

151 S Mountainview

LOS ANGELES, CA 90057

Existing 10 Units

Plans 6 New Units

Renovated 10-unit building cash flowing at an amazing 6.25% Cap from day 1 with upside to 8.7% Cap
Plans for 6 new units to achieve 10.6% Current Cap Rate, 13% Proforma Cap, and only 183k/door
Trendy Filipino Town minutes from Echo Park, Silverlake, Brooklyn Bagel Bakery, HiFi Kitchen, etc.

10 Units Near Downtown LA

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	151 S Mountainview Los Angeles CA 90057
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Filipino Town
BUILDING SF	6,536 SF
LAND SF	6,388 SF
NUMBER OF UNITS	10
YEAR BUILT	1954
YEAR RENOVATED	2023
APN	5154-006-009
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,525,000
PRICE PSF	\$386.32
PRICE PER UNIT	\$252,500
OCCUPANCY	97%
NOI (CURRENT)	\$157,631
NOI (Pro Forma)	\$220,093
CAP RATE (CURRENT)	6.25%
CAP RATE (Pro Forma)	8.72%
GRM (CURRENT)	11.39
GRM (Pro Forma)	8.81

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	107,576	558,965	1,176,797
2025 Median HH Income	\$56,270	\$61,958	\$67,696
2025 Average HH Income	\$77,047	\$92,932	\$102,781



FINANCIAL SUMMARY - AFTER 6 NEW UNITS

Price	\$2,595,000
Number of Units – 6 New Units	16
Gross Square Feet – 1,690 SF 6 New Units	8,226
Construction Cost – \$300/SF	\$415,200
Total Price	\$2,940,200
Total Price/Unit	\$183,763
Total Price/SF	\$357.43
CAP Rate – Current with 6 New ADUs	10.61%
CAP Rate – Pro Forma with 6 New ADUs	13.01%
GRM – Current with 6 New ADUs	7.15
GRM– Pro Forma with 6 New ADUs	6.04
Year Built	1954
Lot Size	6,388

