

OFFERING MEMORANDUM

# 5200

## HOLLYWOOD BLVD

Los Angeles, California 90027

**20-UNIT INVESTMENT OPPORTUNITY ON HOLLYWOOD BLVD | 5.43% CAP RATE AND 10.61 GRM ON CURRENT INCOME**  
**\$397K OF RECENT CAPITAL EXPENDITURES COMPLETED**



Marcus & Millichap  
THE NEEMA GROUP



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# INVESTMENT HIGHLIGHTS

The Neema Group of Marcus & Millichap presents 5200 Hollywood Blvd, a 20-unit multifamily investment opportunity situated at the corner of Hollywood Blvd and N Kingsley Dr, at the border of Los Feliz and East Hollywood. This property includes a mix of 12 singles and 8 one-bedroom units, with four singles to be delivered vacant. The renovated units boast new cabinetry, vinyl-plank flooring, stainless-steel appliances, tile bathrooms, new paint, and wall AC units, reflecting a \$397k investment in interior renovations since 2021.

Offered at a 5.43% CAP rate and a 10.61 GRM on current income, the property provides an additional 10% rental upside potential through continued interior renovations. Additional income streams are supported by the RUBS system and internet service. The property features a secured, gated entrance with intercom access and a high Walk Score of 92, with convenient access to the Metro B Rail Line and multiple Metro Local Lines along Hollywood Blvd.

Ideally located, the property offers a short commute to Hollywood, Silver Lake, Echo Park, Koreatown, and Downtown Los Angeles.





# PROPERTY SUMMARY

## Property Information

ADDRESS:	5200 Hollywood Blvd Los Angeles, CA 90027
NUMBER OF UNITS:	20
APPROX. GROSS SF:	12,684
APPROX. LOT SIZE:	10,637
YEAR BUILT:	1913
PARCEL NUMBER:	5544-016-002
PROPERTY TYPE:	Multi-Family
UNIT MIX:	(12) Single (8) 1Bed 1Bath

## Pricing Information

SALE PRICE:	\$4,350,000
COST PER LEGAL UNIT:	\$217,500
COST PER BLDG SF:	\$342.95
CAP RATE:	5.43%
GRM:	9.61





# INVESTMENT HIGHLIGHTS

- The Neema Group of Marcus & Millichap is pleased to present 5200 Hollywood Blvd, a 20-unit multifamily investment opportunity located on the corner of Hollywood Blvd & N Kingsley Dr, a central location on the border of Los Feliz and East Hollywood
- The property features a unit mix of 12 singles and 8 one-bedrooms; four singles will be delivered vacant; renovated units include new cabinetry, vinyl-plank flooring, stainless-steel appliances, tile bathrooms, new paint, and wall AC's; ownership has spent \$397k on interior unit renovations since 2021
- At the asking price, the property is being offered at a 5.43% CAP rate at 10.61 GRM on current income with an additional 10% rental upside achievable as units turn through continued interior renovations
- There is significant additional income with RUBS in place, as well as internet service
- The property has a secured, gated entrance with intercom access
- High Walk Score of 92, the property is walking distance to the Metro B Rail Line, and multiple Metro Local Lines along Hollywood Blvd
- The property is ideally located with a short commute to Hollywood, Silver Lake, Echo Park, Koreatown, and Downtown Los Angeles











**5200**  
HOLLYWOOD BLVD



# NEARBY RETAIL & AMENITIES

## Schools

- 1 Hollywood Preschool & Kindergarten
- 2 Rose & Alex Pilibos Armenian School
- 3 Grant Elementary School

