

714 & 730 N ST ANDREWS PL

LOS ANGELES, CA 90038

TWO-PROPERTY OFFERING MULTIFAMILY INVESTMENT

14 UNITS



24 Beds + 18 Baths



East Hollywood



11,862 Combined Building SF



16,466 Combined SF Lot

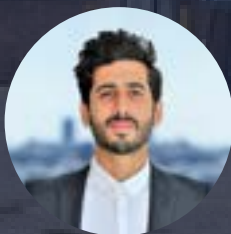


High-Demand Location with Strong Investment Potential

IKON ADVISORS
A REAL ESTATE GROUP

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About the property.

OFFERED AT **\$3,990,000**

714 & 730 N ST ANDREWS PL
LOS ANGELES, CA 90038



DIVERSE
UNIT-MIX



PRIME HOLLYWOOD
LOCATION



16,466 SF
LOT SIZE



11,862 SF GROSS
BUILDING AREA

Ikon Advisors is pleased to present the opportunity to acquire 714 and 730 N. St. Andrews Place, two independently operated multifamily properties offered together in the highly desirable East Hollywood area. The offering consists of 14 residential units across two separate properties, totaling approximately 11,862 gross square feet on a combined 16,466 square feet of land.

Located north of Melrose Avenue between Wilton Place and Western Avenue, the properties benefit from a central Los Angeles location with convenient access to Hollywood, Melrose Avenue, Paramount Studios, the 101 Freeway, and a variety of dining, retail, and entertainment destinations. Both properties feature classic courtyard-style architecture and were constructed in the 1920s, with several units having been remodeled and maintaining a mix of original character and updated features.

714 N. St. Andrews Place comprises 10 units, including eight 1-bedroom/1-bathroom units and two 2-bedroom/1-bathroom units, while 730 N. St. Andrews Place consists of four spacious 3-bedroom/1-bathroom units. Together, the properties offer a diverse unit mix and substantial land area within an established rental market.

Offered at a combined price of \$3,990,000, the two-property offering provides investors with the opportunity to acquire 14 multifamily units across two well-located assets in a desirable and highly accessible Los Angeles submarket.



714 & 730 N ST ANDREWS PL
LOS ANGELES, CA 90037

Investment highlights.



\$3,990,000

PURCHASE PRICE



\$435,801

COMBINED PRO-FORMA
ANNUAL GROSS INCOME



11,862

GROSS SF
Building
Combined



14

UNITS
Combined



24

BED
ROOMS
Combined



18

BATH
ROOMS
Combined



EAST HOLLYWOOD

About the neighborhood.



East Hollywood is a vibrant, centrally located Los Angeles neighborhoods known for their dining, entertainment, retail, and established residential communities. Located north of Melrose Avenue between Wilton Place and Western Avenue, 714 and 730 N. St. Andrews Place are conveniently positioned near Melrose Avenue, Larchmont Village, Paramount Studios, and the Hollywood entertainment district. The area also offers easy access to the 101 Freeway and major employment centers throughout Los Angeles, supporting strong rental demand and long-term investment appeal.

714 N ST ANDREWS PL
LOS ANGELES, CA 90038

The rent roll.

UNIT #	UNIT TYPE	SQUARE FOOTAGE	RENT	RENT PER SF	PRO FORMA RENT	PRO FORMA RENT/SF
714	1 Bedroom + 1 Bathroom	625	\$1,124.00	\$1.79	\$2,095.00	\$3.35
714 1/2	1 Bedroom + 1 Bathroom	625	\$925.86	\$1.48	\$2,095.00	\$3.35
714 3/4	1 Bedroom + 1 Bathroom	625	\$2,095.00	\$3.35	\$2,095.00	\$3.35
716	1 Bedroom + 1 Bathroom	625	\$1,250.42	\$2.00	\$2,095.00	\$3.35
716 1/2	2 Bedrooms + 1 Bathroom + 1 Assigned Parking Space	625	\$2,250.00	\$3.60	\$2,350.00	\$3.76
718	1 Bedroom + 1 Bathroom	625	\$1,905.00	\$3.04	\$2,095.00	\$3.35
718 1/2	2 Bedrooms + 1 Bathroom	625	\$2,034.25	\$3.25	\$2,350	\$3.76
720	1 Bedroom + 1 Bathroom	625	\$1,100.00	\$1.76	\$2,095.00	\$3.35
720 1/2	1 Bedroom + 1 Bathroom + 1 Assigned Parking Space	625	\$2,034.25	\$3.25	\$2,095.00	\$3.35
720 3/4	1 Bedroom + 1 Bathroom	625	\$915.41	\$1.46	\$2,095.00	\$3.35
10 Units	12 Bedrooms + 10 Bathrooms	6,250 SF	\$15,634.19	Avg. \$2.52	\$21,460	Avg. \$3.43

730 N ST ANDREWS PL
LOS ANGELES, CA 90038

The rent roll.

