

# OFFERING MEMORANDUM

2947 WEST BLVD LOS ANGELES, CA 90016



***LIST PRICE***

**\$1,575,000**

**LYON STAHL**  
INVESTMENT REAL ESTATE

**JACOBSON**  
INVESTMENT GROUP 

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# 2947 West Blvd

Los Angeles, CA 90016

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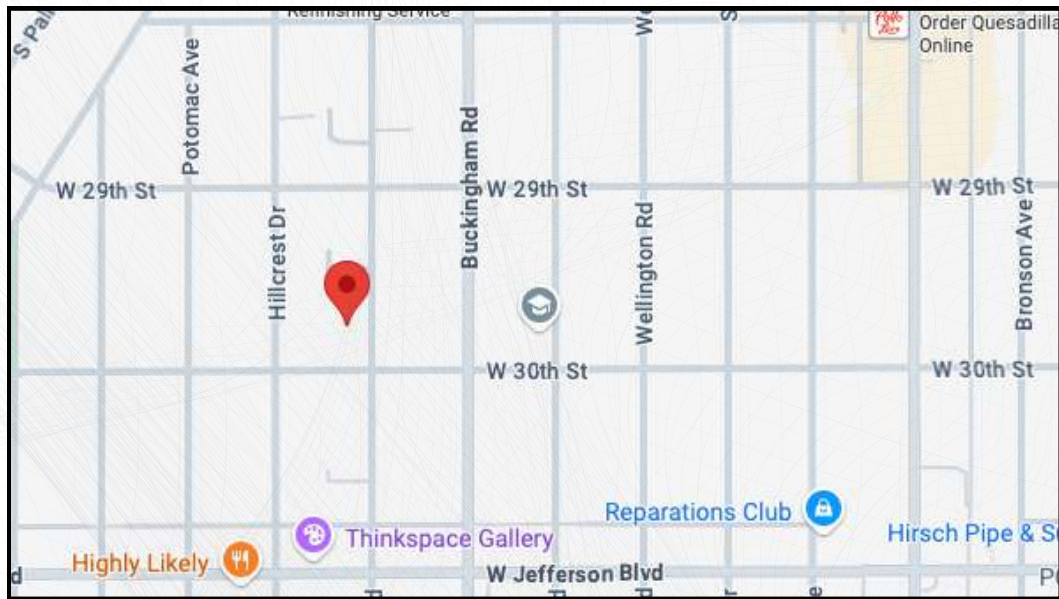
SECTION 5

