

1311 N ALLESANDRO STREET

LOS ANGELES, CALIFORNIA 90026

Marcus & Millichap
THE RAYMUNDO GROUP

\$2,195,000 | 6 MULTIFAMILY UNITS

OUTSTANDING ECHO PARK LOCATION – BLOCKS TO SUNSET BOULEVARD,
ECHO PARK LAKE, AND SILVER LAKE | ATTRACTIVE 5.80% CAP RATE AND 10.96 GRM
ALL UNITS COMPLETELY UPGRADED | NEWER ROOF AND UPGRADED ELECTRICAL

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1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

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1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS

- Excellent Echo Park Location – Blocks from Silver Lake, Sunset Boulevard, and Echo Park Lake
- Attractive 5.80% Current CAP Rate and 10.96 GRM with Rent Upside
- All Units Completely Upgraded with Top-of-the-Line Kitchens and Bathrooms, Mini-Split HVAC Systems, New Electric Subpanels, New Windows
- New Pitched Roof in 2021, Upgraded Electrical in 2022, Partial Copper Plumbing
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Walk Score of 97 – Among the Highest Scores in Entire Los Angeles Metro Area
- Rare Garage Parking for Eight Vehicles
- Potential to Benefit from Local Infrastructure Upgrades with Several 2028 Summer Olympic Venues Nearby



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 1311 N Allesandro Street, a six-unit multifamily property located in the trendy Echo Park neighborhood of Los Angeles, CA. Situated near the intersection of Sunset Boulevard and Alvarado Street, the property affords residents convenient access to Echo Park Lake, Silver Lake, and the trendy boutiques, bars, and eateries along this revitalized stretch of Sunset Boulevard. The Walk Score of 97 is a testament to how accessible these nearby amenities are, as the property earned the highest-tier classification of “Walker’s Paradise.”

All units have been completely remodeled to include new electric subpanels, mini-split HVAC systems, stone countertops, stainless steel appliances, new cabinets, new windows, and new flooring. The apartment building and both garages received new roofs in 2021, while portions of the electrical and plumbing systems have also been upgraded in recent years. The hilltop location grants tenants outstanding views of Downtown Los Angeles and Echo Park. Front and rear garages allow parking space for eight vehicles, a rare and valuable amenity in this dense rental market.

Dodger Stadium, home of the back-to-back World Series champions, sits just 1.5 miles east of the property, while Downtown Los Angeles is less than two miles away as well. 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.



1311 N Allesandro Street

Los Angeles, CA 90026

\$2,195,000

LISTING PRICE

\$365,833

PRICE/UNIT

\$532

PRICE/SF

5.80%

CAP RATE - CURRENT

10.96

GIM - CURRENT

6.41%

CAP RATE - PRO FORMA

10.22

GIM - PRO FORMA

THE OFFERING

Price	\$2,195,000
Down Payment	100% / \$2,195,000
Price/Unit	\$365,833
Price/SF	\$532
Number of Units	6
Rentable Square Feet	4,123 SF
Number of Buildings	1
Number of Stories	2
Year Built	1942
Lot Size	7,741 SF

VITAL DATA

CAP Rate - Current	5.80%
GIM - Current	10.96
Net Operating Income - Current	\$127,409
CAP Rate - Pro Forma	6.41%
GIM - Pro Forma	10.22
Net Operating Income - Pro Forma	\$140,679

PROPERTY DETAILS

THE OFFERING

Property Address:	1311 N Allesandro Street Los Angeles, CA 90026
Assessor's Parcel Number:	5424026024
Zoning:	RD2-1VL

SITE DESCRIPTION

Number of Units:	6
Number of Buildings:	1
Number of Stories:	2
Year Built:	1942
Rentable Square Feet:	4,123 SF
Lot Size:	7,741 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

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



OFFERING PRICE:
\$2,195,000

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. Squire Feet
4	1 Bdr 1 Bath	550
2	2 Bdr 1 Bath	900
6	TOTAL	4,123

1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

LOCATION OVERVIEW

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NORTHEAST LOS ANGELES - LOS ANGELES, CA

ROLLING HILLS AND CITY PARKS AWAIT ON THE NORTHEAST SIDE OF LA

URBAN • SUBURBAN • PARK-LIKE • COMMUTER • FAMILY-FRIENDLY



A large sector of the city, Northeast Los Angeles encompasses neighborhoods like Echo Park and Highland Park. This expansive LA area offers rentals for every type of renter and every budget. Abundant apartments, houses, condos, and townhomes can be found in Northeast Los Angeles, ranging from affordable to upscale.



Residents of this area can enjoy the great outdoors at locales like Ernest E. Debs Regional Park, Hermon Park, Rio De Los Angeles State Park, and Elysian Park.



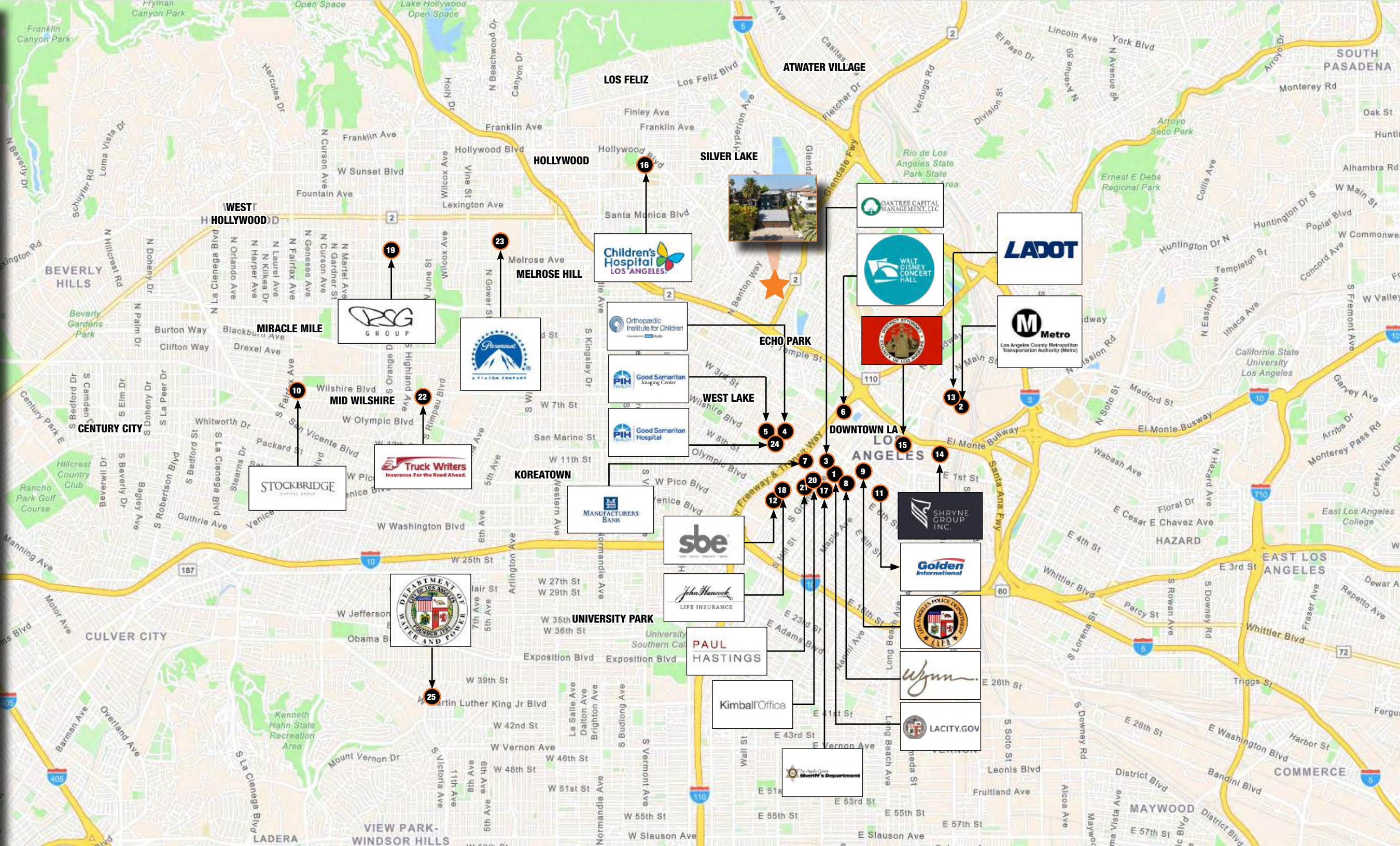
Although Northeast LA offers an escape from big-city living, residents can easily travel into downtown for work or leisure. Amenities and attractions like Dodger Stadium, Los Angeles State Historic Park, and Chinatown are all within reach of this sprawling district.



MAJOR EMPLOYERS

	Employees
1 City of Los Angeles	40,000
2 City of Los Angeles - Department of Transportation	25,000
3 Oaktree Capital Management LLC	10,000
4 The Orthopedic Institute for Children-UCLA	5,024
5 Samaritan Imaging Center	5,016
6 Disneyland International-Walt Disneyland Concert Hall	5,000
7 Manufacturers Union Bank Foundation	4,200
8 Wynn Las Vegas LLC	3,153
9 City of Los Angeles-Police Department	3,000
10 Stockbridge Capital Group	3,000
11 Golden International	2,968
12 SBE Holdings LLC	2,693
13 Los Angeles County Metropolitan Transportation Authority-Lacmta	2,510
14 Shryne Group Inc	2,500
15 Los Angeles County District Attorney Office-Lada	2,222
16 Childrens Hospital Los Angeles	2,213
17 County of Los Angeles-Sheriffs Department	2,168
18 John Hancock Life Insurance Company USA-John Hancock	2,000
19 Rsg Group USA Inc-Golds Gym	2,000
20 Kimball Office Inc	1,959
21 Paul Hastings LLP	1,875
22 Truck Underwriters Association	1,767
23 Paramount Pictures Corporation-Paramount Studios	1,700
24 PIH Health Good Samaritan Hospital	1,610
25 Los Angeles Department Water & Power	1,589

