



EXCLUSIVELY LISTED BY NOHCO REAL ESTATE

**1545 GORDON ST**  
**HOLLYWOOD, CA 9028**



# 1545 GORDON | 16 UNITS

**NOHCO**  
REAL ESTATE INVESTMENTS

## 1545 GORDON ST LOS ANGELES, CA 90028

Total Units:	16
Total Size:	14,502 sf
Lot Size:	13,017 sf
GRM:	11.0
Cap Rate:	5.2%
Cost/Unit:	\$262,500
Cost/SF:	\$289.62
Year Built:	1965
Zoning:	LA-R4
Market:	Hollywood
Cross Street:	Sunset Blvd
APN:	5545-007-049

EXCLUSIVELY LISTED:

**\$4,200,000**



# DESCRIPTION

1545 Gordon Street, a rare 16-unit multifamily asset ideally located in the heart of Hollywood.

Built in 1965, this two-story courtyard apartment complex totals 14,502 SF in size and offers a strong unit mix of (9) one-bed/one-bath and (7) two-bed/two-bath units, making it an attractive opportunity for investors seeking both immediate cash flow and long-term upside.

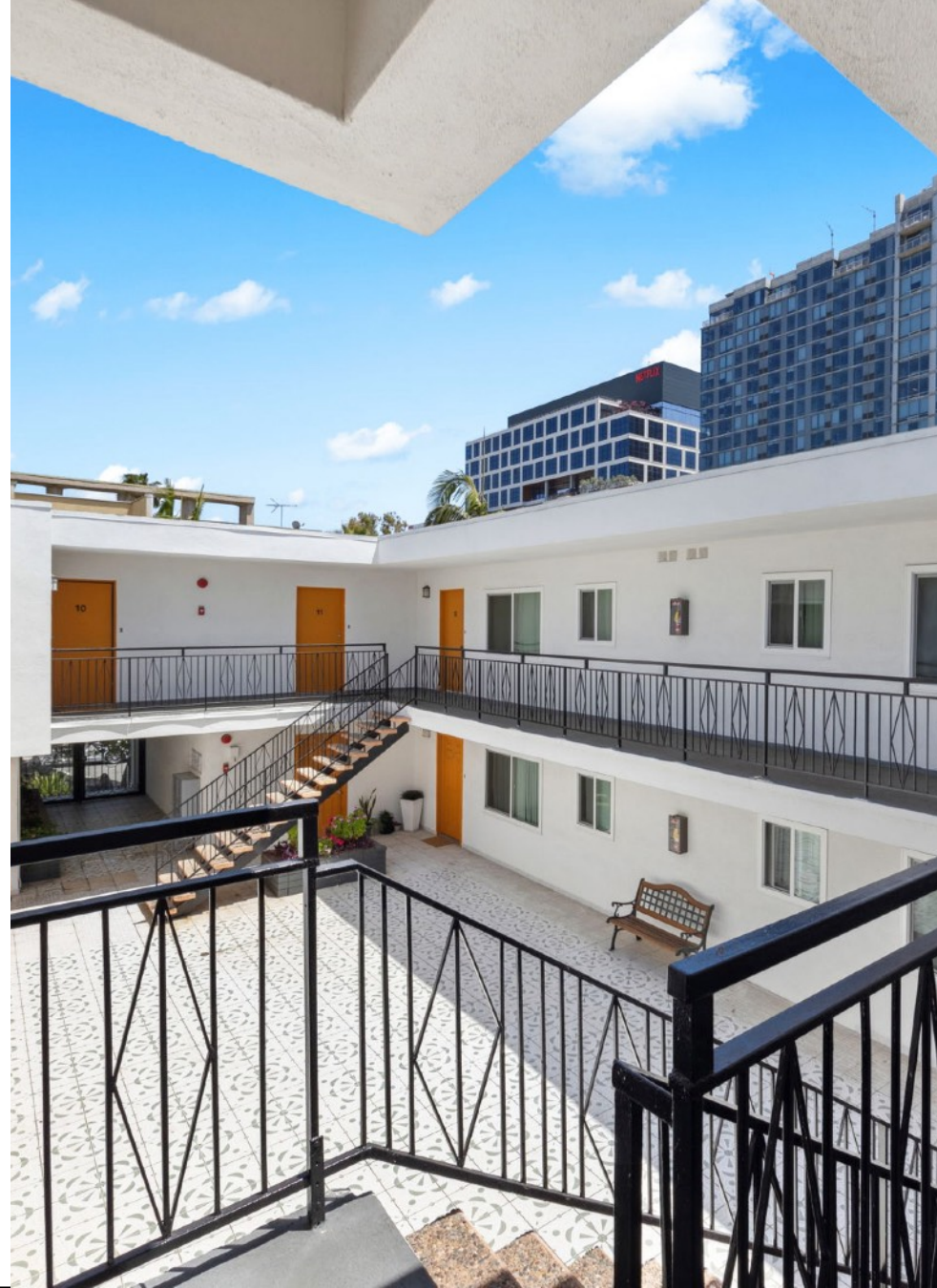
Situated on a 13,017 SF lot zoned LA-R4, the property boasts 21 underground garage parking spaces, a highly desirable amenity in the dense Hollywood submarket.

