

OFFERING MEMORANDUM

LYON STAHL
INVESTMENT REAL ESTATE

1103 W 64TH ST LOS ANGELES, CA 90044



LIST PRICE

\$1,725,000

JACOBSON
INVESTMENT GROUP 

THE **JAMES** GROUP

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Los Angeles, CA 90044

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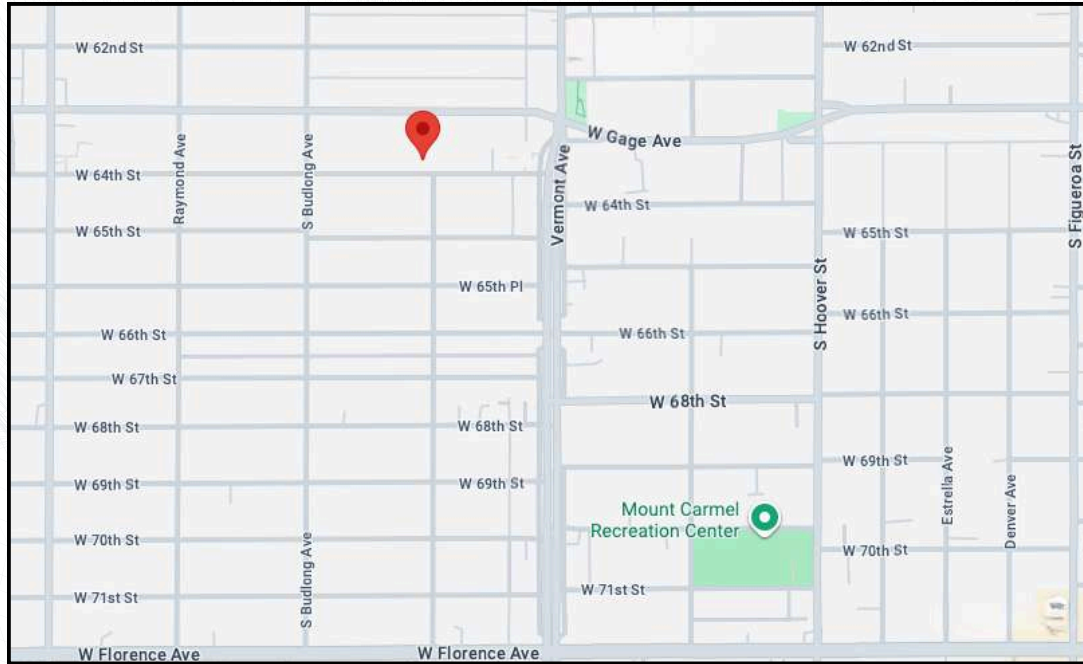
SALES COMPARABLES

SECTION 5

PROPERTY DESCRIPTION

1103 W 64th St Los Angeles, CA 90044

PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- Desirable unit mix consisting of (7) Studios, (4) 1 Bed/1 Bath, and (1) 2 Bed/1 Bath Units
- The property offers a going-in cap rate of 8.34% and 7.69 GRM, receiving \$18,684 in total scheduled rent
- Conveniently located in South Los Angeles, in close proximity to several trendy coffee shops, restaurants, and major metropolitan hubs

PROPERTY DETAILS

No. of Units	12
Year Built	1930
Rentable SF	5,716
Lot Area	6,709
APN	6003-032-017
Zoning	LA R2
Rent Control	LA RSO
Unit Mix	(7) Studio (4) 1 Bed/1 Bath (1) 2 Bed/1 Bath

INVESTMENT SUMMARY



1103 W 64th St presents an excellent opportunity to acquire a well-located 12-unit multifamily property in South Los Angeles. The property features a desirable unit mix consisting of (7) Studios, (4) 1 bedroom/1 bath units, and (1) 2 bedroom/1 bath unit, currently generating \$18,684 in monthly rental income.

