

# MY **ALF** CONSULTANT

## ALF TRAINING & ASSISTED LIVING FACILITY SALES



### 27+ Unit ALF Redevelopment: 921 Manzanita St, Los Angeles CA 92009

Explore a premier development opportunity on the Silver Lake border with fully-approved, Ready-to-Issue (RTI) permits for a 27-unit, five-story Assisted Living Facility. This shovel-ready project allows you to bypass the lengthy entitlement process and build immediately in a high-demand Los Angeles market. The plans feature oversized suites designed for luxury senior housing, positioning the future facility for premium rates and long-term value.

This offering is structured as a streamlined, turnkey development. The seller, a licensed contractor, will manage the 14-month construction post-closing, providing a clear path to completion. A comprehensive construction contract is negotiated and executed before the close of escrow, eliminating significant operational and financial risk for the investor.

Status: <b>ACTIVE</b>	Price: \$2,700,000
Licensed Beds: 27 +/-	County: Los Angeles
Units: 27+	Bathrooms: 27+

[View Listing](#)**CALIFORNIA SOUTH****Christopher Parrino**

01938322

**(619) 308-6860**

KW Commercial

7777 Alvarado Rd. Suite 700

La Mesa, CA 91942

# \$2,700,000

# 27+ BED REDEVELOPMENT EAST HOLLYWOOD

*Near Silver lake, Los Feliz, Koreatown*

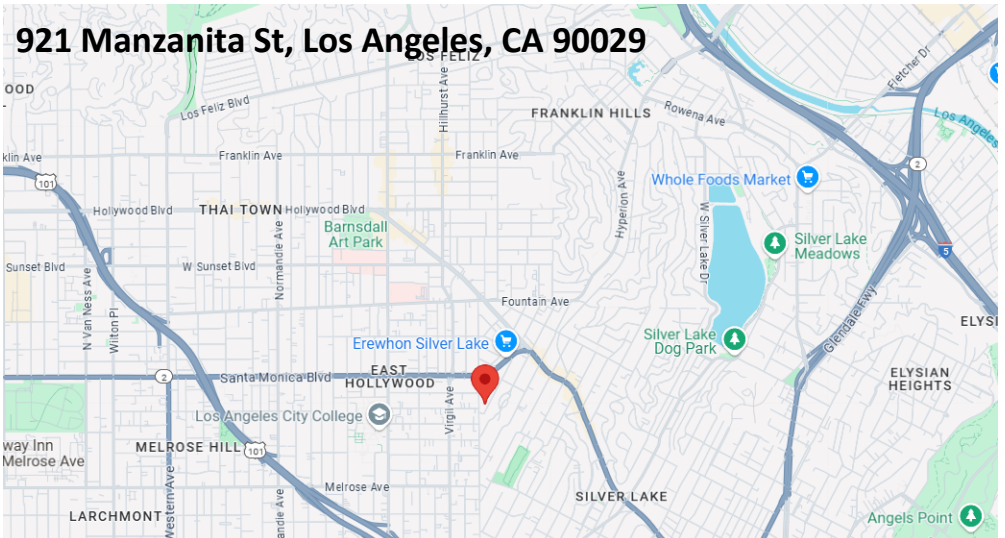


Floors	Details
Total Units	27 private suites - Add 4–6 suites by converting community spaces
Building	5 stories, elevator, stairwell
Floors 2–5	6 suites (310–380 SF, private baths), 707 SF community space, staff room
First Floor	3 large suites, community area, office with shower, 2 ADA parking spaces
Amenities	Courtyard, ample common areas, Laundry closet per floor

Proforma Project Costs, Cashflow, and Opinion of Value		
Value	Description	
Gross Revenue	\$3,072,800	27 suites, \$9K–\$11K/month rents
Expenses	\$2,238,528	Payroll, taxes, maintenance, etc.
Projected NOI	\$834,072	After expenses & debt service
Cap Rate	9% (18% w/o debt)	Market rate for valuation
Est. Value When Full	\$9,267,467	Based on NOI & 9% cap rate
Land Cost	\$2,700,000	Purchase price of land
Construction Cost	\$5,000,000	14-month build cost
Total Project Cost	\$7,700,000	Land + construction
Down Payment	\$1,540,000	20% of total cost
Loan Amount	\$6,160,000	SBA 504 loan at 7.5%
Annual Debt Service	\$596,064	20-yr amortization, 7.5%