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# PROPERTY DESCRIPTION

2947 West Blvd Los Angeles, CA 90016

# PROPERTY OVERVIEW



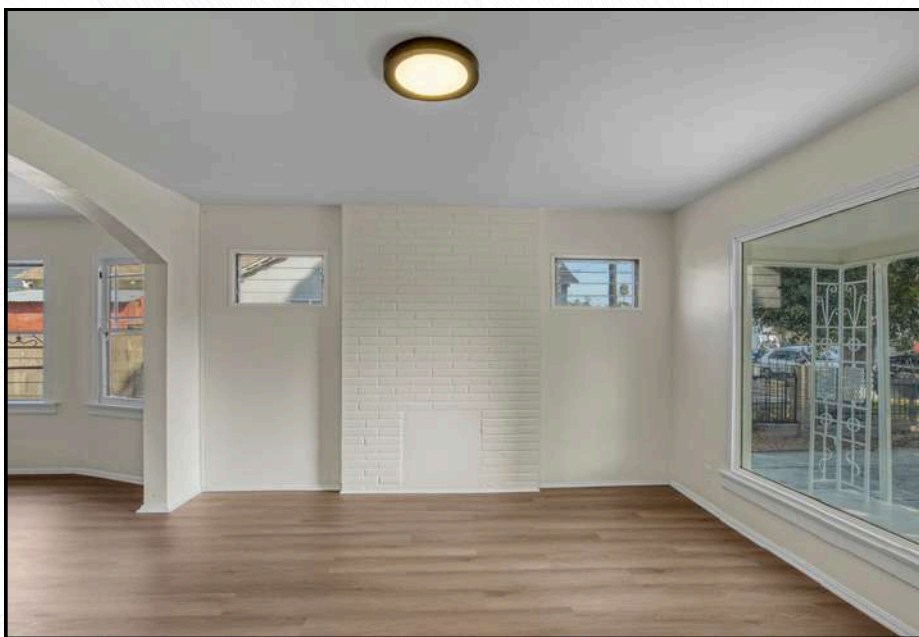
## INVESTMENT HIGHLIGHTS

- Desirable unit mix, consisting of (1) 4 Bed/2 Bath, (1) 3 Bed/ 2 Bath, and (2) 1 Bed/ 1 Bath units
- (1) 3 Bed/ 2 Bath Unit to be delivered vacant, while occupied units are subsidized tenants, guaranteeing government income
- 2 Newly constructed ADUs, rented very close to market, providing stable cash flow to an Owner/User
- Conveniently located in West Adams, in proximity to major metropolitan amenities as well as trendy restaurants and coffee shops

## PROPERTY DETAILS

No. of Units	4
Year Built	1924/2024
Rentable SF	3,384
Lot Area	7,786
APN	5050-024-010
Zoning	LA R2
Rent Control	LA RSO
Unit Mix	(1) 4 Bed/2 Bath (1) 3 Bed/2 Bath (2) 1 Bed/1 Bath

