



5642 LEXINGTON AVE

LOS ANGELES, CA 90038 | HOLLYWOOD MEDIA DISTRICT | 8 UNITS + PLANS FOR 8 DETACHED ADUs

\$1,950,000

PRICE

\$243,750

PRICE / UNIT

5.25%

CURRENT CAP

7.6%

PROFORMA CAP

9%

CAP W/ 8 ADUs

10.9%

PROFORMA W/ ADUs



RENOVATED UNIT INTERIOR

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PRICE REDUCTION. DOUBLE THE DOORS.

Price Reduction! Large 6,094 SF, 8-unit value-add apartment building in the heart of Hollywood, offering strong day-one cash flow at a current 5.25% cap rate with upside to approximately 7.6% on pro forma rents. Attractively priced at only \$243,000 per unit and \$319/SF, the property offers a diverse unit mix of 6 spacious one-bedroom units and 2 two-bedroom units.

The building sits on a large 7,099 SF LAR3 lot, with plans to add 8 detached ADUs, potentially doubling the property's unit count. Assuming \$715,000 in ADU construction costs at \$250/SF, the projected all-in basis is only \$160,000 per unit and \$286/SF, with a 9% cap rate on current rents and 10.9% on pro forma rents after completion.

- 8-unit building — only \$243K/door & \$320/SF
- Current 5.25% Cap with 31% rental upside to a 7.6% Proforma Cap
- ADU path: 8 detached ADUs → 16 units at \$160K/door all-in
- 9% Current / 10.9% Proforma Cap with ADUs, only \$286/SF all-in
- 6 spacious one-bedroom units & 2 two-bedroom units; front upstairs unit fully remodeled
- Individually metered gas & electric | 9 on-site parking spaces | storage | updated laundry room
- Directly behind Echelon Studios Hollywood; blocks from Netflix & Paramount



\$1,950,000
PRICE

6,094 SF
BUILDING

7,099 SF
LOT

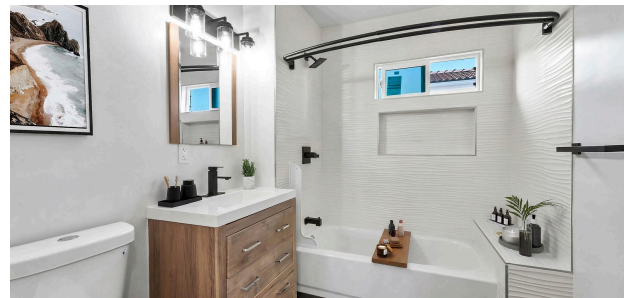
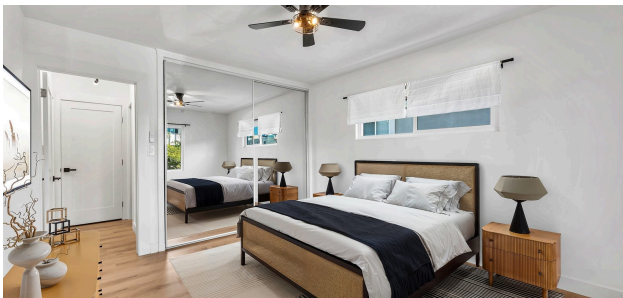
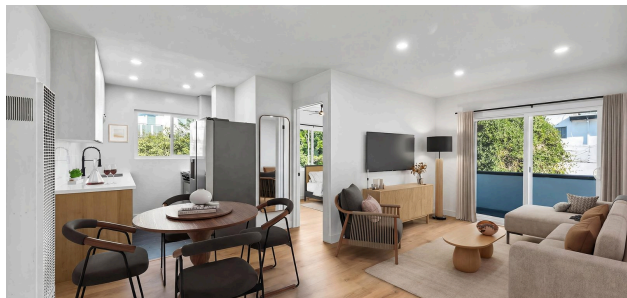
\$243,750
PER UNIT

12.4 / 9.5
GRM CUR /
PRO

ADU EXPANSION — 16 UNITS TOTAL

\$2,568,200 ALL-IN • \$160,513/UNIT • \$286/SF

~\$618K CONSTRUCTION @ \$275/SF • 8 DETACHED ADUs • GRM 7.9 / 6.9 •
APN 5536-007-010



HOLLYWOOD 8 UNITS. PLANS FOR 8 ADUs.