Recent capital improvements include newer windows, new boiler, fresh exterior paint and doors, repaired/replaced stairways; reducing future maintenance costs.

Other notable features include a coin-operated laundry room, individual balconies, automated gates, and intercom & camera system for maximum security.

## HIGHLIGHTS

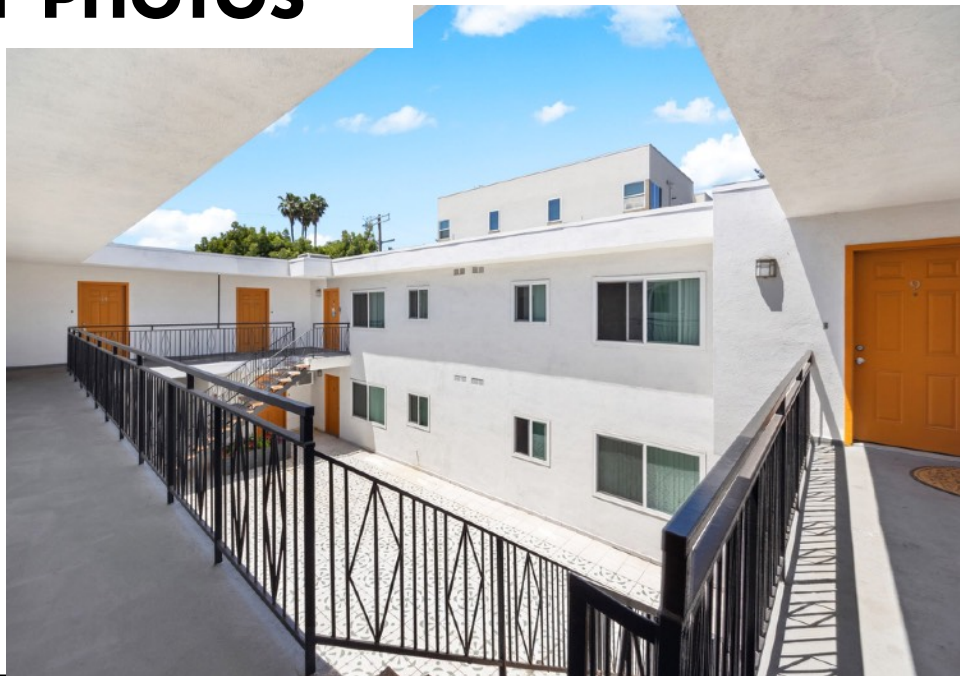
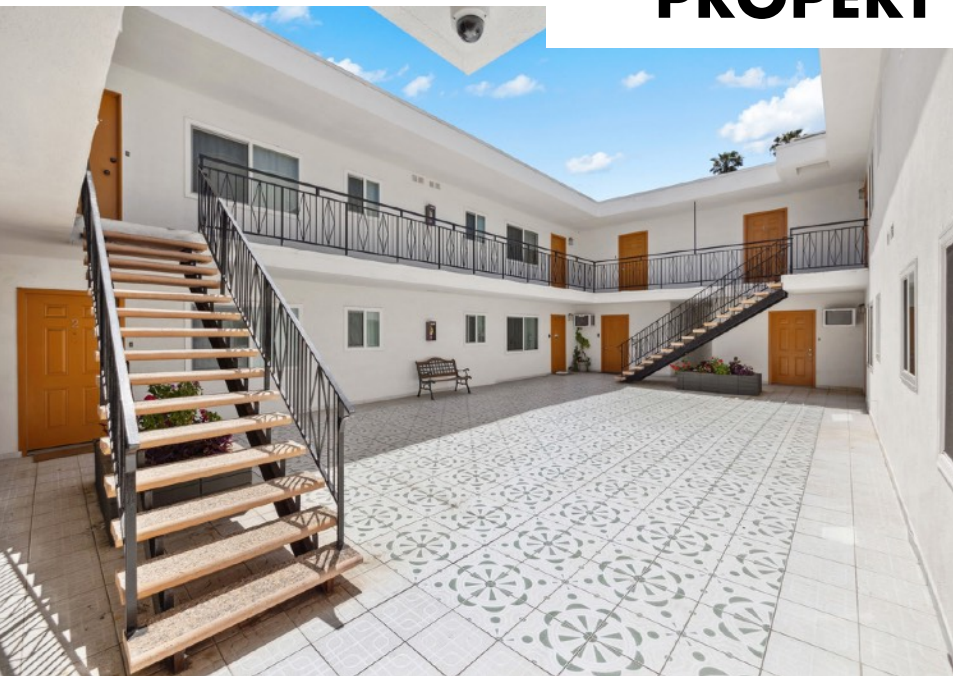
- Sold Individually or as a Portfolio!
- Value Add w/ over 30% Upside in Rents.
- Pride of Ownership Building in Hollywood.
- Underground Parking w/ Secure Access.
- Walking Distance to Sunset Blvd, Near Major Developments & Landmarks.







