

OFFERING MEMORANDUM

2947 WEST BLVD LOS ANGELES, CA 90016



LIST PRICE

\$1,595,000

LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

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2947 West Blvd

Los Angeles, CA 90016

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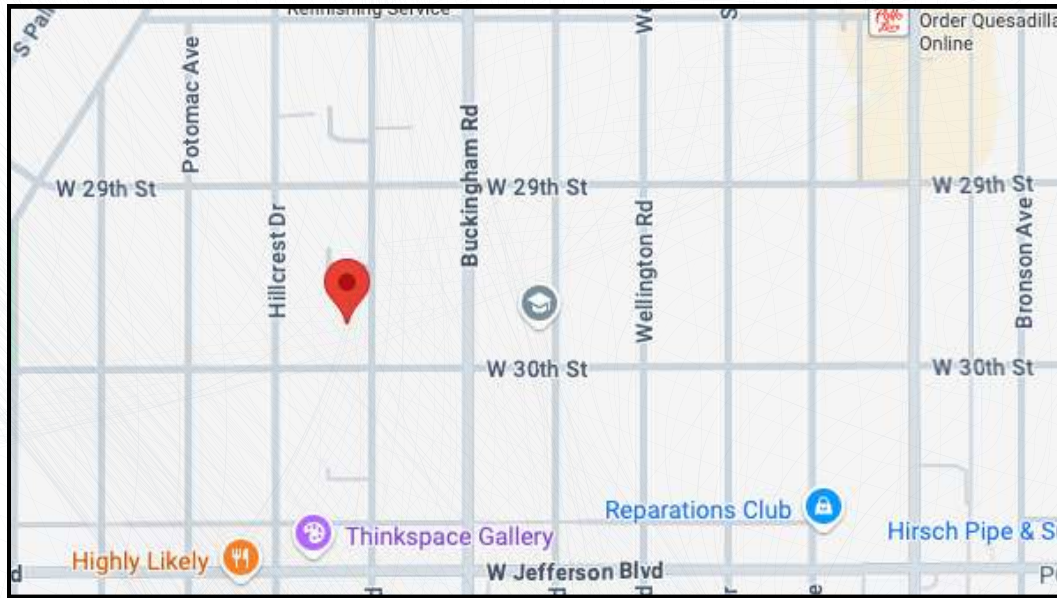
SALES COMPARABLES

SECTION 5

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 Section 8 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



