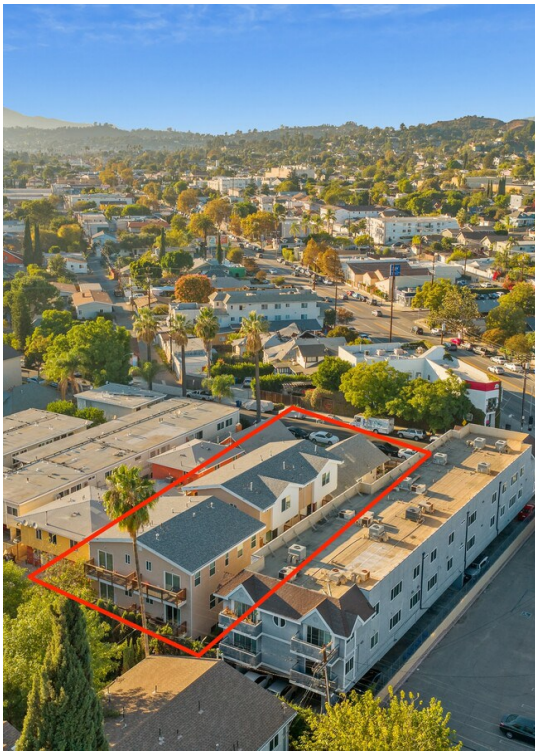

The Aldama Collection

6178 Aldama St, Los Angeles, CA 90042

COMPASS

Ginger Orsi
Compass Real Estate
11740 San Vicente Blvd, Suite 203,Los Angeles, CA 90049
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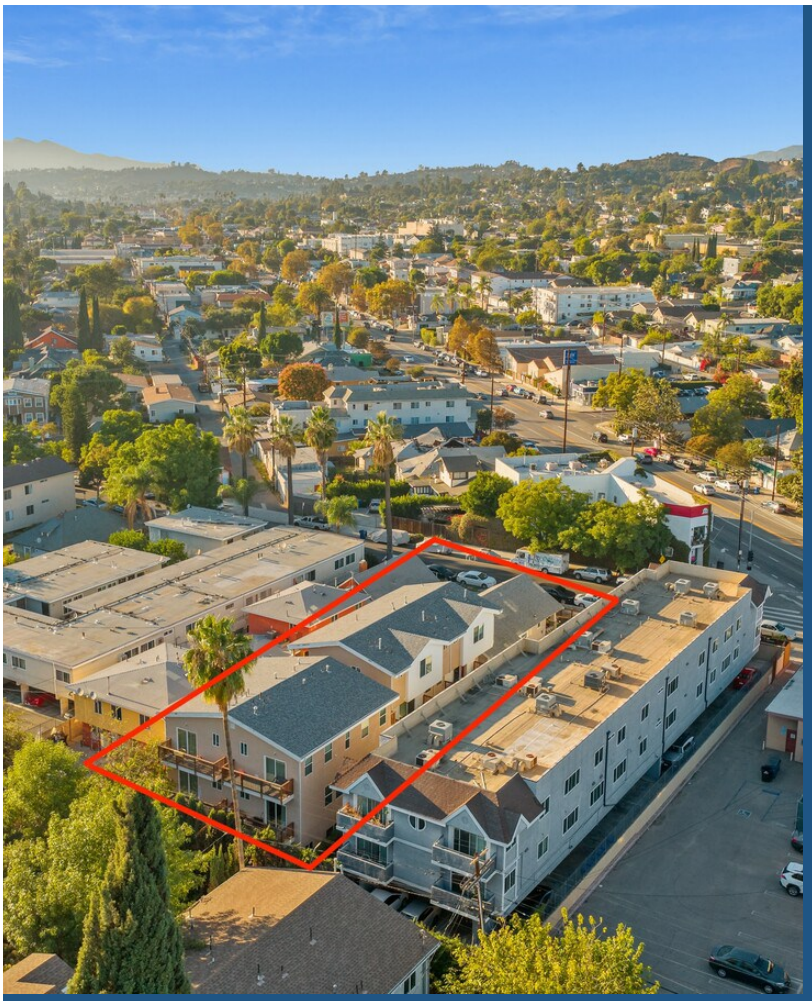
(323) 593-6999



The Aldama Collection

$2,750,000

Just listed. Fully occupied, market-rate newer construction asset in one of Highland Park's most coveted rental pockets. The Aldama Collection is a Unique opportunity to acquire a design-driven compound featuring a restored 1915 Craftsman residence at the front and four 2016-built townhome-style homes behind it. This property combines architectural appeal, modern systems, and efficient operations, delivering durable rentability and long-term value in a supply-constrained submarket.
Situated just off York Boulevard and moments from Figueroa, yet quietly set on a tree-lined street, the property offers exceptional walkability and sustained renter demand. Professionally managed with minimal operating...