## Transportation

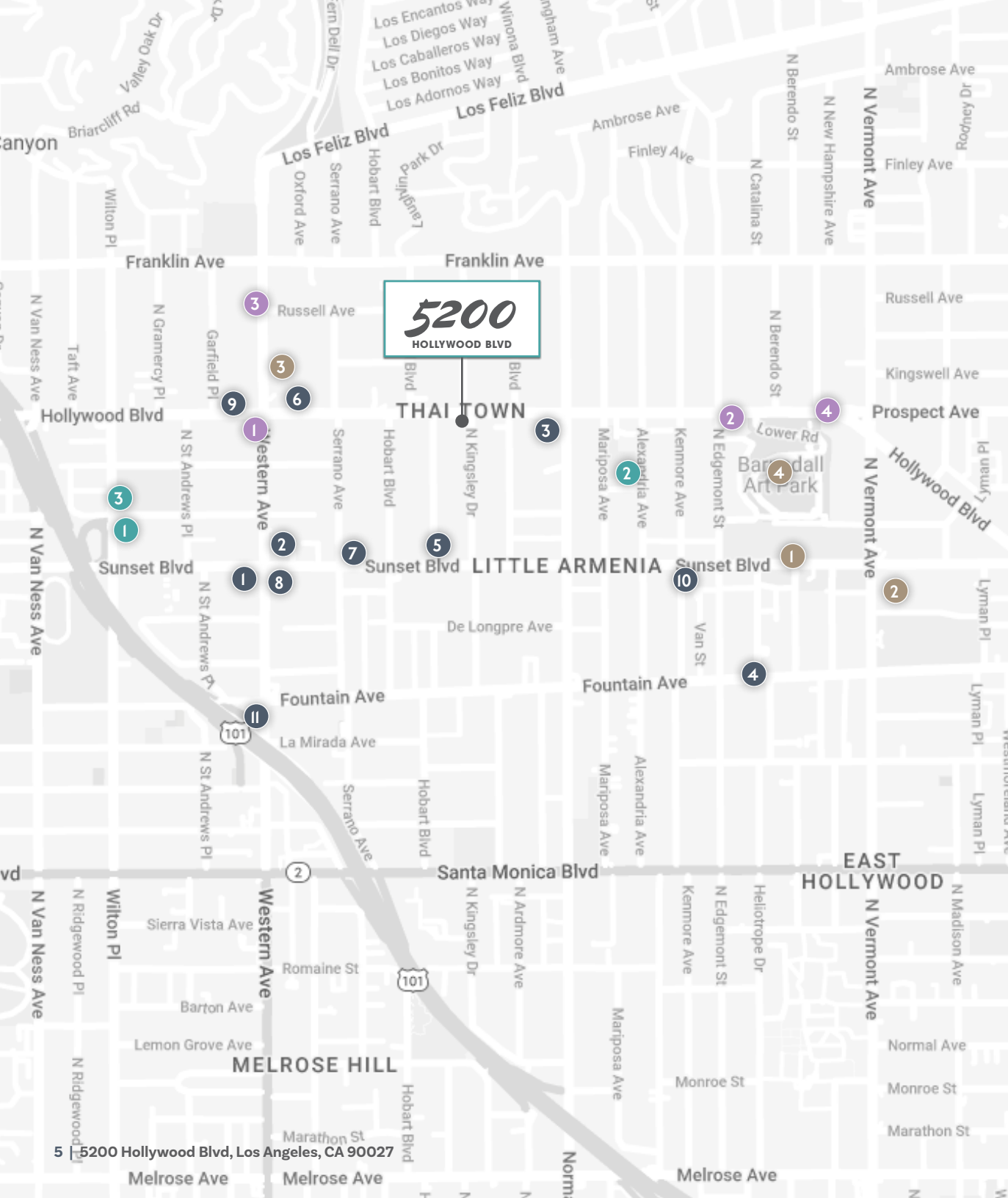
- 1 Western / Hollywood
- 2 Hollywood / Edgmont
- 3 Western / Franklin
- 4 Hollywood / New Hampshire

## Retail

- 1 Target
- 2 Walgreens
- 3 Carousel Restaurant Hollywood
- 4 Saffy's
- 5 Lux Restaurant
- 6 Ross Dress for Less
- 7 El Pollo Loco
- 8 McDonald's
- 9 Farmer Boys
- 10 Burger King
- 11 Starbucks

