

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

MLS® #25553221

\$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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