



4053 Oakwood Avenue

Los Angeles, CA 90004

12 Unit Apartment Building
Offering Memorandum

LYON STAHL
INVESTMENT REAL ESTATE

THE JAMES GROUP
www.JamesGroupRE.com

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Section 1

The Opportunity

EXECUTIVE SUMMARY

4053 Oakwood Ave offers a value-add multifamily investment with a great unit mix in a strong rental demand pocket of Los Angeles two blocks from the Vermont/Beverly Metro Station.

We are pleased to present 4053 Oakwood Avenue, a rare 12-unit multifamily investment opportunity strategically located in a high-demand Hollywood enclave, bordered by the vibrant and rapidly appreciating neighborhoods of Larchmont Village, Silver Lake, and Koreatown.

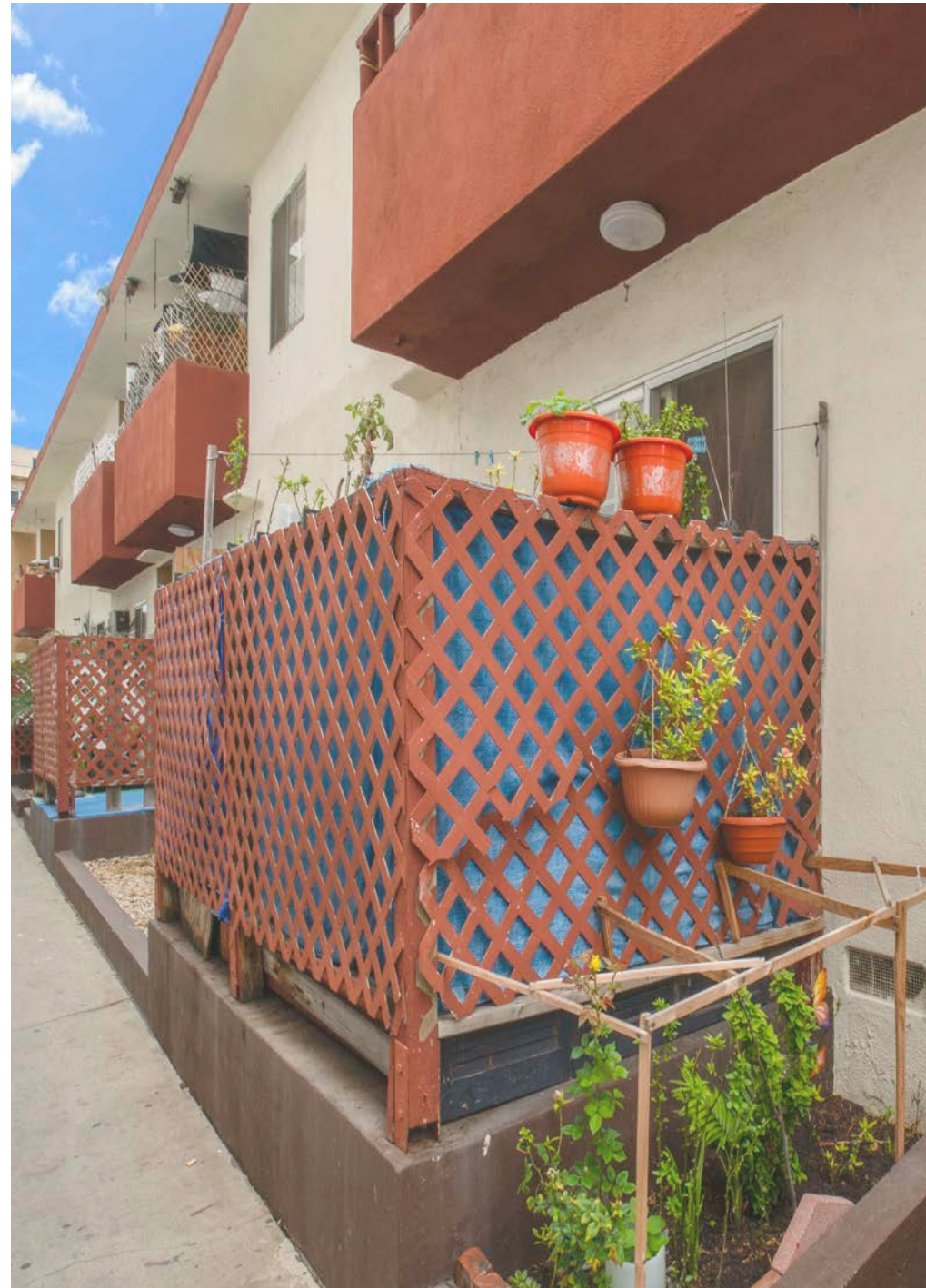
This well-maintained, 10,371-square-foot building offers an ideal unit mix of (2) Studios, (5) One-Bedroom Units, and (5) Two-Bedroom, Two-Bath Units, averaging an impressive 864 square feet per unit. Each residence features a private balcony or patio and efficient, tenant-friendly layouts that enhance livability and long-term tenancy.