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	46,919	542,584	1,129,842
2024 Estimate			
Total Population	46,470	535,209	1,119,121
2020 Census			
Total Population	46,323	529,130	1,124,238
2010 Census			
Total Population	49,188	524,452	1,120,385
Daytime Population			
2024 Estimate	27,311	748,109	1,362,082
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	20,440	237,215	463,205
2024 Estimate			
Total Households	19,953	230,529	452,464
Average (Mean) Household Size	2.3	2.3	2.5
2020 Census			
Total Households	19,286	221,371	437,717
2010 Census			
Total Households	18,544	197,440	398,157
Growth 2024-2029	2.4%	2.9%	2.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	21,946	258,554	500,473
2024 Estimate	21,414	250,990	488,390
Owner Occupied	5,112	30,620	82,756
Renter Occupied	14,850	199,900	369,681
Vacant	1,461	20,461	35,927
Persons in Units			
2024 Estimate Total Occupied Units	19,953	230,529	452,464
1 Person Units	37.2%	40.9%	37.6%
2 Person Units	32.0%	28.7%	28.0%
3 Person Units	13.5%	13.0%	13.6%
4 Person Units	8.4%	9.0%	10.6%
5 Person Units	5.3%	5.0%	5.6%
6+ Person Units	3.6%	3.3%	4.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	14.2%	8.9%	9.5%
\$150,000-\$199,999	9.5%	6.9%	7.1%
\$100,000-\$149,999	18.2%	13.9%	14.4%
\$75,000-\$99,999	13.1%	11.6%	11.6%
\$50,000-\$74,999	15.6%	14.8%	14.8%
\$35,000-\$49,999	9.2%	10.8%	10.5%
\$25,000-\$34,999	6.7%	9.0%	8.8%
\$15,000-\$24,999	6.0%	8.8%	8.8%
Under \$15,000	7.4%	15.4%	14.4%
Average Household Income	\$111,457	\$85,235	\$88,288
Median Household Income	\$85,503	\$64,000	\$66,684
Per Capita Income	\$49,740	\$38,590	\$37,473
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	46,470	535,209	1,119,121
Under 20	15.6%	17.4%	19.1%
20 to 34 Years	30.0%	29.4%	28.5%
35 to 39 Years	10.3%	9.3%	8.7%
40 to 49 Years	14.5%	13.9%	13.6%
50 to 64 Years	17.1%	17.0%	17.0%
Age 65+	12.5%	12.9%	13.1%
Median Age	39.0	39.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	36,555	406,124	820,669
Elementary (0-8)	10.5%	15.5%	15.7%
Some High School (9-11)	7.3%	8.9%	9.1%
High School Graduate (12)	13.8%	17.5%	18.5%
Some College (13-15)	14.5%	14.4%	14.9%
Associate Degree Only	5.4%	5.4%	5.6%
Bachelor's Degree Only	33.5%	26.5%	24.9%
Graduate Degree	15.0%	11.7%	11.4%
Population by Gender			
2024 Estimate Total Population	46,470	535,209	1,119,121
Male Population	49.3%	48.0%	48.9%
Female Population	50.7%	52.0%	51.1%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2024, the population in your selected geography is 1,119,121. The population has changed by -0.11 percent since 2010. It is estimated that the population in your area will be 1,129,842 five years from now, which represents a change of 1.0 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 14,247 people per square mile.



HOUSEHOLDS

There are currently 452,464 households in your selected geography. The number of households has changed by 13.64 percent since 2010. It is estimated that the number of households in your area will be 463,205 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2024, the median household income for your selected geography is \$66,684, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 93.44 percent since 2010. It is estimated that the median household income in your area will be \$76,955 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is \$37,473, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$88,288, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 591,856 people in your selected area were employed. The 2010 Census revealed that 51 of employees are in white-collar occupations in this geography, and 23.6 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$931,849 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 79,656.00 owner-occupied housing units and 318,509.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 35.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 11.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.0 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

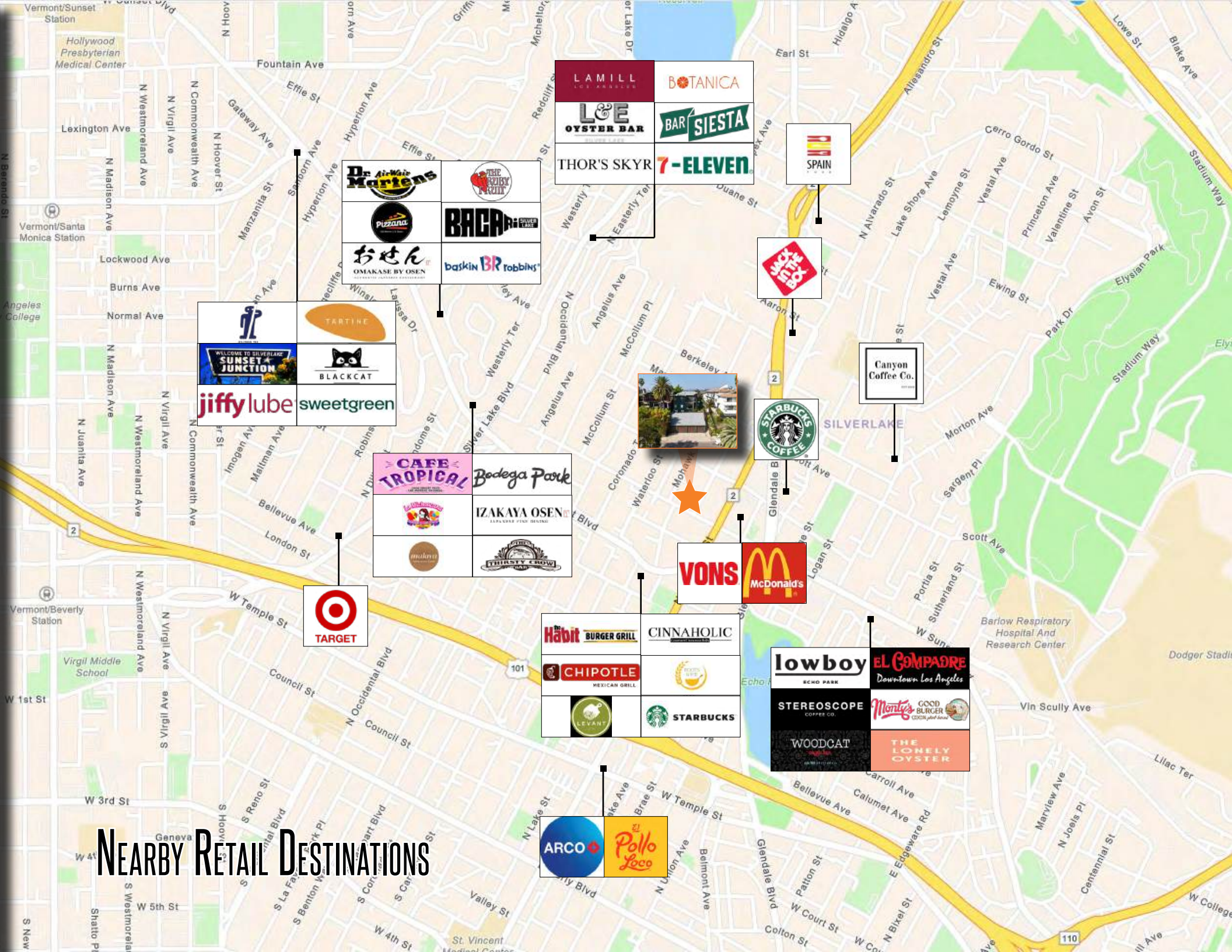




97 WALK SCORE

“WALKER’S PARADISE”
Lace up your walking shoes because this area is considered a walker’s paradise.

SILVER LAKE RESERVOIR



1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

PRICING & FINANCIAL ANALYSIS

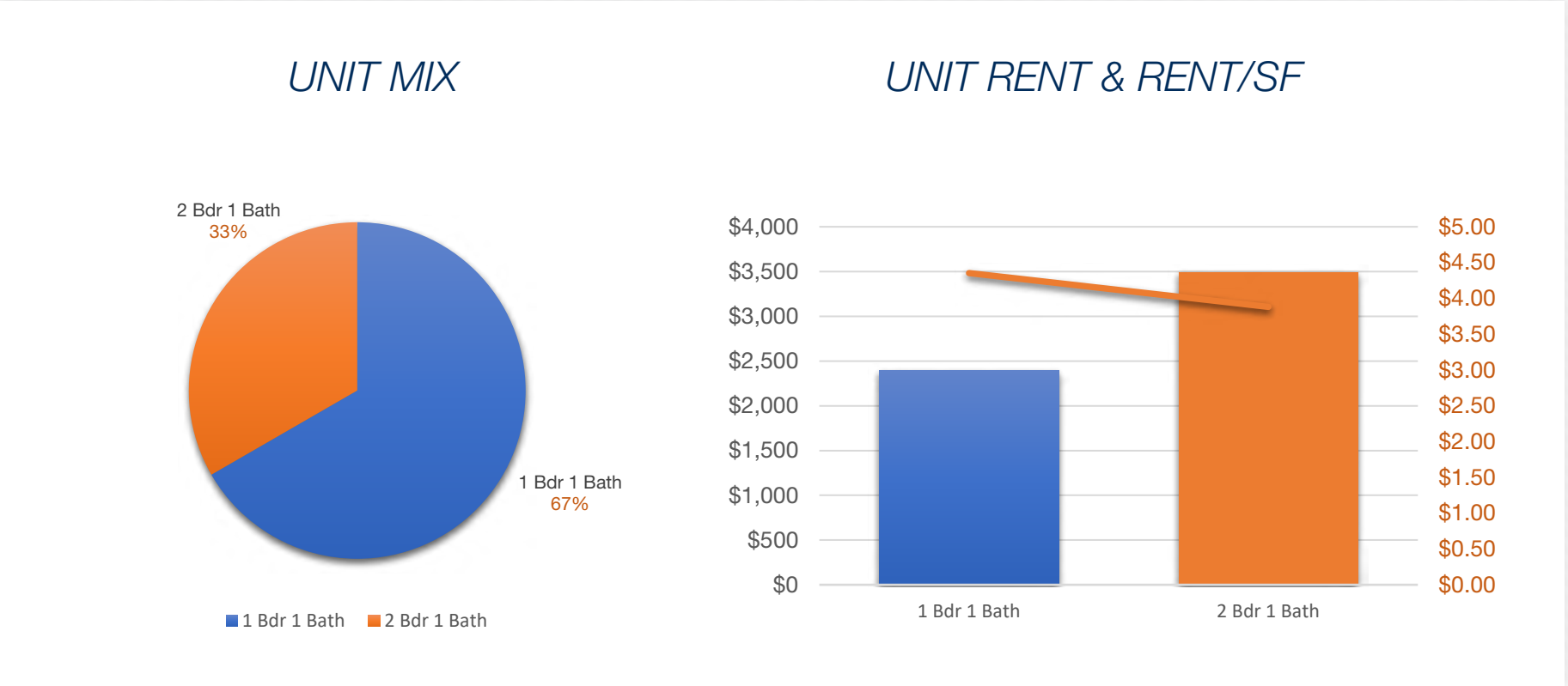
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
4	1 Bdr 1 Bath	550	\$2,095-\$2,595	\$4.35	\$9,580	\$2,695	\$4.90	\$10,780
2	2 Bdr 1 Bath	900	\$3,495	\$3.88	\$6,990	\$3,495	\$3.88	\$6,990
6	TOTAL	4,123			\$16,570			\$17,770



