



OFFERING MEMORANDUM

8777-8783 LA SALLE ST, CYPRESS

List Price: \$1,500,000

Opportunity Pride of Ownership in Cypress 8777-8783 La Salle St, Cypress features 3 detached houses/ income property units on a large 10,162 flat lot on quiet cul-de-sac street! 8777 is a 3 bed, 1 bath front house with front yard, vinyl wood floors, bathroom with upgraded shower tiles, dual pane windows, 2019 water heater, wall furnace, 2 parking spaces (1 in front, 1 in back). 8779 is a 2 bed, 1 bath house (middle house) with Spanish style archways, forced air heating, update electrical panel, laminate wood floors, granite counters and updated cabinets in the kitchen, laundry room with water heater (water heater 2017), upgraded shower and tub in the bathroom, 1 carport parking space. 8783 is a 2 bed, 1 bath house (back house) featuring a private front porch, bay window, backyard lawn area, spacious living area, primary suite with attached bathroom, updated tub/ shower and tiled floor in bathroom, kitchen with tile floor, laundry room with 2022 water heater. Approximate sf of each house are: 996 sf, 1030 sf, 904 sf. Plus a detached 2 car garage in the back – approximately 440 sf. Excellent Cypress location with easy access to Buena Park Marketplace Shopping Center, Target, Home Depot, Walmart, Knott's Berry Farm, Cypress College, the 605 freeway and more. Seller Financing is available!



CYPRESS TRIPLEX 3 DETACHED HOUSES

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8777-8783 LA SALLE ST CYPRESS CA 90630

EXCLUSIVELY LISTED BY: ALTA PROPERTIES

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Office: 1605 W. Redondo Beach Blvd, Ste 205, Gardena CA 90247

