

# 500-510 N ALEXANDRIA AVENUE

LOS ANGELES, CALIFORNIA 90004

Marcus & Millichap  
THE RAYMUNDO GROUP

**\$1,525,000 | 7 MULTIFAMILY UNITS**

MOSTLY TWO-BEDROOM UNITS | NEWLY CONSTRUCTED ADU  
OUTSTANDING LOCATION BETWEEN LARCHMONT VILLAGE, VIRGIL VILLAGE, AND KOREATOWN

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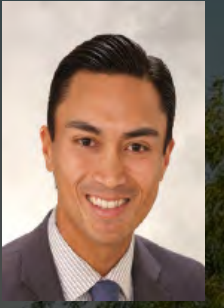
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500-510 N ALEXANDRIA AVENUE, LOS ANGELES, CA 90004

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# INVESTMENT OVERVIEW

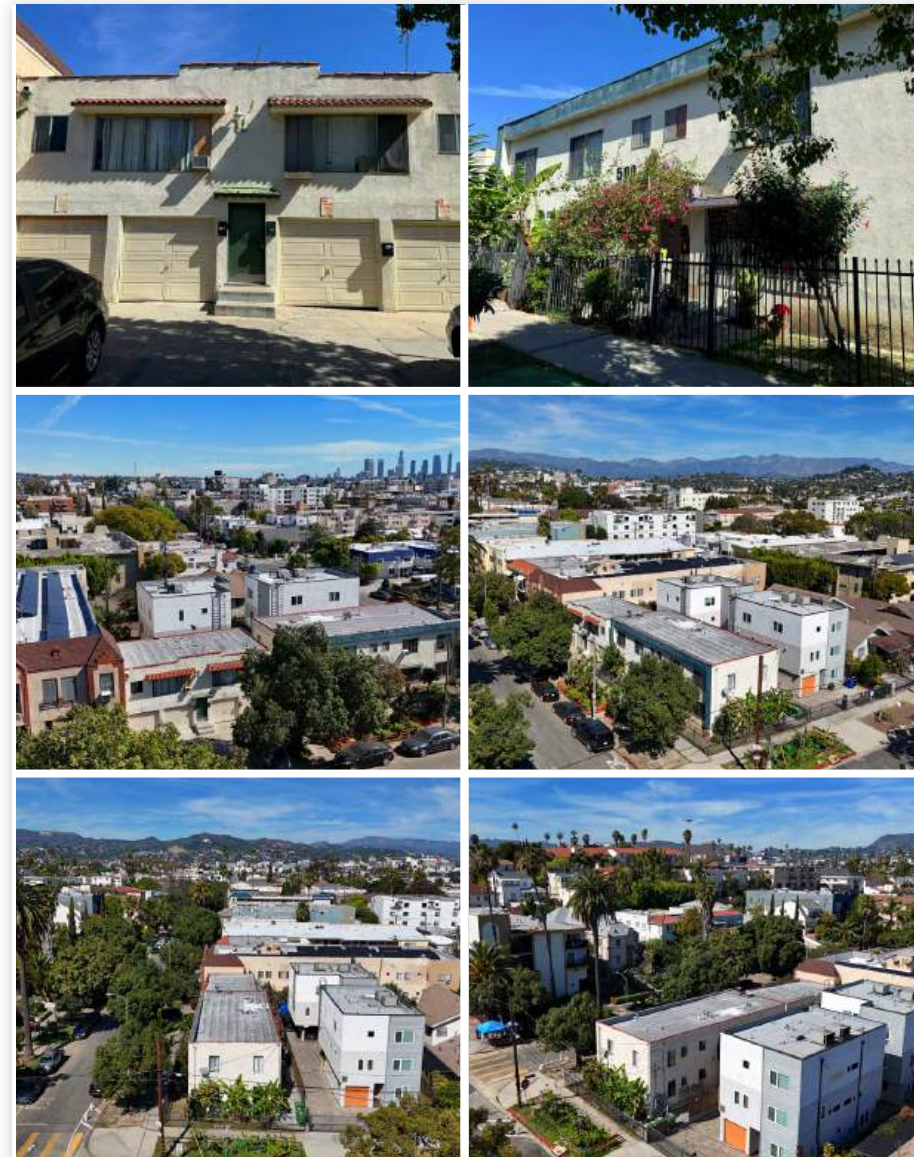
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# INVESTMENT HIGHLIGHTS

- Excellent Location Between Larchmont Village, Virgil Village, and Koreatown
- Mostly Two-Bedroom Units
- Value-Add Opportunity – Current Rents Approximately 23% Below Market Rates
- Newly Constructed ADU Generates Additional Income Stream
- Garage Parking for Select Units
- Adjacent to Silver Lake, Echo Park, Sunset Junction, and Los Feliz
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Potential to Benefit from Local Infrastructure Upgrades with Several 2028 Summer Olympic Venues Nearby
- Deemed “Very Walkable” with a Walk Score of 87



# INVESTMENT OVERVIEW

**M**arcus & Millichap is pleased to announce the opportunity to purchase 500-510 N Alexandria Avenue, a seven-unit multifamily property located in Los Angeles, CA. Nestled between the trendy Larchmont Village and Virgil Village neighborhoods, just north of bustling Koreatown, the property allows tenants convenient access to many of Los Angeles' most recently improved areas. Silver Lake, Sunset Junction, and Echo Park are just east of the buildings, while the high-end Los Feliz neighborhood sits north of the property.

**A** new ADU was completed in 2025, generating a substantial income stream by attracting higher-paying tenants with its brand new finishes. Garage parking for four vehicles is another rare amenity in this dense residential neighborhood that helps attract new tenants to the building. Neither building appears on the Los Angeles Department of Building and Safety's seismic retrofit list (Buyer to verify), saving a new owner from what would otherwise be a costly capital expenditure.

**R**esidents enjoy convenient access to the 101 Freeway, while the Metro Red Line is accessible via the nearby Vermont/Beverly station. With LA Live and the neighboring Crypto.com Arena, Los Angeles Convention Center, and nearby Los Angeles Coliseum scheduled to host events in the 2028 Summer Olympics, the entire local area stands to benefit from upcoming infrastructure improvements and an influx of capital to the area.



# 500-510 N ALEXANDRIA AVENUE

LOS ANGELES, CA 90004

**\$1,525,000**

LISTING PRICE

**\$217,857**

PRICE/UNIT

**\$331**

PRICE/SF

**5.52%**

CAP RATE - CURRENT

**10.99**

GIM - CURRENT

**7.48%**

CAP RATE - PRO FORMA

**8.91**

GIM - PRO FORMA

## THE OFFERING

Price	<b>\$1,525,000</b>
Down Payment	100% / \$1,525,000
Price/Unit	\$217,857
Price/SF	\$331
Number of Units	7
Rentable Square Feet	4,608 SF
Number of Buildings	2
Number of Stories	2
Year Built	1923
Lot Size	4,557 SF

## VITAL DATA

CAP Rate - Current	5.52%
GIM - Current	10.99
Net Operating Income - Current	\$84,120
Net Cash Flow After Debt Service - Current	5.52% / \$84,120
CAP Rate - Pro Forma	7.48%
GIM - Pro Forma	8.91
Net Operating Income - Pro Forma	\$114,043
Net Cash Flow After Debt Service - Pro Forma	7.48% / \$114,043

## PROPERTY DETAILS

### THE OFFERING

Property Address:	500-510 N Alexandria Avenue Los Angeles, CA 90004
Assessor's Parcel Number:	5520-009-026
Zoning:	LAR3

### SITE DESCRIPTION

Number of Units:	7
Number of Buildings:	2
Number of Stories:	2
Year Built:	1923
Rentable Square Feet:	4,608 SF
Lot Size:	4,557 SF
Type of Ownership:	Fee Simple

### CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat



OFFERING PRICE:

**\$1,525,000**

### PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

### UNIT MIX

No. of Units	Unit Type	Approx. Squre Feet
3	Single 1 Bath	325
4	2 Bdr 1 Bath	900
<b>7</b>	<b>TOTAL</b>	<b>4,608</b>



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# LOCATION OVERVIEW

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DOWNTOWN LOS ANGELES



LOCATED AT THE CONVERGENCE OF NEIGHBORHOODS ON THE RISE



Hollywood is the epicenter of the movie business, home to celebrities and dreamers alike. Convenient to Los Angeles, Hollywood draws many tourists with its iconic landmarks and historic theatres.

Take a step back in time when you visit remnants of Old Hollywood Glam at historic theatres such as TCL Chinese Theatre, El Capitan Theatre, and the Egyptian Theatre. Amoeba Music may seem like a time capsule but the largest independent record store in the U.S. stocks an impressive variety of CDs and DVDs as well as a knowledgeable staff. See where the Academy Awards are hosted at Dolby Theatre, the star-studded Walk of Fame on Hollywood Boulevard, and the best views of the city from the overlook at Hollywood Bowl. Catch movie productions in action around Hollywood and stop by the Hollywood Wax Museum to see replicates of the more reclusive celebrities.

Accessible to the Hollywood Freeway and Griffith Park, major attractions and employers are only a short drive from Hollywood



As the name suggests, the atmosphere in Koreatown is heavily influenced by Korean culture, and it is a favorite destination among foodies city-wide for its endless selection of authentic Korean restaurants. But the community has a much more diverse character than that: The broad range of cultural influences is exemplified in landmarks like the synagogue/contemporary art gallery of the Wilshire Boulevard Temple, the Latin fusion cuisine of Roy Choi's restaurants, and the popular German/Korean/Hawaiian tinged gastropub, Biergarten.