INCOME & EXPENSES

INCOME	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$198,840	\$33,140	\$213,240	\$35,540
Additional Income	\$1,500	\$250	\$1,500	\$250
GROSS POTENTIAL INCOME	\$200,340	\$33,390	\$214,740	\$35,790
Vacancy/Collection Allowance (GPR)	3.0% / \$5,965	\$994	3.0% / \$6,397	\$1,066
EFFECTIVE GROSS INCOME	\$194,375	\$32,396	\$208,343	\$34,724
EXPENSES				
Real Estate Taxes	\$26,063	\$4,344	\$26,063	\$4,344
Insurance	\$6,939	\$1,157	\$6,939	\$1,157
Utilities	\$13,074	\$2,179	\$13,074	\$2,179
Repairs & Maintenance	\$3,000	\$500	\$3,000	\$500
Trash	\$3,455	\$576	\$3,455	\$576
Management Fee	\$9,719	\$1,620	\$10,417	\$1,736
Reserves & Replacements	\$1,200	\$200	\$1,200	\$200
Landscaping	\$986	\$164	\$986	\$164
Pest Control	\$1,030	\$172	\$1,030	\$172
Unit Turnover	\$1,500	\$250	\$1,500	\$250
TOTAL EXPENSES	\$66,966	\$11,161	\$67,664	\$11,277
Expenses per SF	\$16.24		\$16.41	
% of EGI	34.5%		32.5%	
NET OPERATING INCOME	\$127,409	\$21,235	\$140,679	\$23,446

RENT ROLL

Unit Number		Unit Type		Unit SF	Current Rent	Rent/SF
Unit 1		2 Bdr 1 Bath	Vacant	900	\$3,495	\$3.88
Unit 2		1 Bdr 1 Bath		550	\$2,595	\$4.72
Unit 3		1 Bdr 1 Bath		550	\$2,395	\$4.35
Unit 4		1 Bdr 1 Bath		550	\$2,095	\$3.81
Unit 5		2 Bdr 1 Bath		900	\$3,495	\$3.88
Unit 6		1 Bdr 1 Bath		550	\$2,495	\$4.54
1	Total	Vacant		900	\$3,495	
5	Total	Occupied		3,100	\$16,570	
6	Total			4,000	\$16,570	

FINANCIAL OVERVIEW

Property Details	
Location	1311 N Allesandro Street Los Angeles, CA 90026
Price	\$2,195,000
Down Payment	100% / \$2,195,000
Number of Units	6
Price/Unit	\$365,833
Rentable Square Feet	4,123 SF
Price/SF	\$532
CAP Rate - Current	5.80%
CAP Rate - Pro Forma	6.41%
GRM - Current	10.96
GRM - Pro Forma	10.22
Year Built	1942
Lot Size	7,741 SF
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$198,840	\$213,240
Other Income	\$1,500	\$1,500
Gross Potential Income	\$200,340	\$214,740
Less: Vacancy / Deductions (GPR)	3.0% / \$5,965	3.0% / \$6,397
Effective Gross Income	\$194,375	\$208,343
Less: Expenses	\$66,966	\$67,664
Net Operating Income	\$127,409	\$140,679

Expenses	Current	Pro Forma
Real Estate Taxes	\$26,063	\$26,063
Insurance	\$6,939	\$6,939
Utilities	\$13,074	\$13,074
Repairs & Maintenance	\$3,000	\$3,000
Trash	\$3,455	\$3,455
Management Fee	\$9,719	\$10,417
Reserves & Replacements	\$1,200	\$1,200
Landscaping	\$986	\$986
Pest Control	\$1,030	\$1,030
Unit Turnover	\$1,500	\$1,500
Total Expenses	\$66,966	\$67,664
Expenses / Unit	\$11,161	\$11,277
Expenses / SF	\$16.24	\$16.41
% of EGI	34.5%	32.5%

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
4	1 Bdr 1 Bath	550	\$2,095-\$2,595	\$9,580
2	2 Bdr 1 Bath	900	\$3,495	\$6,990
6	TOTAL	4,123		\$16,570

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

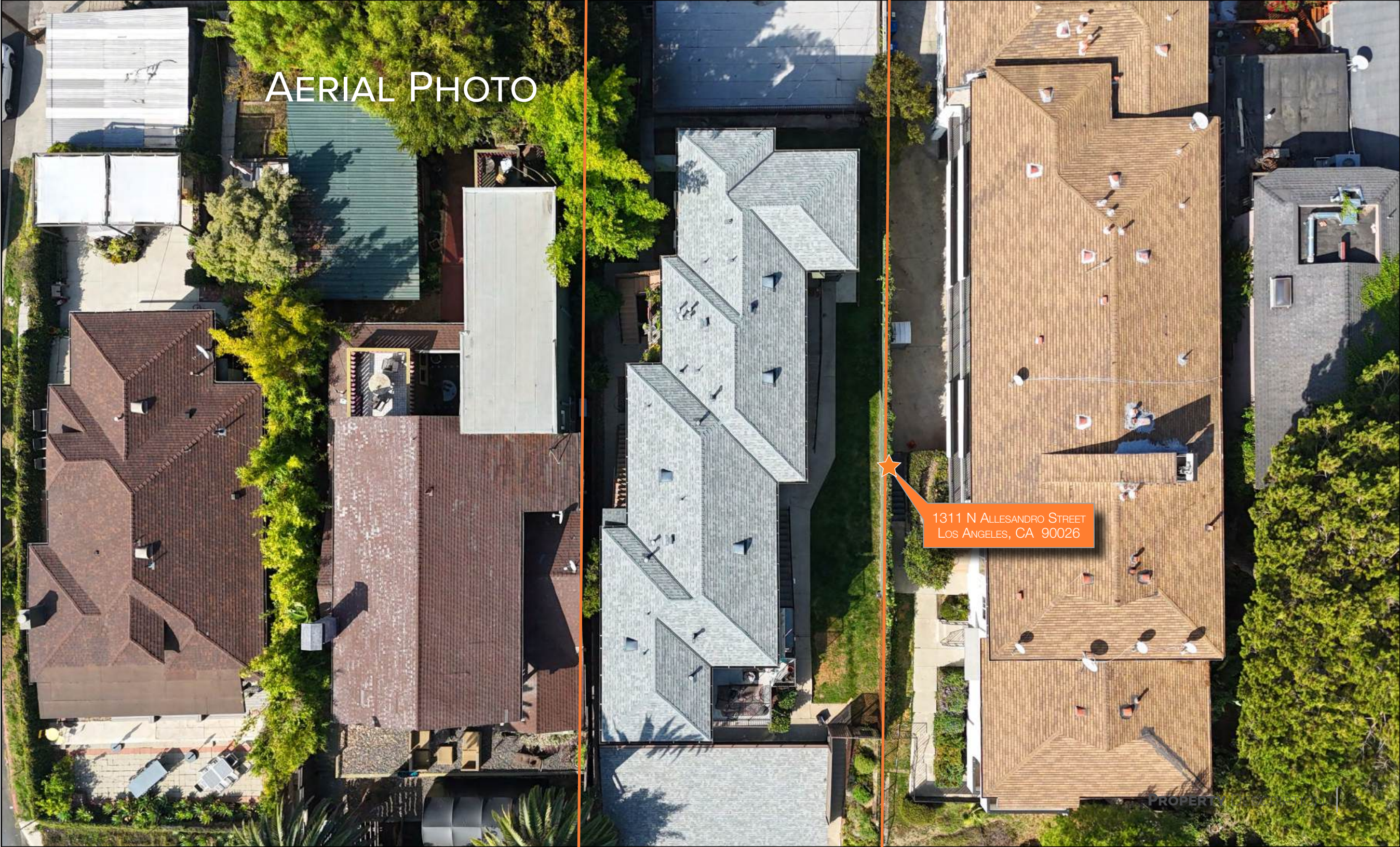
Property Address	1311 N Allesandro Street Los Angeles, CA 90026
Assessor's Parcel Number	5424-026-024
Zoning	RD2-1VL

SITE DESCRIPTION

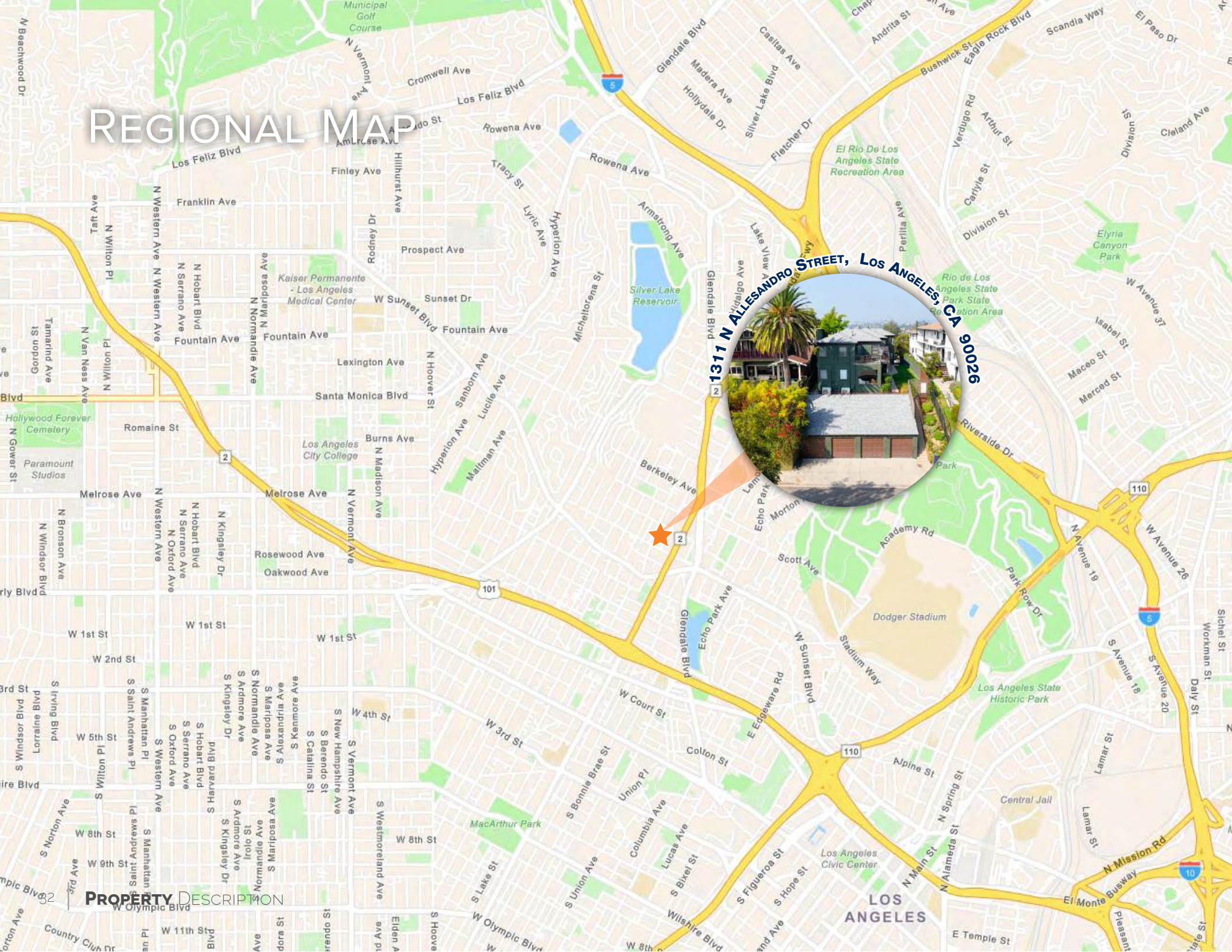
Number of Units	6
Number of Buildings	1
Number of Stories	2
Year Built	1942
Rentable Square Feet	4,123 SF
Lot Size	7,741 SF
Type of Ownership	Fee Simple