# INVESTMENT SUMMARY



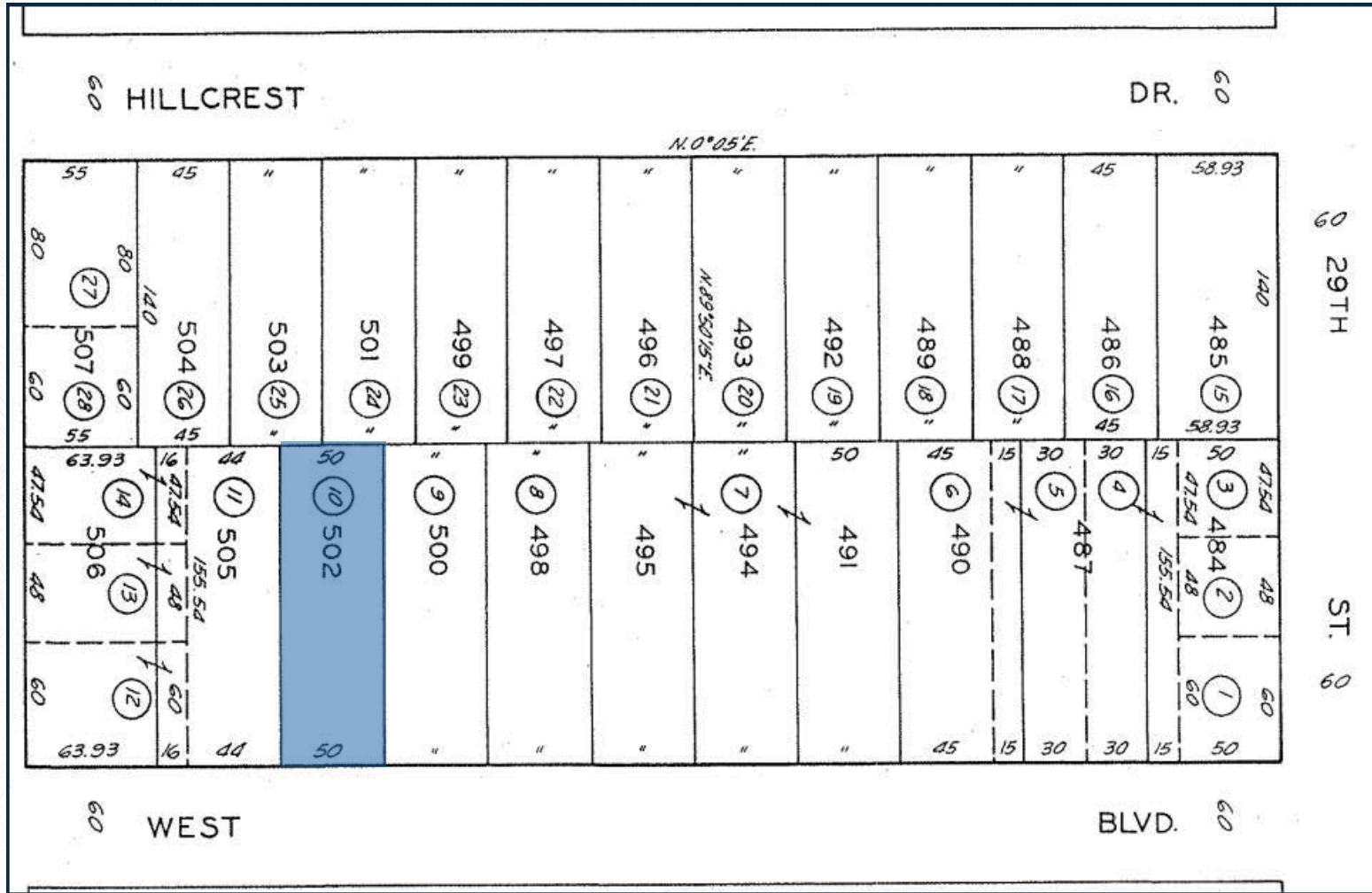
2947 West Blvd offers an exceptional opportunity for a homeowner who wants the best of both worlds – a beautiful place to live and strong supplemental income. Located in the heart of the rapidly growing West Adams neighborhood, this well-maintained property provides a rare chance to enjoy modern living in a vibrant, central Los Angeles community while offsetting your mortgage with reliable rental income. Three of the units are occupied by long-term Section 8 tenants, giving you peace of mind with consistent, guaranteed monthly payments. The two newly constructed ADUs are leased near market rate and offer clean, updated finishes, ideal for creating steady financial security. Whether you plan to live in one of the units or simply enjoy the benefits of a low-maintenance property, this setup is perfect for anyone seeking stability and flexibility.

