

1825 N GRAMERCY PLACE  
LOS ANGELES, CA 90028



37 Units in Hollywood w/ Approx. 33% Rental upside | Offered @ \$143,243 per unit  
close proximity to the Heart of Hollywood, Vermont Ave, Griffith Park trails and The Greek Theatre

COMPASS

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5424 N GRAMERCY PLACE,  
LOS ANGELES, CA 90028

# Property Overview



## ADDRESS

1825 North Gramercy Pl, Los Angeles, CA 90028

## OFFERING PRICE

\$5,300,000

## PRICE PER UNIT

\$143,243

## PRICE PER FOOT

\$182

## MARKET CAP

10.8%

## NUMBER OF UNITS

37

## BLDG. SIZE

29,085

## YEAR BUILT

1968

## CURRENT GRM

9.7

## UNIT MIX

10x 0B/1B & 27x 1B/1B

## LOT SIZE

15,005

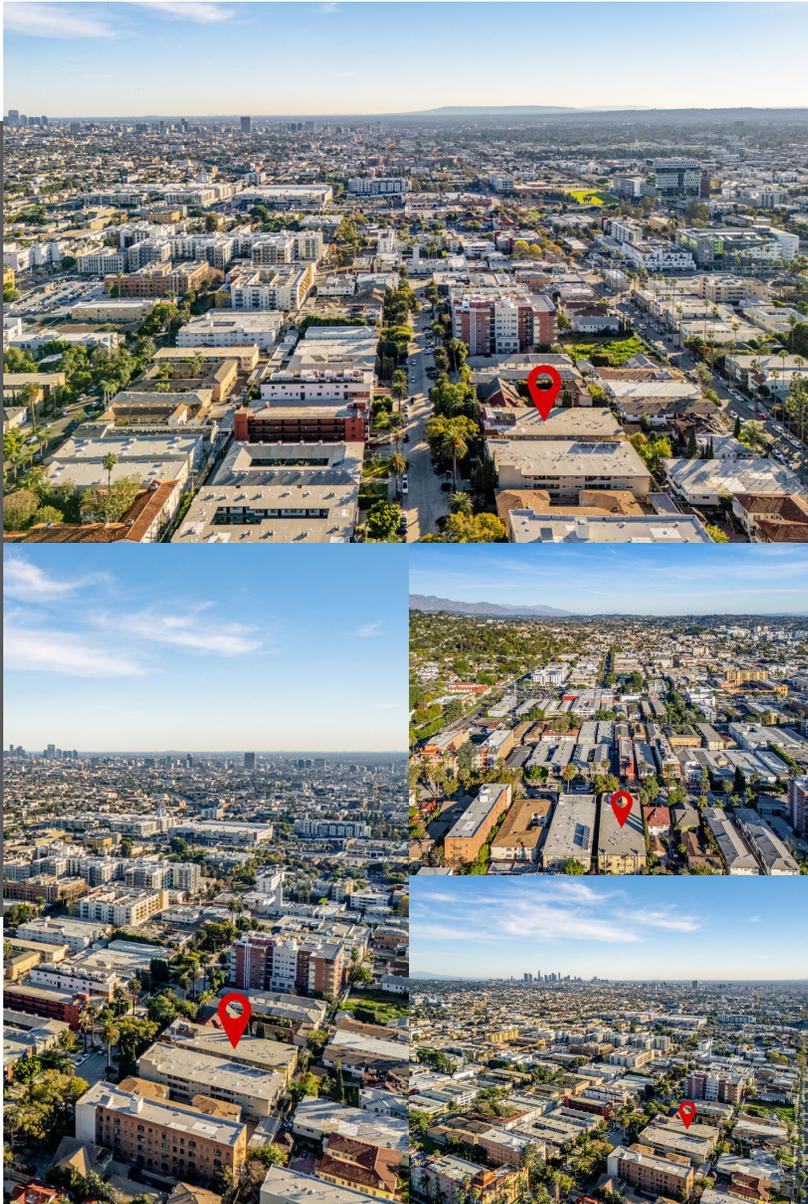
## CURRENT CAP

5.86%

## MARKET GRM

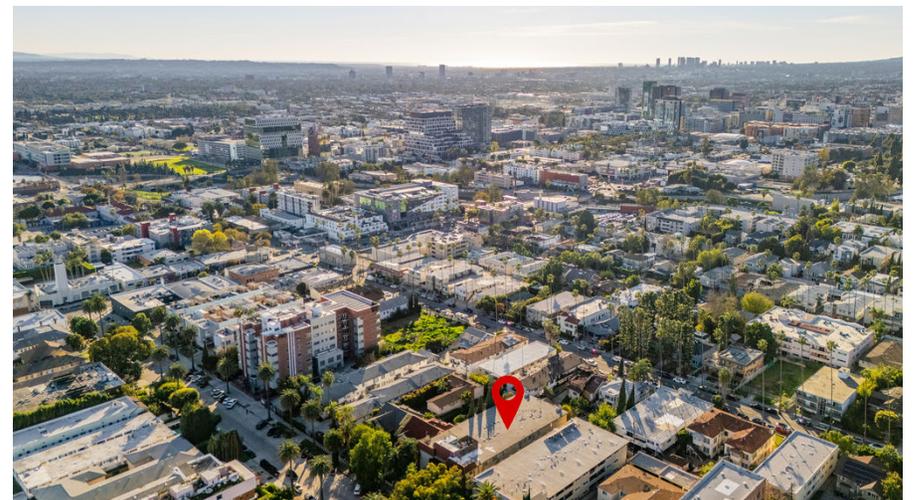
6.68

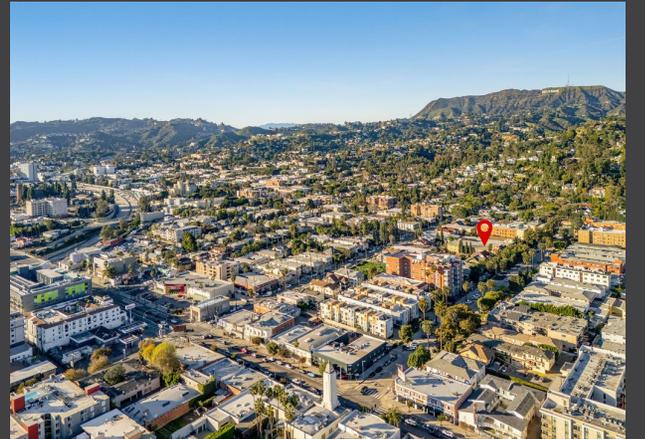
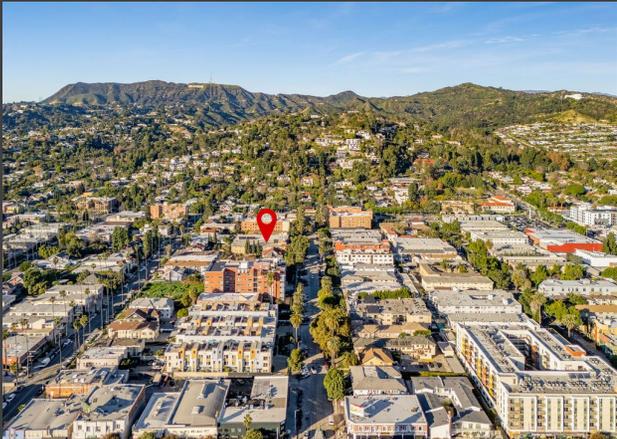
# Property Highlights



- Tucked between Hollywood and the heart of Los Feliz, 1825 N Gramercy Place 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 33% 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 \$143,243 per unit and \$182 per square foot.

# Exterior Photography





# Interior Photography





# Neighborhood Overview



# About Hollywood



## Timeless, Walkable & Unapologetically Local

Minutes from the iconic energy of Hollywood and the wild beauty of Griffith Park, this neighborhood sits at the crossroads of classic LA glamour and modern creative life. Hollywood is where history and reinvention coexist—where legendary studios, theaters, and landmarks meet a new generation of artists, entrepreneurs, and families putting down roots.

Framed by the Hollywood Hills and alive with cultural momentum, Hollywood remains one of Los Angeles' most recognizable and dynamic neighborhoods. It's an area defined by contrast: historic architecture and contemporary design, quiet residential streets and world-famous entertainment corridors. Long celebrated as the heart of the film industry, Hollywood continues to evolve as a vibrant, livable community with a strong sense of identity.