## Miscellaneous

- 1 Kaiser Permanente
- 2 Children's Hospital Los Angeles
- 3 Cara Hotel
- 4 Barnsdall Art Park







Carousel Restaurant  
Hollywood

**5200**  
HOLLYWOOD BLVD

Hollywood /  
Edgemont

Barnsdall  
Art Park

Carousel Restaurant  
Hollywood

2

4

2

3

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HOLLYWOOD BLVD





McDonald's

Hollywood Preschool  
& Kindergarten

Target

Grant Elementary  
School

Western /  
Hollywood

Ross Dress  
for Less

Walgreens

Farmer Boys

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# FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA	CURRENT RENTS	MARKET RENTS
<b>Scheduled Gross Income:</b>	<b>\$ 409,995</b>	<b>\$ 452,775</b>
Less Vacancy Rate Reserve:	\$ (20,500) 5.0%	\$ (22,639) 5.0%
Gross Operating Income:	\$ 389,495	\$ 430,137
Less Expenses:	\$ (153,476) 37.4%	\$ (155,102) 34.3%
<b>Net Operating Income:</b>	<b>\$ 236,019</b>	<b>\$ 275,035</b>
Reserves:	\$ (4,000)	\$ (4,000)
Less Debt Service:	\$ (192,843)	\$ (192,843)
<b>Pre-Tax Cash Flow:</b>	<b>\$ 39,177 2.3%</b>	<b>\$ 78,192 4.5%</b>
Plus Principal Reduction:	\$ 31,588	\$ 31,588
<b>Total Return Before Taxes:</b>	<b>\$ 70,765 4.1%</b>	<b>\$ 109,781 6.3%</b>

ESTIMATED ANNUALIZED EXPENSES	CURRENT RENTS	MARKET RENTS
Taxes Rate: 1.20%	\$ 52,200	\$ 52,200
Insurance:	\$ 12,356	\$ 12,356
Utilities:	\$ 34,390	\$ 34,390
Contract Services:	\$ 2,950	\$ 2,950
Repairs & Maintenance:	\$ 10,000	\$ 10,000
Management: 4.0%	\$ 15,580	\$ 17,205
On-Site Manager:	\$ 18,000	\$ 18,000
Landscaping:	\$ 1,800	\$ 1,800
Pest Control:	\$ 720	\$ 720
Fire & Safety:	\$ 1,440	\$ 1,440
Cleaning:	\$ 2,400	\$ 2,400
License & Fees:	\$ 1,640	\$ 1,640
<b>Total Expenses:</b>	<b>\$ 153,476</b>	<b>\$ 155,102</b>
Per Net Sq. Ft.:	\$12.10	\$12.23
Per Unit:	\$7,674	\$7,755

NO. OF UNITS	UNIT TYPE	UNIT SF	CURRENT RENTS		SCHEDULED RENTS	
			AVG MONTHLY RENT/UNIT	MONTHLY INCOME	MONTHLY RENT/UNIT	MONTHLY INCOME
12	Single	450	\$ 1,489	\$ 17,866	\$ 1,650	\$ 19,800
8	1+1	650	\$ 1,796	\$ 14,369	\$ 2,000	\$ 16,000
<b>Total Scheduled Rent:</b>				<b>\$ 32,235</b>		<b>\$ 35,800</b>
Service & Other Income				\$ 544		\$ 544
RUBS				\$ 1,160		\$ 1,160
Internet Service Fee				\$ 227		\$ 227
<b>Monthly Scheduled Gross Income:</b>				<b>\$ 34,166</b>		<b>\$ 37,731</b>
<b>Annual Scheduled Gross Income:</b>				<b>\$ 409,995</b>		<b>\$ 452,775</b>

SUMMARY	
Price:	\$ 4,350,000
Down Payment: 40%	\$ 1,740,000
Number of Units:	20
Cost per Legal Unit:	\$217,500
Current GRM:	10.61
Market GRM:	9.61
Current CAP:	5.43%
Market CAP:	6.32%
Approx. Age:	1913
Approx. Lot Size:	10,637
Approx. Gross SF:	12,684
Cost per Net GSF:	\$342.95

