

2313 & 2315 Glendale Blvd, Silver Lake, CA

Pro Forma Investment Analysis

Property Overview

Rare six-unit multifamily investment located in the highly desirable Silver Lake neighborhood of Los Angeles. The property offers strong in-place income, seven on-site parking spaces, separately metered units, recent dual-pane window upgrades, and potential future development opportunities under R3 zoning.

Current Rent Roll (2026)

2313 Glendale Blvd: \$2,102/mo
2313 1/2A Glendale Blvd: \$1,341/mo
2313 1/2B Glendale Blvd: \$1,058/mo
2315 Glendale Blvd (Front Unit): \$2,750/mo
2315 1/2A Glendale Blvd: \$2,678/mo
2315 1/2B Glendale Blvd: \$3,000/mo

Total Monthly Gross Income: \$12,929

Total Annual Gross Income: \$155,148

Investment Metrics (Based on \$1,725,000 Purchase Price)

Purchase Price: \$1,725,000
Annual Gross Income: \$155,148
Annual Operating Expenses: \$25,756
Net Operating Income (NOI): \$129,392
Capitalization Rate: 7.50%
Gross Rent Multiplier (GRM): 11.12

Investment Highlights

Located just moments from the Silver Lake Reservoir, Griffith Park, Dodger Stadium, Downtown Los Angeles, Whole Foods, Trader Joe's, Gelson's, Silverlake Wine, and numerous dining and entertainment destinations. The property sits on a lush lot featuring mature avocado, fig, and lime trees. The upper rear unit enjoys pocket views toward Silver Lake and the Griffith Observatory. R3 zoning may provide the opportunity to add additional units in the future, subject to buyer verification with the City of Los Angeles. This combination of current cash flow, location, parking, and potential future density creates a compelling long-term investment opportunity.