UNIT #	UNIT TYPE	SQUARE FOOTAGE	RENT	RENT PER SF	PRO FORMA RENT	PRO FORMA RENT/SF
730	3 Bedrooms + 2 Bathrooms + 2 Parking Spaces	1,401	\$3,850.00	\$2.75	\$3,995.00	\$2.85
732	3 Bedrooms + 2 Bathrooms + 2 Parking Spaces	1,401	\$3,450.00	\$2.46	\$3,995.00	\$2.85
734	3 Bedrooms + 2 Bathrooms + 2 Parking Spaces	1,402	\$3,450.00	\$2.46	\$3,995.00	\$2.85
736	3 Bedrooms + 2 Bathrooms + 2 Parking Spaces	1,402	\$3,374.28	\$2.41	\$3,995.00	\$2.85
4 Units	12 Bedrooms + 8 Bathrooms + 10 Parking Spaces	5,506 SF	\$14,124.28	Avg. \$2.51	\$15,980	Avg. \$2.85

Investment financial overview.

714 N ST ANDREWS PL
LOS ANGELES, CA 90038

Financial overview.

SALE PRICE	\$1,995,000
DOWN PAYMENT	25% \$498,750
# OF UNITS	10
PRICE/UNIT	\$199,500
GROSS SF	6,256
PRICE/SF	\$318.89
CAP RATE - CURRENT	6.01%
CAP RATE - PRO FORMA	9.15%
GRM - CURRENT	10.63
GRM - PRO FORMA	7.75
YEAR BUILT	1923
LOT SF	8,234
ZONING	LARD1.5

Annualized operating data.

INCOME	CURRENT	PRO-FORMA
GROSS RENTAL INCOME	\$187,610	\$257,520
GROSS POTENTIAL INCOME	\$187,610	\$257,520
LESS: VACANCY / DEDUCTIONS (GPR)	3% \$5,628	3% \$7,726
EFFECTIVE GROSS INCOME	\$181,982	\$249,794
LESS: EXPENSES	\$61,987	\$67,197
NET OPERATING INCOME	\$119,995	\$182,597
DEBT SERVICE (LOAN PAYMENT)	\$89,775	\$89,775
NET CASH FLOW AFTER DEBT SERVICE	6.1% \$30,220	18.6% \$92,822

EXPENSES	CURRENT	PRO-FORMA
REAL ESTATE TAXES (1.19%)	\$23,741	\$23,741
INSURANCE	\$7,000	\$7,000
TRASH	\$8,117	\$8,117
COMMON AREA UTILITIES	\$7,600	\$7,600
OFF SITE MAINTENANCE (4% OF EGI)	\$7,279	\$12,490
REPAIRS AND MAINTENANCE	\$5,000	\$5,000
LANDSCAPE	\$2,500	\$2,500
PEST CONTROL	\$750	\$750
TOTAL EXPENSES	\$61,987	\$67,197
EXPENSES / UNIT	\$6,198.68	\$6,719.72
EXPENSES / SF	\$9.91	\$10.74
% OF EGI	34.06%	26.90%

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$1,496,250	INTEREST RATE	6% 5-YR FIXED	DCR	1.34

Investment financial overview.

730 N ST ANDREWS PL
LOS ANGELES, CA 90038

Financial overview.

SALE PRICE	\$1,995,000
DOWN PAYMENT	25% \$498,750
# OF UNITS	4
PRICE/UNIT	\$498,750
GROSS SF	5,606
PRICE/SF	\$335.87
CAP RATE - CURRENT	6.05%
CAP RATE - PRO FORMA	7.14%
GRM - CURRENT	11.77
GRM - PRO FORMA	10.40
YEAR BUILT	1923
LOT SF	8,234
ZONING	LARD1.5
PARKING	10

Annualized operating data.

INCOME	CURRENT	PRO-FORMA	EXPENSES	CURRENT	PRO-FORMA
GROSS RENTAL INCOME	\$169,491	\$191,760	REAL ESTATE TAXES (1.19%)	\$23,741	\$23,741
GROSS POTENTIAL INCOME	\$169,491	\$191,760	INSURANCE	\$4,200	\$4,200
LESS: VACANCY / DEDUCTIONS (GPR)	3% \$5,085	3% \$5,753	TRASH	\$4,500	\$4,500
EFFECTIVE GROSS INCOME	\$164,407	\$186,007	WATER	\$4,500	\$4,500
LESS: EXPENSES	\$43,641	\$43,641	OFF SITE MAINTENANCE (4% OF EGI)	\$3,500	\$3,500
NET OPERATING INCOME	\$120,766	\$142,367	REPAIRS AND MAINTENANCE	\$2,000	\$2,000
DEBT SERVICE (LOAN PAYMENT)	\$89,775	\$89,775	LANDSCAPE	\$1,200	\$1,200
NET CASH FLOW AFTER DEBT SERVICE	6.2% \$30,991	10.5% \$52,592	TOTAL EXPENSES	\$43,641	\$43,641
			EXPENSES / UNIT	\$10,910.13	\$10,910.13
			EXPENSES / SF	\$7.78	\$7.78
			% OF EGI	26.54%	23.46%