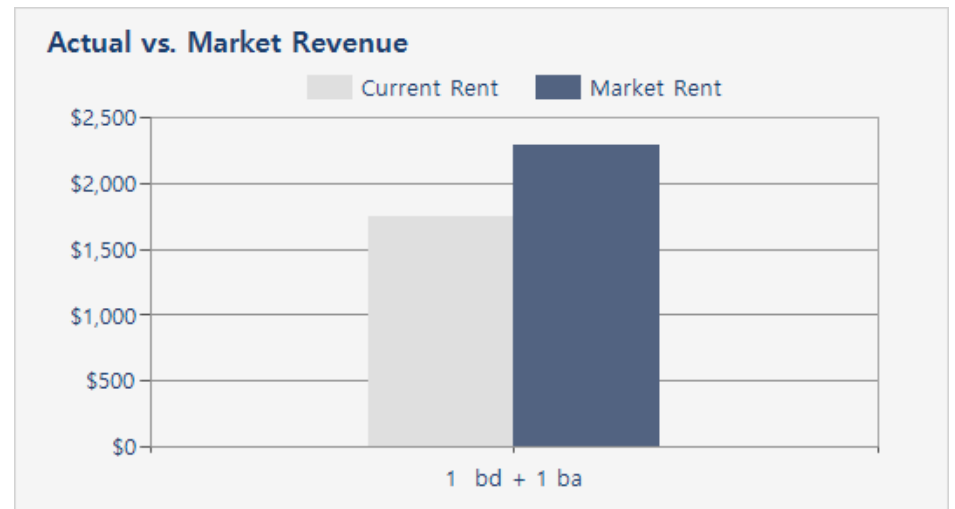
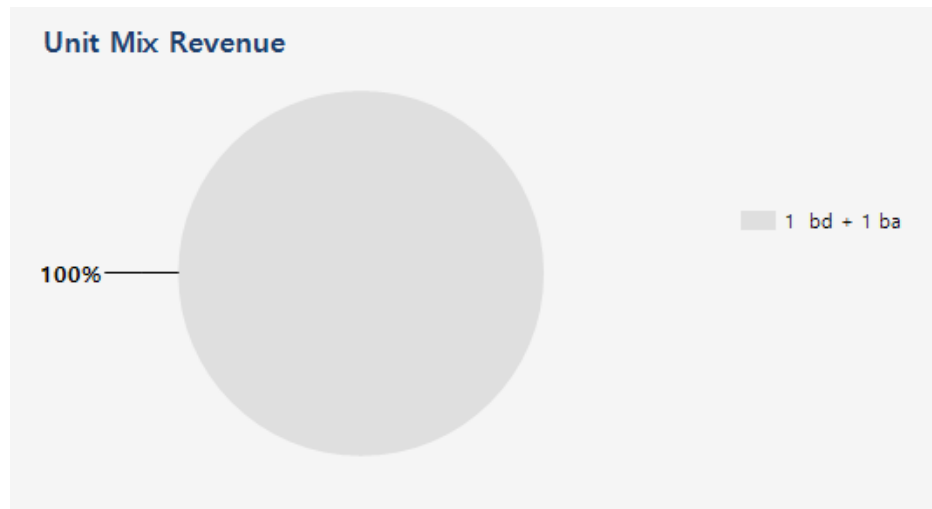
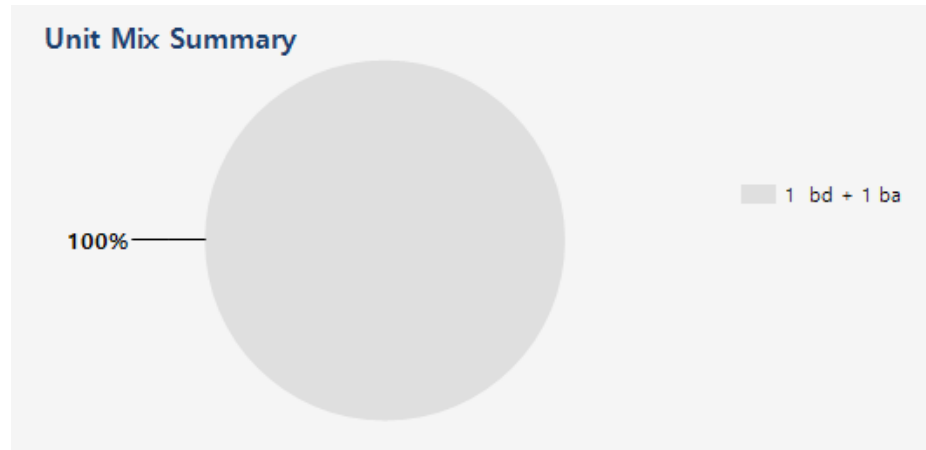
Description

Price Reduction! Renovated 10-unit building with plans for 6 additional units cash flowing at an amazing 6.25% Cap Rate from day 1 with upside to 8.7% Cap on Proforma. Preliminary plans to add 6 new units in the garages to achieve a remarkable 10.6% Current Cap Rate, 13% Proforma Cap Rate, and only 183k/door after taking into account all construction costs (~415k assuming \$300/SF). All units are individually metered for Electricity and gas, and tenants pay for Trash. Rare 8 vacant single Car Garages for additional income and ADU potential. Plans for additional units in the garages will eliminate/reduce the soft-story scope of work and cost. Easy to rent unit mix consisting of 10 large (1 bed/1 bath) units. 6 units have been fully remodeled and boast new modern cabinets, flooring, lighting, new bathrooms, and significant exterior improvements. This property is located in the trendy & historic Filipino Town just minutes away from Echo Park, Silverlake, DTLA as well as many hip neighborhood attractions, restaurants, bars, and shops such as Brooklyn Bagel Bakery, Boba Guys - Rideback Ranch, HiFi Kitchen, and Laveta Coffee, popping up all around the area.