Price Reduction! Large 6,094 SF, 8-unit value-add apartment building in the heart of Hollywood, offering strong day-one cash flow at a current 5.25% cap rate with upside to approximately 7.6% on pro forma rents. Attractively priced at only \$243,000 per unit and \$319/SF, the property offers a diverse unit mix of 6 spacious one-bedroom units and 2 two-bedroom units. The building sits on a large 7,099 SF LAR3 lot, with plans to add 8 detached ADUs, potentially doubling the property's unit count. Assuming \$715,000 in ADU construction costs at \$250/SF, the projected all-in basis is only \$160,000 per unit and \$286/SF, with a 9% cap rate on current rents and 10.9% on pro forma rents after completion.

Most recently, the front upstairs unit was completely remodeled with a high-end modern aesthetic, featuring new cabinetry, vinyl flooring, recessed lighting, a renovated bathroom, an updated HVAC system, an in-unit washer/dryer, and additional upgrades. The property's exterior has also undergone extensive renovations and features approximately 9 on-site parking spaces, storage, and an updated laundry room. Gas and electricity are metered separately, helping to minimize owner-paid operating expenses.

Prime Hollywood location directly behind Echelon Studios Hollywood, an approximately \$450 million, 610,000 SF creative entertainment campus located on a five-acre site at 5601 Santa Monica Boulevard, and just blocks from Netflix and Paramount Studios, placing the property in the heart of Hollywood's entertainment and media district. Buyer to verify all ADU feasibility, entitlements and construction costs with the City of Los Angeles and licensed professionals.



EXISTING 8 UNITS WITH THE PROPOSED 8 DETACHED ADUS AT THE REAR OF THE LOT

8	\$618,200	\$1,695-\$1,750	\$165,360
PROPOSED ADUS	ADU CONSTRUCTION	RENT / ADU	ADDED ANNUAL RENT

16 UNITS • \$2,568,200 ALL-IN
\$160,513 / UNIT • 9% CURRENT CAP • 10.9% PROFORMA CAP

PROPERTY FEATURES

Number of Units	8
Building SF	6,094
Land SF	7,099
Land Acres	0.16
Year Built	1956
# of Parcels	1
Zoning Type	LAR3
Parking Spaces	9 (4 rear carport + 3 open rear + 2 open front)
Storage	Yes — at rear carports
Unit Mix	6 × 1 bd/1 ba • 2 × 2 bd/1 ba
Laundry	Updated laundry room (est. \$20/unit/mo)

UTILITIES

Water	Owner Paid
Trash	Owner Paid
Gas	Individually Metered
Electric	Individually Metered

CONSTRUCTION

Construction Type	Wood frame / stucco
Roof	Newer Composition Shingle
Front Upstairs Unit	Recently fully remodeled



EXTERIOR • PRIVATE BALCONY • REMODELED KITCHEN • IN-UNIT WASHER/DRYER

UNIT MIX						8 EXISTING UNITS
UNIT MIX	# UNITS	AVG CURRENT RENT	MONTHLY INCOME	MARKET RENT	MARKET INCOME	UPSIDE
1 bd + 1 ba	6	\$1,450	\$8,703	\$1,995	\$11,970	37.5%
2 bd + 1 ba (incl. 1+1+Den – Renovated)	2	\$2,106	\$4,213	\$2,495	\$4,990	18.4%
Totals / Averages	8	\$1,614	\$12,915	\$2,120	\$16,960	31.3%

MONTHLY RENT – CURRENT VS. MARKET		BY UNIT TYPE
1 bd + 1 ba (avg of 6)		
Current		1,450
Market		1,995
2 bd + 1 ba (avg of 2)		
Current		2,106
Market		2,495

INCOME MIX		SHARE OF CURRENT RENT
1 bd + 1 ba (6 units)		67%
2 bd + 1 ba (2 units)		33%
Six of the eight units rent at an average of \$1,450/mo against a \$1,995/mo market rate — the bulk of the 31% mark-to-market opportunity sits in the 1-bedrooms on month-to-month tenancies.		









