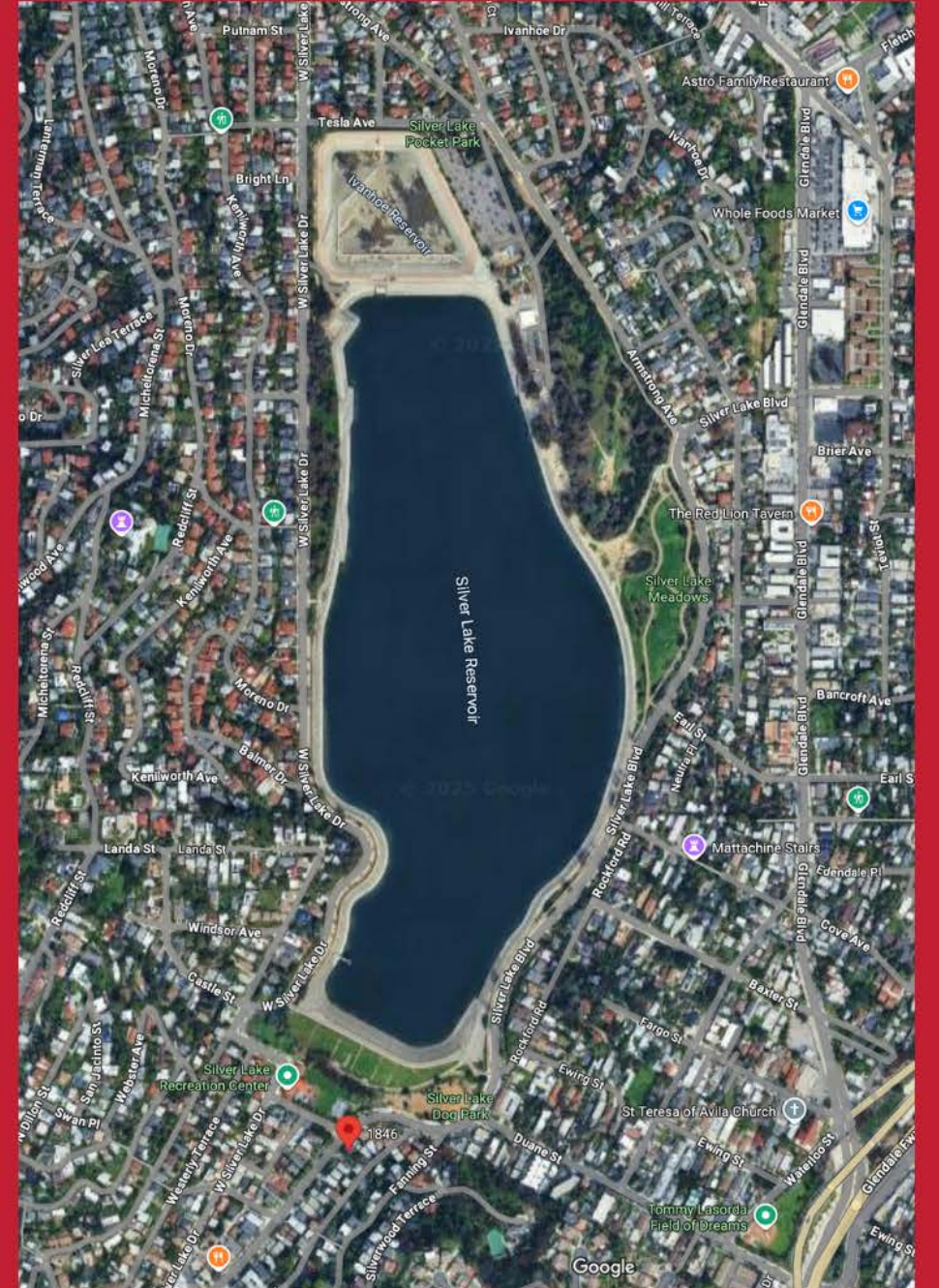




1846 Silver Lake Blvd.
Los Angeles, CA 90026



Property Description

DOMO Real Estate is proud to present 1846 Silver Lake Blvd., an exclusive investment opportunity in one of Los Angeles' most sought-after neighborhoods. This multifamily property has been held by the same family since 1997 and is now being offered to the market for the first time in almost three decades.

The complex features a diverse mix of studios, lofts, one-bedroom, and two-bedroom units spread across two buildings and surrounded by lush, mature landscaping. The property offers privacy while being just steps from the Silver Lake Reservoir and some of the most trendy coffee shops and restaurants Silver Lake has to offer. Residents benefit from spacious sun decks, garage parking, and additional covered spaces, all of which make the property highly attractive for long-term tenancy.