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PROPERTY OVERVIEW

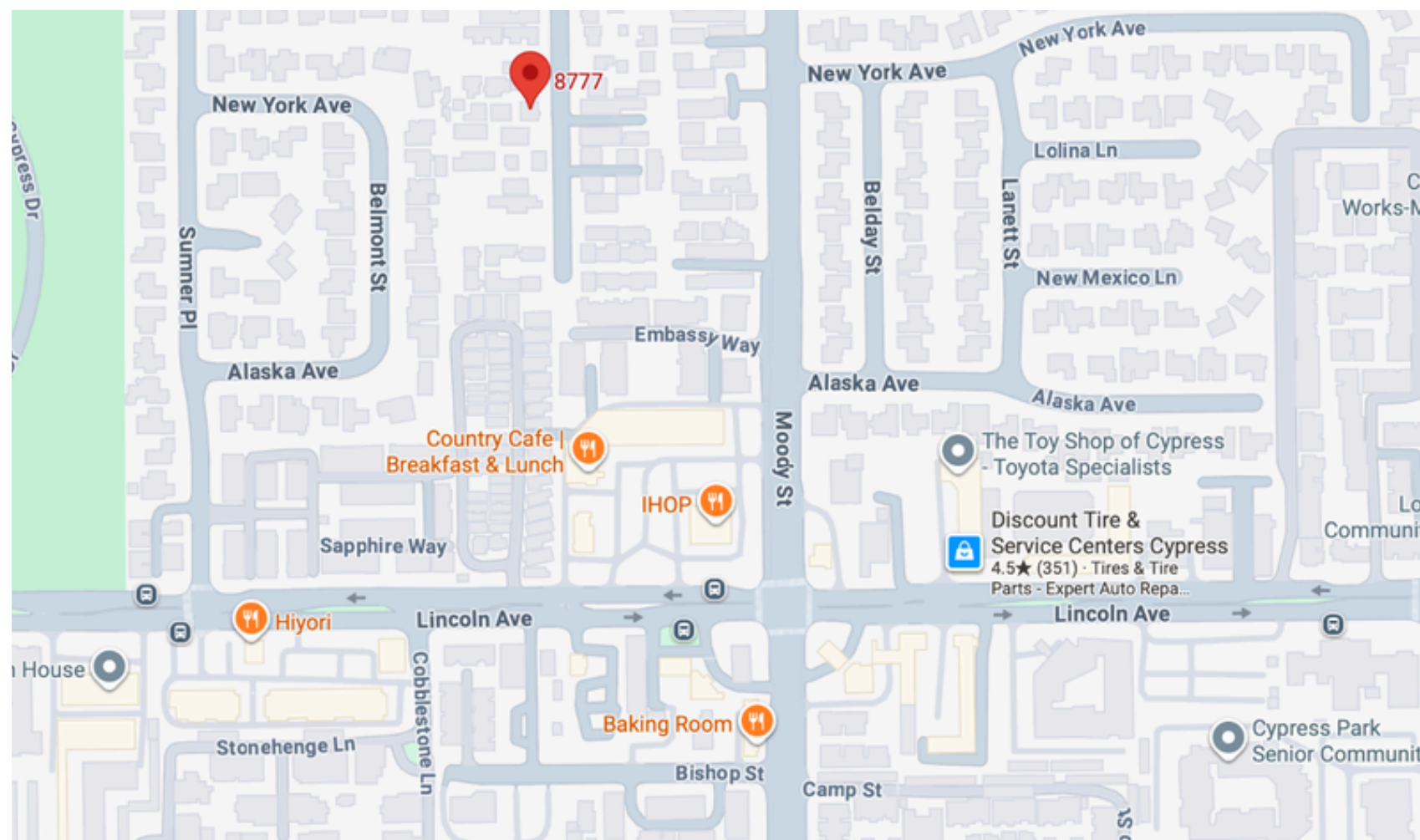
- ADDRESS: **8777-8783 LA SALLE ST CYPRESS CA 90630**
- APN: **26234136**
- NUMBER OF UNITS: **3 (3 DETACHED HOUSES ON A LOT)**
- FINANCING/ LOAN TYPE: **RESIDENTIAL 1-4 & SELLER FINANCING IS AVAILABLE!**
- YEAR BUILT: **1952 (PER ASSESSOR)**
- BUILDING HEIGHT: **1 LEVEL**
- BUILDING SIZE: **2,930 SF**
- LOT SIZE: **10,302 SF**
- PARKING: **2 CAR GARAGE, 4 OPEN SPACES**
- ALLEY: **NO**
- RENT CONTROL: **NO**
- OPERATING EXPENSES: **\$14,236.00**
- GROSS SCHEDULED INCOME: **\$63,168.00**



