

CORONADO

REAL ESTATE GROUP

1836

Lansdowne Ave  
Los Angeles, CA 90032

1836 1836

Exclusively Listed By:  
DANA CORONADO, CCIM  
Multifamily & Commercial Specialist  
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COMPASS COMMERCIAL



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EXCLUSIVELY LISTED BY:



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# Meet Your Agent

## Hi! I'm Dana Coronado

I help income property owners LIKE YOU save money and time, build generational wealth, increase cashflow, solve problems, and buy & sell real estate. I've been selling multifamily and commercial property for 20 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 200 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly from start to finish (and I am a mom that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a woman of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am excited that you are interested in purchasing income property in Los Angeles, and are interested in learning about this listing. I would be honored to represent you in the transaction, and welcome a phone call or meeting to discuss the property and your investment goals. Also, I usually have multiple off market deals at any given time, so I may have something else for you if this deal isn't the right fit. When you work with me, *YOUR* best interests come first. I look forward to meeting you soon!



A row of single-story houses with light-colored walls and dark roofs, set against a twilight sky. The houses have large windows with warm interior lighting visible. A large tree is on the left, and a street with a curb is in the foreground.

# The Property

[SITE SUMMARY](#)

[GALLERY](#)

[PROPERTY & DEAL HIGHLIGHTS](#)

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# EXECUTIVE SUMMARY

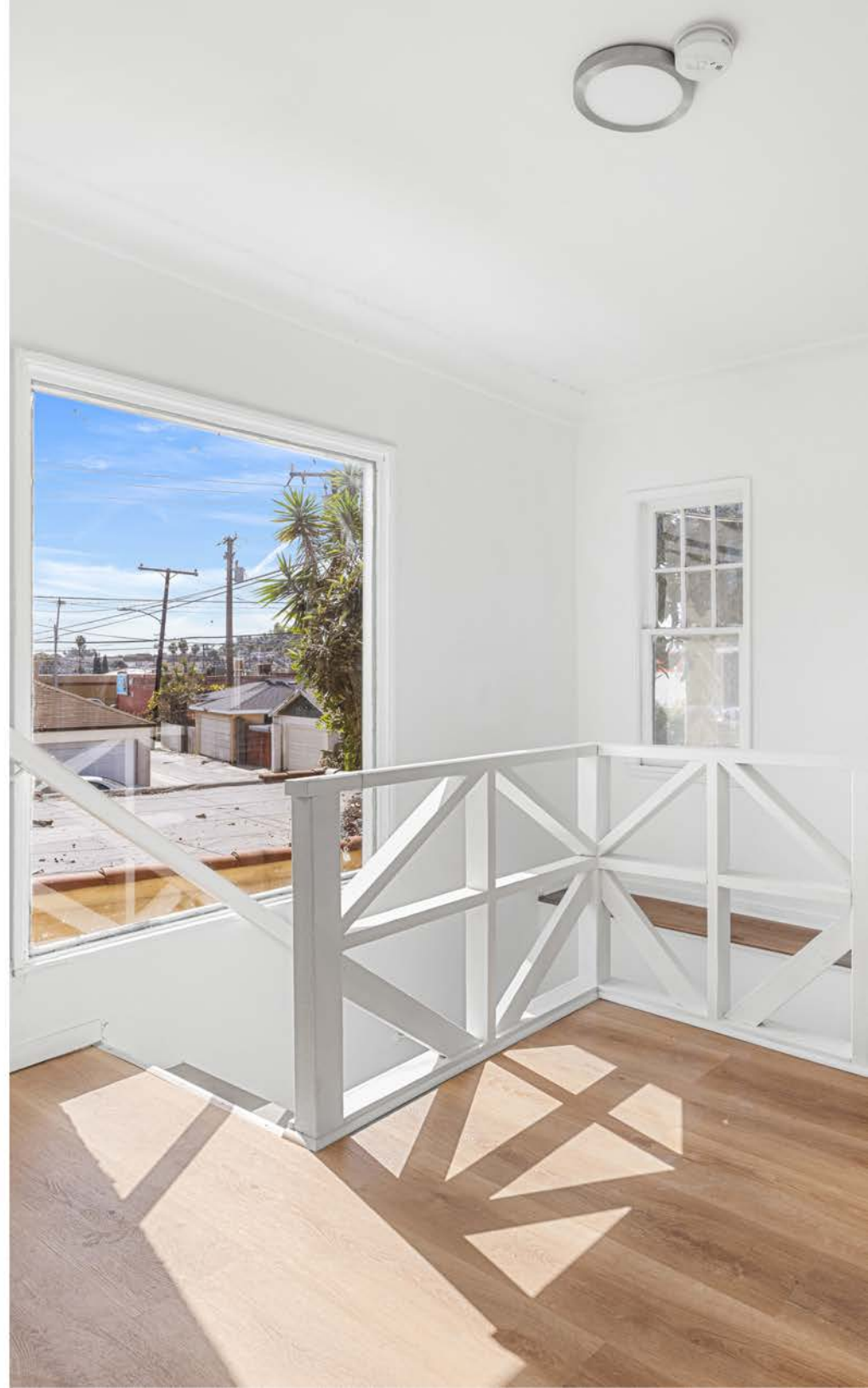
Perfectly positioned adjacent to Cal State LA and Tierra Mia Coffee, this University Hills fourplex delivers both architectural charm and value-add potential. 3 of the 4 units are vacant, making it ideal for investors, an owner-user, or large family looking for multiple vacancies. The property features an attractive unit mix of four (2Br+1Ba) apartments. The two rear units are 2 stories and larger than the front 2 units. All units have a back door, separate hot water heaters, and large windows that create ample natural light. There are rear detached garages on this street to street lot. The property is situated at the base of University Hills just a block from Tierra Mia Coffee and next to Cal State LA. It is just off Eastern north of the 10 Freeway, with easy access to Alhambra, Monterey Park, Boyle Heights, East LA, Northeast LA and DTLA. This property also has an adjacent sister building under the same ownership that is also available for sale, inquire for more info. An excellent value and a must see!

