



5828 Lexington Ave, Los Angeles 90038

RE/MAX ONE
COMMERCIAL

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DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.



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OVERVIEW

5828 Lexington Ave offers an incredible Hollywood investment opportunity with a 6-unit property on a large 7,500 SF lot. The front house features a charming 2-bedroom, 1-bath residence, complemented by five additional units in the rear comprised of a mix of one-bedroom and two-bedroom apartments. With a total building size of 3,870 SF, this property represents one of the lowest cost entry points in the area at just \$1,195,000, making it one of the cheapest price-per-unit offerings available.

Currently under market rents, the property provides investors with an attractive **68% rental upside**. The LAR3 zoning also adds long-term redevelopment potential. This creates a value-add opportunity for investors to improve the property and increase income.

PROPERTY HIGHLIGHTS

- 6 Units
- (1) 2+1 House, (Mix of 1+1 and 2+1 units in rear, total 5)
- Total Building: 3,870 SF
- Zoning: LAR3
- 68% Upside in Rents
- One of the Lowest Price-Per-Unit Properties in the Market

LOCATION HIGHLIGHTS

- Prime Hollywood location in an up-and-coming neighborhood
- Surrounded by new development and revitalization projects
- Close proximity to studios, restaurants, nightlife, and retail corridors
- Easy access to major freeways and public transportation