NEW POTENTIAL FINANCING	
New First Loan:	\$ 2,610,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	\$16,070.22
DCR:	1.22



# RENT ROLL

	UNIT	UNIT TYPE	SF	CURRENT RENT	PRO FORMA RENT	MOVE-IN DATE	NOTES
1	101	1+1	650	\$ 1,795	\$ 2,000	02/15/2024	
2	102	1+1	650	\$ 1,795	\$ 2,000	02/19/2024	
3	103	1+1	650	\$ 1,795	\$ 2,000	04/01/2024	
4	104	1+1	650	\$ 1,795	\$ 2,000	01/06/2024	
5	105	Single	450	\$ 1,326	\$ 1,650	02/01/2021	
6	106	Single	450	\$ 1,495	\$ 1,650		Vacant
7	107	Single	450	\$ 1,495	\$ 1,650		Vacant
8	108	Single	450	\$ 1,575	\$ 1,650	09/23/2022	
9	109	Single	450	\$ 1,550	\$ 1,650	10/22/2022	
10	110	Single	450	\$ 1,550	\$ 1,650	10/03/2022	
11	201	1+1	650	\$ 1,850	\$ 2,000	04/01/2024	
12	202	1+1	650	\$ 1,995	\$ 2,000	11/01/2022	
13	203	1+1	650	\$ 1,659	\$ 2,000	07/29/2017	
14	204	1+1	650	\$ 1,685	\$ 2,000	12/01/2016	
15	205	Single	450	\$ 1,495	\$ 1,650		Vacant
16	206	Single	450	\$ 1,440	\$ 1,650	05/26/2018	
17	207	Single	450	\$ 1,575	\$ 1,650	11/01/2023	
18	208	Single	450	\$ 1,395	\$ 1,650	12/01/2023	
19	209	Single	450	\$ 1,575	\$ 1,650	09/19/2022	Will be Vacant
20	210	Single	450	\$ 1,395	\$ 1,650	01/12/2024	
				<b>\$ 32,235</b>	<b>\$ 35,800</b>		
Single				\$ 17,866	\$ 19,800		
1+1				\$ 14,369	\$ 16,000		
				<b>\$ 32,235</b>	<b>\$ 35,800</b>		



