OFFERING MEMORANDUM

LYONSTAHL INVESTMENT REAL ESTATE

247 W FLORENCE AVE LOS ANGELES, CA 90003

LIST PRICE

$1,025,000

JACOBSON INVESTMENT GROUP

THE JAMES GROUP

DISCLAIMER NOTICE

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; It is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without their written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all-inclusive representation regarding the Property or to container all or part of the information which prospective investors may require evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained therein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed , delivered and approved by the Owner and any conditions to the Owner’s obligation therein have been satisfied or waived.

TABLE OF CONTENTS

247 W Florence Ave

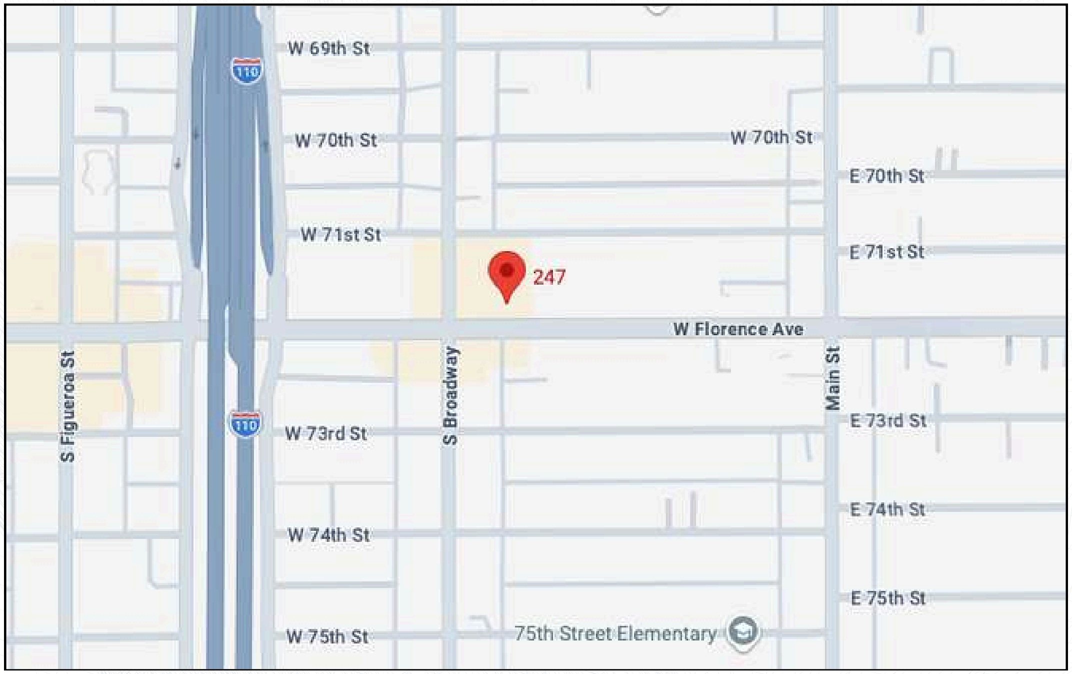
Los Angeles, CA 90003

SECTION 1

PROPERTY DESCRIPTION

247 W Florence Ave Los Angeles, CA 90003

PROPERTY OVERVIEW



PROPERTY DETAILS