As one of the most popular sections of LA during Hollywood's golden age, many historic buildings, bars, and restaurants have been preserved or restored to transport patrons to another time—in fact, the interiors of several local eateries were used as locations for the 1960s-set TV series, "Mad Men."



Along with its historic roots in Hollywood, Silver Lake is known for its bohemian vibe. Along Sunset Boulevard you'll find trendy bars, art galleries, authentic restaurants, industrial-chic coffeeshops, and indie music venues. Along with special events, Sunset Triangle Plaza hosts a weekly farmers market. Locals also enjoy being near some of LA's staple entertainment hubs like Dodger Stadium, Griffith Park, and the Hollywood Bowl, which are all under six miles away. Other popular areas like Downtown LA and Hollywood are convenient to Silver Lake as well.

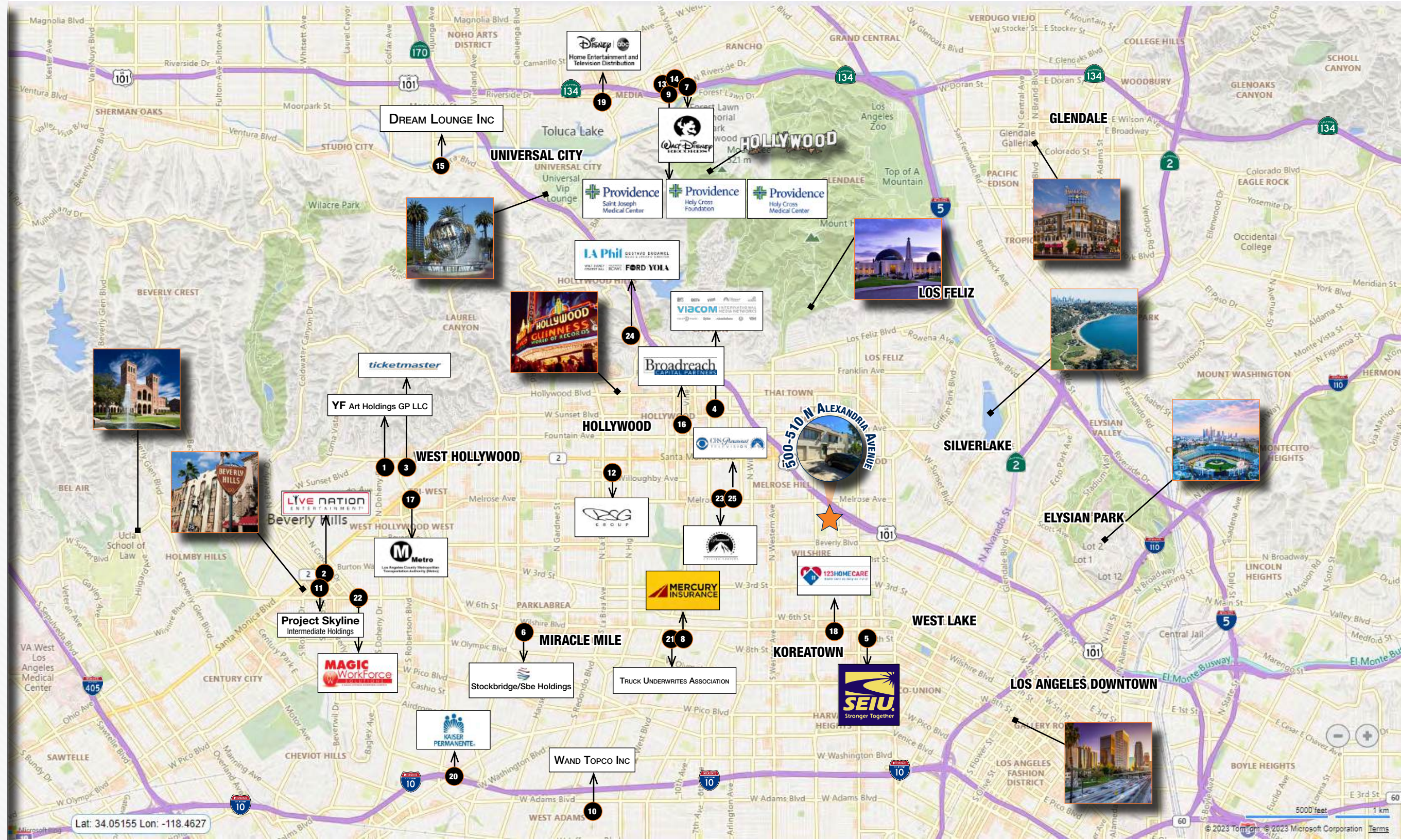
Complemented by colorful murals, palm trees, and rolling hills, Silver Lake has a variety of rentals for rent. Although Silver Lake is known as an upscale location, but there are some affordable hidden gems that are much cheaper compared to other LA cities. Rentals include brightly colored townhomes, luxury apartments, Mediterranean-style houses, and chic condos. Some rentals even provide a view of the Silver Lake Reservoir, the area's namesake body of water



# MAJOR EMPLOYERS

## Employees

1	YF Art Holdings GP LLC	3,810
2	Live Nation Entertainment	2,990
3	Ticketmaster Entertainment LLC	2,931
4	Viacom International Media Networks	2,700
5	Service Employees International Union	2,392
6	Stockbridge/SBE Holdings LLC	2,000
7	Walt Disney Records	2,000
8	Mercury Insurance	1,989
9	Providence Holy Cross Foundation	1,802
10	Wand Topco Inc	1,700
11	Project Skyline Intermediate Holdings	1,700
12	RSG Group LLC	1,600
13	Providence St. Joseph Medical Center	1,171
14	Providence Holy Cross	1,000
15	Dream Louge Inc	790
16	Broadreach Capital Partners	751
17	Los Angeles Department of Transportation	700
18	123 Home Care Services Los Angeles, LLC	700
19	Disney Home Entertainment & Television Distribution	631
20	Kaiser Permanente	600
21	Truck Underwriter Association	590
22	Magic Workforce Solutions	566
23	Paramount Studio	565
24	John Hancock Life Insurance Company	556
25	CBS Paramount Television	556



# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	93,879	576,282	1,111,804
<b>2025 Estimate</b>			
Total Population	93,642	565,955	1,095,259
<b>2020 Census</b>			
Total Population	94,400	557,391	1,094,601
<b>2010 Census</b>			
Total Population	102,100	565,248	1,079,052
<b>Daytime Population</b>			
2025 Estimate	53,644	558,136	1,405,458
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	39,894	261,700	496,012
<b>2025 Estimate</b>			
Total Households	39,087	253,347	483,003
Average (Mean) Household Size	2.4	2.3	2.3
<b>2020 Census</b>			
Total Households	37,560	237,469	458,332
<b>2010 Census</b>			
Total Households	36,408	221,208	419,819
Growth 2025-2030	2.1%	3.3%	2.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	42,501	283,403	538,884
2025 Estimate	41,626	274,027	524,266
Owner Occupied	3,217	34,779	87,218
Renter Occupied	35,873	218,468	395,789
Vacant	2,539	20,680	41,264
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	39,087	253,347	483,003
1 Person Units	35.9%	41.5%	42.0%
2 Person Units	27.6%	28.2%	28.7%
3 Person Units	16.6%	13.5%	12.6%
4 Person Units	10.9%	9.2%	9.0%
5 Person Units	5.6%	4.6%	4.3%
6+ Person Units	3.4%	3.0%	3.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	4.9%	10.3%	12.1%
\$150,000-\$199,999	6.1%	7.0%	7.7%
\$100,000-\$149,999	13.7%	13.9%	15.3%
\$75,000-\$99,999	12.0%	11.5%	11.3%
\$50,000-\$74,999	18.6%	15.9%	14.3%
\$35,000-\$49,999	13.9%	10.8%	9.8%
\$25,000-\$34,999	11.0%	8.9%	7.8%
\$15,000-\$24,999	7.9%	8.1%	7.8%
Under \$15,000	11.9%	13.6%	13.8%
Average Household Income	\$76,913	\$90,277	\$96,022
Median Household Income	\$58,117	\$69,185	\$73,157
Per Capita Income	\$32,471	\$41,777	\$44,742
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	93,642	565,955	1,095,259
Under 20	19.0%	17.9%	17.4%
20 to 34 Years	28.1%	28.1%	28.4%
35 to 39 Years	8.7%	9.4%	9.3%
40 to 49 Years	14.0%	14.2%	14.0%
50 to 64 Years	18.1%	17.2%	17.3%
Age 65+	12.1%	13.3%	13.6%
Median Age	38.0	39.0	39.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	69,649	429,461	830,182
Elementary (0-8)	16.1%	14.6%	13.2%
Some High School (9-11)	9.3%	7.9%	7.6%
High School Graduate (12)	19.9%	17.6%	16.9%
Some College (13-15)	15.2%	14.3%	15.3%
Associate Degree Only	5.8%	5.2%	5.6%
Bachelor's Degree Only	25.2%	28.1%	28.0%
Graduate Degree	8.6%	12.2%	13.4%
<b>Population by Gender</b>			
2025 Estimate Total Population	93,642	565,955	1,095,259
Male Population	50.5%	51.1%	51.3%
Female Population	49.5%	48.9%	48.7%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

# DEMOGRAPHICS SUMMARY



## POPULATION

In 2025, the population in your selected geography is 1,095,259. The population has changed by 1.50 since 2010. It is estimated that the population in your area will be 1,111,804 five years from now, which represents a change of 1.5 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 13,943 people per square mile.