Streets are lined with classic Spanish Revival homes, charming bungalows, and character-rich apartment buildings that reflect LA's golden era. Hollywood Boulevard and Sunset are cultural anchors, offering a mix of landmark theaters, acclaimed restaurants, coffee shops, and nightlife, while nearby pockets provide a more neighborhood-oriented feel. Residents enjoy easy access to Griffith Park's trails, the Hollywood Bowl, Runyon Canyon, and an ever-growing collection of local favorites, boutiques, and hidden gems. Central access to major freeways and surrounding neighborhoods makes Hollywood as connected as it is iconic.

Hollywood has long attracted creatives, visionaries, and storytellers drawn to its legacy and constant forward motion. With its blend of history, culture, and accessibility, the neighborhood appeals to those who value character, creativity, and being at the center of it all—without losing a sense of home.

# Nearby Hotspots

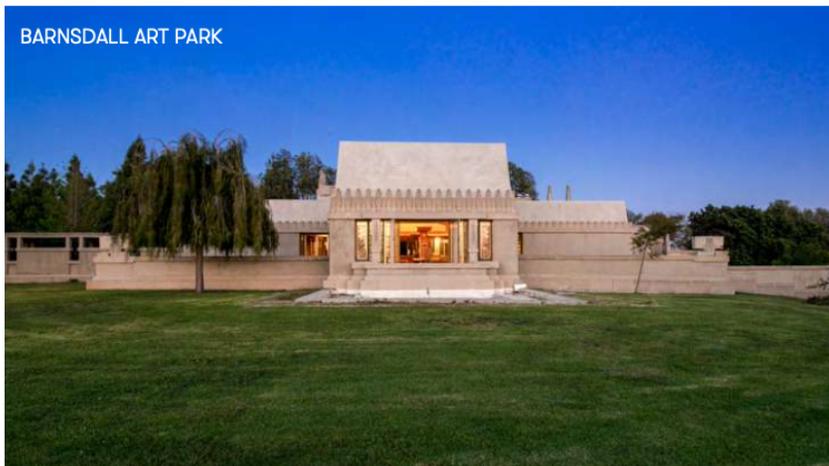


## 1) THAI TOWN (HOLLYWOOD BOULEVARD)

Beloved by the award-winning food critic, Jonathan Gold, Thai Town features a dynamic range of homestyle restaurants along Hollywood Blvd. Jitlada, a neighborhood classic, is said to be one of the best Thai restaurants in the Greater LA area.

## 2) BARNSDALL ART PARK

A stunning community hub home to the Los Angeles Municipal Gallery, Barnsdall Gallery Theatre, HollyHock House and lush grass fields perfect for weekend gatherings.



## 3) N. VERMONT AVENUE

Running through major employers Kaiser Permanente LA, Children's Hospital LA and Hollywood Presbyterian, N. Vermont Ave features a wide selection of quick-service eateries, casual restaurants and grocery stores.

## 4) HILLHURST AVENUE

The epicenter of the Los Feliz neighborhood, Hillhurst Avenue features a large selection of top-tier restaurants, quick-service eateries and shopping centers for daily essentials.



## 5) SUNSET BOULEVARD

A bustling and walkable strip of trendy independently-owned boutiques, classroom-style gyms, crowd-favorite restaurants and legendary nightlife options.

# Financials





# COMPASS

APPROX YEAR BUILT | 1968  
 APPROX LOT SIZE | 15,009  
 APPROX BLDG SIZE | 29,085

PRICE PER SF | \$182  
 CURRENT CAP | 5.86%  
 MARKET CAP | 10.8%

# Financials

1825 N Gramercy PI | Offered at \$5,300,000

## Investment Summary

PRICE	\$5,300,000
DOWN PAYMENT	0
NUMBER OF UNITS	37
PRICE PER UNIT	\$143,243
CURRENT GRM	9.7
POTENTIAL GRM	6.68
PROPOSED FINANCING	\$000,000

## Annualized Operating Data

	CURRENT RENTS	MARKET RENTS
SCHEDULED GROSS INCOME	\$546,432	\$812,724
VACANCY ALLOWANCE	\$13,660   2.5%	\$20,318
GROSS OPERATING INCOME	\$532,772	\$792,405
LESS EXPENSE	\$222,447	\$222,447
NET OPERATING INCOME	<b>\$310,325</b>	<b>\$569,958</b>
LESS LOAN PAYMENT	\$0,000	\$000,000
PRE-TAX CASH FLOW	\$310,325	\$569,958
PLUS PRINCIPAL REDUCTION	\$000,000	\$000,000
RETURN BEFORE TAXES	\$310,325   5.86%	\$569,958