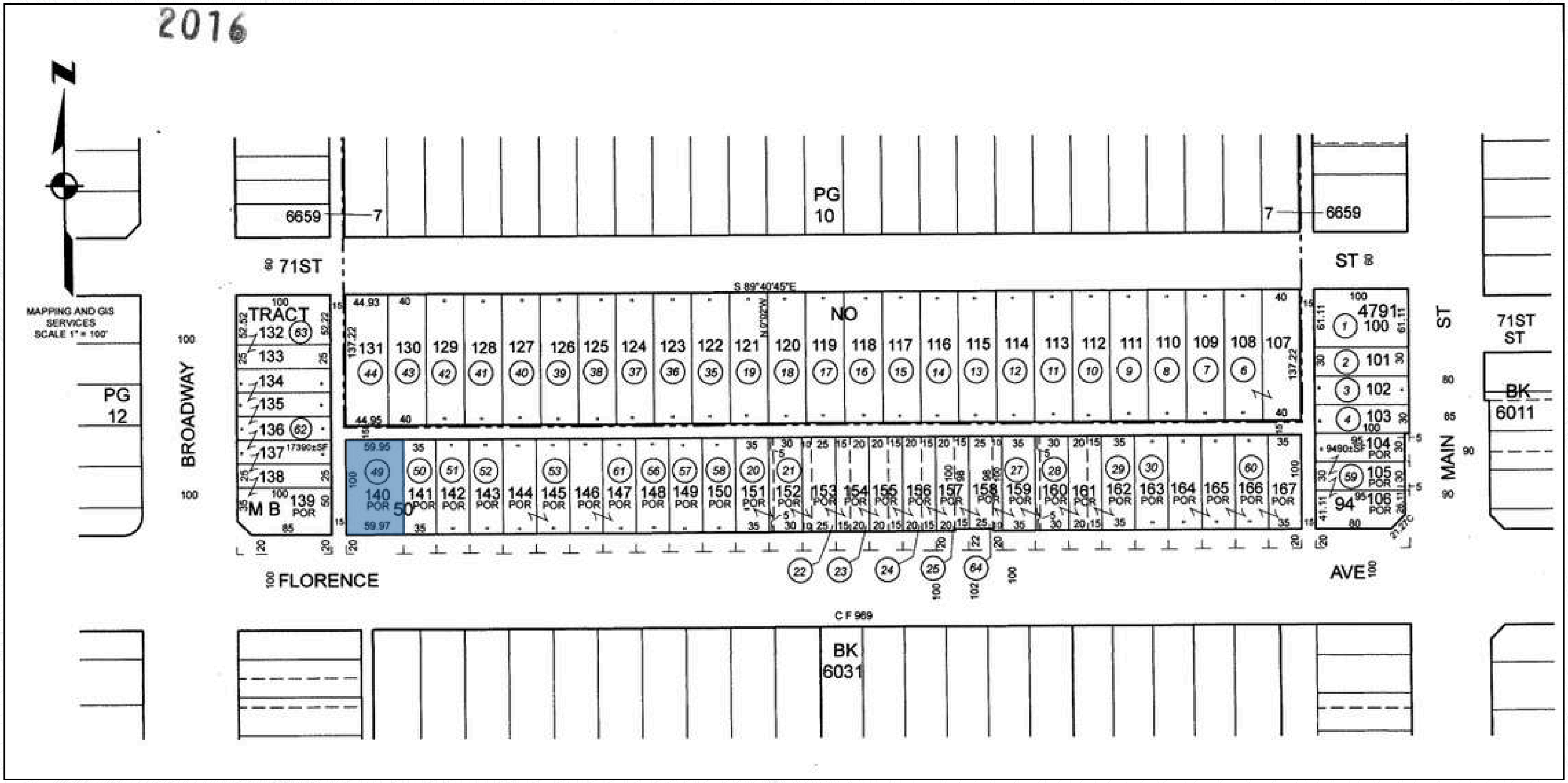
No. of Units	8
Year Built	1919
Rentable SF	6,410
Lot Area	5,969
APN	6012-013-049
Zoning	LA C2
Rent Control	LA RSO
Unit Mix	(5) 1 Bed/1 Bath (3) Commercial

INVESTMENT HIGHLIGHTS

- Desirable unit mix, consisting of (5) 1 Bed/1 Bath measuring at ± 650 Square Feet and (3) Commercial units measuring at ± 1,000 Square Feet
- With a going-in cap rate of 6.21% and 8.56 GRM, the property offers 40% in potential rental upside
- Conveniently located in South Los Angeles, in close proximity to restaurants, shopping centers, and major metropolitan hubs

PARCEL MAP

APN: 6012-013-049



LYONSTAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

INVESTMENT SUMMARY

247 W Florence Avenue presents an opportunity to acquire a mixed-use investment property in South Los Angeles. The asset consists of eight total units, including (5) one-bedroom/one-bath residential units and (3) ground-floor commercial spaces, offering a diverse income stream.