8777-8783 LA SALLE ST CYPRESS CA 90630

PROPERTY INFORMATION

CENTRAL GARDENA MAP



LOCAL STREET VIEW MAP

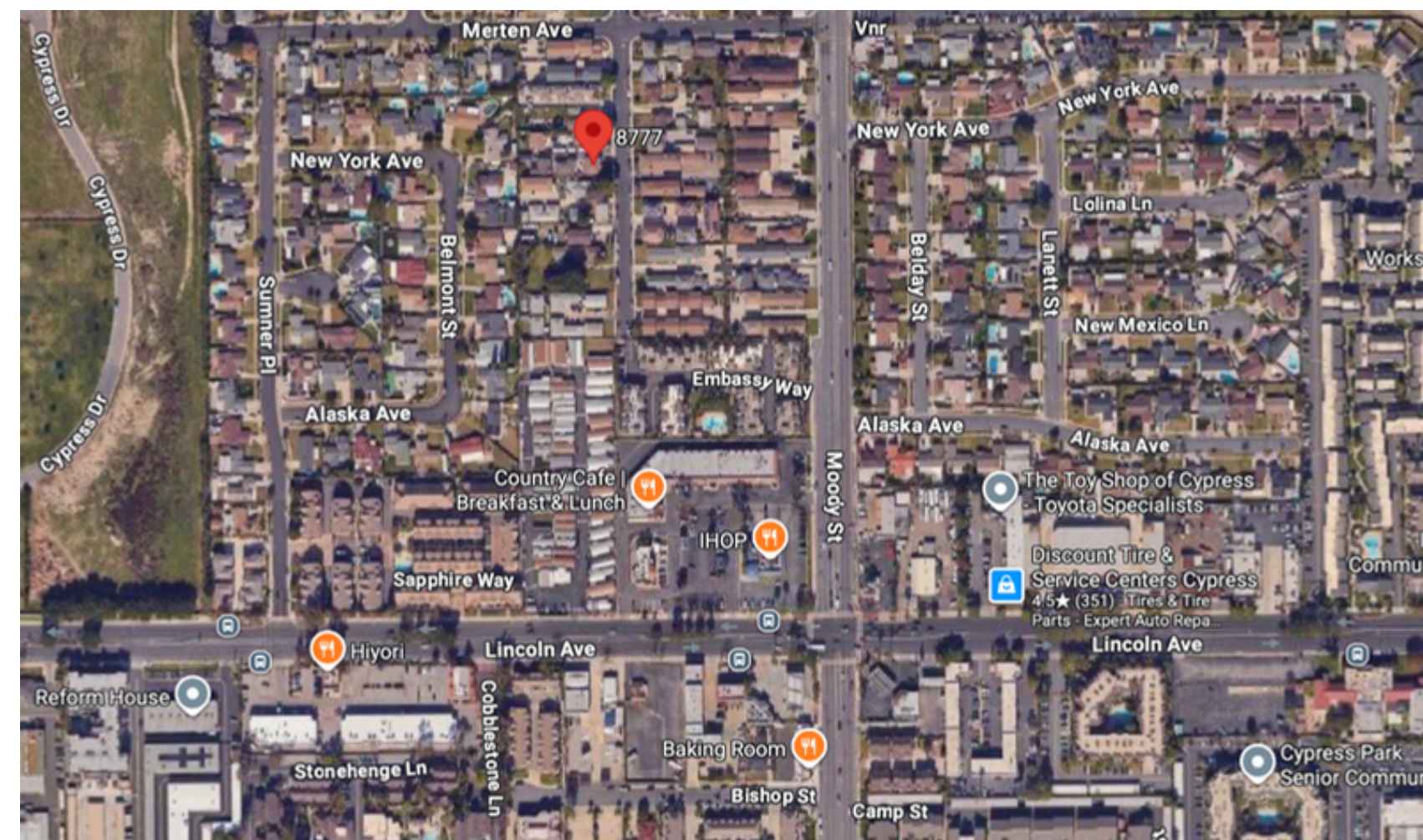


PHOTO HIGHLIGHTS

**8777-8783 LA SALLE ST
CYPRESS CA 90630**





INFORMATION ON THE UNITS FRONT HOUSE:

- 8777 is a 3 bed, 1 bath front house with front yard, vinyl wood floors, bathroom with upgraded shower tiles, dual pane windows, 2019 water heater, wall furnace, 2 parking spaces (1 in front, 1 in back).

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INFORMATION ON THE UNITS MIDDLE HOUSE:

- 8779 is a 2 bed, 1 bath house (middle house) with Spanish style archways, forced air heating, update electrical panel, laminate wood floors, granite counters and updated cabinets in the kitchen, laundry room with water heater (water heater 2017), upgraded shower and tub in the bathroom, 1 carport parking space.

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INFORMATION ON THE UNITS BACK HOUSE:

- 8783 is a 2 bed, 1 bath house (back house) featuring a private front porch, bay window, backyard lawn area, spacious living area, primary suite with attached bathroom, updated tub/ shower and tiled floor in bathroom, kitchen with tile floor, laundry room with 2022 water heater.

