



Alandele Court



Boutique Triplex | Pride of Ownership | Mid-Wilshire | \$1,750,000

854 Alandele Ave. Los Angeles, CA 90036



Owner-user and investor opportunity with one 2-bedroom unit currently vacant



On-site garage parking and flexible permitted & unpermitted street parking



Remodeled bright units with spacious floor plans, including front and rear unit access



In-unit washer and dryer hookups



Individually metered for gas and electric

Rear courtyard patio and lounge area with BBQ & string lighting



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**EQUITY
UNION
COMMERCIAL**



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854 Alandale Ave. Los Angeles, CA 90036

3 Units

SUMMARY	* CURRENT	MARKET
Purchase Price:	\$1,750,000	
Down Payment:	100%	\$1,750,000
Number of Units:		3
Cost per Legal Unit:	\$583,333	
Current GRM:	14.63	13.84
Current CAP:	4.72%	5.10%
Year Built:		1947
Approx. Building SF:		3,041
Cost per Building SF:	\$575.47	
Approx. Lot SF:		6,173
Zoning:		LAR3
Parking:		3 Spaces

ALL CASH
Loan:
Interest:
Interest Type:
Term (Yrs.):
Amortization (Yrs.):
Other Terms:

ANNUAL OPERATING DATA	* CURRENT	MARKET
Scheduled Gross Income:	\$119,580	\$126,480
Less Vacancy Reserve:	(\$3,587)	3.00% * (\$3,794) 3.00% *
Gross Operating Income:	\$115,993	\$122,686
Less Expenses:	(\$33,380)	27.91% * (\$33,380) 26.39% *
Net Operating Income:	\$82,612	\$89,305
Less Debt Service:		
Pre-Tax Cash Flow:	\$82,612	4.72% ** \$89,305 5.10% **

* As a percentage of Scheduled Gross Income.

**As a percentage of Down Payment.

HIGHLIGHTS
Property
* Beautifully maintained property
* In-unit washer / dryer hook-ups
* Mature landscaping & courtyard
* Recent capital improvements
Location
* Miracle Mile adjacent
* Central LA access
* Quiet, low-density street
* Near Museum Row & The Grove

SCHEDULED INCOME		* CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Square Feet	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit
1	2+1	750	\$3,030	\$3,030	\$3,350
1	2+1	1,100	\$3,340	\$3,340	\$3,595
1	2+1	1,100	\$3,595	\$3,595	\$3,595

* Current income reflective of allowable rent increases through March of 2026

Monthly Scheduled Rent:	\$9,965	\$10,540
Laundry Income:		
Other Income:		
Monthly SGI:	\$9,965	\$10,540
Annual SGI:	\$119,580	\$126,480
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2023	
Tax Rate	1.25%	\$21,875
Insurance (New)		\$4,105
Maint. / Repairs		\$2,250
Utilities		\$4,400
Misc. / Reserves		\$750
Total Expenses:	\$33,380	
Per Gross Sq. Ft.:	\$10.98	
Expenses Per Unit:	\$11,126.78	

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*Current income reflective of allowable rent increases through March 2026. This could be subject to change by The City of Los Angeles, buyer to verify.

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

Is the property subject to rent control?

YES NO

	Electricity
X	Garbage
	Cable

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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