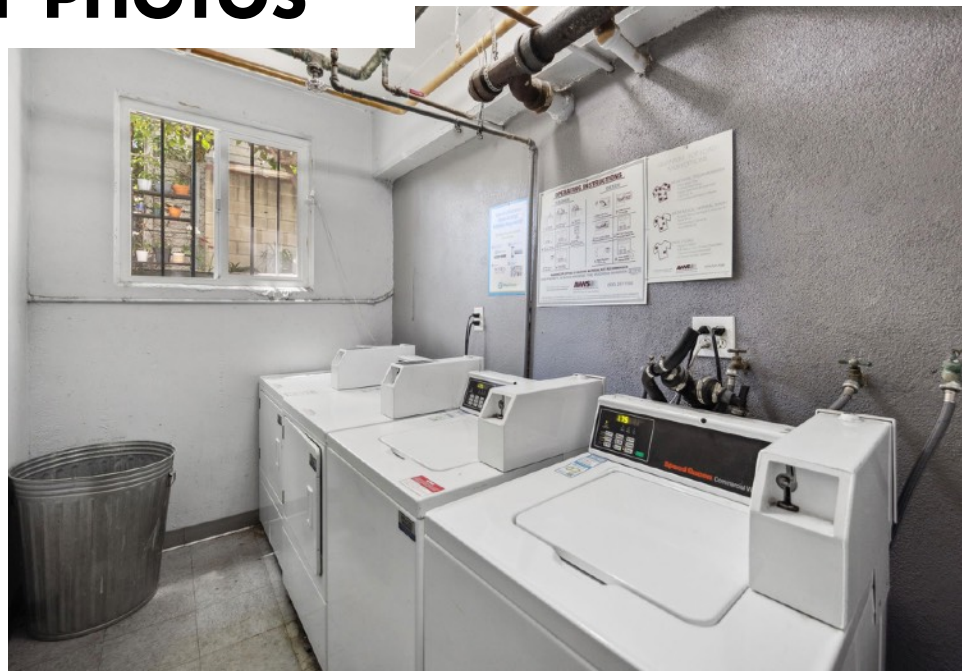
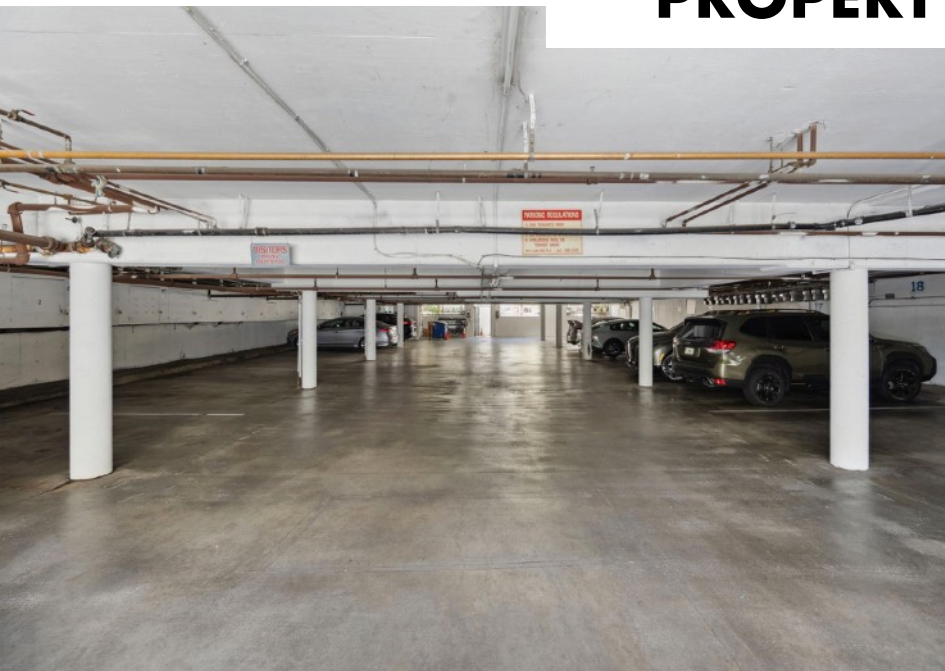
## PROPERTY PHOTOS