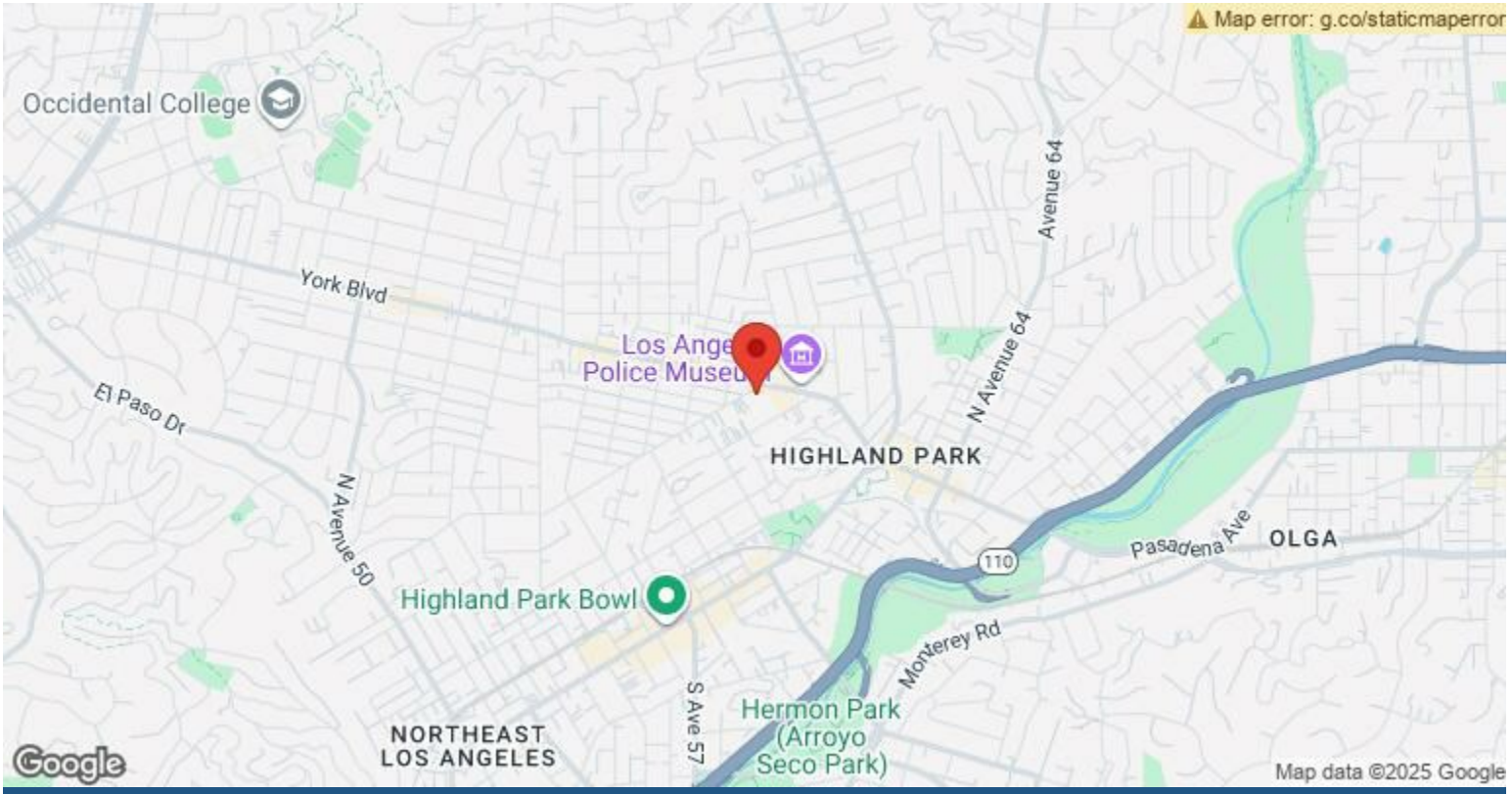
- Prime Highland Park location steps to York, high walkability, strong rental demand
- Fully occupied, market rate, zero vacancy drag
- Majority of units newer construction Non-RSO (LAs restrictive rent control) rare in Los Angeles

For more information visit:
https://www.loopnet.com/Listing/6178-Aldama-St-Los-Angeles-CA/38342337/