The asset is currently operating at an 8.14% cap rate and 7.69 GRM, providing investors with strong in place cash flow and stable income. Priced at just \$143,750 per unit and \$301 per square foot, the offering presents an attractive basis relative to comparable multifamily properties in the area. The property is conveniently located in South Los Angeles, offering easy access to Downtown Los Angeles, USC, as well as major transportation corridors and key employment centers throughout the city.

PROPERTY PHOTOS

1103 W 64th St Los Angeles, CA 90044

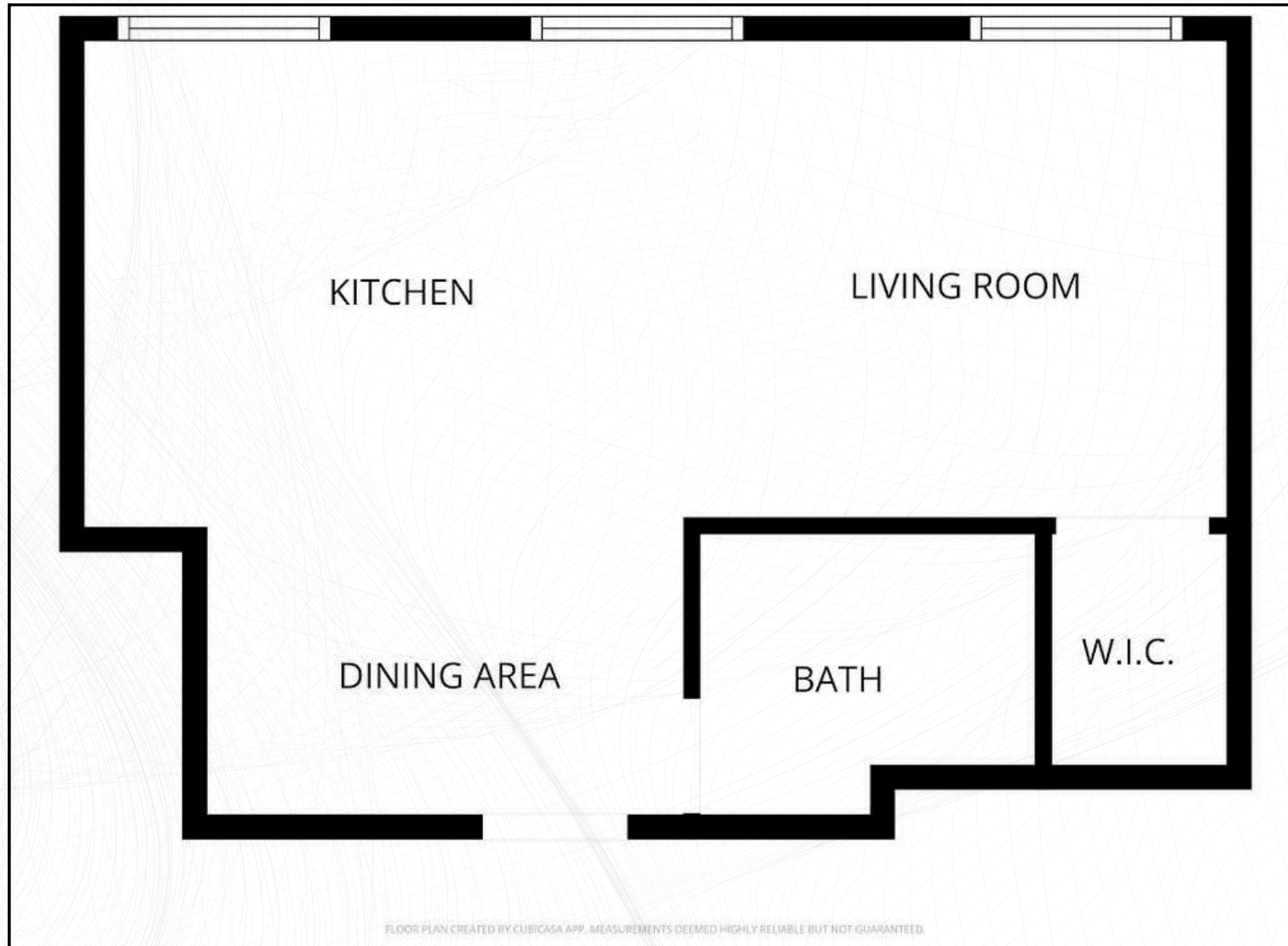
PROPERTY EXTERIOR



PROPERTY INTERIOR



FLOOR PLAN



LOCATION OVERVIEW

1103 W 64th St Los Angeles, CA 90044

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

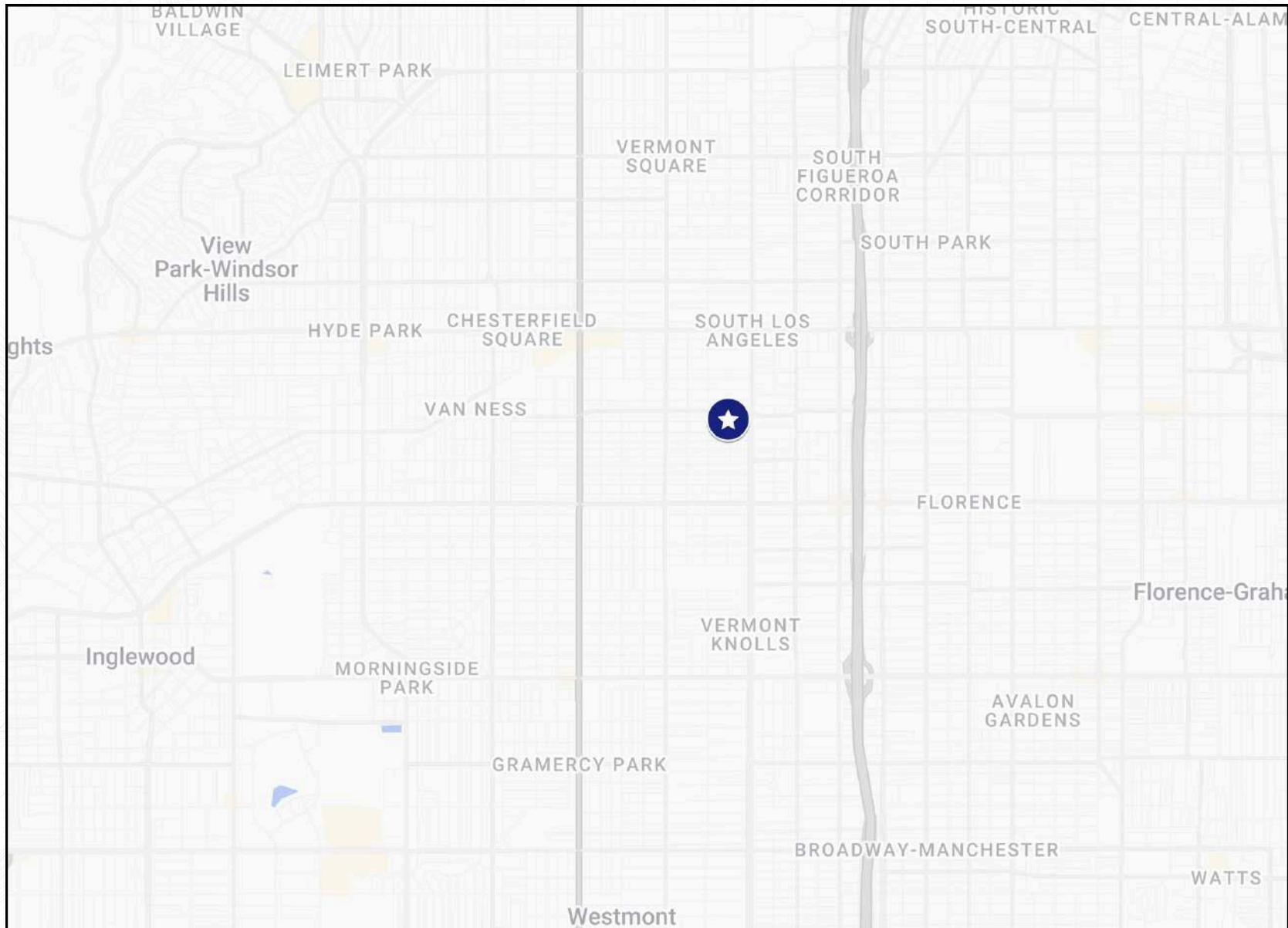
SoFi Stadium



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.

LOCATION MAP



FINANCIAL ANALYSIS

1103 W 64th St Los Angeles, CA 90044

INVESTMENT SUMMARY

1103 W 64th St

List Price:	\$1,725,000
Cost Per Unit:	\$143,750
