5642 LEXINGTON AVE

LOS ANGELES, CA 90038 | HOLLYWOOD MEDIA DISTRICT | 8 UNITS + PLANS FOR 8 DETACHED ADUs

$1,995,000	$249,375	5.0%	7.5%	11.7%	14.1%
PRICE	PRICE / UNIT	CURRENT CAP	PROFORMA CAP	CAP W/ 8 ADUs	PROFORMA W/ ADUs

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BY PAGE

RENOVATED UNIT INTERIOR

34% RENT UPSIDE. DOUBLE THE DOORS.

Large 6,094 SF, 8-unit value-add apartment building in the heart of Hollywood, offering strong day-one cash flow at a current 5% cap rate with upside to approximately 7.5% on pro forma rents. Attractively priced at only $249,000 per unit and $327/SF, the property offers a diverse unit mix of 6 spacious one-bedroom units and 2 two-bedroom units.

The building sits on a large 7,099 SF LAR3 lot with plans to add 8 detached ADUs, creating the potential to double the property's unit count. Assuming $618,200 in ADU construction costs at $275/SF, the projected all-in basis equates to only $163,000 per unit and only $291/SF, with an 11.7% cap rate on current rents and 14.1% on pro forma rents after completion.

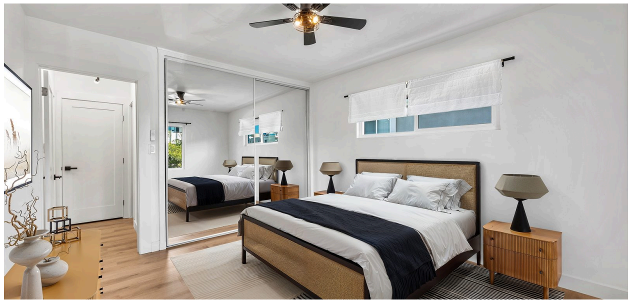
- 8-unit building — only $249K/door & $327/SF
- Current 5.0% Cap with 34% rental upside to a 7.5% Proforma Cap
- ADU path: 8 detached ADUs → 16 units at $163K/door all-in
- 11.7% Current / 14.1% Proforma Cap with ADUs, only $291/SF all-in
- 6 spacious one-bedroom units & 2 two-bedroom units; front upstairs unit fully remodeled
- Individually metered gas & electric | 9 on-site parking spaces | storage | updated laundry room
- Directly behind Echelon Studios Hollywood; blocks from Netflix & Paramount

$1,995,000	6,094 SF	7,099 SF	$249,375	13.0 / 9.7
PRICE	BUILDING	LOT	PER UNIT	GRM CUR / PRO

ADU EXPANSION — 16 UNITS TOTAL

$2,613,200 ALL-IN • $163,325/UNIT • $291/SF

~$618K CONSTRUCTION @ $275/SF • 8 DETACHED ADUs • GRM 6.2 / 5.4 • APN 5536-007-010



HOLLYWOOD 8 UNITS.
PLANS FOR 8 ADUs.

Large 6,094 SF, 8-unit value-add apartment building in the heart of Hollywood, offering strong day-one cash flow at a current 5% cap rate with upside to approximately 7.5% on pro forma rents. Attractively priced at only $249,000 per unit and $327/SF, the property offers a diverse unit mix of 6 spacious one-bedroom units and 2 two-bedroom units. The building sits on a large 7,099 SF LAR3 lot with plans to add 8 detached ADUs, creating the potential to double the property's unit count. Assuming $618,200 in ADU construction costs at $275/SF, the projected all-in basis equates to only $163,000 per unit and only $291/SF, with an 11.7% cap rate on current rents and 14.1% on pro forma rents after completion.

Most recently, the front upstairs unit was completely remodeled with a high-end modern aesthetic, featuring new cabinetry, vinyl flooring, recessed lighting, a renovated bathroom, updated HVAC, an in-unit washer/dryer, and additional upgrades. The property's exterior has also undergone extensive renovations and features approximately 9 on-site parking spaces, storage, and an updated laundry room. Gas and electricity are individually metered, helping minimize owner-paid operating expenses.