Positioned in the heart of Silver Lake, the property provides tenants with walkable access to the Silver Lake Reservoir, the Silver Lake dog park, and surrounding recreational areas. Sunset Boulevard is just minutes away, providing cultural attractions, entertainment, and daily conveniences, while Griffith Park is nearby for hiking, outdoor activities, and sweeping city views. This highly desirable location continues to experience strong rental demand and consistent growth.

Investors can view 1846 Silver Lake as a stable buy-and-hold asset or choose to modernize units and common areas over time, unlocking significant rent growth and long-term appreciation. With its prime location and flexible investment profile, this property represents a rare opportunity to own in one of Los Angeles' most vibrant rental markets.



Property Highlights

First Time on the Market Since 1997

Indoor/Outdoor Space for Each Unit

Approximately 500 ft. from the Silver Lake Reservoir

1/2 a mile to Sunset Blvd.

4 Covered Garage/Parking Spaces

Convenient Location for Long Term Tenancy



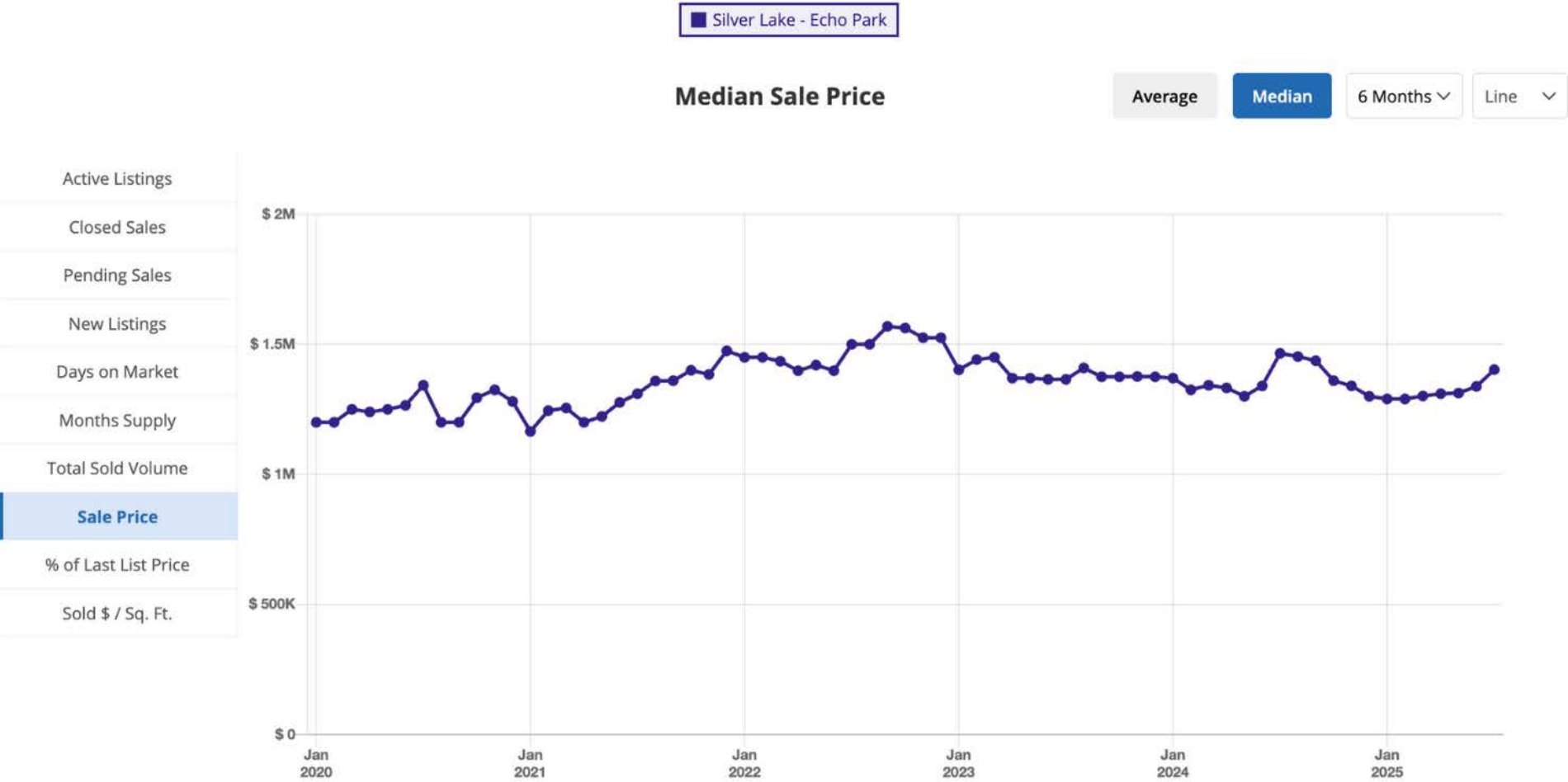
Silver Lake Snapshot

Silver Lake was developed in the early 1900s around the reservoir, built to supply water to Los Angeles. The area quickly became a hub for creative communities, with early ties to the film industry. Over time, it evolved into one of LA's most eclectic neighborhoods, recognized for its vibrant dining, nightlife, and strong artistic presence.

Architecturally, the area features a mix of Craftsman bungalows and iconic mid-century modern homes that continue to attract renters seeking both design and lifestyle value. Its unique blend of creativity, walkability, and residential charm has made it a top choice for young professionals, artists, and families who want proximity to Los Feliz, Downtown Los Angeles, and Hollywood.

Over the past decade, rental demand has outpaced broader city averages, with low vacancy rates and steady rent growth. Premium units near the reservoir or with architectural pedigree achieve the highest rents, while mid-sized apartments and single-family rentals continue to see strong absorption. Looking ahead, limited housing supply and ongoing demand for lifestyle-driven neighborhoods positions Silver Lake as a reliable investment market with stable occupancy and long-term rent growth potential.

Neighborhood Trendline



Silver Lake - Echo Park

Median Sale Price

Average

Median

6 Months

Line

Active Listings

Closed Sales

Pending Sales

New Listings

Days on Market

Months Supply

Total Sold Volume

Sale Price

% of Last List Price

Sold \$ / Sq. Ft.