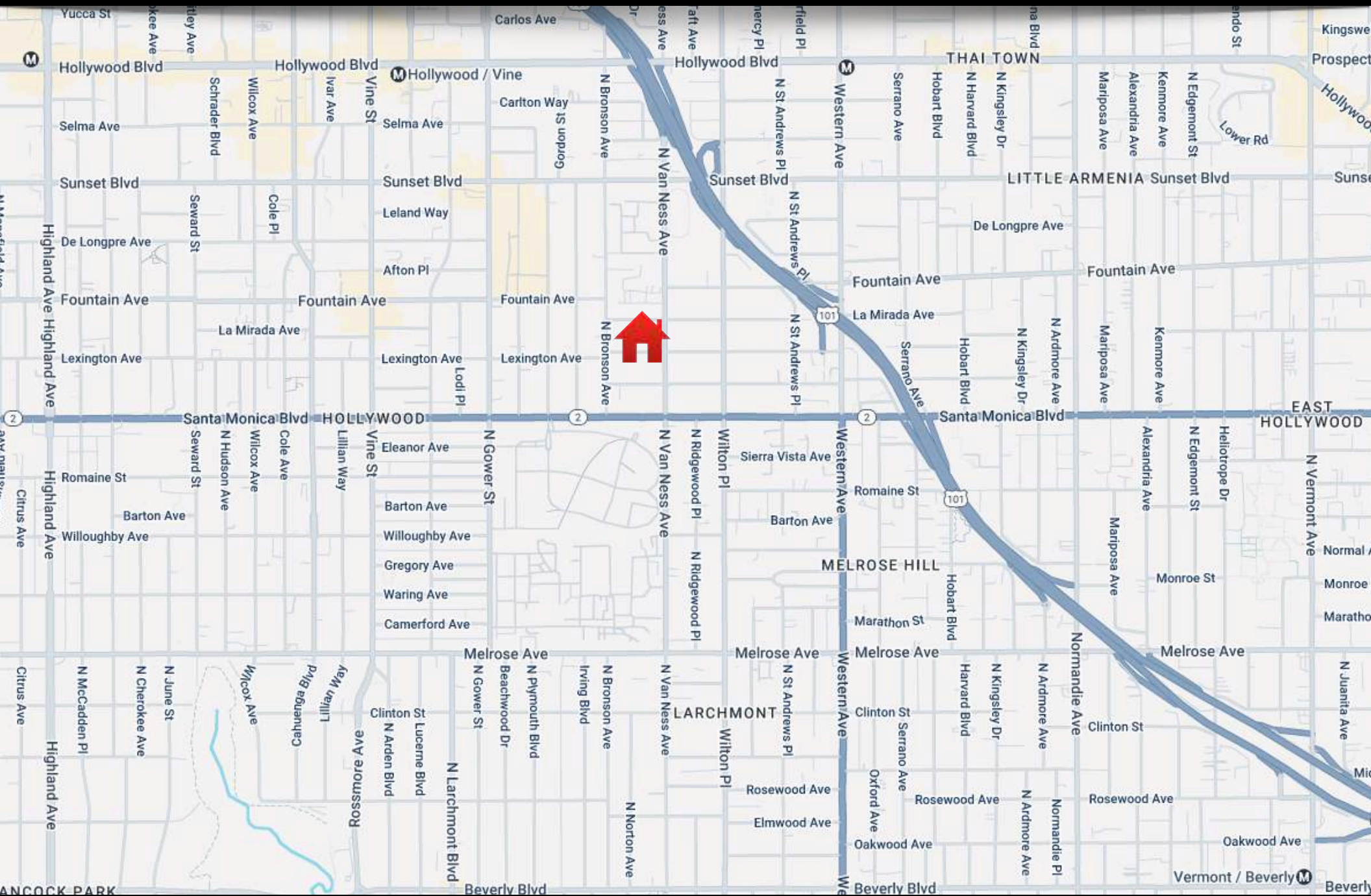


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FINANCIAL SUMMARY

PRICING

Offering Price		\$1,195,000
Down Payment (40%)		\$478,000
Price/ Unit		\$199,167
Price/ SF		\$308.79
GRM	7.90	13.08
Cap Rate	8.58%	3.72%

Market

ASSET

Units		6
Year Built		1946/1920
Gross SF		3,870
Lot SF		7,500
Zoning		LAR3
Parking		6

Income

	Current	Proforma
Monthly Income	\$7,611.30	\$12,598
Annualized Income	\$91,336	\$151,180
Less Vacancy (3%)	\$2,740	\$4,535
Effective Rental Income	\$88,596	\$146,644
Total Expenses	\$44,093 (48%)	\$44,093
Net Operating Income (NOI)	\$44,503	\$102,552

ESTIMATED EXPENSES

Real Estate Taxes	\$14,937.5
Insurance	\$5,805
Utilities	\$10,200
Repairs & Maintenance	\$4,800
Management	\$3,197
Reserves	\$5,153
Total Expenses	\$44,093



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RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
5828	1+1	\$1,453.00	\$1,900
5828 1/2	1+1	\$967.00	\$1,800
5828 1/4	1+1	\$1,219.00	\$1,800
5830	1+1	\$1,051.00	\$1,800
5830 1/2	2+1	\$1,223.00	\$2,100
5832	2+1 (House)	\$1,500.00	\$3,000
Totals			
Monthly Gross		\$7,611.30	\$12,598
Annual Gross		\$91,335.60	\$151,180
Upside		66%	



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COMPARABLE SALES

<u>ADDRESS</u>	<u>UNITS</u>	<u>GRM</u>	<u>PRICE/UNIT</u>	<u>PRICE/SF</u>
912 N Wilton Pl	5	13.00	\$200,000	\$315.86
5527 Barton Ave	7	11.40	\$228,571	\$264.64
5727 Carlton Way	5	10.77	\$260,000	\$293.72
Average	6	11.72	\$229,524	\$291.40
5828 Lexington Ave	6	13.08	\$199,167	\$308.79

Values represented in table and respective charts refer to Subject Property's LISTED PRICE to Comp Property's SALE PRICE.