With over 25% rental upside, this offering presents a compelling value-add opportunity for investors seeking strong in-place cash flow with significant near-term growth potential. The property's central location provides tenants with excellent connectivity, just two blocks from the 101 Freeway and the Vermont/Beverly Metro Station, ensuring easy access to DTLA, Hollywood, and beyond.

Don't miss the chance to acquire a stable, well-located asset with built-in value and long-term upside in one of L.A.'s most desirable rental corridors.

Great unit mix featuring (2) Studio, 1 Bath, (5) 1 Bed, 1

- **Bath, (5) 2 Bed, 2 Bath units spread out over 10,371 square feet with an average unit size of 864sf**
- **Great value-add opportunity with over 25% upside in rents in an excellent rental pocket**
- **The property is located two blocks from the Beverly/Vermont Metro Station and 2 blocks from onramps to the 101 fwy.**



INVESTMENT HIGHLIGHTS

Great Hollywood Location

The subject property is located in a **Prime Hollywood** location squeezed on all sides by trending neighborhoods. Larchmont Village to the West, Virgil Village to the North, Silverlake to the East and Koreatown on the Southern boundary.

Great Unit Mix

The property consists of a **great unit mix** of (5) Two Bed, 2 Bath, (5) 1 Bed, 1 Bath, (2) Studio, 1 Bath spread out over 10,371 square feet

