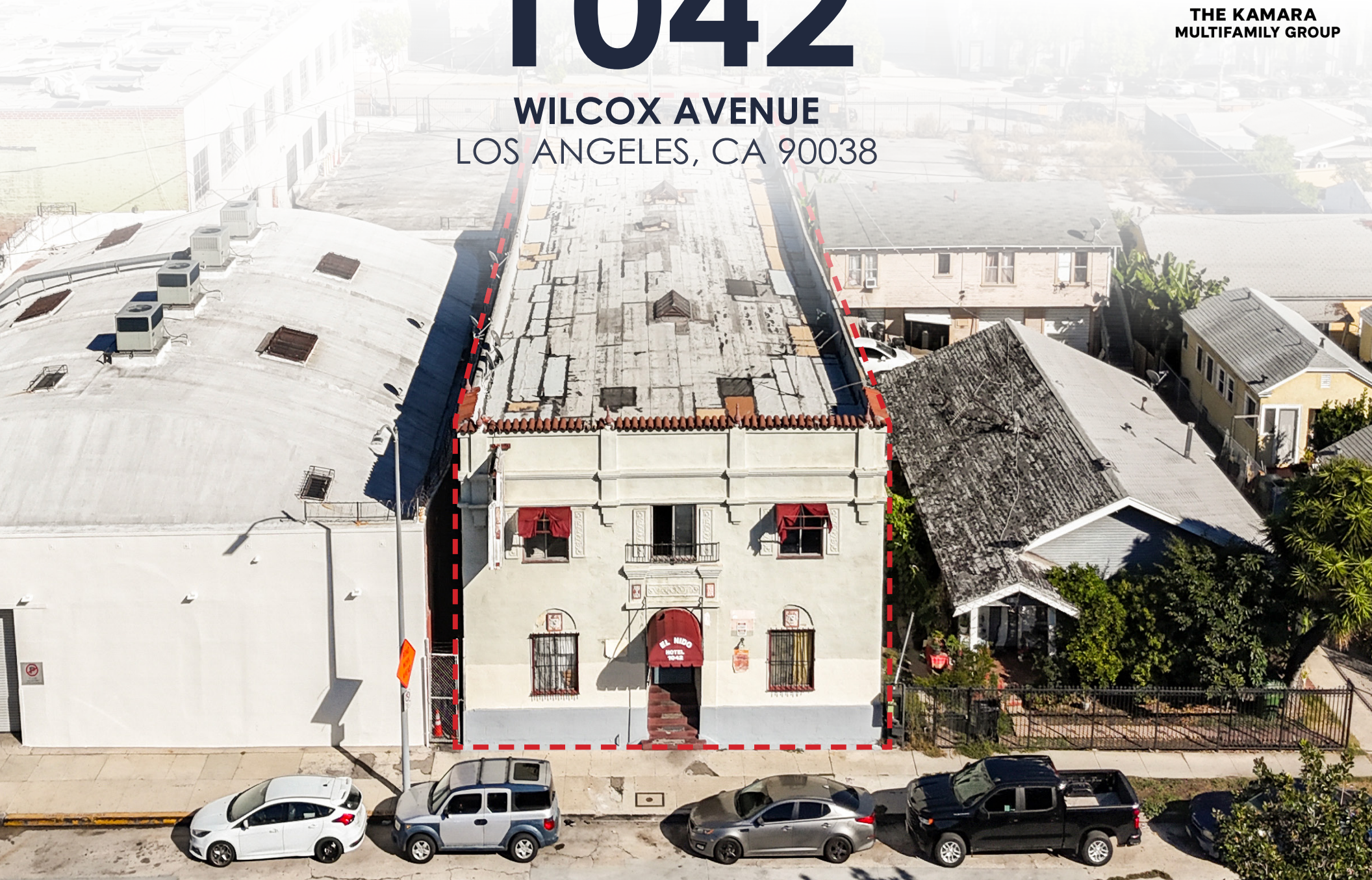


1042

**WILCOX AVENUE
LOS ANGELES, CA 90038**



FULLY VACANT 38-UNITS – PRIME HOLLYWOOD LOCATION

DISCLAIMER NOTICE

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXCLUSIVELY LISTED BY



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AREA OVERVIEW

Location
Employment
Demographics

An aerial photograph of a city neighborhood in Los Angeles, California. The image shows a dense urban environment with various buildings, streets, and greenery. In the foreground, a large, multi-story building with a reddish-pink facade and a flat roof is highlighted with a thick red outline. A red line extends from the top of this building to a white rectangular box with a red border. Inside the box, the address "1042 WILCOX AVE LOS ANGELES, CA 90038" is written in black text. The background features a mix of modern high-rise buildings and older, lower-rise structures, with mountains visible in the distance under a clear blue sky.