**OFFERED AT** \_\_\_\_\_

**\$1,050,000**

## PROPERTY HIGHLIGHTS

NUMBER OF UNITS	4
YEAR BUILT	1937
LOT SIZE	6,184 SF
BLDG SIZE	2,436 SF
\$/SF	\$431/SF





## SITE SUMMARY

### THE OFFERING

Address	1836 Lansdowne Ave Los Angeles, CA 90032
Property Type	Multifamily - 4 Units
Assessor's Parcel	5223-028-038

### SITE DESCRIPTION

Building Size	± 2,436 SF
Lot Size	± 6,184 SF
Year Built	1937
Zoning	LAR1
Parking	4 Garage Spaces
Meters	Separate Gas Meters Separate Electric Meters Separate Hot Water Heaters Main Water Meter



EXTERIOR

1836 LANSDOWNE AVE



Front of Property - AI Enhanced



Front of Property



Street View of Property - AI Enhanced



Street View of Property

**EXTERIOR**

**1836 LANSDOWNE AVE**



Owner Owns 2 APNs of 8 Units Total



Left Half is the Subject Property



Left Side of Property



Subject Property is Left 2 Bldgs; All 4 Are Available

**EXTERIOR**

**1836 LANSDOWNE AVE**



Back of Property



Garages & Back of Property - Street to Street Lot



Left Side of Property & Back



Close Up of 1 Garage & Back Gate

**EXTERIOR**

**1836 LANSDOWNE AVE**



Doors Access Lower Level of Back Units & Storage



Walkway Between Units



Walkway Between Units



Back of Property from E Drucker Street

**UNIT 1838**



Interior with Charming Stair Rails & New Floors

**VACANT 2 STORY UNIT**



Recently Updated Bedroom



Kitchen with Arches



Updated Bathroom



Interior with Decorative Fireplace



Kitchen with Arches



Hallway with Sliding Closet Doors



Bedroom



Living Space with Ceiling Fan



Kitchen with Arches and Build-Ins



Bedroom with Ceiling Fan



Bathroom

# VIEW FACING SOUTH-EAST

Monterey Park Golf Club

City Terrace

Cal State LA



Tierra Mia Coffee

1836 Lansdowne Ave



# VIEW FACING WEST

DTLA

KECK

Boyle Heights

Lincoln Heights

El Sereno

N MARIANA AVE

1836 Lansdowne Ave



VIEW FACING EAST

Alhambra

Monterey Park

El Sereno

Cal State LA

University Hills

1836 Lansdowne Ave

Tierra Mia Coffee



## PROPERTY & DEAL HIGHLIGHTS

- Charming 4-unit Spanish-style quadruplex in extremely desirable, mostly residential University Hills neighborhood near Cal State Los Angeles.
- 3 units currently vacant!
- Timeless architectural character with original arched doorways, cut-outs, built ins, and more.
- Only 1 block to Tierra Mia Coffee, a local favorite, and close proximity to other hotspots like Carnitas el Momo, Tamales Lilianas, Luminarias, El Gallo Bakery, and many more.
- Easy access to the 710 and 10 freeways for seamless connectivity throughout Los Angeles
- Attractive unit mix: (2Br + 1Ba) across all four units
- Great for an owner-user or investor!
- Adjacent 4 unit sister building is also available for sale - inquire for more info.