Rental Upside

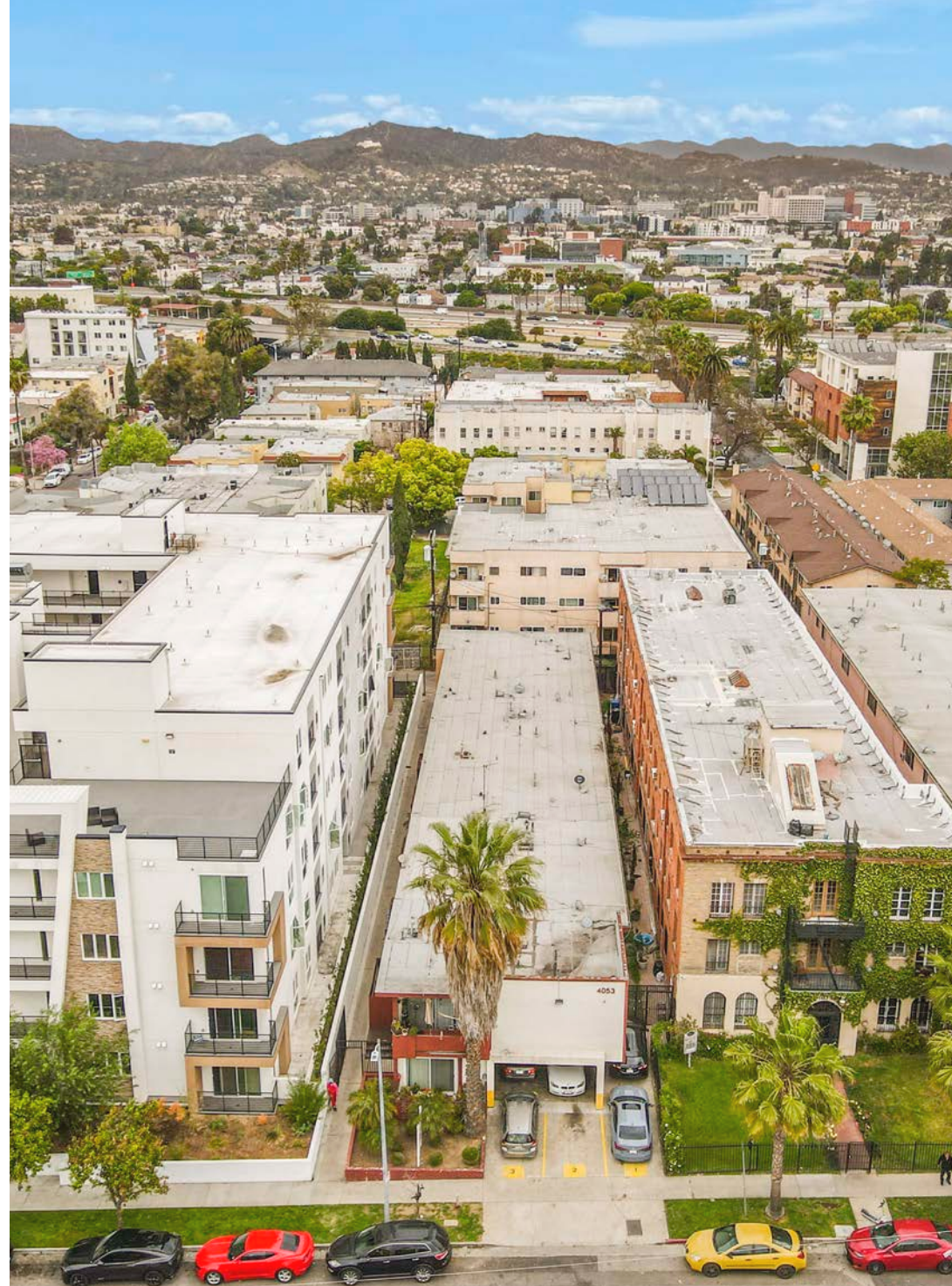
There is significant upside in rents. Current rents are **25% below market rate** allowing a new owner to increase cash flow with unit renovations as units turn.

Large Units

12 units are spread over 10,371 sf allowing for **large units with great layouts**. The two bed two bath units are approximately 1000 sf, one bedrooms are approx. 800 sf, and studios approximately 500 sf. Some units have balconies.

Access to LA

The property is located near the Vermont exit off the 101 fwy providing access to downtown LA through North Hollywood. The **Beverly/Vermont Metro** stop is 2 blocks away.





Section 2

The Property

PROPERTY OVERVIEW



PROPERTY DETAILS

Property Address	4053 Oakwood Avenue
Year Built	1963
Building SF	10,371
Lot Area SF	9901
APN	5520-017-008
Zoning	LAR3
No. of Units	12
Unit Mix	(5) 2 Bed / 2 Bath (5) 1 Bed / 1 Bath (2) Studio / 1 Bath
Parking	9 Parking Spaces On-Site
Construction	Wood-Frame Stucco
Occupancy	100%

PROPERTY DESCRIPTION

4053 Oakwood Avenue is a twelve unit apartment building built in 1963. The property features a great unit mix consisting of five (2) studio units, five (5) one-bedrooms, and five (5) two bedroom two bathroom units. All units have either a balcony or private patio space located off the unit. The 9,901 square foot lot is zoned R3 with parking located at the front and rear of the property. The soft-story parking retrofit has been completed by the current ownership.

portunity provides a promising value-add play within a prime rental demand pocket in the heart of Hollywood. There is an ability to add additional units in the carport area at the rear of the property

ideally located at the intersection of Hollywood, Koreatown, and Larchmont Village—three of Los Angeles' most dynamic and fast-growing neighborhoods.