1042
WILCOX AVE
LOS ANGELES, CA 90038





01

PROPERTY
DETAILS

THE OPPORTUNITY

Michael Kamara of Lyon Stahl is pleased to present 1042 Wilcox Ave, a fully vacant 38 unit apartment building located in the heart of Hollywood, a highly desirable neighborhood in Los Angeles, California. The property offers flexibility to operate as a hotel or multifamily building, with potential for short-term rentals. Built in 1928, the property consists of (38) bachelor units. The building is 9,880 gross square feet and sits on a 6,131 square foot lot.

Nestled in the heart of Hollywood, 1042 Wilcox Ave offers residents a vibrant Los Angeles lifestyle surrounded by entertainment, dining, and culture. Just minutes from the Hollywood Walk of Fame and the Pantages Theatre, this property places tenants at the center of LA's most iconic neighborhood.

With a Walk Score of 95, residents enjoy easy access to trendy cafés, popular restaurants, boutique shopping, and nightlife hotspots, as well as nearby destinations like Griffith Park and Sunset Boulevard. Combining a prime Hollywood location with excellent connectivity, 1042 Wilcox Ave delivers the ideal mix of convenience, culture, and lifestyle that makes this area highly attractive to renters seeking the quintessential Los Angeles experience.

PROPERTY SUMMARY

PRICING

Offering Price	\$4,500,000
Price/Unit	\$118,421
Price/SQFT	\$455.47
CAP Rate	7.90%* Market
GRM	7.89* Market

THE ASSET

Number of Units	38
Year Built	1928
Unit Mix	(38) Bachelor
Gross SqFt	9,880
Lot Size	6,131
Zoning	LAR3
Parcel Number	5533-014-019

*Post Renovation



INVESTMENT HIGHLIGHTS

Prime Hollywood Location – Nestled in the heart of Hollywood, one of Los Angeles' most iconic and vibrant neighborhoods, on a bustling street with a mix of historic charm and modern energy.

Value-Add Opportunity – Fully vacant 38-unit building with significant upside via renovations and flexible options for short-term rentals or hotel operation.

Walkable Lifestyle – Steps from the Hollywood Walk of Fame, Pantages Theatre, Ovation Hollywood, and a variety of cafés, boutique shops, and trendy restaurants.

Proximity to Iconic Destinations – Minutes from Griffith Park, Sunset Boulevard, and other premier Los Angeles attractions.

Excellent Connectivity – Easy access to Hollywood Freeway (101), Highland Avenue, and major thoroughfares for convenient commutes across the city.

Near Major Employers – Close to entertainment studios, office hubs, and cultural institutions throughout Hollywood and nearby central Los Angeles.

Historic Charm – Built in 1928, this property features 38 bachelor units with classic architectural details, offering character-rich appeal in a highly sought-after location.

02

FINANCIAL ANALYSIS



RENT ROLL

UNIT #	TYPE	MARKET RENT	NOTES
1	Bachelor	\$1,250	Vacant
2	Bachelor	\$1,250	Vacant
3	Bachelor	\$1,250	Vacant
4	Bachelor	\$1,250	Vacant
5	Bachelor	\$1,250	Vacant
6	Bachelor	\$1,250	Vacant
7	Bachelor	\$1,250	Vacant
8	Bachelor	\$1,250	Vacant
9	Bachelor	\$1,250	Vacant
10	Bachelor	\$1,250	Vacant
11	Bachelor	\$1,250	Vacant
12	Bachelor	\$1,250	Vacant
13	Bachelor	\$1,250	Vacant
14	Bachelor	\$1,250	Vacant
15	Bachelor	\$1,250	Vacant
16	Bachelor	\$1,250	Vacant
17	Bachelor	\$1,250	Vacant
18	Bachelor	\$1,250	Vacant
19	Bachelor	\$1,250	Vacant
20	Bachelor	\$1,250	Vacant
21	Bachelor	\$1,250	Vacant
22	Bachelor	\$1,250	Vacant
23	Bachelor	\$1,250	Vacant
24	Bachelor	\$1,250	Vacant

