

OFFERING MEMORANDUM

3155 E 8TH ST LOS ANGELES, CA 90023



LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

LIST PRICE

\$895,000

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Los Angeles, CA 90023

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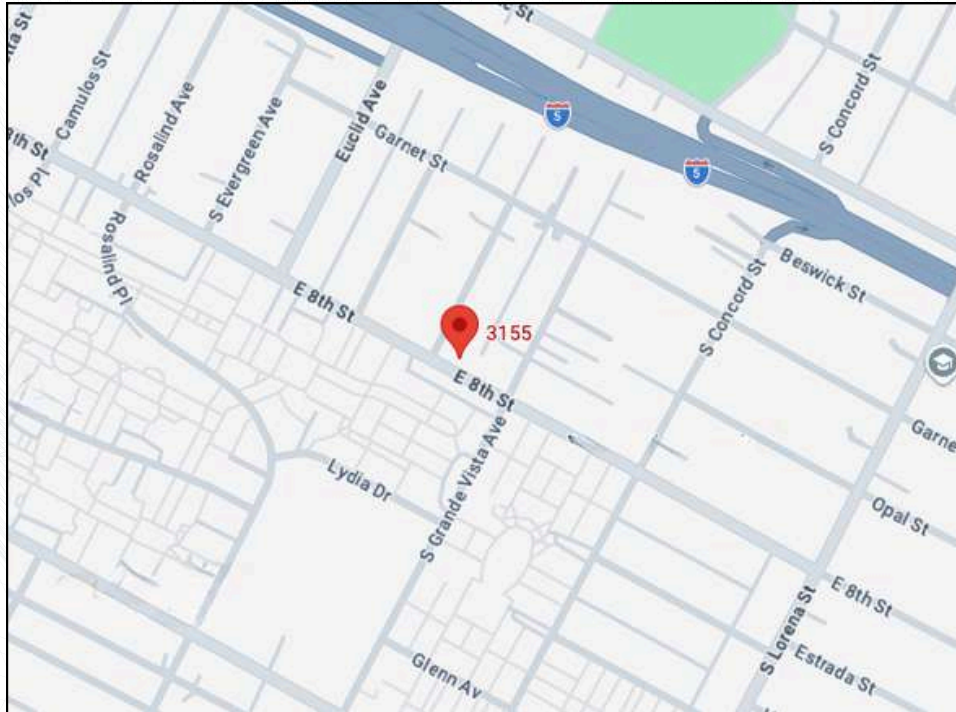
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SECTION 5

PROPERTY DESCRIPTION

3155 E 8th St Los Angeles, CA 90023

PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- Desirable unit mix, consisting of (4) 1 Bed/1 Bath units spread across 2,018 SF, all delivered VACANT
- Once the property is fully leased, it is projected to operate at a 8.02% Cap Rate, allowing a future investor to rent all the units at market rents
- Conveniently located in East Los Angeles, in close proximity to several trendy coffee shops, restaurants, and major metropolitan hubs

PROPERTY DETAILS

Address	3155 E 8 th St
City, State, Zip	Los Angeles, CA 90023
Units	4
Building Sq Ft.	2,018
Land Sq Ft.	5,096
Year Built	1961
Occupancy	0%
Zoning	LA R2
Parking	8
APN	5190-011-024
Rent Control	LA RSO
Unit Mix	(4) 1 Bed/1 Bath

PARCEL MAP

APN: 5190-011-024



INVESTMENT SUMMARY



3155 E 8th St is a 4-Unit Turnkey property to be delivered **FULLY VACANT** by close of escrow. 3155 E 8th St presents a unique opportunity in the heart of Boyle Heights, with updated electrical panels. It includes four spacious 1-Bed/1-Bath units, all delivered vacant, offering a prime opportunity for an investor or owner-occupier. The property features 8 uncovered parking spaces in the rear can be converted to two stacked ADUs. With this addition, the cap rate will jump from an already attractive 8.02%, offering substantial returns. Built in 1961, this asset is a cash cow with the ability to stabilize and generate significant cash flow. For owner-users, it's a perfect opportunity to occupy one unit, have the additional three units cover your mortgage. The "owner's unit" features a large private patio that can be converted into additional parking as well. Located in the heart of Boyle Heights, a vibrant and culturally diverse neighborhood known for its rich history, tight-knit community, and eclectic mix of cuisines, Boyle Heights offers a dynamic blend of residential charm, thriving local businesses, and a vibrant arts scene. It is in close proximity to the train line stop and within walking distance of Hollenbeck Park, restaurants, bars and nightlife.