\$ 2M

\$ 1.5M

\$ 1M

\$ 500K

\$ 0

Jan
2020

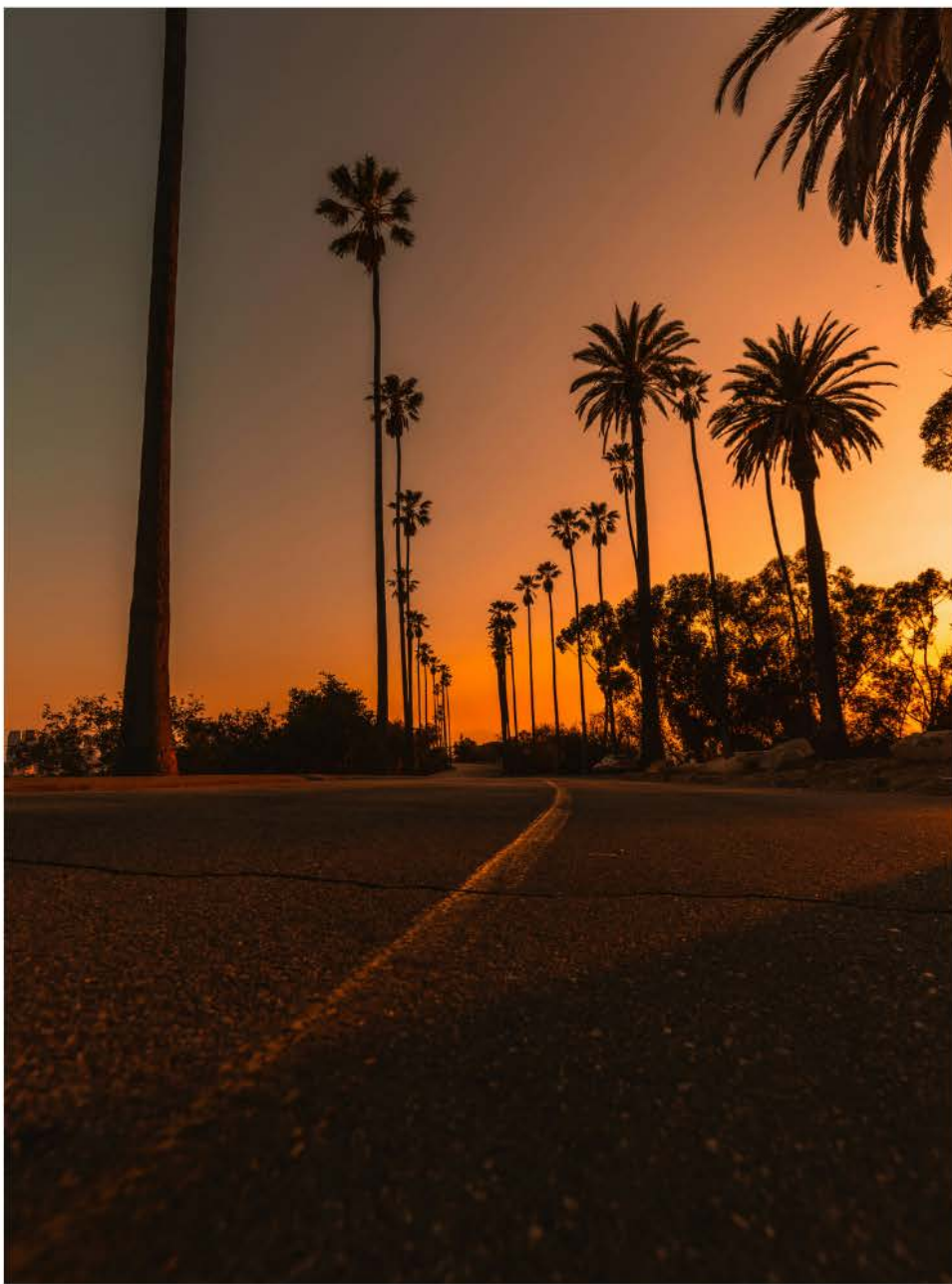
Jan
2021

Jan
2022

Jan
2023

Jan
2024

Jan
2025



Rent Summary

Current

Listing Price:	\$1,995,000
NOI:	\$91,695
Cap Rate:	4.58%
GRM:	12.80
Total Return:	\$21,695
Price/Unit:	\$333,333
Price/SF:	\$534
Rent/SF:	\$3.48

Market

Listing Price:	\$1,995,000
NOI:	\$102,582
Cap Rate:	5.13%
GRM:	11.86
Total Return:	\$32,582
Price/Unit:	\$333,333
Price/SF:	\$534
Rent/SF:	\$3.75

ARV

Listing Price:	\$1,995,000
Work Cost/Unit	\$50,000
NOI:	\$137,430
Cap Rate:	5.98%
GRM:	11.05
Total Return:	\$67,430
Price/Unit:	\$383,333
Price/SF:	\$614
Rent/SF:	\$4.63

Current Rent

RESIDENTIAL INCOME PROPERTY DATA: Current Rents				
Building Size	3,745 sq.ft.	Year Built	1950	Location: 1 block e of Silver Lake Blvd. and 1 block n of Easterly Terrace.
Lot Size	4,843 sq.ft.	Zoning	LARD2	
Structures	2	Parcel #	5423-023-013	Features: Fireplace(s), Laminate Flooring, Balconies, Patio
Garage Spaces	4	Total Parking	8	
Roof Type	Composite	Construction	Frame	Utilities: Master meter for water

GRM

12.80

Cost per Unit

\$333,333

CAP

4.58%

Price/Sq.Ft.

\$534

ROI