5642 Lexington Avenue sits in the Hollywood Media District, a dense, highly walkable pocket of Hollywood bounded by Santa Monica Blvd, Sunset Blvd and Western Ave. The property is directly behind Echelon Studios Hollywood and just blocks from Paramount Pictures and Netflix's Sunset Bronson and Sunset Gower studios — one of the largest concentrations of entertainment-industry employment in the world. Residents enjoy quick access to the restaurants and nightlife of Sunset Blvd, Larchmont Village, Thai Town and Los Feliz, along with the Hollywood/Western Metro B Line station, the 101 Freeway and major bus corridors on Santa Monica and Western. Hollywood has long been one of Los Angeles' strongest rental submarkets, driven by a young, mobile workforce, limited new supply and persistent demand for well-located, affordably priced apartments.

HOLLYWOOD MEDIA DISTRICT

ECHELON STUDIOS • 1 BLOCK

PARAMOUNT PICTURES

NETFLIX / SUNSET BRONSON

SUNSET GOWER STUDIOS

LARCHMONT VILLAGE

THAI TOWN

LOS FELIZ

METRO B LINE

101 FWY



RENDERING — ECHELON STUDIOS HOLLYWOOD

\$450 MILLION. 610,000 SF. ONE BLOCK AWAY.

The property sits directly behind Echelon Studios Hollywood, an approximately \$450 million, 610,000 SF creative entertainment campus on a five-acre site at 5601 Santa Monica Boulevard — one block away. New sound stages, production offices and creative space bring thousands of well-paid entertainment jobs to the immediate neighborhood and reinforce long-term renter demand around 5642 Lexington. The surrounding blocks are seeing a wave of new multifamily and creative-office construction, underscoring the trajectory of the Hollywood Media District.

\$450M

PROJECT COST

610,000 SF

CREATIVE CAMPUS

5 Acres

SITE

AS-IS | 8 EXISTING UNITS

UNIT	TYPE	CURRENT RENT	PROFORMA RENT
1	1 Bed / 1 Bath	\$1,147.82	\$1,995.00
2	1 Bed / 1 Bath	\$1,450.93	\$1,995.00
3	1 Bed / 1 Bath	\$1,331.40	\$1,995.00
4	1 Bed / 1 Bath	\$1,406.19	\$1,995.00
5	2 Bed / 1 Bath (1+1+Den – Renovated)	\$2,485.00	\$2,495.00
6	1 Bed / 1 Bath	\$1,511.81	\$1,995.00
7	1 Bed / 1 Bath	\$1,854.42	\$1,995.00
8	2 Bed / 1 Bath	\$1,727.78	\$2,495.00
-	Laundry Income (est. \$20/unit/mo)	\$160.00	\$160.00
MONTHLY TOTAL		\$13,075.36	\$17,120.00

Annualized: \$156,904 current | \$205,440 proforma • 31% rent growth to market

Existing units rent at an average of \$1,614/mo against a \$2,120/mo market rate — a 31% mark-to-market opportunity.

ADU rents of \$1,695–\$1,750/mo are underwritten at delivery; construction budget of \$618,200 assumes \$275/SF. Laundry income of \$20/unit/month is applied to all 16 units.



