

5666 LEMON GROVE AVE
LOS ANGELES, CA 90038



OFFERING MEMORANDUM

5666 LEMON GROVE AVE
LOS ANGELES, CA 90038

EXCLUSIVELY PRESENTED BY:



MOD O'CONNELL

Realtor

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CENTURY 21

Century 21 on Target Realty

5515 E Stearns St
Long Beach, CA 90815

Office: (562) 431-2011
www.modsellshomes.com



INVESTMENT SUMMARY

Century 21 on Target Realty is pleased to present the exclusive opportunity to acquire to 5666 Lemon Grove property, a multi-family building comprised of 1BD/1BA 4 units and 2BD/2BA 4 units ideally located in the heart of Los Angeles, CA. With excellent proximity to shopping, entertainment districts and restaurants, this community is an attractive destination for vacations, business trips and urban young professionals making it a unique opportunity for short-and long-term rentals alike. The property is an opportunity for an investor to acquire a well-located apartment units with below market rents with upside potential.

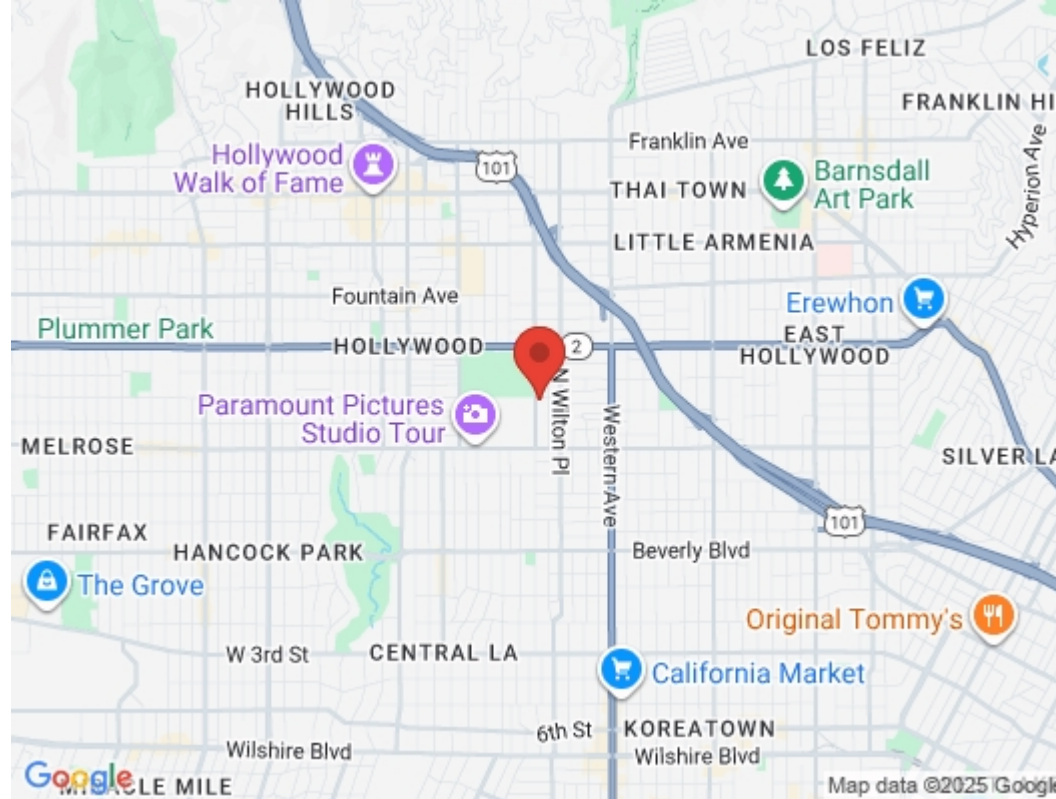


PROPERTY SUMMARY

Offering Price	\$2,350,000.00
Building SqFt	6,843 SqFt
Lot Size (acres)	0.16
Units	8.00
Year Built	1961
Subdivision Name	ION L CLARKS MELROSE AVENUE TRACT
County	Los Angeles
Parcel ID / APN	5535-001-011
Construction	WOOD