2.17%

Rent/Sq.Ft.

\$3.48

Income Schedule					Operating Expenses			Investment Information		
Unit	Bd	Ba	Sqft	Rent				Price		
1	2	1.50	800	\$3,045	Property Taxes	\$	28,750		\$	2,000,000
2	1	1.00	775	\$2,161	Insurance	\$	4,000	Down Payment	50%	\$ 1,000,000
3	1	1.00	775	\$2,330	Licenses & Fees	\$	-	Loan	50%	\$ 1,000,000
4	1	1.00	795	\$2,386	Water/Sewer	\$	2,641	GSI		\$ 156,228
5	0	1.00	300	\$1,252	Electric	\$	3,075	Less Vacancy	2%	\$ (3,125)
6	0	1.00	300	\$1,795	Gas	\$	920	Gross Operating Income		\$ 153,103
					Trash	\$	-	Less Operating Expenses		\$ (61,409)
					Mgmt (on-site) 5%	\$	7,811	Net Operating Income		\$ 91,695
					Mgmt (off-site) 0%	\$	-	Less Loan Payments		\$ (79,836)
					Gardner	\$	6,225	Cash Flow		\$ 11,858
					Pest Control	\$	175	Less Replacement Reserve		\$ -
Subtotal:				\$12,969	Maintenance 5%	\$	7,811	Adj. Gross Spendable		\$ 11,858
Laundry				\$50	Elevator	\$	-	Plus Principal Payment		\$ 9,836
					Other	\$	-	Total Return Before Tax		\$ 21,695
Monthly Scheduled Gross				\$13,019	Total Expense	\$	61,409	Imp/Land %		64%
Annual Scheduled Gross				\$156,228	Expense (%)		39.31%	Annual Depreciation		\$ 46,545