## HOUSEHOLDS

There are currently 483,003 households in your selected geography. The number of households has changed by 15.05 since 2010. It is estimated that the number of households in your area will be 496,012 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.3 people.



## INCOME

In 2025, the median household income for your selected geography is \$73,157, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 99.44 since 2010. It is estimated that the median household income in your area will be \$87,646 five years from now, which represents a change of 19.8 percent from the current year.

The current year per capita income in your area is \$44,742, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$96,022, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 600,315 people in your selected area were employed. The 2010 Census revealed that 55.3 of employees are in white-collar occupations in this geography, and 20.3 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



## HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 82,949.00 owner-occupied housing units and 336,877.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.5 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



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# PRICING & FINANCIAL ANALYSIS

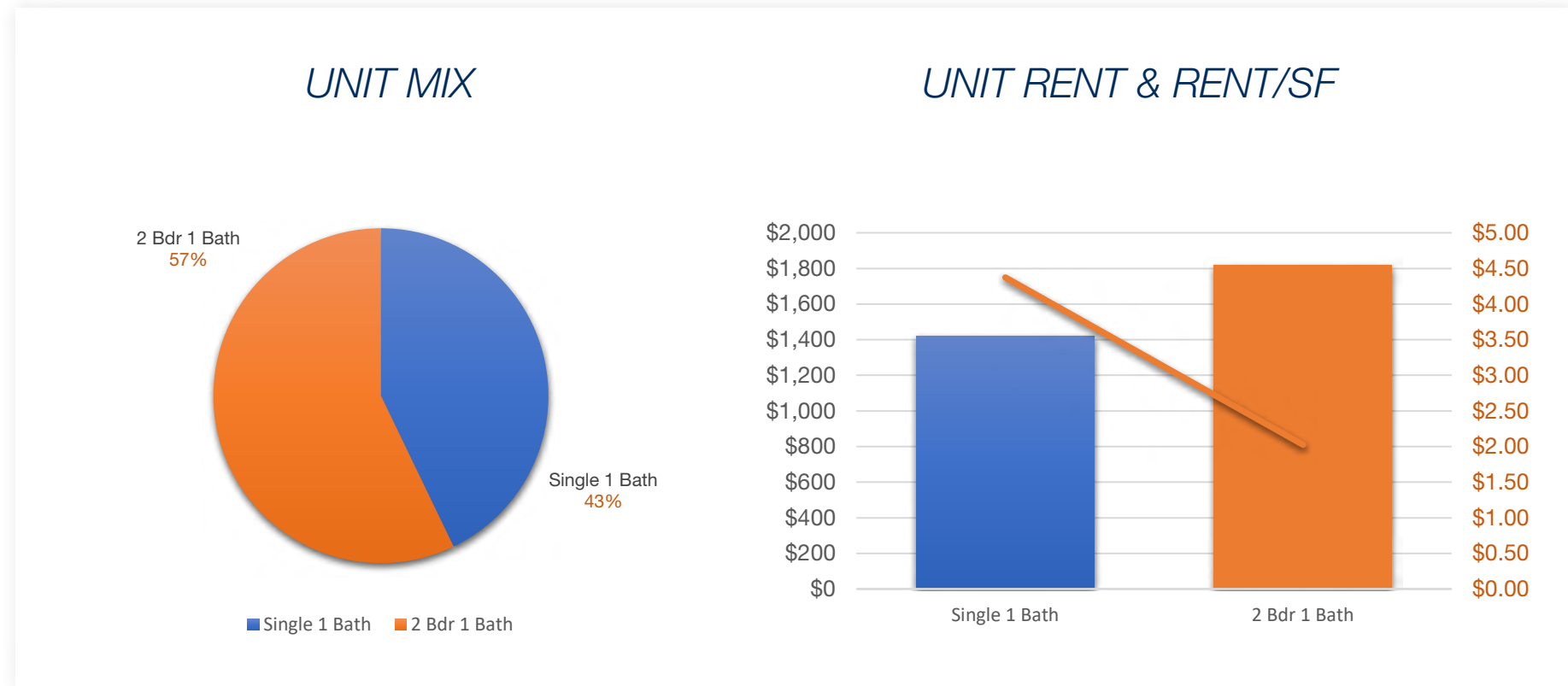
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# UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
3	Single 1 Bath	325	\$895-\$1,875	\$4.38	\$4,270	\$1,595-1,895	\$5.22	\$5,085
4	2 Bdr 1 Bath	900	\$1,290-\$2,200	\$2.02	\$7,289	\$2,295	\$2.55	\$9,180
<b>7</b>	<b>TOTAL</b>	<b>4,608</b>			<b>\$11,559</b>			<b>\$14,265</b>



# INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
<b>INCOME</b>				
<b>GROSS POTENTIAL INCOME</b>	<b>\$138,708</b>	<b>\$19,815</b>	<b>\$171,180</b>	<b>\$24,454</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$4,161	\$594	3.0% / \$5,135	\$734
<b>EFFECTIVE GROSS INCOME</b>	<b>\$134,547</b>	<b>\$19,221</b>	<b>\$166,045</b>	<b>\$23,721</b>
<b>EXPENSES</b>				
Real Estate Taxes	\$18,108	\$2,587	\$18,108	\$2,587
Insurance	\$6,451	\$922	\$6,451	\$922
Utilities	\$10,741	\$1,534	\$10,741	\$1,534
Repairs & Maintenance	\$3,500	\$500	\$3,500	\$500
Management Fee	\$6,727	\$961	\$8,302	\$1,186
Reserves & Replacements	\$1,400	\$200	\$1,400	\$200
Landscaping	\$1,750	\$250	\$1,750	\$250
Pest Control	\$350	\$50	\$350	\$50
Unit Turnover	\$1,400	\$200	\$1,400	\$200
<b>TOTAL EXPENSES</b>	<b>\$50,427</b>	<b>\$7,204</b>	<b>\$52,002</b>	<b>\$7,429</b>
Expenses per SF	\$10.94		\$11.29	
% of EGI	37.5%		31.3%	
<b>NET OPERATING INCOME</b>	<b>\$12,017</b>	<b>\$114,043</b>	<b>\$16,292</b>	<b>\$16,242</b>

# RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
500	2 Bdr 1 Bath	900	\$2,200	\$2.44
502	2 Bdr 1 Bath	900	\$1,290	\$1.43
504	2 Bdr 1 Bath	900	\$1,599	\$1.78
506	2 Bdr 1 Bath	900	\$2,200	\$2.44
508 (1)	Single 1 Bath	325	\$1,500	\$4.62
508 (2)	Single 1 Bath	325	\$895	\$2.75
510	Single 1 Bath	325	\$1,875	\$5.77
	Total	Vacant		
7	Total	Occupied	4,575	\$11,559
<b>7</b>	<b>Total</b>		<b>4,575</b>	<b>\$11,559</b>

# FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	500-510 N Alexandria Avenue Los Angeles, CA 90004
Price	<b>\$1,525,000</b>
Down Payment	\$1,525,000
Number of Units	7
Price/Unit	\$217,857
Rentable Square Feet	4,608 SF
Price/SF	\$331
CAP Rate - Current	5.52%
CAP Rate - Pro Forma	7.48%
GRM - Current	10.99
GRM - Pro Forma	8.91
Year Built	1923
Lot Size	4,557 SF
Type of Ownership	Fee Simple

## Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
3	Single 1 Bath	325	\$895-\$1,875	\$4,270
4	2 Bdr 1 Bath	900	\$1,290-\$2,200	\$7,289
<b>7</b>	<b>TOTAL</b>	<b>4,608</b>		<b>\$11,559</b>

## Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Income	\$138,708	\$171,180
Less: Vacancy / Deductions (GPR)	3.0% / \$4,161	3.0% / \$5,135
Effective Gross Income	\$134,547	\$166,045
Less: Expenses	\$50,427	\$52,002
<b>Net Operating Income</b>	<b>\$84,120</b>	<b>\$114,043</b>

## Expenses

	Current	Pro Forma
Real Estate Taxes	\$18,108	\$18,108
Insurance	\$6,451	\$6,451
Utilities	\$10,741	\$10,741
Repairs & Maintenance	\$3,500	\$3,500
Management Fee	\$6,727	\$8,302
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Landscaping	\$1,750	\$1,750
Pest Control	\$350	\$350
Unit Turnover	\$1,400	\$1,400
<b>Total Expenses</b>	<b>\$50,427</b>	<b>\$52,002</b>
<b>Expenses / Unit</b>	<b>\$7,204</b>	<b>\$7,429</b>
<b>Expenses / SF</b>	<b>\$10.94</b>	<b>\$11.29</b>
<b>% of EGI</b>	<b>37.5%</b>	<b>31.3%</b>

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# PROPERTY DESCRIPTION

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Lot Size	4,557 SF
Type of Ownership	Fee Simple

