

Multi-Family | Hollywood

6043-53 Selma Avenue



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Offering Summary

Bungalow Heaven! This unique property consists of 6 individual bungalow homes on a huge, gated lot (almost 20,000 sf). Each house is rich with original woodwork and character and has its own private, fenced yard. Location, Location, Location, say no more. Located in the heart of Hollywood, within walking distance to great shopping, restaurants, entertainment, and the Metro B Line station. Set back off a quiet tree-lined street, creating a tranquil and private living environment. Over the past few years, five of the units have been fully upgraded. (three in 2025)

The purchase of 6043-6053 Selma Avenue is an opportunity for an investor to acquire a centrally-located property in the heart of Hollywood with tremendous income upside potential as the economy improves and demand for residential rentals continues to grow. Great option for Owner User, Investment & Return or potential TIC Investor dream project.



6043-53 Selma Avenue

Executive Summary

PROPERTY INFORMATION:	
Address:	6043-53 Selma Ave., L.A., CA 90028
District:	Hollywood
Property Type:	Multi-Family
APN:	5545-040-007
Building Square Feet:	4434
Unit Mix:	Three 2-bd/1 ba; Three 1 bd/1 ba
Lot Size:	19,664
Constructed:	1914
Zoning:	LAR4
BUILDING SYSTEMS	
Foundation:	Raised
Structure:	Wood frame
Façade:	Concrete / stucco
Electrical Service:	Separately metered
Gas Service:	Separately metered
Water Service:	Two meters for property
Fire Protection System:	Smoke alarms
Heat Source:	Wall furnaces / split units
Hot Water:	Gas water heaters
Plumbing:	Copper
Circuit Breakers:	Newer sub-panels
Mailboxes:	At each unit

6043-53 Selma Avenue

Net Operating Income Worksheet

PROPERTY EXPENSES		2025 EXPENSES	PRO FORMA
Property Taxes		\$16,086.00	\$36,875.00
Tax Assessments		NA	NA
Insurance		\$6,327.00	\$6,327.00
Management		NA	NA
Utilities (Water)		\$2,170.00	\$2,170.00
Landscape		\$2,740.00	\$2,740.00
Maintenance/Repairs		\$11,285.00	\$11,285.00
Fees & Licenses		\$644.00	\$644.00
Total Annual Expenses		\$39,252.00	\$60,041.00
Net Operating Income		\$149,249	\$178,569
Purchase Price \$2,950,000			
CAP RATE	CAP	5.1%	6.1%
GROSS RENT MULTIPLIER	GRM	15.07%	13.35%

