

# \$8,300,000 - 5425 Santa Monica Boulevard, Los Angeles

MLS® #21791998

## \$8,300,000

0 Bedroom, 0.00 Bathroom,  
Residential Income on 0.16 Acres

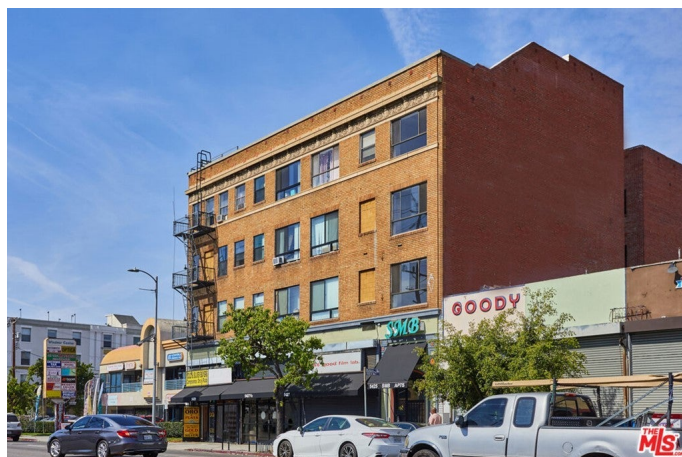
N/A, Los Angeles, CA

5425 Santa Monica Boulevard in Los Angeles, CA 90029. Built in 1925, this prime mixed-use opportunity consists of 30 apartment units and 6,500 SF of commercial space located in the Hollywood Studio District of Los Angeles. This four-story building features 24 singles, 6 one-bedrooms, and 4 retail or office spaces. This offering presents the investor the opportunity to purchase a well-maintained property with stable cash flow of 5.49% on current income. The apartment units offer over 14% rental upside as units turn along with rental increases throughout the leases of the commercial tenants. Additionally, an investor will have the opportunity to increase cash flow with the addition of signage on the east side of the property. The Hollywood market remains one of the most desirable submarkets for living and working. With over 100,000 people living within one-mile and an average home value of over \$840,000 within a three-mile radius, the demand for apartment units continues to increase year-over-year. The subject property has a walk score of 92 and offers direct access to the 101 Freeway and a quick walk to both the Western/Hollywood Blvd Station and the Vermont/Santa Monica Blvd Station.

Built in 1925

## Essential Information

MLS® # 21791998



Price	\$8,300,000
Bathrooms	0.00
Lot Size	6,931
Year Built	1925
Type	Residential Income
Status	Active
# Of Units	34

### **Community Information**

Address	5425 Santa Monica Boulevard
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
State	CA
Zip Code	90029

### **Amenities**

Parking	None
Garages	None

### **Interior**

Interior	Laminate, Wood
Interior Features	Ceiling Fan(s)
Appliances	Refrigerator
Heating	Natural Gas
Cooling	None
# of Stories	4

### **Additional Information**

Date Listed	September 15th, 2021
Days on Market	60
Zoning	LAC4
HOA Fees	0.00

### **Listing Details**

Listing Agent	Neema Ahadian
Listing Office	Marcus & Millichap

Based on information from California Regional Multiple Listing Service, Inc. as of December 5th, 2021 at 8:16pm PST.

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