
5 UNITS
2531 Elsinore St
Los Angeles, CA 90026

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CONFIDENTIALITY & DISCLAIMER

INVESTMENT OVERVIEW

SUMMARY

2531 Elsinore St, Los Angeles, CA 90026

ASKING PRICE	$1,275,000
UNITS	5
UNIT MIX	5 (1-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	3,196
TOTAL LOT SQ. FT.	6,736
YEAR BUILT	1921
ZONING	LAR2
APN	5402-016-004

HIGHLIGHTS

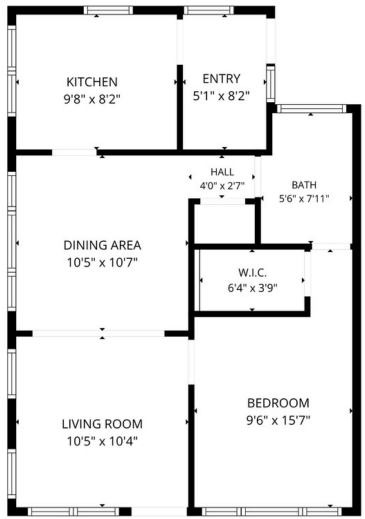
- **Prime Silver Lake Location**
- **Five Units of which there are Four Charming 1 Bed / 1 Bath Units (~600 SF Each)**
- **Three Separate Buildings: Two Duplexes + One Detached Cottage**
- **In-Unit Washer & Dryer Hookups**
- **Classic Vintage Charm with Functional Layouts**

THE OFFERING

2531 Elsinore St is a rare opportunity to acquire a charming multifamily property in the heart of Silver Lake, one of Los Angeles' most desirable rental submarkets. The property features five well-designed 1-bedroom, 1-bath residences, including four units of approximately 600 square feet and one detached cottage. The units are thoughtfully distributed across three separate buildings - two duplexes and a detached cottage - creating a unique, low-density layout that offers residents enhanced privacy and a neighborhood feel. Each unit includes washer and dryer hookups, an amenity that enhances tenant convenience and long-term rental appeal. Blending classic architectural character with functional living spaces, the property is ideally positioned to attract quality tenants seeking the vibrant Silver Lake lifestyle. Located just minutes from Sunset Junction, Silver Lake Reservoir, Echo Park, and an array of popular restaurants, cafés, and boutiques, the asset benefits from exceptional rental demand, a premier location, and strong long-term investment potential.

PROPERTY PHOTOGRAPHS

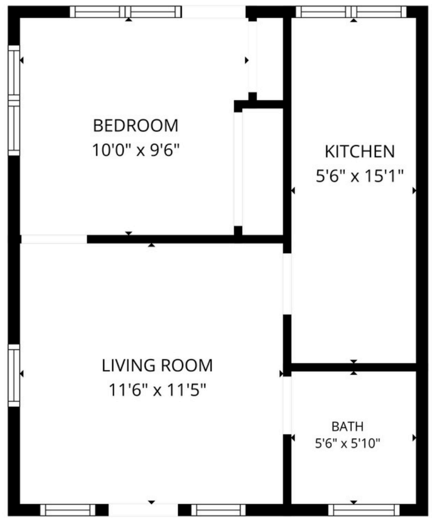

PROPERTY
PHOTOGRAPHS


KITCHEN
9'8" x 8'2"
ENTRY
5'1" x 8'2"
HALL
4'0" x 2'7"
BATH
5'6" x 7'11"
DINING AREA
10'5" x 10'7"
W.I.C.
6'4" x 3'9"
LIVING ROOM
10'5" x 10'4"
BEDROOM
9'6" x 15'7"


PROPERTY
PHOTOGRAPHS



PROPERTY
PHOTOGRAPHS


BEDROOM
10'0" x 9'6"
KITCHEN
5'6" x 15'1"
LIVING ROOM
11'6" x 11'5"
BATH
5'6" x 5'10"

FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	$1,275,000
UNITS	5
BUILDING SQ. FT.	3,196
LOT SQ FT	6,736
YEAR BUILT	1921
PRICE / UNIT	$255,000
PRICE / SQ FT	$398.94