Cost Per SF:	\$301.78
Current GRM:	7.69
Pro Forma GRM:	7.03
Current Cap Rate:	8.34%
Pro Forma Cap Rate:	9.46%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
7	0+1	58%	\$1,491	\$10,438	\$1,495	\$10,465
4	1+1	33%	\$1,552	\$6,210	\$1,895	\$7,580
1	2+1	8%	\$2,036	\$2,036	\$2,395	\$2,395

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>
101	Studio	400	\$ 1,610.00	\$ 1,495.00	<i>Hopics</i>
102	Studio	400	\$ 1,961.00	\$ 1,495.00	<i>Testimonial Community Love Center</i>
103	Studio	400	\$ 1,300.00	\$ 1,495.00	
104	1-Bed/1-Bath	500	\$ 2,275.00	\$ 1,895.00	<i>LAHSA</i>
105	Studio	400	\$ 1,495.00	\$ 1,495.00	<i>Vacant</i>
106	1-Bed/1-Bath	500	\$ 1,850.00	\$ 1,895.00	<i>VOALA</i>
201	1-Bed/1-Bath	500	\$ 1,270.00	\$ 1,895.00	<i>HACLA</i>
202	Studio	400	\$ 1,400.00	\$ 1,495.00	
203	Studio	400	\$ 711.00	\$ 1,495.00	
204	Studio	400	\$ 1,961.00	\$ 1,495.00	<i>Testimonial Community Love Center</i>
205	1-Bed/1-Bath	500	\$ 815.00	\$ 1,895.00	
206	2-Bed/1-Bath	700	\$ 2,036.00	\$ 2,395.00	<i>HACLA</i>

Total Scheduled Rent	\$18,684.00