Price:	$2,750,000
No. Units:	5
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Townhome
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.65%
Lot Size:	0.23 AC
Gross Building Area:	7,764 SF
Gross Rent Multiplier:	12
No. Stories:	3
Year Built:	1915
Parking Ratio:	1.29/1,000 SF
Zoning Description:	RD2

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
3+2	1	$3,595	1,204
2+2	1	$3,550	1,317
3+3	1	$3,971	1,709
3+4	2	$3,981	1,767



6178 Aldama St, Los Angeles, CA 90042

Property Photos

DSC07868

Front House Kitchen Living

Property Photos

Front House Back Yard

DSC07932

Property Photos

Back Townhome Bonus Room

DSC07940

Property Photos

DSC07938

Middle Townhome Kitchen

Property Photos

Back Townhome Kitchen

Townhome Primary Bedroom

Property Photos

Property Photos

Townhome Bathroom

Townhome Bedroom

Property Photos

Back Townhome Yard

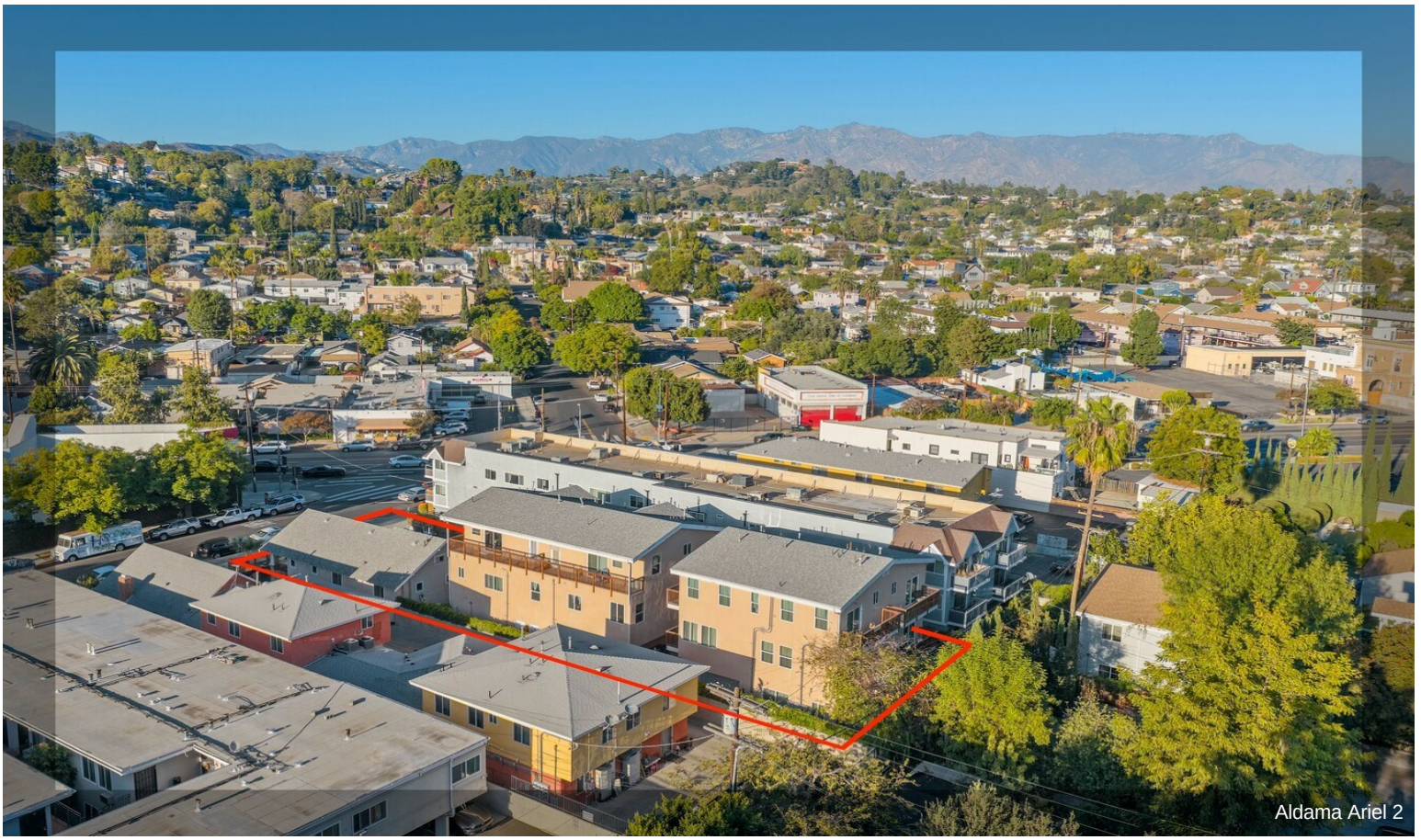
Aldama Street View

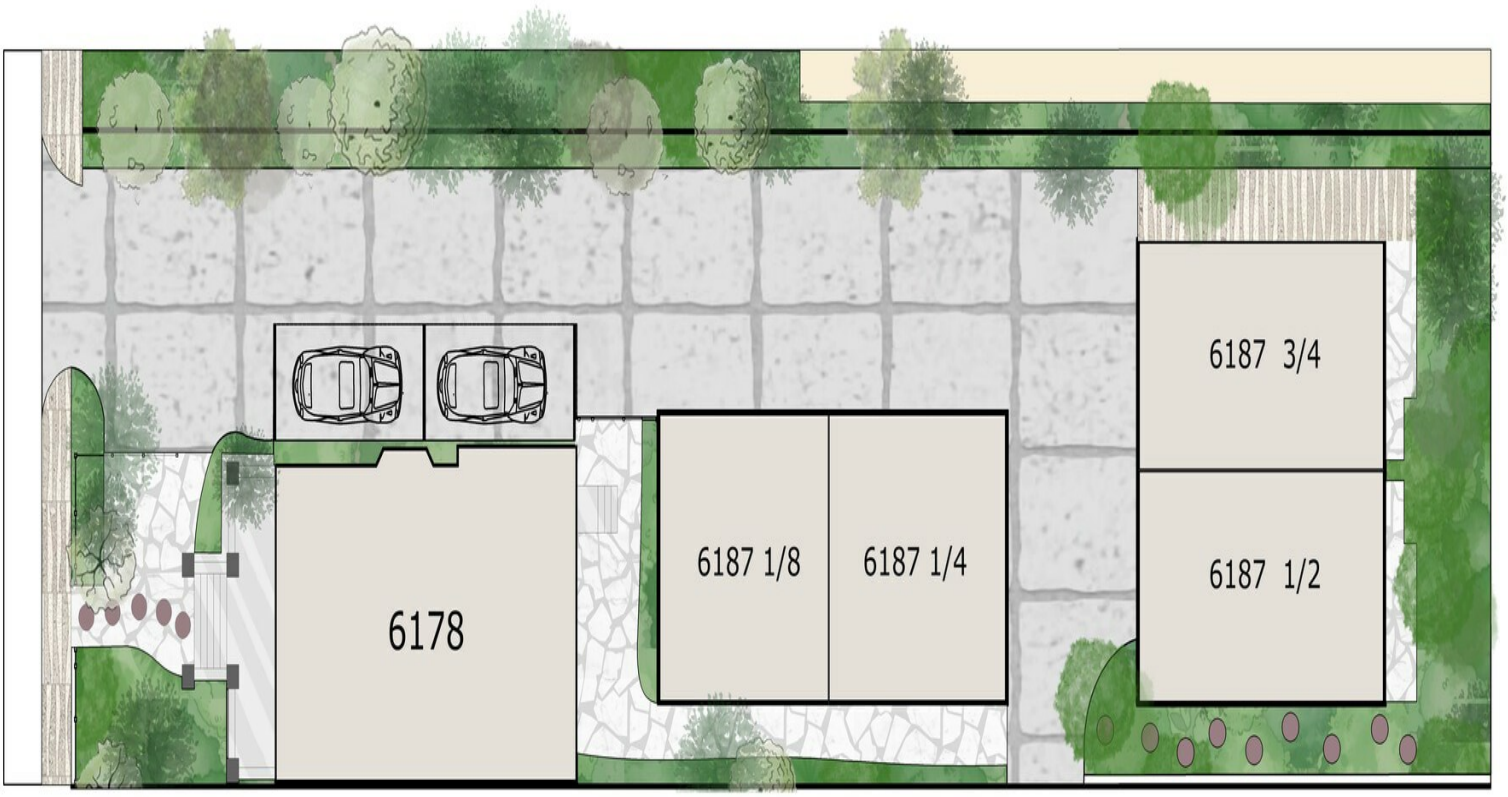
