



JUST LISTED

1646 N HARVARD BLVD, HOLLYWOOD, CA 90027

10-Unit Asset In Los Feliz Adjacent East Hollywood

The Group
COMMERCIAL REAL ESTATE

SRP

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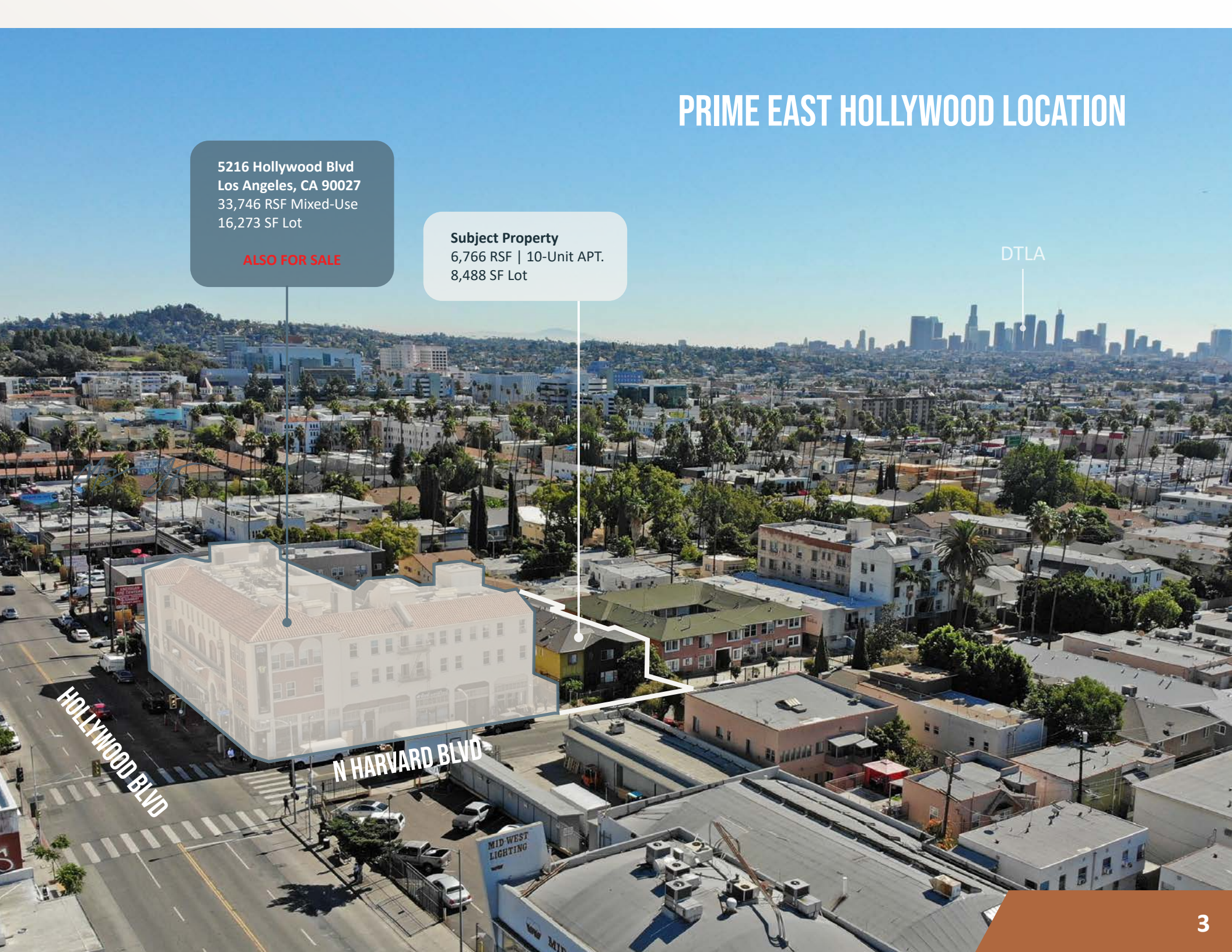
PRIME EAST HOLLYWOOD LOCATION

5216 Hollywood Blvd
Los Angeles, CA 90027
33,746 RSF Mixed-Use
16,273 SF Lot

ALSO FOR SALE

Subject Property
6,766 RSF | 10-Unit APT.
8,488 SF Lot

DTLA



INVESTMENT HIGHLIGHTS

- >**Attractive in-place returns:** Going-in 5.77% cap rate
- >**Recent CAPEX:** Plumbing has been fully replaced (2024), & electrical panel upgrade ('24)
- >**Transit access:** 3 blocks, or a 6-minute walk, to the Hollywood/Western Metro B Line station.
- >**Prime location:** One property south of Hollywood Boulevard, near trendy shopping, dining, and entertainment.
Walk Score: 92 ("Walker's Paradise")