Prime Hollywood location directly behind Echelon Studios Hollywood, an approximately $450 million, 610,000 SF creative entertainment campus located on a five-acre site at 5601 Santa Monica Boulevard, and just blocks from Netflix and Paramount Studios, placing the property in the heart of Hollywood's entertainment and media district. Buyer to verify all ADU feasibility, entitlements and construction costs with the City of Los Angeles and licensed professionals.

EXISTING 8 UNITS WITH THE PROPOSED 8 DETACHED ADUS AT THE REAR OF THE LOT

8	$618,200	$1,695–$1,750	$165,360
PROPOSED ADUS	ADU CONSTRUCTION	RENT / ADU	ADDED ANNUAL RENT

16 UNITS • $2,613,200 ALL-IN

$163,325 / UNIT • 11.7% CURRENT CAP • 14.1% PROFORMA CAP

PROPERTY FEATURES

Number of Units	**8**
Building SF	**6,094**
Land SF	**7,099**
Land Acres	**0.16**
Year Built	**1956**
# of Parcels	**1**
Zoning Type	**LAR3**
Parking Spaces	**9 (4 rear carport + 3 open rear + 2 open front)**
Storage	**Yes — at rear carports**
Unit Mix	**6 × 1 bd/1 ba ● 2 × 2 bd/1 ba**
Laundry	**Updated laundry room (est. $20/unit/mo)**

UTILITIES

Water	**Owner Paid**
Trash	**Owner Paid**
Gas	**Individually Metered**
Electric	**Individually Metered**

CONSTRUCTION

Construction Type	**Wood frame / stucco**
Roof	**Newer Composition Shingle**
Front Upstairs Unit	**Recently fully remodeled**



EXTERIOR • PRIVATE BALCONY • REMODELED KITCHEN • IN-UNIT WASHER/DRYER

UNIT MIX SUMMARY

CURRENT VS. MARKET

UNIT MIX

8 EXISTING UNITS

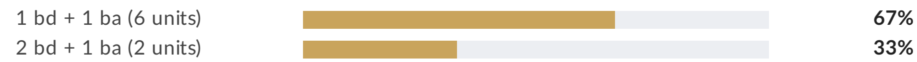
UNIT MIX	# UNITS	AVG CURRENT RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME	UPSIDE
1 bd + 1 ba	6	$1,408	$8,449	$1,995	$11,970	41.7%
2 bd + 1 ba (incl. 1+1+Den – Renovated)	2	$2,081	$4,162	$2,495	$4,990	19.9%
Totals / Averages	**8**	**$1,576**	**$12,612**	**$2,120**	**$16,960**	**34.5%**

MONTHLY RENT — CURRENT VS. MARKET

BY UNIT TYPE

INCOME MIX

SHARE OF CURRENT RENT



Six of the eight units rent at an average of $1,408/mo against a $1,995/mo market rate — the bulk of the 34% mark-to-market opportunity sits in the 1-bedrooms on month-to-month tenancies.

PROPERTY PHOTOS

EXTERIOR & GROUNDS

PROPERTY PHOTOS

LIVING SPACES




PROPERTY PHOTOS

BEDROOMS, KITCHEN & BATH

PRIME HOLLYWOOD LOCATION

HOLLYWOOD MEDIA DISTRICT • DIRECTLY BEHIND ECHELON STUDIOS

5642 Lexington Avenue sits in the Hollywood Media District, a dense, highly walkable pocket of Hollywood bounded by Santa Monica Blvd, Sunset Blvd and Western Ave. The property is directly behind Echelon Studios Hollywood and just blocks from Paramount Pictures and Netflix's Sunset Bronson and Sunset Gower studios — one of the largest concentrations of entertainment-industry employment in the world. Residents enjoy quick access to the restaurants and nightlife of Sunset Blvd, Larchmont Village, Thai Town and Los Feliz, along with the Hollywood/Western Metro B Line station, the 101 Freeway and major bus corridors on Santa Monica and Western. Hollywood has long been one of Los Angeles' strongest rental submarkets, driven by a young, mobile workforce, limited new supply and persistent demand for well-located, affordably priced apartments.