PROPERTY PHOTOS

3155 E 8th St Los Angeles, CA 90023

PROPERTY EXTERIOR



PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



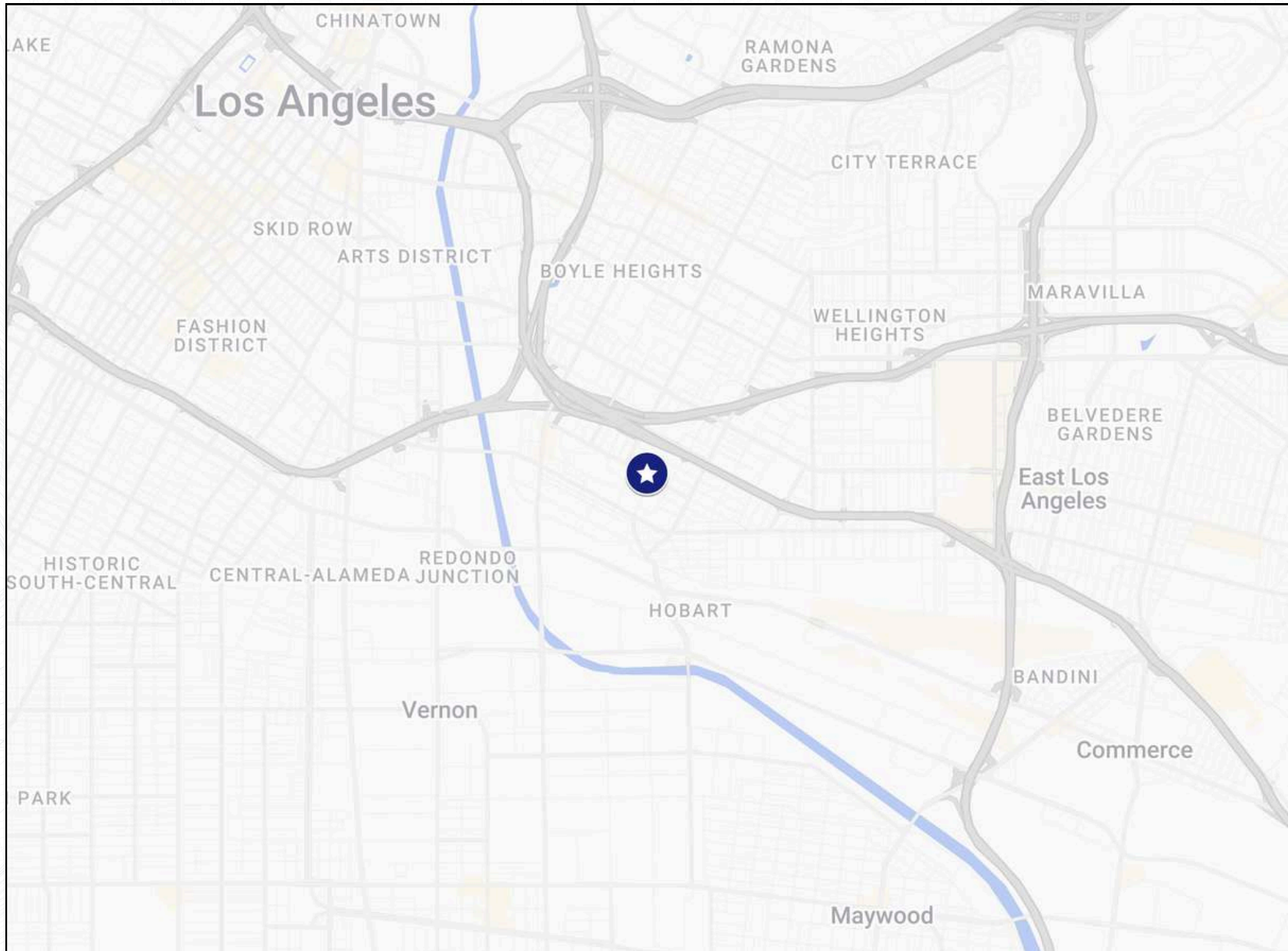
PROPERTY INTERIOR



LOCATION OVERVIEW

3155 E 8th St Los Angeles, CA 90023

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

East Los Angeles is a vibrant and culturally rich community known for its strong sense of neighborhood and heritage. The area offers a mix of residential and commercial spaces, with local shops, authentic dining, and lively street art reflecting its diverse roots. Residents enjoy a variety of amenities, including parks, community centers, and easy access to schools, making it an attractive area for families.



USC Keck School of Medicine

East LA Civic Center



Sofreh

Conveniently located near major freeways and public transit, East LA provides seamless connections to downtown Los Angeles, Hollywood, and other key destinations. The neighborhood has also seen steady interest from new businesses and redevelopment projects, underscoring its appeal as both a place to live and a smart investment opportunity.

FINANCIAL ANALYSIS

3155 E 8th St Los Angeles, CA 90023

INVESTMENT SUMMARY

3155 E 8 th St	
List Price:	\$895,000
Cost Per Unit:	\$223,750
Cost Per SF:	\$443.51
Current GRM:	8.88
Pro Forma GRM:	8.88
Current Cap Rate:	8.02%
Pro Forma Cap Rate:	8.02%

Unit Mix & Scheduled Income						
Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
4	1+1	100%	\$2,100	\$8,400	\$2,100	\$8,400

RENT ROLL

<u>Unit No.</u>	<u>Unit Type</u>	<u>Unit SF</u>	<u>Monthly Rent</u>	<u>Pro Forma Rents</u>	<u>Notes</u>
1	1+1	500	\$ 2,100.00	\$ 2,100.00	<i>Vacant</i>