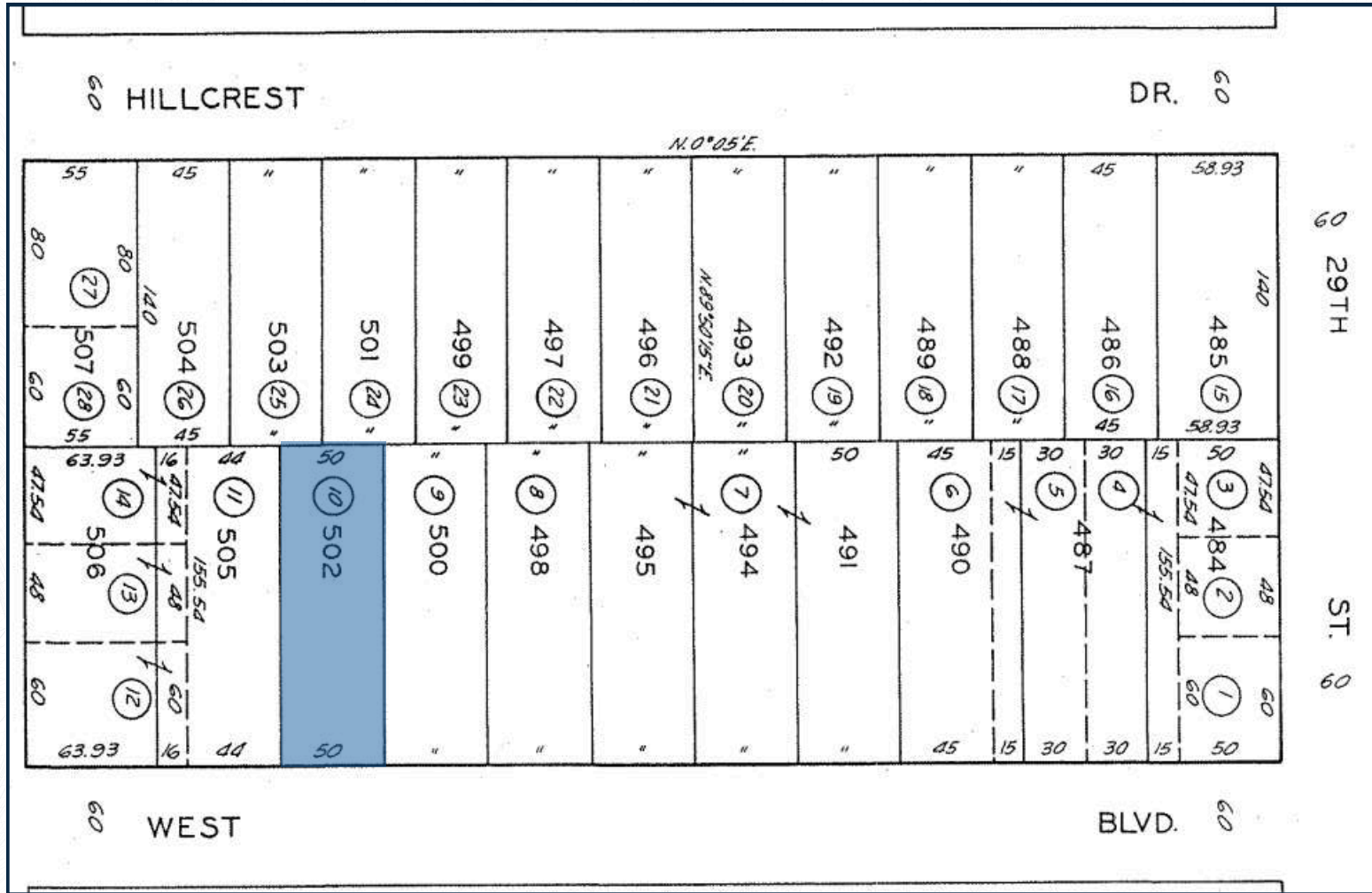
2947 West Blvd offers an exceptional opportunity for a homeowner who wants the best of both worlds – a beautiful place to live and strong supplemental income. Located in the heart of the rapidly growing West Adams neighborhood, this well-maintained property provides a rare chance to enjoy modern living 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

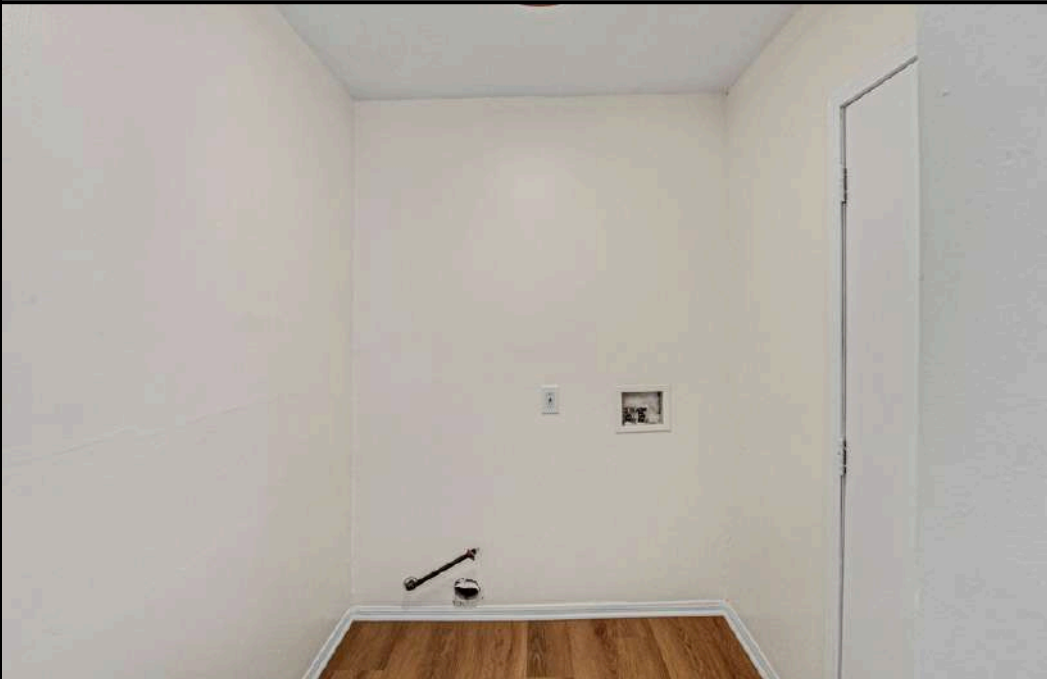
PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