CONSTRUCTION

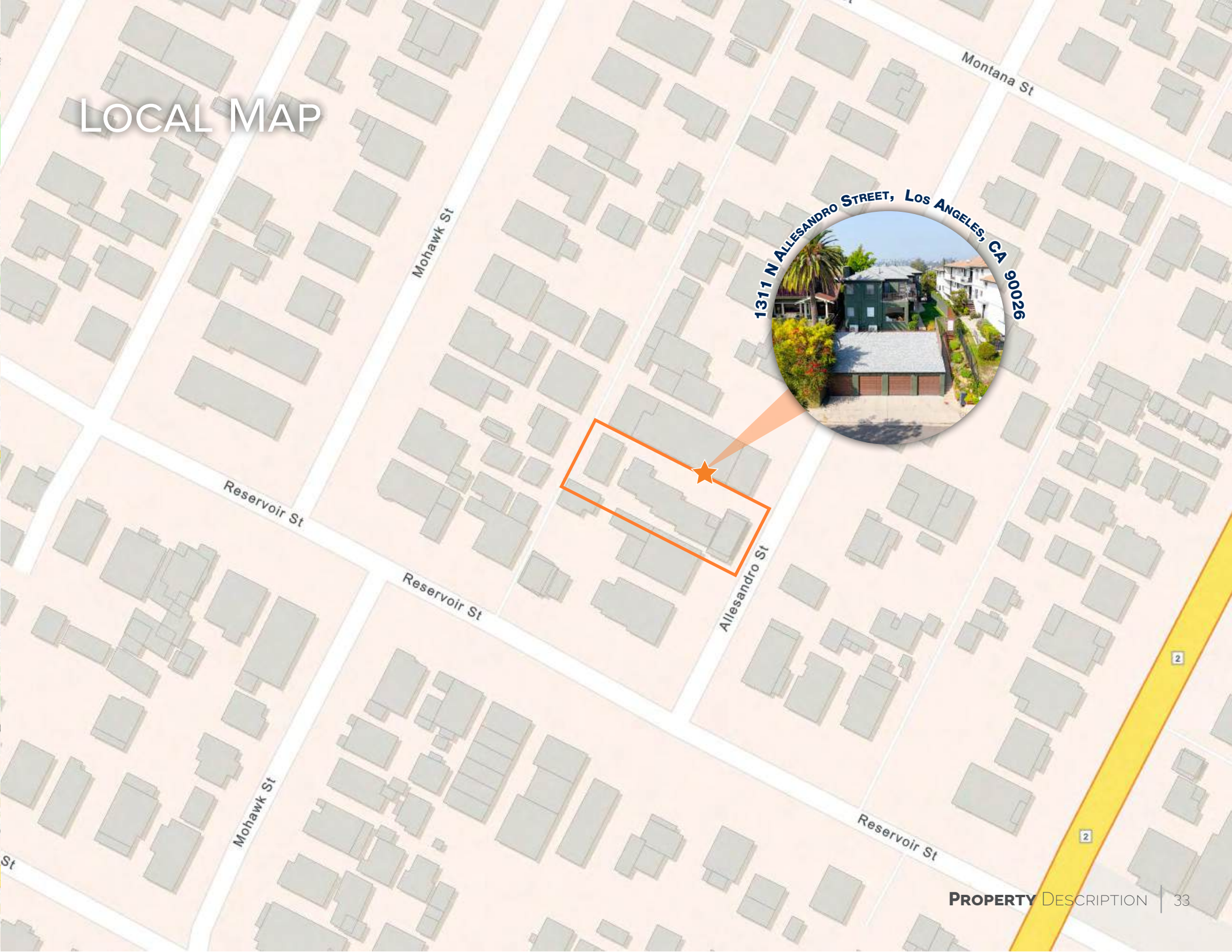
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched



REGIONAL MAP



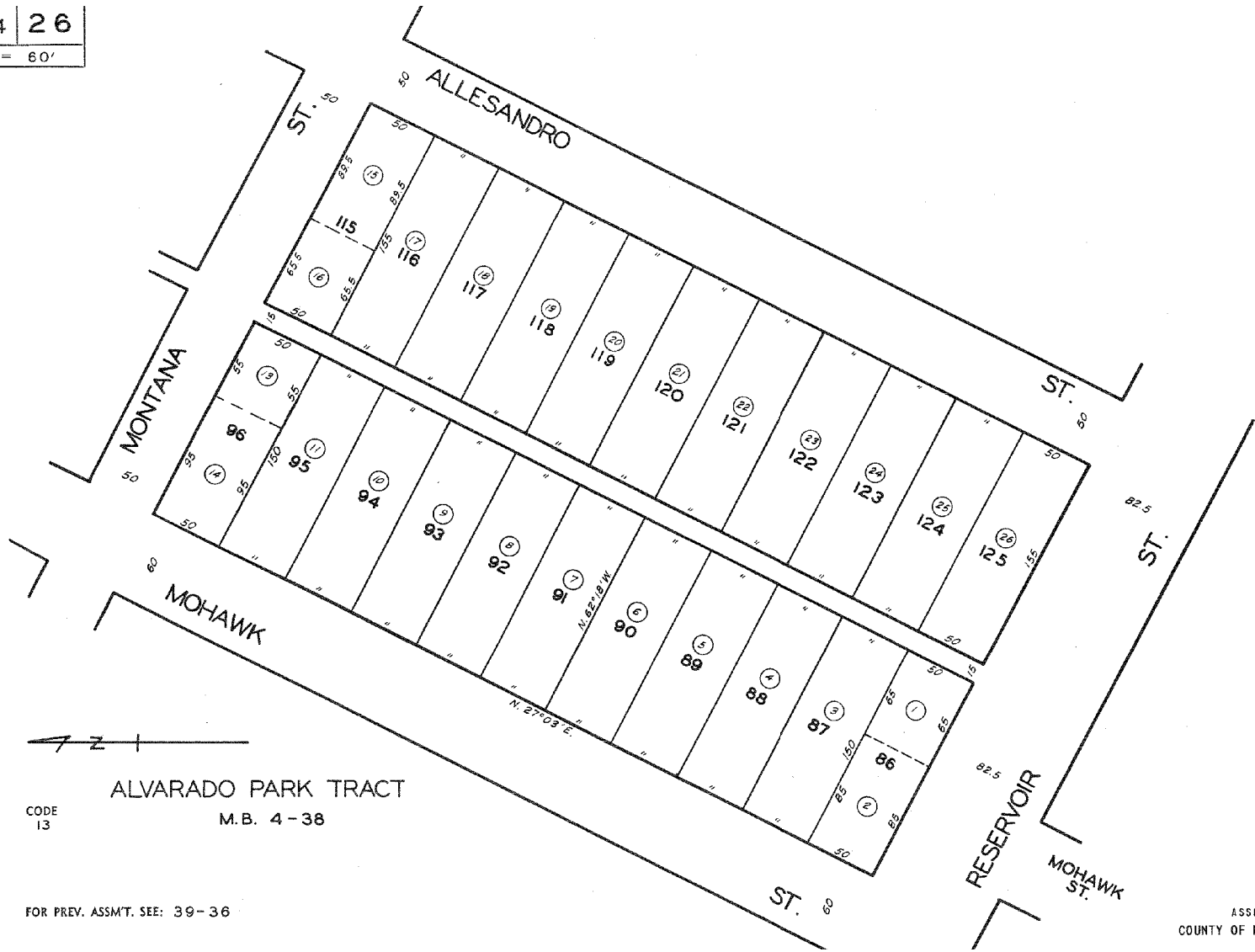
LOCAL MAP



PARCEL MAP

5424 | 26
SCALE 1" = 60'