Annualized Total Scheduled Rent	\$224,208.00
Rental Upside	9%

INCOME AND EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 224,208	\$ 245,280
Vacancy Cost (3% SGI)	\$ 6,726	\$ 7,358
Gross Operating Income	\$ 217,482	\$ 237,922

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	\$ 21,563	\$ 22,438
Repairs & Maintenance (\$1,000/Unit)	\$ 12,000	\$ 12,000
Insurance (\$1.75/SF)	\$ 10,003	\$ 10,003
Utilities (T-12)	\$ 11,070	\$ 11,070
Trash (T-12)	\$ 5,960	\$ 5,960
Landscaping (\$100/Month)	\$ 1,200	\$ 1,200
Pest Control (\$50/Month)	\$ 600	\$ 600
Property Management (5%/SGI)	\$ 11,210	\$ 12,264
Total Operating Expenses	\$ 73,606	\$ 74,659
Net Operating Income	\$ 143,876	\$ 163,262

FINANCIAL ANALYSIS

1103 W 64th St		
List Price:		\$1,725,000
Down Payment:	35.0%	\$603,750
Number of units:		12
Cost per Unit:		\$143,750
Current GRM:		7.69
Pro Forma GRM:		7.03
Current Cap Rate:		8.34%
Pro Forma Cap Rate:		9.46%
Year Built:		1930
Approx. Lot Size:		6,709
Approx. Gross RSF:		5,716
Cost per Net RSF:		\$301.78