In addition, current rents are 25% below the market rate, this op-

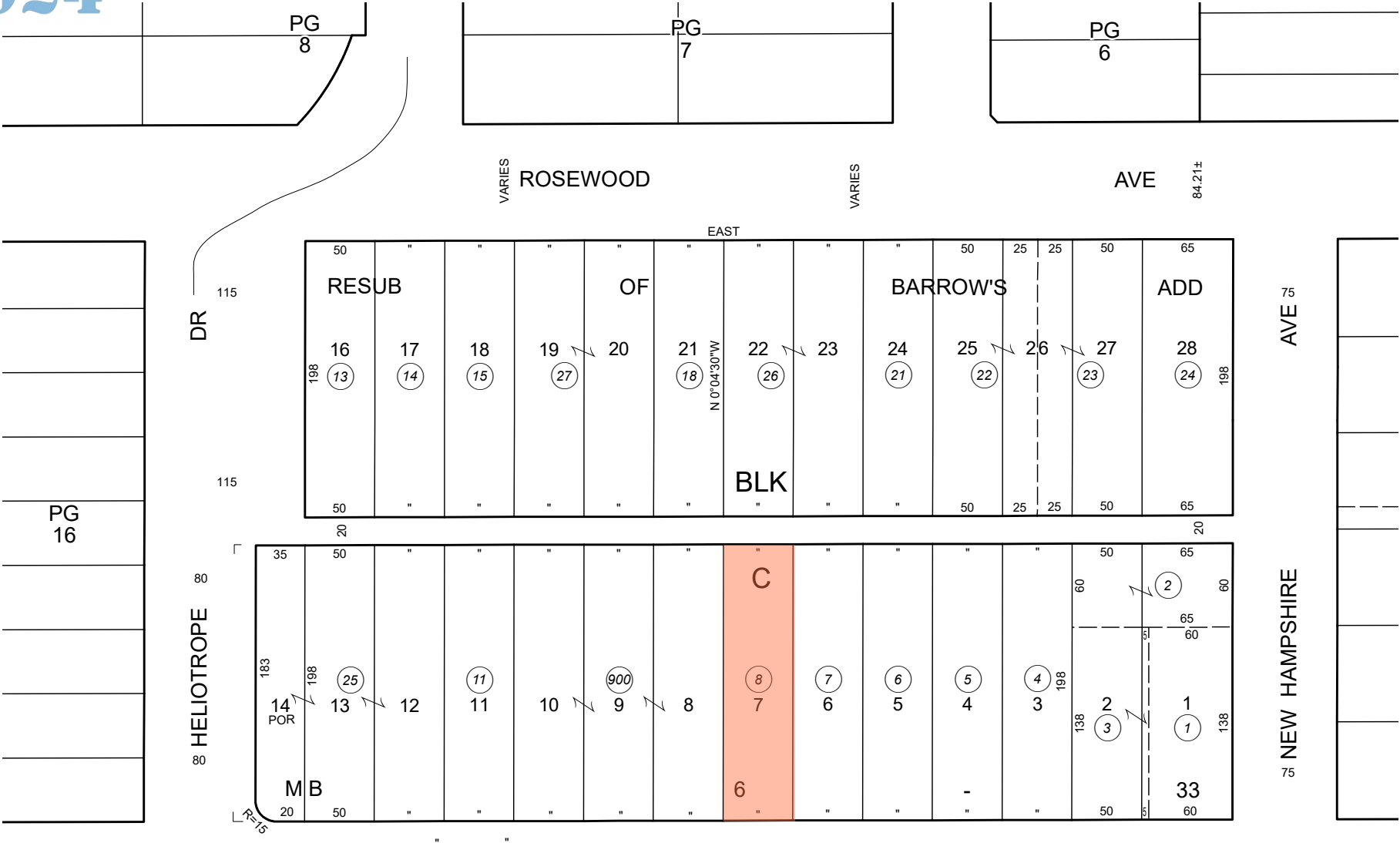
PARCEL MAP

SHEET	2018031408014001-09	2023121202002001-09				
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2024



PLANNING AND GIS SERVICES
SCALE 1" = 80'



