

INVESTMENT OPPORTUNITY

5735 CAMERFORD AVE, LOS ANGELES, CA 90038



DEMIS DOKHANIAN

(310) 270-6616

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www.jnmrealty.com



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THE OPPORTUNITY

JNM Realty proudly presents, on an exclusive basis, 5735 Camerford Ave, a six (6) unit apartment building two blocks from Larchmont Village that has been well maintained and strategically improved. It's the first time being listed for sale in nearly 50 years.

The property features six large, one-bedroom, one-bathroom units. They feature original hardwood flooring, 1920s chandeliers, barrel vault entryways, and cove ceiling finishes. There is a laundry room onsite along with six (6) detached covered parking spaces. The occupied units offer a stable operational foundation with approximately 38% upside to Rents.

This transaction is subject to Probate Court confirmation and approval as a result of that Court's ongoing supervision of the Seller/Trust.

All offers are encouraged. Please call Demis at (310) 270-6616 to discuss further.



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INVESTMENT SUMMARY

Address	5735 Camerford Ave
City, ST Zip	Los Angeles, CA 90038
APN	5534-033-021
Lot Size	6,765 SqFt
Gross SF	3,892 SqFt
Units	6 units
Year Built	1926

Purchase Price	\$1,810,000
Purchase Price/Unit	\$301,667
Purchase Price/SF	\$465.06
Cap Rate	4.01%
GRM	14.28x
Pro Forma Cap Rate	5.63%
Pro Forma GRM	11.69x

INVESTMENT HIGHLIGHTS

- Six (6) units in the heart of Hollywood
- Six (6) parking spaces onsite, dual pane windows, new flooring
- Two (2) units delivered vacant at Close
- Significant upside potential to market rents
- First time on market in nearly 50 years
- R3-1 XL Zoning

RENTS								EXPENSES		
Units	Type	Unit SF	Total NRSF	Current Rent/Unit	Annual Income	Pro Forma Rent	Annual Income	Item	Cost/Unit	Cost
6	1+1	565 SF	3,392 SF	\$1,760	\$126,720	\$2,150	\$154,800	Onsite Manager/Keyholder		\$0
								Repairs and Maintenance	\$650	\$3,900
								Contract Services*		\$1,800
								LADWP & SoCal Gas*		\$4,811
								Trash - Athens*		\$6,831
								Insurance	\$2.57/SF	\$10,000
6		565 SF	3,392 SF	\$1,760	\$126,720	\$2,150	\$154,800	Licenses & Fees*		\$1,164
Parking Income				\$0/mo	\$-	\$300/mo	\$3,600	*Based on 2025 Actuals		
Utilities Income				\$0/mo	\$-	\$300/mo	\$3,600	Total Operating Exp	\$4,751	\$28,507
Other Income				\$106/mo	\$1,276	\$106/mo	\$1,276	Property Taxes	1.20%	\$21,709
Total Other Income					\$1,276		\$8,476	Management Fees	4.0%	\$5,120
Gross Potential Income					\$127,996	27.56%	\$163,276	Total Expenses		\$55,336
				T-12			Pro Forma Income			
Gross Income				\$	127,996		\$	163,276		
Vacancy & Concessions				3.0%	\$	-	\$	(4,898)		
Effective Income					\$	127,996	\$	158,378		
Operating Expenses				22.3%	\$	(28,507)	17.5%	\$	(28,507)	
Property Taxes					\$	(21,709)		\$	(21,709)	
Management Fees				4.0%	\$	(5,120)	4.0%	\$	(6,335)	
Total Expenses				43.23%	\$	(55,336)	34.64%	\$	(56,551)	
NOI/Cap Rate				4.01%	\$	72,660	5.63%	\$	101,827	