2	1+1	500	\$ 2,100.00	\$ 2,100.00	<i>Vacant</i>
3	1+1	500	\$ 2,100.00	\$ 2,100.00	<i>Vacant</i>
4	1+1	500	\$ 2,100.00	\$ 2,100.00	<i>Vacant</i>

	<u>Current</u>	<u>Pro Forma</u>
Total Scheduled Rent	\$8,400.00	\$8,400.00
Annualized Total Scheduled Rent	\$100,800.00	\$100,800.00

INCOME AND EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 100,800	\$ 100,800
Vacancy Cost (5% SGI)	\$ 5,040	\$ 5,040
Gross Operating Income	\$ 95,760	\$ 95,760

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	\$ 11,188	\$ 11,188
Repairs & Maintenance (\$1,000/Unit)	\$ 4,000	\$ 4,000
Insurance (\$1.50/SF)	\$ 3,027	\$ 3,027
Utilities (\$1,000/Month)	\$ 4,000	\$ 4,000
Trash (\$0)	\$ -	\$ -
Landscaping (\$100/Month)	\$ 1,200	\$ 1,200
Pest Control (\$50/Month)	\$ 600	\$ 600

	Current	Pro Forma
Total Operating Expenses	\$ 24,015	\$ 24,015
Net Operating Income	\$ 71,746	\$ 71,746

FINANCIAL ANALYSIS

3155 E 8th St		
List Price:		\$895,000
Down Payment:	35.0%	\$313,250
Number of units:		4
Cost per Unit:		\$223,750
Current GRM:		8.88
Pro Forma GRM:		8.88
Current Cap Rate:		8.02%
Pro Forma Cap Rate:		8.02%
Year Built:		1961
Approx. Lot Size:		5,096
Approx. Gross RSF:		2,018
Cost per Net RSF:		\$443.51

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$	100,800	\$	100,800
Vacancy Rate Reserve:	\$	5,040	5% ¹	\$ 5,040 5% ¹
Gross Operating Income:	\$	95,760		\$ 95,760
Expenses:	\$	24,015	24% ¹	\$ 24,015 24% ¹
Net Operating Income:	\$	71,746		\$ 71,746
Debt Service:	\$	39,637		\$ 39,637
Pre Tax Cash Flows:	\$	32,108	10.25% ²	\$ 32,108 10.25% ²
Principal Reduction:	\$	7,837		\$ 7,837
Total Return Before Taxes:	\$	39,945	12.75% ²	\$ 39,945 12.75% ²

