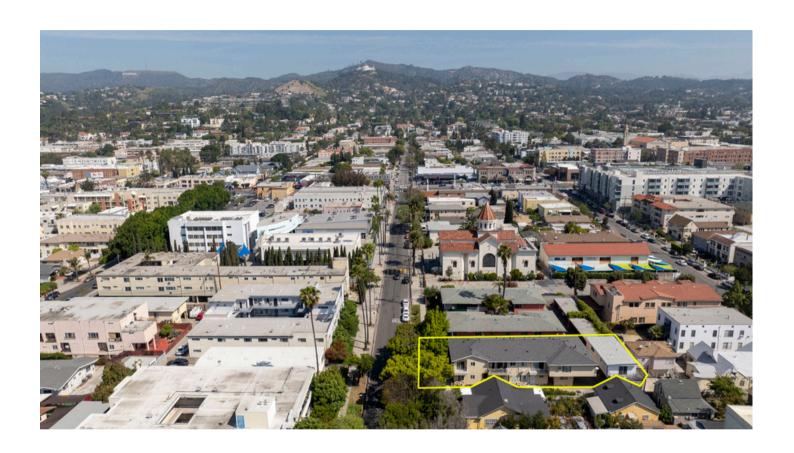
1548 N ALEXANDRIA AVE, LOS ANGELES, CA 90027



GREAT INVESTMENT OPPORTUNITY!

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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.



Property SUMMERY

PRICE: \$3,075,000

NUMBER OF UNITS: 8
(ADU): 1

BUILDING SIZE: 6,620 SQFT

OCCUPANCY: 0

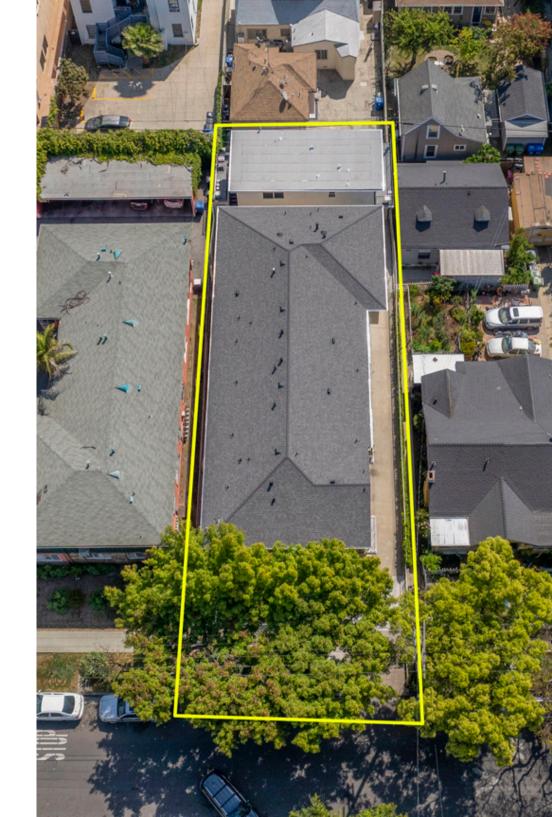
STORIES: 2

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

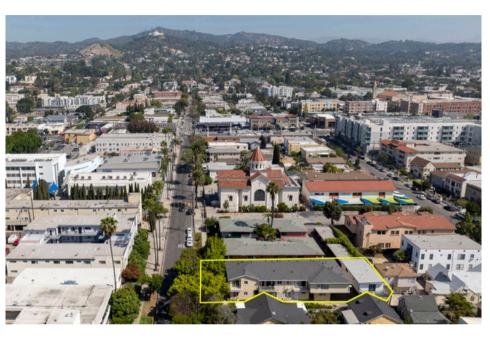


TOTAL: \$16,986. A MONTH OR \$203,832. A YEAR

^{*}Laundry \$120. a month

EXTERIOR PHOTOS







1548 N ALEXANDRIA AVE, LOS ANGELES, CA 90027

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



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

ZARA MAGPAPIAN

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