Annualized Operating Data	Current Rents	Pro Forma Rents
Scheduled Gross Income:	\$ 224,208	\$ 245,280
Vacancy Rate Reserve:	\$ 6,726 3% ¹	\$ 7,358 3% ¹
Gross Operating Income:	\$ 217,482	\$ 237,922
Expenses:	\$ 73,606 33% ¹	\$ 74,659 30% ¹
Net Operating Income:	\$ 143,876	\$ 163,262
Debt Service:	\$ 79,377	\$ 79,377
Pre Tax Cash Flows:	\$ 64,500 10.68% ²	\$ 83,886 13.89% ²
Principal Reduction:	\$ 14,159	\$ 14,159
Total Return Before Taxes:	\$ 78,659 13.03% ²	\$ 98,045 16.24% ²

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

Proposed Financing			
First Loan Amount:	\$1,121,250	Amort:	30
Terms:	5.850%	Fixed:	7
Payment	\$6,615	DCR:	1.81

Scheduled Income:						
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
7	Studio		\$ 1,491.14	\$ 10,438.00	\$ 1,495.00	\$ 10,465.00
4	1-Bed/1-Bath		\$ 1,552.50	\$ 6,210.00	\$ 1,895.00	\$ 7,580.00
1	2-Bed/1-Bath		\$ 2,036.00	\$ 2,036.00	\$ 2,395.00	\$ 2,395.00
Total Scheduled Rent:				\$18,684.00		\$20,440.00
Additional Income:				\$0.00		\$0.00
Parking:				\$0.00		\$0.00
SCEP:				\$0.00		\$0.00
Monthly Scheduled Gross Income:				\$18,684.00		\$20,440.00
Annualized Scheduled Gross Income:				\$224,208.00		\$245,280.00
Utilities Paid by Tenant:				Gas and Electric	Rental Upside:	9%

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$21,563	\$21,563
Repairs & Maintenance (\$1000/Unit):	\$12,000	\$12,000
Insurance (\$1.75/SF):	\$10,003	\$10,003
Utilities (T-12):	\$11,070	\$11,070
Trash (T-12):	\$5,960	\$5,960
Landscaping (\$100/Month):	\$1,200	\$1,200
Pest Control (\$50/Month):	\$600	\$600
Property Management (5% SGI):	\$11,210	\$12,264
Total Expenses:	\$73,606	\$74,659
Expenses as %/SGI	32.83%	30.44%
Per Net Sq. Ft:	\$12.88	\$13.06
Per Unit:	\$6,134	\$6,222

SALES COMPARABLES

1103 W 64th St Los Angeles, CA 90044

SALES COMPARABLES

Address	Price	Units	Yr Built	RSF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
732 W Imperial	\$1,860,000	10	1958	6,336	7.86	8.27%	\$293.56	\$186,000	1/27/26	(4) 2+1 (6) 1+1
240 E 60th St	\$1,735,000	10	1965	8,864	7.94	7.98%	\$195.74	\$173,500	12/31/25	(3) 3+1 (7) 2+1
6550 Brynhurst Ave	\$1,735,000	11	1964	8,317	9.29	6.99%	\$208.61	\$157,727	12/10/25	(11) 2+1
6109 Brynhurst Ave	\$2,100,000	14	1958	9,218	10.26	5.87%	\$227.82	\$150,000	7/30/25	(14) 1+1
1249 W 107th St	\$1,890,000	12	1959	7,816	8.11	8.02%	\$241.81	\$157,500	6/4/25	(4) 2+1 (8) 1+1
Average					8.69	7.43%	\$233.51	\$164,945		
1103 W 64th St	\$1,725,000	12	1930	5,716	7.69	8.34%	\$301.78	\$143,750		(1) 2+1 (4) 1+1 (7) 0+1