## Income

# OF UNITS	UNIT MIX	CURRENT RATES		POTENTIAL RENTS	
		MO RENT/UNIT	MO INCOME	MO RENT/UNIT	MO INCOME
10	0B/1B	\$955	\$9,550	1,600	\$16,000
27	1B/1B	\$1,317	\$35,559	1,900	\$51,300
0	0	0	0	0	0
TOTAL SCHEDULED RENT			\$45,109		\$67,300
LAUNDRY INCOME			\$427		\$427
MONTHLY GROSS INCOME			\$45,536		\$67,727
ANNUAL GROSS INCOME			\$546,432		\$812,724

## Estimated Expenses

TAXES	\$66,000
INSURANCE	\$28,640
UTILITIES	\$66,013
REPAIRS/MAINTENANCE	\$10,000
PROFESSIONAL MGMT	\$25,313
ON-SITE MANAGER	\$13,445
MISC	\$13,036
TOTAL EXPENSES	\$222,447
PER SQ. FT	\$7.65
PER UNIT	\$6,012

# Rent Roll



UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	1 BD 1 BA	-	\$1,730	\$1,900
2	1 BD 1 BA	-	\$1,514	\$1,900
3	0 BD 1 BA	07/10/2004	\$984	\$1,600
4	0 BD 1 BA	06/01/2013	\$1,103	\$1,600
5	0 BD 1 BA	07/01/2015	\$1,404	\$1,600
6	0 BD 1 BA	11/01/2019	\$973	\$1,600
7	0 BD 1 BA	10/01/1998	\$969	\$1,600
8	0 BD 1 BA	12/01/2023	\$1,144	\$1,600
9	0 BD 1 BA	12/01/2010	\$1,059	\$1,600
10	0 BD 1 BA	06/01/2009	\$1,104	\$1,600
11	0 BD 1 BA	02/01/2002	\$820	\$1,600
12	0 BD 1 BA	09/16/1996	\$795	\$1,600
13	1 BD 1 BA	05/01/2025	\$1,350	\$1,900
14	1 BD 1 BA	05/01/2023	\$1,664	\$1,900
15	1 BD 1 BA	12/01/2011	\$1,073	\$1,900
16	1 BD 1 BA	03/01/2020	\$1,081	\$1,900
17	1 BD 1 BA	02/01/24	\$1,800	\$1,900
18	1 BD 1 BA	04/15/2025	\$1,800	\$1,900
19	1 BD 1 BA	08/15/2025	\$1,800	\$1,900
20	1 BD 1 BA	11/01/2025	\$1,730	\$1,900
MONTHLY			\$25,897	\$35,000

# Rent Roll



UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
21	1 BD 1 BA	07/01/2020	\$1,189	\$1,900
22	1 BD 1 BA	04/01/2009	\$989	\$1,900
23	1 BD 1 BA	04/15/2025	\$888	\$1,900
24	1 BD 1 BA	07/01/2022	\$1,189	\$1,900
25	1 BD 1 BA	07/01/2010	\$1,073	\$1,900
26	1 BD 1 BA	06/01/2012	\$1,073	\$1,900
27	1 BD 1 BA	07/05/2007	\$1,044	\$1,900
28	1 BD 1 BA	10/01/2012	\$1,226	\$1,900
29	1 BD 1 BA	11/01/2013	\$1,103	\$1,900
30	1 BD 1 BA	10/01/2021	\$1,352	\$1,900
31	1 BD 1 BA	07/01/2016	\$1,124	\$1,900
32	1 BD 1 BA	07/01/2010	\$1,073	\$1,900
33	1 BD 1 BA	07/01/2001	\$1,027	\$1,900
34	1 BD 1 BA	02/01/2019	\$1,297	\$1,900
35	1 BD 1 BA	04/02/2001	\$827	\$1,900
36	1 BD 1 BA	04/14/2002	\$970	\$1,900
37	1 BD 1 BA	01/01/2024	\$1,768	\$1,900
<b>MONTHLY</b>			45,109	\$67,300
<b>ANNUAL</b>			541,308	\$807,600
			<b>UPSIDE</b>	33%



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