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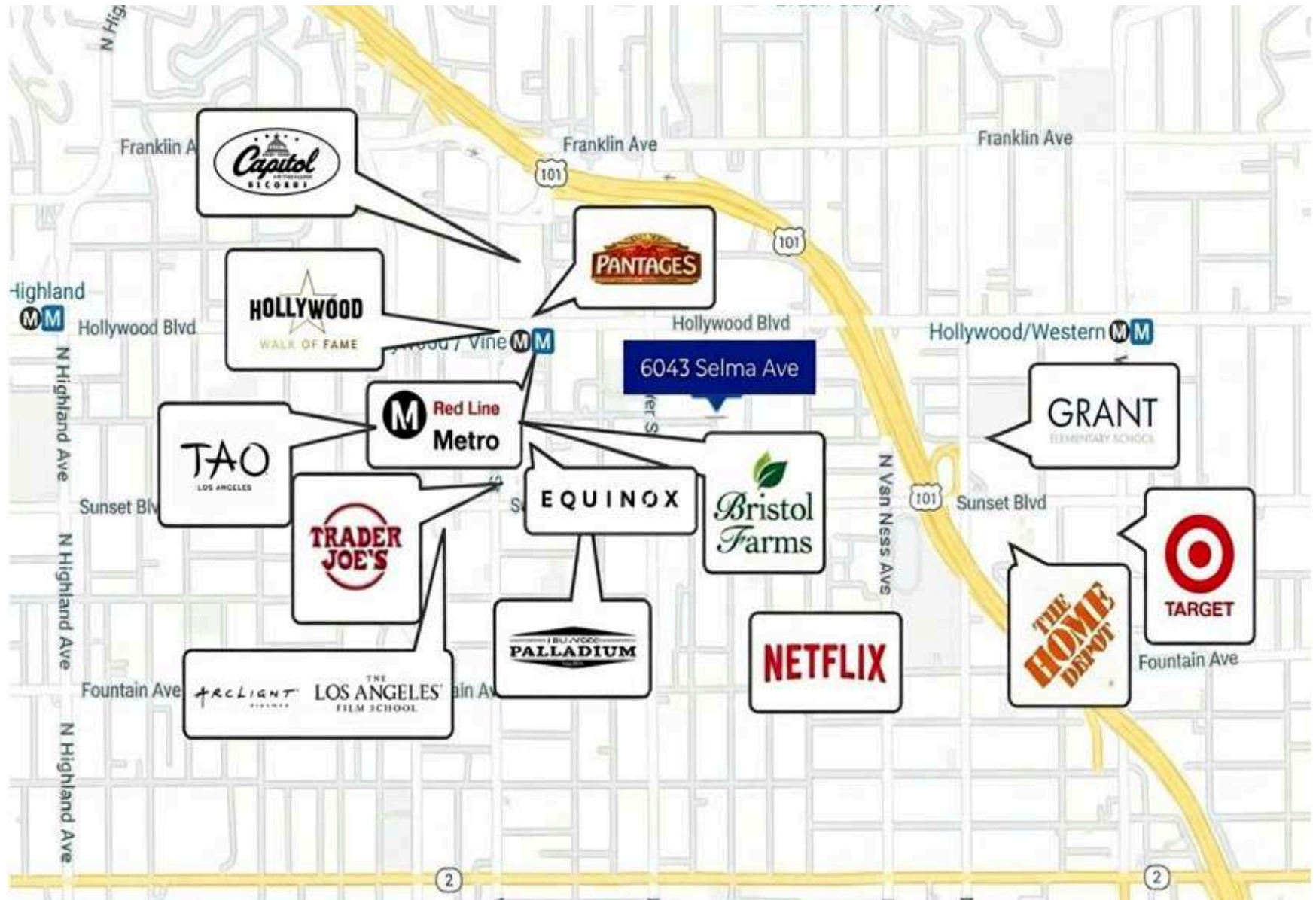
Neighborhood Highlights within walking distance

- Sunset and Gower Studios
- Pantages Theater
- W hotel, which has a Metro B-Line Stop
- Netflix
- Sunset Bronson Studios
- KTLA Channel 5
- Emerson Collage
- Paramount Studios @ Columbus Square
- Palladium
- Hollywood Walk of Fame
- Amoeba Records
- Capital Records
- TCL Chinese Theater
- Roscoe's Chicken and Waffles
- SugarFish
- Hollywood Farmers Market.
- Trader Joes & Bristol Farms
- ArcLight/Cineramadome



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Points of Interest



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6043-53 Selma Avenue

100% Occupied.

One unit could be delivered vacant.

Additional Information

- **Parking**

Each unit has an assigned 1 car parking space directly in front of the unit. Guest parking for up to 3 vehicles

- **Garages / Carriage House**

There are a total of 4 garages that are used solely for storage, one of which has been converted to an all-purpose room.