732 W Imperial
Los Angeles, CA 90044



240 E 60th St
Los Angeles, CA 90003



6550 Brynhurst Ave
Los Angeles, CA 90043

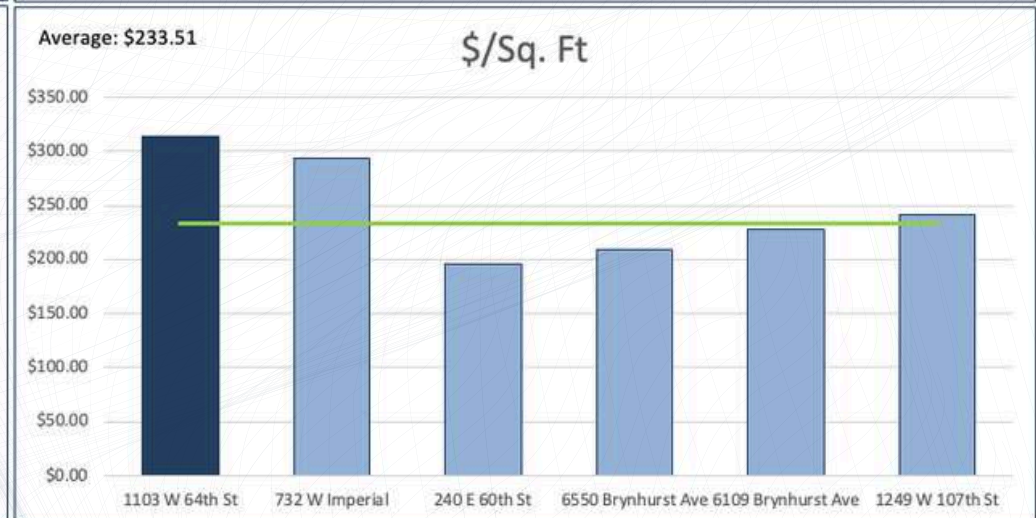
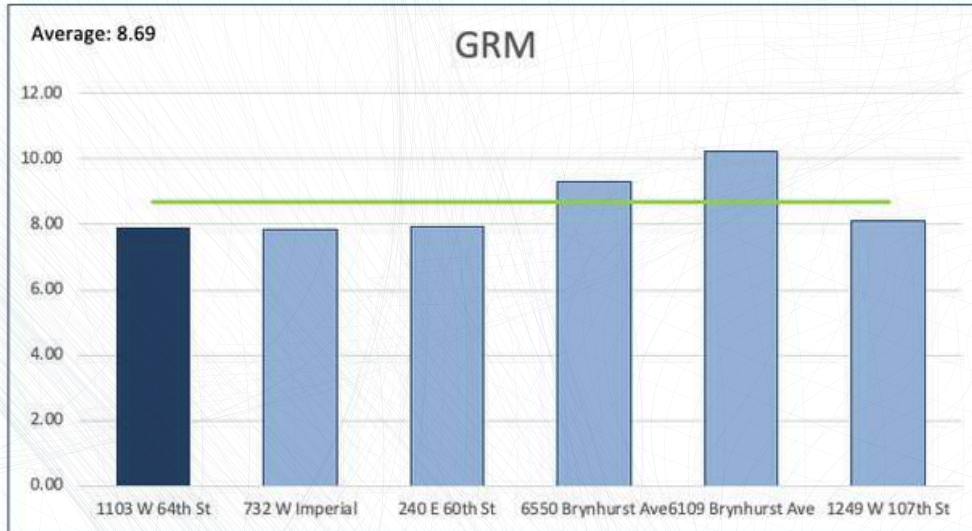