WITH 8 DETACHED ADUs | 16 UNITS TOTAL

UNIT	DESCRIPTION	CURRENT RENT	PROFORMA RENT
1	1 Bed / 1 Bath	\$1,147.82	\$1,995.00
2	1 Bed / 1 Bath	\$1,450.93	\$1,995.00
3	1 Bed / 1 Bath	\$1,331.40	\$1,995.00
4	1 Bed / 1 Bath	\$1,406.19	\$1,995.00
5	2 Bed / 1 Bath (1+1+Den – Renovated)	\$2,485.00	\$2,495.00
6	1 Bed / 1 Bath	\$1,511.81	\$1,995.00
7	1 Bed / 1 Bath	\$1,854.42	\$1,995.00
8	2 Bed / 1 Bath	\$1,727.78	\$2,495.00
9	Proposed ADU 1 • Studio / 1 Bath	\$1,750.00	\$1,750.00
10	Proposed ADU 2 • Studio / 1 Bath	\$1,750.00	\$1,750.00
11	Proposed ADU 3 • Studio / 1 Bath	\$1,750.00	\$1,750.00
12	Proposed ADU 4 • Studio / 1 Bath	\$1,750.00	\$1,750.00
13	Proposed ADU 5 • Studio / 1 Bath	\$1,695.00	\$1,695.00
14	Proposed ADU 6 • Studio / 1 Bath	\$1,695.00	\$1,695.00
15	Proposed ADU 7 • Studio / 1 Bath	\$1,695.00	\$1,695.00
16	Proposed ADU 8 • Studio / 1 Bath	\$1,695.00	\$1,695.00
-	Laundry Income (est. \$20/unit/mo × 16 incl. ADUs)	\$320.00	\$320.00
MONTHLY TOTAL (16 UNITS)		\$27,015.36	\$31,060.00

Annualized \$324,184 current | \$372,720 proforma

AS-IS 8 UNITS	EXISTING BUILDING
Price	\$1,950,000
Number of Units	8
Gross Building Area	6,094 SF
Lot Size	7,099 SF
Price / Unit	\$243,750
Price / SF	\$319.99
CAP Rate – Current	5.25%
CAP Rate – Pro Forma	7.6%
GRM – Current	12.4
GRM – Pro Forma	9.5
Monthly Income – Current	\$13,075.36
Monthly Income – Pro Forma	\$17,120.00
NOI – Current	\$102,380
NOI – Pro Forma	\$148,975
APN	5536-007-010

\$102,380

NOI – AS-IS CURRENT

\$148,975

NOI – AS-IS PROFORMA

WITH 8 ADUs 16 UNITS	INCLUDING CONSTRUCTION
Purchase Price	\$1,950,000
ADU Construction (~\$275/SF)	\$618,200
Total Investment	\$2,568,200
Number of Units (8 Units + 8 ADUs)	16
Gross Building Area (6,094 SF + 2,248 SF ADUs)	8,342 SF
Price / Unit – All-In	\$160,513
Price / SF – All-In	\$287
CAP Rate – Current (on total investment)	9.2%
CAP Rate – Pro Forma (on total investment)	11.0%
GRM – Current (on total investment)	7.9
GRM – Pro Forma (on total investment)	6.9
Monthly Income – Current	\$27,015.36
Monthly Income – Pro Forma	\$31,060.00
NOI – Current	\$236,058
NOI – Pro Forma	\$281,255

\$236,058

NOI – W/ ADUS CURRENT

\$281,255

NOI – W/ ADUS PROFORMA

Cap rates and GRMs in the ADU scenario are calculated on the \$2,568,200 total investment (purchase price plus ADU construction). Projections only; see disclaimer.

AS-IS | 8 UNITS

\$1,950,000 | 6,094 SF

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$156,904	\$205,440
Less: Vacancy / Deductions (3%)	(\$4,707)	(\$4,707)
Effective Gross Income	\$152,197	\$200,733
Less: Total Expenses	(\$49,817)	(\$51,758)
NET OPERATING INCOME	\$102,380	\$148,975
OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17%)	\$22,815	\$22,815
Property Insurance (\$1/SF)	\$6,094	\$6,094
Utilities (\$1,000/unit)	\$8,000	\$8,000
Pest Control	\$720	\$720
Repairs & Maintenance (\$500/unit)	\$4,000	\$4,000
Management (4% of EGI)	\$6,088	\$8,029
Cleaning (Actual - \$175/mo)	\$2,100	\$2,100
TOTAL EXPENSES	\$49,817	\$51,758

