

1548 N ALEXANDRIA AVE, LOS ANGELES, CA 90027



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Property OPPORTUNITIES



9-unit building includes a strong unit mix consisting of 6 x 1-bedroom/1-bath, 1 x 2-bedroom/2-bath, 1 studio, and 1 ADU 1bedroom and 1 bath, with a private terrace.

Each unit enjoys separate utility meters and one on-site parking space. Lot of notable features and upgrades. Significant capital improvements completed. Copper plumbing throughout.

LA seismic retrofit mandate satisfied, newer roof, On-site laundry facilities. Strong in-place tenancy with long-term residents.

The property is situated in a prime employment hub, surrounded by a wide range of industries, offering strong rental demand and potential upside.

The excellent unit mix appeals to a broad tenant base.



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Property SUMMARY

PRICE:	\$3,075,000
NUMBER OF UNITS:	8
(ADU):	1
BUILDING SIZE:	6,620 SQFT
OCCUPANCY:	0
STORIES:	2
YEAR BUILT:	1959
Year of built (ADU):	2024
LOT SIZE:	6,834 SQFT
PARCEL NO:	5543006003



PROPERTY RENT ROLL

UNIT NUMBER	BEDROOMS/ BATHROOMS	CURRENT RENTS
Unit#1	2 2	\$1,900
Unit#2	2 1	\$1,127
Unit#3	1 1	\$2,400
Unit#4	1 1	\$1,101
Unit#5	1 1	\$1,940
Unit#6	1 1	\$2,296
Unit#7	STUDIO	\$1,755
Unit#8	1 1	\$1,947
ADU#9	1 1	\$2,400



*Laundry \$120. a month

TOTAL: \$16,986. A MONTH OR \$203,832. A YEAR

EXTERIOR PHOTOS



**1548 N ALEXANDRIA AVE,
LOS ANGELES, CA 90027**

Price: \$3,275,000
9 BEDS | 8 BATHS | 5,694 sq ft



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Property

ESTIMATED ANNUAL EXPENSES

ESTIMATED ANNUAL EXPENSES	
PROPERTY TAXES	\$38,437.50
INSURANCE	\$15,000
GAS	\$2084.89
REPAIRS AND MAINTENANCE	\$2002.13
PEST CONTROL	\$720
GARDNER	\$600
TRASH	\$4408. 92
WATER AND POWER	\$1080
FIRE EXTINGUISHERS	\$90



Gross Income:	\$203,832.00
Total Expenses:	\$64,423.44
Net Income:	\$139,408.56

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