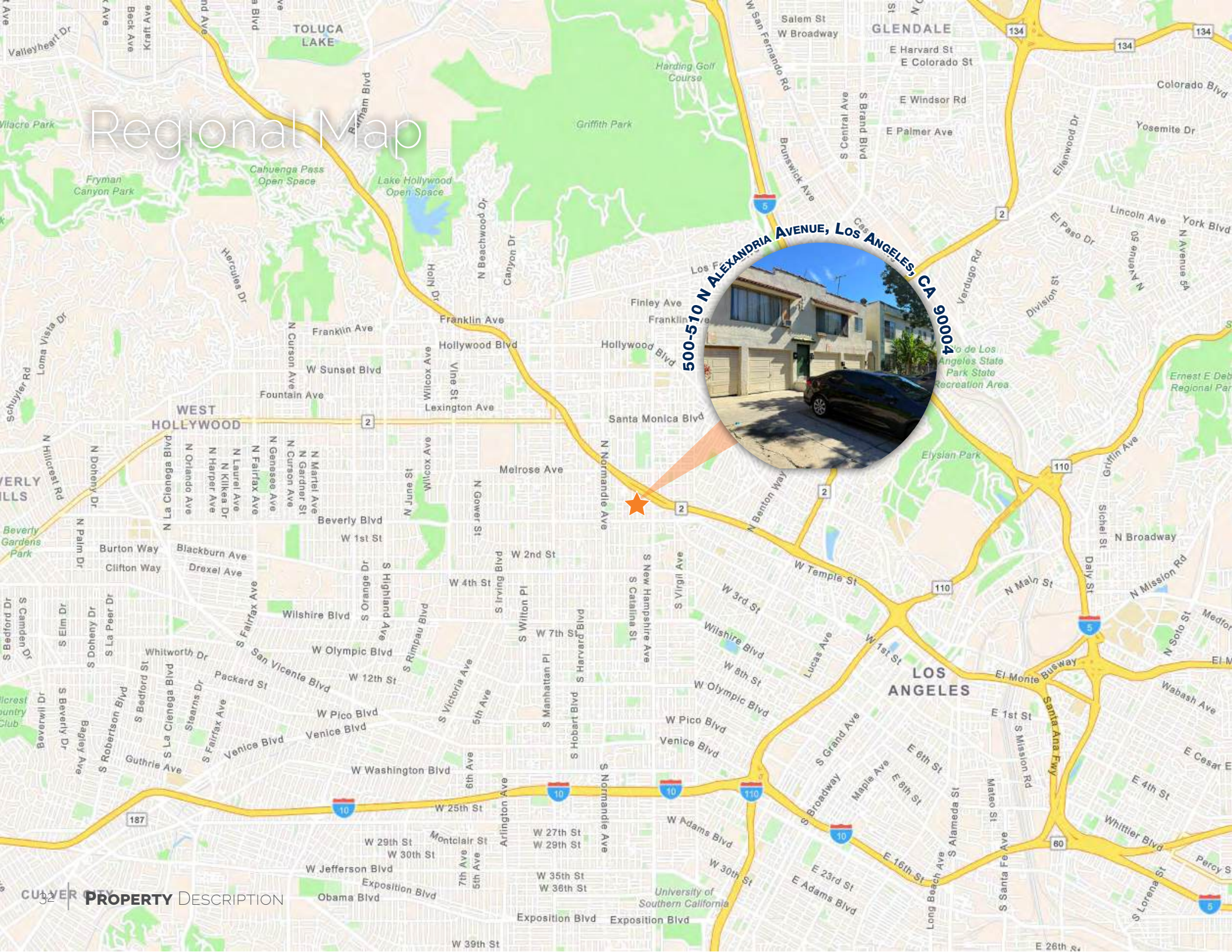
## CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

## AERIAL PHOTO



500-510 N ALEXANDRIA AVENUE  
LOS ANGELES, CA 90004



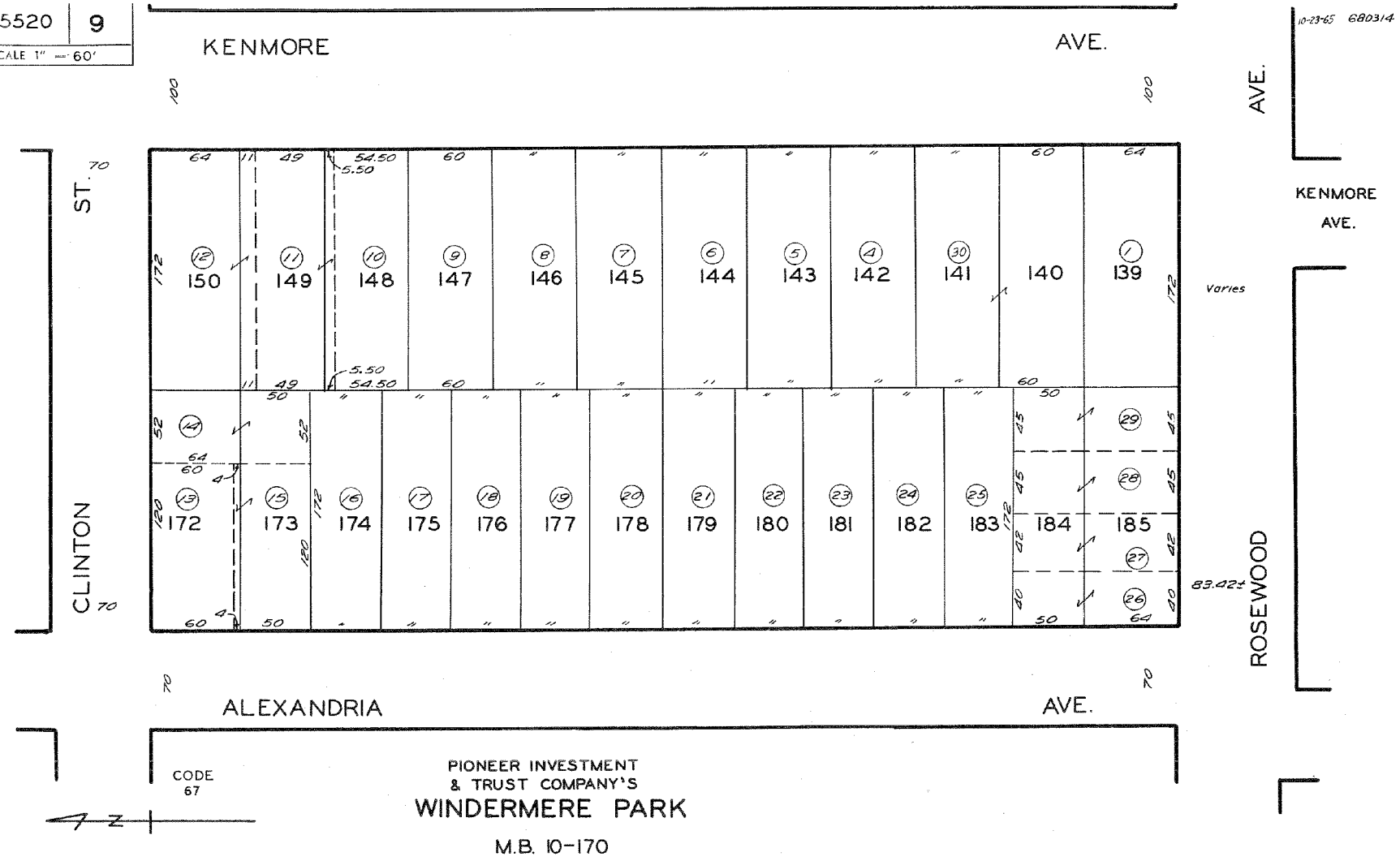
# Regional Map



# Local Map

# PARCEL MAP

5520 9  
SCALE 1" = 60'