	New Financing	Rate	Monthly Payment	Lender
1st	\$1,000,000	7.00%	\$6,653	



5-YEAR CASH FLOW PROJECTION

DATA ASSUMPTIONS					
Scheduled Annual Income:	\$156,228	Purchase Price:	\$2,000,000		
Annual Income Growth (%):	5.00%	Month Acquired:	January		
Annual Expense Growth (%):	4.00%	Year Acquired:	2025		
Vacancy & Credit Loss (%):	2.00%	Land Value:	\$720,000		
Est. Annual Expenses (%):	39.31%	Improvement Value:	\$1,280,000		
Total Encumbrances	\$1,000,000	Down Payment:	\$1,000,000		
Total Monthly Payment(s)	\$6,653				

PRINCIPAL REDUCTION	2025	2026	2027	2028	2029
Year End Balances					
1st Mortgage	\$989,361	\$977,953	\$965,720	\$952,603	\$938,537
2nd Mortgage	\$0	\$0	\$0	\$0	\$0
3rd Mortgage	\$0	\$0	\$0	\$0	\$0
Total Encumbrances at EOY	\$989,361	\$977,953	\$965,720	\$952,603	\$938,537
Annual Principal Reduction	\$10,639	\$11,408	\$12,233	\$13,117	\$14,065

OWNERSHIP ANALYSIS	2025	2026	2027	2028	2029
Total Gross Income	\$156,228	\$164,039	\$172,241	\$180,853	\$189,896
- Vacancy & Credit Loss 2%	\$3,125	\$3,281	\$3,445	\$3,617	\$3,798
- Operating Expenses 39%	\$61,409	\$67,058	\$69,741	\$72,530	\$75,432
Net Operating Income	\$91,695	\$93,700	\$99,056	\$104,706	\$110,667
- Interest	\$69,197	\$68,428	\$67,603	\$66,719	\$65,771
- Depreciation	\$46,545	\$46,545	\$46,545	\$46,545	\$46,545
Taxable Income	(\$24,048)	(\$21,273)	(\$15,093)	(\$8,559)	(\$1,650)

CASH FLOW BEFORE TAX	2025	2026	2027	2028	2029
Net Operating Income	\$91,695	\$93,700	\$99,056	\$104,706	\$110,667
- Principal & Interest Payments	\$79,836	\$79,836	\$79,836	\$79,836	\$79,836
- Funded Reserves	\$0	\$0	\$0	\$0	\$0
- Capital Additions	\$0	\$0	\$0	\$0	\$0
Cash Flow Before Tax	\$11,858	\$13,864	\$19,219	\$24,870	\$30,830

APPRECIATION PROJECTION	2025	2026	2027	2028	2029
Cap Rate 4.25%					
Net Operating Income	\$91,695	\$93,700	\$99,056	\$104,706	\$110,667
Projected Property Value	\$2,000,000	\$2,204,711	\$2,330,725	\$2,463,670	\$2,603,920
Less Closing Costs 5.50%	(\$110,000)	(\$121,259)	(\$128,190)	(\$135,502)	(\$143,218)
Gross Contract Price	\$1,890,000	\$2,083,452	\$2,202,535	\$2,328,169	\$2,460,704
Original Purchase	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)
Appreciation	(\$110,000)	\$83,452	\$202,535	\$328,169	\$460,704

ANNUALIZED COMBINED RETURN	2025	2026	2027	2028	2029
Cash Flow	\$11,858	\$13,864	\$19,219	\$24,870	\$30,830
Principal Reduction	\$10,639	\$11,408	\$12,233	\$13,117	\$14,065
Appreciation	(\$110,000)	\$83,452	\$202,535	\$328,169	\$460,704
Total Combined return	(\$87,503)	\$108,724	\$233,987	\$366,155	\$505,600
Total Investor Yield	-8.75%	10.87%	23.40%	36.62%	50.56%
Annualized Investor Yield	-8.75%	5.44%	7.80%	9.15%	10.11%

Market Rent

RESIDENTIAL INCOME PROPERTY DATA: Market Rents					
Building Size	3,745 sq.ft.	Year Built	1950	Location:	1 block e of Silver Lake Blvd. and 1 block n of Easterly Terrace.
Lot Size	4,843 sq.ft.	Zoning	LARD2		
Structures	2	Parcel #	5423-023-013	Features:	Fireplace(s), Laminate Flooring, Balconies, Patio
Garage Spaces	4	Total Parking	8		
Roof Type	Composite	Construction	Frame	Utilities:	Master meter for water

GRM

11.86

Cost per Unit

\$333,333

CAP

5.13%

Price/Sq.Ft.