6109 Brynhurst Ave
Los Angeles, CA 90043



1249 W 107th St
Los Angeles, CA 90044

SALES COMPARABLES



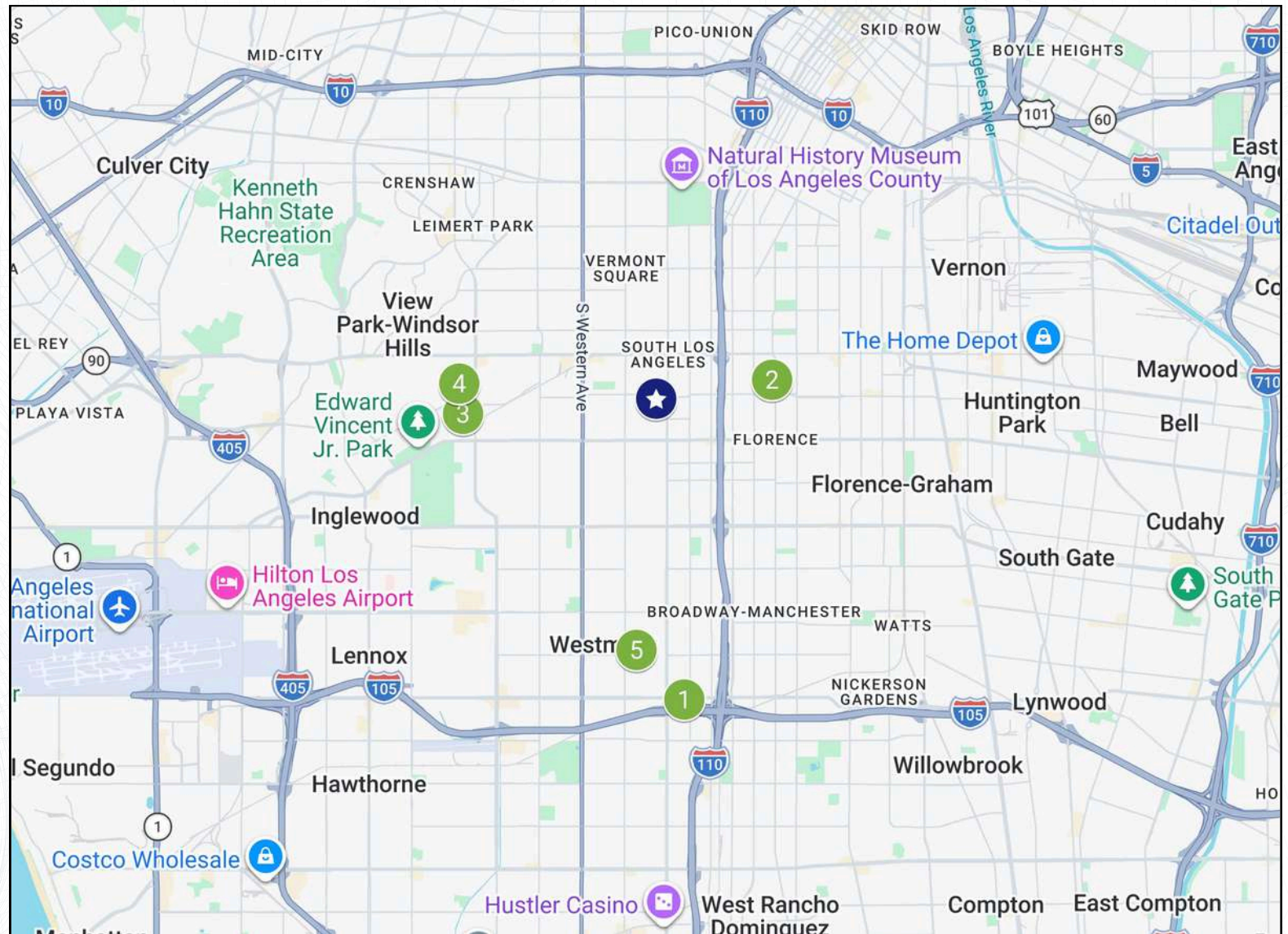
SALES COMPARABLES: BY LOCATION

Subject Property

★ 1103 W 64th St

Sales Comparables

- ① 732 W Imperial Hwy
- ② 240 E 60th St
- ③ 6550 Brynhurst Ave
- ④ 6109 Brynhurst Ave
- ⑤ 1249 W 107th St





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