Priced at $128,125 per unit and $159 per square foot, the property provides an attractive basis for investors. The property is currently operating at a 6.21% cap rate and 8.56 GRM, with approximately 40% rental upside, presenting a strong opportunity to increase cash flow through rent adjustments and operational improvements.

The property is located along the active Florence Avenue corridor in South Los Angeles, offering convenient access to Downtown Los Angeles, University of Southern California, and major transportation routes including Interstate 110 and Interstate 105, connecting tenants to employment centers and amenities throughout the city.

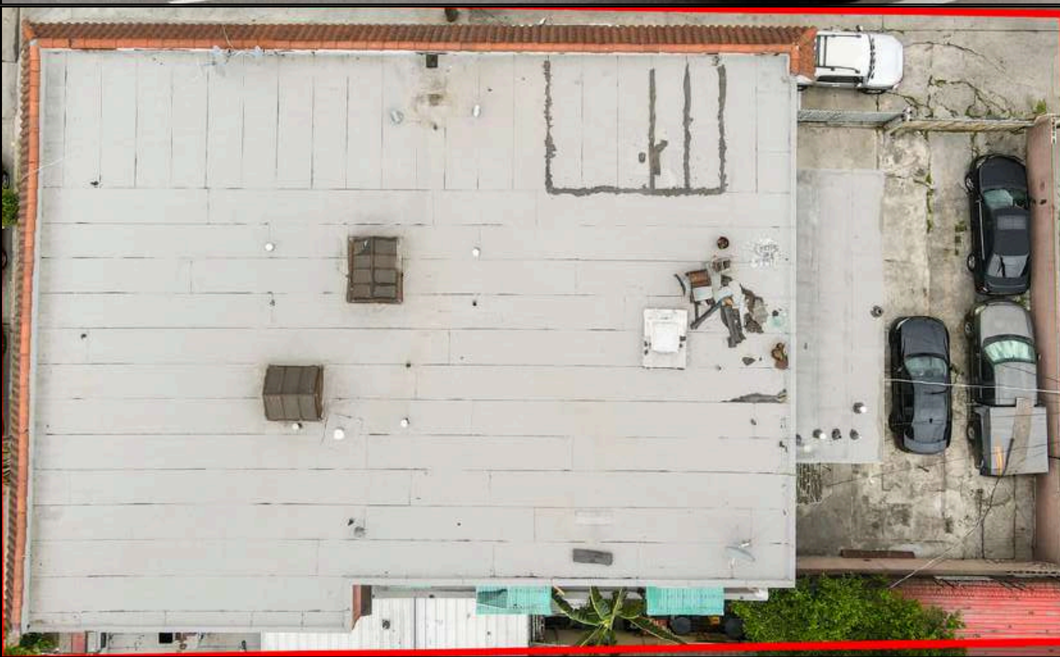
SECTION 2

PROPERTY PHOTOS