\$534

ROI

3.26%

Rent/Sq.Ft.

\$3.75

Income Schedule					Operating Expenses			Investment Information		
Unit	Bd	Ba	Sqft	Rent				Price		
1	2	1.50	800	\$3,100	Property Taxes	\$	28,750	Down Payment	50%	\$ 1,000,000
2	1	1.00	775	\$2,500	Insurance	\$	4,000	Loan	50%	\$ 1,000,000
3	1	1.00	775	\$2,400	Licenses & Fees	\$	-	GSI		\$ 168,600
4	1	1.00	795	\$2,400	Water/Sewer	\$	2,641	Less Vacancy	2%	\$ (3,372)
5	0	1.00	300	\$1,800	Electric	\$	3,075	Gross Operating Income		\$ 165,228
6	0	1.00	300	\$1,800	Gas	\$	920	Less Operating Expenses		\$ (62,646)
					Trash	\$	-	Net Operating Income		\$ 102,582
					Mgmt (on-site) 5%	\$	8,430	Less Loan Payments		\$ (79,836)
					Mgmt (off-site) 0%	\$	-	Cash Flow		\$ 22,746
					Gardner	\$	6,225	Less Replacement Reserve		\$ -
					Pest Control	\$	175	Adj. Gross Spendable		\$ 22,746
Subtotal:				\$14,000	Maintenance 5%	\$	8,430	Plus Principal Payment		\$ 9,836
Laundry				\$50	Elevator	\$	-	Total Return Before Tax		\$ 32,582
					Other	\$	-	Imp/Land %		64%
Monthly Scheduled Gross				\$14,050	Total Expense	\$	62,646	Annual Depreciation		\$ 46,545
Annual Scheduled Gross				\$168,600	Expense (%)		37.16%			

	New Financing	Rate	Monthly Payment	Lender
1st	\$1,000,000	7.00%	\$6,653	



5-YEAR CASH FLOW PROJECTION

DATA ASSUMPTIONS					
Scheduled Annual Income:	\$168,600	Purchase Price:	\$2,000,000		
Annual Income Growth (%):	5.00%	Month Acquired:	January		
Annual Expense Growth (%):	4.00%	Year Acquired:	2025		
Vacancy & Credit Loss (%):	2.00%	Land Value:	\$720,000		
Est. Annual Expenses (%):	37.16%	Improvement Value:	\$1,280,000		
Total Encumbrances	\$1,000,000	Down Payment:	\$1,000,000		
Total Monthly Payment(s)	\$6,653				

PRINCIPAL REDUCTION	2025	2026	2027	2028	2029
Year End Balances					
1st Mortgage	\$989,361	\$977,953	\$965,720	\$952,603	\$938,537
2nd Mortgage	\$0	\$0	\$0	\$0	\$0
3rd Mortgage	\$0	\$0	\$0	\$0	\$0
Total Encumbrances at EOY	\$989,361	\$977,953	\$965,720	\$952,603	\$938,537
Annual Principal Reduction	\$10,639	\$11,408	\$12,233	\$13,117	\$14,065

OWNERSHIP ANALYSIS	2025	2026	2027	2028	2029
Total Gross Income	\$168,600	\$177,030	\$185,882	\$195,176	\$204,934
- Vacancy & Credit Loss 2%	\$3,372	\$3,541	\$3,718	\$3,904	\$4,099
- Operating Expenses 37%	\$62,646	\$68,409	\$71,146	\$73,992	\$76,951
Net Operating Income	\$102,582	\$105,080	\$111,018	\$117,280	\$123,884
- Interest	\$69,197	\$68,428	\$67,603	\$66,719	\$65,771
- Depreciation	\$46,545	\$46,545	\$46,545	\$46,545	\$46,545
Taxable Income	(\$13,161)	(\$9,894)	(\$3,131)	\$4,016	\$11,568

CASH FLOW BEFORE TAX	2025	2026	2027	2028	2029
Net Operating Income	\$102,582	\$105,080	\$111,018	\$117,280	\$123,884
- Principal & Interest Payments	\$79,836	\$79,836	\$79,836	\$79,836	\$79,836
- Funded Reserves	\$0	\$0	\$0	\$0	\$0
- Capital Additions	\$0	\$0	\$0	\$0	\$0
Cash Flow Before Tax	\$22,746	\$25,244	\$31,182	\$37,444	\$44,048