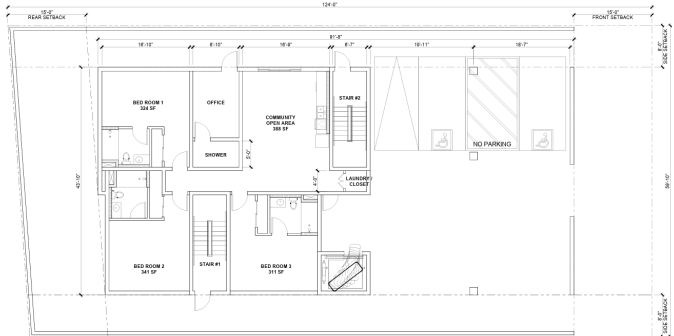
**Disclaimer:** The proforma numbers for 921 N Manzanita St are estimates based on the owner’s stated returns and costs, reflecting current market conditions and assumptions as of June 04, 2025, and are provided for informational purposes only. The owners have invested significantly in entitlements and design, but actual results may differ due to changes in market dynamics, operational expenses, or other variables. KW Commercial and its affiliates do not guarantee the accuracy or completeness of these projections and are not liable for decisions made based on this data. Prospective buyers should perform their own due diligence before proceeding.

# 921 Manzanita St, Los Angeles, CA 90029



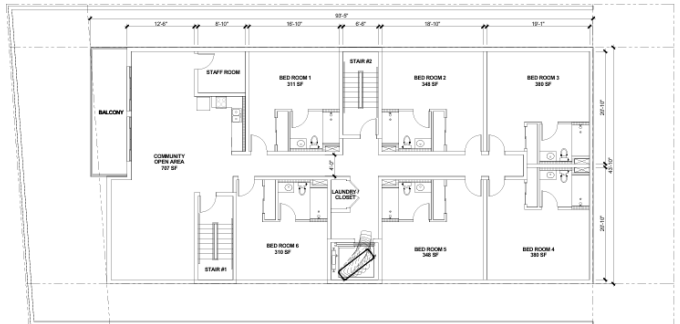
## 1st Floor

- 6 suites (310–380 SF) each floor
- All rooms private bathrooms
- Each floor community space
- Each floor has secure patio
- Dinning space on every floor



## Floors 2-5

- 6 suites (310–380 SF) each floor
- All rooms private bathrooms
- Each floor community space
- Each floor has secure patio
- Dinning space on every floor



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View Our Comprehensive  
Online Presentation

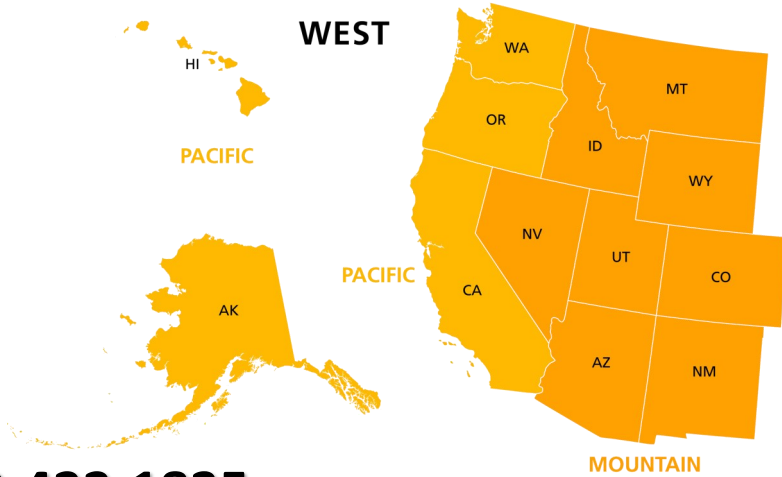


View Listing



COMMERCIAL<sup>SM</sup> + my  consultant

## WE SELL ASSISTED LIVING FACILITIES!



**800-422-1835**

See page 15 for list of all affiliate agents and brokers.

***WE HAVE MANY  
ASSISTED LIVING  
FACILITY BUYERS***

We are a nationwide consulting and training agency for the Assisted Living Industry. We have an extensive database of buyers seeking senior housing opportunities.

Many investors call facilities directly and take advantage of owners that don't know the true value of their business. If you are thinking of selling your business, I recommend that you give us a call. We will give our honest opinion of what your business is worth.\*

*Visit our website to view active  
assisted living listings.*



**Myalfconsultant.com**

\*Disclaimer

*We are a consulting and marketing service for the Assisted Living Industry. We have affiliate commercial real estate agents in each state. Outside of Florida, we do not offer real estate services directly to the public. See page 14/15 for a list of affiliate brokers in participating states. If your property is listed with a real estate broker, please disregard this mailer. It is not our intention to solicit the offerings of other real estate brokers.*