

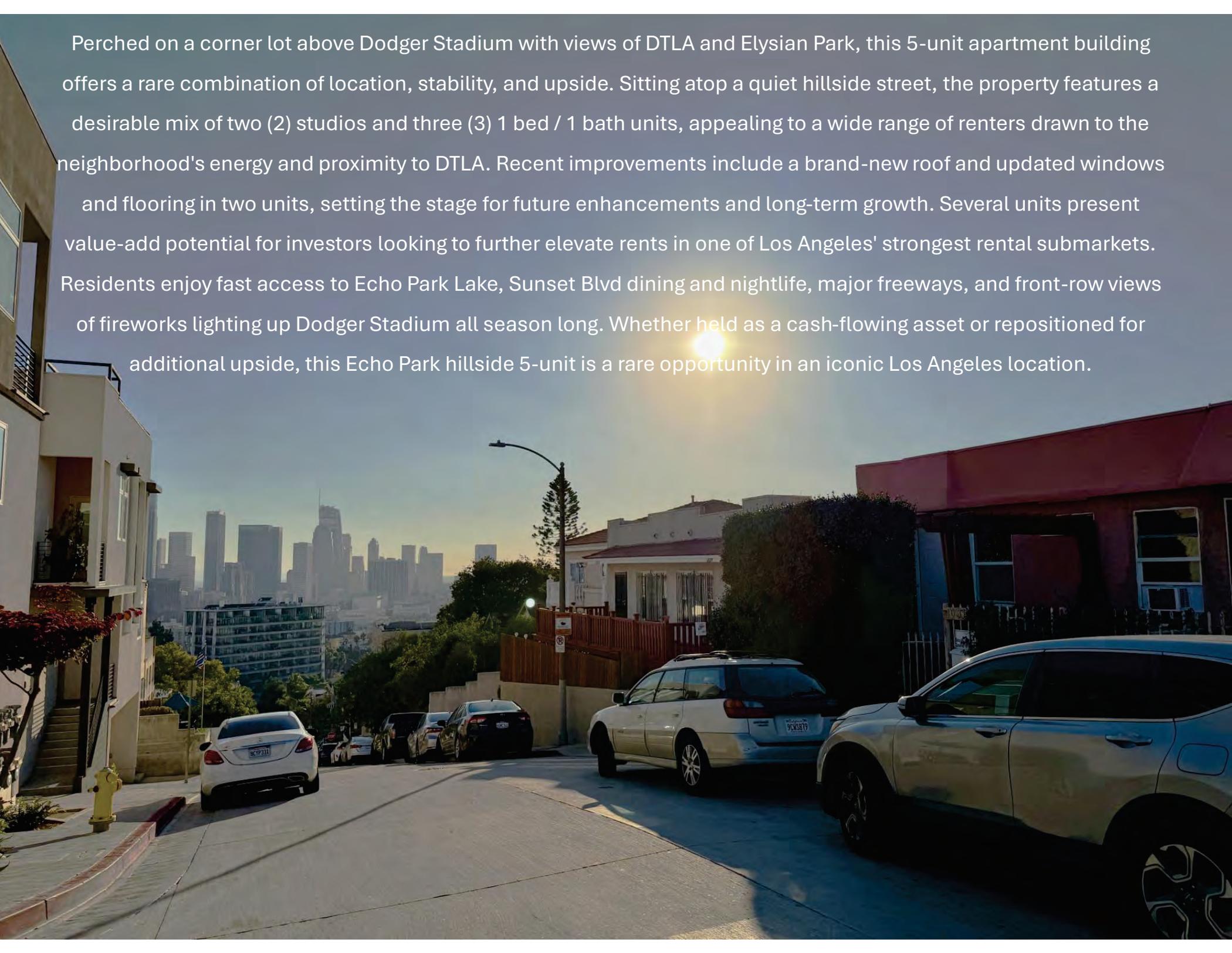
1126 WHITE KNOLL DR ECHO PARK

\$1,025,000

5 UNITS



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:	\$1,025,000	Number of Units:	5
Property Address:	1126 White Knoll Ave Los Angeles, CA 90012	Year Built:	1924
Price Per Unit:	\$205,000	APN:	5406-018-013
Price Per S.F.:	\$424	Gross Sq. Ft.:	2,420
Cap (current / market):	4.57% / 7.32%	Average S.F. Per Unit:	484
GRM (current / market):	12.89 / 9.31	Lot Size	6,215
		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%	\$1,325	\$2,649	\$1,595	\$3,190
3	1+1	60%	\$1,325	\$3,976	\$1,995	\$5,985
Scheduled Monthly Rent:				\$6,625		\$9,175
Scheduled Yearly Rent:				\$79,501		\$110,100

Annual Operating Summary						
			<u>Current</u>		<u>Market</u>	
Scheduled Gross Income:			\$79,501		\$110,100	38% Upside
Less Vacancy Reserve:	3.0%		\$2,385	3.0%	\$3,303 *	
Gross Operating Income:			\$77,116		\$106,797	
Expenses:	38.1%		\$30,303	28.9%	\$31,787 *	
Net Operating Income:			\$46,812		\$75,010	
Cash-on-Cash Return:	4.6%		\$46,812	7.3%	\$75,010 **	
Plus Principal Reduction:			\$0		\$0	
Total Return Before Taxes:	4.6%		\$46,812	7.3%	\$75,010 **	