APPRECIATION PROJECTION	2025	2026	2027	2028	2029
Cap Rate 4.25%					
Net Operating Income	\$102,582	\$105,080	\$111,018	\$117,280	\$123,884
Projected Property Value	\$2,000,000	\$2,472,470	\$2,612,190	\$2,759,539	\$2,914,926
Less Closing Costs 5.50%	(\$110,000)	(\$135,986)	(\$143,670)	(\$151,775)	(\$160,321)
Gross Contract Price	\$1,890,000	\$2,336,484	\$2,468,519	\$2,607,765	\$2,754,605
Original Purchase	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)	(\$2,000,000)
Appreciation	(\$110,000)	\$336,484	\$468,519	\$607,765	\$754,605

ANNUALIZED COMBINED RETURN	2025	2026	2027	2028	2029
Cash Flow	\$22,746	\$25,244	\$31,182	\$37,444	\$44,048
Principal Reduction	\$10,639	\$11,408	\$12,233	\$13,117	\$14,065
Appreciation	(\$110,000)	\$336,484	\$468,519	\$607,765	\$754,605
Total Combined return	(\$76,615)	\$373,136	\$511,934	\$658,326	\$812,719
Total Investor Yield	-7.66%	37.31%	51.19%	65.83%	81.27%
Annualized Investor Yield	-7.66%	18.66%	17.06%	16.46%	16.25%

ARV Rent

RESIDENTIAL INCOME PROPERTY DATA: Projected Rents After Renovations

Building Size	3,745 sq.ft.	Year Built	1950	Location:	1 block e of Silver Lake Blvd. and 1 block n of Easterly Terrace.
Lot Size	4,843 sq.ft.	Zoning	LARD2		
Structures	2	Parcel #	5423-023-013	Features:	Fireplace(s), Laminate Flooring, Balconies, Patio
Garage Spaces	4	Total Parking	8		
Roof Type	Composite	Construction	Frame	Utilities:	Master meter for water

GRM	CAP	ROI
11.05	5.98%	5.86%
Cost per Unit	Price/Sq.Ft.	Rent/Sq.Ft.
\$383,333	\$614	\$4.63

Income Schedule					Operating Expenses			Investment Information		
Unit	Bd	Ba	Sqft	Rent				Price + Renovations		
1	2	1.50	800	\$3,600	Property Taxes	\$	28,750	Down Payment	50%	\$ 1,150,000
2	1	1.00	775	\$3,200	Insurance	\$	4,000	Loan	50%	\$ 1,150,000
3	1	1.00	775	\$2,900	Licenses & Fees	\$	-	GSI		\$ 208,200
4	1	1.00	795	\$2,900	Water/Sewer	\$	2,641	Less Vacancy	2%	\$ (4,164)
5	0	1.00	300	\$2,350	Electric	\$	3,075	Gross Operating Income		\$ 204,036
6	0	1.00	300	\$2,350	Gas	\$	920	Less Operating Expenses		\$ (66,606)
					Trash	\$	-	Net Operating Income		\$ 137,430
					Mgmt (on-site) 5%	\$	10,410	Less Loan Payments		\$ (79,836)
					Mgmt (off-site) 0%	\$	-	Cash Flow		\$ 57,594
					Gardner	\$	6,225	Less Replacement Reserve		\$ -
					Pest Control	\$	175	Adj. Gross Spendable		\$ 57,594
Subtotal:				\$17,300	Maintenance 5%	\$	10,410	Plus Principal Payment		\$ 9,836
Laundry				\$50	Elevator	\$	-	Total Return Before Tax		\$ 67,430
					Other	\$	-	Imp/Land %		64%
Monthly Scheduled Gross				\$17,350	Total Expense	\$	66,606	Annual Depreciation		\$ 53,527
Annual Scheduled Gross				\$208,200	Expense (%)		31.99%			

	New Financing	Rate	Monthly Payment	Lender
1st	\$1,000,000	7.00%	\$6,653	



5-YEAR CASH FLOW PROJECTION

DATA ASSUMPTIONS

Scheduled Annual Income:	\$208,200	Purchase Price:	\$2,300,000
Annual Income Growth (%):	5.00%	Month Acquired:	January
Annual Expense Growth (%):	4.00%	Year Acquired:	2025
Vacancy & Credit Loss (%):	2.00%	Land Value:	\$828,000
Est. Annual Expenses (%):	31.99%	Improvement Value:	\$1,472,000
Total Encumbrances	\$1,000,000	Down Payment:	\$1,150,000
Total Monthly Payment(s)	\$6,653		