KEYDEL
680201



ALVARADO PARK TRACT
CODE 13 M.B. 4-38

FOR PREV. ASSMT. SEE: 39-36

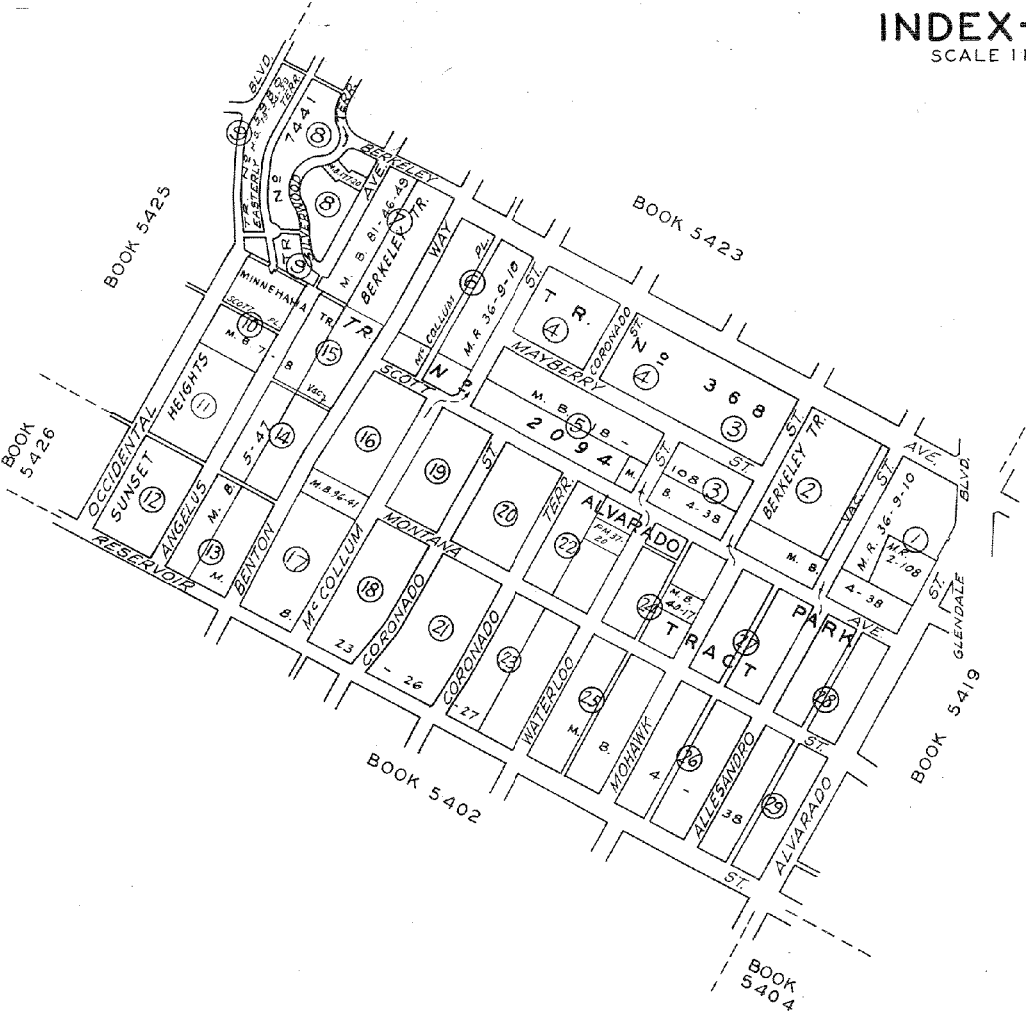
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

INDEX MAP

5424 |
SCALE 1" = 400'

1995

- 10-24-64
- 11-16-65
- 2-25-66
- 4-12-66
- 670271
- 670128
- 690609
- 690905
- 700274
- 700805
- 831216
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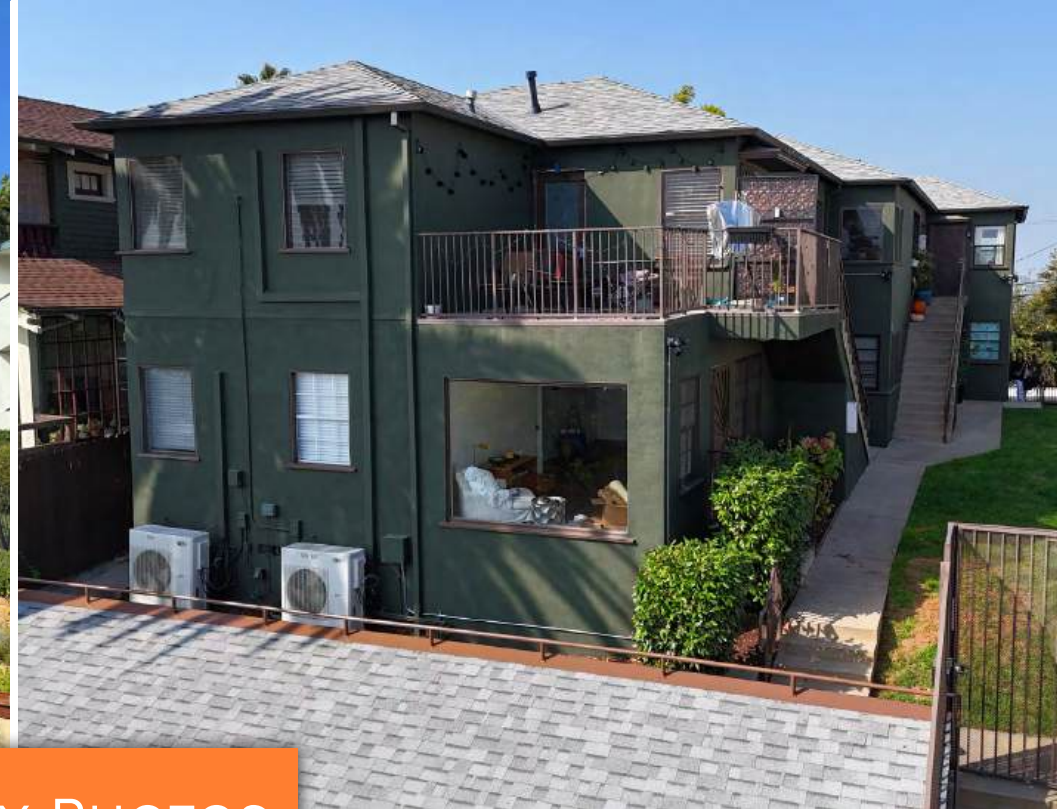


INDEX-5424
SCALE 1"=400FT.

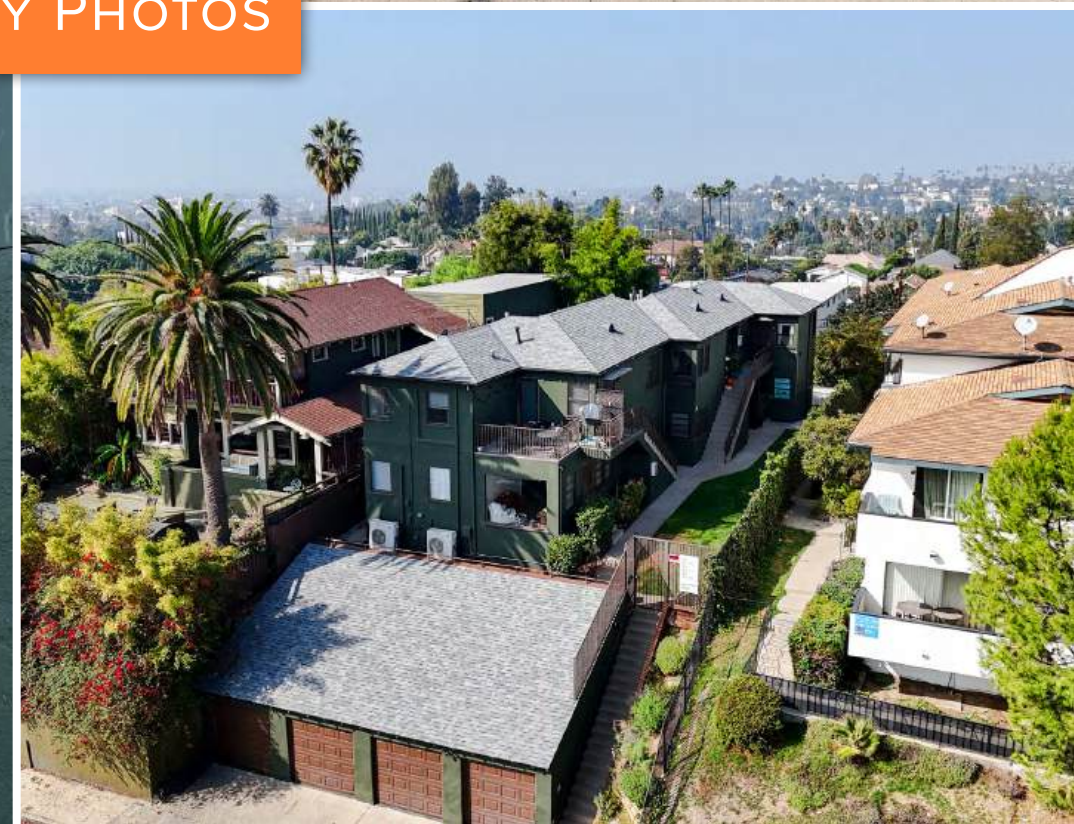
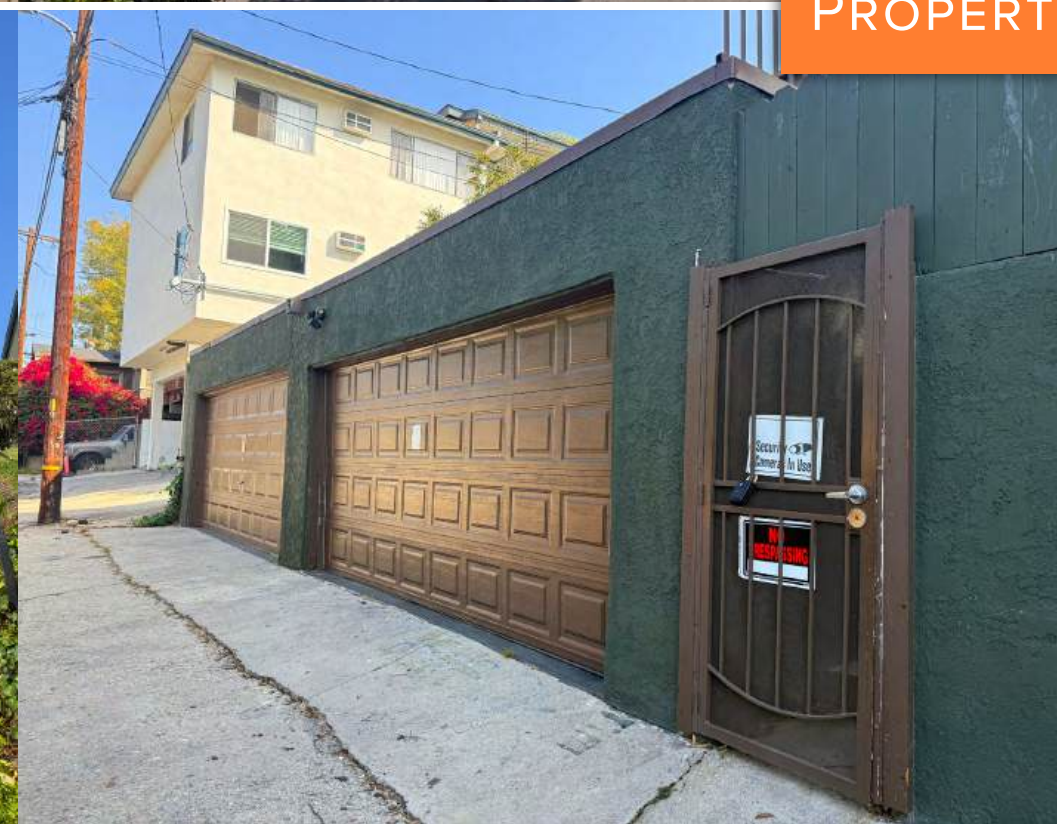
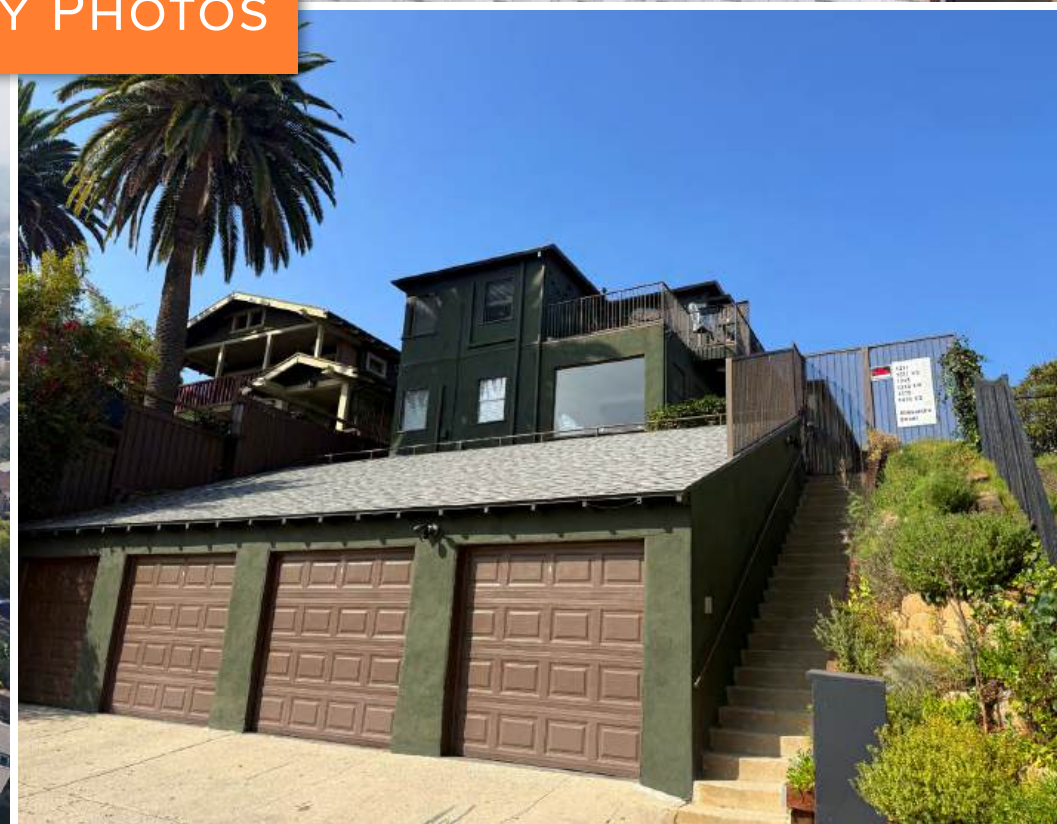
CITY OF LOS ANGELES
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