PROPERTY HIGHLIGHTS

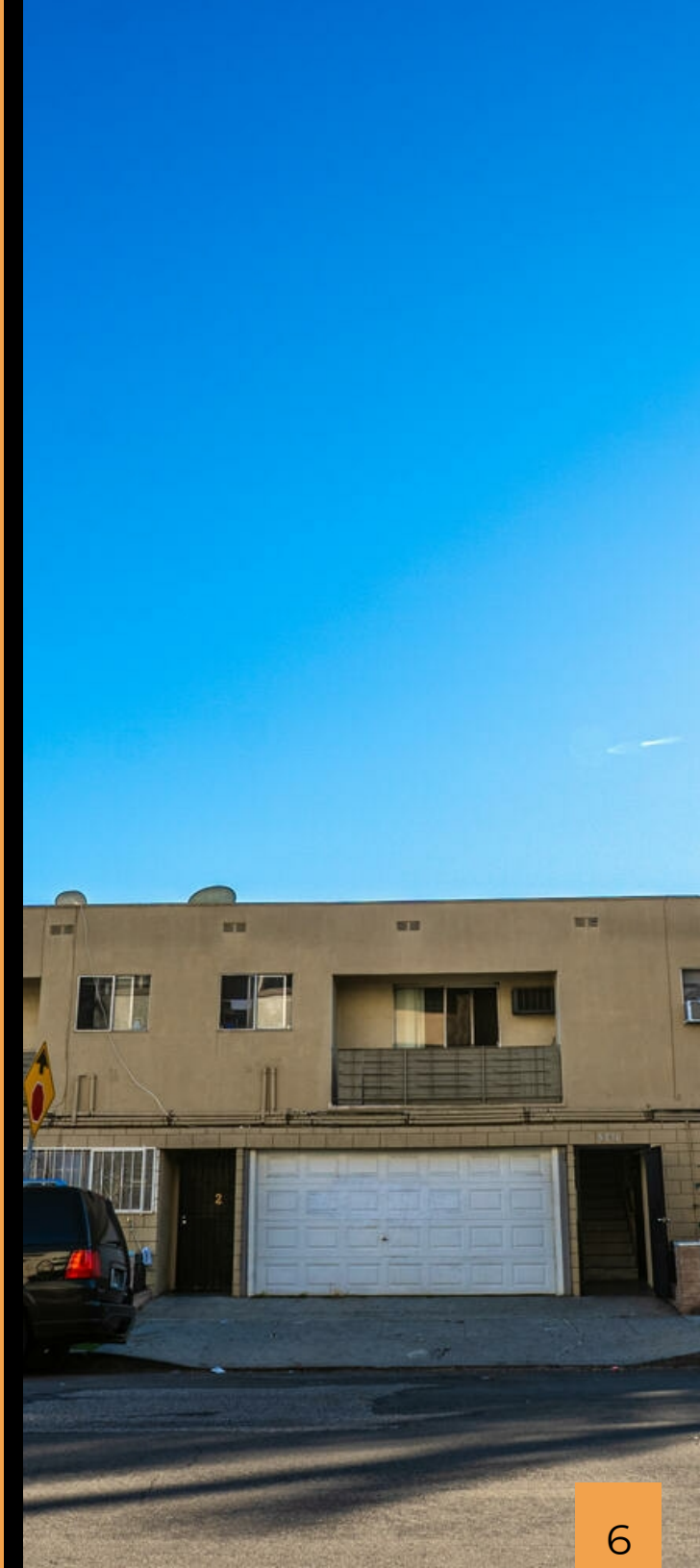
- Investors seeking a product and location that is irreplaceable, with value-add potential, will strongly consider this once in a lifetime investment.





LOCATION HIGHLIGHTS

- Centralized in the middle of Hollywood, Melrose Hill and Larchmont area, the location is ideal for commuters and work-from-home residents.
- This property is in an excellent central Los Angeles location right near major retail, Paramount Pictures Studio, and employment opportunities.