INCOME DATA

	CURRENT	PRO FORMA
NOI	$ 78,485	$ 108,596
CAP	6.16%	8.52%
GRM	10.62	8.26

PROPOSED FINANCING

DOWN PAYMENT	$433,500
LOAN AMOUNT	$841,500
INTEREST RATE	6.400%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.24

INCOME AND EXPENSES

LYONSTAHL INVESTMENT REAL ESTATE

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
2531	1-BED / 1-BATH		$ 1,604	$ 2,500
2533	1-BED / 1-BATH	*Vacant*	$ 2,400	$ 2,500
2535	1-BED / 1-BATH		$ 1,132	$ 2,500
2435 1/2	1-BED / 1-BATH		$ 2,292	$ 2,500
2533 1/2	1-BED / 1-BATH	*Vacant*	$ 2,400	$ 2,500

MONTHLY SCHEDULED RENTAL INCOME	$9,828	$12,500
GARAGES	$180	$360
MONTHLY SCHEDULED GROSS INCOME	$10,008	$12,860
ANNUAL SCHEDULED RENTAL INCOME	$120,096	$154,320

UTILITIES PAID BY TENANTS — GAS, ELECTRIC & TRASH

OPERATING DATA

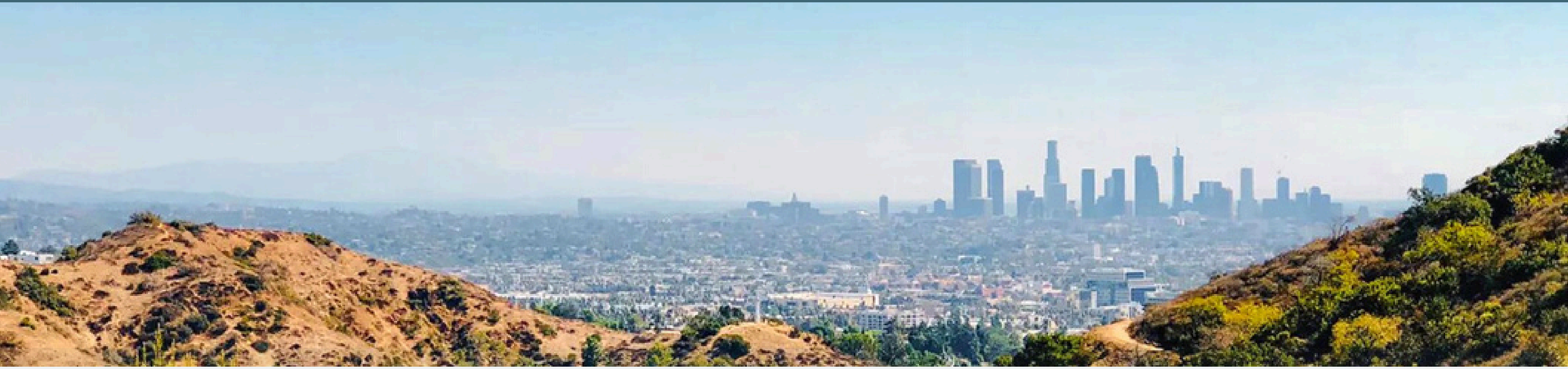
	CURRENT		PRO FORMA	
GROSS MARKET RENT	$ 120,096		$ 154,320	
LESS: VACANCY RESERVE	$ 3,603	3.0%	$ 7,716	5.0%
GROSS OPERATING INCOME	$ 116,493		$ 146,604	
LESS: EXPENSES	$ 38,321	32%	$ 38,321	25%
NET OPERATING INCOME	$ 78,172		$ 108,283	
LESS: LOAN PAYMENTS PRE-TAX	$ 62,451		$ 62,451	
CASH FLOW	$ 15,722	3.36%	$ 45,833	9.79%
PRINCIPAL REDUCTION	$ 9,477		$ 9,477	
TOTAL RETURN BEFORE TAXES	$ 25,199	5.38%	$ 55,310	11.82%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	$ 15,938
MAINTENANCE (4%)	$ 4,804
INSURANCE	$ 6,500
UTILITIES	$ 3,000
LANDSCAPING ($100/MO)	$ 1,200
PROPERTY MANAGEMENT (5%)	$ 6,005
PEST CONTROL	$ 562
TOTAL EXPENSES:	$ 38,008.14
EXPENSES AS % SGI	31.65%
PER NET SQ.FT.	$ 11.89
PER UNIT:	$ 7,601.63

