506 S KERN AVE UNINCORPORATED LOS ANGELES, CA 90022

OFFERING MEMORANDUM



LIST PRICE

LYONSTAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

$1,125,000

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Unincorporated Los Angeles, CA 90022

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PROPERTY DESCRIPTION

506 S Kern Ave Unincorporated Los Angeles, CA 90022

THE OFFERING





FULLY VACANT 4PLEX IN EAST LA

506 S Kern is a Fully Vacant 4 Unit Property in one of the fastest growing neighborhoods in Los Angeles. The property consists an ideal unit mix of (3) 2-Bed/1-Bath and (1) 1-Bed/1-Bath units. The property has spacious floorplans and has been upgraded with new floors, paint and kitchens, ensuring ease of management for future tenants.

This tenant ready asset comes fully parked with 4 Tandem spots so each unit gets 2 spaces, ensuring maximum potential rent.
Once leased, the property will operate at a 7.75% cap rate, making this a one of a kind investment opportunity in East LA.
Whether you're an owner/user or an investor, this asset is primed for strong cash flow from day one, in a neighborhood that is hard to find something of this quality.

Situated in the heart of East LA, a submarket that is in close proximity to major employment such as USC Keck Medical, East LA Civic Center, Cal State LA as well as neighboring restaurants, including Sofreh, Al & Beas, and others.

PROPERTY DETAILS

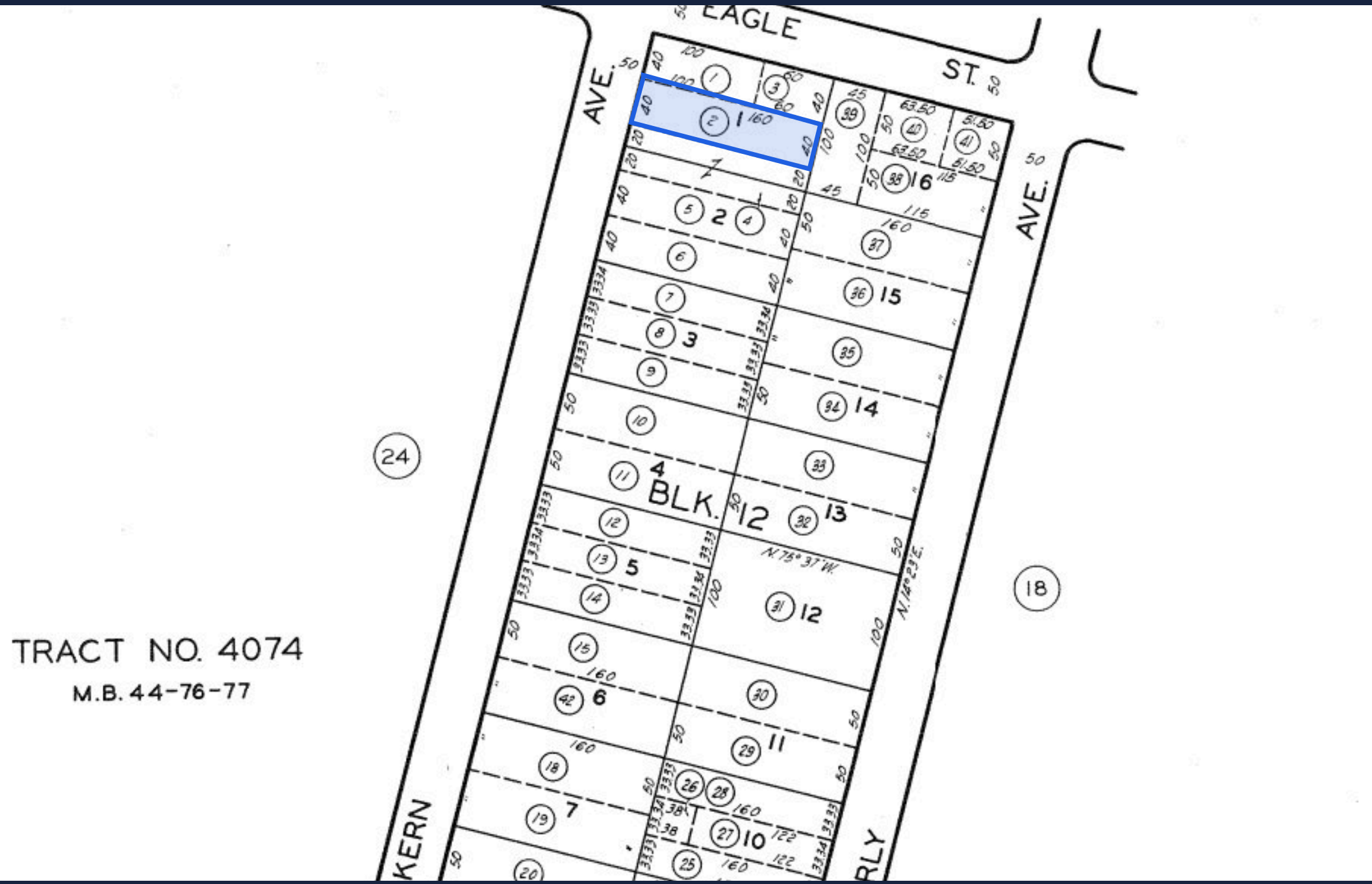
Address	506 S Kern Ave Unincorporated Los Angeles, CA 90022
List Price	$1,125,000
Total Units	4
Total Building Sq. Ft.	2,770 SF
Total Lot Size	6,400 SF
Year Built	1962
Price / Unit	$281,250
Price / Sq. Ft.	$406.14
Zoning	LCC1YY
APN	5248-017-002
Rent Control	County RSO
Parking	5 spaces