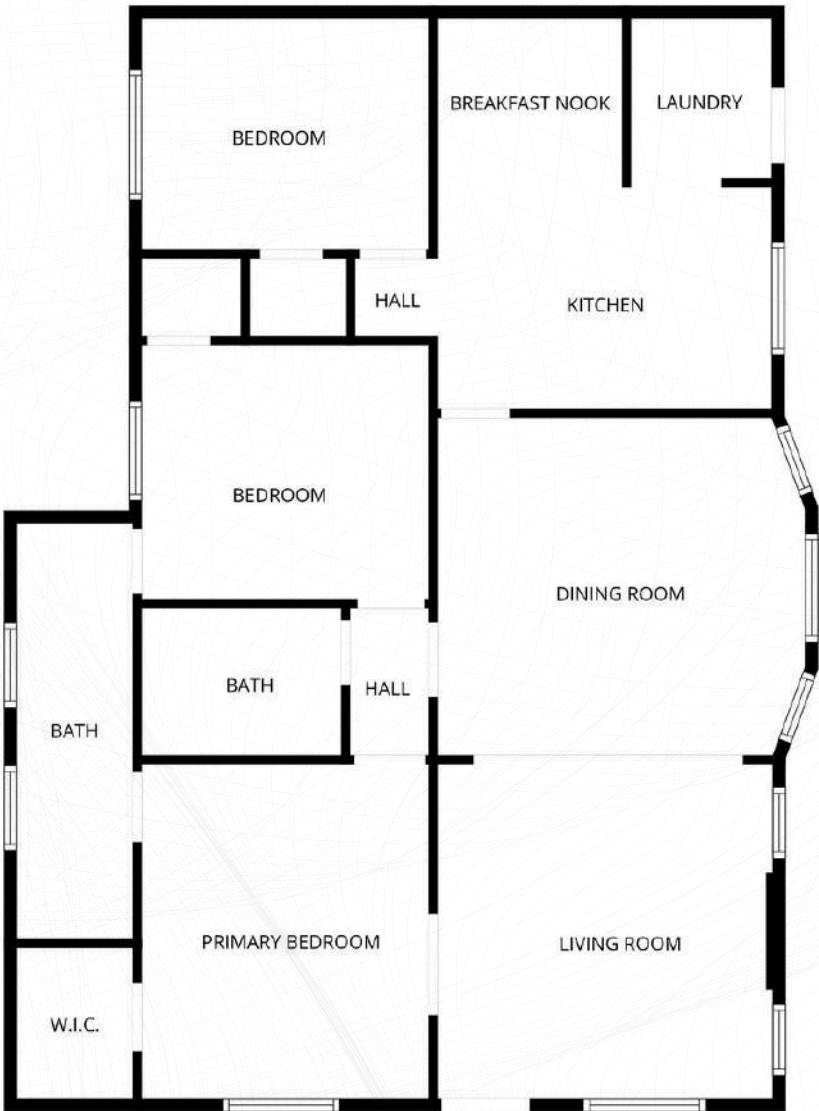
ADU INTERIOR



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:	\$1,595,000
Cost Per Unit:	\$398,750
Cost Per SF:	\$471.34
Current GRM:	11.45
Pro Forma GRM:	10.56
Current Cap Rate:	6.44%
Pro Forma Cap Rate:	7.15%