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FINANCIAL DETAILS

INCOME

100% TENANT OCCUPIED

Unit/ House #	Actual Rent	Pro Forma	Last Rent Increase
8777	\$1,836	\$3,000	August 1, 2026
8779	\$1,668	\$2,400	August 1, 2026
8783	\$1,760	\$2,400	August 1, 2026

GROSS SCHEDULED INCOME ANNUALLY: \$63,168.00

GROSS SCHEDULED INCOME MONTHLY: \$5,264.00



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EXPENSES

TOTAL OPERATING EXPENSE:

\$14,236

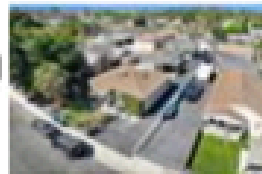
EXPENSE	ANNUAL AMOUNT
Insurance (Fire)	\$2,574
Current Taxes	\$3,972
Water/Trash	\$4,135
Gardner 1440	\$1,440
Other: Plumbing/Electrical repairs	\$2,115
TOTAL	\$14,236

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SALES COMPS MAP



SUBJECT PROPERTY:
8777-8783 LA SALLE ST, CYPRESS

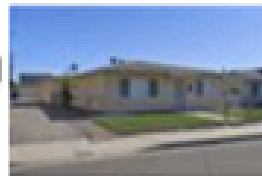


8783 La Salle ST , Cypress 90630

Listing ID: SB26195774
LIST PRICE: \$1,500,000
STATUS: Active

LISTING CONTRACT DATE:

Bldg SQFT: 2930
LOT SF: 10,302
SLC: STD

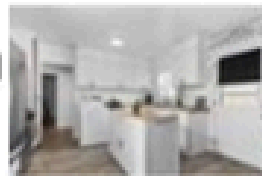


4772 Grace AVE , Cypress 90630

Listing ID: OC25199323
SOLD PRICE: \$1,505,000
STATUS: Closed

ENDING DATE: 11/03/2025

Bldg SQFT: 2650
LOT SF: 10,019
SLC: STD

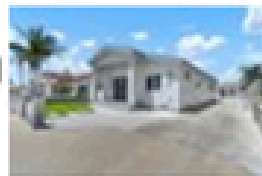


8622 Watson , Cypress 90630

Listing ID: RS26053694
SOLD PRICE: \$1,850,000
STATUS: Closed

ENDING DATE: 07/22/2026

Bldg SQFT: 4675
LOT SF: 15,000
SLC: STD,TRUS

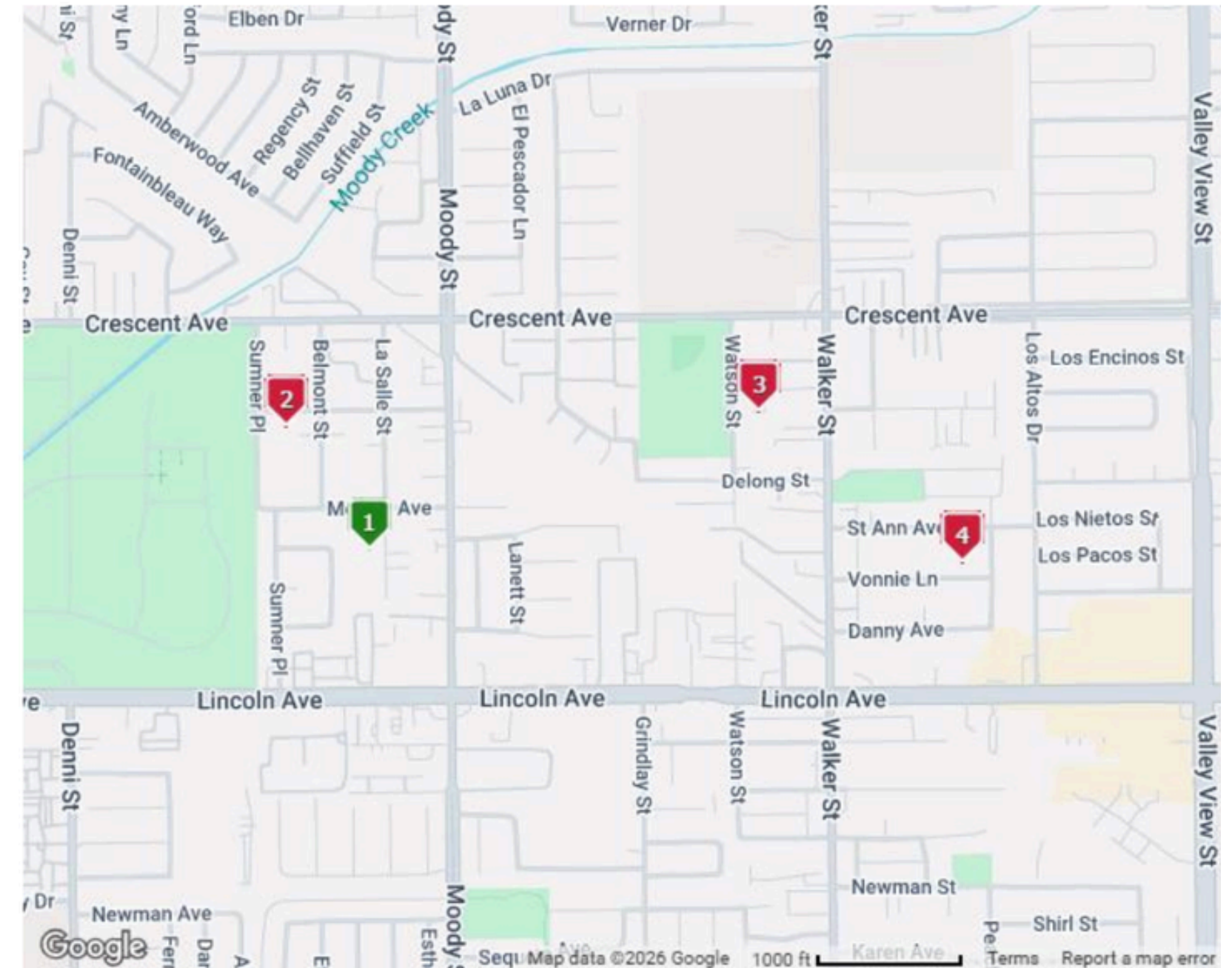


5671 Vonnie LN , Cypress 90630

Listing ID: OC25176473
SOLD PRICE: \$1,875,000
STATUS: Closed

ENDING DATE: 12/05/2025

Bldg SQFT: 2922
LOT SF: 7,825
SLC: STD



ABOUT THE CITY: CYPRESS, CA

Cypress is the most northwest city in Orange County, approximately 10 miles from the coast, bordering Los Angeles County. The city offers a hometown feel, a thriving new business corridor and convenient access to freeways and local attractions. Cypress schools are considered to be some of the best in the region and real estate is considered some of the more affordable in the county.



SOURCE: [HTTPS://WWW.CYPRESSCHAMBER.ORG/ABOUT-CYPRESS-COPY](https://www.cypresschamber.org/about-cypress-copy)

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TRANSPORTATION STATS

The City of Cypress is centrally located and within easy driving distance of several entertainment, sports & historic venues. Here are locations in Approximate Distance in miles from Cypress:



Anaheim Convention Center	7	Los Angeles International Airport	25
Angel Stadium of Anaheim	7	Performing Arts Center of LA	32
Aquarium of the Pacific	3	Ontario Airport	42
Cal State Fullerton	11	O.C Performing Arts Center	12
Cerritos Center Performing Arts	5	Port of Long Beach	15
Chapman University	14	Port of Los Angeles	20
Disneyland Resort	6	Queen Mary	15
Dodger Stadium	25	Richard Nixon Presidential Library	19
Downtown Los Angeles	20	Ronald Reagan Presidential Library	70
Fullerton Airport	6	Rose Bowl	36
Greek Theater	31	Sea World	97
Hollywood Bowl	32	South Coast Plaza	12
Home Depot Center	18	Staples Center/ Nokia Center	25
Honda Center	7	The Bowers Museum	14
John Wayne Airport	15	UC Irvine	18
Knott's Berry Farm	3	UCLA	34
La Mirada Performing Arts Theater	8	Universal Studios	35
Long Beach Airport	10	USC	24

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