UNIT #	TYPE	MARKET RENT	NOTES
25	Bachelor	\$1,250	Vacant
26	Bachelor	\$1,250	Vacant
27	Bachelor	\$1,250	Vacant
28	Bachelor	\$1,250	Vacant
29	Bachelor	\$1,250	Vacant
30	Bachelor	\$1,250	Vacant
31	Bachelor	\$1,250	Vacant
32	Bachelor	\$1,250	Vacant
33	Bachelor	\$1,250	Vacant
34	Bachelor	\$1,250	Vacant
35	Bachelor	\$1,250	Vacant
36	Bachelor	\$1,250	Vacant
37	Bachelor	\$1,250	Vacant
38	Bachelor	\$1,250	Vacant
TOTAL:		\$47,500	

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG MARKET	MARKET
38	Bachelor	\$1,250	\$47,500
TOTAL SCHEDULED RENT:			\$47,500

PRICING DETAILS

PRICING	
OFFERING PRICE	\$4,500,000
Number of Units	38
Price per Unit	\$118,421
Price per SqFt	\$455.47
Gross SqFt	9,880
Lot Size	6,131
Year Built	1928

RETURNS	MARKET
Cap Rate	7.90%*
GRM	7.89*

*Post Renovation

ANNUALIZED INCOME	MARKET	
Gross Scheduled Income	\$570,000	
Vacancy Reserve	(\$17,100)	3%
Effective Gross Income	\$552,900	
Less: Expenses	(\$197,400)	35%
Net Operating Income	\$355,500	

ANNUALIZED EXPENSES	MARKET
Real Estate Taxes	\$56,250
Main. & Repairs	\$38,000
Insurance	\$12,350
Utilities	\$38,000
Trash	\$9,600
Landscaping	\$1,200
Pest Control	\$1,200
Property Management	\$22,800
On-Site Management	\$18,000
Total Expenses	\$197,400
Expenses/Unit	\$5,195
Expenses/SF	\$19.98