PROPERTY PHOTOS



AERIAL PHOTOS

Hollywood

Virgil Village

4053
Oakwood ave

VERMONT/ BEVERLY
METRO

4053
Oakwood ave



Section 3

The Financials

RENT ROLL

Unit No.	Unit Type	Square Feet	Monthly Rent	Rent/SF	PF Monthly Rent	PF Rent/SF
1	1 Bed , 1 Bath	800	\$1,839	\$2.30	\$2,000	\$2.50
2	2 Bed, 2 Bath	1,030	\$1,918	\$1.81	\$2,500	\$2.43
3	1 Bed , 1 Bath	800	\$1,113	\$1.34	\$2,000	\$2.50
4	2 Bed, 2 Bath	1,030	\$2,340	\$2.27	\$2,500	\$2.43
5	Single, 1 Bath	500	\$1,285	\$2.50	\$1,600	\$3.20
6	2 Bed, 2 Bath	1,030	\$2,236	\$2.17	\$2,500	\$2.43
7	2 Bed, 2 Bath	900	\$1,864	\$2.01	\$2,500	\$2.78
8	1 Bed , 1 Bath	800	\$1,607	\$1.95	\$2,000	\$2.50
9	2 Bed, 2 Bath	1,030	\$1,781	\$1.68	\$2,500	\$2.43
10	Single, 1 Bath	500	\$1,504	\$2.92	\$1,600	\$3.20
11	1 Bed , 1 Bath	800	\$1,900	\$2.28	\$2,000	\$2.50
12	1 Bed , 1 Bath	800	\$1,774	\$2.15	\$2,000	\$2.50
TOTAL		10,020	\$21,161		\$25,700	

FINANCIAL SUMMARY

Price	\$2,200,000
Down (31%)	\$550,000
Price/Unit	\$183,333
Price/SF	\$212.13
Cap Rate	6.43%
Proforma Cap Rate	8.71%
GRM	8.70
Proforma GRM	7.13
Street	4053 Oakwood Ave
City	Los Angeles
State	CA
Zip	90004
No. of Units	12
Building Sq. Ft.	10,371
Lot Size	9,901
Zoning	LAR3
APN	5520-017-008
Year Built	1963
Loan Amount	\$1,650,000
Interest Rate	6.00%
Monthly Payment	(\$9,892.58)
Loan-to-Value	75%
Debt Cover Ratio	1.19
Term	5 Year Fixed

INCOME					
			Current	Proforma	
Base Rental Income			\$252,956	\$308,400	
Additional Income			\$779	\$779	
Gross Potential Income			\$253,735	\$309,179	
Less Vacancy	5%		\$12,687	5%	\$15,459
Effective Gross Income			\$241,048	\$293,720	
Operating Expenses	41%		\$99,485	35%	\$102,119
Net Operating Income			\$141,563	\$191,601	
Debt Service			-\$118,711	-\$118,711	
Pre-Tax Cash Flow	4.15%		\$22,852	13.25%	\$72,890
Principal Reduction			-\$20,262	-\$20,262	
Total Return Before Taxes	7.84%		\$43,114	16.94%	\$93,153

EXPENSES					
Taxes (1.199691%)			\$26,393	\$26,393	
Insurance (Estimated\$1.00/sf)			\$15,557	\$15,557	
Utilities (Actual 2024)			\$26,367	\$26,367	
Repairs & Maintenance (\$500/Unit)			\$6,000	\$6,000	
Management Fee (4.0% of EGI)			\$12,052	\$14,686	
Gardener (\$100/month)			\$1,200	\$1,200	
Reserves (\$200/Unit)			\$2,400	\$2,400	
Direct Assessments (Actual)			\$1,667	\$1,667	
Trash (Actual)			\$7,850	\$7,850	
Operating Expenses			\$99,485	\$102,119	
Total Expenses per Unit			\$8,290	\$8,510	
Total Expenses per SF			\$9.59	\$9.85	

RENT SUMMARY					
Unit Mix	No. of Units	Average Rent	Monthly	Average Rent	Monthly
Single, 1 Bath	2	\$1,354	\$2,708	\$1,500	\$3,200
1 Bed , 1 Bath	5	\$1,646	\$8,232	\$2,000	\$10,000
2 Bed, 2 Bath	5	\$2,028	\$10,139	\$2,500	\$12,500