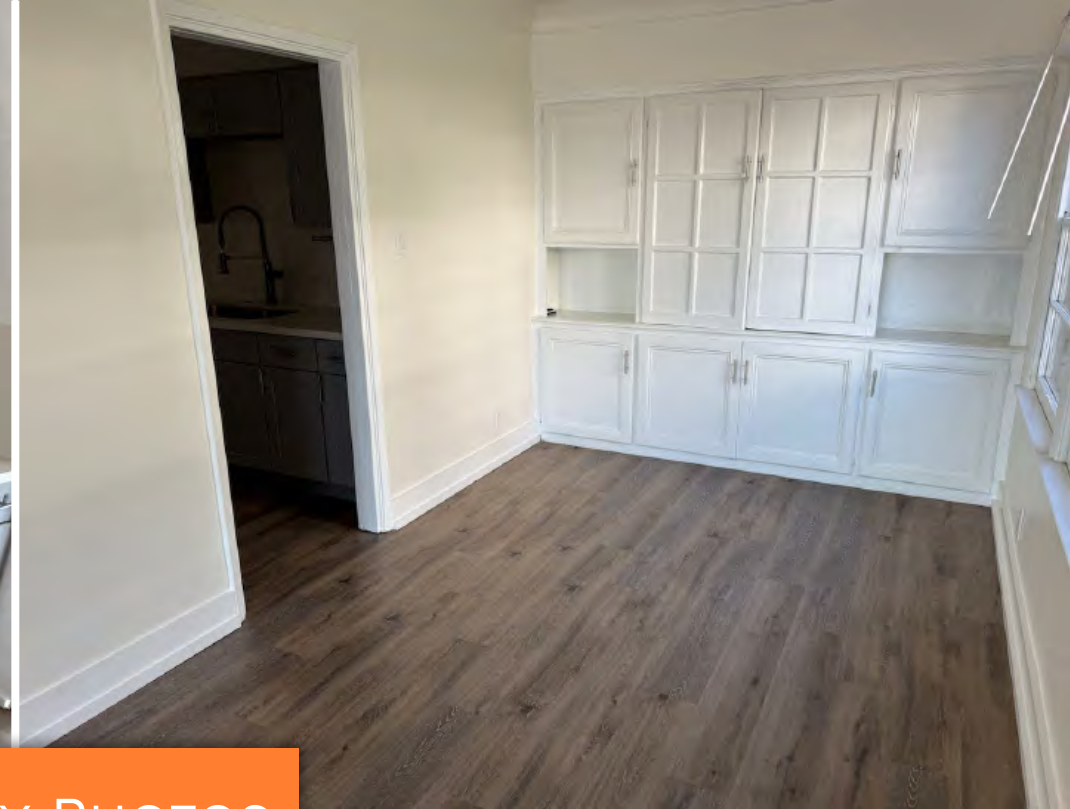


PROPERTY PHOTOS



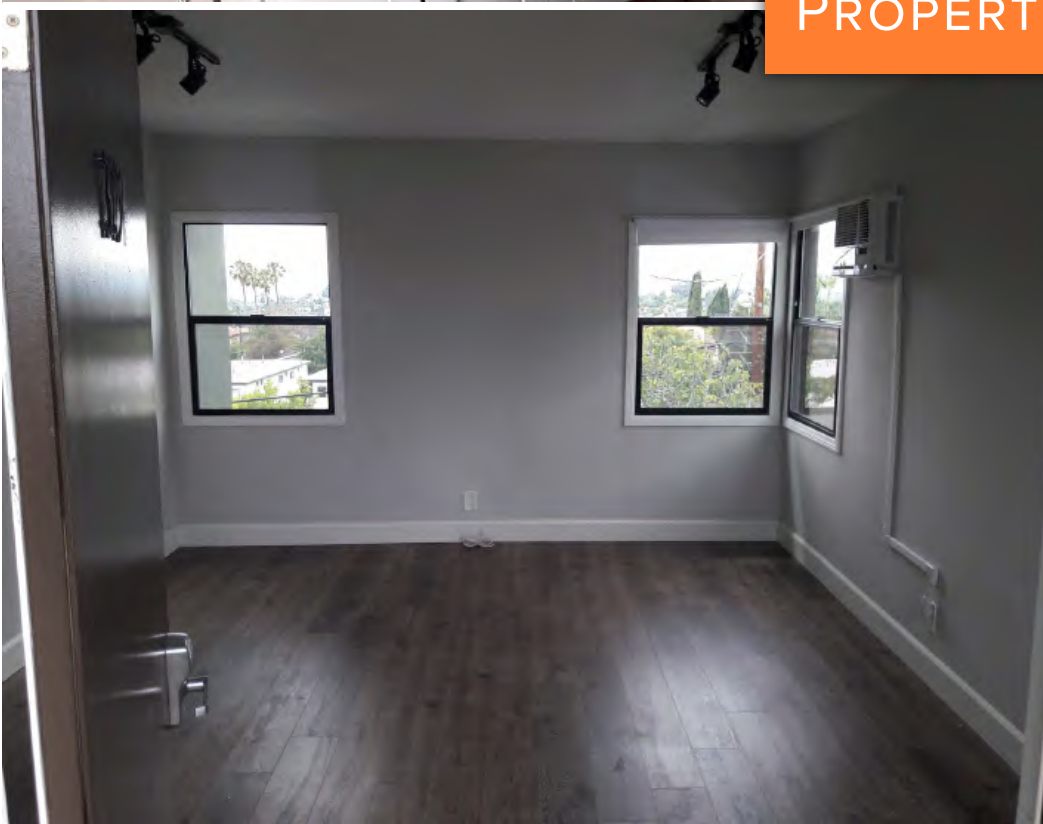
PROPERTY PHOTOS





PROPERTY PHOTOS

PROPERTY PHOTOS





1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

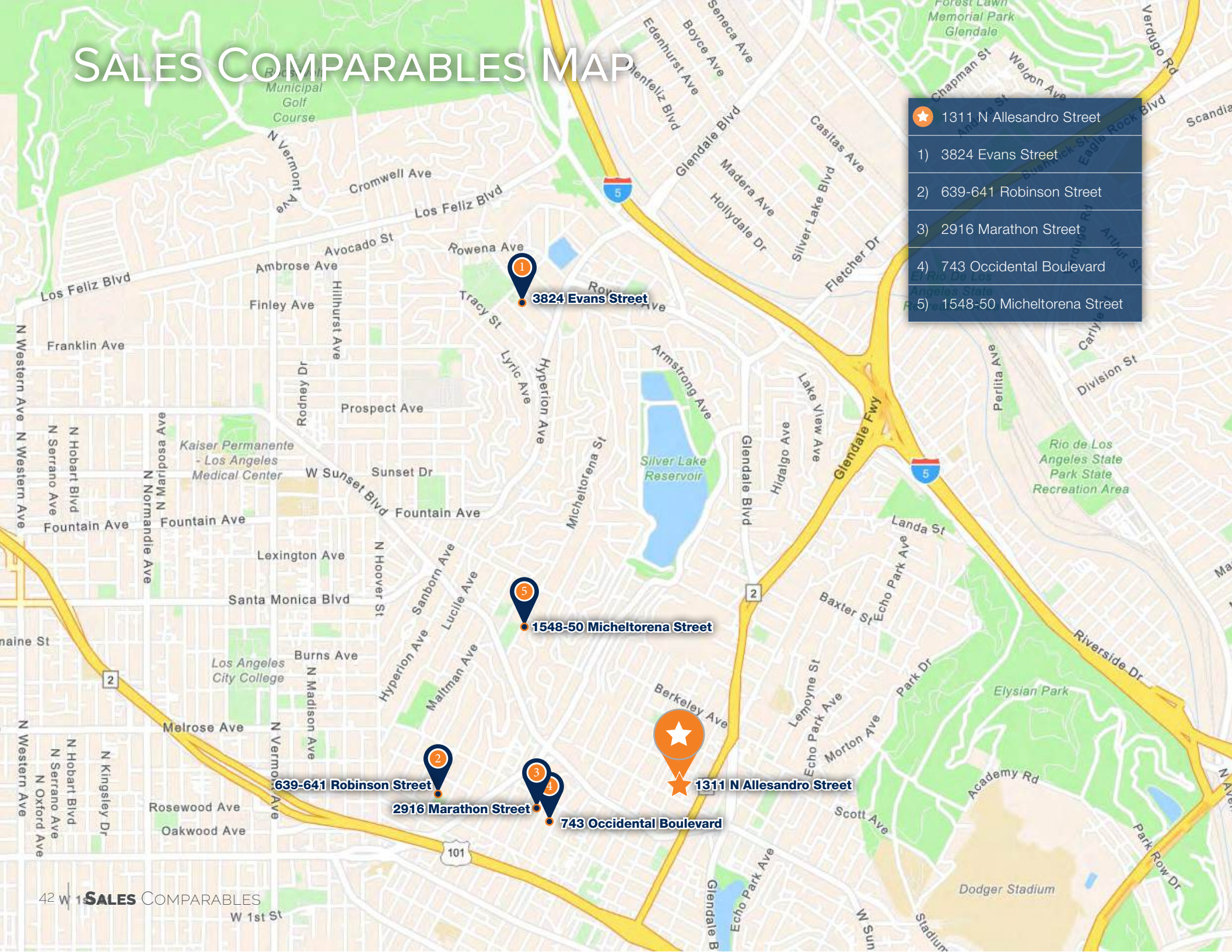
SALES COMPARABLES

Marcus & Millichap

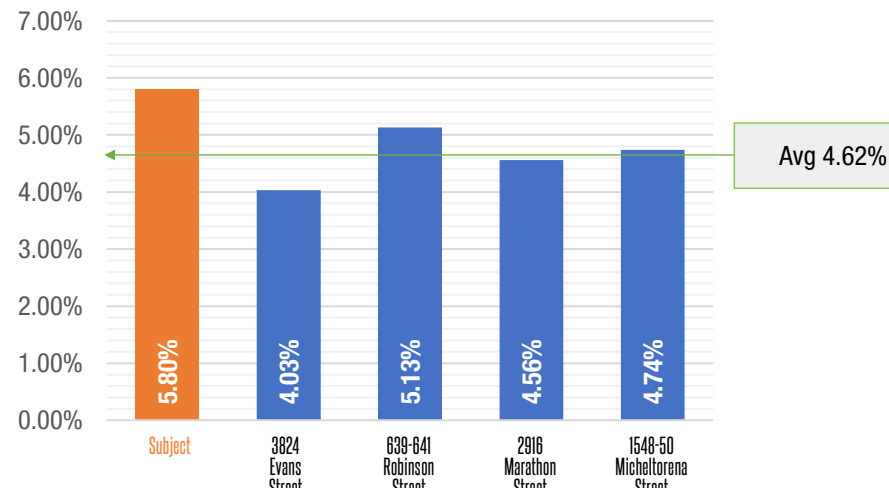
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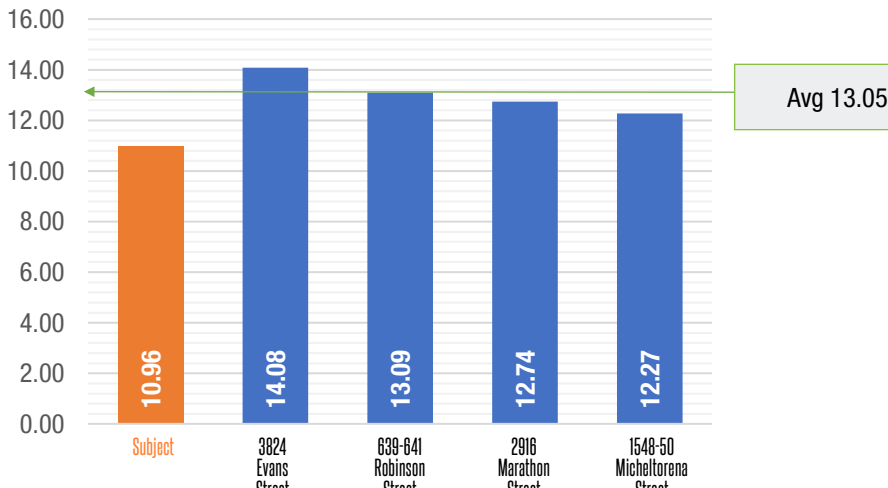
SALES COMPARABLES MAP



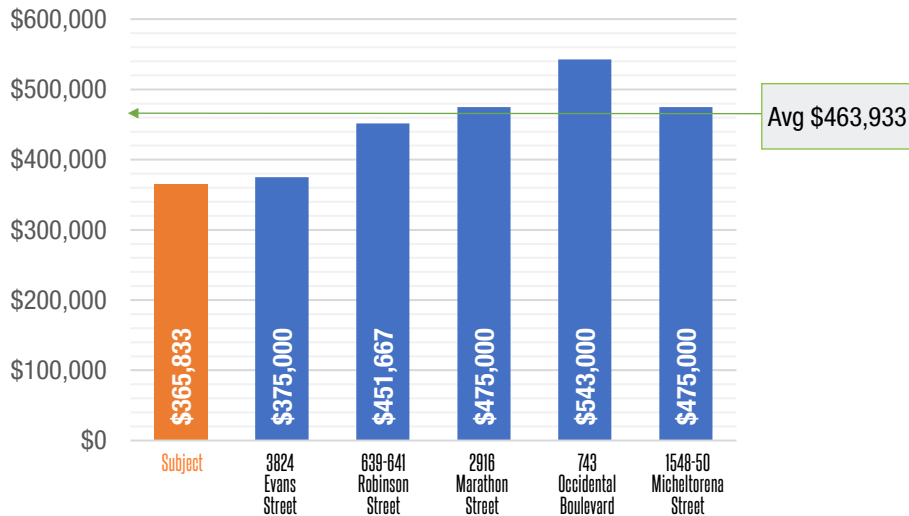
AVERAGE CAP RATE



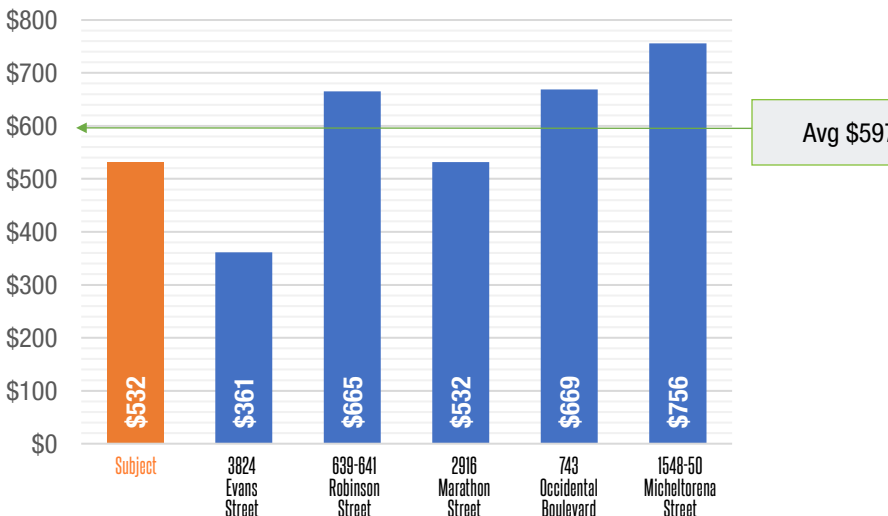
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**1311 N Allesandro Street
Los Angeles, CA 90026**

Subject Property

Total No. of Units: 6
Year Built: 1942
Rentable SF: 4,123 SF
Lot Size: 7,741 SF
Listing Price: \$2,195,000
Price/Unit: \$365,833
Price/SF: \$532
CAP Rate: 5.80%
GRM: 10.96

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



1

**3824 Evans Street
Los Angeles, CA 90027**

Close of Escrow: 07/09/25
Total No. of Units: 9
Year Built: 1964
Rentable SF: 9,345 SF
Lot Size: 3,861 SF
Sales Price: \$3,375,000
Price/Unit: \$375,000
Price/SF: \$361
CAP Rate: 4.03%
GRM: 14.08

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1.5 Bath
6	2 Bdr 1.75 Bath



2

**639-641 Robinson Street
Los Angeles, CA 90026**

Close of Escrow: 04/11/25
Total No. of Units: 6
Year Built: 1931
Rentable SF: 4,073 SF
Lot Size: 6,618 SF
Sales Price: \$2,710,000
Price/Unit: \$451,667
Price/SF: \$665
CAP Rate: 5.13%
GRM: 13.09

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



3