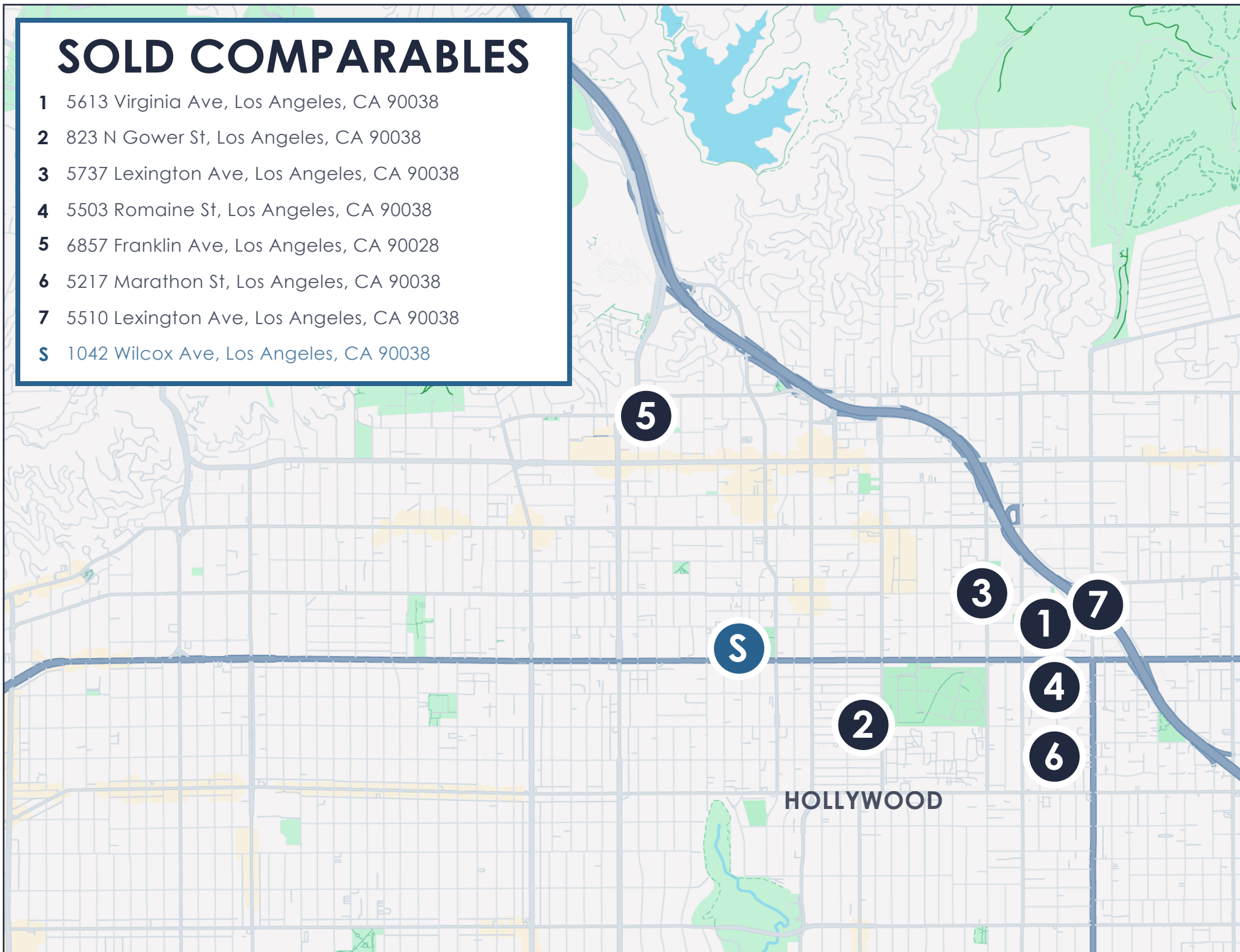


03

MARKET
COMPARABLES

SOLD COMPARABLES

- 1 5613 Virginia Ave, Los Angeles, CA 90038
- 2 823 N Gower St, Los Angeles, CA 90038
- 3 5737 Lexington Ave, Los Angeles, CA 90038
- 4 5503 Romaine St, Los Angeles, CA 90038
- 5 6857 Franklin Ave, Los Angeles, CA 90028
- 6 5217 Marathon St, Los Angeles, CA 90038
- 7 5510 Lexington Ave, Los Angeles, CA 90038
- S 1042 Wilcox Ave, Los Angeles, CA 90038



SOLD COMPARABLES



S

**1042 WILCOX AVE
LOS ANGELES, CA 90038**

Price	\$4,500,000
Units	38
Bldg SF	9,880
Year Built	1928
Cap Rate	7.90%
GRM	7.89
Price/SF	\$455.47
Price/Unit	\$118,421
Close of Escrow	N/A
Unit Mix	(38) Bachelor

1

**5613 VIRGINIA AVE
LOS ANGELES, CA 90038**

Price	\$2,200,000
Units	16
Bldg SF	11,350
Year Built	1929
Cap Rate	5.15%
GRM	9.99
Price/SF	\$193.83
Price/Unit	\$137,500
Close of Escrow	6/26/2025
Unit Mix	(5) Studio (11) 1 + 1

2

**823 N GOWER ST
LOS ANGELES, CA 90038**

Price	\$3,815,000
Units	25
Bldg SF	16,614
Year Built	1929
Cap Rate	6.00%
GRM	9.25
Price/SF	\$229.63
Price/Unit	\$152,600
Close of Escrow	6/20/2025
Unit Mix	(22) Studio (3) 1 + 1

SOLD COMPARABLES



3 5737 LEXINGTON AVE LOS ANGELES, CA 90038

4 5503 ROMAINE ST LOS ANGELES, CA 90038

5 6857 FRANKLIN AVE LOS ANGELES, CA 90028

Price	\$2,820,000
Units	20
Bldg SF	10,292
Year Built	1927
Cap Rate	6.38%
GRM	8.55
Price/SF	\$274.00
Price/Unit	\$141,000
Close of Escrow	6/17/2025
Unit Mix	(20) Studio

Price	\$2,775,000
Units	24
Bldg SF	14,682
Year Built	1928
Cap Rate	6.44%
GRM	7.65
Price/SF	\$189.01
Price/Unit	\$115,625
Close of Escrow	5/12/2025
Unit Mix	(12) Studio (12) 1 + 1

Price	\$3,100,000
Units	27
Bldg SF	12,161
Year Built	1920
Cap Rate	N/A
GRM	N/A
Price/SF	\$254.91
Price/Unit	\$114,815
Close of Escrow	4/18/2025
Unit Mix	(27) Studio

