

3901 De Longpre Ave, Los Angeles, CA 90027

Los Feliz Bordering Silver Lake | Four Units | Phenomenal Hillside Views

A rare Eastside multifamily offering featuring four tiered attached units with amazing hillside views, Spanish Colonial Revival character, and strong owner-user or long-term investment appeal. The property is positioned in a highly desirable Los Feliz bordering Silver Lake location with strong rental demand and long-term upside.

Price \$1,150,000	Units 4	Price / Unit \$287,500	Current Cap 5.25%
Pro Forma Cap 7.79%	Current GRM 13.43	Pro Forma GRM 9.98	Total SF 2,574 SF

Unit Mix

Unit Type	Approx. Size
Studio	500 SF
2 Bedroom	750 SF
1 Bedroom	662 SF
1 Bedroom	662 SF

Actual Rent Roll

Unit	Current Monthly Rent
Studio Unit 1	\$1,433.26
2 Bedroom Unit 2	\$1,986.16
1 Bedroom Unit 3	\$1,779.53
1 Bedroom Unit 4	\$1,934.20
Total Monthly Gross Rent	\$7,133.15

Current Financial Summary

Annual Gross Income	\$85,597.80
Vacancy Allowance - 1%	(\$855.98)
Effective Gross Income	\$84,741.82
Operating Expenses	\$24,513.00
NOI	\$60,228.82
Current Cap Rate	5.24%
Current GRM	13.43

Pro Forma Financial Analysis

Market Rent & Investment Upside

The pro forma reflects market rent targets based on the property's unit mix, views, courtyard appeal, and strong Los Feliz / Silver Lake-adjacent rental demand.

Pro Forma Rent Roll

Unit	Approx. Size	Pro Forma Monthly Rent
Studio	500 SF	\$2,000
1 Bedroom - Near Courtyard	662 SF	\$2,500
1 Bedroom - Patio & View	662 SF	\$2,300
2 Bedroom	750 SF	\$2,800
Total Pro Forma Monthly Rent		\$9,600

Pro Forma Financial Summary

Pro Forma Annual Income	\$115,200
Vacancy Allowance - 1%	(\$1,152)
Effective Gross Income	\$114,048
Operating Expenses	\$24,513
Pro Forma NOI	\$89,535
Pro Forma Cap Rate	7.79%
Pro Forma GRM	9.98

Investment Highlights

- Four units in a Los Feliz bordering Silver Lake location.
- Phenomenal hillside views with tiered attached-unit configuration.
- Excellent owner-occupancy opportunity with income support from remaining units.
- Clear upside from actual rents to pro forma market rents.
- Spanish Colonial Revival character with long-term Eastside investment appeal.

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