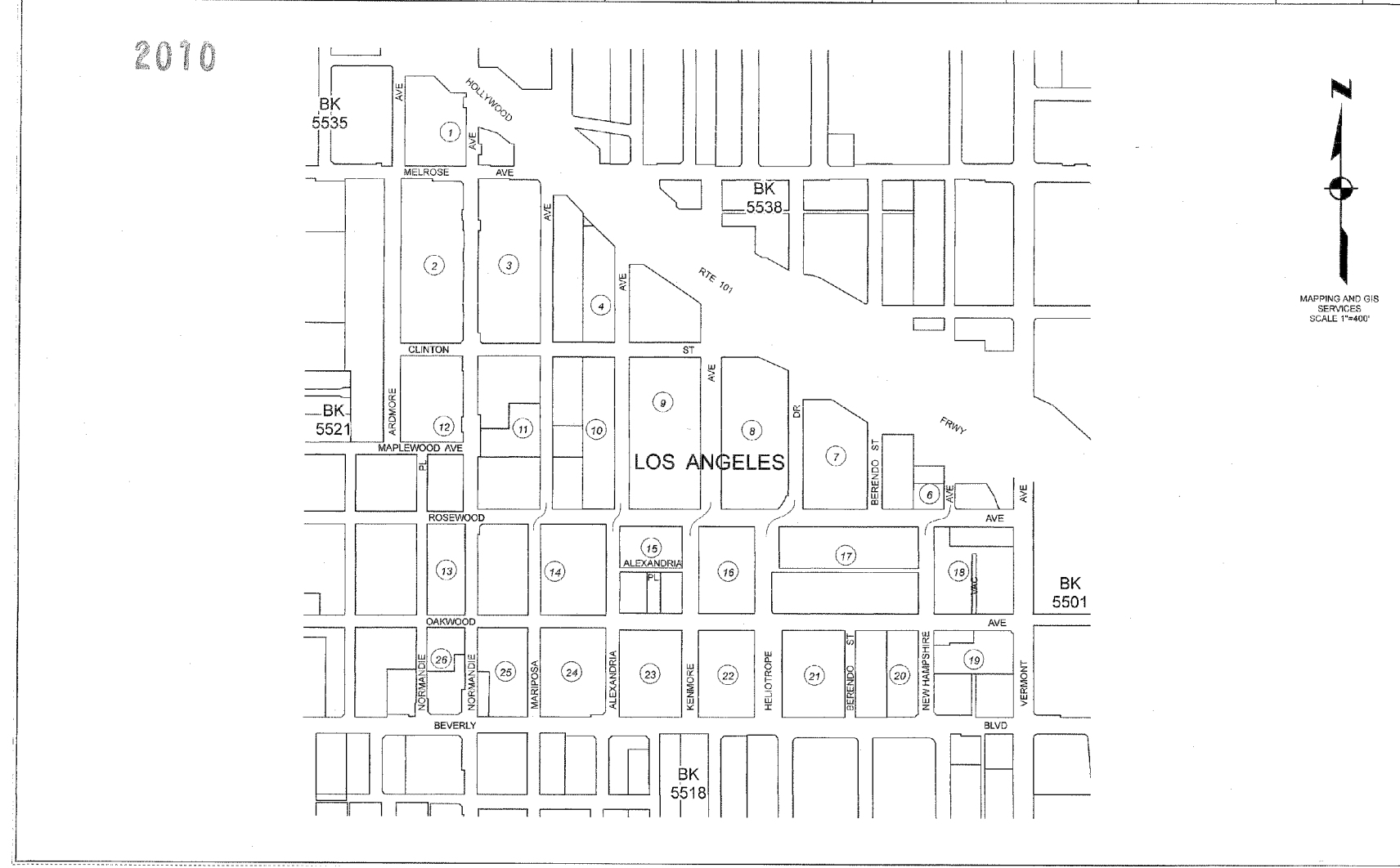
FOR PREV. ASSM'T. SEE: 1670-9

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# INDEX MAP

OFFICE OF THE ASSESSOR | REVISED: 881124  
COUNTY OF LOS ANGELES | 2010021810  
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INDEX 5520

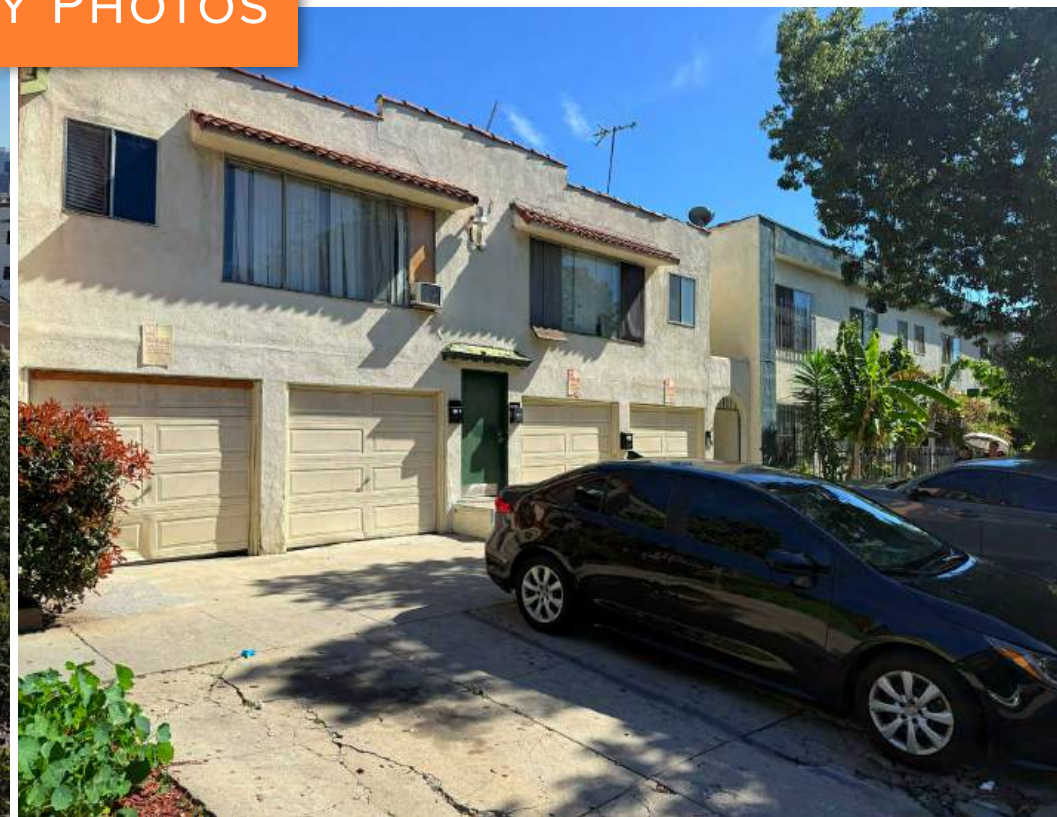
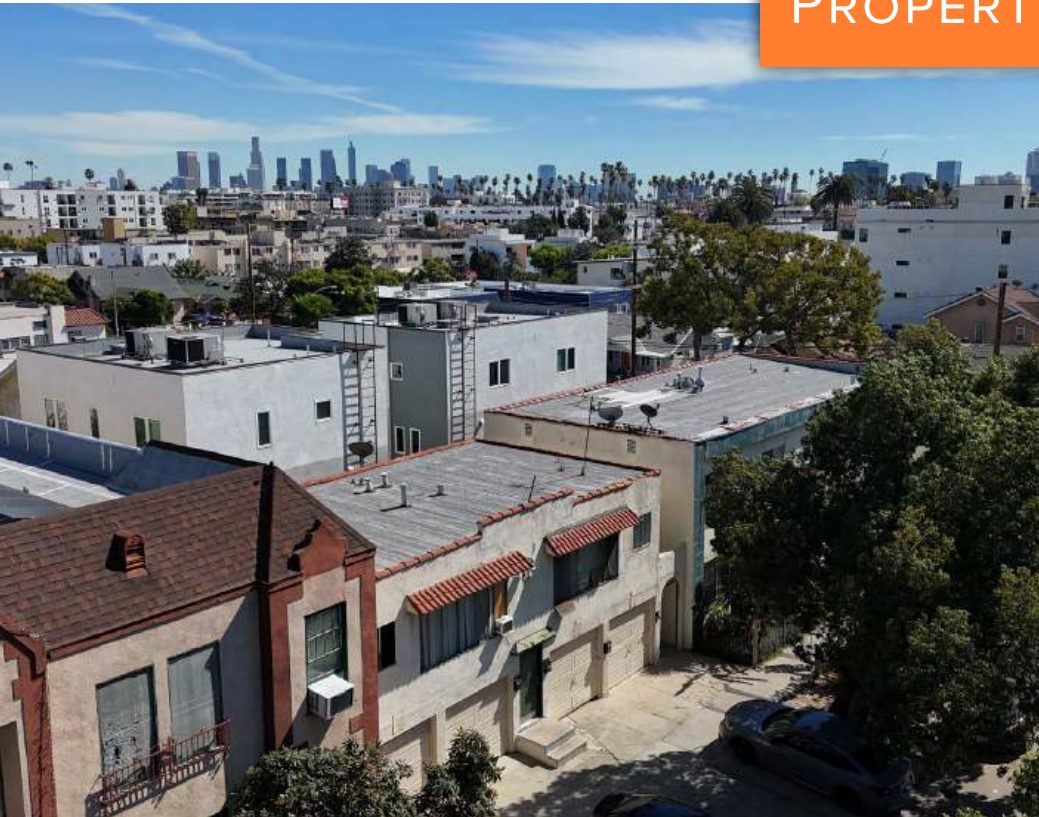