SOLD COMPARABLES



6

**5217 MARATHON ST
LOS ANGELES, CA 90038**

Price	\$2,401,352
Units	20
Bldg SF	11,880
Year Built	1926
Cap Rate	5.95%
GRM	8.56
Price/SF	\$202.13
Price/Unit	\$120,068
Close of Escrow	11/14/2024
Unit Mix	(16) Studio (4) 1 + 1

7

**5510 LEXINGTON AVE
LOS ANGELES, CA 90038**

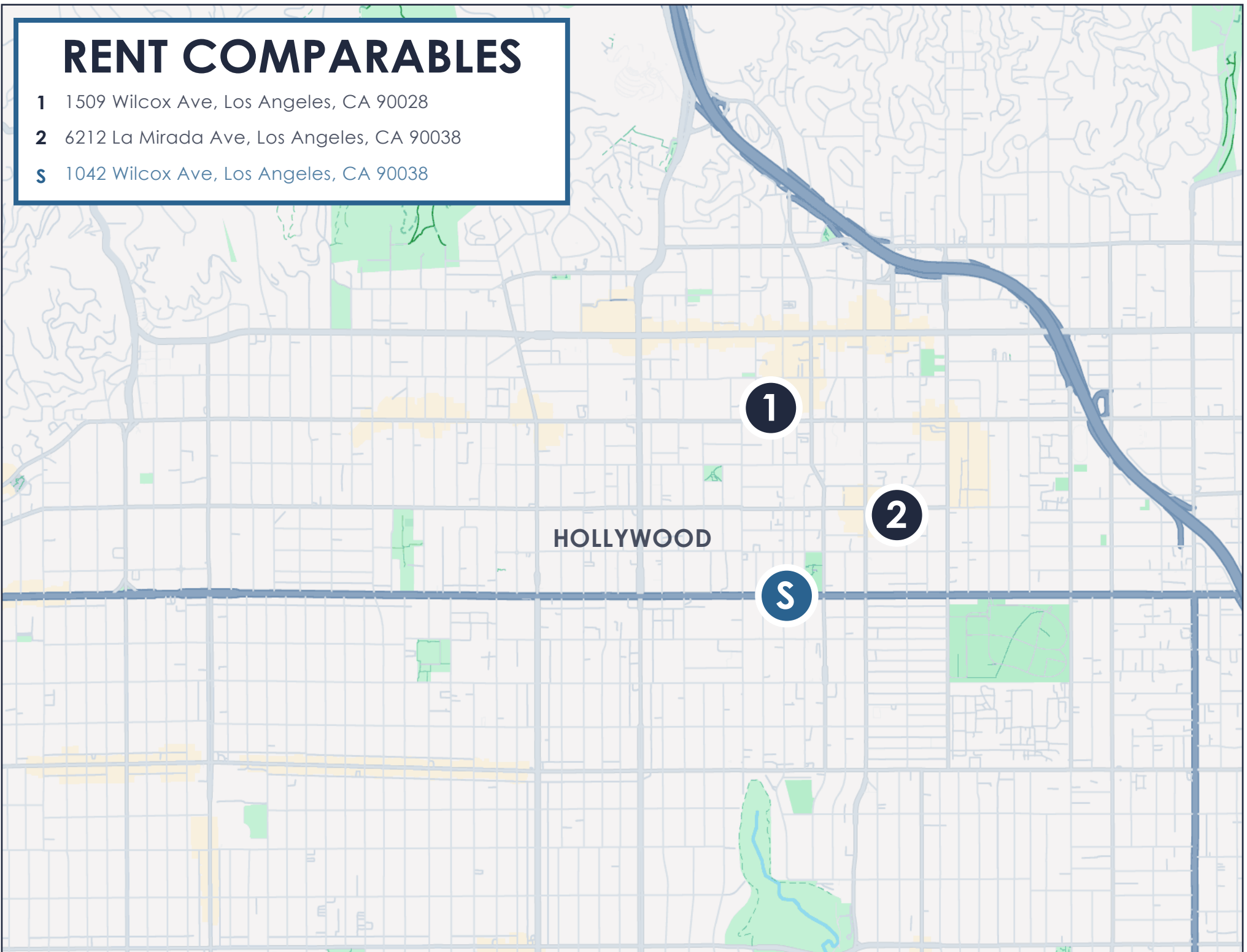
Price	\$2,150,000
Units	20
Bldg SF	11,956
Year Built	1925
Cap Rate	5.98%
GRM	8.42
Price/SF	\$179.83
Price/Unit	\$107,500
Close of Escrow	10/17/2025
Unit Mix	(16) Studio (4) 1 + 1