- Price on a 10-unit building with 6 renovated units (1 vacant), offering strong cash flow at a 6.25% Cap Rate from day one, with potential to reach 8.7% based on proforma.
- Fully approved plans to add two attached ADUs could boost current Cap Rate to 10.6% and proforma to 13%, costing about \$183k per door.
- All units are individually metered, tenants pay trash, and 8 vacant garages offer additional income and ADU development.
- Plans for two ADUs in garages might reduce or eliminate soft-story work and costs.
- Located in trendy Filipino Town, minutes from Echo Park, Silverlake, DTLA, and popular spots like Brooklyn Bagel, Boba Guys, HiFi Kitchen, and Laveta Coffee amid vibrant attractions.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	10	\$1,747	\$17,468	\$2,289	\$22,890
Totals/Averages	10	\$1,747	\$17,468	\$2,289	\$22,890





02

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	10
BUILDING SF	6,536
LAND SF	6,388
YEAR BUILT	1954
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	C2
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional





ADDING 5 UNITS AND 1 ATTACHED ADU PER GC 66323(A)(4)



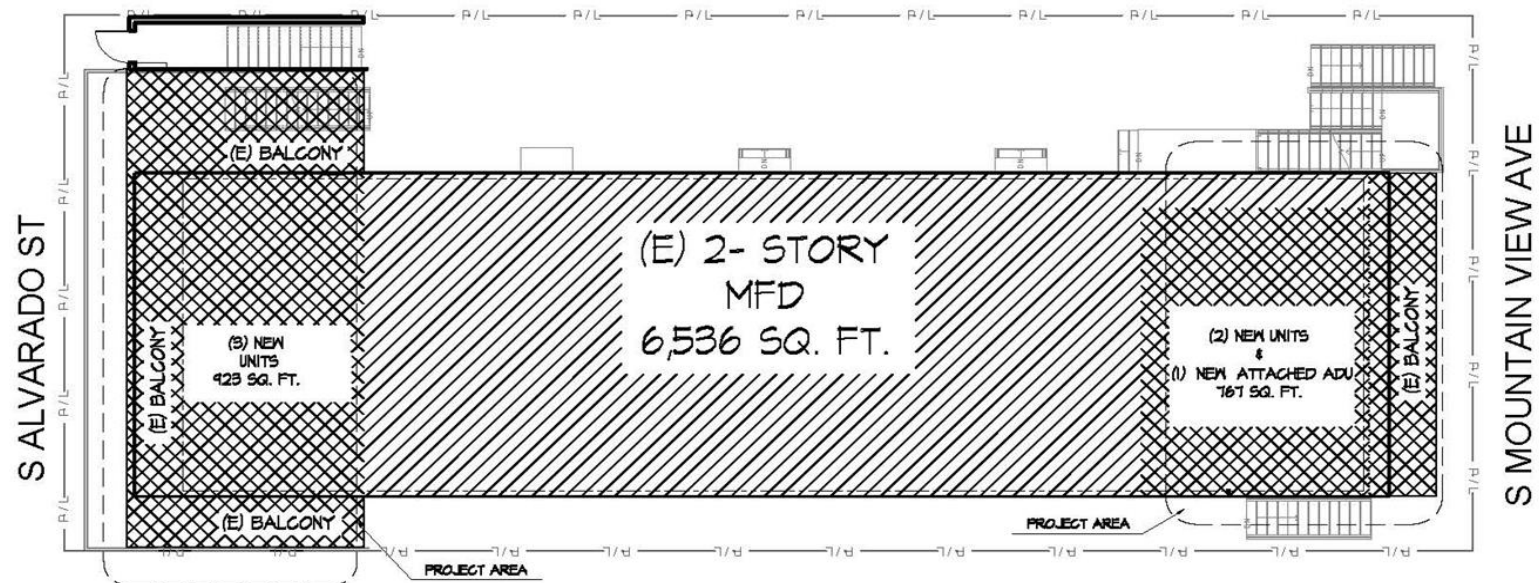
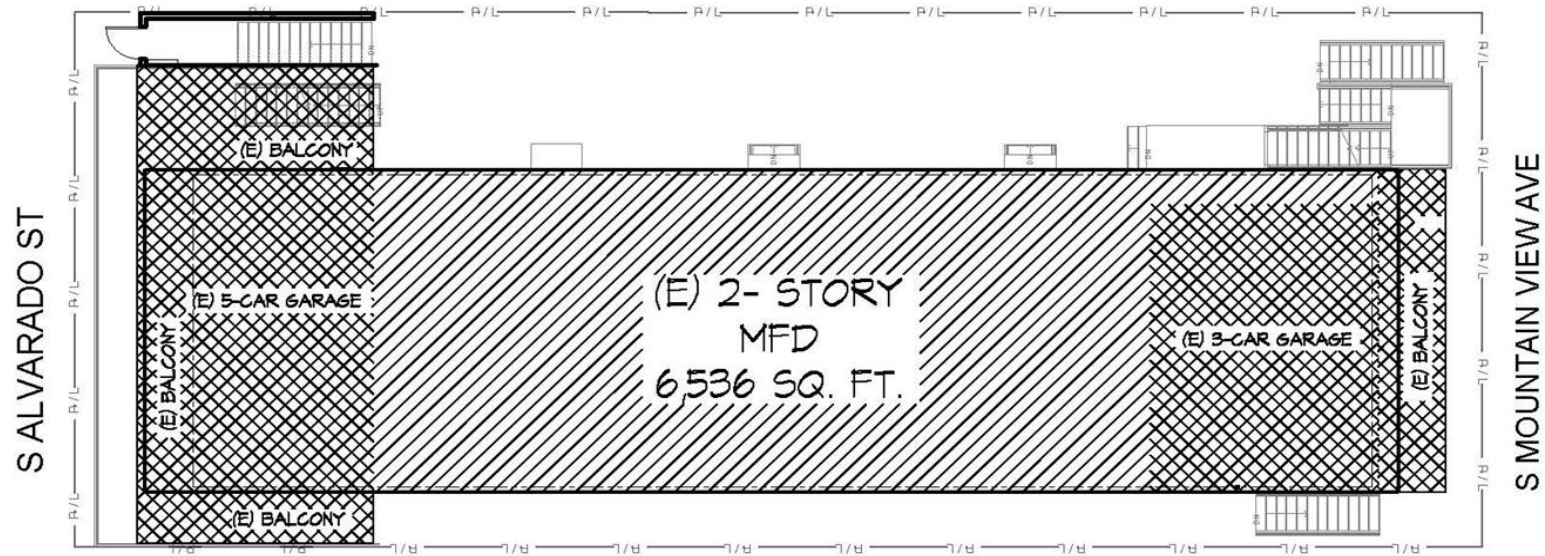
PROJECT NAME: *(5) NEW UNITS
&
(1) NEW DETACHED ADU*