**2916 Marathon Street
Los Angeles, CA 90026**

Close of Escrow: 01/29/25
Total No. of Units: 5
Year Built: 1921
Rentable SF: 4,468 SF
Lot Size: 7,372 SF
Sales Price: \$2,375,000
Price/Unit: \$475,000
Price/SF: \$532
CAP Rate: 4.56%
GRM: 12.74

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



4

743 Occidental Boulevard
Los Angeles, CA 90026

Close of Escrow: 08/27/24
Total No. of Units: 5
Year Built: 1922
Rentable SF: 4,058 SF
Lot Size: 6,970 SF
Sales Price: \$2,715,000
Price/Unit: \$543,000
Price/SF: \$669

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



5

1548-50 Micheltorena Street
Los Angeles, CA 90026

Close of Escrow: 07/09/24
Total No. of Units: 6
Year Built: 1923
Rentable SF: 3,770 SF
Lot Size: 7,502 SF
Sales Price: \$2,850,000
Price/Unit: \$475,000
Price/SF: \$756
CAP Rate: 4.74%
GRM: 12.27

No. of Units	Unit Type
2	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	3824 Evans Street Los Angeles, CA 90027	7/9/2025	9	1964	\$3,375,000	\$375,000	\$361	4.03%	14.08
2	639-641 Robinson Street Los Angeles, CA 90026	4/11/2025	6	1931	\$2,710,000	\$451,667	\$665	5.13%	13.09
3	2916 Marathon Street Los Angeles, CA 90026	1/29/2025	5	1921	\$2,375,000	\$475,000	\$532	4.56%	12.74
4	743 Occidental Boulevard Los Angeles, CA 90026	8/27/2024	5	1922	\$2,715,000	\$543,000	\$669	N/A	N/A
5	1548-50 Micheltorena Street Los Angeles, CA 90026	7/9/2024	6	1923	\$2,850,000	\$475,000	\$756	4.74%	12.27
A V E R A G E S						\$463,933	\$597	4.62%	13.05
★	1311 N Allesandro Street Los Angeles, CA 90026	Subject Property	6	1942	\$2,195,000	\$365,833	\$532	5.80%	10.96