SOLD COMPARABLES


	PROPERTY ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	1042 Wilcox Ave Los Angeles, CA 90038	38	N/A	1928	(38) Bachelor	\$4,500,000	\$118,421	\$455.47	7.90%	7.89
	5613 Virginia Ave Los Angeles, CA 90038	16	6/26/2025	1929	(5) Studio (11) 1 + 1	\$2,200,000	\$137,500	\$193.83	5.15%	9.99
	823 N Gower St Los Angeles, CA 90038	25	6/20/2025	1929	(22) Studio (3) 1 + 1	\$3,815,000	\$152,600	\$229.63	6.00%	9.25
	5737 Lexington Ave Los Angeles, CA 90038	20	6/17/2025	1927	(20) Studio	\$2,820,000	\$141,000	\$274.00	6.38%	8.55
	5503 Romaine St Los Angeles, CA 90038	24	5/12/2025	1928	(12) Studio (12) 1 + 1	\$2,775,000	\$115,625	\$189.01	6.44%	7.65
	6857 Franklin Ave Los Angeles, CA 90028	27	4/18/2025	1920	(27) Studio	\$3,100,000	\$114,815	\$254.91	N/A	N/A
	5217 Marathon St Los Angeles, CA 90038	20	11/14/2024	1926	(16) Studio (4) 1 + 1	\$2,401,352	\$120,068	\$202.13	5.95%	8.56
	5510 Lexington Ave Los Angeles, CA 90038	20	10/17/2025	1925	(16) Studio (4) 1 + 1	\$2,150,000	\$107,500	\$179.83	5.98%	8.42
						\$2,751,622	\$127,015	\$217.62	5.98%	8.74

RENT COMPARABLES

- 1 1509 Wilcox Ave, Los Angeles, CA 90028
- 2 6212 La Mirada Ave, Los Angeles, CA 90038
- S 1042 Wilcox Ave, Los Angeles, CA 90038



RENT COMPARABLES

ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT	
STUDIO					
	1509 Wilcox Ave Los Angeles, CA 90028	Studio	\$1,200	N/A	N/A
	6212 La Mirada Ave Los Angeles, CA 90038	Studio	\$1,300	229	\$5.67



04

AREA OVERVIEW



WELCOME TO HOLLYWOOD

Hollywood is not only one of the most famous neighborhoods in Los Angeles, but known throughout the World. A larger-than-life symbol of the entertainment business, Hollywood beckons tourists with landmarks like TCL Chinese Theatre and star-studded Walk of Fame. Highlights include Paramount Pictures, historic music venues like the Hollywood Bowl, and Dolby Theatre, home of the Oscars.

With world-class shopping and dining, red carpet movie premieres and celebrated live theatre, Hollywood is the ultimate entertainment destination.

NEARBY ATTRACTIONS



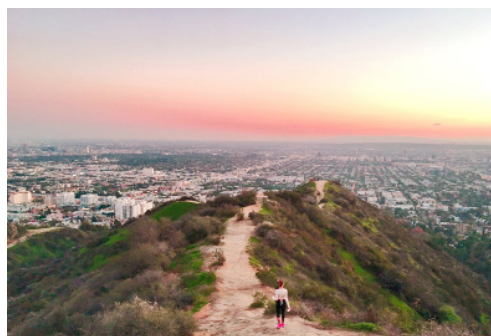
Hollywood Walk of Fame

Historic landmark which consists of over 2,700 brass stars honoring celebrities.



Hollywood Bowl

Premier outdoor venue destination for live music located in the Hollywood Hills.



Runyon Canyon Park

160-acre park that is one of the most popular hiking destinations in Los Angeles.