## PROPERTY PHOTOS







## RENT ROLL

UNIT #	TYPE	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	MOVE IN DATE	NOTES
1	2+2	\$2,672	\$2,900	\$2,000	10/1/25	2/15/22	
2	1+1	\$1,982	\$2,400	\$1,030	10/1/25	2/1/23	
3	1+1	\$2,028	\$2,400	\$1,500	2/1/25	1/1/24	\$50 Pet Rent
4	2+2	\$2,987	\$2,900	\$0	-	-	Previous Mgr Unit
5	2+2	\$2,328	\$2,900	\$1,200	10/1/25	10/26/16	
6	1+1	\$1,135	\$2,400	\$0	10/1/25	7/1/08	
7	1+1	\$1,866	\$2,400	\$1,000	10/1/25	10/14/15	
8	1+1	\$2,096	\$2,400	\$1,100	10/1/25	11/15/17	
9	1+1	\$1,925	\$2,400	\$1,000	10/1/25	8/22/16	
10	2+2	\$1,560	\$2,900	\$0	10/1/25	7/1/08	
11	2+2	\$1,432	\$2,900	\$0	10/1/25	7/1/08	
12	1+1	\$1,260	\$2,400	\$0	10/1/25	7/1/08	
13	1+1	\$1,875	\$2,400	\$1,735	10/1/25	2/1/19	
14	2+2	\$2,045	\$2,900	\$500	10/1/25	9/1/11	
15	2+2	\$2,272	\$2,900	\$1,200	10/1/25	8/6/16	
16	1+1	\$1,982	\$2,400	\$2,400	5/1/25	5/1/24	\$50 Pet Rent
TOTAL		\$31,443	\$41,900	\$14,665	-	-	



PRICING SUMMARY

Total Purchase Price	\$4,200,000
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FINANCIAL INDICATORS

Actual Cap Rate	5.2%
Actual GRM	11.0
Pro Forma Cap Rate	8.0%
Pro Forma GRM	8.3
Price Per Unit	\$262,500
Price Per Sq. Ft.	\$289.62
Occupancy	94%

PROPERTY SUMMARY

APN#	5545-007-049
No. Units	16
No. of Stories	2
Year Built	1965
Building SF	14,502
Lot Size	13,017
Parking	Garage
Zoning	LA-R4
Meter (Separate)	Electric & Gas
Meter (Master)	Water

PROPOSED FINANCING

Loan Amount	Cash to New Loan
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SCHEDULED INCOME

Unit #	Type	Current Rents	Pro Forma Rents
9	1+1	\$16,147	\$21,600
7	2+2	\$15,296	\$20,300
Total	16	\$31,443	\$41,900