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RENT ROLL ANALYSIS

SUBJECT PROPERTY : 5735 CAMERFORD AVE, LOS ANGELES, CA 90038

Rent Roll	April 2026	5735 Camerford Ave, Los Angeles, CA 90038
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Unit no.	Unit Type	Current	Market	Delta	Status
5735	1+1	\$1,800	\$2,150	19.44%	Occupied
5735 1/2	1+1	\$1,475	\$2,150	45.76%	Occupied
5737	1+1	\$2,150	\$2,150	0.00%	VACANT
5737 1/2	1+1	\$1,485	\$2,150	44.78%	Occupied
5739	1+1	\$1,500	\$2,150	43.33%	Occupied
5739 1/2	1+1	\$2,150	\$2,150	0.00%	VACANT
Totals		\$10,560	\$12,900	22.16%	

Unit Type	Unit Count	Avg	Max
1+1	6	\$1,760	\$1,800
Totals	6	\$1,760	\$1,800

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MARKET STUDY: SALES

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SALES COMPS

Name	Year Built	Date	Price	SqFt	Price/SqFt	# of Units	Price/Unit	Cap Rate	GRM	Notes
5735 Camerford Ave	1926	SUBJECT	\$1,810,000	3,892 sqft	\$465.06	6	\$301,667	4.01%	14.28x	Two (2) vacant, garden area, 6 covered parking spaces Unit Mix: (6) 1+1s
5617 La Mirada Ave	1925	11/28/2025	\$3,350,000	12,168 sqft	\$275.31	30	\$111,667	7.65%	7.85x	Unit Mix: (30) Studios
5510 Lexington Ave	1925	10/17/2025	\$2,150,000	11,956 sqft	\$179.83	20	\$107,500	7.28%	8.25x	Unit Mix: (16) Studios, (4) 1+1s
5613 Virginia Ave	1929	6/26/2025	\$2,200,000	11,350 sqft	\$193.83	16	\$137,500	5.83%	10.29x	Unit Mix: (5) Studios, (11) 1+1s
823 Gower St	1929	6/20/2025	\$3,815,000	16,614 sqft	\$229.63	25	\$152,600	6.22%	9.64x	Unit Mix: (22) Studios, (2) 1+1s, (1) 1+2
5737 Lexington Ave	1927	6/17/2025	\$2,820,000	10,292 sqft	\$274.00	20	\$141,000	6.98%	8.59x	Unit Mix: (20) Studios
5700 La Mirada Ave	1909	5/19/2025	\$874,335	4,542 sqft	\$192.50	6	\$145,723	8.23%	7.29x	Unit Mix: (1) Studio, (4) 1+1s, (1) 2+1
5503 Romaine St	1928	5/12/2025	\$2,775,000	14,682 sqft	\$189.01	24	\$115,625	0.00%	-	Unit Mix: (18) Studios, (6) 1+1s
753 Cole Ave	1934	4/4/2025	\$1,410,000	5,928 sqft	\$237.85	8	\$176,250	6.37%	9.42x	Unit Mix: (8) 1+1s
4950 Beverly Blvd	1939	2/10/2025	\$2,300,000	5,964 sqft	\$385.65	8	\$287,500	4.64%	12.94x	Unit Mix: (8) 1+1s
1428 Gordon St	1928	1/31/2025	\$1,225,000	2,619 sqft	\$467.74	5	\$245,000	5.63%	10.66x	Unit Mix: (4) Studios, (1) 2+1 SFR
Averages					\$262.53		\$162,036	5.88%	9.44x	

*Averages do not include subject property.