# SALES COMPARABLES



**5200 HOLLYWOOD BLVD**  
Los Angeles, California 90027

SALE PRICE \$4,350,000

YEAR BUILT 1913

NUMBER OF UNITS 20

PRICE PER UNIT \$217,500

PRICE PER SF \$343

ACTUAL CAP RATE 5.43%

GRM 10.61

SALE DATE N/A



**860-864 N Occidental Blvd**  
Los Angeles, CA 90026

SALE PRICE \$2,575,000

YEAR BUILT 1925

NUMBER OF UNITS 12

PRICE PER UNIT \$214,583

PRICE PER SF \$290

ACTUAL CAP RATE 4.63%

GRM N/A

SALE DATE In Escrow



**1217 N Berendo St**  
Los Angeles, CA 90029

SALE PRICE \$3,050,000

YEAR BUILT 1928

NUMBER OF UNITS 16

PRICE PER UNIT \$190,625

PRICE PER SF \$279

ACTUAL CAP RATE 6.21%

GRM N/A

SALE DATE 5/10/2024



**1317 N Bronson Ave**  
Los Angeles, CA 90028

SALE PRICE \$2,950,000

YEAR BUILT 1926

NUMBER OF UNITS 16

PRICE PER UNIT \$184,375

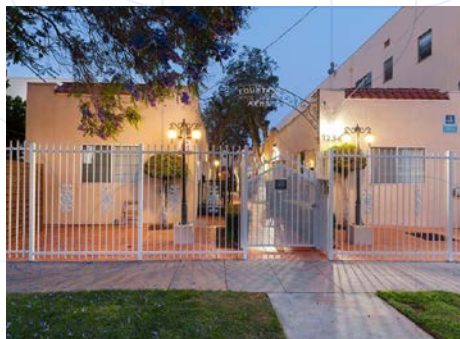
PRICE PER SF \$317

ACTUAL CAP RATE 5.61%

GRM N/A

SALE DATE 5/10/2024





**1234 Berendo St**

Los Angeles, CA 90029

**SALE PRICE** \$2,575,000

**YEAR BUILT** 1924

**NUMBER OF UNITS** 14

**PRICE PER UNIT** \$183,929

**PRICE PER SF** \$413

**ACTUAL CAP RATE** 5.82%

**GRM** N/A

**SALE DATE** 5/10/2024



**1852-1862 N Edgemont St**

Los Angeles, CA 90027

**SALE PRICE** \$4,950,000

**YEAR BUILT** 1937

**NUMBER OF UNITS** 12

**PRICE PER UNIT** \$412,500

**PRICE PER SF** \$360

**ACTUAL CAP RATE** 4.65%

**GRM** 13.59

**SALE DATE** 4/6/2023



**324 S Catalina St**

Los Angeles, CA 90020

**SALE PRICE** \$9,750,000

**YEAR BUILT** 1926

**NUMBER OF UNITS** 47

**PRICE PER UNIT** \$207,447

**PRICE PER SF** \$426

**ACTUAL CAP RATE** N/A

**GRM** N/A

**SALE DATE** 3/31/2023



# THREE DISTINCT COMMUNITIES... ONE LOCATION

5200 Hollywood Blvd is located blocks away from the epicenter of three of the most desirable neighborhoods in Los Angeles County— Hollywood, Silver Lake, and Los Feliz. Due to its ideal location and walkability, residents enjoy unparalleled access to a wide variety of employment, entertainment, and cultural experiences that few other neighborhoods in Los Angeles can match.

As part of its recent revitalization, Hollywood continues to set the bar in terms of being a major employment hub and highly sought after location for a younger more hip clientele that is looking for a true urban experience. Moreover, with the melding of old Hollywood and today's tech savvy startups, the area is ripe for continued success in attracting a younger renter demographic.

Following this wave of trendy and eclectic residents is a diverse base of restaurants, bars, nightclubs, and retail shops that bring a wide range of cultural experiences to the area. Within the immediate location, residents have the opportunity to walk to nearby restaurants and cafes, take the metro into the heart of Hollywood, or spend the afternoon in an adjacent neighborhood via a short commute.



SILVER LAKE

Silver Lake is a trendy and eclectic neighborhood in Los Angeles located northeast of Downtown in an area once known as Edendale and Ivanhoe. The area has gentrified over the last few years and its pedestrian oriented streets are now filled with sidewalk cafes, coffee shops (Intelligentsia's first location), dozens of bars, restaurants, and boutique shopping. It was recently voted by Forbes Magazine as the #2 best city neighborhood in the country.







World famous because of the arts and entertainment industry, Hollywood is a densely populated and vibrant part of Los Angeles. With its recent revitalization, the area offers over 75 restaurants, world famous nightclubs and music venues, and countless jobs in the entertainment and gaming industries.



## LOS FELIZ



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Located a 10-15 minute walk east of the subject property along Vermont and Hillhurst Avenues, Los Feliz Village features a wide array of local eateries, boutique shops, artisanal coffee shops, theaters, gastropubs, and parks. Notable establishments include The Dresden Room, which was prominently featured in the movie *Swingers*; Fred 62, a retro 1960s California 24-hour diner; and Alcove Café & Bakery, a converted bungalow which has become one of the most reviewed and most popular brunch destinations in Los Angeles. Locals enjoy Barnsdall Art Park which plays host to the Los Feliz farmer's market and local theater at Los Feliz Five Star Theatres known for its signature marquee signage. The Rockwell: Table & Stage, another local favorite, offers live musical performances combined with seasonal cuisine and cocktails.



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