HOLLYWOOD MEDIA DISTRICT | ECHELON STUDIOS • 1 BLOCK | PARAMOUNT PICTURES | NETFLIX / SUNSET BRONSON | SUNSET GOWER STUDIOS | LARCHMONT VILLAGE | THAI TOWN | LOS FELIZ | METRO B LINE | 101 FWY

RENDERING — ECHELON STUDIOS HOLLYWOOD

$450 MILLION. 610,000 SF. ONE BLOCK AWAY.

The property sits directly behind Echelon Studios Hollywood, an approximately $450 million, 610,000 SF creative entertainment campus on a five-acre site at 5601 Santa Monica Boulevard — one block away. New sound stages, production offices and creative space bring thousands of well-paid entertainment jobs to the immediate neighborhood and reinforce long-term renter demand around 5642 Lexington. The surrounding blocks are seeing a wave of new multifamily and creative-office construction, underscoring the trajectory of the Hollywood Media District.

$450M
PROJECT COST

610,000 SF
CREATIVE CAMPUS

5 Acres
SITE

RENT ROLL

CURRENT & WITH PROPOSED ADUs

AS-IS | 8 EXISTING UNITS

UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	1 Bed / 1 Bath	$1,114.39	$1,995.00
2	1 Bed / 1 Bath	$1,408.67	$1,995.00
3	1 Bed / 1 Bath	$1,292.62	$1,995.00
4	1 Bed / 1 Bath	$1,365.23	$1,995.00
5	2 Bed / 1 Bath (1+1+Den – Renovated)	$2,485.00	$2,495.00
6	1 Bed / 1 Bath	$1,467.78	$1,995.00
7	1 Bed / 1 Bath	$1,800.41	$1,995.00
8	2 Bed / 1 Bath	$1,677.46	$2,495.00
–	Laundry Income (est. $20/unit/mo)	$160.00	$160.00
MONTHLY TOTAL		**$12,771.56**	**$17,120.00**

Annualized: $153,259 current | $205,440 proforma • 34% rent growth to market

Existing units rent at an average of $1,577/mo against a $2,120/mo market rate — a 34% mark-to-market opportunity.
ADU rents of $1,695–$1,750/mo are underwritten at delivery; construction budget of $618,200 assumes $275/SF. Laundry income of $20/unit/month is applied to all 16 units.

WITH 8 DETACHED ADUs | 16 UNITS TOTAL

UNIT	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	1 Bed / 1 Bath	$1,114.39	$1,995.00
2	1 Bed / 1 Bath	$1,408.67	$1,995.00
3	1 Bed / 1 Bath	$1,292.62	$1,995.00
4	1 Bed / 1 Bath	$1,365.23	$1,995.00
5	2 Bed / 1 Bath (1+1+Den – Renovated)	$2,485.00	$2,495.00
6	1 Bed / 1 Bath	$1,467.78	$1,995.00
7	1 Bed / 1 Bath	$1,800.41	$1,995.00
8	2 Bed / 1 Bath	$1,677.46	$2,495.00
9	Proposed ADU 1 • Studio / 1 Bath	$1,750.00	$1,750.00
10	Proposed ADU 2 • Studio / 1 Bath	$1,750.00	$1,750.00
11	Proposed ADU 3 • Studio / 1 Bath	$1,750.00	$1,750.00
12	Proposed ADU 4 • Studio / 1 Bath	$1,750.00	$1,750.00
13	Proposed ADU 5 • Studio / 1 Bath	$1,695.00	$1,695.00
14	Proposed ADU 6 • Studio / 1 Bath	$1,695.00	$1,695.00
15	Proposed ADU 7 • Studio / 1 Bath	$1,695.00	$1,695.00
16	Proposed ADU 8 • Studio / 1 Bath	$1,695.00	$1,695.00
–	Laundry Income (est. $20/unit/mo × 16 incl. ADUs)	$320.00	$320.00
MONTHLY TOTAL (16 UNITS)		**$26,711.56**	**$31,060.00**

