



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



In-unit washer and dryer hookups



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



Rear courtyard patio and lounge area with BBQ & string lighting



Individually metered for gas and electric



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854 Alandele 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% ** |

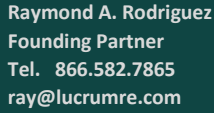
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.

| 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 |
| Monthly Income | | Monthly Income |
| 1 | 2+1 | 750 |
| 1 | 2+1 | 1,100 |
| 1 | 2+1 | 1,100 |
| \$3,030 | \$3,030 | \$3,350 |
| \$3,340 | \$3,340 | \$3,595 |
| \$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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| ALL COLUMNS & SECTIONS MUST BE COMPLETED | | | |
|---|-------------|---|---|
| What utilities are included in rent? | | Is the property subject to rent control? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| <input type="checkbox"/> | Electricity | <input type="checkbox"/> | Gas |
| <input checked="" type="checkbox"/> | Garbage | <input type="checkbox"/> | Heat |
| <input type="checkbox"/> | Cable | <input checked="" type="checkbox"/> | Water |
| | | If YES, what is the current allowable increase per annum? | <input type="text"/> |
| | | What has been your average monthly occupancy rate over the preceding 12 Months? | <input type="text"/> |
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