PROPERTY PHOTOS

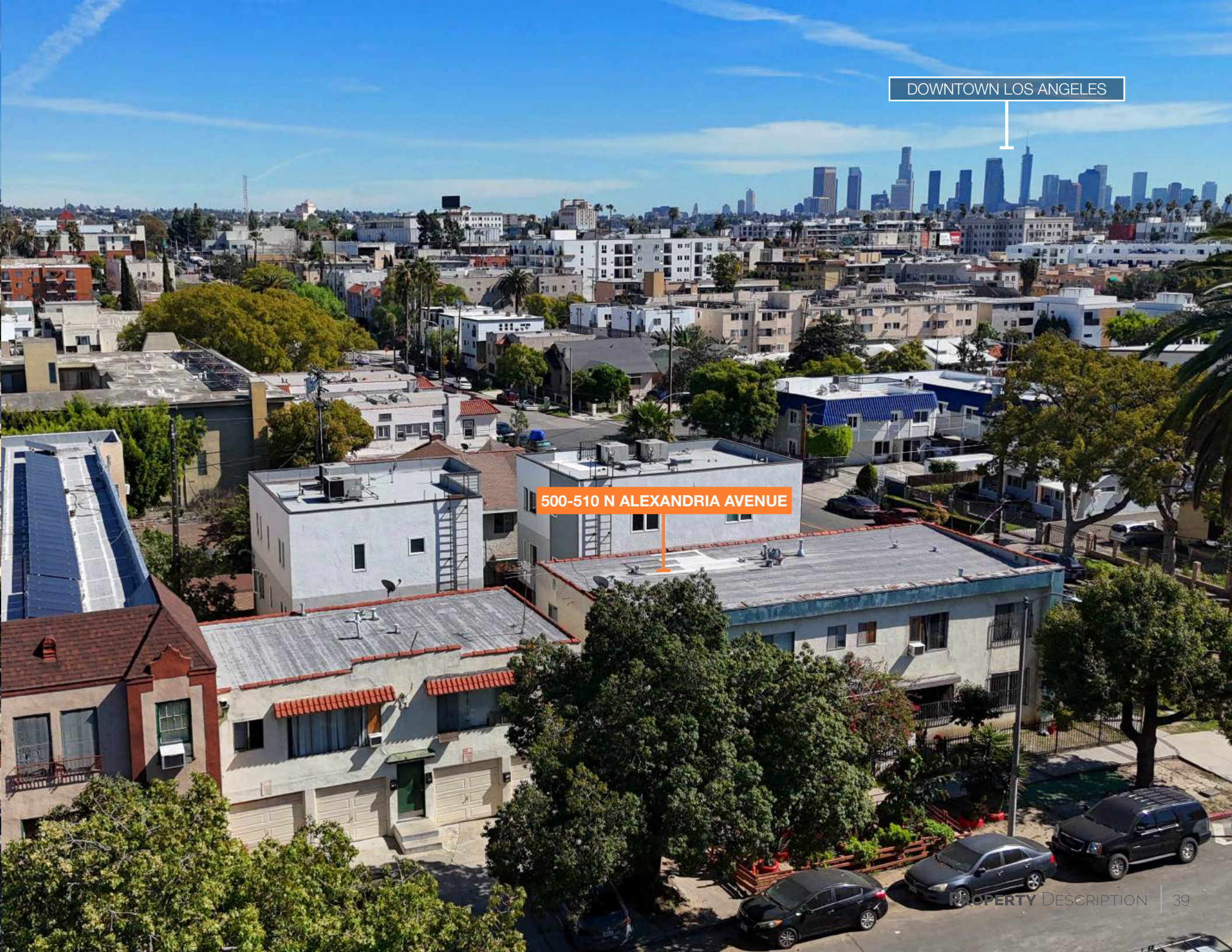


PROPERTY PHOTOS





500-510 N ALEXANDRIA AVENUE



DOWNTOWN LOS ANGELES

500-510 N ALEXANDRIA AVENUE

500-510 N ALEXANDRIA AVENUE, LOS ANGELES, CA 90004

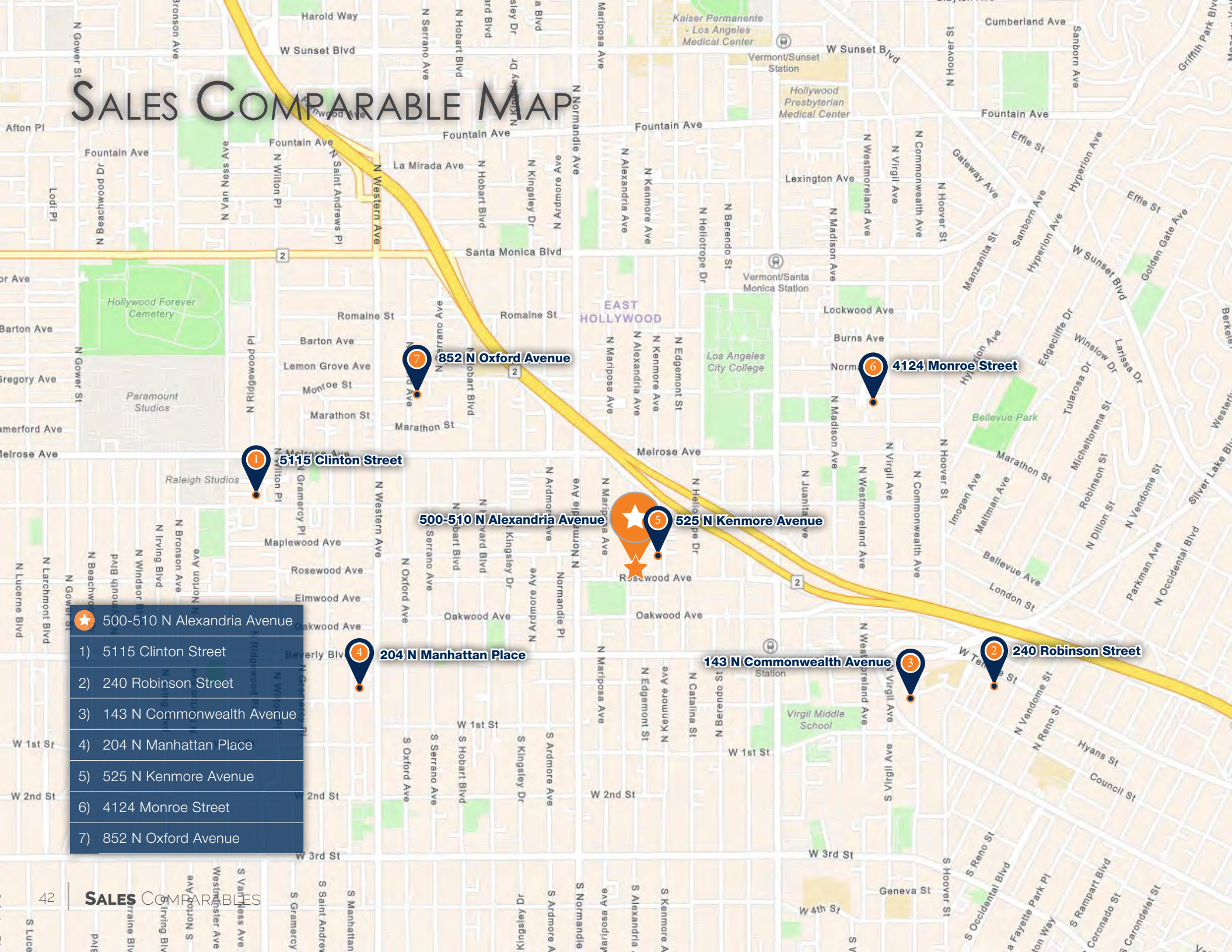
# SALES COMPARABLES

Marcus & Millichap

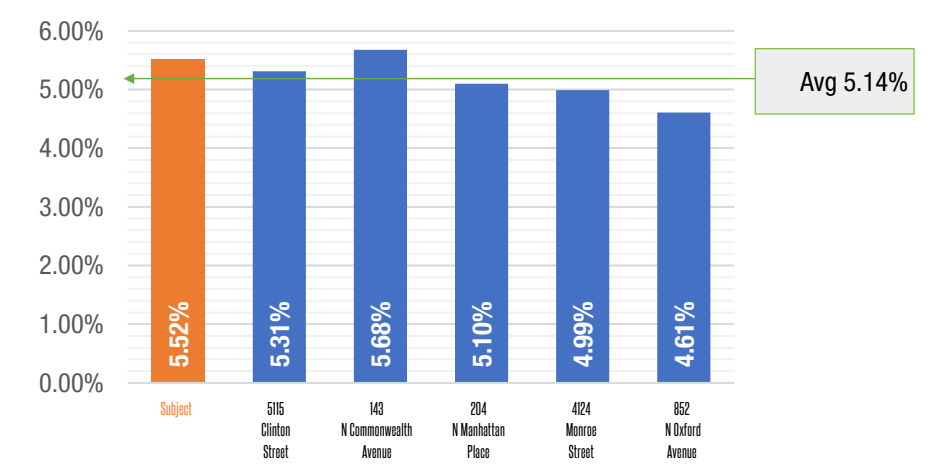
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Marcus & Millichap  
THE RAYMUNDO GROUP