* As a percent of Scheduled Gross Income						
** As a percent of Down Payment						

Pro Forma Annual Operating Expenses									
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>	<u>Market</u>	<u>Per Unit</u>	<u>% of SGI</u>	
*Taxes	1.250%	x Sale Price	\$12,813	\$2,563	16%	\$12,813	\$2,563	11.6%	
*Insurance	\$1.25	x GSF	\$3,025	\$605	4%	\$3,025	\$605	2.7%	
Off-Site Management	5.0%	x GOI	\$3,856	\$771	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			\$30,303	\$6,061	38.1%	\$31,787	\$6,357	28.9%	
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>				
Non-controllable expenses: Taxes, Ins., Reserves:			\$15,838	\$3,168	19.9%				
Total Expense without Taxes			\$17,491	\$3,498	22.00%				

1126 White Knoll Ave, Los Angeles Rent Roll

Unit	Mix	Rent	Notes	Market Rent	Move-In Date	Last Rent Increase	Security Deposit
1031	single	\$1,299	owner pays for gas	\$1,595	6/1/2013	3/1/2026	\$1,200.00
1033	single	\$1,350		\$1,595	4/15/2025	-	\$1,000.00
1126	1+1	\$1,234		\$1,995	4/1/2010	3/1/2026	\$1,000.00
1128	1+1	\$1,185		\$1,995	6/1/2001	3/1/2026	\$650.00
1130	1+1	\$1,557		\$1,995	7/16/2022	8/1/2025	\$1,700.00
Totals	5	\$6,625		\$9,175			\$5,550