ANNUAL OPERATING INFORMATION

	Current Rents	Pro Forma
Gross Scheduled Rent	\$377,318	\$502,800
Other Income - Pet Rent	\$1,200	\$1,200
Other Income - Laundry	\$2,305	\$2,305
Less: Vacancy Reserve2%	(\$7,616)	2%(\$10,126)
Effective Gross Income	\$373,206	\$496,179
Estimated Expenses		
Property Taxes (1.20%)	(\$50,400)	(\$50,400)
Management - Offsite (4%)	(\$14,928)	(\$19,847)
Management - Onsite	(\$12,000)	(\$12,000)
Insurance (actual)	(\$10,031)	(\$10,031)
Utilities (actual)	(\$38,706)	(\$38,706)
Maintenance & Repairs (\$75/unit)	(\$14,400)	(\$14,400)
Landscaping	(\$3,900)	(\$3,900)
Admin/Licenses	(\$7,406)	(\$7,406)
Reserves (\$350/mo)	(\$4,200)	(\$4,200)
Total Expenses42%	(\$155,970)	32%(\$160,889)
Expenses Per SF/Unit	\$10.76	\$9,748\$11.09\$10,056
Net Operating Income5.2%	\$217,236	8.0%\$335,290





**NOHCO REAL ESTATE**

**1545 GORDON ST, HOLLYWOOD, CA 90028**





SunSet  
BRONSON STUDIOS  
**NETFLIX**

**12 UNITS**  
**5923 CARLTON WAY**

**13 UNITS**  
**5947 CARLTON WAY**






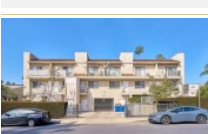

**16 UNITS**  
**1545 GORDON ST**





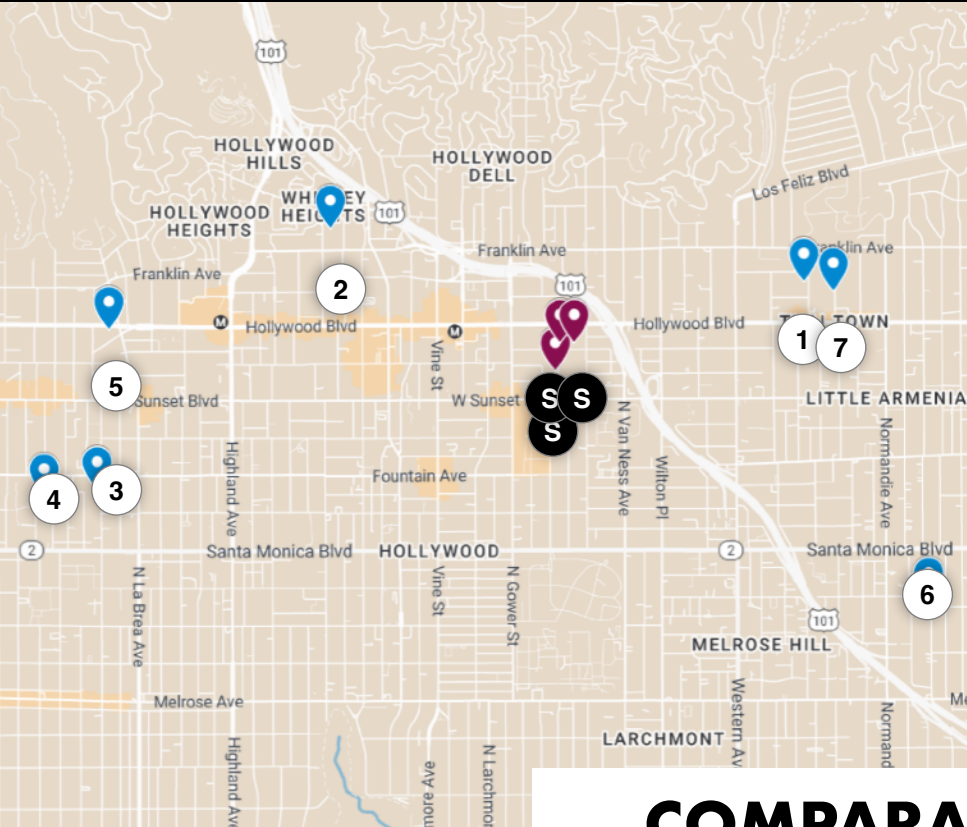
# SALES COMPARABLES

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PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 1803 N Harvard Blvd</b> Los Angeles, CA 90027	12	1955	9,338		10 - 1+1 2 - 2+1	1/31/2025	<b>\$3,600,000</b>	\$300,000	\$385.52	-	-
	<b>2 1936 Whitley Avenue</b> Los Angeles, CA 90068	13	1966	12,433	8,002	3 - Studio 6 - 1+1 4 - 2+2	3/21/2025	<b>\$3,425,000</b>	\$263,462	\$275.48	5.20%	11.21
