

**Stephen Biskup**  
 stephen.biskup@sothebyshomes.com  
 Office: 626-428-6010  
 State Lic: 01854478



**Cross Property 360 Property View**

**1303 Lilac Terrace, Los Angeles, CA 90026**

Listing

**1303 Lilac Ter, Los Angeles 90026**

STATUS: **Active**

LIST PRICE: **\$4,300,000**

North of Sunset East of Sutherland West of Dodgers Stadium

Recent: **01/22/2026 : NEW**

# OF UNITS TOTAL: **10**  
 SQFT(src): **5,975**  
 PRICE PER SQFT: **\$719.67**  
 LOT(src): **21,718/0.4986 (A)**  
 LEVELS:  
 YEAR BLT(src): **1923 (ASR)**  
 DAM / CDAM: **4/4**  
 SLC: **Trust**  
 TOTAL OP. EXP: **\$37,900.00**  
 NET OP. INCOME: **\$221,100**  
 PARCEL #: **5406011022**  
 LISTING ID: **PF26016505**



**DESCRIPTION**

A great investment opportunity awaits you at 1303 Lilac Terrace in the Echo Park area of Los Angeles. This quiet area is rapidly growing & gentrifying in Northeast LA adjacent to Dodger Stadium & Silverlake. The property sits on a large half acre lot of 21,717 square feet and consists of 10 bungalow individual buildings. There are 9- 1bed/1bath units and 1- 2bed/1bath unit each with a living room in separate Spanish styled Bungalows totaling 5975 Sq. Ft. of living space. Many of the bungalows have private fenced front yards. 8 of the bungalows have their own basement and laundry. All buildings have original oak hardwood flooring, tiled kitchen counters and \$50,000 was spent on the remodeling of the bungalows. All units are separately metered for gas & electricity and trash which are paid by the tenants. There is plenty of parking for tenants and guests besides the 3 enclosed single car garages. The 2bed/1bath bungalow has its own large and secluded backyard. This prime land also has more opportunity for additional development. The property is zoned LARD 1.5. and has room for expansion of more buildings. Property is offered at a current 5.1% CAP rate with room to grow the rents as they are month to month leases. Don't miss this opportunity!

**EXCLUSIONS:**

**INCLUSIONS:**

AREA: **C21 – Silver Lake – Echo Park**  
 SUBDIVISION: /  
 COUNTY: **Los Angeles**  
 55+: **No**  
 GROSS EQUITY:  
 PRESENT LOANS \$:  
 HAVE:

LIST \$ ORIG: **\$4,300,000**  
 SUB TYPE: **COMRES/D**  
 CMN WALLS: **No Common Walls**  
 PARKING:  
 # OF BUILDINGS TOTAL: **9**  
 RENT CONTROL?: **Yes**  
 PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER  
 CONCESSIONS IN OFFER:  
 ROOM TYPE:  
 UTILITIES:  
 ELECTRIC:  
 WATER: **Public**

COOLING:  
 HEATING:  
 VIEW:  
 WATERFRONT:  
 LAUNDRY: **Individual Room**  
 PROBATE AUTHORITY:

**ANALYSIS**

GROSS SCHEDULE INCOME: **\$259,260**  
 VACANCY ALLOWANCE \$/:%: /  
 GROSS OPERATING INCOME:  
 NET OPERATING INCOME: **\$221,100**  
 OPERATING EXPENSE \$/:%: **\$37,900/**  
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:  
 LOAN PAYMENT(ANNUAL):  
 GROSS MULTIPLIER:  
 CAP RATE: **5.1**  
 IMPROVEMENTS TOTAL \$/:%: /  
 PERSONAL PROPERTY \$/:%: /

**INCOME**

# OF RENTED GARAGES:  
 GARAGE RENTAL RATE:  
 GARAGES RENTAL INCOME:  
 LAUNDRY INCOME:  
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:  
 OTHER INCOME 2:  
 OTHER INC. DESCRIPTION:

**ANNUAL EXPENSE**

TOTAL OPERATING EXPENSE: **\$37,900**  
 ELECTRIC: **\$0**  
 GAS: **\$0**  
 LICENSES:  
 NEW TAXES:

FURNITURE REPLACEMENT:  
 TRASH: **\$0**  
 CABLE TV:  
 GARDENER: **\$5,800**  
 INSURANCE: **\$4,000**

MAINTENANCE:  
 WORKMAN'S COMP:  
 PROFESSIONAL MANAGEMENT:  
**\$0**  
 WATER/SEWER: **\$6,000**

OTHER EXPENSE: **\$12,000**  
 OTHER EXPENSE DESCRIPTION: **MAINT**

**TAX**

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

**UNIT INFORMATION**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH
1:	1	2	1	1	Unfurnished	\$3,270	\$3,270	\$3,400	SEPARATE ELECTRIC: 10
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,700	GAS METERS: 10
3:	1	1	1	1	Unfurnished	\$1,562	\$1,562	\$2,700	WATER METERS: 1
4:	1	1	1	1	Unfurnished	\$2,317	\$2,317	\$2,700	
5:	1	1	1	1	Unfurnished	\$2,303	\$2,303	\$2,700	
6:	1	1	1	1	Unfurnished	\$2,317	\$2,317	\$2,700	
7:	1	1	1	1	Unfurnished	\$1,555	\$1,555	\$2,700	
8:	1	1	1	1	Unfurnished	\$1,580	\$1,580	\$2,700	
9:	1	1	1	1	Unfurnished	\$2,300	\$2,300	\$2,700	
10:	1	1	0	1	Unfurnished	\$2,100	\$2,100	\$2,700	

**INTERIOR**

INTERIOR:  
ACCESSIBILITY:

APPLIANCES:  
FLOORING:

ENTRY/LEVEL: **ground/1**  
FIREPLACE:

SQFT STUDIO AVG:  
SQFT 1 BED AVG:  
SQFT 2 BED AVG:  
SQFT 3 BED AVG:

**EXTERIOR**

EXTERIOR:  
DIRECTION FACES:

SECURITY:  
SEWER: **Public Sewer**

LOT: **16-20 Units/Acre**  
POOL: **None**

FENCING:  
SPA:

**BUILDING**

BUILDER NAME:  
BUILDER MODEL:

ARCH STYLE:  
DOORS:  
WINDOWS:

ROOF:  
FOUNDATION DTLS:  
PROP CONDITION:

CONSTR MTRLS:  
OTHER STRUCTURES:  
NEW CONSTRUCTION YN: **No**

**GARAGE AND PARKING**

UNCOVERED SPACES:

PARKING TOTAL: **3**

GARAGE SPACES: **3**

CARPORT SPACES:

**GREEN**

GREEN ENERGY GEN:  
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

**POWER PRODUCTION**

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

**COMMUNITY**

HOA DUES 1:  
HOA DUES 2:  
HOA DUES 3:

HOA 1 NAME:  
HOA 2 NAME:  
HOA 3 NAME:

HOA PHONE 1:  
HOA PHONE 2:  
HOA PHONE 3:

HOA AMENITIES:  
STORIES TOTAL: **1**

COMMUNITY: **Park, Street Lights, Urban**

HOA MANAGEMENT NAME:  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

**LAND**

LAND LEASE?: **No**  
COMMON INTEREST: **None**  
LAND LEASE AMOUNT:  
LAND LEASE AMT FREQ:

ELEVATION:  
ASSESSMENTS:  
PARCEL #: **5406011022**  
ADDITIONAL PARCEL(S): **No**

TAX LOT: **5-7,**  
LOT SIZE DIM:

TAX BLOCK:  
TAX TRACT #: **5-7,20**  
ZONING: **LARD1.5**

**LISTING**

BAC:  
BAC REMARKS:  
DUAL/VARI. RATE?: **Yes**  
CURRENT FINANCING:  
POSSESSION:  
FINANCIAL INFO AS OF:  
CONTINGENCY LIST:

LIST TERMS: **Cash, Cash to New Loan**  
LIST AGRMT: **Exclusive Right To Sell**  
LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES:  
INTERNET, AVM?/COMM?: **No/No**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

**DATES**

LIST CONTRACT DATE: **01/22/26**  
START SHOWING DATE:  
ON MARKET DATE: **01/22/26**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **01/22/26**  
MOD TIMESTAMP: **01/22/26**  
EXPIRED DATE: **05/22/26**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

**PRIVATE REMARKS:**

**SHOWING INFORMATION**

SHOW CONTACT TYPE: **Agent**  
SHOW CONTACT NAME: **Stephen**  
SHOW CONTACT PHONE: **6264286010**

LOCK BOX LOCATION:  
LOCK BOX DESCRIPTION: **None, See Remarks**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **DRIVE BY ONLY. TENANTS UNAWARE OF SALE. CALL LISTING AGENTS FOR INFO.**  
DRIVING DIRECTIONS: **North of Sunset East of Sutherland West of Dodgers Stadium**

**AGENT / OFFICE**

LA: (**PF18587**) **Stephen Biskup**  
CoLA: **Christina Dreyer**  
LO: (**Pf11815m**) **Sotheby's International Realty**  
LO PHONE:  
CoLO: **Sotheby's International Realty**  
CoLO PHONE:

LA State License: **01854478**  
CoLA State License: **00999071**  
LO State License: **00899496**  
LO FAX:  
CoLO State License: **00899496**  
CoLO FAX:  
Offers Email: **cdreoagent@gmail.com**

**CONTACT PRIORIT**

1.LA CELL: **626-428-6010**  
2.CoLA CELL: **626-688-3948**