An aerial photograph of a city at dusk. The foreground shows a dense residential area with many houses and streets. In the background, a city skyline is visible against a colorful sky with shades of purple, pink, and blue. The text is overlaid on the center of the image.

# Financial Overview

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



# PRICING & FINANCIALS

## FINANCIAL SUMMARY

Price	\$1,050,000
Number of Units	4
Price Per Unit	\$262,500/Unit
Year Built	1937
Bldg SF	2,436 SF
Lot Size SF	6,184 SF
Price per SF	\$431/SF
GRM (Current)	10.63 GRM
CAP Rate (Current)	6.67%
GRM (ProForma)	8.93 GRM
CAP Rate (ProForma)	8.41%



## RENT ROLL

Unit	Type	Unit SF	Actual Rent	Appx Market Rent	Notes
1836	2Br+1Ba	TBD	\$2,400	\$2,400	Vacant
1836 ½	2Br+1Ba	TBD	\$2,400	\$2,400	Vacant
1838	2Br+1Ba	TBD	\$2,500	\$2,500	Vacant - 2 Stories
1838 ½	2Br+1Ba	TBD	\$928	\$2,500	2 Stories
Total			\$8,228/Month <b>\$98,736/Year</b>	\$9,800/Month <b>\$117,600/Year</b>	

# INVESTMENT SUMMARY

## ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$98,736	\$117,600
Laundry Income	\$0	\$0
<b>TOTAL SCHEDULED GROSS INCOME</b>	<b>\$98,736</b>	<b>\$117,600</b>
Vacancy/Collection	(\$2,962)	(\$3,528)
Effective Gross Income	\$95,774	\$114,072
Operating Expenses	(\$25,762)	(\$25,762)
<b>NET OPERATING INCOME</b>	<b>\$70,012</b>	<b>\$88,310</b>
Debt Service	(\$0)	(\$0)
Pre-Tax Cash Flow	\$70,012	\$88,310

## ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$13,125	1.250% of Purchase Price
Insurance	\$3,000	
Maintenance & Repairs	\$4,937	5% of Scheduled Gross Income
Manager (off-site)	N/A	
Manager (on-site)	N/A	
Misc. & Reserves	\$500	
Trash	Tenants Pay	
Water & Sewer	\$3,000	
Gardener	\$1,200	
Gas:	Tenants Pay	
<b>TOTAL EXPENSES</b>	<b>\$25,762</b>	



An aerial photograph of a city neighborhood. In the center, there is a large, modern building with a curved facade and a prominent tower. The surrounding area is filled with residential houses, many with red-tiled roofs, and some commercial buildings. The background shows a range of mountains under a clear blue sky with a few wispy clouds. The overall scene is a mix of urban development and natural landscape.

# Market Overview

NEIGHBORHOOD

# NEIGHBORHOOD GUIDE

El Sereno is a charming, hillside neighborhood in Northeast Los Angeles that offers a quieter, residential feel while still being close to Downtown LA and Pasadena. Known for its scenic views, classic Craftsman and Spanish-style homes, and strong sense of community, it's become a popular choice for buyers looking for value near the city core. With easy access to major freeways, nearby parks like Ascot Hills, and a growing local vibe, El Sereno continues to stand out as an up-and-coming market. The median home sale price is \$850,000.

## SHOPS

Mercado Hidalgo

Sara's Market

## GROCERIES

Plaza Market

Superior Grocers

## BANKS

Bank of America

Citi Bank

## RESTAURANTS

Antigua Bread

MX3030 LA  
Restaurant

## BARs

LA Bufadora  
Bar

Benny Boy  
Brewing

## CAFES

La Terraza  
Cafe

Tierra Mia Coffee

## PARKS

Ascot Hills  
Park

Lincoln Park

## FITNESS

HSC Fitness  
Center

LA Fitness

## SCHOOLS

Cal State LA

City Terrace  
Elementary



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