PROJECT ADDRESS: *150 S ALVARADO ST, LOS ANGELES,
CA 90057*

SHEET TITLE:
COVER SHEET

SCALE:
AS NOTED
DATE:
11/15/2025

A-1

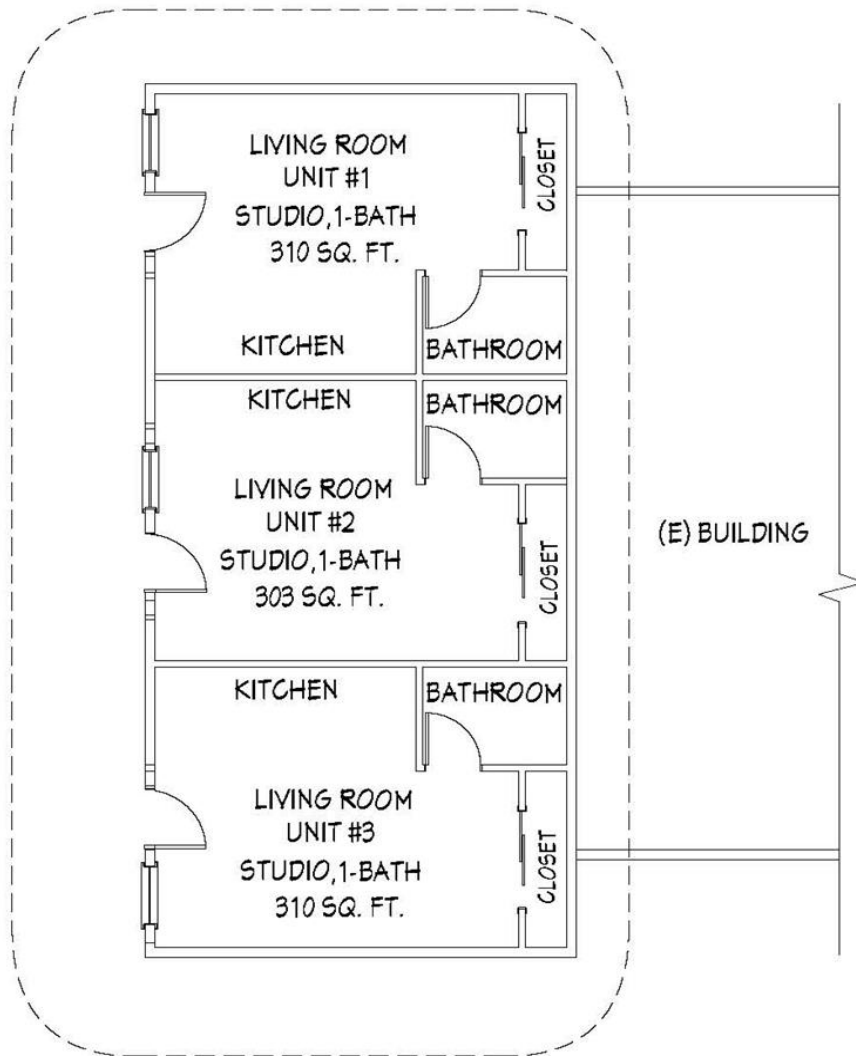


PROJECT NAME: (5) NEW UNITS
&
(1) NEW DETACHED ADU

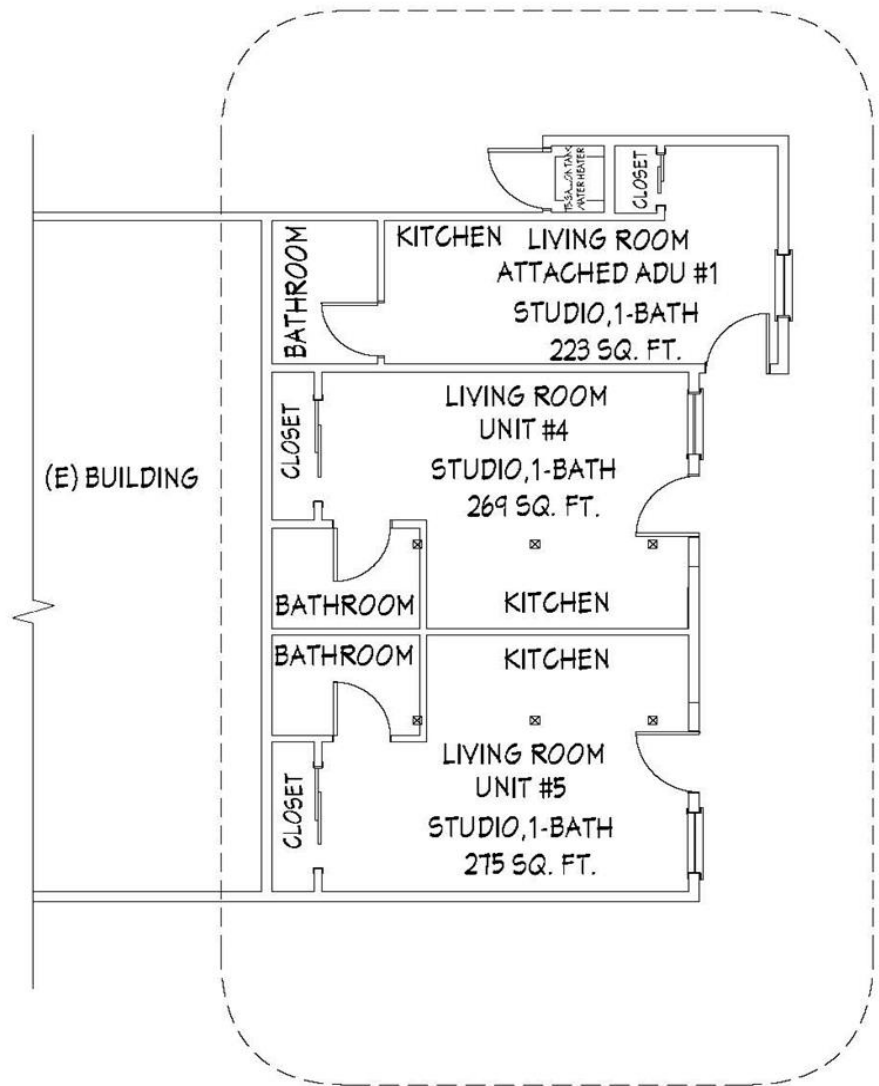
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150 S ALVARADO ST, LOS ANGELES,
CA 90057

SHEET TITLE:
PLANS
SCALE:
AS NOTED
DATE:
11 / 18 / 2025

A-1



