

5424 FRANKLIN AVE,
LOS ANGELES, CA 90027



20 Units in Hollywood adjacent to Los Feliz w/ Approx. 25% Rental upside | Offered @ \$175,000 per unit, about 1 Mile from the Heart of Los Feliz (Franklin Ave), Vermont Ave, Griffith Park trails and The Greek Theatre

COMPASS



TAMAS
BATYI

TABLE OF CONTENTS



I. Property Overview

II. Neighborhood Overview

III. Financials

5424 FRANKLIN AVE,
LOS ANGELES, CA 90027

Property Overview



ADDRESS

5424 Franklin Ave, Los Angeles, CA 90027

OFFERING PRICE

\$3,500,000

PRICE PER UNIT

\$175,000

PRICE PER FOOT

\$177

MARKET CAP

8.3%

NUMBER OF UNITS

20

BLDG. SIZE

12,636

YEAR BUILT

1925

CURRENT GRM

10.66

UNIT MIX

16x 0B/1B, 4x 1B/1B

LOT SIZE

11,436

CURRENT CAP

5.5%

MARKET GRM

8.1

Property Highlights



- Tucked between Hollywood and the heart of Los Feliz, 5424 Franklin Ave offers a great investment opportunity.
- Tenants will appreciate walkable access to Los Feliz icons like Hillhurst Avenue's Maru Coffee, Found Oyster, and Alcove Café, the trailheads of Griffith Park, and the cultural energy of Vermont Avenue, Barnsdall Art Park, and the Greek Theatre. This prime location is an unmatched lifestyle draw for renters seeking urban walkability, proximity to creative employers, and a strong neighborhood identity.
- The location also provides access to several employment and lifestyle hubs. It borders the Hollywood Media District, a key hub for film, soundstage, and production companies; and is just minutes from Sunset Junction in Silver Lake.
- Current rents are below market, with a projected 25% rental upside.
- Investors with a long-term lens will see the location and upside as an ideal canvas for repositioning in a neighborhood where lifestyle is the greatest amenity.
- Currently offered at \$175,000 per unit and \$177 per square foot.
- Recent capital improvements include: new roof, new paint, new flooring, new plumbing, some electrical updates and more.

Exterior Photography





Interior Photography





Neighborhood Overview



About Hollywood



Timeless, Walkable & Unapologetically Local

Minutes from the urban buzz of Hollywood and the wild beauty of Griffith Park, Los Feliz is where classic LA charm meets creative cool. It's a neighborhood that manages to feel both effortlessly stylish and deeply rooted, where film editors, architects, and musicians live next door to families who've been here for generations.

Framed by the foothills of Griffith Park and pulsing with creative energy, Los Feliz is one of LA's most coveted enclaves—equal parts history, hillside serenity, and hyperlocal culture. This is a neighborhood that feels like its own self-contained city, beloved by artists, filmmakers, designers, and discerning locals who crave walkability without sacrificing charm.

Tree-lined streets are dotted with iconic Spanish Colonial estates, restored Mid-Century gems, and vintage apartment buildings that echo Los Angeles' golden age. Vermont and Hillhurst Avenues are the social arteries of the neighborhood, packed with cult-favorite establishments like Skylight Books, Blue Bottle Coffee, All Time, Little Dom's, Alcove Café & Bakery, Maru Coffee, and Messhall Kitchen. You'll also find quirky vintage shops, neighborhood yoga studios, and tucked-away wine bars that locals guard like secrets.

Steps away, the legendary Griffith Park unfolds with miles of trails, the Greek Theatre, and the iconic Griffith Observatory. With easy access to Hollywood, Silver Lake, and the 5 and 101 freeways, Los Feliz is as convenient as it is picturesque.

The neighborhood has long been a magnet for artists, writers, musicians, and filmmakers who are drawn to its balance of tranquility and accessibility. With its thoughtful mix of culture, history, and community, Los Feliz attracts residents who appreciate authenticity, style, and a strong sense of place.

Nearby Hotspots



1) Hillhurst Ave. (1.3 Miles)

Hillhurst Avenue is the heart of Los Feliz’s walkable charm. Locals flock to cult-favorite spots like Trattoria Farfalla for Italian comfort food or Alcove Café for sun-drenched brunches. Boutiques like Co-op 28 and Kado Home Goods give the street character, while health-focused staples like Los Feliz Pilates and Lassen’s draw in creatives, families, and fitness lovers alike.

2) Vermont Ave. (0.8 Mile)

Vermont Avenue blends old-school charm with modern LA flair. Grab a latte at Bru Coffeebar, catch an indie flick at the vintage Los Feliz Theatre, or unwind with a book from Skylight Books. Enjoy a meal at Figaro Bistrot or grab Mexican comfort food from HomeState. Trendy yet laid-back, Vermont is filled with artists, musicians, and neighbors who love their leafy, hyper-local pocket of LA.