¹ As a percent of Scheduled Gross Income ² As a percent of Down Payment

Proposed Financing			
First Loan Amount:	\$581,750	Amort:	30
Terms:	5.500%	Fixed:	30
Payment	\$3,303	DCR:	1.81

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$11,188	\$11,188
Repairs & Maintenance (\$1000/Unit):	\$4,000	\$4,000
Insurance (\$1.5/SF):	\$3,027	\$3,027
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:	\$24,015	\$24,015
Expenses as %/SGI	23.82%	23.82%
Per Net Sq. Ft:	\$11.90	\$11.90
Per Unit:	\$6,004	\$6,004

Scheduled Income:						
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	1+1	Vacant	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
1	1+1	Vacant	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
1	1+1	Vacant	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
1	1+1	Vacant	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00	\$ 2,100.00
Total Scheduled Rent:				\$8,400.00		\$8,400.00
Additional Income:				\$0.00		\$0.00
Parking:				\$0.00		\$0.00
SCEP:				\$0.00		\$0.00
Monthly Scheduled Gross Income:				\$8,400.00		\$8,400.00
Annualized Scheduled Gross Income:				\$100,800.00		\$100,800.00
Utilities Paid by Tenant:				Trash, Gas and Electric	Rental Upside:	0%

SALES COMPARABLES

3155 E 8th St Los Angeles, CA 90023

RENT COMPARABLES

<u>Address</u>	<u>Close Price</u>	<u>Bed+Bath</u>	<u>± Sq. Ft</u>	<u>\$/SF</u>	<u>Parking</u>	<u>Condition</u>	<u>COE</u>
2431 Michigan	\$1,500	1-Bed/1-Bath	336	\$4.46	0	Partially Renovated	2/14/26
3732 Dwiggins St	\$2,500	1-Bed/1-Bath	850	\$2.94	0	Fully Renovated	1/30/26
3423 E 5th St	\$2,000	1-Bed/1-Bath	920	\$2.17	0	Fully Renovated	12/25/25
2718 Malabar St	\$2,295	1-Bed/1-Bath	550	\$4.17	0	Fully Renovated	12/15/25
2208 Terrace Heights	\$2,300	1-Bed/1-Bath	500	\$4.60	0	Fully Renovated	10/11/25
2621 Michigan Ave	\$1,950	1-Bed/1-Bath	309	\$6.31	2	Fully Renovated	8/25/25
3045 E5th St	\$2,350	1-Bed/1-Bath	500	\$4.70	0	Fully Renovated	6/16/25
1040 S Ditman Ave	\$1,795	1-Bed/1-Bath	396	\$4.53	1	Unrenovated	4/21/25
Average	\$2,086		545	\$4.24			
3155 E 8th St	\$2,100	1-Bed/1-Bath	500	\$4.20	1	Fully Renovated	

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>
3149 E Cesar E Chavez Ave	\$1,025,000	4	1960	2,420	9.36	6.94%	\$423.55	\$256,250	12/2/25	(4) 2+1
1917 E 2nd St	\$1,238,000	4	1900	2,269	10.70	6.07%	\$545.61	\$309,500	12/1/25	(3) 2+1 (1) 1+1
202 S Boyle Ave	\$1,150,000	4	1907	5,112	10.10	6.44%	\$224.96	\$287,500	11/20/25	(2) 3+1 (2) 2+1
142 S Savannah St	\$1,300,000	4	1959	2,656	13.11	4.96%	\$489.46	\$325,000	9/3/25	(4) 2+1
2522 Michigan Ave	\$1,290,000	4	1923	3,732	9.03	7.20%	\$345.66	\$322,500	4/3/25	(4) 2+1
Average					10.46	6.32%	\$405.85	\$300,150		
3155 E 8th St	\$895,000	4	1961	2,018	8.88	8.02%	\$443.51	\$223,750		(4) 1+1