PROPOSED FIRST FLOOR PLAN (FRONT)
SCALE : N.T.S.



PROPOSED FIRST FLOOR PLAN (BACK)
SCALE : N.T.S.

PROJECT NAME: *(5) NEW UNITS
&
(1) NEW DETACHED ADU*

PROJECT ADDRESS: *150 S ALVARADO ST, LOS ANGELES,
CA 90057*

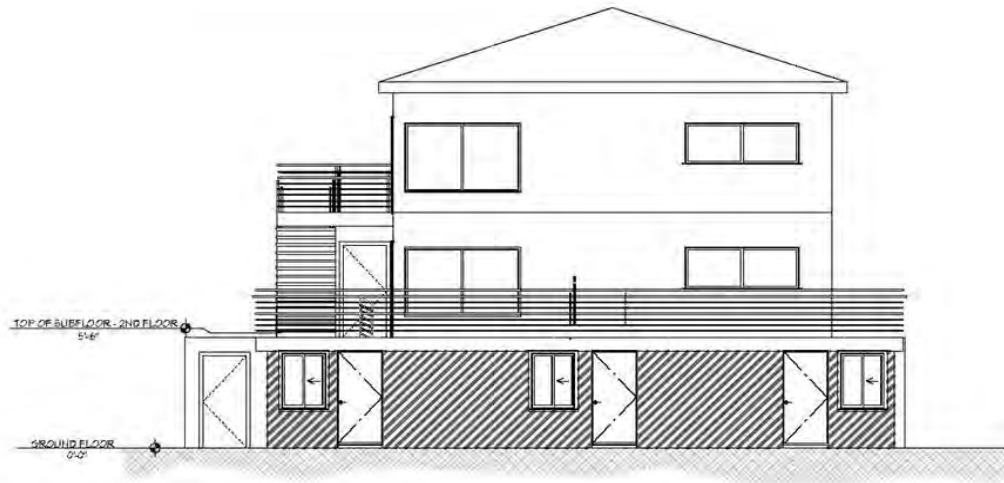
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PLANS
SCALE:
AS NOTED
DATE
11 / 18 / 2025

A-2



EAST ELEVATION

SCALE - N.T.S.



WEST ELEVATION

SCALE - N.T.S.