- **Landscaping**

The property is a magical jungle of green, featuring a variety of different bushes and trees, including palm, orange, lime and avocado



6043 Selma Avenue Photos - Newly Renovated



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6045 Selma Avenue Photos



6047 Selma Avenue Photos - Newly Renovated



6049 Selma Avenue Photos



6053 Selma Avenue Photos - Newly Renovated



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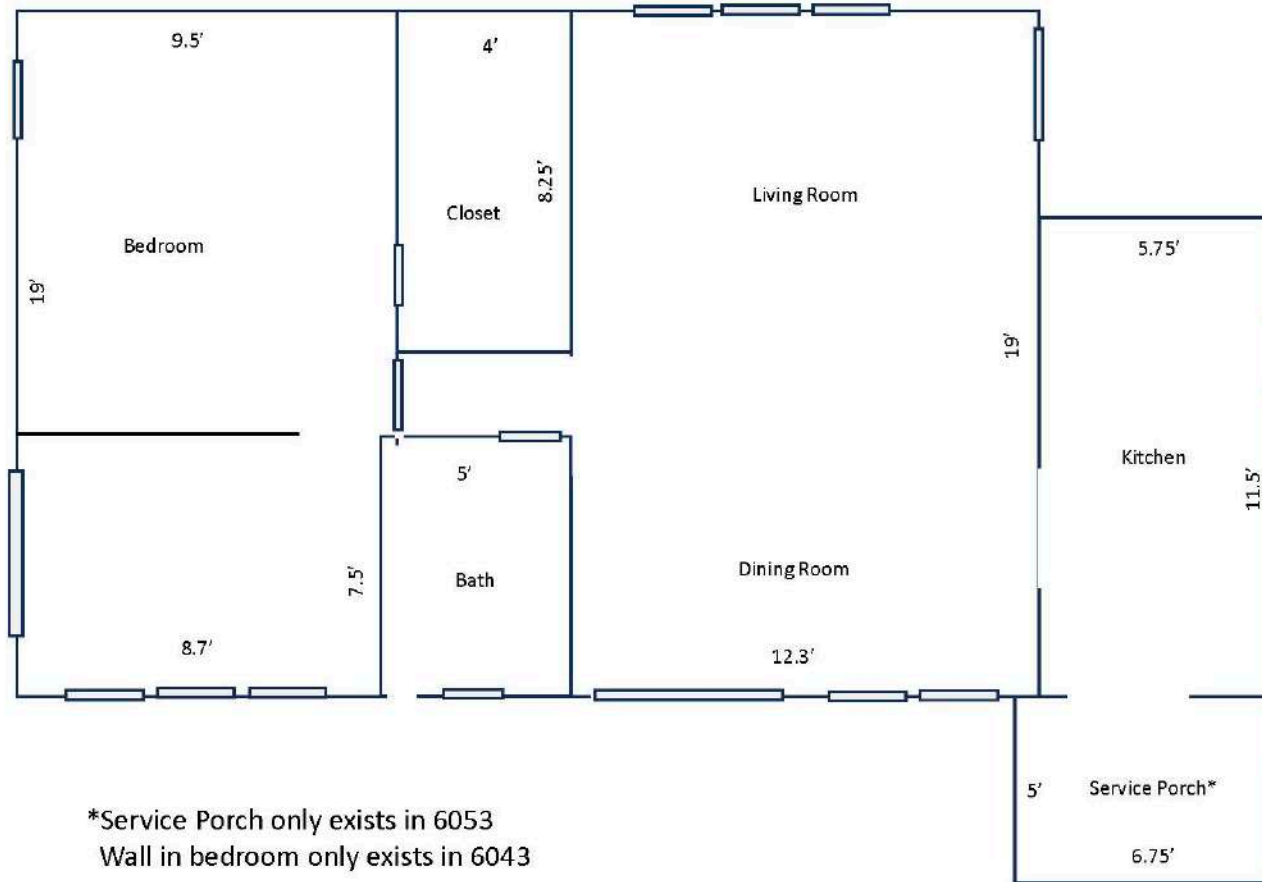
6043-53 Selma Avenue Additional Photos