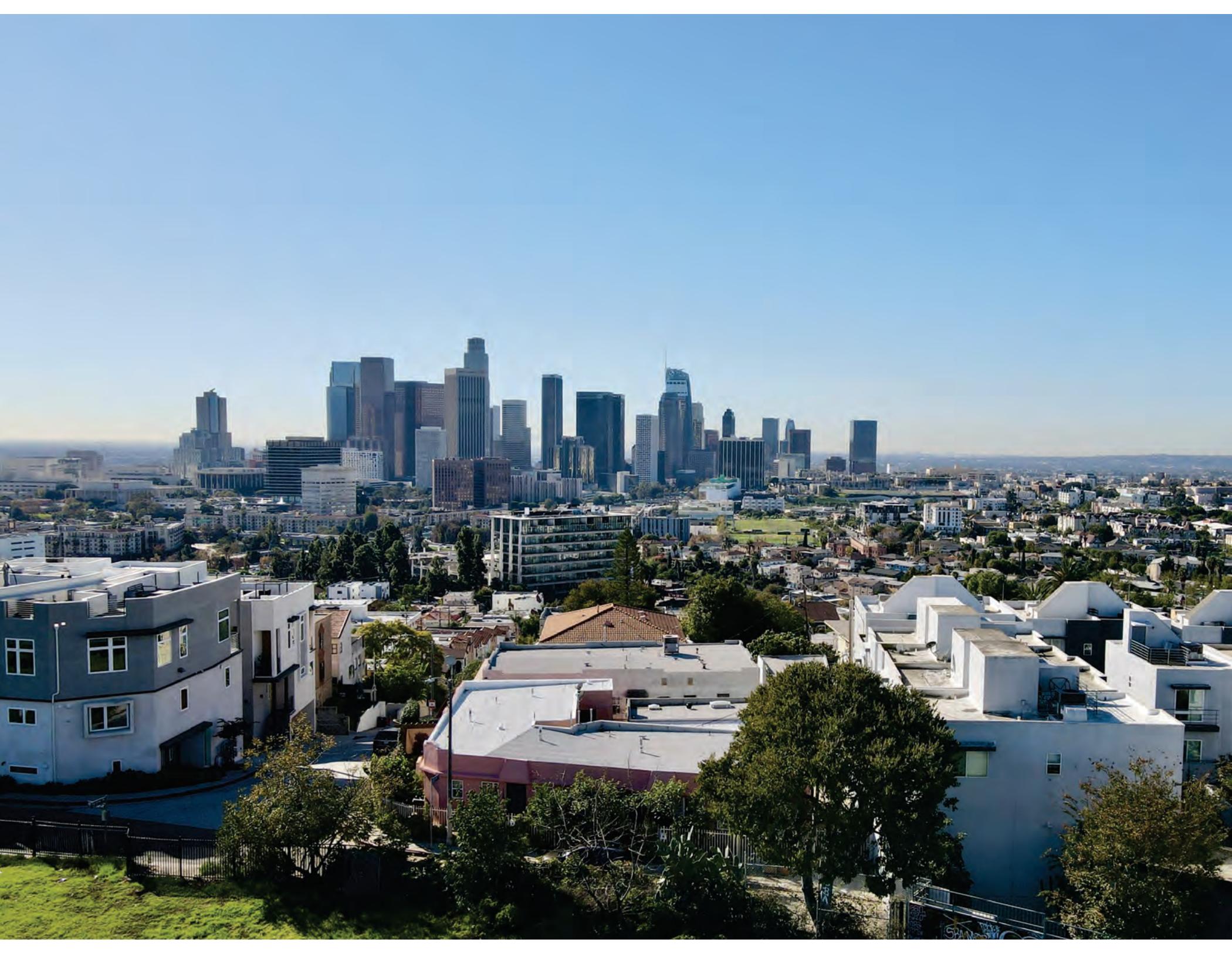


Marview
1000 N

1139

California
6YMH827









1126 WHITE KNOLL DRIVE, LOS ANGELES, CA, 90012

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

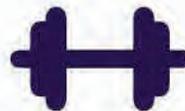
0.3
MILES

0.4
MILES

0.4
MILES



MOVIE THEATER



GYM



COFFEE



GAS

1
MILE

1
MILE

0.6
MILES

0.5
MILES

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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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



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FOOD REPORT



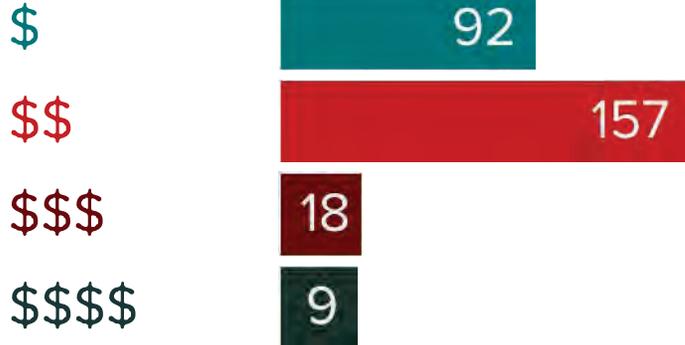
NEIGHBORHOOD EATS

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

280



WITHIN 5 MILES



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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1126 WHITE KNOLL AVE, ECHO PARK



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