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%	\$2,270	\$4,539	\$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	1242	\$3,569.00	\$4,295.00	<i>Section 8</i>
2947	3 Bed/2 Bath	1242	\$3,500.00	\$3,500.00	<i>Vacant</i>
2949	1 Bed/1 Bath	450	\$2,244.00	\$2,395.00	<i>Brilliant Corners</i>
2949.5	1 Bed/1 Bath	450	\$2,295.00	\$2,395.00	<i>Brilliant Corners</i>

Total Scheduled Rent	\$11,608.00
Monthly Scheduled Gross Income	\$11,608.00
Annualized Scheduled Gross Income	\$139,296.00
Total Expenses	\$32,368.00

INCOME & EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$139,296	\$151,020
Vacant Cost (3% SGI)	\$4,179	\$4,531
Gross Operating Income	\$135,117	\$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

List Price:		\$1,595,000
Down Payment:	10.0%	\$159,500
Number of units:		4
Cost per Unit:		\$398,750
Current GRM:		11.45
Pro Forma GRM:		10.56
Current Cap Rate:		6.44%
Pro Forma Cap Rate:		7.15%
Year Built:		1924/2024
Approx. Lot Size:		7,786
Approx. Gross RSF:		3,384
Cost per Net RSF:		\$471.34

Proposed Financing

First Loan Amount:	\$1,435,500	Amort:	30
Terms:	5.350%	Fixed:	7
Payment	\$8,016	DCR:	1.07

Annualized Expenses:

*Estimated	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 (\$1000/Unit):	\$4,000	\$4,000
Trash (\$0/Month):	\$0	\$0
Landscaping (\$100/Month):	\$1,200	\$1,200
Pest Control (\$50/Month):	\$600	\$600
Total Expenses:	\$32,368	\$32,368
Expenses as %/SGI	23.24%	21.43%
Per Net Sq. Ft:	\$9.56	\$9.56
Per Unit:	\$8,092	\$8,092

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$	139,296	\$	151,020
Vacancy Rate Reserve:	\$	4,179	\$	4,531
Gross Operating Income:	\$	135,117	\$	146,489
Expenses:	\$	32,368	\$	32,368
Net Operating Income:	\$	102,750	\$	114,122
Debt Service:	\$	96,192	\$	96,192
Pre Tax Cash Flows:	\$	6,557	\$	17,930
Principal Reduction:	\$	19,876	\$	19,876
Total Return Before Taxes:	\$	26,433	\$	37,805

¹ As a percent of Scheduled Gross Income

² 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	\$ 2,244.00	\$ 2,244.00	\$ 2,395.00	\$ 2,395.00
1	1+1	Brilliant Corners	\$ 2,295.00	\$ 2,295.00	\$ 2,395.00	\$ 2,395.00
Total Scheduled Rent:				\$11,608.00		\$12,585.00
Laundry:				\$0.00		\$0.00
Additional Income:				\$0.00		\$0.00
SCEP:				\$0.00		\$0.00
Monthly Scheduled Gross Income:				\$11,608.00		\$12,585.00
Annualized Scheduled Gross Income:				\$139,296.00		\$151,020.00
Utilities Paid by Tenant:				Trash, Gas and Electric	Rental Upside:	8%

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
Average					11.65	5.76%	\$479.69	\$363,000		
2947 West Blvd	\$1,595,000	4	1924/2024	3,384	11.45	6.44%	\$471.34	\$398,750		(1) 4+2 (1) 3+2 (2) 1+1

