141 35%	\$73,141 30%
Net Operating Income:	\$131,782	\$166,116
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$131,782 5.73%	\$166,116 7.22%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$131,782 5.73%	\$166,116 7.22%

Estimated Expenses	
Taxes (1.25%):	\$27,600
Insurance:	\$10,685
Utilities:	\$14,246
Repairs/Maintenance:	\$8,364
Professional Mgmt:	\$10,246
On-Site Manager:	\$0
Misc:	\$2,000
Total Expenses:	\$73,141
Per Sq. Ft:	\$10.27
Per Unit:	\$9,143

Rent Roll

1336 N. Citrus | Hollywood | 90028

Current as of 03/12/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1	1+1	\$2,055	\$2,095	08/20/24	
2	1+1	\$2,089	\$2,095	12/01/22	
3	1+1	\$1,695	\$2,095	12/19/25	
4	1+1	\$1,952	\$2,095	09/15/24	
5	2+2	\$2,776	\$2,795	07/01/23	
6	1+1	\$1,030	\$2,095	06/10/08	
7	1+1	\$1,952	\$2,095	07/01/24	
8	1+1	\$1,773	\$2,095	04/12/17	
9	2+2	\$2,015	\$2,795	03/30/11	
	Laundry Income:	\$90	\$90		
	Other Income:	\$0	\$0		
	Monthly Total:	\$17,425	\$20,345		
	Annual Total:	\$209,105	\$244,140		

Hollywood Sales Comparables



Address:	1336 N. Citrus Ave.
Sale Date:	Subject Property
Price:	\$2,300,000
Year Built:	1962
# of Units:	9
Price per Unit:	\$255,556
Building Size:	7,123 SF
Price per SF:	\$323
Unit Mix:	(2) 2+2 & (7) 1+1
Current GRM:	11.00 GRM



Address:	1254 N. Orange Dr.
Sale Date:	10/03/25
Price:	\$2,450,000
Year Built:	1957
# of Units:	8
Price per Unit:	\$306,250
Building Size:	6,533 SF
Price per SF:	\$375
Unit Mix:	(2) 2+2, (1) 2+1, & (5) 1+1
Current GRM:	12.32 GRM \$198K GOI