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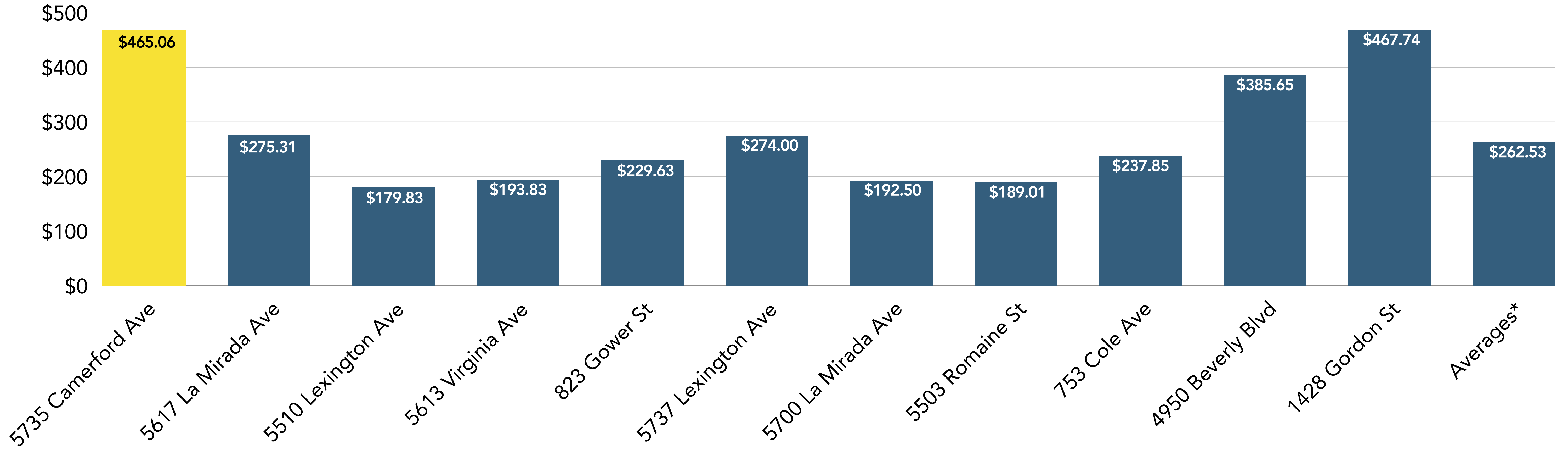
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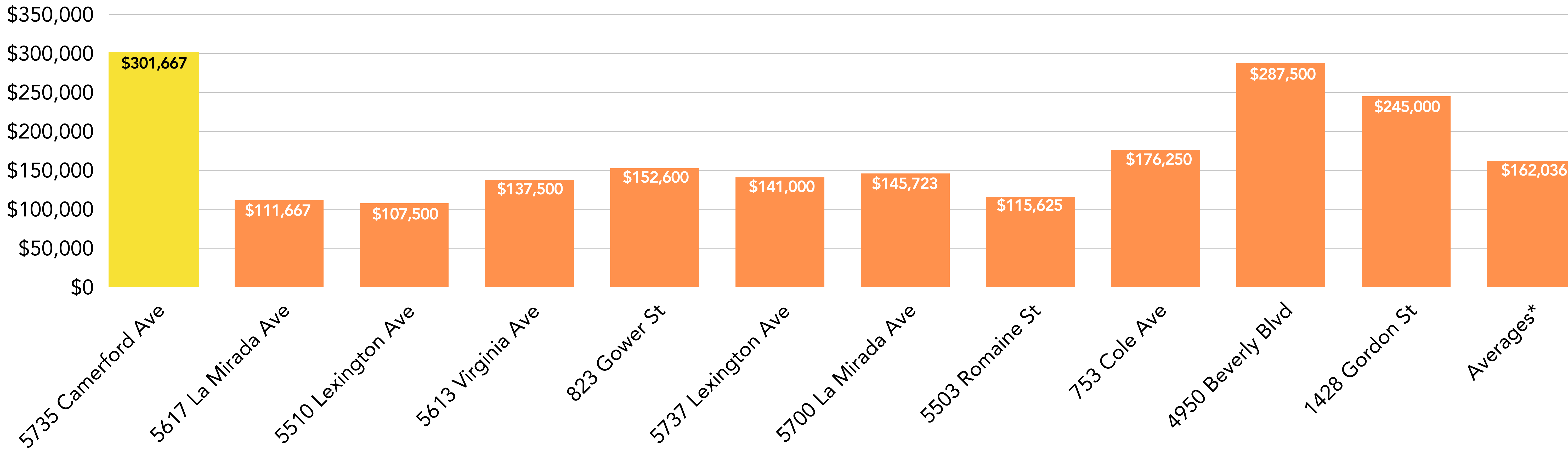