LOCATION OVERVIEW

LOS ANGELES COUNTY



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis–formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange– is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments– the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately $446 billion– placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

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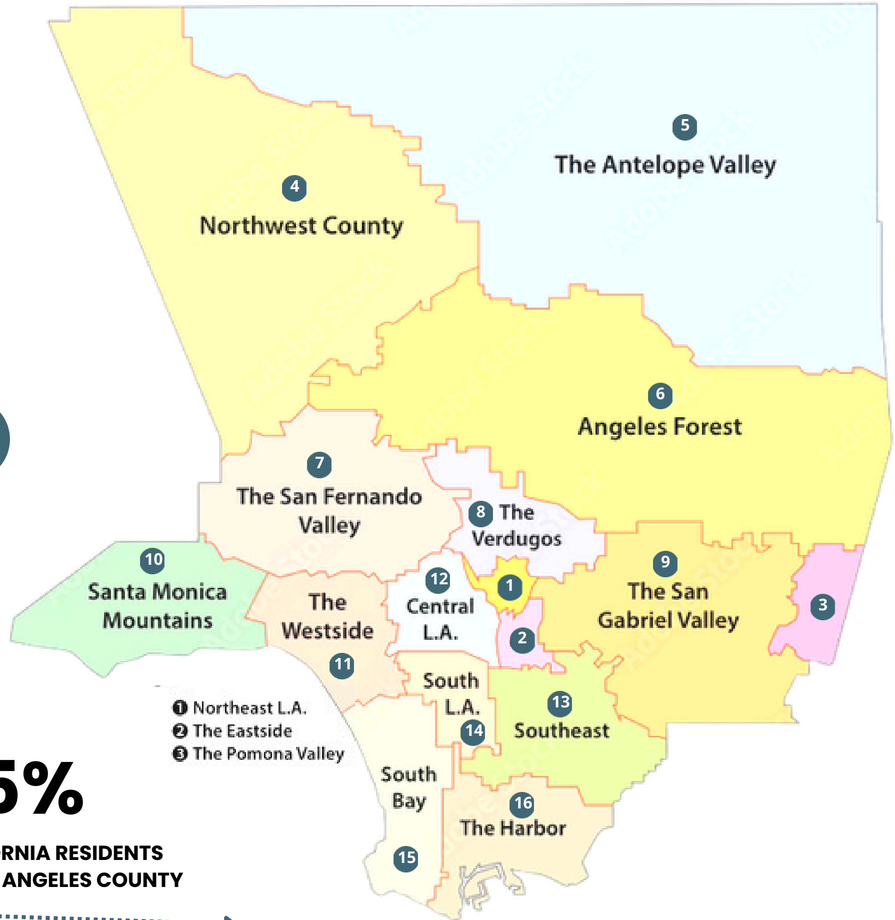
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

1. NORTHEAST L.A.
2. THE EASTSIDE
3. POMONA VALLEY
4. NORTHWEST COUNTY
5. ANTELOPE VALLEY
6. ANGELES FOREST
7. SAN FERNANDO VALLEY
8. THE VERDUGOS
9. SAN GABRIEL VALLEY
10. SANTA MONICA MOUNTAINS
11. THE WESTSIDE
12. CENTRAL L.A.
13. SOUTHEAST
14. SOUTH LA
15. SOUTH BAY
16. THE HARBOR

LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION



25%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY

LISTING
TEAM

THE STIEGLER TAKAHASHI INVESTMENT GROUP

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