SALES COMPARABLES



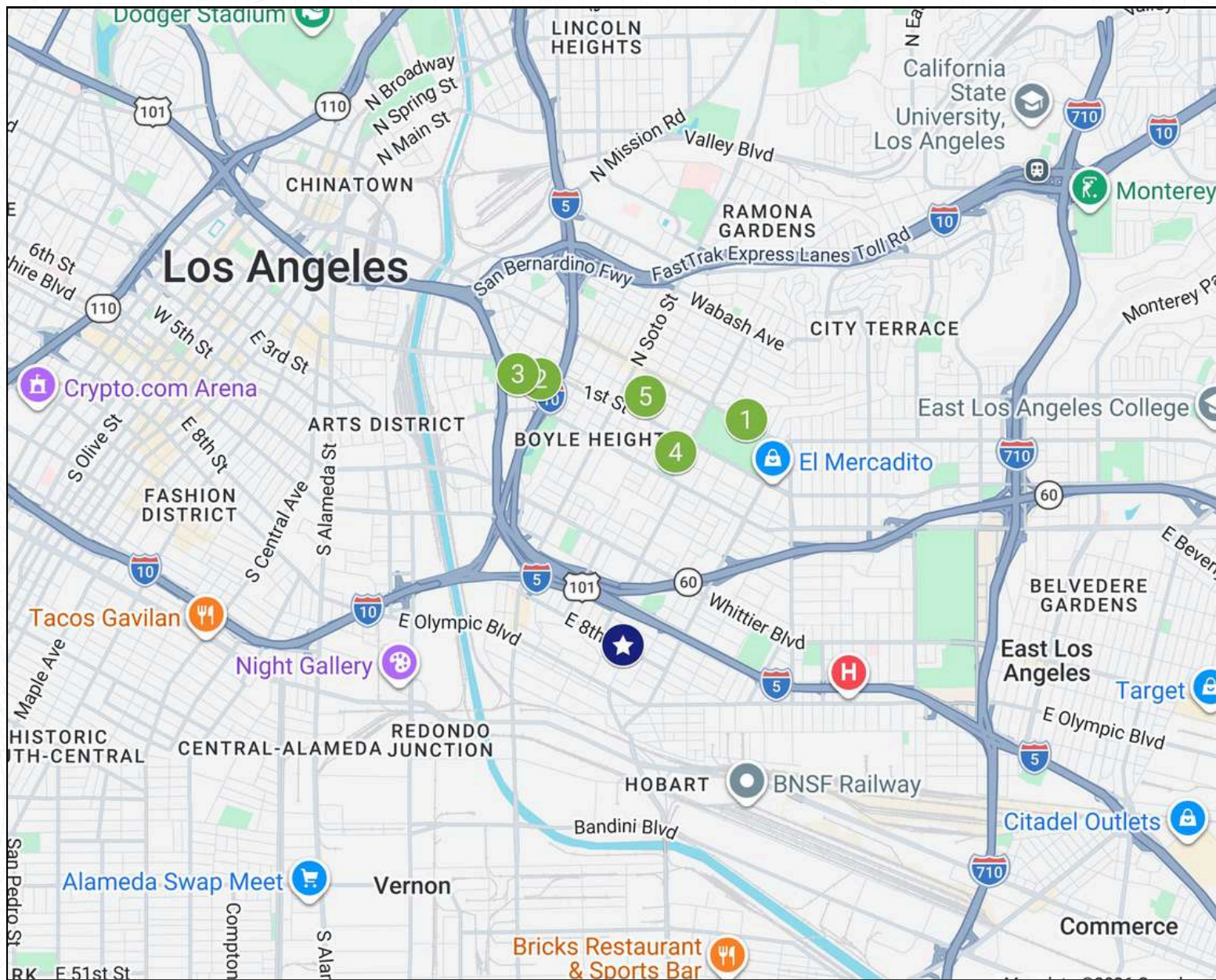
SALES COMPARABLES: BY LOCATION

Subject Property

★ 3155 E 8th St

Sales Comparables

- 1 3149 E Cesar E Chavez Ave
- 2 1917 E 2nd St
- 3 202 S Boyle Ave
- 4 142 S Savannah St
- 5 2522 Michigan Ave



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