

\$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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