

1126 WHITE KNOLL AVE, ECHO PARK

5 Units

\$1,100,000



Perched on a corner lot above Dodger Stadium with views of DTLA and Elysian Park, this 5-unit apartment building offers a rare combination of location, stability, and upside. Sitting atop a quiet hillside street, the property features a desirable mix of two (2) studios and three (3) 1 bed / 1 bath units, appealing to a wide range of renters drawn to the neighborhood's energy and proximity to DTLA. Recent improvements include a brand-new roof and updated windows and flooring in two units, setting the stage for future enhancements and long-term growth. Several units present value-add potential for investors looking to further elevate rents in one of Los Angeles' strongest rental submarkets. Residents enjoy fast access to Echo Park Lake, Sunset Blvd dining and nightlife, major freeways, and front-row views of fireworks lighting up Dodger Stadium all season long. Whether held as a cash-flowing asset or repositioned for additional upside, this Echo Park hillside 5-unit is a rare opportunity in an iconic Los Angeles location.



Investment Summary					
Offering Price:	\$1,100,000	Number of Units:	5		
Property Address:	1126 White Knoll Ave	Year Built:	1924		
	Los Angeles, CA 90012	APN:	5406-018-013		
Price Per Unit:	\$220,000	Gross Sq. Ft.:	2,420		
Price Per S.F.:	\$455	Average S.F. Per Unit:	484		
Cap (current / market):	4.05% / 6.73%	Lot Size	6,215		
GRM (current / market):	14.09 / 9.99	Zoning	R3		

Unit Mix & Scheduled Income						
Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
2	single	40%	\$1,300	\$2,599	\$1,595	\$3,190
3	1+1	60%	\$1,303	\$3,908	\$1,995	\$5,985
Scheduled Monthly Rent:			\$6,507		\$9,175	
Scheduled Yearly Rent:			\$78,084		\$110,100	

Annual Operating Summary					
		Current		Market	
Scheduled Gross Income:		\$78,084		\$110,100	41% Upside
Less Vacancy Reserve:	3.0%	\$2,343	3.0%	\$3,303 *	
Gross Operating Income:		\$75,741		\$106,797	
Expenses:	39.9%	\$31,172	29.7%	\$32,725 *	
Net Operating Income:		\$44,569		\$74,072	
Loan Payments:		\$35,645		\$35,645	
Cash-on-Cash Return:	1.5%	\$8,925	6.5%	\$38,428 **	
Plus Principal Reduction:		\$6,548		\$6,548	
Total Return Before Taxes:	2.6%	\$15,473	7.6%	\$44,975 **	
* As a percent of Scheduled Gross Income					
** As a percent of Down Payment					

Pro Forma Annual Operating Expenses						
			Current	Per Unit	% of SGI	
*Taxes	1.250%	x Sale Price	\$13,750	\$2,750	18%	\$13,750 \$2,750 12.5%
*Insurance	\$1.25	x GSF	\$3,025	\$605	4%	\$3,025 \$605 2.7%
Off-Site Management	5.0%	x GOI	\$3,787	\$757	5%	\$5,340 \$1,068 4.9%
Water/Trash	2024 Actual		\$1,619	\$324	2%	\$1,619 \$324 1.5%
Gas	2024 Actual		\$180	\$36	0%	\$180 \$36 0.2%
Electric	2024 Actual		\$721	\$144	1%	\$721 \$144 0.7%
Gardening	2024 Actual		\$1,140	\$228	1%	\$1,140 \$228 1.0%
Pest Control	2024 Actual		\$950	\$190	1%	\$950 \$190 0.9%
Repairs/Maintenance	\$1,200	x Units	\$6,000	\$1,200	8%	\$6,000 \$1,200 5.4%
Total Expenses			\$31,172	\$6,234	39.9%	\$32,725 \$6,545 29.7%
Non-controllable expenses: Taxes, Ins., Reserves:						
Total Expense without Taxes						
			Current	Per Unit	% of SGI	
			\$16,775	\$3,355	21.5%	
			\$17,422	\$3,484	22.31%	

1126 White Knoll Ave, Los Angeles Rent Roll

Unit	Mix	Rent	Notes	Market Rent	Move-In Date	Last Rent Increase	Security Deposit
1031	single	\$1,249		\$1,595	6/1/2013	2/1/2025	\$1,200.00
1033	single	\$1,350		\$1,595	4/15/2025	-	\$1,000.00
1126	1+1	\$1,201		\$1,995	4/1/2010	2/1/2025	\$1,000.00
1128	1+1	\$1,150		\$1,995	6/1/2001	2/1/2025	\$650.00
1130	1+1	\$1,557		\$1,995	7/16/2022	8/1/2025	\$1,700.00
Totals	5	\$6,507		\$9,175			\$5,550



Maryview Av
1000 N

1130









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AREA
REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GROCERIES



CLEANERS



MEDICAL



PHARMACY

Bank of America.

ATM



0.3
MILES

0.3
MILES

0.3
MILES

0.4
MILES

0.4
MILES



MOVIE THEATER



GYM



COFFEE



GAS

1
MILE

1
MILE

0.6
MILES

0.5
MILES

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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK
EVERETT PARK

0.1
MILES



LAKE
ECHO PARK LAKE

0.8
MILES



GOLF COURSE
CHAVEZ RIDGE DISC GOLF COURSE

1
MILES



DOG PARK
SILVER LAKE DOG PARK

1.8
MILES



WITHIN
10 MILES

2
LAKES

9
DOG
PARKS

53
PARKS

38
GOLF
COURSES

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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **249** moderately priced restaurants and has an **above average** variety of cuisines.

280



WITHIN 5 MILES

\$

92

\$\$

157

\$\$\$

18

\$\$\$\$

9

GOOD EATS BY CATEGORY

AMERICAN	105
FAST FOOD	24
INTERNATIONAL	20
DELIS	18
CAFES, COFFEE AND TEA	15
MEXICAN	13
BARS	11
PIZZA	9
VEGAN AND VEGETARIAN	9
OTHER	18

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