UNDERWRITING NOTES

INCOME

Income	Building is 100% occupied and market rent used in vacancy.
Vacancy	Vacancy Rate is 3% of Gross Rental Income.
Proforma	Market Rents based on Rent Analysis of Submarket Area.
Unit SF	Unit Square Footages are Estimated and assumed equal in size

EXPENSES

Property Tax Rate	Actual per Los Angeles Tax Assessor 1.199398%
Insurance	Estimated @ \$1.00/sf
Utilities	Actual 2024
Repairs & Maintenance	Estimated annually \$500 per unit
Management Fee	4.0% of Effective Gross Income.
Direct Assessments	Actual per Los Angeles Tax Assessor
Reserves	\$200 per unit
Trash	Actual provided by owner



Section 4

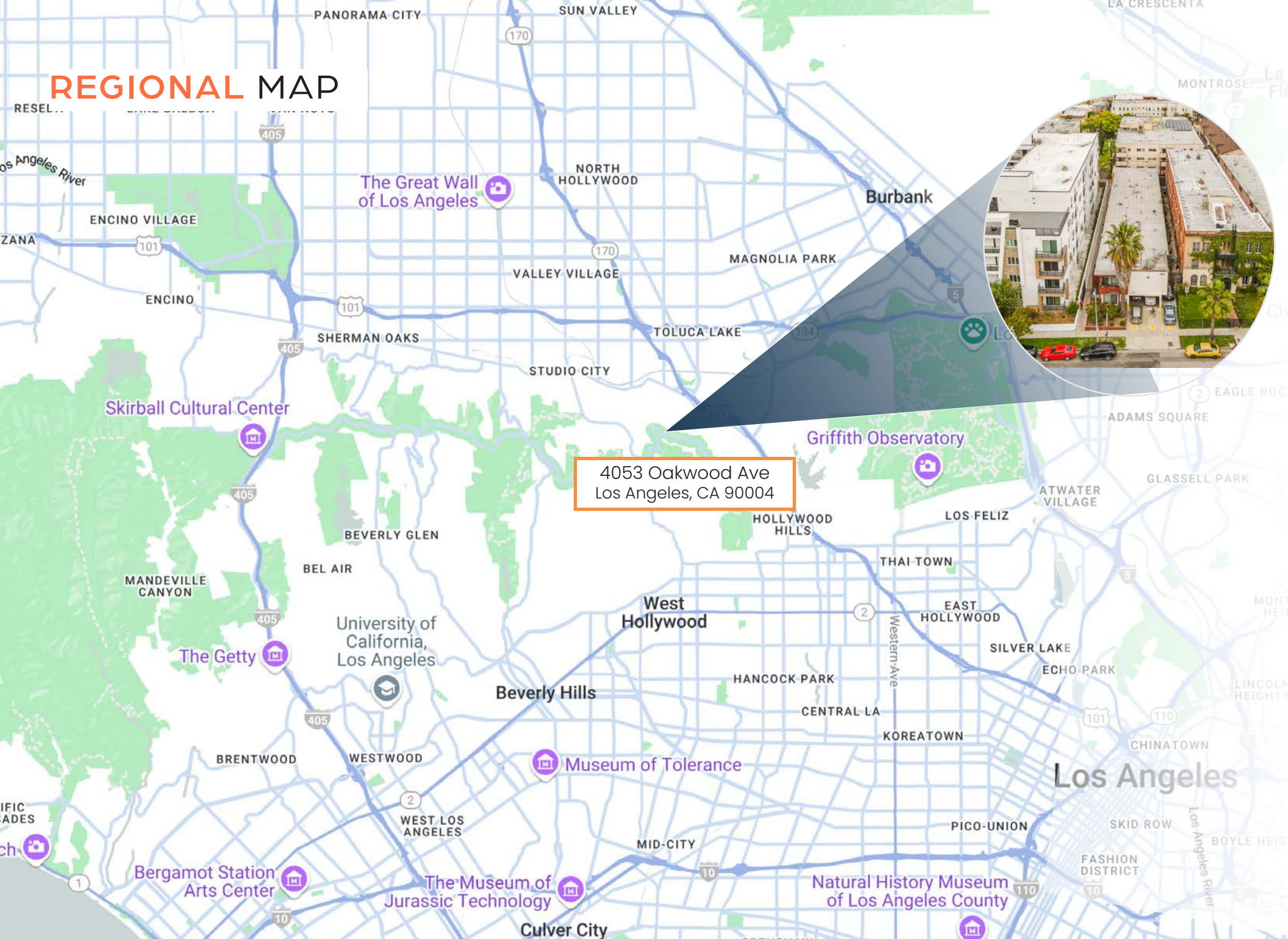