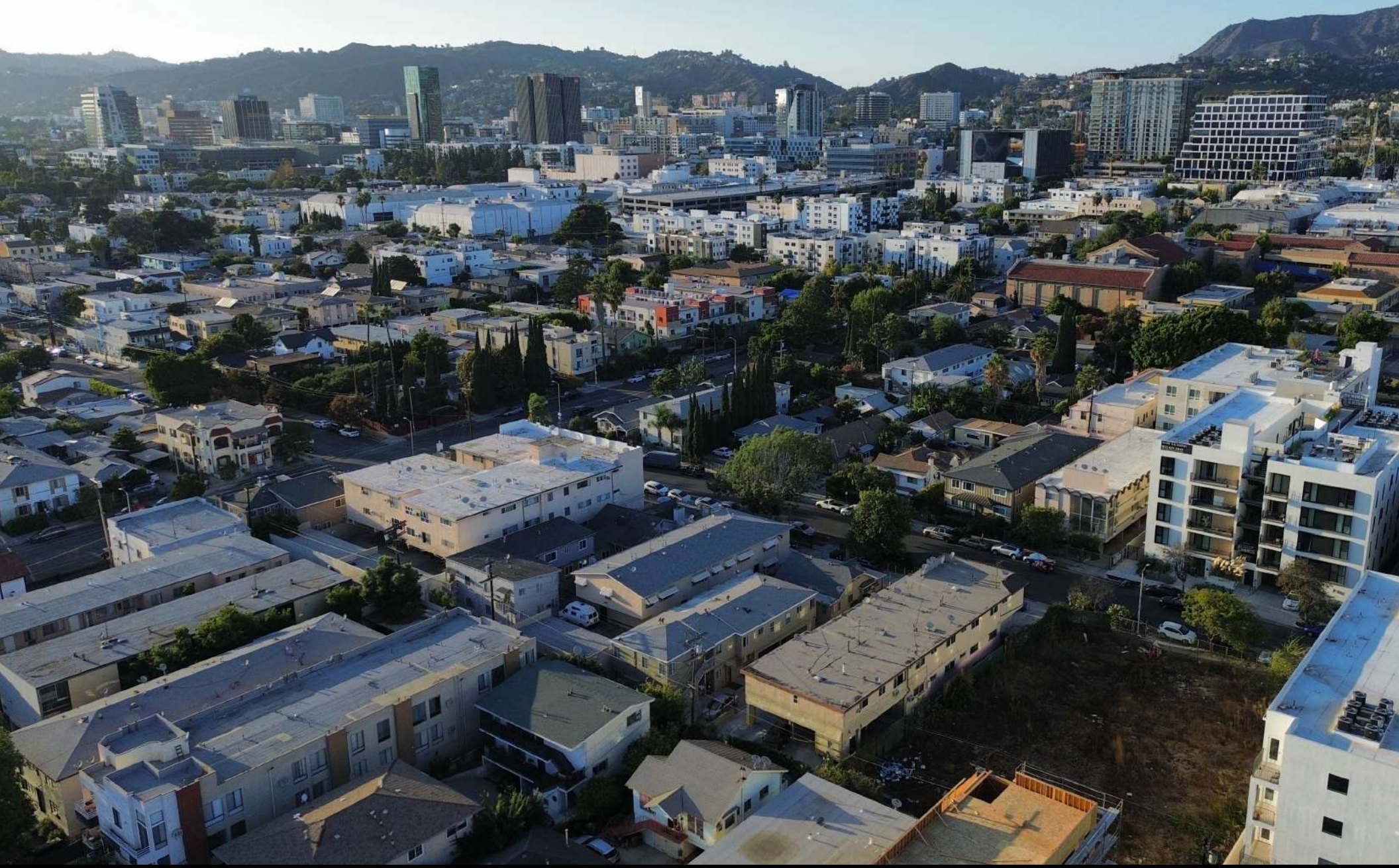
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MARKETING CAMPAIGN

Stage 1 <i>Premarketing</i>	Stage 2 <i>Marketing Campaign Launch</i>	Stage 3 <i>Negotiations & Close</i>
<p>Finalize the Offering Memorandum with our marketing team at RE/MAX One Commercial.</p> <ul style="list-style-type: none"> • Property Photos • Design Layout • Highlight the Asset • Location Overview 	<p>Upload the Offering Memorandum and information into all major real estate websites:</p> <ul style="list-style-type: none"> • theMLS.com • Loopnet/Costar • ApartmentBuildings.com • Realtor.com • Zillow • Redfin • Trulia • Crexi • RE/MAX company website 	<p>As we receive offers, we will orchestrate a bidding atmosphere that will create competition and allow us to obtain the highest price and best terms.</p> <ul style="list-style-type: none"> • Counter Offers • Multiple Counter Offers • Acceptance
<p>Prepare postcard and send out mailer to local apartment owners in Hollywood.</p>	<p>Cold Call local owners who have purchased properties in the last 4 years.</p>	<p>Send out final email campaign to all interested parties alerting them that offers are being presented.</p>
<p>Email campaign to over 3,000 preferred investors in our company database.</p>	<p>Cold Call owners who recently sold property in the past 6 months to verify if they are in 1031 Exchanges.</p>	<p>Accept best offer and retain qualified Buyers in backup position.</p>
<p>Entire team will call our proprietary database of investors that own and purchase in Santa Monica.</p>	<p>Cold Call apartment owners on Ocean Park Blvd and other neighboring streets in Santa Monica.</p>	<p>Inspect property, provide due diligence, and remove contingencies.</p>
<p>RE/MAX One Commercial will present your listing to all RE/MAX agents on our weekly company “deal share” conference call.</p>	<p>Personalized direct email to cooperating brokers who closed transactions in Santa Monica.</p>	<p>Close escrow.</p>