247 W Florence Ave Los Angeles, CA 90003

PROPERTY EXTERIOR

PROPERTY EXTERIOR



LYONSTAHL
INVESTMENT REAL ESTATE

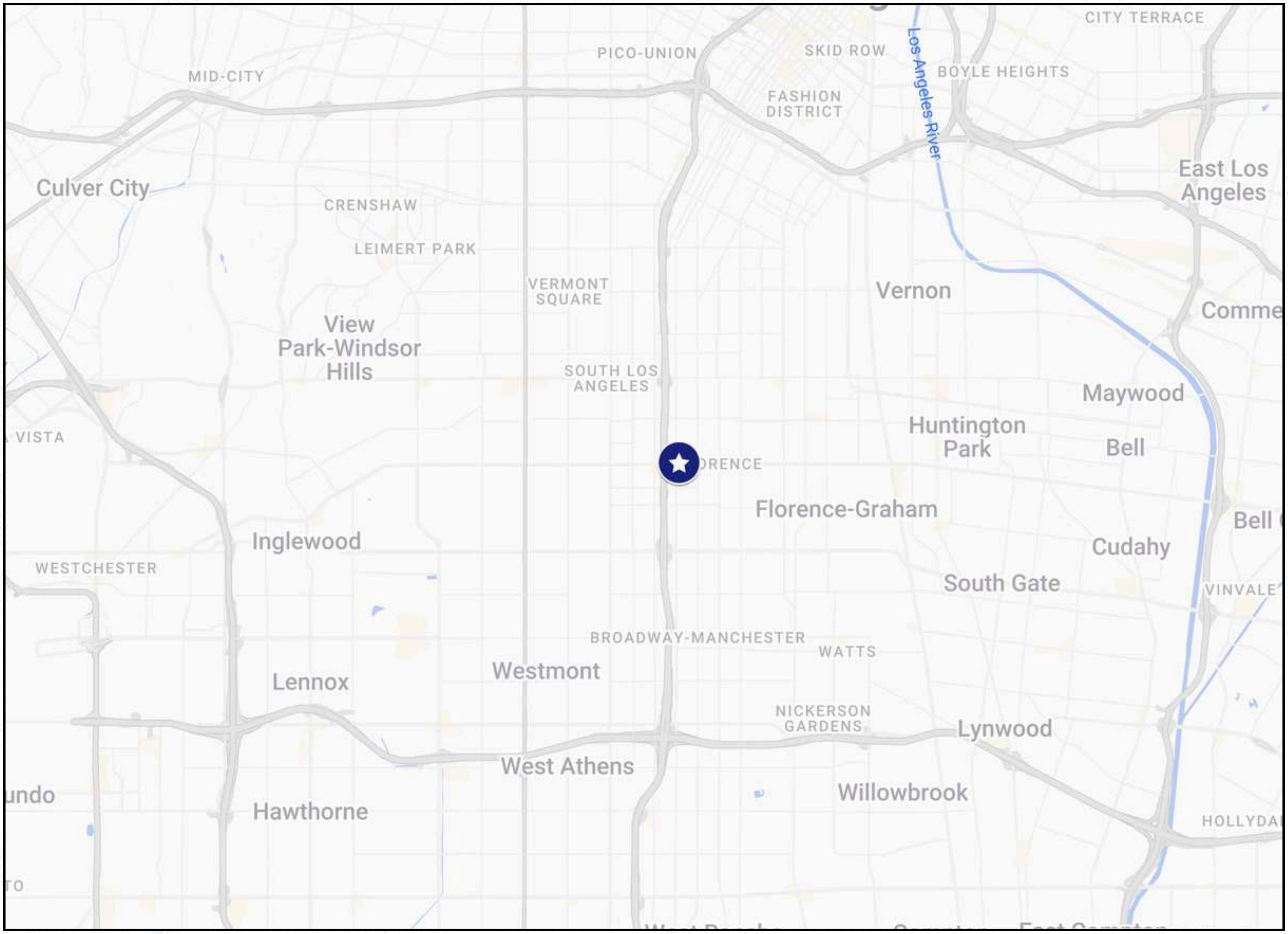
JACOBSON
INVESTMENT GROUP

SECTION 3

LOCATION OVERVIEW

247 W Florence Ave Los Angeles, CA 90003

LOCATION MAP



CITY OVERVIEW: LOS ANGELES

As the most populous county in the nation, Los Angeles remains a global center for culture, innovation, and commerce. The region's diverse economy is driven by entertainment, technology, healthcare, logistics, and aerospace, supported by a highly educated workforce, world-class universities, and unparalleled infrastructure. Los Angeles continues to attract residents, investors, and businesses from around the world.