The Location

NEIGHBORHOOD MAP



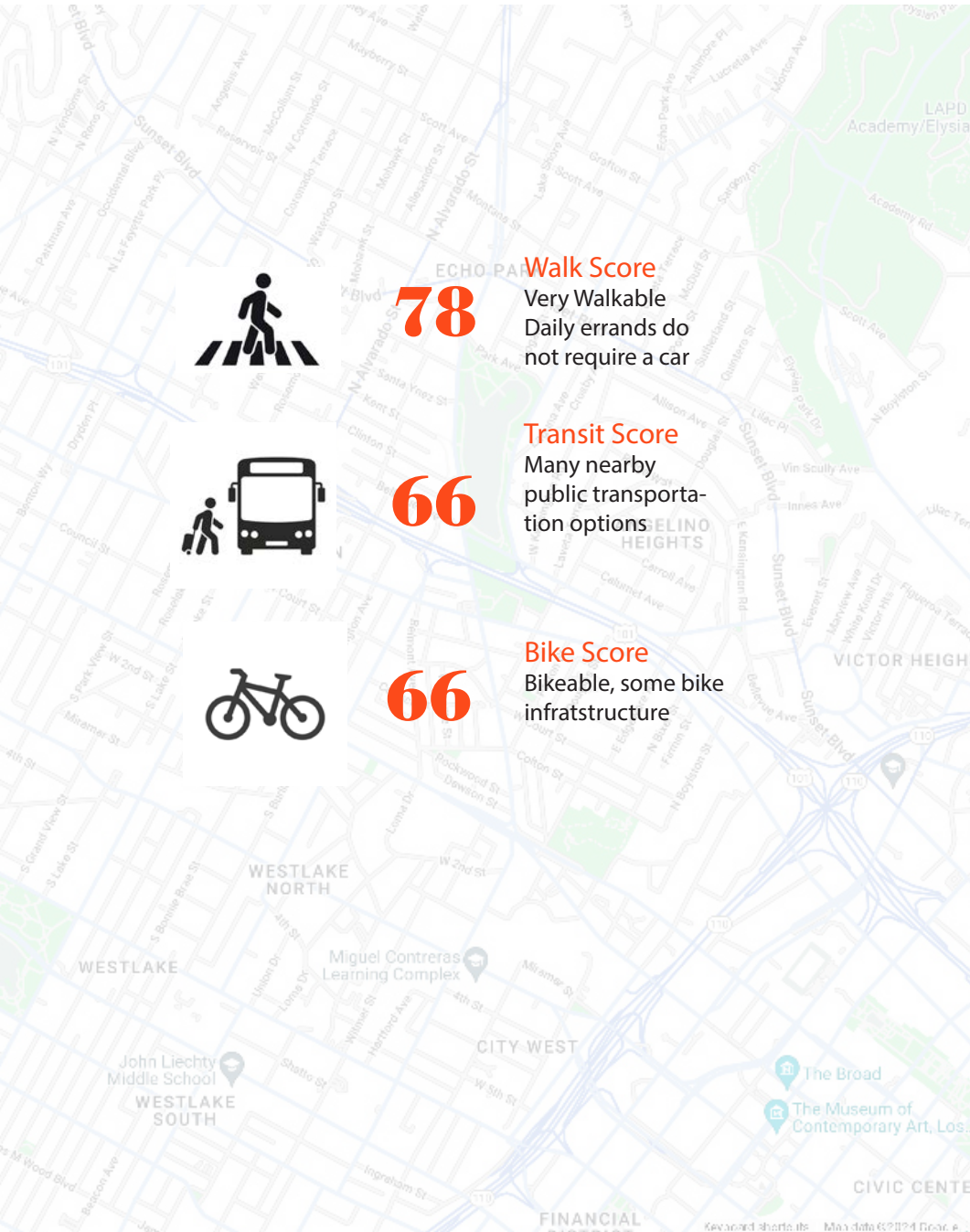
4053 Oakwood Ave
Los Angeles, CA 90004

REGIONAL MAP



4053 Oakwood Ave
Los Angeles, CA 90004

THE STATISTICS



Hollywood Demographics

Household Renters

88% of the households in Hollywood are renting their homes within a 2 mile radius.

Median Age

The median age of people living in Hollywood is 38 years old.

Household Income

The average household income in Hollywood is \$72,558 a year.

Population

There are 79,013 people living in a 1 mile radius

Median Home Value

\$953,413 median home value in a 1 mile radius

88%

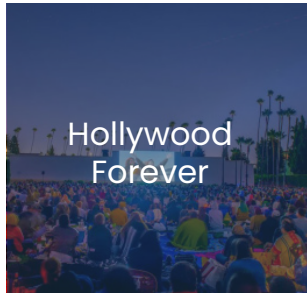