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$1,496,250	INTEREST RATE	6% 5-YR FIXED	DCR	1.35

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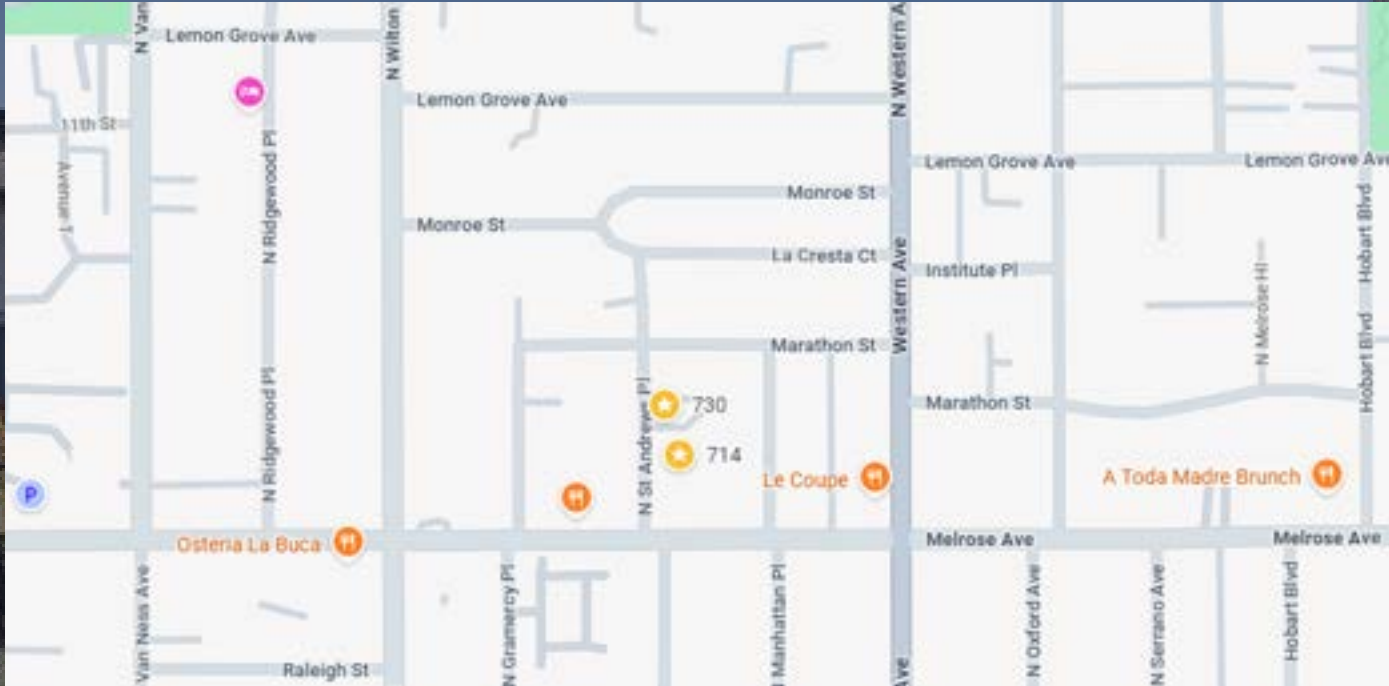
Combined Investment financial overview.

Financial overview.

SALE PRICE	\$3,990,000
DOWN PAYMENT	25% \$997,500
# OF UNITS	14
AVERAGE PRICE/UNIT	\$349,125
GROSS SF	11,862
AVERAGE PRICE/SF	\$337.38
AVG CAP RATE- CURRENT	6.03%
AVG CAP RATE - PRO FORMA	9.77%
AVG GRM - CURRENT	11.2
AVG GRM - PRO FORMA	9.075
YEAR BUILT	1923 & 1924
LOT SF	16,466
ZONING	LARD1.5
PARKING SPACES	10

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Map Location



714 and 730 N. St. Andrews Place are ideally positioned in Hollywood's vibrant Studio District, just north of Melrose Avenue and near Western Avenue. The surrounding area offers convenient access to a diverse selection of restaurants, cafés, grocery stores, retail, and neighborhood services, while major destinations including Paramount Studios and the Hollywood entertainment district are just minutes away. The location is highly walkable, with a Walk Score of approximately 93, and benefits from multiple nearby bus routes and convenient access to the Metro B Line. Residents also enjoy proximity to local schools, parks, and major thoroughfares, providing connectivity throughout Los Angeles.

Photos.

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Questions or comments about this investment opportunity or want to inquire about other opportunities? Give me a call or shoot me an email.

Let's get talking!



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