NEARBY ATTRACTIONS



sweetgreen

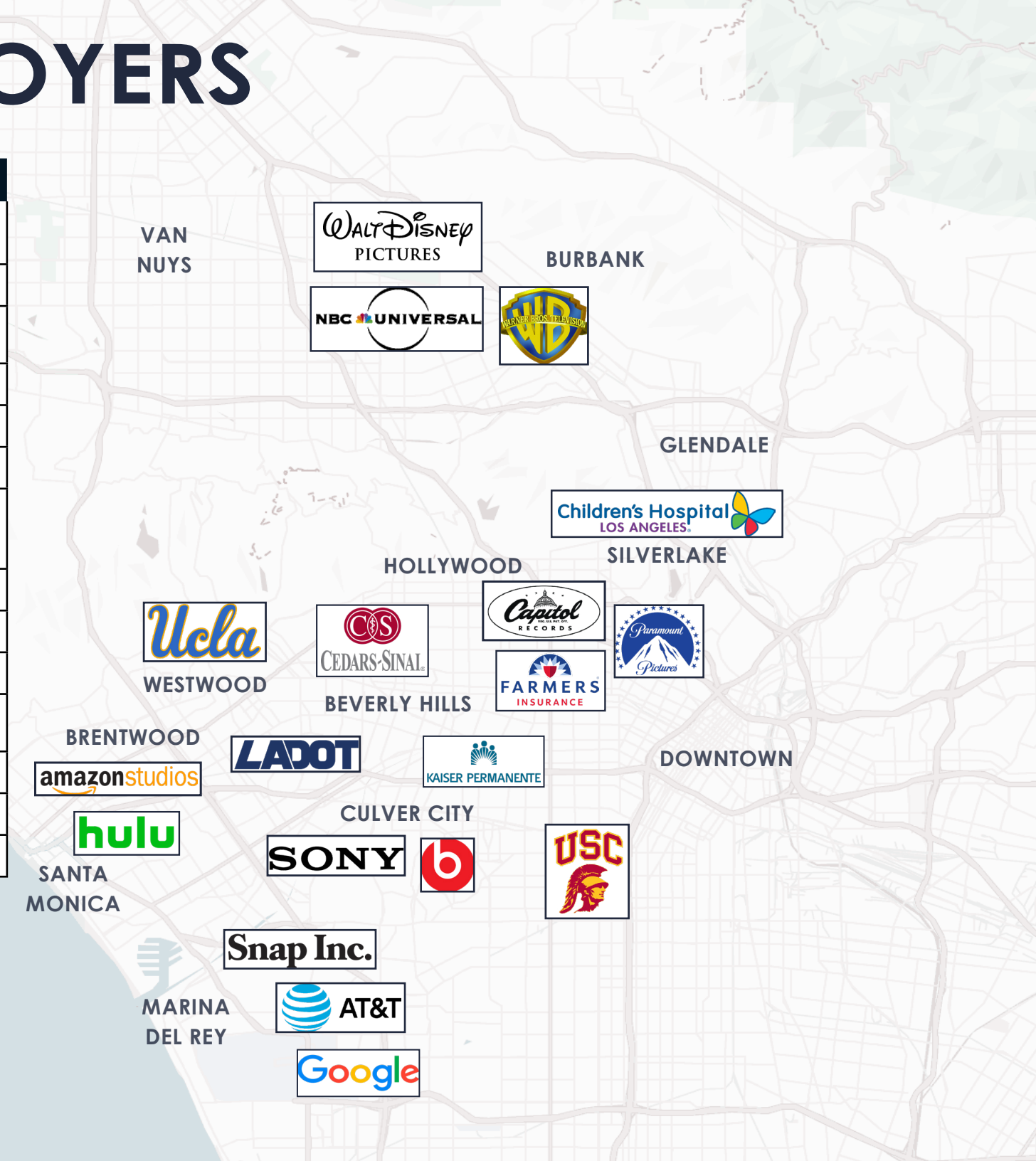


1024 WILCOX AVE
LOS ANGELES, CA 90038



TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California, Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	22,400
Target Corp	20,000
Cedars-Sinai Medical Center	16,300
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
NBCUniversal	11,000
AT&T Inc.	10,500
Children's Hospital Los Angeles	6,400
Warner Bros. Entertainment Inc.	4,100
Farmer's Insurance Group	2,800
Paramont Pictures	1,700
Capitol Records	600



HOLLYWOOD DEMOGRAPHICS



62,164
TOTAL POPULATION



35
MEDIAN AGE



32,825
TOTAL HOUSEHOLDS



\$88,915
AVERAGE HOUSEHOLD INCOME



95
WALKABILITY SCORE



70
TRANSIT SCORE

1042

WILCOX AVENUE
LOS ANGELES, CA 90038

EXCLUSIVELY LISTED BY:



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