RENT ROLL

UNIT	TENANT	SIZE (SF)	RENT / SF	ANNUAL BASE RENT	EXP. REIMB.	LEASE TYPE	LEASE START	LEASE END	NOTES
1		0	\$0.00	\$24,960.00		TBD		-	2/2
2		0	\$0.00	\$18,276.00		TBD		-	2/2
3		0	\$0.00	\$20,700.00		TBD		-	2/2
4		0	\$0.00	\$14,472.00		TBD		-	1/1
5		0	\$0.00	\$13,956.00		TBD		-	1/1
6		0	\$0.00	\$15,600.00		TBD		-	1/1
7		0	\$0.00	\$15,600.00		TBD		-	1/1
8		0	\$0.00	\$26,208.00		TBD		-	2/2
Total Occupied		0		\$149,772.00	\$0.00				
TOTAL		0		\$149,772.00	\$0.00				



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$2,350,000.00
IN PLACE NOI	\$79,682.00
IN PLACE CAP RATE	3.39%
YEAR 1 NOI	\$79,682.00
YEAR 1 CAP RATE	3.39%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	11/04/2025
EXPENSE SOURCE	SELLER

EXPENSE BREAKDOWN

GENERAL EXPENSES	
TRASH SERVICES	\$5,160.00
GAS	\$2,880.00
ELECTRIC & WATER	\$10,200.00
GARDENER	\$1,200.00
MAINTENANCE	\$2,000.00
TOTAL GENERAL EXPENSES	\$21,440.00
PROPERTY INSURANCE	\$19,275.00
PROPERTY TAX	\$29,375.00
TOTAL EXPENSES	\$70,090.00

CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$149,772.00	\$149,772.00
SCHEDULED BASE RENTAL REVENUE	\$149,772.00	\$149,772.00
TOTAL POTENTIAL GROSS REVENUE	\$149,772.00	\$149,772.00
EFFECTIVE GROSS REVENUE	\$149,772.00	\$149,772.00
OPERATING EXPENSES		
PROPERTY TAX	\$29,375.00	\$29,375.00
INSURANCE	\$19,275.00	\$19,275.00
GENERAL EXPENSES	\$21,440.00	\$21,440.00
TOTAL OPERATING EXPENSES	\$70,090.00	\$70,090.00
NET OPERATING INCOME	\$79,682.00	\$79,682.00
CAP RATE	3.39%	3.39%

SALES COMPARABLES

6136 Eleanor Ave Los Angeles, California 90038

Non-RSO Hollywood property on the market for the first time from the original developer features all two-bedroom, townhouse style units built in 2005 (with a CoFO issued in 2009). The building includes 14 parking spaces, a newer roof (2021), and an on-site laundry facility, with two units delivered vacant. Two units are designated as low-income until 2035. Not subject to LA rent control

PRICE	\$2,650,000.00
SALE DATE	ACTIVE
CAP RATE%	5.85
NET OPERATING INCOME	\$155,097.00
BUILDING SIZE	7,600 SQFT
LOT SIZE	6,487 SQFT
NUMBER OF UNITS	8.00

738 N Hudson Ave Los Angeles, California 90038

Five of the 8 units have been renovated with high-end finishes, leaving over 30% rental upside in the remaining three unrenovated units.

PRICE	\$1,975,000.00
SALE DATE	10/20/2025
CAP RATE%	5.07
NET OPERATING INCOME	\$108,922.00
BUILDING SIZE	4,895 SQFT
LOT SIZE	6,817 SQFT
NUMBER OF UNITS	8.00

1137 Wilcox Pl Los Angeles, California 90038

PRICE	\$2,165,000.00
SALE DATE	10/17/2025
CAP RATE%	5.01
NET OPERATING INCOME	\$113,983.00
BUILDING SIZE	4,896 SQFT
LOT SIZE	7,064 SQFT
NUMBER OF UNITS	8.00

