



INVESTMENT OPPORTUNITY - STUDENT HOUSING AT USC

2623 ELLENDALE PL - TROJANDALE

Price Improvement!
\$7,950,000

2623 Ellendale Pl - Trojandale
Los Angeles, CA 90007

9.2%
Proforma CAP

8.4
Proforma GRM

20
UNITS

28
BEDS



Property Highlights

- Excellent unit mix
- Gated on-site parking
- Direct access to The Row
- Fully occupied with USC students
- Potential occupancy up to 124 beds
- Buyer to verify addition of ADUs

About The Property

Iconic 1920s Spanish-Hacienda apartment community near USC featuring 20 renovated units (8 two-bed/two-bath and 12 one-bed/one-bath), lush courtyard grounds, and gated subterranean parking. Significant value-add potential with the ability to add approximately 5,500 rentable SF and up to 14 additional units, creating a potential 60-bedroom, 124-bed property (buyer to verify). First time on the market in 22 years. 721 W 30th St - The Spot is also available. Contact TRG today!

Property Details

PROPERTY	2623 ELLENDALE PL - TROJANDALE
CITY	LOS ANGELES, CA 90007
PRICE IMPROVEMENT!	\$7,950,000
UNITS	20
BEDROOMS	28
POTENTIAL OCCUPANCY	UP TO 124 BEDS

A fully occupied USC student housing asset with campus access, strong unit mix, and clear investor appeal.

CONTACT TOTAL REALTY GROUP FOR PRICING DETAILS AND PROPERTY INFORMATION

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Buyer to verify all property information, financials, occupancy, square footage, and development potential. For informational purposes only.