Floor Plans

6043 & 6053 Selma Ave

Approximate Square Feet 730 Per Unit

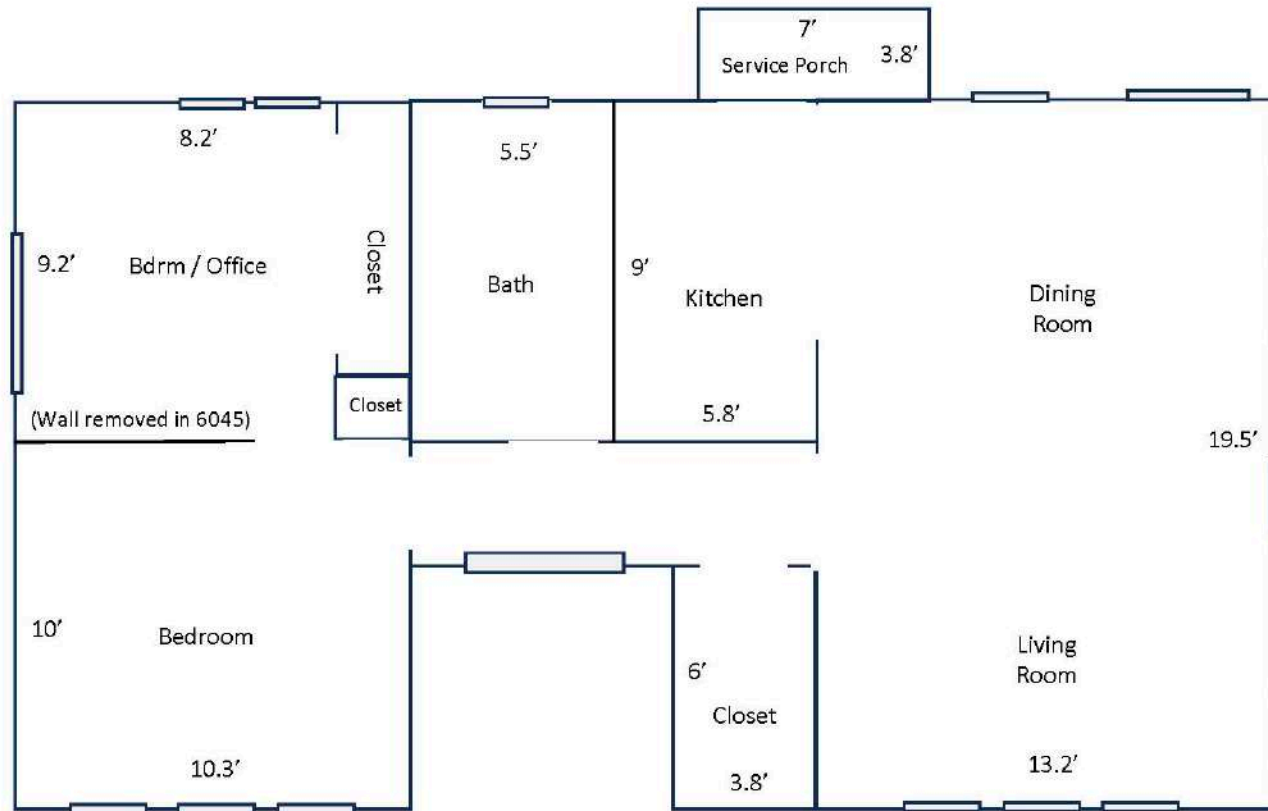


*Service Porch only exists in 6053
Wall in bedroom only exists in 6043

Floor Plans

6045-6051 Selma Ave

Approximate Square Feet 730 Per Unit



Multi-Family I Selma La Baig District

6043-53 Selma Avenue

Zoning R4 | LOTS 51 AND 52 OF TRACT 1229,



Zoning Notes and Assumptions

- APN: 5545-007-040
- Lot 51 & 52 on map (Two Lots)
- Lot Size: 19,809 sq ft. (almost 1/2 acre)
- Largest lot in the neighborhood
- Zimas Shows RD2-1LX
- Zimas Zoning - ZI-2374,2277,1352,2423.
- Within Hollywood Community Plan Implementation Overlay (CPIO) District
- Within the Selma - La Baig Historic District of Hollywood
- Value includes Location and Size of the land
- Flagship property with lots of Pride of Ownership



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