Across the county, major development projects continue to redefine the skyline and strengthen local communities. Thousands of new housing units, creative office campuses, and mixed-use developments are underway — from the revitalization of Downtown Los Angeles and Hollywood to large-scale projects in Inglewood, Culver City, and the Westside.

Landmark developments such as SoFi Stadium — a $5 billion sports and entertainment destination — and the new $2 billion Intuit Dome, home of the Los Angeles Clippers, have catalyzed a wave of surrounding investment.

As a hub for Fortune 500 companies, global media production, and international trade through the Ports of Los Angeles and Long Beach, the region's economy remains resilient and diverse. With continuous infrastructure improvements, housing growth, and private investment, Greater Los Angeles is well positioned for long-term economic strength and cultural leadership.

ABOUT THE AREA

South Los Angeles (South LA) is a vibrant and dynamic region of Los Angeles known for its rich history, cultural diversity, and proximity to major metropolitan amenities. The area has undergone significant revitalization recently, attracting new businesses, developments, and residents while preserving its unique character.

University of Southern California

SoFi Stadium

Exposition Park

South Los Angeles benefits from its strategic location with easy access to major freeways such as the I-10, I-110, and I-405. Additionally, its proximity to LAX and the Port of Los Angeles makes it an ideal location for residents and businesses seeking connectivity to national and international markets.

SECTION 4

FINANCIAL ANALYSIS

247 W Florence Ave Los Angeles, CA 90003

247 W Florence Ave

List Price:	$1,025,000
Cost Per Unit:	$128,125
Cost Per SF:	$159.91
Current GRM:	8.56
Pro Forma GRM:	6.12
Current Cap Rate:	6.21%
Pro Forma Cap Rate:	10.39%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
3	Commercial	38%	$1,488	$4,466	$1,900	$5,700
5	1+1	63%	$1,103	$5,516	$1,650	$8,250

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents
247.25	1+1	650	$ 784.16	$ 1,650.00
247.25A	1+1	650	$ 1,000.48	$ 1,650.00
247.25B	1+1	650	$ 1,650.00	$ 1,650.00
247.25C	1+1	650	$ 1,000.48	$ 1,650.00
247.25D	1+1	650	$ 1,081.60	$ 1,650.00
243	Commercial	1000	$ 1,632.00	$ 1,900.00
245	Commercial	1000	$ 1,250.00	$ 1,900.00
247	Commercial	1000	$ 1,584.13	$ 1,900.00

	Current	Pro Forma
Total Scheduled Rent	$9,982.85	$13,950.00
Annualized Total Scheduled Rent	$119,794.20	$167,400.00
Rental Upsisde	40%	

INCOME AND EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	$ 119,794	$ 167,400
Vacancy Cost (5% SGI)	$ 5,990	$ 8,370
Gross Operating Income	$ 113,804	$ 159,030

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	$ 12,813	$ 12,813
Repairs & Maintenance ($1,000/Unit)	$ 8,000	$ 8,000
Insurance ($1.50/SF)	$ 9,615	$ 9,615
Utilities ($700/Unit)	$ 5,600	$ 5,600
Trash ($450/Month)	$ 5,400	$ 5,400
Landscaping ($150/Month)	$ 1,800	$ 1,800
Pest Control ($75/Month)	$ 900	$ 900
Property Management (5%/SGI)	$ 5,990	$ 8,370

Total Operating Expenses	$ 50,117	$ 52,498
Net Operating Income	$ 63,687	$ 106,533