Beyond the numbers, 2947 West Blvd is all about lifestyle. West Adams has become one of LA's most exciting and evolving neighborhoods, known for its charming historic streets, trendy cafés and restaurants, and easy access to Culver City, Mid-City, and Downtown LA. You'll enjoy convenient connections to major job centers, transit, and everyday amenities, all while being part of a community that continues to grow in value and appeal.

This offering delivers a rare chance to live comfortably while building wealth in one of LA's most desirable, fast-rising areas. An incredible price adjustment makes it even more attainable – ideal for the buyer who wants to plant roots and benefit from strong, long-term upside.

# PARCEL MAP

APN: 5050-024-010



# PROPERTY PHOTOS

2947 West Blvd Los Angeles, CA 90016

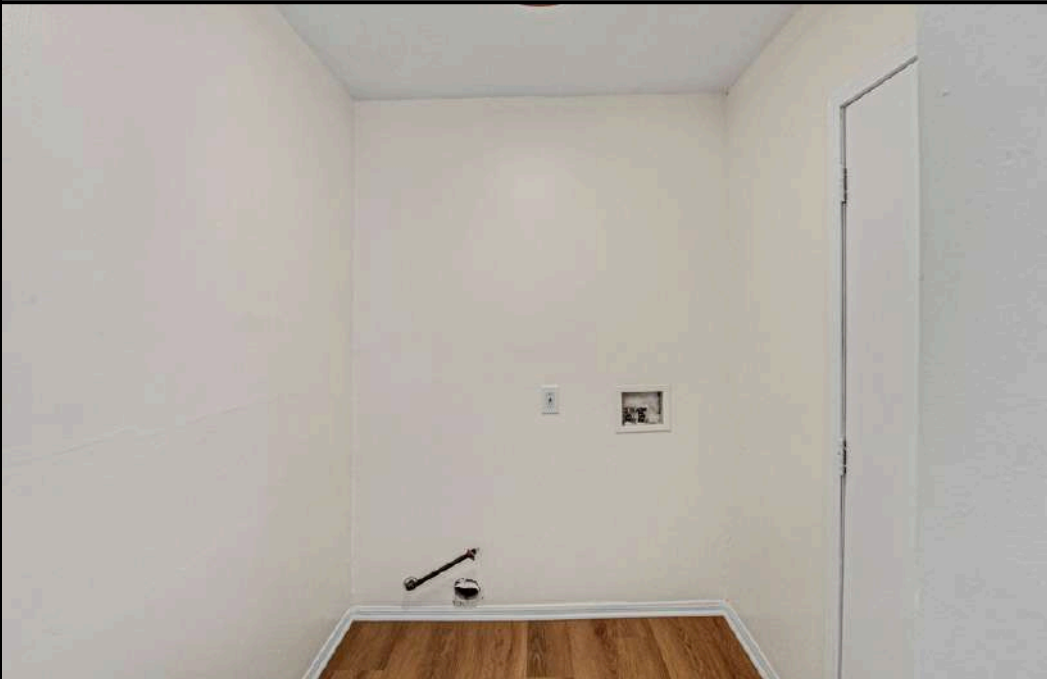
# PROPERTY EXTERIOR



# PROPERTY INTERIOR



# PROPERTY INTERIOR



# PROPERTY INTERIOR



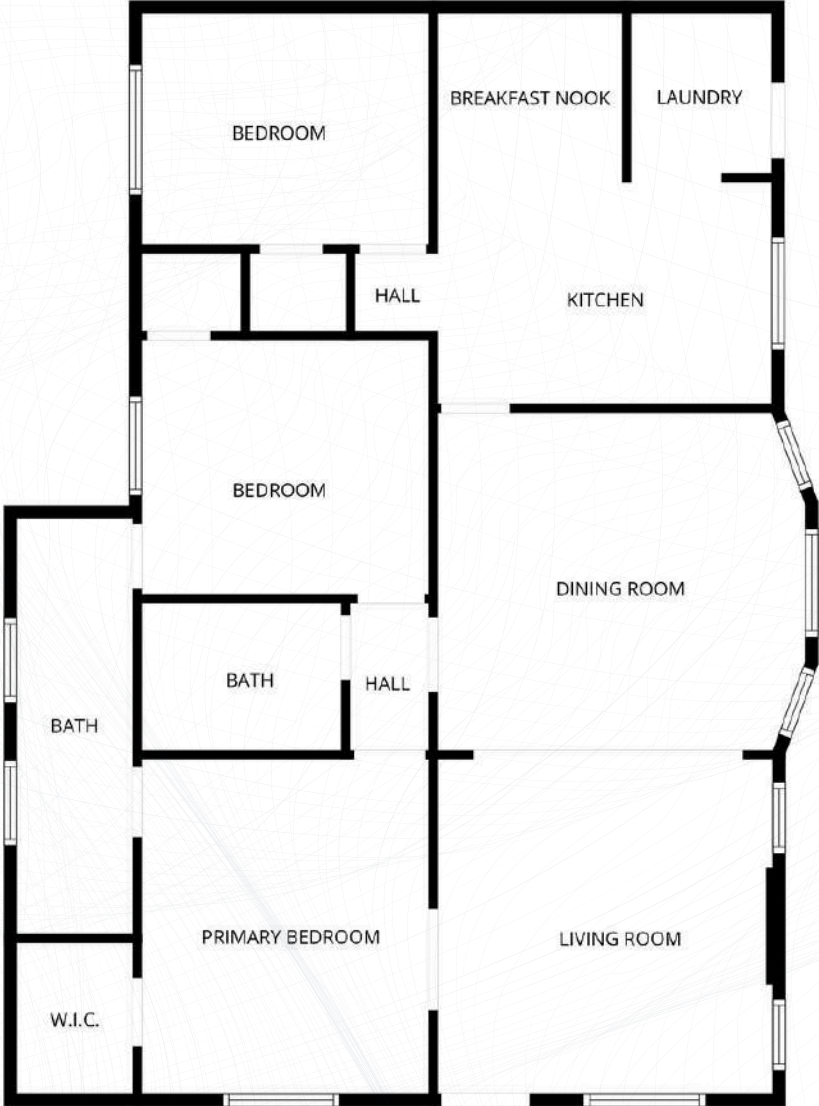
# ADU INTERIOR



# ADU INTERIOR



# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# LOCATION OVERVIEW

2947 West Blvd Los Angeles, CA 90016

# ABOUT THE AREA

West Adams is a historic neighborhood in Los Angeles, known for its charming early 20th-century architecture and diverse cultural vibe. In addition to its historical charm, West Adams boasts a variety of restaurants, coffee shops, and local businesses, offering residents and visitors plenty of dining and amenities. It's a vibrant, up-and-coming community that blends the old with the new.