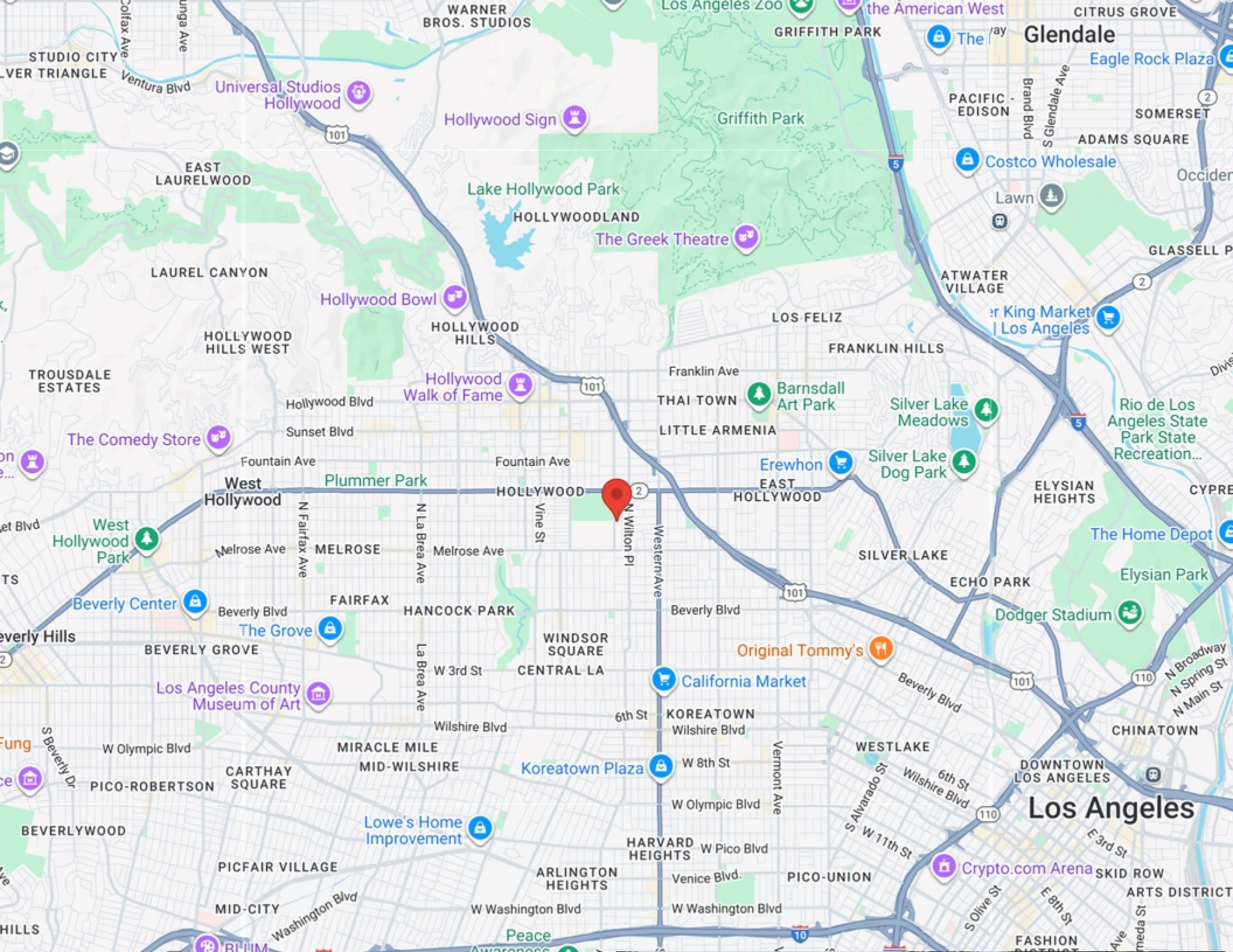
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	75,606	527,438	1,036,929
2010 Population	68,947	497,489	1,017,305
2025 Population	65,661	490,534	1,028,055
2030 Population	67,165	500,728	1,043,412
2025-2030 Growth Rate	0.45 %	0.41 %	0.3 %
2025 Daytime Population	65,267	465,348	1,216,330

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	26,201	213,068	403,481
2010 Total Households	26,067	214,238	414,994
2025 Total Households	29,122	236,531	468,303
2030 Total Households	30,804	247,931	488,237
2025 Average Household Size	2.19	2.02	2.12
2025 Owner Occupied Housing	3,228	33,180	87,495
2030 Owner Occupied Housing	3,399	34,296	90,573
2025 Renter Occupied Housing	25,894	203,351	380,808
2030 Renter Occupied Housing	27,404	213,634	397,665
2025 Vacant Housing	2,436	22,209	46,965
2025 Total Housing	31,558	258,740	515,268