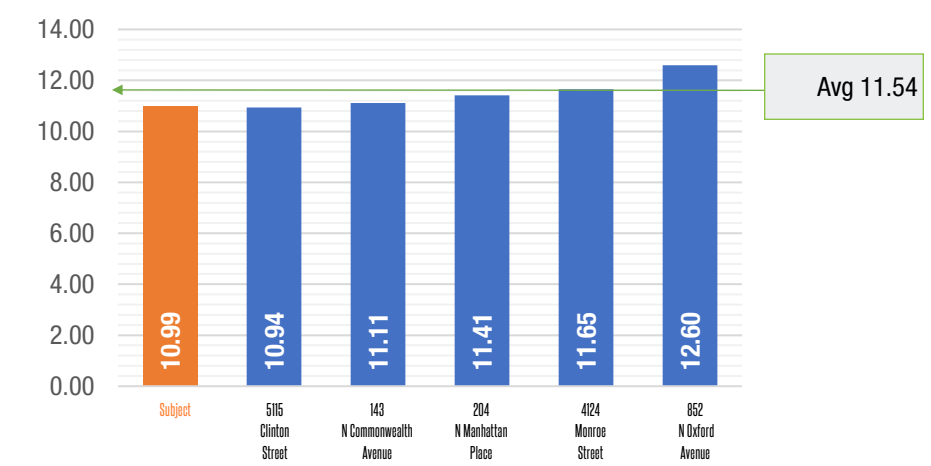
# SALES COMPARABLE MAP



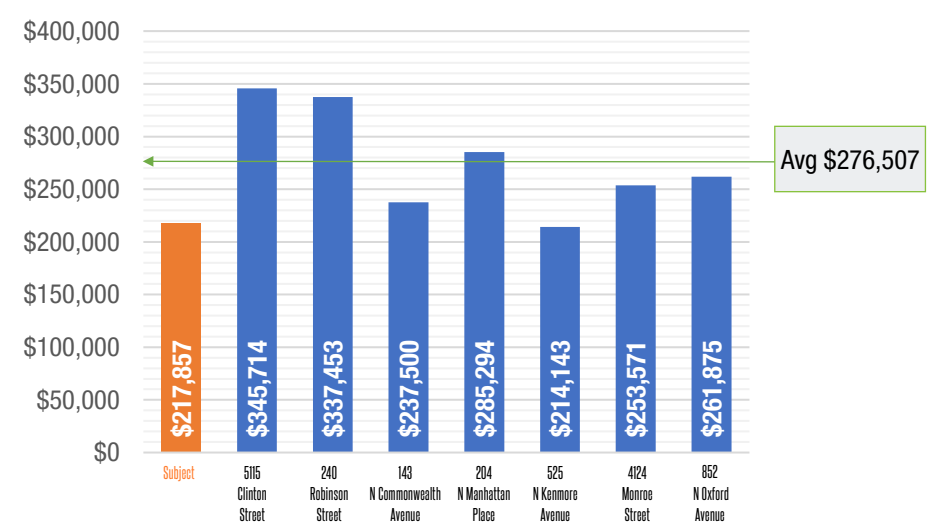
### AVERAGE CAP RATE



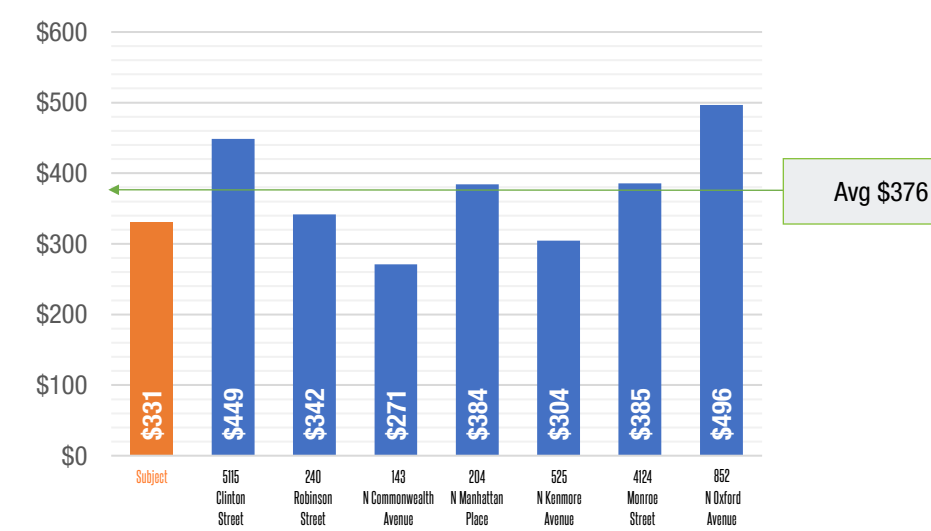
### AVERAGE GRM



### AVERAGE PRICE PER UNIT



### AVERAGE PRICE PER SQUARE FOOT





**500-510 N Alexandria Avenue  
Los Angeles, CA 90004**

*Subject Property*

Total No. of Units: 7  
 Year Built: 1923  
 Rentable SF: 4,608 SF  
 Lot Size: 4,557 SF  
**Listing Price: \$1,525,000**  
 Price/Unit: \$217,857  
 Price/SF: \$331  
 CAP Rate: 5.52%  
 GRM: 10.99

No. of Units	Unit Type
3	Single 1 Bath
4	2 Bdr 1 Bath



**5115 Clinton Street  
Los Angeles, CA 90004**

Close of Escrow: 01/30/26  
 Total No. of Units: 7  
 Year Built: 1965  
 Rentable SF: 5,393 SF  
 Lot Size: 6,098 SF  
**Sales Price: \$2,420,000**  
 Price/Unit: \$345,714  
 Price/SF: \$449  
 CAP Rate: 5.31%  
 GRM: 10.94

No. of Units	Unit Type
2	Single 1 Bath
1	1 Bdr 1 Bath
4	2 Bdr 1.5 Bath



**240 Robinson Street  
Los Angeles, CA 90026**

Close of Escrow: 01/29/26  
 Total No. of Units: 8  
 Year Built: 1926  
 Rentable SF: 7,896 SF  
 Lot Size: 6,534 SF  
**Sales Price: \$2,699,627**  
 Price/Unit: \$337,453  
 Price/SF: \$342

No. of Units	Unit Type
8	1 Bdr 1 Bath



**143 N Commonwealth Avenue  
Los Angeles, CA 90004**

Close of Escrow: 01/21/26  
 Total No. of Units: 6  
 Year Built: 1951  
 Rentable SF: 5,258 SF  
 Lot Size: 8,250 SF  
**Sales Price: \$1,425,000**  
 Price/Unit: \$237,500  
 Price/SF: \$271  
 CAP Rate: 5.68%  
 GRM: 11.11

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	1 Bdr 1 Bath

4



**204 N Manhattan Place  
Los Angeles, CA 90004**

Close of Escrow: 12/26/25  
Total No. of Units: 17  
Year Built: 1961  
Rentable SF: 12,628 SF  
Lot Size: 13,939 SF  
**Sales Price: \$4,850,000**  
Price/Unit: \$285,294  
Price/SF: \$384  
CAP Rate: 5.10%  
GRM: 11.41

No. of Units	Unit Type
9	1 Bdr 1 Bath
2	1 Bdr 1 Bath
6	2 Bdr 2 Bath

5



**525 N Kenmore Avenue  
Los Angeles, CA 90004**

Close of Escrow: 12/04/25  
Total No. of Units: 7  
Year Built: 1922  
Rentable SF: 4,924 SF  
Lot Size: 10,454 SF  
**Sales Price: \$1,499,000**  
Price/Unit: \$214,143  
Price/SF: \$304

No. of Units	Unit Type
2	1 Bdr 1 Bath
5	1 Bdr 1 Bath

6



**4124 Monroe Street  
Los Angeles, CA 90029**

Close of Escrow: Under Contract  
Total No. of Units: 7  
Year Built: 1948  
Rentable SF: 4,605 SF  
Lot Size: 10,869 SF  
**Sales Price: \$1,775,000**  
Price/Unit: \$253,571  
Price/SF: \$385  
CAP Rate: 4.99%  
GRM: 11.65

No. of Units	Unit Type
6	1 Bdr 1 Bath
1	1 Bdr 1 Bath

7



**852 N Oxford Avenue  
Los Angeles, CA 90029**

Close of Escrow: On Market  
Total No. of Units: 8  
Year Built: 1923  
Rentable SF: 4,220 SF  
Lot Size: 5,017 SF  
**Sales Price: \$2,095,000**  
Price/Unit: \$261,875  
Price/SF: \$496  
CAP Rate: 4.61%  
GRM: 12.60

No. of Units	Unit Type
4	Single 1 Bath
4	1 Bdr 1 Bath

# SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	5115 Clinton Street Los Angeles, CA 90004	01/30/26	7	1965	\$2,420,000	\$345,714	\$449	5.31%	10.94
2	240 Robinson Street Los Angeles, CA 90026	01/29/26	8	1926	\$2,699,627	\$337,453	\$342	N/A	N/A
3	143 N Commonwealth Avenue Los Angeles, CA 90004	01/21/26	6	1951	\$1,425,000	\$237,500	\$271	5.68%	11.11
4	204 N Manhattan Place Los Angeles, CA 90004	12/26/25	17	1961	\$4,850,000	\$285,294	\$384	5.10%	11.41
5	525 N Kenmore Avenue Los Angeles, CA 90004	12/04/25	7	1922	\$1,499,000	\$214,143	\$304	N/A	N/A
6	4124 Monroe Street Los Angeles, CA 90029	UNDER CONTRACT	7	1948	\$1,775,000	\$253,571	\$385	4.99%	11.65
7	852 N Oxford Avenue Los Angeles, CA 90029	ON MARKET	8	1923	\$2,095,000	\$261,875	\$496	4.61%	12.60
<b>A V E R A G E S</b>						<b>\$276,507</b>	<b>\$376</b>	<b>5.14%</b>	<b>11.54</b>
★	500-510 N Alexandria Avenue Los Angeles, CA 90004	<i>Subject Property</i>	7	1923	\$1,525,000	\$217,857	\$331	5.52%	10.99



