

# **\$2,575,000 - 5115 Clinton Street # 1, Los Angeles**

MLS® #25566729

**\$2,575,000**

9 Bedroom, 7.00 Bathroom, 5,393 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

Beautifully remodeled and high in-place cash flow trophy asset located in the heart of A+ Larchmont and just blocks away to Historic Hancock Park and Wilshire Country Club! This professionally managed building has been fully restored and is being offered a true 6.01% current cap rate (based on current rents, new tax rate, and May 2024 to May 2025 actual expenses). 6 of the 7 units are eligible for 4% rent increases to take the cap rate to 6.27%! All units were gut remodeled and have brand new bathrooms, kitchens, living rooms, bedrooms, in-unit air conditioning units, in-unit washer & dryers, stainless steel appliances, flooring, retrofitted windows, quartz countertops, tile, light fixtures, moulding, and so much more! In an area that lacks parking, there is on-site, gated and reserved parking for each unit! Desirable unit mix of (4) Large 2 Bedroom/1.5 Bath Two Story Townhomes, (1) 1 Bed/1 Bath & (2) Large Studios. In addition to brand new remodeled units, the entire electrical service (main panel, meters & subpanels) was completely replaced in 2024 and permits pulled. The roof was replaced in 2023, EQ retrofit work was completed in 2023, and the plumbing is 100% copper throughout! Utility expenses run low because the units are separately metered for gas & electricity, and ALL units are on RUBS for water, sewer and trash reimbursements to help keep a healthy NOI! The exterior was also fully restored with all new paint, fencing, lighting, and landscaping! Being 2 blocks from Paramount



Studios and a household income of \$118,134, this building and its location will always be high-in-demand in the rental market for generations to come!

Built in 1962

## Essential Information

MLS® #	25566729
Price	\$2,575,000
Bedrooms	9
Bathrooms	7.00
Square Footage	5,393
Acres	0.14
Year Built	1962
Type	Residential Income
Status	Closed
Listing Agent	Rob Kellner
Listing Office	Avenue Realty Group

## Community Information

Address	5115 Clinton Street # 1
Area	C18 - Hancock Park-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90004

## Amenities

Parking Spaces	7
Parking	Assigned, Attached Carport, Carport, Covered
Garages	Assigned, Attached Carport, Carport, Covered
Pool	None
Security	Gated Community, Security Gate

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Wall Furnace

Cooling	Wall/Window Unit(s)
# of Stories	2
Stories	Two

## Additional Information

Date Listed	July 17th, 2025
Days on Market	82
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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