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	3,938	28,803	59,882
\$15000-24999	2,426	15,916	31,771
\$25000-34999	2,339	17,290	31,780
\$35000-49999	2,794	23,179	43,053
\$50000-74999	5,399	37,438	67,848
\$75000-99999	3,221	28,250	53,347
\$100000-149999	4,003	34,303	68,461
\$150000-199999	2,014	18,909	40,598
\$200000 or greater	2,987	32,442	71,558
Median HH Income	\$ 63,375	\$ 71,541	\$ 74,917
Average HH Income	\$ 95,841	\$ 113,113	\$ 118,459





CITY OF LOS ANGELES

COUNTY	LOS ANGELES
INCORPORATED	5/22/1835

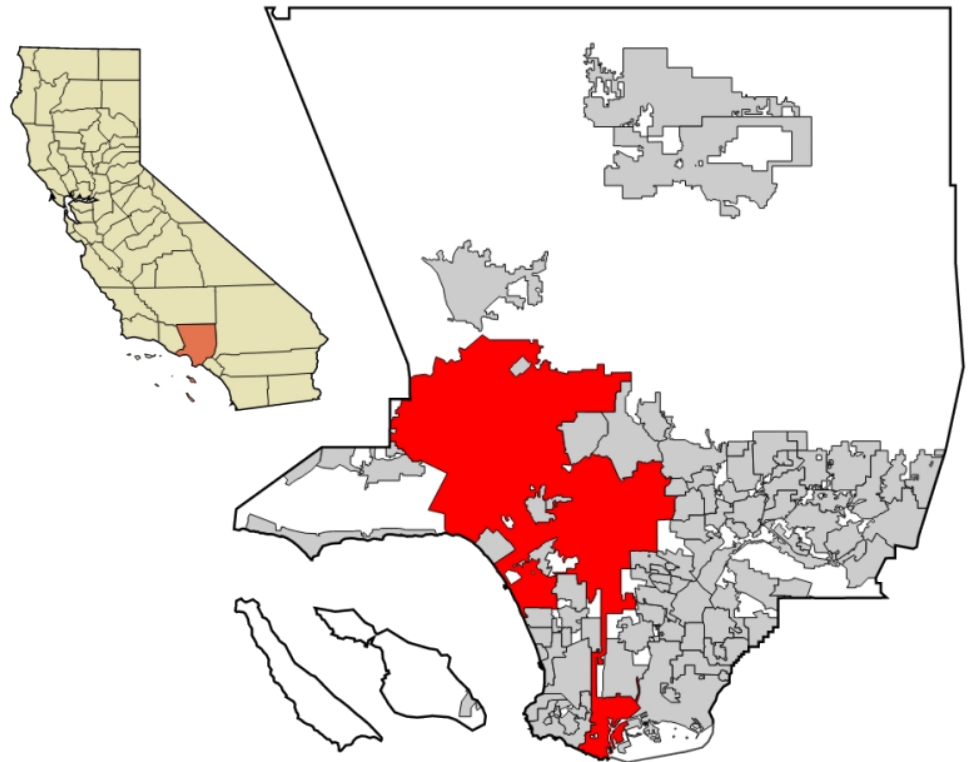
AREA

CITY	501.5 SQ MI
LAND	469.5 SQ MI
WATER	32.1 SQ MI
ELEVATION	305 FT

POPULATION



ABOUT LOS ANGELES



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CENTURY 21 ON TARGET REALTY and it should not be made available to any other person or entity without the written consent of CENTURY 21 ON TARGET REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CENTURY 21 ON TARGET REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CENTURY 21 ON TARGET REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CENTURY 21 ON TARGET REALTY has not verified, and will not verify, any of the information contained herein, nor has CENTURY 21 ON TARGET REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE WITH ACCEPTED OFFER ONLY.
PLEASE CONTACT THE CENTURY 21 ON TARGET REALTY ADVISOR FOR MORE DETAILS.

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