PRINCIPAL REDUCTION	2025	2026	2027	2028	2029
Year End Balances					
1st Mortgage	\$989,361	\$977,953	\$965,720	\$952,603	\$938,537
2nd Mortgage	\$0	\$0	\$0	\$0	\$0
3rd Mortgage	\$0	\$0	\$0	\$0	\$0
Total Encumbrances at EOY	\$989,361	\$977,953	\$965,720	\$952,603	\$938,537
Annual Principal Reduction	\$10,639	\$11,408	\$12,233	\$13,117	\$14,065

OWNERSHIP ANALYSIS	2025	2026	2027	2028	2029
Total Gross Income	\$208,200	\$218,610	\$229,541	\$241,018	\$253,068
- Vacancy & Credit Loss 2%	\$4,164	\$4,372	\$4,591	\$4,820	\$5,061
- Operating Expenses 32%	\$66,606	\$72,734	\$75,643	\$78,669	\$81,816
Net Operating Income	\$137,430	\$141,504	\$149,307	\$157,528	\$166,191
- Interest	\$69,197	\$68,428	\$67,603	\$66,719	\$65,771
- Depreciation	\$53,527	\$53,527	\$53,527	\$53,527	\$53,527
Taxable Income	\$14,705	\$19,549	\$28,176	\$37,282	\$46,893

CASH FLOW BEFORE TAX	2025	2026	2027	2028	2029
Net Operating Income	\$137,430	\$141,504	\$149,307	\$157,528	\$166,191
- Principal & Interest Payments	\$79,836	\$79,836	\$79,836	\$79,836	\$79,836
- Funded Reserves	\$0	\$0	\$0	\$0	\$0
- Capital Additions	\$0	\$0	\$0	\$0	\$0
Cash Flow Before Tax	\$57,594	\$61,668	\$69,470	\$77,692	\$86,355

APPRECIATION PROJECTION	2025	2026	2027	2028	2029
Cap Rate 4.25%					
Net Operating Income	\$137,430	\$141,504	\$149,307	\$157,528	\$166,191
Projected Property Value	\$2,300,000	\$3,329,507	\$3,513,096	\$3,706,549	\$3,910,387
Less Closing Costs 5.50%	(\$126,500)	(\$183,123)	(\$193,220)	(\$203,860)	(\$215,071)
Gross Contract Price	\$2,173,500	\$3,146,384	\$3,319,876	\$3,502,689	\$3,695,316
Original Purchase	(\$2,300,000)	(\$2,300,000)	(\$2,300,000)	(\$2,300,000)	(\$2,300,000)
Appreciation	(\$126,500)	\$846,384	\$1,019,876	\$1,202,689	\$1,395,316

ANNUALIZED COMBINED RETURN	2025	2026	2027	2028	2029
Cash Flow	\$57,594	\$61,668	\$69,470	\$77,692	\$86,355
Principal Reduction	\$10,639	\$11,408	\$12,233	\$13,117	\$14,065
Appreciation	(\$126,500)	\$846,384	\$1,019,876	\$1,202,689	\$1,395,316
Total Combined return	(\$58,267)	\$919,460	\$1,101,579	\$1,293,498	\$1,495,736
Total Investor Yield	-5.07%	79.95%	95.79%	112.48%	130.06%
Annualized Investor Yield	-5.07%	39.98%	31.93%	28.12%	26.01%



Additional Photos of Property

Financial Analysis

Unit	Unit Type	SqFt.	Current Rent	Market Rent	ARV Rent (assuming \$50k/unit)
1	2 Bed 1.5 Bath	800 sqft.	\$3045/mo	\$3100/mo	\$3600/mo
2	1 Bed 1 Bath	795 sqft.	\$2161/mo	\$2500/mo	\$3200/mo
3	Loft 1 Bath	775 sqft.	\$2330/mo	\$2400/mo	\$2900/mo
4	Loft 1 Bath	775 sqft.	\$2386/mo	\$2400/mo	\$2900/mo
5	Studio 1 Bath	300 sqft.	\$1252/mo	\$1800/mo	\$2350/mo
6	Studio 1 Bath	300 sqft.	\$1795/mo	\$1800/mo	\$2350/mo
Total			\$12,970	\$14,000	\$17,300



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