PROJECT NAME: *(5) NEW UNITS
&
(1) NEW DETACHED ADU*

PROJECT ADDRESS: *150 S ALVARADO ST, LOS ANGELES,
CA 90057*

SHEET TITLE:
ELEVATIONS
SCALE:
AS NOTED
DATE:
11 / 18 / 2025

A-3



03

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$845.00	\$2,289.00	
2	1 bd + 1 ba	\$2,339.00	\$2,289.00	Renovated
3	1 bd + 1 ba	\$2,384.00	\$2,289.00	Renovated
4	1 bd + 1 ba	\$2,289.00	\$2,289.00	Renovated & Vacant
5	1 bd + 1 ba	\$2,270.00	\$2,289.00	Renovated + PATH Incentive \$90
6	1 bd + 1 ba	\$2,085.00	\$2,289.00	Renovated
7	1 bd + 1 ba	\$1,254.00	\$2,289.00	
8	1 bd + 1 ba	\$663.00	\$2,289.00	
9	1 bd + 1 ba	\$845.00	\$2,289.00	
10	1 bd + 1 ba	\$2,494.00	\$2,289.00	Renovated
Totals / Averages		\$17,468.00	\$22,890.00	





04

Financial Analysis

Income & Expense Analysis

Income-Current No New Units

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$209,616	\$274,680
Garages \$125/Space - Vacant (8 Vacant)	\$12,000	\$12,000
Gross Potential Income	\$221,616	\$286,680
Vacancy/Deductions (GPR) (3%)	-\$6,722	-\$6,722
Effective Gross Income	\$214,894	\$279,958
Less Expenses	\$57,263	\$59,865
Net Operating Income	\$157,631	\$220,093

Income -After 6 New Units

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$353,270	\$418,320
Gross Potential Income	\$353,270	\$418,320
Vacancy/Deductions (GPR) (3%)	-10,598	-\$12,549
Effective Gross Income	\$342,671	\$405,770
Less Expenses	\$74,740	\$77,264
Net Operating Income	\$267,932	\$328,507

Expenses -Current No New Units

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$30,300	\$30,300
Property Insurance (Actual)	\$5,364	\$5,364
Utilities (\$500/Unit)	\$5,000	\$5,000
Pest Control (\$100/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$5,000	\$5,000
Management (4%)	\$8,599	\$11,201
Cleaning & Gardening (\$150/Month)	\$1,800	\$1,800
Total Operating Expense	\$57,263	\$59,865

Expenses -After 6 New Units

EXPENSES	CURRENT	PRO FORMA
Real Estate Tax (1.2%)	\$35,282	\$35,282
Property Insurance (Actual)	\$6,750	\$6,750
Utilities (\$500/Unit)	\$8,000	\$8,000
Pest Control (\$100/Month)	\$1,200	\$1,200
Repairs & Maintenance (\$500/Unit)	\$8,000	\$8,000
Management (4%)	\$13,707	\$16,231
Cleaning & Gardening (\$150/Month)	\$1,800	\$1,800
Total Operating Expense	\$74,740	\$77,264

*Expenses are estimated



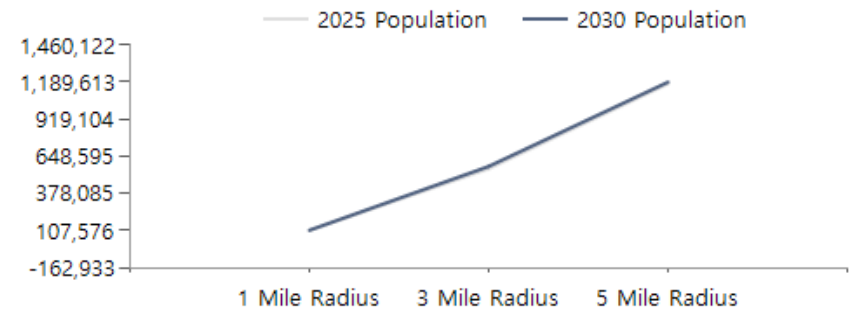
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Demographics