>**Additional opportunity:** The adjacent Hollywood Boulevard corner lot is also available for sale: 33,746 SF (Mix-Use)

>**5216 Hollywood Blvd, Los Angeles, CA 90027**

31-Unit | 10-GF Retail Spaces | 1-Rear Commercial Flex Space

1646 N HARVARD BLVD
HOLLYWOOD, CA 90027

Units:	10 (RSO 1+1s)
Built:	1949
Rentable Area:	6,766 SF
Lot Size:	8,488 SF
Parking:	±6 Carport
APN:	5544-016-012
Zoning:	LARD1.5
Roof:	Pitched

NOTES

100% New Plumbing/ Upgraded Panel
Well-Maintained Property
Detached Carport @ Rear
Secured Access Building
Separately Metered
On-Site Laundry

Griffith Observatory

San Gabriel Mts.

AERIAL CONTEXT

5216 Hollywood Blvd
Los Angeles, CA 90027
33,746 RSF Mixed-Use
16,273 SF Lot

ALSO FOR SALE

LOS FELIZ

Pasadena

HOLLYWOOD BLVD

N HARVARD BLVD

FINANCIAL SETUP

Proposed Sale Price	
Sale Price	\$2,300,000
In Place GRM	10.95
In Place CAP Rate	5.77%
Price / Door	\$230,000
Price / Sqft	\$340
Proforma GRM	9.39
Proforma CAP Rate	6.92%

Proforma Financing	
Loan Term	10
Rate (IO)	6.50%
Amortization	30
DSCR Cont.	1.25X
Mortgage Constant	7.58%
Max Loan DSCR Const.	\$1,399,751
LTV	60.86%

Property Details	
Total Units	10
Building Size (sqft)	6,766
Lot Size (sqft)	8,488
Parking	±6 Carport
Year Built	1949
Zoning	LARD1.5
APN	5544016012

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

P&L		Current	Proforma
Rental Income		\$205,482	\$240,000
Other Income		\$4,582	\$5,000
Gross Income		\$210,064	\$245,000
Vacancy	5%	\$10,503	\$12,250
Net Rental Income:		\$199,561	\$232,750
Taxes	1.20%	\$27,600	\$27,600
Insurance	\$800	\$5,537	\$8,000
Management	5.0%	\$9,978	\$11,638
Utilities (& Trash)		\$15,604	\$16,228
General&Admin		\$1,525	\$1,586
R&M		\$6,606	\$8,000
Leasing		\$0	\$500
Misc.		\$0	\$0
Total OPEX:		\$66,851	\$73,552
		33.50%	31.60%
NOI:		\$132,711	\$159,198
		5.77%	6.92%
Debt Service:		\$90,984	\$90,984
Pre Tax Cash Flows:		\$41,727	\$68,215
Cash-on-Cash		4.64%	7.58%

ACTIVE RENT ROLL

% Units	Total Units	Type	% Vacant	Avg In Place	Market Rent	Variance
100.0%	10	1+1	0.00%	\$1,712	\$2,000	16.80%

Total	10	0%				
#	Unit #	Type	Vacant	Current Rent	Market Rent	Variance
1	1	1+1		\$1,789	\$2,000	11.82%
2	2	1+1		\$1,650	\$2,000	21.21%
3	3	1+1		\$1,322	\$2,000	51.28%
4	4	1+1		\$2,005	\$2,000	-0.26%
5	5	1+1		\$1,629	\$2,000	22.80%
6	6	1+1		\$1,629	\$2,000	22.80%
7	7	1+1		\$1,515	\$2,000	32.03%
8	8	1+1		\$1,727	\$2,000	15.82%
9	9	1+1		\$1,850	\$2,000	8.11%
10	10	1+1		\$2,009	\$2,000	-0.42%
Total:				\$17,124	\$20,000	16.80%