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● Price Per SF



● Price Per Unit

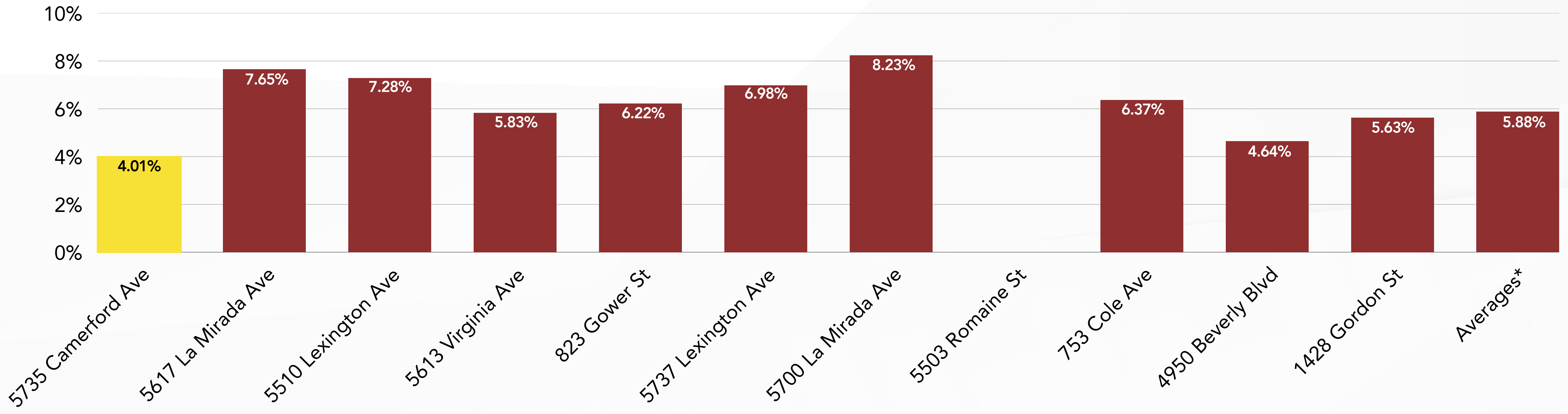


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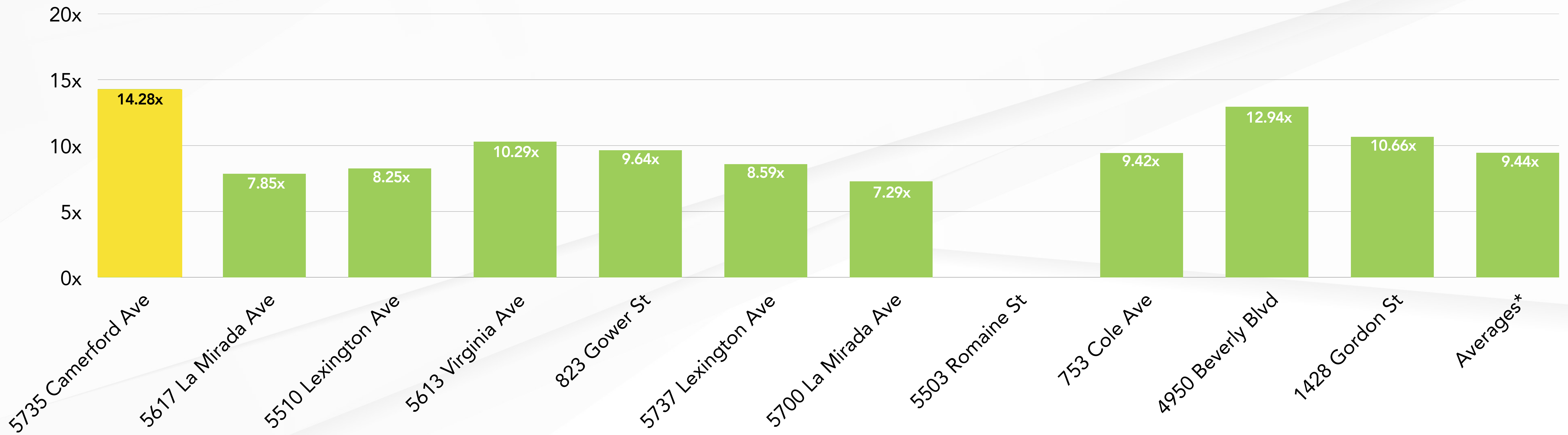
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● Cap Rate