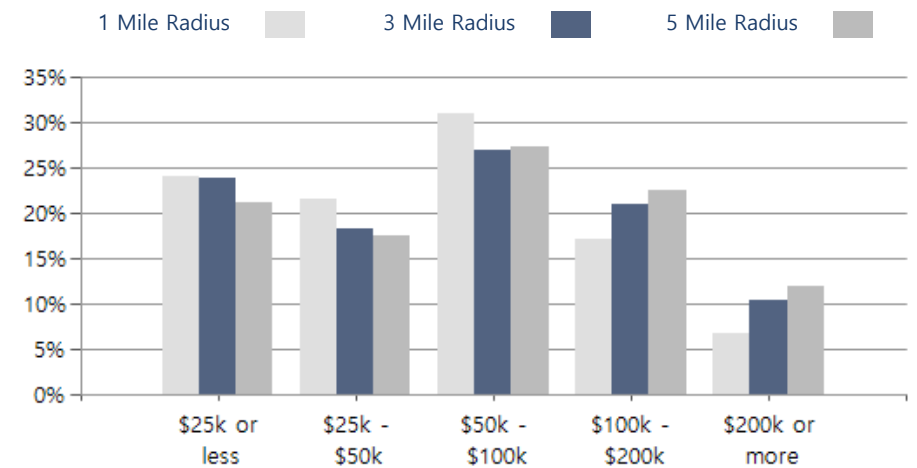
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	107,788	560,299	1,197,465
2010 Population	108,663	544,679	1,185,241
2025 Population	107,576	558,965	1,176,797
2030 Population	109,804	575,436	1,189,613
2025 African American	6,129	38,508	97,674
2025 American Indian	4,644	13,657	27,457
2025 Asian	20,929	131,388	186,307
2025 Hispanic	68,028	277,074	641,419
2025 Other Race	45,987	184,433	424,352
2025 White	16,047	123,795	284,449
2025 Multiracial	13,734	66,477	155,193
2025-2030: Population: Growth Rate	2.05%	2.90%	1.10%

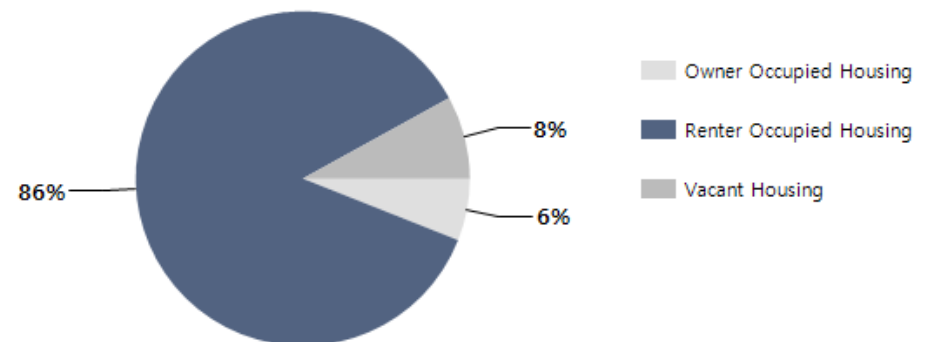
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,939	37,991	63,974
\$15,000-\$24,999	3,333	18,950	34,914
\$25,000-\$34,999	4,224	19,065	35,277
\$35,000-\$49,999	4,963	24,210	45,987
\$50,000-\$74,999	7,572	37,171	72,646
\$75,000-\$99,999	5,710	26,724	54,972
\$100,000-\$149,999	4,920	32,024	67,173
\$150,000-\$199,999	2,413	17,749	38,015
\$200,000 or greater	2,827	24,572	55,373
Median HH Income	\$56,270	\$61,958	\$67,696
Average HH Income	\$77,047	\$92,932	\$102,781



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

10 Units Near Downtown LA

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