

# \$2,900,000 - 5737 Lexington Avenue, Los Angeles

MLS® #25477487

**\$2,900,000**

0 Bedroom, 1.00 Bathroom, 10,292 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present 5737 Lexington Ave, a 20-unit multifamily investment opportunity in Hollywood located north of Santa Monica Blvd between N Van Ness Ave & Wilton Pl. The property features a unit mix of 20 singles; renovated units include hardwood floors, updated appliances, tile bathrooms, new cabinetry, and ceiling fans. At the asking price, the property is being offered at a 6.20% CAP rate at 8.75 GRM on current income with an additional 16% rental upside achievable as units turn through continued interior renovations. The property has professional landscaping and a secured, gated entrance with intercom access; significant cap ex has been invested by ownership into the systems and common areas including new security camera system, intercom, common area paint & lighting fixtures, lobby tile flooring, refinished hallway flooring, outdoor furniture, exterior facade paint, and water heater. The building is separately metered for electricity and has an on-site laundry room with two washers and two dryers. High Walk Score of 87, the property is less than a mile from the Metro Red Rail Line, and walking distance to Metro Local Lines along Santa Monica Blvd & Western Ave. This neighborhood of Koreatown is ideally located with a short commute to Los Feliz, West Hollywood, and Koreatown; easy access to the 101 Freeway via Western Ave.



Built in 1927

## Essential Information

MLS® #	25477487
Price	\$2,900,000
Bathrooms	1.00
Square Footage	10,292
Acres	0.17
Year Built	1927
Type	Residential Income
Status	Closed
Listing Agent	Neema Ahadian
Listing Office	Marcus & Millichap

## Community Information

Address	5737 Lexington Avenue
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90038

## Amenities

Parking	None
Garages	None

## Interior

Heating	None
Cooling	None
Stories	Two

## Additional Information

Date Listed	December 16th, 2024
Days on Market	167
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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