



Alandele Court



Mid-Wilshire Triplex | 1 Vacant Unit | Strong Rental Upside | \$1,595,000
854 Alandele Ave. Los Angeles, CA 90036



One 2-bedroom unit delivered vacant, offering immediate rental upside or owner-user opportunity



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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3 Units

SUMMARY		CURRENT	MARKET
Purchase Price:		\$1,595,000	
Down Payment:	100%	\$1,595,000	
Number of Units:		3	
Cost per Legal Unit:		\$531,667	
Current GRM:		13.34	12.61
Current CAP:		5.30%	5.72%
Year Built:		1947	
Approx. Building SF:		3,041	
Cost per Building SF:		\$524.50	
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:		(\$31,443) 26.29% *	(\$31,443) 24.86% *
Net Operating Income:		\$84,550	\$91,243
Less Debt Service:			
Pre-Tax Cash Flow:		\$84,550 5.30% **	\$91,243 5.72% **

* 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
1	2+1	750	\$3,030	\$3,030	\$3,350	\$3,350
1	2+1	1,100	\$3,340	\$3,340	\$3,595	\$3,595
1	2+1	1,100	\$3,595	\$3,595	\$3,595	\$3,595
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	2025	
Tax Rate	1.25%	\$19,938
Insurance (New)		\$4,105
Maint. / Repairs		\$2,250
Utilities		\$4,400
Misc. / Reserves		\$750
Total Expenses:		\$31,443
Per Gross Sq. Ft.:		\$10.34
Expenses Per Unit:		\$10,480.95

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