● GRM



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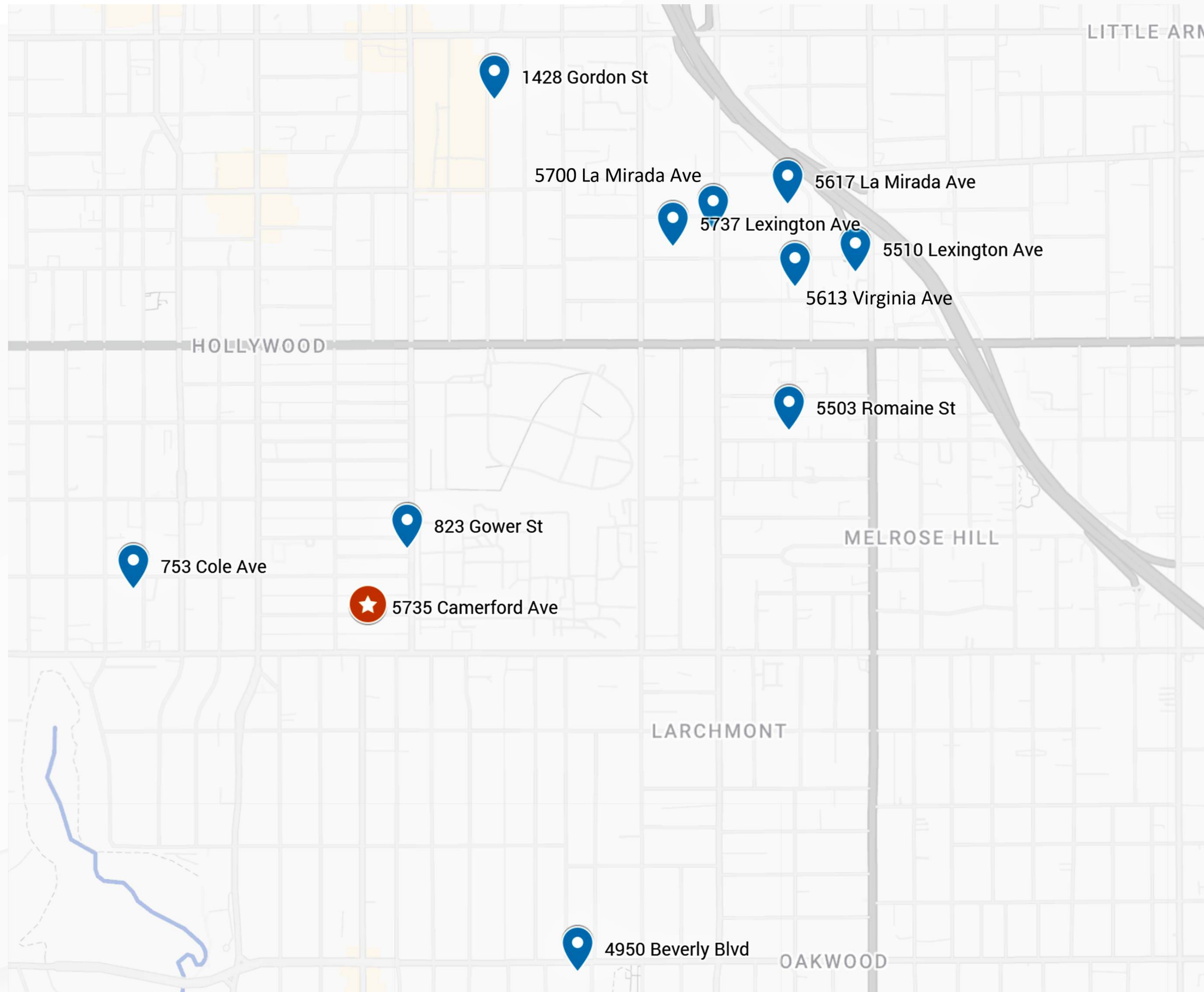
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MAP



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