Property Photos

Aldama Ariel 4

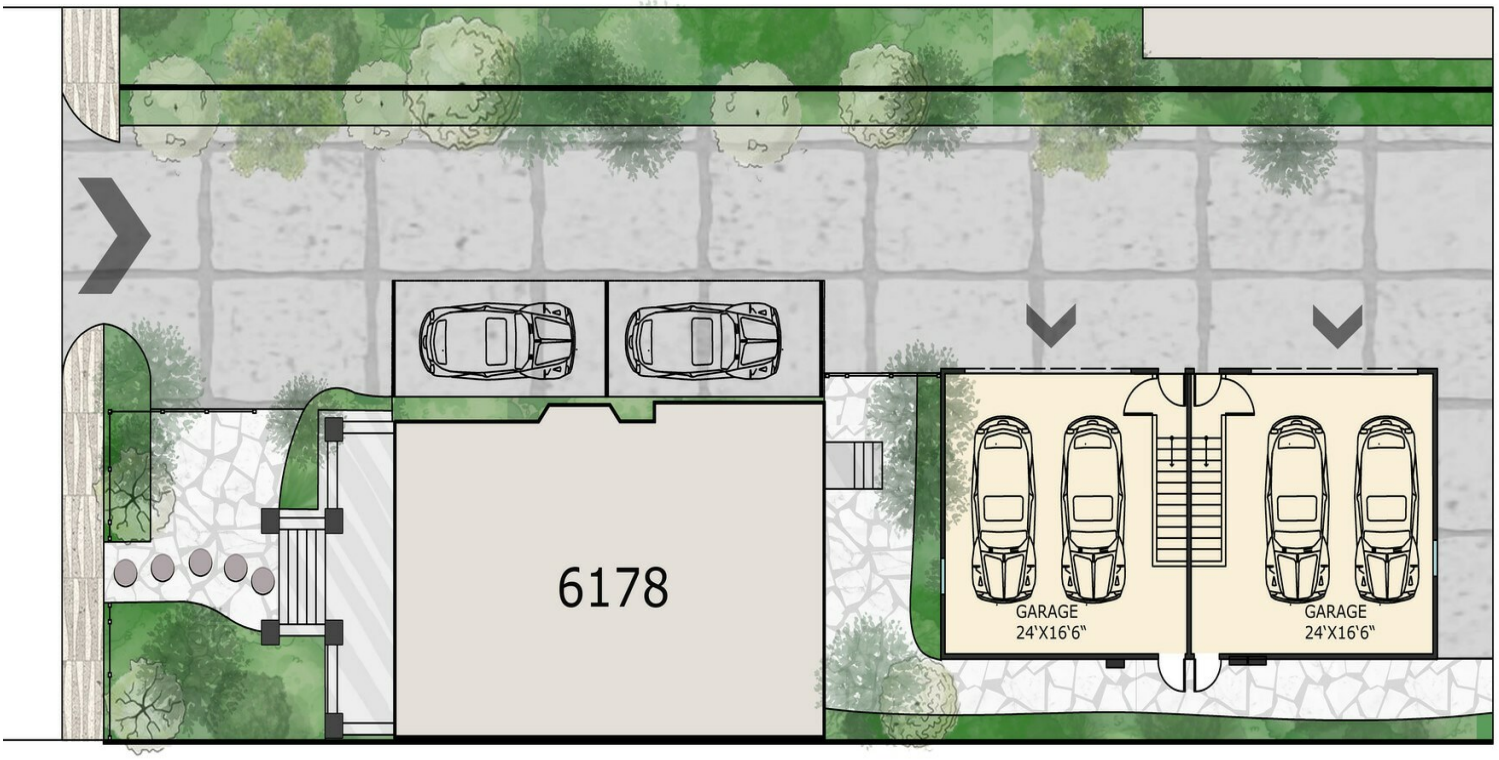
Aldama Ariel 5

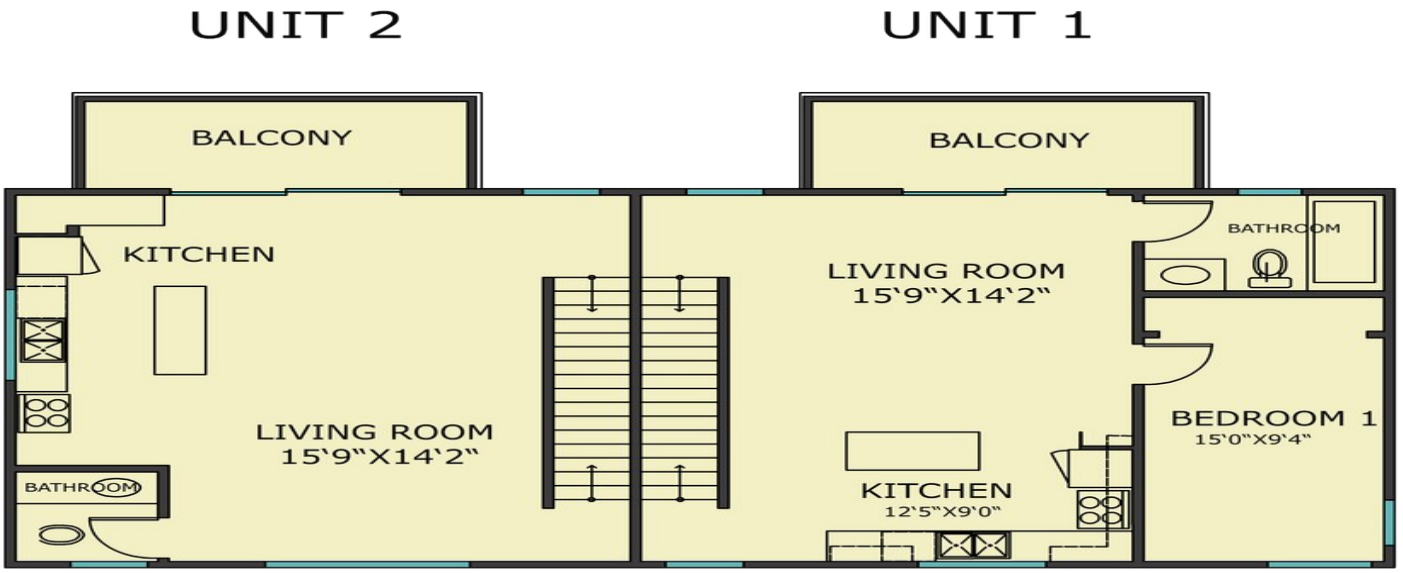
Property Photos





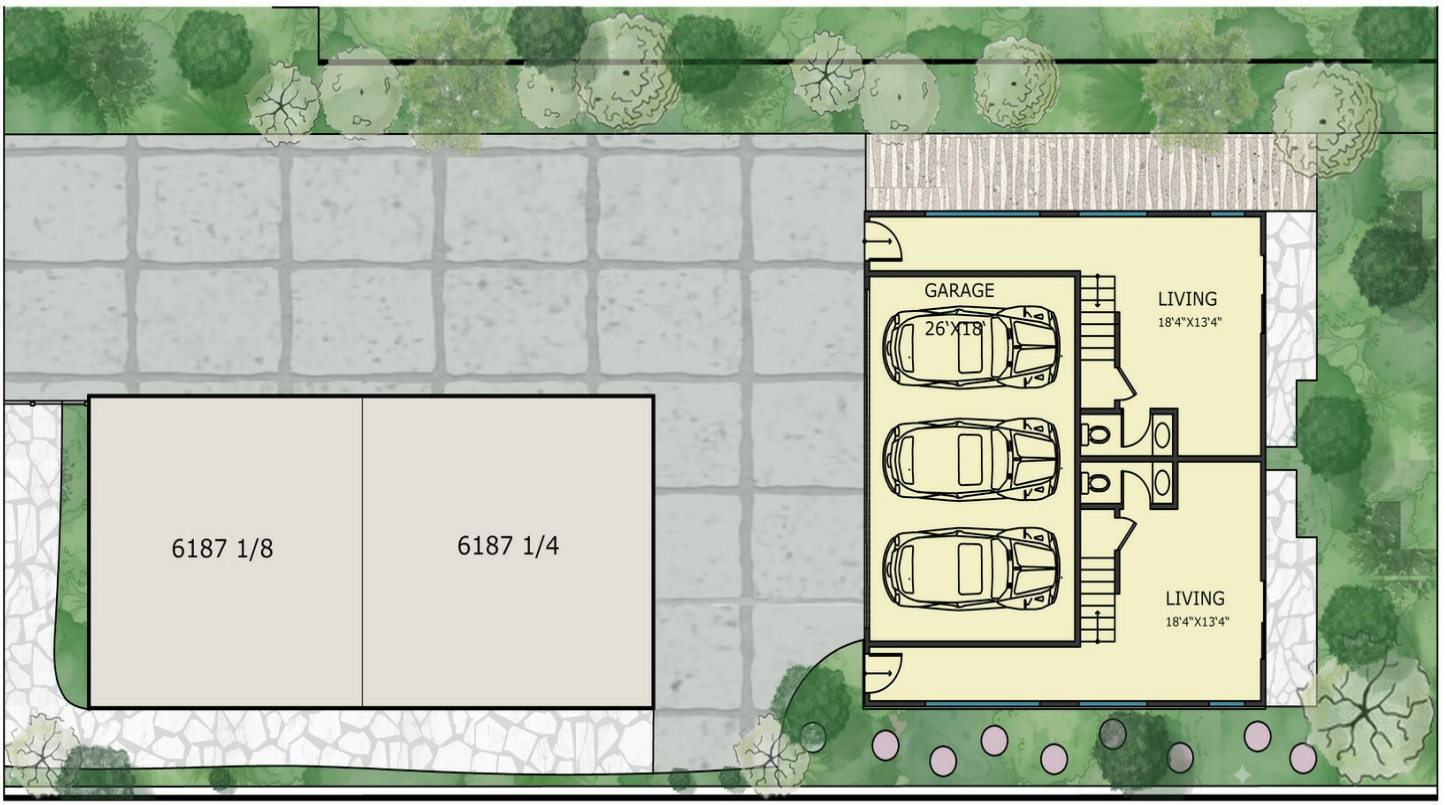
Property Photos

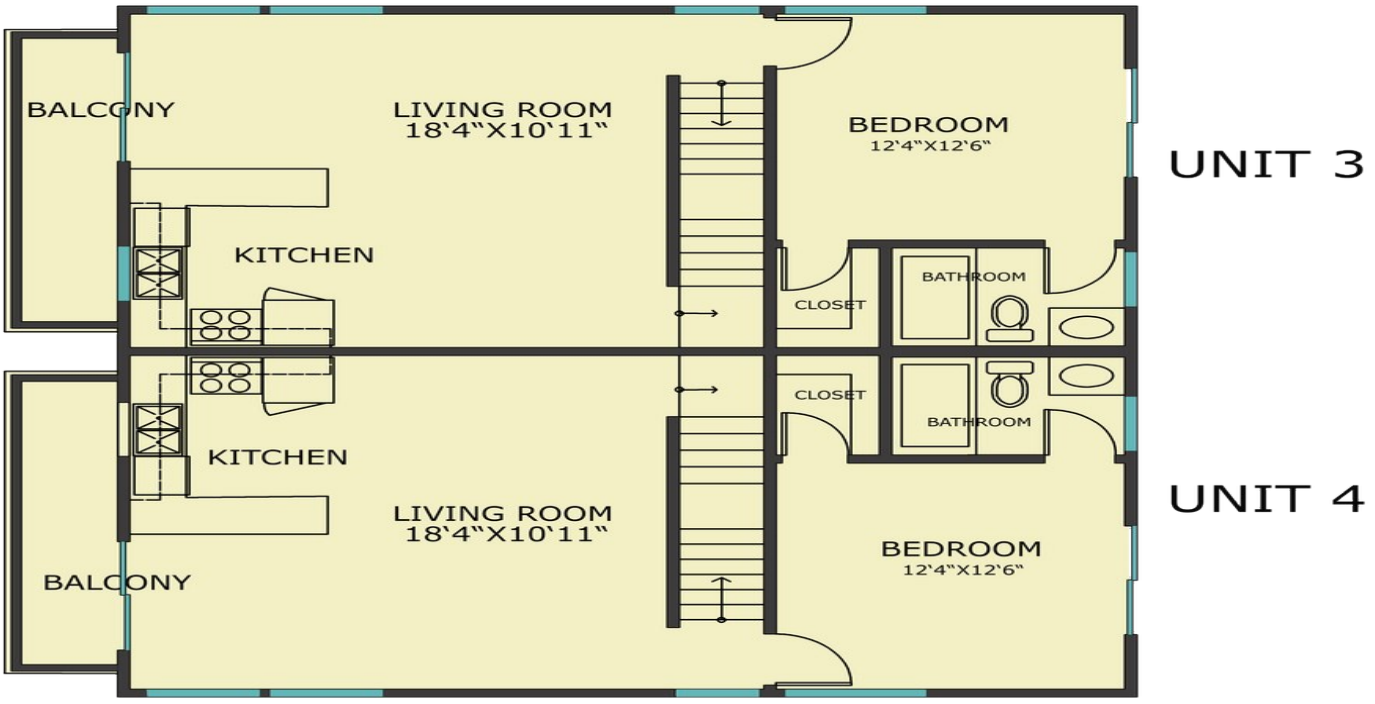