Highly Likely



Mizlala



Cento Pasta Bar

With its proximity to major transit routes and nearby cultural landmarks like the Los Angeles County Museum of Art (LACMA), West Adams is an exciting area that is both a peaceful residential enclave and a dynamic center of activity.

# FINANCIAL ANALYSIS

2947 West Blvd Los Angeles, CA 90016

# INVESTMENT SUMMARY

2947 West Blvd	
List Price:	\$1,575,000
Cost Per Unit:	\$393,750
Cost Per SF:	\$465.43
Current GRM:	11.24
Pro Forma GRM:	10.43
Current Cap Rate:	6.59%
Pro Forma Cap Rate:	7.26%

Unit Mix & Scheduled Income						
Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
2	1+1	50%	\$2,303	\$4,606	\$2,395	\$4,790
1	3+2	25%	\$3,500	\$3,500	\$3,500	\$3,500
1	4+2	25%	\$3,569	\$3,569	\$4,295	\$4,295

# RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents	Notes
2945	4 Bed/2 Bath	985	\$3,569.00	\$4,295.00	Section 8
2947	3 Bed/2 Bath	1,500	\$3,500.00	\$3,500.00	Vacant
2949	1 Bed/1 Bath	450	\$2,311.32	\$2,395.00	Brilliant Corners
2949.5	1 Bed/1 Bath	450	\$2,295.00	\$2,395.00	Brilliant Corners

Total Scheduled Rent	\$11,675.32
Monthly Scheduled Gross Income	\$11,675.32
Annualized Scheduled Gross Income	\$140,104.00
Total Expenses	\$32,368.00

# INCOME & EXPENSES

## Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$140,104	\$151,020
Vacant Cost (3% SGI)	\$4,203	\$4,531
Gross Operating Income	\$135,901	\$146,489

## Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	\$19,938	\$19,938
Repairs & Maintenance (\$600/Unit)	\$2,400	\$2,400
Insurance (\$1.25/SF)	\$4,230	\$4,230
Utilities (\$1,000/Unit)	\$4,000	\$4,000
Trash (\$0/Month)	-	-
Landscaping (\$100/Month)	\$1,200	\$1,200
Pest Control (\$50/Month)	\$600	\$600

# FINANCIAL ANALYSIS

2947 West Blvd		
<b>List Price:</b>		<b>\$1,575,000</b>
<b>Down Payment:</b>	10.0%	\$157,500
<b>Number of units:</b>		4
<b>Cost per Unit:</b>		\$393,750
<b>Current GRM:</b>		11.24
<b>Pro Forma GRM:</b>		10.43
<b>Current Cap Rate:</b>		6.59%
<b>Pro Forma Cap Rate:</b>		7.26%
<b>Year Built:</b>		1924/2024
<b>Approx. Lot Size:</b>		7,786
<b>Approx. Gross RSF:</b>		3,384
<b>Cost per Net RSF:</b>		\$465.43

Proposed Financing			
First Loan Amount:	\$1,417,500	Amort:	30
Terms:	<b>5.350%</b>	Fixed:	7
Payment	\$7,916	DCR:	1.09

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$19,688	\$19,688
Repairs & Maintenance (\$600/Unit):	\$2,400	\$2,400
Insurance (\$1.25/SF):	\$4,230	\$4,230
Utilities (\$1000/Unit):	\$4,000	\$4,000
Trash (\$0/Month):	\$0	\$0
Landscaping (\$100/Month):	\$1,200	\$1,200
Pest Control (\$50/Month):	\$600	\$600
<b>Total Expenses:</b>	<b>\$32,118</b>	<b>\$32,118</b>
Expenses as %/SGI	22.92%	21.27%
Per Net Sq. Ft:	\$9.49	\$9.49
Per Unit:	\$8,029	\$8,029