SALES COMPARABLES



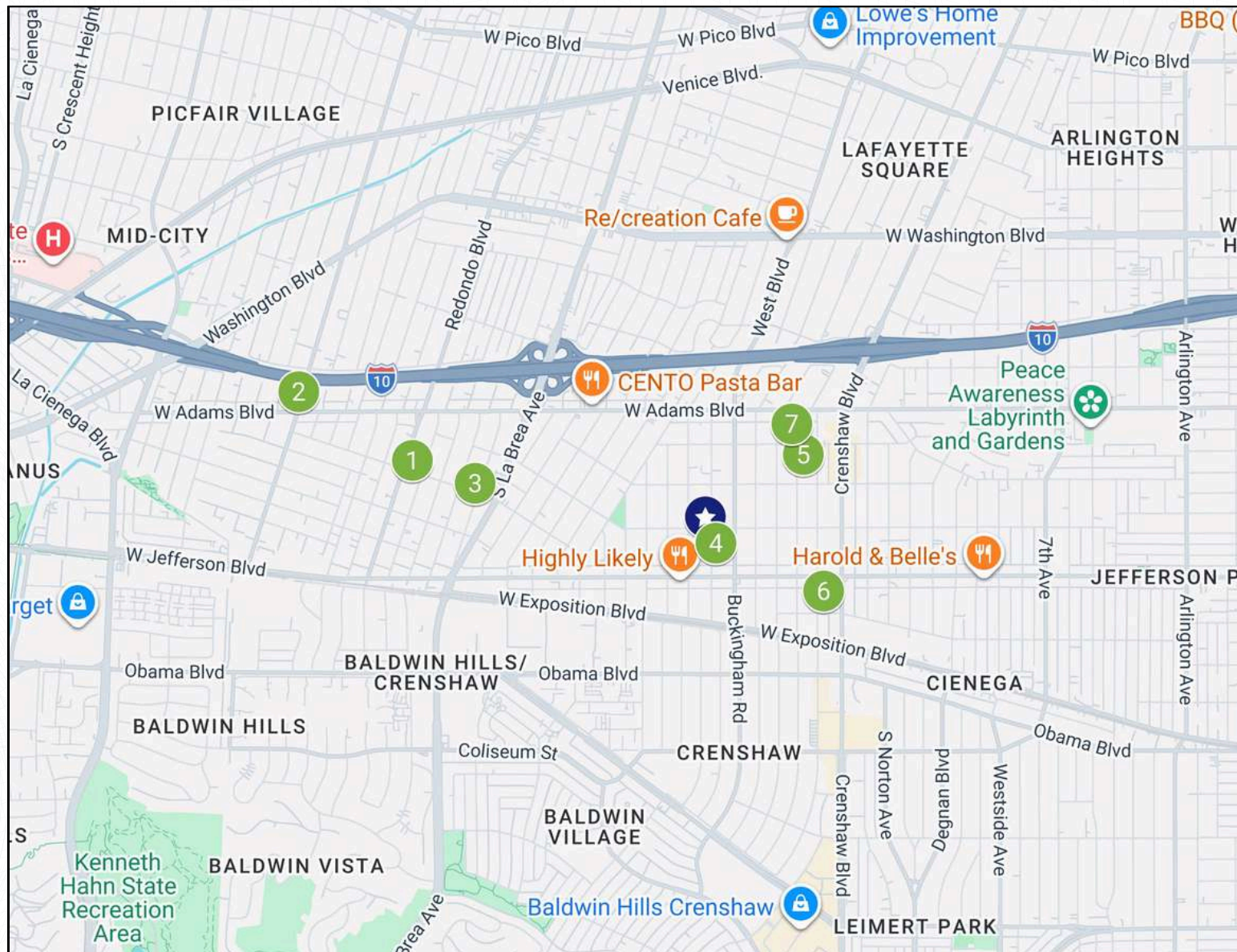
SALES COMPARABLES: BY LOCATION

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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