	<b>3 1235 N Formosa Ave</b> West Hollywood, CA 90046	10	1960	8,854	6,732	4 - 1+1 2 - 2+1 2 - 2+2	4/29/2025	<b>\$2,730,000</b>	\$273,000	\$308.34	6.50%	9.68
	<b>4 1226 N Fuller Ave</b> West Hollywood, CA 90046	22	1964	17,468	14,858	19 - 1+1 3 - 2+2	3/28/2025	<b>\$5,700,000</b>	\$259,091	\$326.31	5.72%	10.28
	<b>5 7120 Hollywood Blvd</b> West Hollywood, CA 90046	10	1953	4,820	7,500	10 - Studios	10/28/2024	<b>\$2,600,000</b>	\$260,000	\$539.42	6.48%	10.64
	<b>6 907 N Alexandria Ave</b> Los Angeles, CA 90029	12	1990	10,784	10,141	11 - 2+2 1 - 3+2	5/15/2025	<b>\$3,150,000</b>	\$262,500	\$292.10	3.64%	16.61
	<b>7 1747 N Kingsley Drive</b> Los Angeles, CA 90027	20	1953	14,144	15,029	19 - 1+1 1 - 2+1	9/27/2024	<b>\$6,375,000</b>	\$318,750	\$450.72	5.87%	11.59
<b>AVERAGES</b>		<b>14</b>	<b>1963</b>	<b>11,120</b>	<b>10,377</b>				<b>\$276,686</b>	<b>\$368.27</b>	<b>5.57%</b>	<b>11.67</b>



# SALES COMPARABLES



## COMPARABLES MAP

PROPERTIES		\$ PER UNIT	PSF	CAP	GRM
1	1803 N Harvard Blvd	\$300,000	\$386	-	-
2	1936 Whitley Avenue	\$263,462	\$275	5.20%	11.21
3	1235 N Formosa Ave	\$273,000	\$308	6.50%	9.68
4	1226 N Fuller Ave	\$259,091	\$326	5.72%	10.28
5	7120 Hollywood Blvd	\$260,000	\$539	6.48%	10.64
6	907 N Alexandria Ave	\$262,500	\$292	3.64%	16.61
7	1747 N Kingsley Drive	\$318,750	\$451	5.87%	11.59
<b>AVERAGE</b>		<b>\$276,686</b>	<b>\$368</b>	<b>5.57%</b>	<b>11.67</b>
<b>S</b>	<b>1545 Gordon Street</b>	<b>\$262,500</b>	<b>\$290</b>	<b>4.20%</b>	<b>12.50</b>
<b>S</b>	<b>5947 Carlton Way</b>	<b>\$223,077</b>	<b>\$270</b>	<b>4.70%</b>	<b>11.90</b>
<b>S</b>	<b>5923 Carlton Way</b>	<b>\$241,667</b>	<b>\$313</b>	<b>5.30%</b>	<b>11.20</b>