Annualized Operating Data	Current Rents	Pro Forma Rents
<b>Scheduled Gross Income:</b>	\$ 140,104	\$ 151,020
<b>Vacancy Rate Reserve:</b>	\$ 4,203	\$ 4,531
<b>Gross Operating Income:</b>	\$ 135,901	\$ 146,489
<b>Expenses:</b>	\$ 32,118	\$ 32,118
<b>Net Operating Income:</b>	\$ 103,783	\$ 114,372
<b>Debt Service:</b>	\$ 94,986	\$ 94,986
<b>Pre Tax Cash Flows:</b>	\$ 8,797	\$ 19,386
<b>Principal Reduction:</b>	\$ 19,627	\$ 19,627
<b>Total Return Before Taxes:</b>	\$ 28,424	\$ 39,012

<sup>1</sup> As a percent of Scheduled Gross Income      <sup>2</sup> As a percent of Down Payment

Scheduled Income:						
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	4+2	Section 8	\$ 3,569.00	\$ 3,569.00	\$ 4,295.00	\$ 4,295.00
1	3+2	Vacant	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
1	1+1	Brilliant Corners	\$ 2,311.32	\$ 2,311.32	\$ 2,395.00	\$ 2,395.00
1	1+1	Brilliant Corners	\$ 2,295.00	\$ 2,295.00	\$ 2,395.00	\$ 2,395.00
<b>Total Scheduled Rent:</b>					\$11,675.32	\$12,585.00
Laundry:					<b>\$0.00</b>	<b>\$0.00</b>
Additional Income:					<b>\$0.00</b>	<b>\$0.00</b>
SCEP:					<b>\$0.00</b>	<b>\$0.00</b>
<b>Monthly Scheduled Gross Income:</b>					\$11,675.32	\$12,585.00
<b>Annualized Scheduled Gross Income:</b>					\$140,103.84	\$151,020.00
Utilities Paid by Tenant:					Trash, Gas and Electric	Rental Upside: <b>8%</b>

# SALES COMPARABLES

2947 West Blvd Los Angeles, CA 90016

# SALES COMPARABLES

<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr Built</u>	<u>RSF</u>	<u>GRM</u>	<u>Cap Rate</u>	<u>\$/SF</u>	<u>\$/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
2672 S Redondo Blvd	\$1,775,000	4	1965	4,019	9.16	7.10%	\$441.65	\$443,750	11/3/25	(3) 3+1 (1) 4+2
2531 Hauser Blvd	\$1,065,000	4	1940	2,735	8.88	7.32%	\$389.40	\$266,250	10/23/25	(1) 1+1 (3) 1+1
2747 S Mansfield Ave	\$1,250,000	4	1924	2,630	11.69	5.56%	\$475.29	\$312,500	1/4/25	(1) 2+1 (2) 1+1
3020 West Blvd	\$1,974,000	4	1927	3,476	13.70	4.74%	\$567.89	\$493,500	1/3/25	(1) 3+2 (1) 1+1 (2) 0+1
2810 Somerset Dr	\$1,175,000	4	1929	4,643	10.45	6.22%	\$253.07	\$293,750	11/25/24	(4) 1+1
3412 S Victoria Ave	\$1,650,000	4	1937	2,668	13.35	4.87%	\$618.44	\$412,500	7/11/24	(1) 2+1 (3) 1+1
2615 Somerset Dr	\$1,275,000	4	1927	2,083	14.30	4.55%	\$612.10	\$318,750	6/14/24	(4) 1+1
<b>Average</b>					<b>11.65</b>	<b>5.76%</b>	<b>\$479.69</b>	<b>\$363,000</b>		
<b>2947 West Blvd</b>	<b>\$1,575,000</b>	<b>4</b>	<b>1924/2024</b>	<b>3,384</b>	<b>11.24</b>	<b>6.59</b>	<b>\$465.43</b>	<b>\$393,750</b>		<b>(1) 4+2 (1) 3+2 (2) 1+1</b>