38 years

\$72,558

79,013

\$953,413

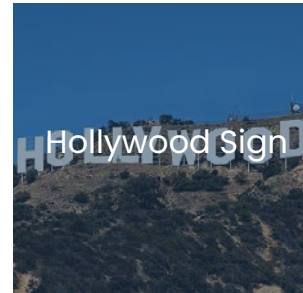
THE NEIBORHOOD



Hollywood Forever



Capitol Records



Hollywood Sign



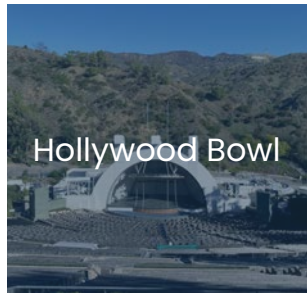
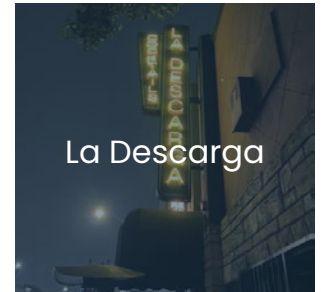
Walk of Fame



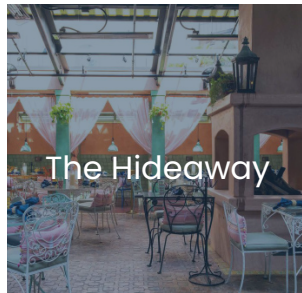
Thompson Hotel



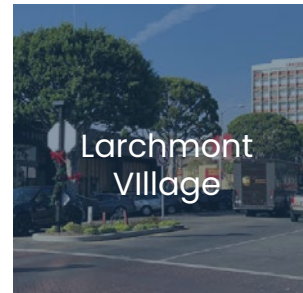
La Descarga



Hollywood Bowl



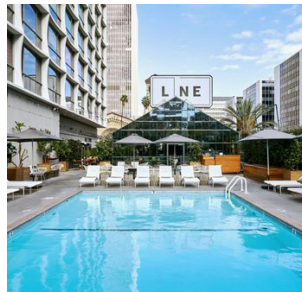
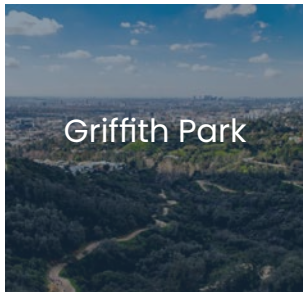
The Hideaway



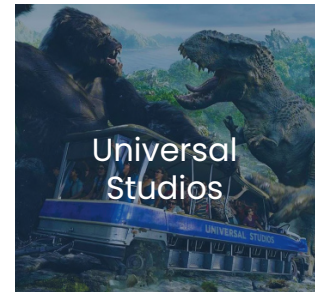
Larchmont Village



Griffith Park



The Line Hotel



Universal Studios

4053

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