500-510 N ALEXANDRIA AVENUE



500-510 N ALEXANDRIA AVENUE, LOS ANGELES, CA 90004

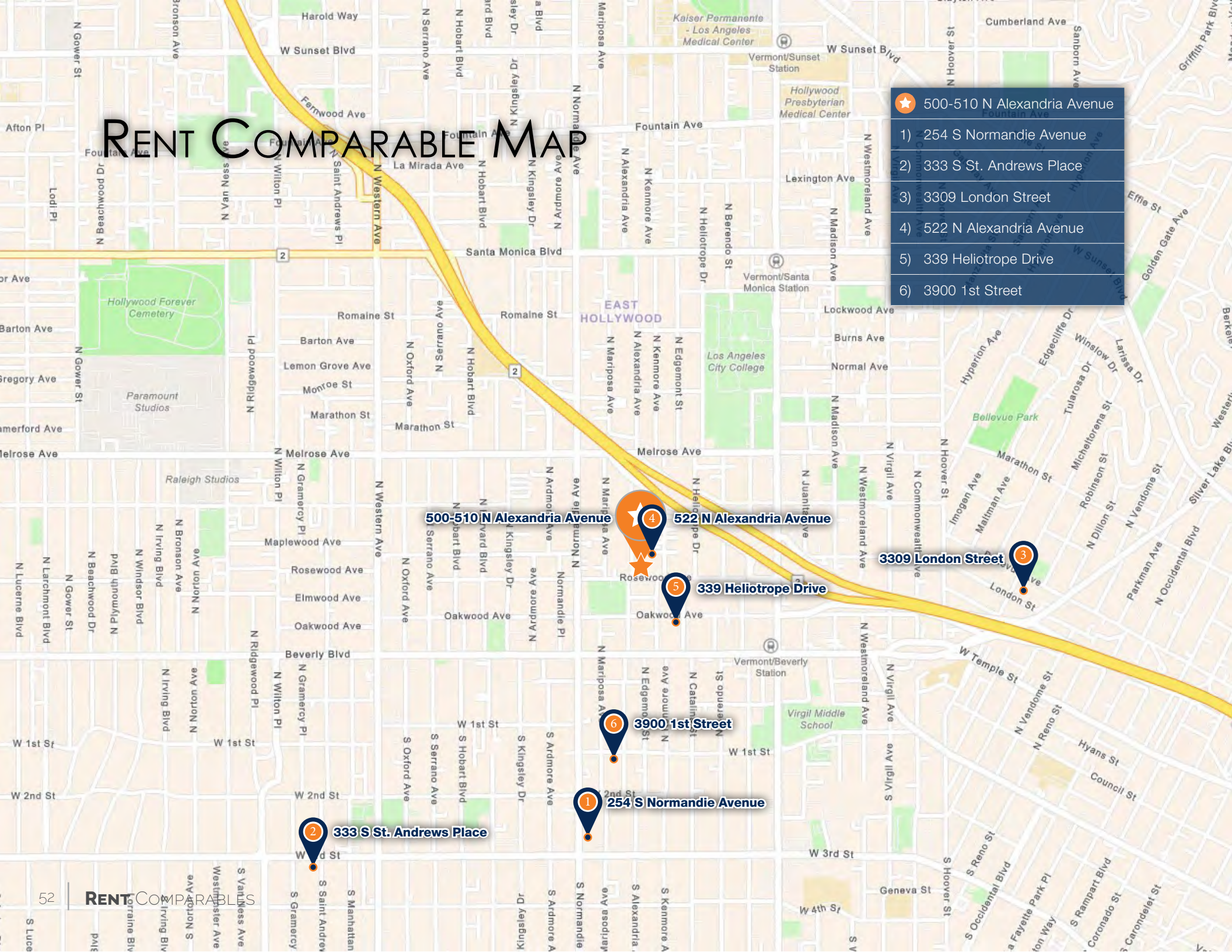
# RENT COMPARABLES

Marcus & Millichap

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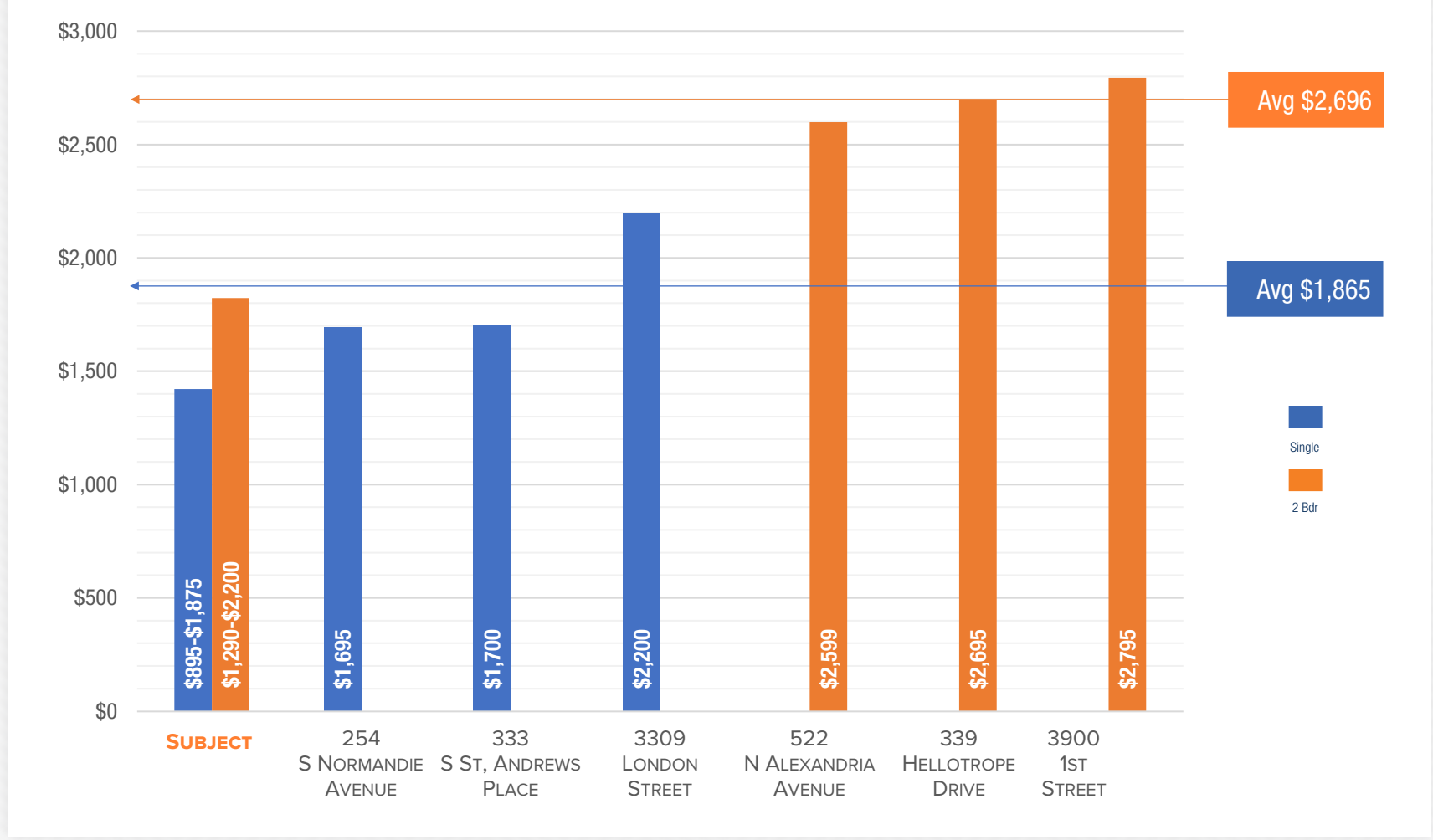
Marcus & Millichap  
THE RAYMUNDO GROUP

# RENT COMPARABLE MAP



- ★ 500-510 N Alexandria Avenue
- 1) 254 S Normandie Avenue
- 2) 333 S St. Andrews Place
- 3) 3309 London Street
- 4) 522 N Alexandria Avenue
- 5) 339 Heliotrope Drive
- 6) 3900 1st Street

## AVERAGE RENTS - SINGLE & 2 BEDROOM UNITS





**500-510 N Alexandria Avenue  
Los Angeles, CA 90004**

Total No. of Units 7  
Year Built 1923

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	325	\$895-\$1,875	\$4.38
2 Bdr 1 Bath	900	\$1,290-\$2,200	\$2.02



**254 S Normandie Avenue  
Los Angeles, CA 90004**

Total No. of Units 12  
Year Built 1957

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	533	\$1,695	\$3.18

**Amenities**

Property features wood flooring, wall AC units, ceiling fans, stainless steel appliances, and on-site laundry.



**333 S St. Andrews Place  
Los Angeles, CA 90020**

Total No. of Units 89  
Year Built 1965

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	437	\$1,700	\$3.89

**Amenities**

Property features wood flooring, granite countertops, wall AC units, stainless steel appliances, and on-site laundry.



**3309 London Street  
Los Angeles, CA 90026**

Total No. of Units 4  
Year Built 1929

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	350	\$2,200	\$6.29

**Amenities**

Property features wood flooring, stainless steel appliances, mini-split HVAC units, ceiling fans, and granite countertops.

4



**522 N Alexandria Avenue  
Los Angeles, CA 90004**

Total No. of Units 28  
Year Built 1961

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	1,000	\$2,599	\$2.60

**Amenities**

Property features wood flooring, wall AC units, granite countertops, stainless steel appliances, and in-unit washer/dryers.

5



**339 Heliotrope Drive  
Los Angeles, CA 90004**

Total No. of Units 8  
Year Built 1960

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	900	\$2,695	\$2.99

**Amenities**

Property features wood flooring, stainless steel appliances, recessed lighting, wall AC units, quartz countertops, and in-unit washer/dryers.

6



**3900 1st Street  
Los Angeles, CA 90004**

Total No. of Units 12  
Year Built 1967

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	900	\$2,795	\$3.11

**Amenities**

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, ceiling fans, and in-unit washer/dryers.

# RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	254 S Normandie Avenue Los Angeles, CA 90004	12	1957	Single 1 Bath	533	\$1,695	\$3.18
2	333 S St. Andrews Place Los Angeles, CA 90020	89	1965	Single 1 Bath	437	\$1,700	\$3.89
3	3309 London Street Los Angeles, CA 90026	4	1929	Single 1 Bath	350	\$2,200	\$6.29
4	522 N Alexandria Avenue Los Angeles, CA 90004	28	1961	2 Bdr 1 Bath	1,000	\$2,599	\$2.60
5	339 Heliotrope Drive Los Angeles, CA 90004	8	1960	2 Bdr 2 Bath	900	\$2,695	\$2.99
6	3900 1st Street Los Angeles, CA 90004	12	1967	2 Bdr 2 Bath	900	\$2,795	\$3.11
<b>A V E R A G E S</b>				<b>Single 2 Bedroom</b>	<b>440 933</b>	<b>\$1,865 \$2,696</b>	<b>\$4.37 \$2.02</b>
★	500-510 N Alexandria Avenue Los Angeles, CA 90004	7	1923	Single 1 Bath 2 Bdr 1 Bath	325 900	\$895-\$1,875 \$1,290-\$2,200	\$4.38 \$2.02



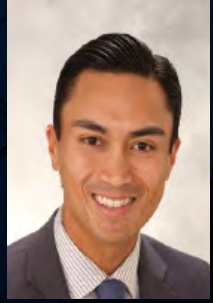


500-510 N ALEXANDRIA AVENUE  
LOS ANGELES, CA 90004

*Exclusively Listed By:*

**RICK E. RAYMUNDO**

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS  
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP



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