

**EXCLUSIVE LISTING - Seller will carry 70% LTV at 5% I/O for 2 years!**

**5745 Arroyo Drive, Los Angeles, CA 90042**

6-Units, each with Parking, Value-Add Opportunity in a very Hot Market with Significant Upside  
Excellent location in Highland Park and easy access to downtown Los Angeles.



## Property Overview

Subject Property:	5745 Arroyo Drive Los Angeles, CA 90042
Year Built:	1961
Building Area:	4,092 SF
Lot Size:	5,804 SF
APN:	5492-006-018
Number of Units:	Six (6)
Unit Mix:	6 x 2Bed + 1Bath
Zoning:	LARD-2
Parking:	6 (Tandem Spaces)

## INVESTMENT & PROPERTY HIGHLIGHTS

- Great Highland Park Location- Walking distance to Figueroa and Gold line.
- Value Add Opportunity in a very hot market
- Attractive Unit mix with All 2 Bedrooms with Parking
- Tremendous Rental upside: +/- 75%
- Individually metered for Gas / Electricity
- Easy access to Downtown LA
- Walking distance to all Highland Park has to offer
- Superb area amenities, within walking distance to some of the best restaurants/attractions in Highland Park: Highland Park Bowl, Hippo, Otono, Cafe Birdie, ETA, Go Get Em Tiger, Highland Park Theatres, etc.
- Nearby Highland Park Station (light rail), Highland Park Farmers Market, Figueroa St and York Blvd retail corridors!
- Superb access to Downtown Los Angeles via FWY 110; minutes to FWY 2, FWY 134 and FWY 210
- Currently gentrifying location with many new developments in the immediate area



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**GOLD LINE**



**HIGHLAND PARK STATION**



**HIPPO**



**HIGHLAND PARK BOWL**



**OTOÑO**



**5745 ARROYO DRIVE**