5.25%

CAP CURRENT

7.6%

CAP PROFORMA

12.4

GRM CURRENT

9.5

GRM PROFORMA

WITH 8 ADUs | 16 UNITS

\$2,568,200 ALL-IN | INCLUDING CONSTRUCTION

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$324,184	\$372,720
Less: Vacancy / Deductions (3%)	(\$9,726)	(\$11,182)
Effective Gross Income	\$314,459	\$361,538
Less: Total Expenses	(\$78,400)	(\$80,283)
NET OPERATING INCOME	\$236,058	\$281,255
OPERATING EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.17% of \$2.57M)	\$30,048	\$30,048
Property Insurance (\$1/SF)	\$8,954	\$8,954
Utilities (\$1,000/unit)	\$16,000	\$16,000
Pest Control	\$720	\$720
Repairs & Maintenance (\$500/unit)	\$8,000	\$8,000
Management (4% of EGI)	\$12,578	\$14,462
Cleaning (Actual - \$175/mo)	\$2,100	\$2,100
TOTAL EXPENSES	\$78,400	\$80,283

9.2%

CAP CURRENT

11.0%

CAP PROFORMA

7.9

GRM CURRENT

6.9

GRM PROFORMA

NOI GROWS FROM \$102,380 AS-IS TO \$281,255 AT FULL ADU PROFORMA — 2.7x

*EXPENSES ARE ESTIMATED • EXPENSE LOADS OF 32.7% AS-IS AND 24.9% W/ ADUs (CURRENT EGI)



PROPOSED 8 DETACHED ADUS AT THE REAR OF THE 7,099 SF LAR3 LOT

ADU PLAN AT A GLANCE

Proposed ADUs	8 detached studios, 1 bath
ADU Square Footage	230 – 335 SF each (2,248 SF)
Projected Rent per ADU	\$1,695 – \$1,750 / month
Added Gross Income	\$165,360 / year
Construction Assumption	\$275 / SF ≈ \$618,200
Total Units After ADUs	16
Total Investment	\$2,568,200
Total Cost / Unit • / SF	\$160,513 • \$287
NOI Current / Pro Forma	\$236,058 / \$281,255
CAP Current / Pro Forma	9.2% / 11.0%
GRM Current / Pro Forma	7.9 / 6.9

DOUBLE THE DOORS

8 → 16 UNITS • \$160,513 / DOOR ALL-IN

PROJECTIONS ONLY – BUYER TO VERIFY FEASIBILITY, ENTITLEMENTS & COST WITH THE CITY OF LOS ANGELES AND LICENSED PROFESSIONALS

PROPOSED ADU SCHEDULE

ADU	TYPE	SF	RENT / MO	ADU	TYPE	SF	RENT / MO
ADU 1	Studio / 1 ba	317	\$1,750	ADU 5	Studio / 1 ba	230	\$1,695
ADU 2	Studio / 1 ba	335	\$1,750	ADU 6	Studio / 1 ba	242	\$1,695
ADU 3	Studio / 1 ba	335	\$1,750	ADU 7	Studio / 1 ba	230	\$1,695
ADU 4	Studio / 1 ba	317	\$1,750	ADU 8	Studio / 1 ba	242	\$1,695
TOTAL		2,248 SF	\$13,780 / mo				\$165,360 / year + \$20/unit/mo laundry

POPULATION

1 MILE • 3 MILE • 5 MILE

	1 MILE	3 MILE	5 MILE
2000 Population	89,686	478,681	1,034,306
2010 Population	81,375	450,626	1,009,055
2026 Population	78,795	449,819	1,029,191
2031 Population (proj.)	80,970	459,403	1,047,163
2026-2031 Growth Rate	2.75%	2.10%	1.75%
2026 Population 18+	69,111	392,118	885,604
2026 Median Age	38	38	38

HOUSEHOLD INCOME

MEDIAN • AVERAGE

	1 MILE	3 MILE	5 MILE
Median HH Income	\$63,057	\$73,694	\$77,678
Average HH Income	\$94,226	\$120,252	\$124,901

1.03M

POPULATION - 5 MILE

\$124,901

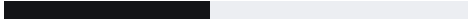
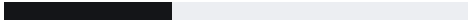
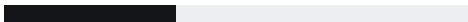
AVG HH INCOME - 5 MILE