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RECENT SALES

The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over \$80 million in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$44,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

San Fernando Valley - Closings

6809 Baird Ave, Reseda	15 Units
11315 Califa St, North Hollywood	6 Units
18957 Saticoy St, Reseda	8 Units
7030 Etiwanda Ave, Reseda	19 Units
17909 Roscoe Blvd, Northridge	6 Units
6819 Variel Ave, Canoga Park	6 Units
18139 Roscoe Blvd, Northridge	5 Units
18157 Roscoe Blvd, Northridge	8 Units
7255 Kester Ave, Van Nuys	3 Units
10932 Bloomfield St, Studio City	8 Units
18407 Dearborn St, Northridge	36 Units
8357 Amigo Ave, Northridge	4 Units
7101 Woodman Ave, Van Nuys	16 Units
412 Raymond Ave, Glendale	6 Units
6919 Coldwater Canyon, North Hollywood	9 Units
14201 Delano St, Van Nuys	9 Units
11646 Chandler Blvd, North Hollywood	4 Units
13010 Burbank Blvd, Sherman Oaks	4 Units
14220 Gilmore St, Van Nuys	3 Units
12521 Saticoy St, North Hollywood	10 Units
3926 Kentucky Ave, Studio City	8 Units
14532 Dickens St, Sherman Oaks	12 Units
4427 Woodman Ave, Sherman Oaks	15 Units
5020 Tujunga Ave, North Hollywood	40 Units
21909 Lanark St, Canoga Park	33 Units
20306 Cohasset St, Winnetka	44 Units
15125 Victory Blvd, Van Nuys	32 Units
13701 Gault St, Van Nuys	7 Units
5401 Sepulveda Blvd, Sherman Oaks	12 Units
6717 Irvine St, North Hollywood	4 Units
11543 Sylvan St, North Hollywood	6 Units
5307 Colony Dr., Agoura Hills	24 Units
6633 Woodley Ave, Van Nuys	57 Units
15809 Vanowen St, Van Nuys	21 Units

RE/MAX was Voted #1 Most Trusted Real Estate Brokerage in 2021!



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AGENT SUMMARY

RE/MAX One is the #1 RE/MAX franchise in the world by sales volume and we head their Multi-Family division.

We have a 100% completion rate for all 1031 exchanges and have achieved record setting prices throughout Santa Monica.

Our dynamic team of agents are the most active brokers in the area and range from 45+ years of experience to young, high-energy agents dialing the phones to sell your property.

Chase Simonton

Vice President, Multi-Family Investments
dre 01766871

With over 16 years of experience selling multi-family investments and over \$750 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica and the Greater Los Angeles Area. Leading a commercial real estate team of 9 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property. and energy of a high powered real estate office.

John Sarna

Senior Partner, Multi-Family Investments
dre 02134610

John Sarna has become one of the top producers at RE/MAX One Commercial due to his aggressive marketing and deal underwriting abilities. This enables John to keep his finger on the pulse of the market and provide the best service for his clients with multi-family real estate needs. He holds a Masters Degree with an emphasis in Mathematics and has six years of real estate sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction. John's areas of specialization are the San Fernando Valley, Hollywood, and Koreatown.



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Voted #1 Most Trusted Real Estate Brokerage by Newsweek!

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