

\$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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