38

MEDIAN AGE

2026 HOUSEHOLDS BY INCOME

1 MILE RADIUS

Less than \$15,000		5,628
\$15,000 - \$24,999		3,072
\$25,000 - \$34,999		2,530
\$35,000 - \$49,999		3,610
\$50,000 - \$74,999		6,897
\$75,000 - \$99,999		4,067
\$100,000 - \$149,999		5,492
\$150,000 - \$199,999		2,567
\$200,000 or greater		3,503

INCOME BRACKET	1 MILE	3 MILE	5 MILE
Less than \$15,000	5,628	27,310	60,713
\$15,000 - \$24,999	3,072	13,606	29,765
\$25,000 - \$34,999	2,530	14,141	28,434
\$35,000 - \$49,999	3,610	21,621	43,970
\$50,000 - \$74,999	6,897	35,150	67,951
\$75,000 - \$99,999	4,067	24,647	52,164
\$100,000 - \$149,999	5,492	33,305	72,759
\$150,000 - \$199,999	2,567	17,942	42,027
\$200,000 or greater	3,503	32,904	77,984

Source: esri

2026 POPULATION BY AGE

1 MILE RADIUS

Age 30-34		9,838
Age 35-39		8,003
Age 40-44		6,261
Age 45-49		4,962
Age 50-54		4,634
Age 55-59		4,452
Age 60-64		4,032
Age 65-69		3,692
Age 70-74		3,126
Age 75-79		2,210
Age 80-84		1,506
Age 85+		1,363

	1 MILE	3 MILE	5 MILE
2026 Median Age	38	38	38
2031 Median Age (proj.)	40	39	40
2026 Population 18+	69,111	392,118	885,604

2026 POPULATION BY AGE

1 / 3 / 5 MILE

AGE	1 MILE	3 MILE	5 MILE
30-34	9,838	55,233	116,729
35-39	8,003	46,881	100,792
40-44	6,261	36,859	82,334
45-49	4,962	29,996	67,926
50-54	4,634	27,743	62,934
55-59	4,452	25,093	57,962
60-64	4,032	22,404	51,858
65-69	3,692	20,152	46,227
70-74	3,126	16,817	39,177
75-79	2,210	12,220	29,114
80-84	1,506	8,262	19,484
85+	1,363	7,531	19,049

2026 INCOME BY AGE

MEDIAN • AVERAGE

AGE	1 MI MED	1 MI AVG	3 MI MED	3 MI AVG	5 MI MED	5 MI AVG
25-34	\$72,901	\$97,020	\$84,036	\$120,488	\$90,065	\$126,292
35-44	\$75,367	\$115,999	\$87,146	\$145,916	\$95,034	\$153,081
45-54	\$65,407	\$100,173	\$73,254	\$121,431	\$81,459	\$129,712
55-64	\$67,921	\$97,251	\$78,678	\$124,736	\$81,279	\$129,988
65-74	\$34,491	\$72,207	\$54,807	\$106,172	\$56,973	\$110,886
75+	-	\$58,551	-	\$86,117	-	\$86,093

2026 POPULATION BY RACE

1 MILE RADIUS

Hispanic		32%
White		24%
Other Race		21%
Asian		9%
Multiracial		9%
African American		3%
American Indian		1%

	1 MILE	3 MILE	5 MILE
Hispanic	32%	27%	28%
White	24%	27%	26%
Other Race	21%	17%	18%
Asian	9%	16%	13%
Multiracial	9%	9%	9%
African American	3%	4%	5%
American Indian	1%	1%	1%

DIVERSITY INDEX

	1 MILE	3 MILE	5 MILE
Diversity Index (2010)	83	83	84
Diversity Index (2020)	87	86	87
Diversity Index (current year)	87	86	87
Diversity Index (+5 years)	87	87	88

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
American Indian / Alaska Native	37	37	37
Asian	44	43	42
Black	36	36	39
Hispanic	37	36	36
Multiple Races	37	36	36
Other Race	36	36	36
Pacific Islander	38	36	36
White	39	38	39

Source: esri

5642 LEXINGTON AVE | OFFERING MEMORANDUM

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GLOBAL PLATINUM PROPERTIES

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5642 LEXINGTON AVE, LOS ANGELES, CA 90038

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