

# **\$5,500,000 - 5427 Carlton Way, Los Angeles**

MLS® #25553221

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## **\$5,500,000**

3 Bedroom, 3.00 Bathroom, 15,320 sqft  
Residential Income on 0 Acres

N/A, Los Angeles,

JNM Realty Inc is proud to present, on an exclusive basis, a 22-unit low-rise apartment complex in the heart of East Hollywood with tremendous in-place cash flow. The asset has been professionally managed and maintained over the past 11 years and presents the opportunity for a new investor to improve the facility and its financial output through extended renovations. Community amenities include a pool, laundry room, and onsite parking. The property has been extremely well-maintained with improvements to the exterior facade and sixteen (16) of twenty-two (22) units fully renovated featuring new flooring, electrical, plumbing, and mini splits. There are (17) onsite parking spaces, non-tandem. A qualified investor could assume the favorable 3.20% interest-only rate through March 2026, amortizing through March 2027. This results in a 10.83% cash on cash return immediately upon acquisition. Through renovations and improvements, the property has the potential to reach a 7.65% stabilized cap rate and a 17.67% cash on cash return. Additional potential upside through ADUs through utilizing the onsite parking. Buyer to verify.



Built in 1957

## **Essential Information**

MLS® #	25553221
Price	\$5,500,000

Bedrooms	3
Bathrooms	3.00
Square Footage	15,320
Acres	0.39
Year Built	1957
Type	Residential Income
Status	Closed
Listing Agent	Demis Dokhanian
Listing Office	JNM Realty, INC.

### Community Information

Address	5427 Carlton Way
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

### Amenities

Parking Spaces	17
Parking	Covered
Garages	Covered
View	Courtyard
Has Pool	Yes
Pool	Community
Security	Carbon Monoxide Detector(s), Gated Community, Key Card Entry, Security Gate

### Interior

Appliances	Dryer, Washer
# of Stories	2
Stories	Multi/Split

### Additional Information

Date Listed	June 17th, 2025
Days on Market	182
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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