### AVERAGES

14 1963 11,120 10,377

\$276,686 \$368.27 5.57% 11.67

**S Subject**  
**1545 Gordon Street**  
Los Angeles, CA 90028

16 1965 14,502 (Est.) 13,017 9 - 1+1  
7 - 2+2

**\$4,200,000** \$262,500 \$289.62 5.20% 11.00





**HOLLYWOOD**

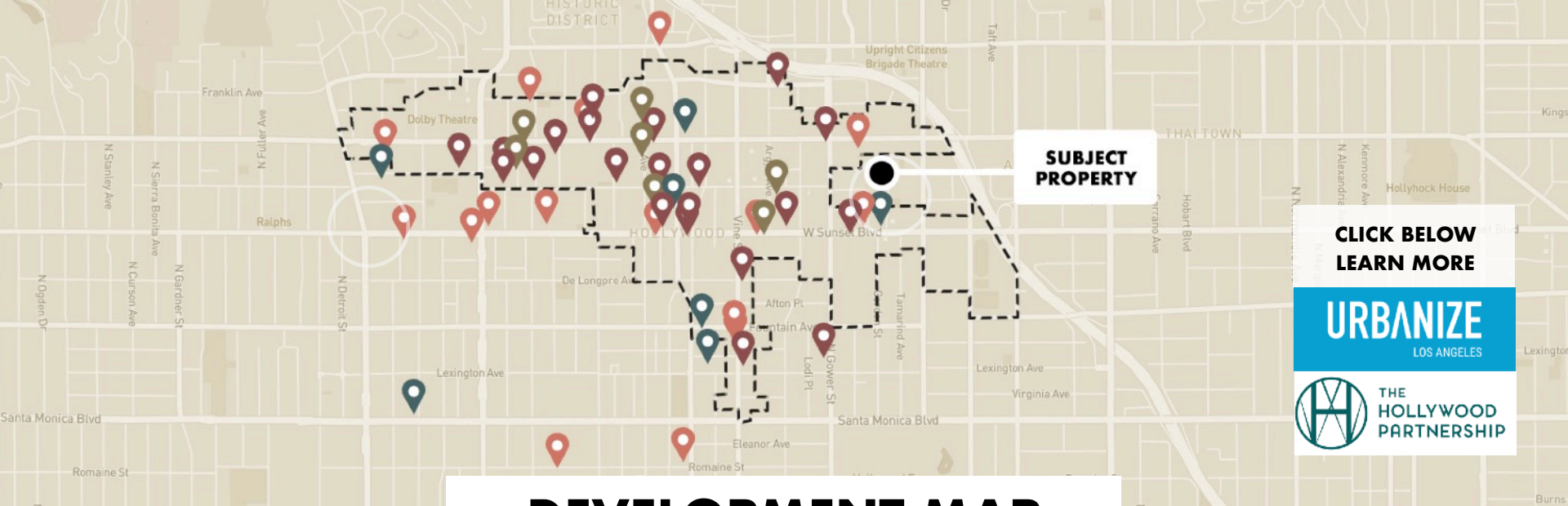
**HOLLYWOOD BLVD**

**16 UNITS  
1545 GORDON ST**

**13 UNITS  
5947 CARLTON WAY**

**12 UNITS  
5923 CARLTON WAY**





## DEVELOPMENT MAP

	Location	Developer	Type	Units	SF Ret/Off	Hotel Rooms	Stories
1	6007 Sunset	CIM Group	Mixed Use	109	14,657		7
2	6050 Sunset	Hudson Pacific	Office		628,000		18
3	6100 Hollywood	Trammel Crow	Mixed Use	220	3,270		22
4	6215 Sunset	Crescent Heights	Mixed Use	731	24,000		28
5	6220 Selma	Mill Creek	Mixed Use	276	61,800		7
6	1525 Cahuenga	PNK Group	Hotel		1,495	64	7
7	6381 Hollywood	Onni Group	Office		217,269		14
8	6407 Sunset	KBS Holds	Hotel		1,900	275	21
9	5929 Sunset	CIM Group	Mixed Use	299	45,700		22
10	5901 Sunset	Hudson Pacific	Mixed Use		289,000		13



## ENTERTAINMENT CAPITAL OF THE WORLD

Few places carry the same immediate name recognition or intrigue as Hollywood. The neighborhood attracts a diverse mix of people from all over the globe to live and work in the world's creative capital. With its central location, modern amenities, and walkable scale as the "most walkable neighborhood" in Los Angeles, Hollywood has its own unique character that appeals to modern-day creatives.

Known as the true entertainment capital of the world, Hollywood is a collection of meaningful, enduring, and iconic places. The area benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.









# HOLLYWOOD





# NEARBY LANDMARKS

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## World-Class TOURIST DESTINATION





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Bachelors Degree from University of  
California, Irvine (2002)



Sold \$750M in Transactions



Apartments/Multi-Family  
Retail/Shopping Centers  
Residential/Residential Income  
Owner-User/SBA Financing  
Office/Industrial  
1031 Exchange/NNN





# HOLLYWOOD COLLECTION

*Los Angeles. CA 90028*

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