# SALES COMPARABLES



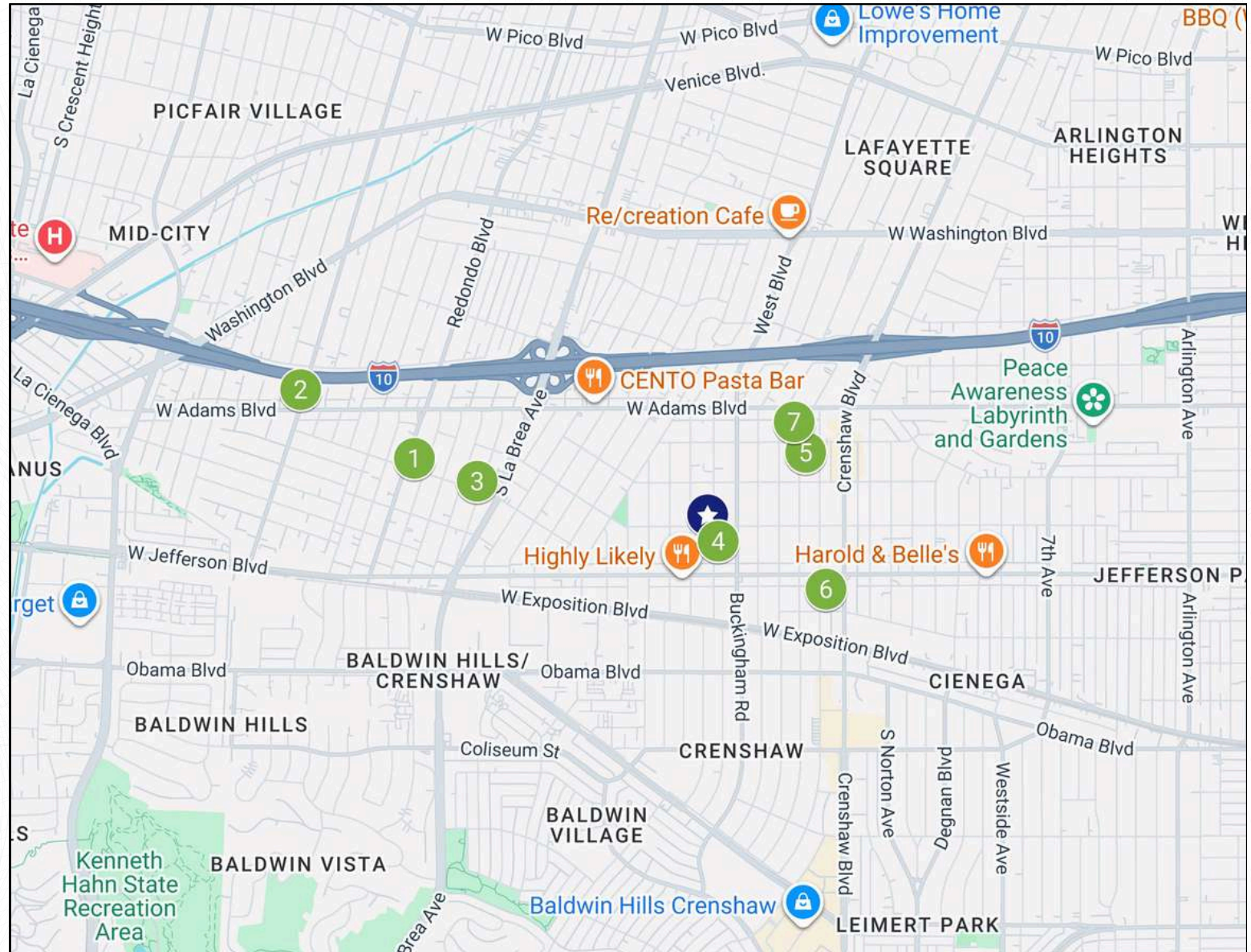
# SALES COMPARABLES: BY LOCATION

## Subject Property

★ 2947 West Blvd

## Sales Comparables

- 1 2672 Redondo Blvd
- 2 2531 Hauser Blvd
- 3 2747 S Mansfield Ave
- 4 3020 West Blvd
- 5 2810 Somerset Dr
- 6 3412 S Victoria Ave
- 7 2615 Somerset Dr



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