1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

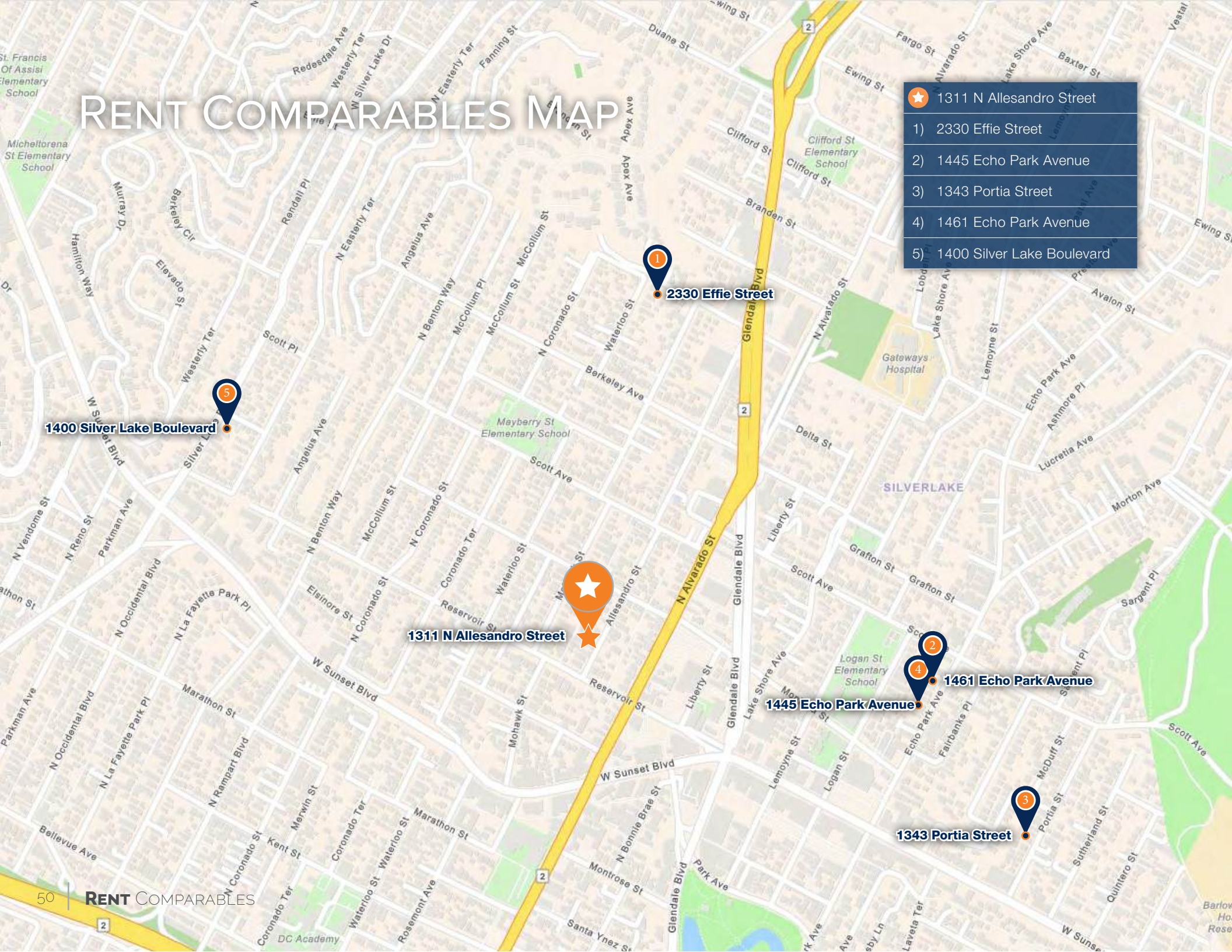
RENT COMPARABLES

Marcus & Millichap

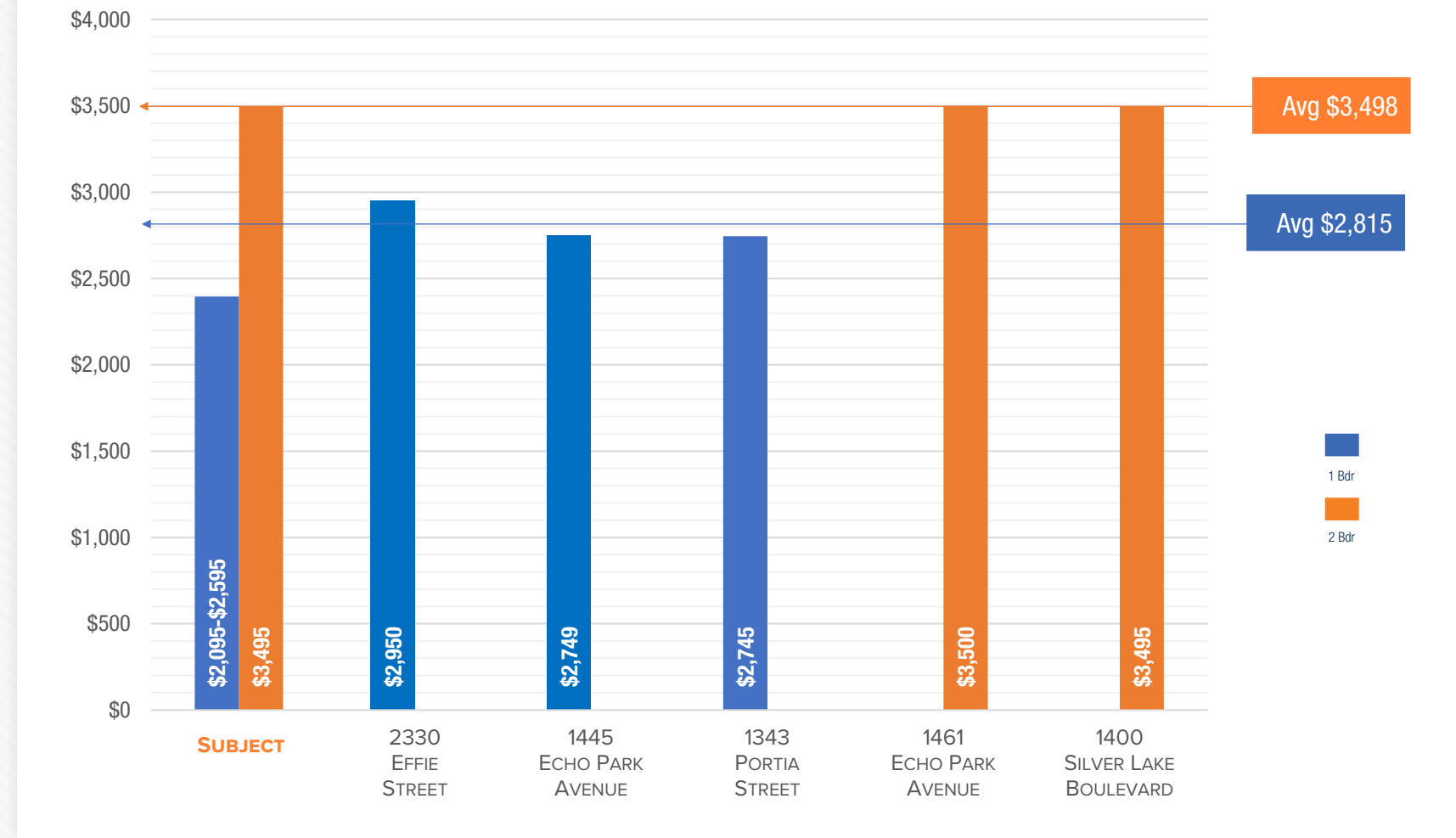
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RENT COMPARABLES MAP



AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**1311 N Allesandro Street
Los Angeles, CA 90026**

Total No. of Units	6
Year Built	1942

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$2,095-\$2,595	\$4.35
2 Bdr 1 Bath	900	\$3,495	\$3.88



**2330 Effie Street
Los Angeles, CA 90026**

Total No. of Units	6
Year Built	1961

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	360	\$2,950	\$8.19

Amenities
Property features tile flooring, tile countertops, white appliances, and in-unit washer/dryers.



**1445 Echo Park Avenue
Los Angeles, CA 90026**

Total No. of Units	4
Year Built	1967

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,749	\$4.23

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




**1343 Portia Street
Los Angeles, CA 90026**

Total No. of Units	3
Year Built	1963

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,745	\$4.58

Amenities
Property features wood flooring, stainless steel appliances, quartz countertops, and in-unit washer/dryers.

4




1461 Echo Park Avenue
Los Angeles, CA 90026

Total No. of Units6
Year Built1972

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	900	\$3,500	\$3.89

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

5



1400 Silver Lake Boulevard
Los Angeles, CA 90026

Total No. of Units4
Year Built1961

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	800	\$3,495	\$4.37

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

RENT COMPARABLES SUMMARY

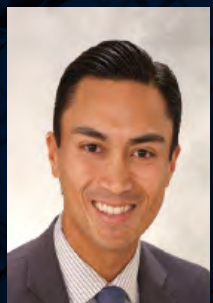
	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	2330 Effie Street Los Angeles, CA 90026	6	1961	1 Bdr 1 Bath	360	\$2,950	\$8.19
2	1445 Echo Park Avenue Los Angeles, CA 90026	4	1967	1 Bdr 1 Bath	650	\$2,749	\$4.23
3	1343 Portia Street Los Angeles, CA 90026	3	1963	1 Bdr 1 Bath	600	\$2,745	\$4.58
4	1461 Echo Park Avenue Los Angeles, CA 90026	6	1972	2 Bdr 1 Bath	900	\$3,500	\$3.89
5	1400 Silver Lake Boulevard Los Angeles, CA 90026	4	1961	2 Bdr 1 Bath	800	\$3,495	\$4.37
A V E R A G E S				1 Bedroom 2 Bedroom	537 850	\$2,815 \$3,498	\$5.24 \$4.11
★	1311 N Allesandro Street Los Angeles, CA 90026	6	1942	1 Bdr 1 Bath 2 Bdr 1 Bath	550 900	\$2,095-\$2,595 \$3,495	\$4.35 \$3.88



1311 N ALLESANDRO STREET, LOS ANGELES, CA 90026

Exclusively Listed By:

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



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