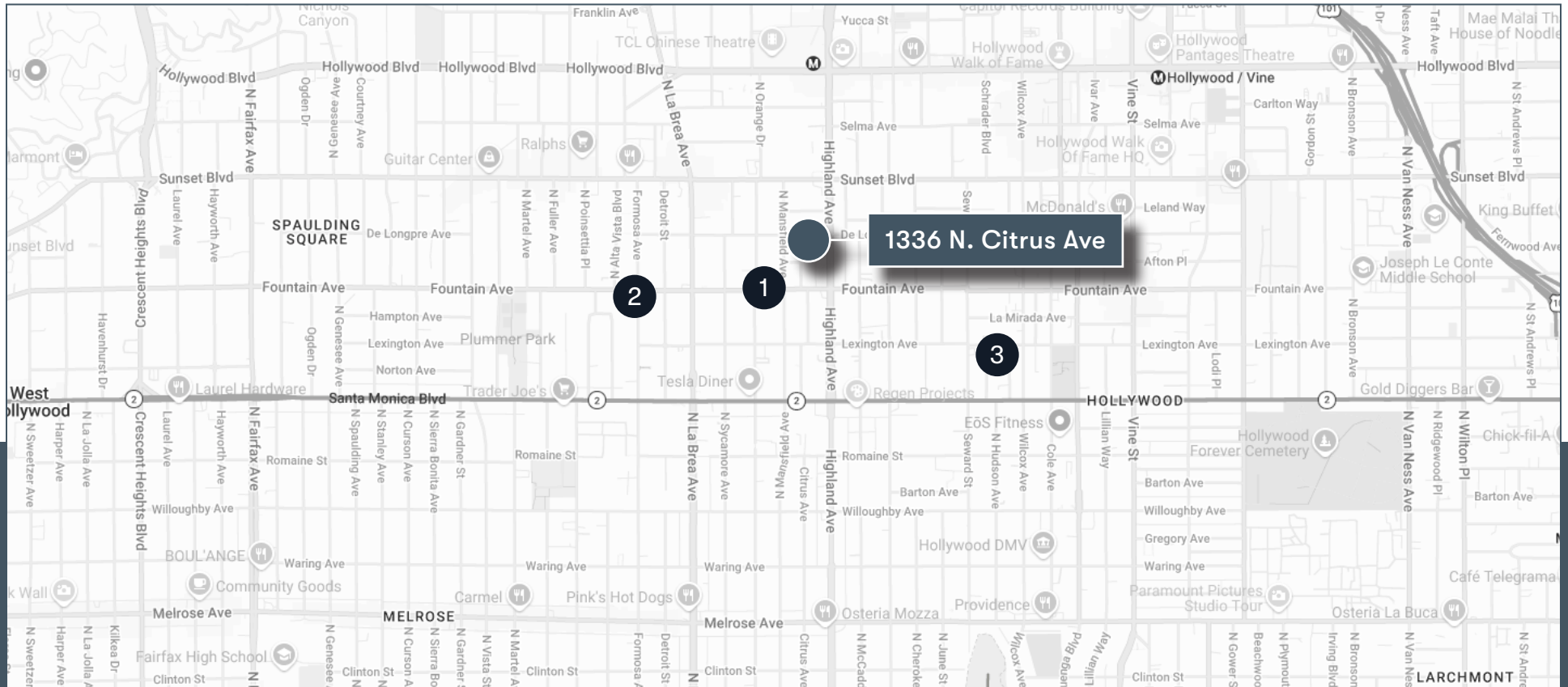


Address:	1235 N. Formosa Ave.
Sale Date:	04/29/25
Price:	\$2,730,000
Year Built:	1960
# of Units:	10
Price per Unit:	\$273,625
Building Size:	8,854 SF
Price per SF:	\$308
Unit Mix:	(4) 2+2, (2) 2+1, & (4) 1+1
Current GRM:	N/A



Address:	1137 N. Wilcox Pl.
Sale Date:	10/17/25
Price:	\$2,165,000
Year Built:	1958
# of Units:	8
Price per Unit:	\$270,625
Building Size:	5,526 SF
Price per SF:	\$392
Unit Mix:	N/A
Current GRM:	13.30 GRM \$163K GOI

Hollywood Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Notes
1336 N. Citrus Ave.	Subject Property	\$2,300,000	1962	9	\$255,556	7,123 SF	\$323	11.00 GRM
1) 1254 N. Orange Dr.	10/03/25	\$2,450,000	1957	8	\$306,250	6,533 SF	\$375	12.32 GRM
2) 1235 N. Formosa Ave.	04/29/25	\$2,730,000	1960	10	\$273,000	8,854 SF	\$308	N/A
3) 1137 N. Wilcox Pl.	03/28/25	\$1,775,000	1953	8	\$270,625	5,526 SF	\$392	13.30 GRM

Hollywood Rental Comps



Subject Property

1336 N. Citrus | Hollywood | 90028

(2) 2-Bdrm. & 2-Bath	\$2,795
(7) 1-Bdrm. & 1-Bath	\$2,095



1) 1817 Grace Ave.

Rent	\$2,900 Leased on 09/11/25
Unit Mix	2-Bdrm. & 1-Bath 1,100 SF



2) 1760 1/2 Las Palmas Ave.

Rent	\$2,900 Leased on 12/30/25
Unit Mix	2-Bdrm. & 1-Bath 1,050 SF



3) 6326 Franklin Ave.