BUILDING (A) FIRST FLOOR

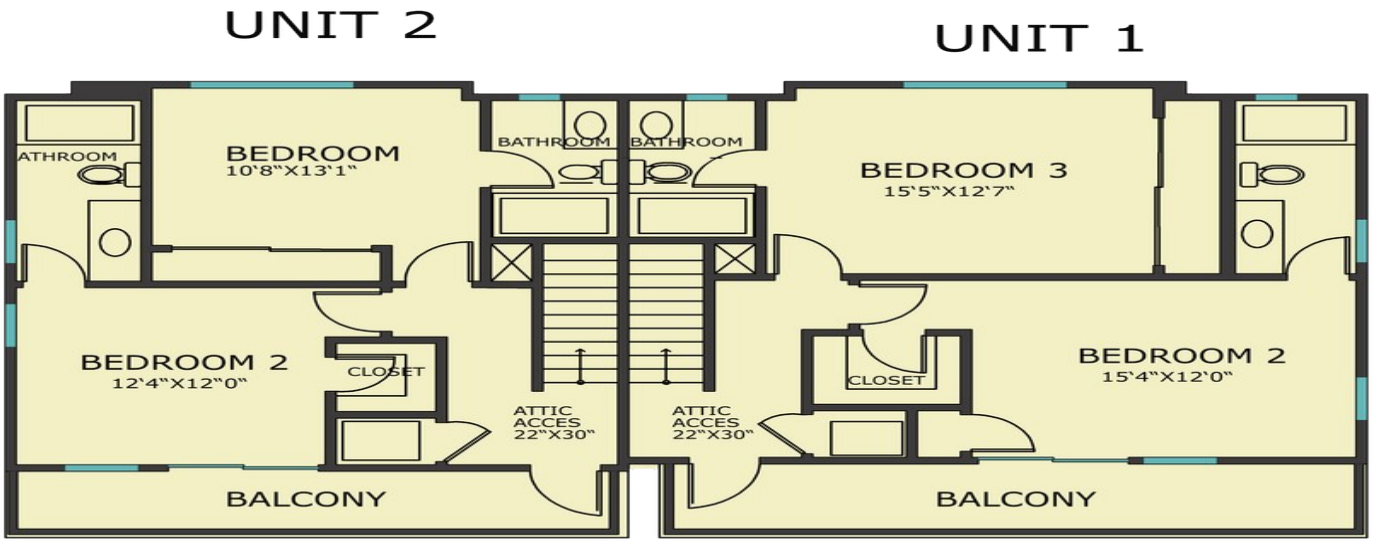
Property Photos



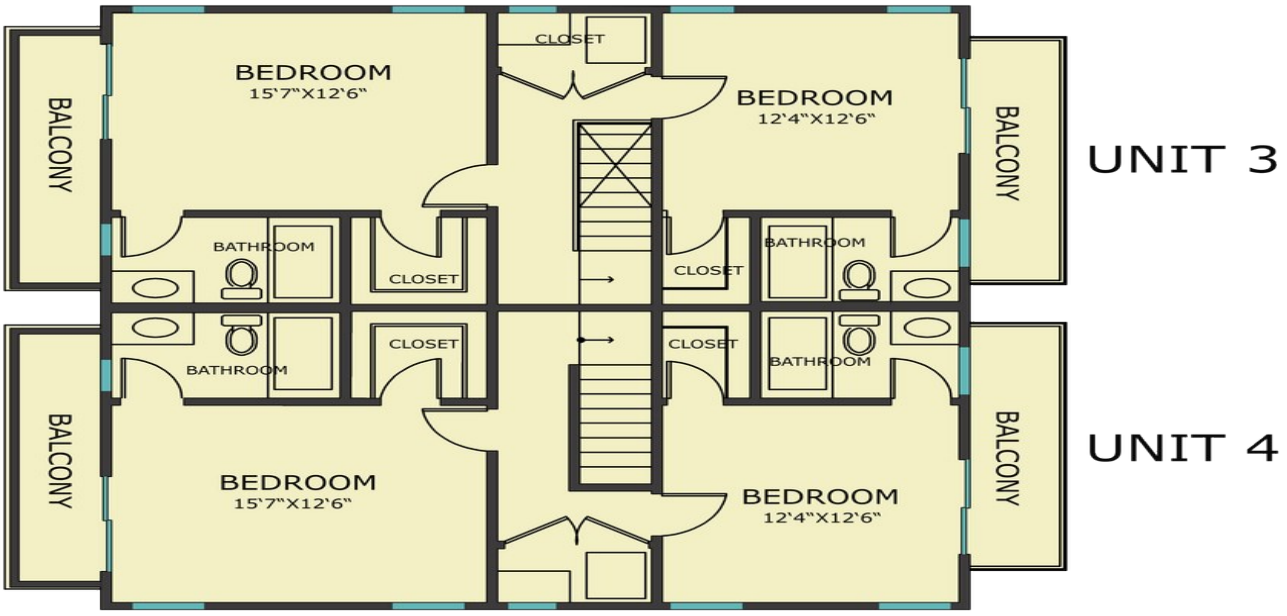


BUILDING (B) FIRST FLOOR

Property Photos



BUILDING (A) SECOND FLOOR



BUILDING (B) SECOND FLOOR