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SALES COMPARABLES

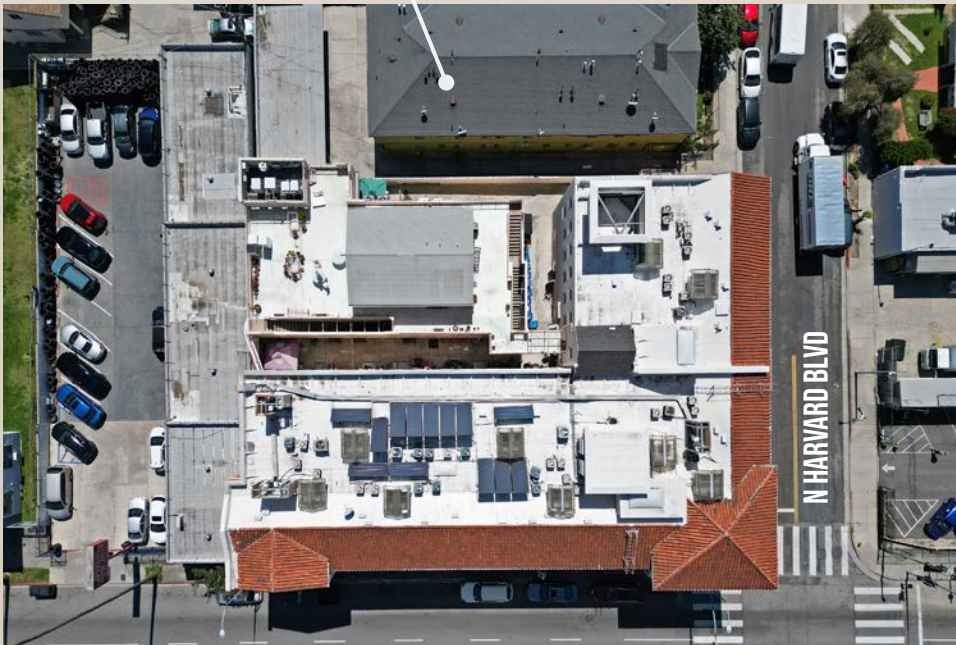
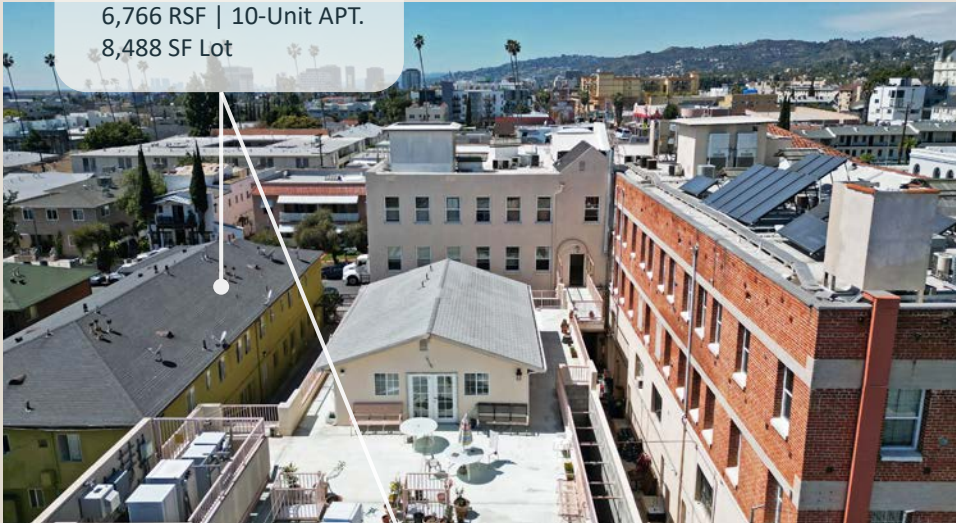
Recent Comparable Sales									
	Property Address	Yr Built	Size	Units	Sale Price	Price/ Unit	CAP	Price / SF	Sale Date
A	5440 Harold Way, Los Angeles CA 90027	1956	5,706	10	\$1,960,000	\$196,000	5.83%	\$343	8/18/2026
B	1848 N Normandie Ave, Los Angeles CA 90027	1958	5,547	7	\$1,500,000	\$214,286	6.75%	\$270	7/1/2026
C	1759 Winona Blvd, Los Angeles CA 90027	1956	8,211	11	\$2,480,000	\$225,455	5.04%	\$302	12/1/2025
Averages:		1957	6,488	9	\$1,980,000	\$211,913	5.87%	\$305	
Subject Proeprty:		1949	6,766	10	\$2,300,000	\$230,000	5.77%	\$340	