3) Barnsdall Art Park (0.6 Mile)

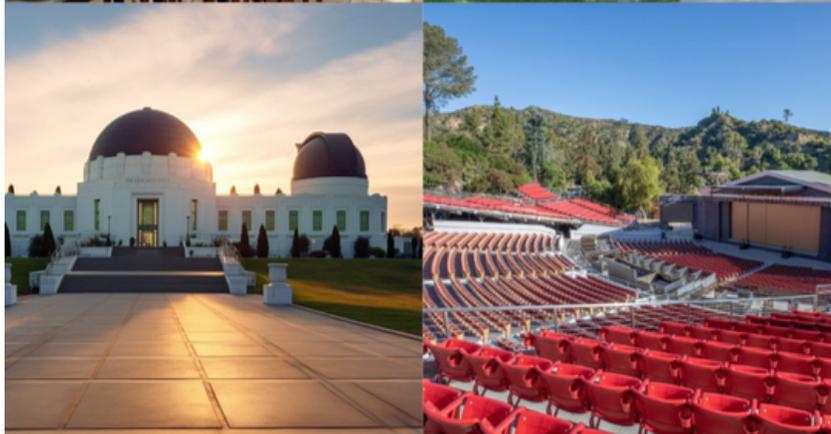
Home to the Frank Lloyd Wright–designed Hollyhock House, the park offers art classes, wine tastings, and panoramic views of the city skyline. Its lush lawns are a favorite among locals for weekend picnics, dog walks, and sunset gatherings. It’s where culture and community come together—artfully and effortlessly.

4) Griffith Park (0.7 Mile)

Spanning more than 4,000 acres, Griffith Park is LA’s version of Central Park, with rugged trails, scenic views, and cultural icons in every direction. Whether you’re hiking to the Hollywood Sign, horseback riding, or visiting the LA Zoo, there’s something for every adventurer.

5) The Greek Theatre (2.0 Miles)

Tucked inside Griffith Park, the iconic Greek Theatre has been an LA institution since 1930. With its open-air amphitheater and intimate seating, the venue has hosted legends from Aretha Franklin to Harry Styles. It offers an intimate concert experience under the stars.



Financials





APPROX YEAR BUILT | 1925
 APPROX LOT SIZE | 11,436
 APPROX BLDG SIZE | 12,636

PRICE PER SF | \$277
 CURRENT CAP | 5.5%
 MARKET CAP | 8.3%

Financials

5424 Franklin Ave | Offered at \$3,500,000

Investment Summary

PRICE	\$3,500,000
DOWN PAYMENT	\$000,000
NUMBER OF UNITS	20
PRICE PER UNIT	\$175,000
CURRENT GRM	10.66
POTENTIAL GRM	8.1
PROPOSED FINANCING	\$000,000

Annualized Operating Data

	CURRENT RENTS	MARKET RENTS
SCHEDULED GROSS INCOME	\$328,320	\$434,000
VACANCY ALLOWANCE	\$8,208 2.5%	\$10,800
GROSS OPERATING INCOME	\$320,112	\$421,200
LESS EXPENSE	\$129,974	\$129,974
NET OPERATING INCOME	\$190,138	\$292,062
LESS LOAN PAYMENT	\$0,000	\$000,000
PRE-TAX CASH FLOW	\$190,138	\$292,062
PLUS PRINCIPAL REDUCTION	\$000,000	\$000,000
RETURN BEFORE TAXES	\$190,138	\$292,062

Income

# OF UNITS	UNIT MIX	CURRENT RATES		POTENTIAL RENTS	
		MO RENT/UNIT	MO INCOME	MO RENT/UNIT	MO INCOME
4	1B 1B		\$7,338	2,200	8,800
16	0B 1B		\$19,675	1,700	\$27,200
0	0		0	0	0
TOTAL SCHEDULED RENT			\$27,013		\$36,000
LAUNDRY INCOME			\$171		\$171
MONTHLY GROSS INCOME			\$27,184		\$36,171
ANNUAL GROSS INCOME			\$326,208		\$434,052

Estimated Expenses

TAXES	\$42,000
INSURANCE	\$21,365
UTILITIES	\$22,098
REPAIRS/MAINTENANCE	\$10,000
PROFESSIONAL MGMT	\$14,877
ON-SITE MANAGER	\$14,522
MISC	\$5,112
TOTAL EXPENSES	\$129,974
PER SQ. FT	\$10
PER UNIT	\$6,498

Rent Roll



UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	0 BD 1 BA	-	\$660	\$1,700
2	0 BD 1 BA	-	\$1700	\$1,700
3	0 BD 1 BA	06/10/1992	\$626	\$1,700
4	0 BD 1 BA	11/12/2000	\$709	\$1,700
5	0 BD 1 BA	09/01/2001	\$709	\$1,700
6	0 BD 1 BA	02/01/2017	\$1,099	\$1,700
7	0 BD 1 BA	07/01/2017	\$1,099	\$1,700
8	0 BD 1 BA	06/01/2016	\$1,072	\$1,700
9	0 BD 1 BA	06/01/2015	\$1,131	\$1,700
10	0 BD 1 BA	09/15/2019	\$1,168	\$1,700
11	0 BD 1 BA	05/01/2019	\$1,460	\$1,700
12	0 BD 1 BA	09/01/2018	\$1,518	\$1,700
13	0 BD 1 BA	04/01/2021	\$1,568	\$1,700
14	0 BD 1 BA	VACANT	\$1,716	\$1,700
15	0 BD 1 BA	09/26/2025	\$1,724	\$1,700
16	0 BD 1 BA	04/01/2018	\$1,716	\$1,700
17	1 BD 1 BA	02/13/2025	\$1,650	\$2,200
18	1 BD 1 BA	03/01/2024	\$1,650	\$2,200
19	1 BD 1 BA	09/22/2025	\$1,875	\$2,200
20	1 BD 1 BA	07/01/2020	\$2,163	\$2,200
MONTHLY			\$27,013	\$36,000
ANNUAL			\$324,156	\$432,000
			UPSIDE	25%



5 4 2 4 F R A N K L I N A V E , L O S A N G E L E S , C A 9 0 0 2 7

TAMAS BATYI
DRE# 02053534
Realtor®
M: 323.236.6450
tamas.baty@compass.com



TAMAS
BATYI

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 01527235, 01527365. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

COMPASS