Annualized $320,539 current | $372,720 proforma

FINANCIAL SUMMARY

AS-IS VS. WITH 8 DETACHED ADUs

AS-IS | 8 UNITS	EXISTING BUILDING
Price	$1,995,000
Number of Units	8
Gross Building Area	6,094 SF
Lot Size	7,099 SF
Price / Unit	$249,375
Price / SF	$327.37
CAP Rate – Current	**5.0%**
CAP Rate – Pro Forma	**7.5%**
GRM – Current	13.0
GRM – Pro Forma	9.7
Monthly Income – Current	$12,771.56
Monthly Income – Pro Forma	$17,120.00
NOI – Current	$99,793
NOI – Pro Forma	$149,887
APN	5536-007-010

WITH 8 ADUs | 16 UNITS	INCLUDING CONSTRUCTION
Purchase Price	$1,995,000
ADU Construction (~$275/SF)	$618,200
Total Investment	**$2,613,200**
Number of Units (8 Units + 8 ADUs)	16
Gross Building Area (6,094 SF + 2,248 SF ADUs)	8,342 SF
Price / Unit – All-In	$163,325
Price / SF – All-In	$291
CAP Rate – Current	**11.7%**
CAP Rate – Pro Forma	**14.1%**
GRM – Current	6.2
GRM – Pro Forma	5.4
Monthly Income – Current	$26,711.56
Monthly Income – Pro Forma	$31,060.00
NOI – Current	$233,900
NOI – Pro Forma	$282,492

$99,793	$149,887	$233,900	$282,492
NOI – AS-IS CURRENT	NOI – AS-IS PROFORMA	NOI – W/ ADUS CURRENT	NOI – W/ ADUS PROFORMA

Cap rates and GRMs in the ADU scenario are calculated on the $1,995,000 purchase price per the offering model. Projections only; see disclaimer.

FINANCIAL ANALYSIS

SIDE-BY-SIDE • AS-IS VS. WITH 8 ADUs

AS-IS | 8 UNITS

$1,995,000 | 6,094 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$153,259	$205,440
Less: Vacancy / Deductions (3%)	($4,598)	($4,598)
Effective Gross Income	**$148,661**	**$200,842**
Less: Total Expenses	($48,868)	($50,955)
NET OPERATING INCOME	**$99,793**	**$149,887**

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	$23,342	$23,342
Property Insurance ($0.85/SF)	$5,180	$5,180
Utilities ($1,000/unit)	$8,000	$8,000
Pest Control ($75/mo)	$900	$900
Repairs & Maintenance ($500/unit)	$4,000	$4,000
Management (4% of EGI)	$5,946	$8,034
Cleaning & Gardening ($125/mo)	$1,500	$1,500
TOTAL EXPENSES	**$48,868**	**$50,955**

5.0%	7.5%	13.0	9.7
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

WITH 8 ADUs | 16 UNITS

$2,613,200 ALL-IN | INCLUDING CONSTRUCTION

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	$320,539	$372,720
Less: Vacancy / Deductions (3%)	($9,616)	($11,182)
Effective Gross Income	**$310,923**	**$361,538**
Less: Total Expenses	($77,022)	($79,047)
NET OPERATING INCOME	**$233,900**	**$282,492**

OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17% of $2.61M)	$30,574	$30,574
Property Insurance ($0.85/SF)	$7,611	$7,611
Utilities ($1,000/unit)	$16,000	$16,000
Pest Control ($75/mo)	$900	$900
Repairs & Maintenance ($500/unit)	$8,000	$8,000
Management (4% of EGI)	$12,437	$14,462
Cleaning & Gardening ($125/mo)	$1,500	$1,500
TOTAL EXPENSES	**$77,022**	**$79,047**

11.7%	14.1%	6.2	5.4
CAP CURRENT	CAP PROFORMA	GRM CURRENT	GRM PROFORMA

NOI GROWS FROM $99,793 AS-IS TO $282,492 AT FULL ADU PROFORMA — 2.8x

*EXPENSES ARE ESTIMATED • EXPENSE LOADS OF 32.9% AS-IS AND 24.8% W/ ADUs (CURRENT EGI)

ADU EXPANSION PLAN

8 DETACHED ADUs • 16 UNITS TOTAL

PROPOSED 8 DETACHED ADUS AT THE REAR OF THE 7,099 SF LAR3 LOT

PROPOSED ADU SCHEDULE

ADU	TYPE	SF	RENT / MO	ADU	TYPE	SF	RENT / MO
ADU 1	Studio / 1 ba	317	$1,750	ADU 5	Studio / 1 ba	230	$1,695
ADU 2	Studio / 1 ba	335	$1,750	ADU 6	Studio / 1 ba	242	$1,695
ADU 3	Studio / 1 ba	335	$1,750	ADU 7	Studio / 1 ba	230	$1,695
ADU 4	Studio / 1 ba	317	$1,750	ADU 8	Studio / 1 ba	242	$1,695
TOTAL		**2,248 SF**	**$13,780 / mo**		**$165,360 / year + $20/unit/mo laundry**		

ADU PLAN AT A GLANCE

Proposed ADUs	**8 detached studios, 1 bath**
ADU Square Footage	**230 – 335 SF each (2,248 SF)**
Projected Rent per ADU	**$1,695 – $1,750 / month**
Added Gross Income	**$165,360 / year**
Construction Assumption	**$275 / SF ≈ $618,200**
Total Units After ADUs	**16**
Total Cost	**$2,613,200**
Total Cost / Unit • / SF	**$163,325 • $291**
NOI Current / Pro Forma	**$233,900 / $282,492**
CAP Current / Pro Forma	**11.7% / 14.1%**
GRM Current / Pro Forma	**6.2 / 5.4**

DOUBLE THE DOORS

8 → 16 UNITS • $163,325 / DOOR ALL-IN

PROJECTIONS ONLY — BUYER TO VERIFY FEASIBILITY, ENTITLEMENTS & COST WITH THE CITY OF LOS ANGELES AND LICENSED PROFESSIONALS

DEMOGRAPHICS

POPULATION & HOUSEHOLD INCOME • 1 / 3 / 5 MILE RADIUS

POPULATION

1 MILE • 3 MILE • 5 MILE

	1 MILE	3 MILE	5 MILE
2000 Population	89,686	478,681	1,034,306
2010 Population	81,375	450,626	1,009,055
2026 Population	78,795	449,819	1,029,191
2031 Population (proj.)	80,970	459,403	1,047,163
2026–2031 Growth Rate	2.75%	2.10%	1.75%
2026 Population 18+	69,111	392,118	885,604
2026 Median Age	38	38	38

HOUSEHOLD INCOME

MEDIAN • AVERAGE

	1 MILE	3 MILE	5 MILE
Median HH Income	**$63,057**	**$73,694**	**$77,678**
Average HH Income	**$94,226**	**$120,252**	**$124,901**