ADDITIONAL OPPORTUNITY

Subject Property

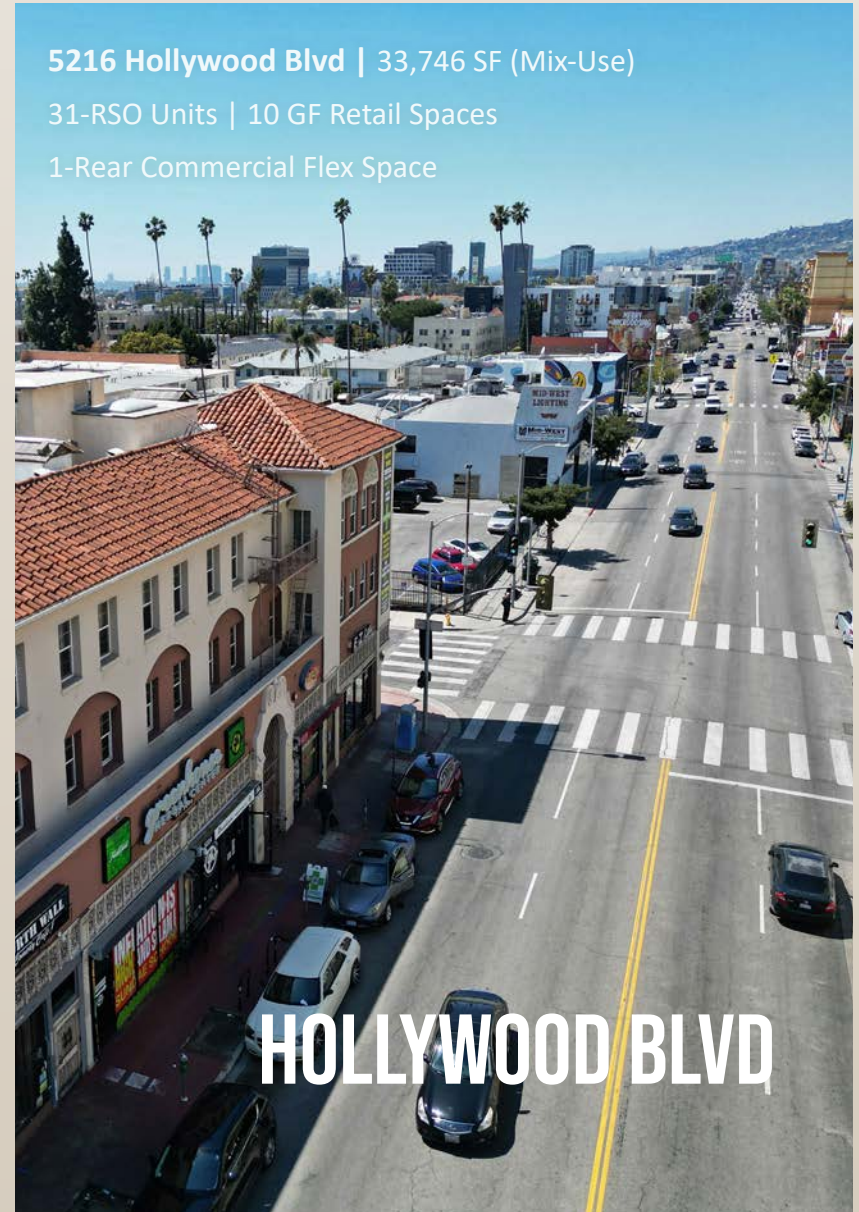
6,766 RSF | 10-Unit APT.
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5216 Hollywood Blvd | 33,746 SF (Mix-Use)

31-RSO Units | 10 GF Retail Spaces

1-Rear Commercial Flex Space



PROPERTY PHOTOS



PROPERTY PHOTOS





DEMOGRAPHICS

96%

RENTER OCCUPIED

Hollywood Entertainment District

37.5

MEDIAN AGE · YEARS

Hollywood Entertainment District

88.1%

WHITE-COLLAR WORKERS

Hollywood neighborhood

53%

BACHELOR'S DEGREE+

Hollywood Entertainment District

\$62,947

MEDIAN HH INCOME

1-mile radius · annual

\$72,496

MEDIAN HH INCOME

5-mile radius · annual

+2,963

NET HOUSING UNITS

Hollywood CPA · 2020–2023

+0.26%

POPULATION CHANGE

1-mile radius · 2025–2030

The demographics come from four sources:

- The Hollywood Partnership: renter occupancy, median age, and education levels for the Hollywood Entertainment District.
- LoopNet: population, households, income, and projected growth within one- and five-mile radii of 1646 N Harvard Blvd.
- Point2Homes, using Census ACS data: the white-collar workforce figure for its defined Hollywood area. That area excludes the property's 90027 ZIP code.
- Los Angeles City Planning: the 2020–2023 net housing-unit change across the larger Hollywood Community Plan Area.

ABOUT THIS LOCATION



Transit Score

71

Excellent Transit

Transit is convenient for most trips.

Walk Score

92

Walker's Paradise

Daily errands do not require a car.



Located in the heart of Thai Town, 1646 N Harvard Blvd sits within a densely populated residential area, with approximately 65,000 residents and 29,740 households within one mile. **The Hollywood/Western Metro B Line station is approximately 0.3 mile away, giving residents a direct transit connection through Hollywood and to Downtown Los Angeles and North Hollywood.** The location also provides access to Hollywood's entertainment businesses and the healthcare institutions along Sunset Boulevard.

Sources: LoopNet, "Demographics near 1646 N Harvard Blvd," 2025 one-mile estimates and property transportation information; The Hollywood Partnership, "Market Moves Data Dashboard," Q1 2026.

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SRP of KWPV and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

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LOCATION

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