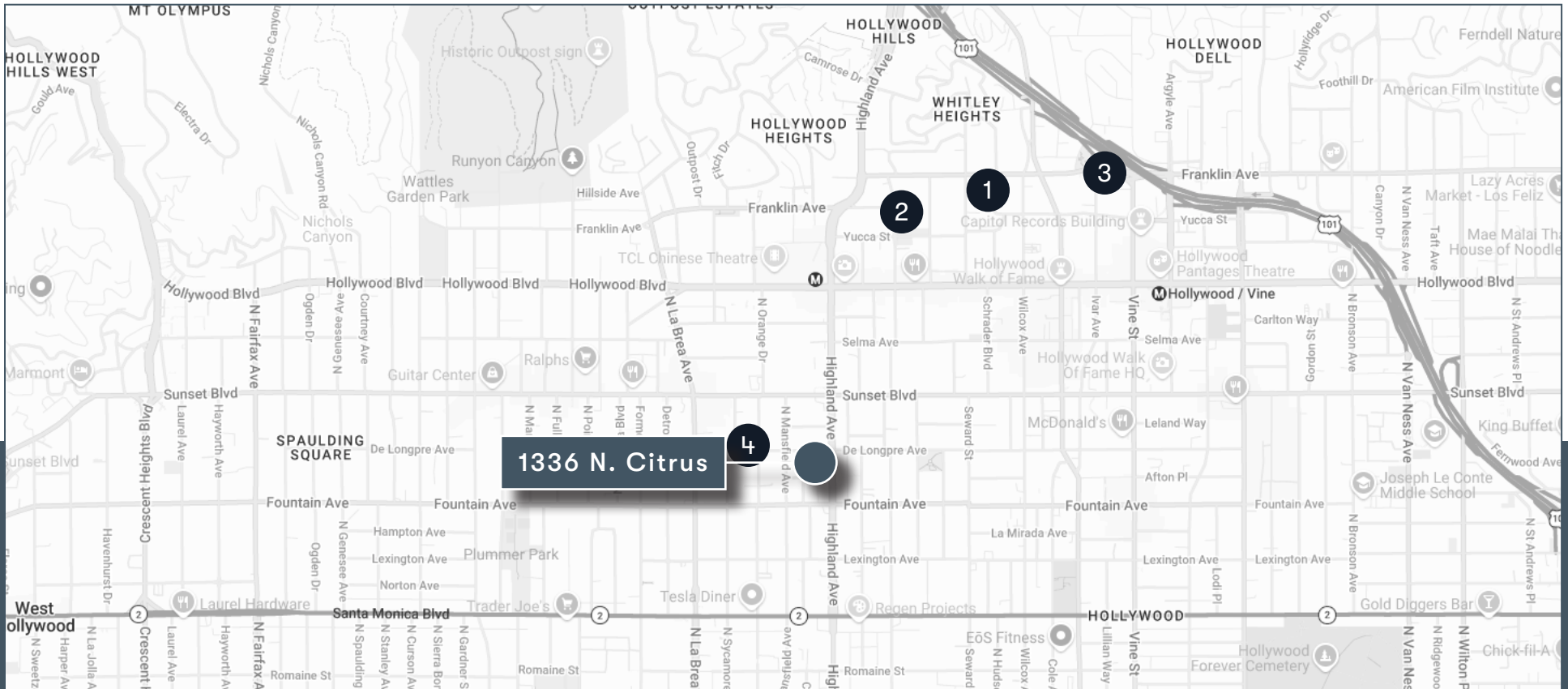
Rent	\$2,300 Leased on 12/29/25
Unit Mix	1-Bdrm. & 1-Bath 685 SF



4) 1351 N. Orange Dr. Unit #210

Rent	\$2,195 Leased on 06/19/25
Unit Mix	1-Bdrm. & 1-Bath 639 SF

Hollywood Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 1817 Grace Ave.	\$2,900	09/11/25	2-Bdrm. & 1-Bath	1,100 SF	\$2.63	1.1 miles
2) 1760 1/2 Las Palmas Ave.	\$2,900	12/30/25	2-Bdrm. & 1-Bath	1,050 SF	\$2.76	0.8 mile
3) 6328 Franklin Ave.	\$2,300	12/29/25	1-Bdrm. & 1-Bath	685 SF	\$3.36	1.5 miles
4) 1351 N. Orange Dr. Unit #210	\$2,195	06/19/25	1-Bdrm. & 1-Bath	639 SF	\$3.44	0.2 mile



1336 N. Citrus Avenue Los Angeles, CA 90028

Getting into a bigger or better property
is easier than you think. It comes down to
working with the right team.



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Principal

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