1.03M
POPULATION – 5 MILE

$124,901
AVG HH INCOME – 5 MILE

38
MEDIAN AGE

2026 HOUSEHOLDS BY INCOME

1 MILE RADIUS

INCOME BRACKET	1 MILE	3 MILE	5 MILE
Less than $15,000	5,628	27,310	60,713
$15,000 – $24,999	3,072	13,606	29,765
$25,000 – $34,999	2,530	14,141	28,434
$35,000 – $49,999	3,610	21,621	43,970
$50,000 – $74,999	6,897	35,150	67,951
$75,000 – $99,999	4,067	24,647	52,164
$100,000 – $149,999	5,492	33,305	72,759
$150,000 – $199,999	2,567	17,942	42,027
$200,000 or greater	3,503	32,904	77,984

Source: esri

2026 POPULATION BY AGE

1 MILE RADIUS

Age 30–34	9,838
Age 35–39	8,003
Age 40–44	6,261
Age 45–49	4,962
Age 50–54	4,634
Age 55–59	4,452
Age 60–64	4,032
Age 65–69	3,692
Age 70–74	3,126
Age 75–79	2,210
Age 80–84	1,506
Age 85+	1,363

	1 MILE	3 MILE	5 MILE
2026 Median Age	38	38	38
2031 Median Age (proj.)	40	39	40
2026 Population 18+	69,111	392,118	885,604

2026 POPULATION BY AGE

1 / 3 / 5 MILE

AGE	1 MILE	3 MILE	5 MILE
30–34	9,838	55,233	116,729
35–39	8,003	46,881	100,792
40–44	6,261	36,859	82,334
45–49	4,962	29,996	67,926
50–54	4,634	27,743	62,934
55–59	4,452	25,093	57,962
60–64	4,032	22,404	51,858
65–69	3,692	20,152	46,227
70–74	3,126	16,817	39,177
75–79	2,210	12,220	29,114
80–84	1,506	8,262	19,484
85+	1,363	7,531	19,049

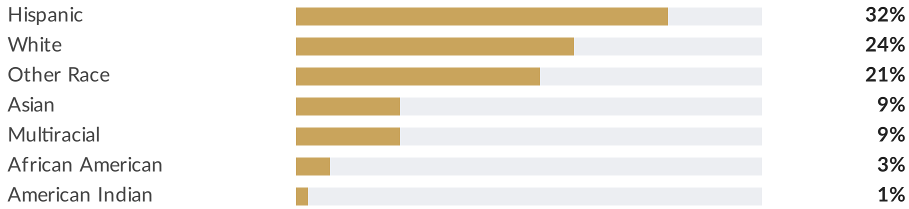
2026 INCOME BY AGE

MEDIAN • AVERAGE

AGE	1 MI MED	1 MI AVG	3 MI MED	3 MI AVG	5 MI MED	5 MI AVG
25–34	$72,901	$97,020	$84,036	$120,488	$90,065	$126,292
35–44	$75,367	$115,999	$87,146	$145,916	$95,034	$153,081
45–54	$65,407	$100,173	$73,254	$121,431	$81,459	$129,712
55–64	$67,921	$97,251	$78,678	$124,736	$81,279	$129,988
65–74	$34,491	$72,207	$54,807	$106,172	$56,973	$110,886
75+	–	$58,551	–	$86,117	–	$86,093

2026 POPULATION BY RACE

1 MILE RADIUS



	1 MILE	3 MILE	5 MILE
Hispanic	32%	27%	28%
White	24%	27%	26%
Other Race	21%	17%	18%
Asian	9%	16%	13%
Multiracial	9%	9%	9%
African American	3%	4%	5%
American Indian	1%	1%	1%

DIVERSITY INDEX

	1 MILE	3 MILE	5 MILE
Diversity Index (2010)	83	83	84
Diversity Index (2020)	87	86	87
Diversity Index (current year)	87	86	87
Diversity Index (+5 years)	87	87	88

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
American Indian / Alaska Native	37	37	37
Asian	44	43	42
Black	36	36	39
Hispanic	37	36	36
Multiple Races	37	36	36
Other Race	36	36	36
Pacific Islander	38	36	36
White	39	38	39

Source: esri

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EXCLUSIVELY LISTED BY

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