FINANCIAL ANALYSIS

247 W Florence Ave		
List Price:		**$1,025,000**
Down Payment:	35.0%	$358,750
Number of units:		8
Cost per Unit:		$128,125
Current GRM:		8.56
Pro Forma GRM:		6.12
Current Cap Rate:		6.21%
Pro Forma Cap Rate:		10.39%
Year Built:		1919
Approx. Lot Size:		5,969
Approx. Gross RSF:		6,410
Cost per Net RSF:		$159.91

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$ 119,794		$ 167,400	
Vacancy Rate Reserve:	$ 5,990	5%[1]	$ 8,370	5%[1]
Gross Operating Income:	$ 113,804		$ 159,030	
Expenses:	$ 50,117	42%[1]	$ 52,498	31%[1]
Net Operating Income:	$ 63,687		$ 106,533	
Debt Service:	$ 47,934		$ 47,934	
Pre Tax Cash Flows:	$ 15,753	4.39% [2]	$ 58,598	16.33% [2]
Principal Reduction:	$ 8,182		$ 8,182	
Total Return Before Taxes:	$ 23,935	6.67% [2]	$ 66,780	18.61% [2]

1 As a percent of Scheduled Gross Income

2 As a percent of Down Payment

Proposed Financing			
First Loan Amount:	$666,250	Amort:	30
Terms:	**6.000%**	Fixed:	7
Payment	$3,995	DCR:	1.33

Annualized Expenses:		
***Estimated**	**Current**	**Pro Forma**
New Taxes (1.25% Purchase Price):	$12,813	$12,813
Repairs & Maintenance ($1000/Unit):	$8,000	$8,000
Insurance ($1.5/SF):	$9,615	$9,615
Utilities ($700/Unit):	$5,600	$5,600
Trash ($450/Month):	$5,400	$5,400
Landscaping ($150/Month):	$1,800	$1,800
Pest Control ($75/Month):	$900	$900
Property Management (5% SGI):	$5,990	$8,370
Total Expenses:	$50,117	$52,498
Expenses as %/SGI	41.84%	31.36%
Per Net Sq. Ft:	$7.82	$8.19
Per Unit:	$6,265	$6,562

Scheduled Income:

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Pro Forma Income: Monthly Rent/Unit	Pro Forma Income: Total Income
1	1+1		$ 784.16	$ 784.16	$ 1,650.00	$ 1,650.00
1	1+1		$ 1,000.48	$ 1,000.48	$ 1,650.00	$ 1,650.00
1	1+1		$ 1,650.00	$ 1,650.00	$ 1,650.00	$ 1,650.00
1	1+1		$ 1,000.48	$ 1,000.48	$ 1,650.00	$ 1,650.00
1	1+1		$ 1,081.60	$ 1,081.60	$ 1,650.00	$ 1,650.00
1	Commercial		$ 1,632.00	$ 1,632.00	$ 1,900.00	$ 1,900.00
1	Commercial		$ 1,250.00	$ 1,250.00	$ 1,900.00	$ 1,900.00
1	Commercial		$ 1,584.13	$ 1,584.13	$ 1,900.00	$ 1,900.00

	Current		Pro Forma
Total Scheduled Rent:	$9,982.85		$13,950.00
Additional Income:	**$0.00**		**$0.00**
Parking:	**$0.00**		**$0.00**
SCEP:	**$0.00**		**$0.00**
Monthly Scheduled Gross Income:	$9,982.85		$13,950.00
Annualized Scheduled Gross Income:	$119,794.20		$167,400.00
Utilities Paid by Tenant:	Gas and Electric	Rental Upside:	**40%**

LYON STAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

LYON STAHL
INVESTMENT REAL ESTATE

Exclusively Prepared By:

Aaron Jacobson
310.729.1559
Aaron@LyonStahl.com
DRE#02100737

Peter James
310.467.7581
Peter@LyonStahl.com
DRE#01748556

Will James
310.600.9858
Will@LyonStahl.com
DRE#01734419

JACOBSON INVESTMENT GROUP

THE JAMES GROUP