INVESTMENT HIGHLIGHTS

- Priced at a 9.30 GRM and 7.75% current cap rate
- Unit mix of (1) 1+1, (3) 2+1
- Subject to County RSO rent control
- 5 on-site parking spaces
- Priced at $406/SF on the building

PARCEL MAP





PROPERTY PHOTOS

506 S Kern Ave Unincorporated Los Angeles, CA 90022

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS









PROPERTY PHOTOS









PROPERTY PHOTOS









PROPERTY PHOTOS









SECTION 3

FINANCIAL ANALYSIS

506 S Kern Ave Unincorporated Los Angeles, CA 90022



RENT SUMMARY

UNIT MIX

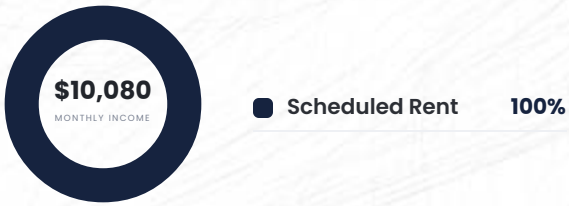
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
1+1	1	25%	$1,995	$1,995	$1,995	$1,995	0%
2+1	3	75%	$2,695	$8,085	$2,695	$8,085	0%
TOTALS	**4**		**$2,520**	**$10,080**		**$10,080**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$10,080	$10,080
Additional Income	$0	$0
Monthly Scheduled Gross Income	$10,080	$10,080
Annualized Scheduled Gross Income	**$120,960**	**$120,960**

At a Glance	
Rental Upside	0.00%
Average Unit Size	693 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	County RSO
Occupancy	0%

INCOME BREAKDOWN · CURRENT



RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	2+1	*Vacant*	800	$2,695	$2,695	$2,695	$2,695
2	2+1	*Vacant*	697	$2,695	$2,695	$2,695	$2,695
3	2+1	*Vacant*	697	$2,695	$2,695	$2,695	$2,695
4	1+1	*Vacant*	576	$1,995	$1,995	$1,995	$1,995
TOTAL RENTAL INCOME					**$10,080**		**$10,080**
Additional Income					$0		$0
TOTAL MONTHLY INCOME					**$10,080**		**$10,080**
TOTAL ANNUAL INCOME					**$120,960**		**$120,960**

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$120,960		$120,960	
Vacancy Rate Reserve	$6,048	5.00%	$6,048	5.00%
Gross Operating Income	$114,912		$114,912	
Operating Expenses	$27,687	22.89%	$27,687	22.89%
NET OPERATING INCOME	**$87,225**		**$87,225**	
Debt Service	$76,892		$76,892	
Pre-Tax Cash Flow	*$10,332*	*18.37%*	*$10,332*	*18.37%*
Principal Reduction	$13,941		$13,941	
Total Return Before Taxes	*$24,273*	*43.15%*	*$24,273*	*43.15%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.175148% Purchase Price)	$13,220	$13,220
Direct Assessments ($2642.93)	$2,643	$2,643
Repairs & Maintenance ($800/Unit)	$3,200	$3,200
Insurance ($1.2/SF)	$3,324	$3,324
Utilities ($800/Unit)	$3,200	$3,200
Trash ($0/Month)	$0	$0
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($75/Month)	$900	$900
TOTAL EXPENSES	**$27,687**	**$27,687**
Expenses as % of SGI	22.89%	22.89%
Per Sq. Ft.	$10.00	$10.00
Per Unit	$6,922	$6,922

FINANCIAL ANALYSIS

Property Address		506 S Kern Ave
List Price:		$1,125,000
Down Payment:	5.0%	$56,250
Number of Units:		4
Cost per Unit:		$281,250
Current GRM:		9.30
Pro Forma GRM:		9.30
Current CAP:		7.75%
Pro Forma CAP:		7.75%
Year Built:		1962
Approx. Lot Size:		6,400 SF
Approx. Gross RSF:		2,770 SF
Cost per RSF:		$406.14

Proposed Financing

First Loan Amount:	$1,068,750
Interest Rate:	6.00%
Amortization:	30 yrs
Fixed Period:	5 yrs
Monthly Payment:	$6,408
DCR:	1.13

Annualized Expenses *Estimated

New Taxes (1.175148% Purchase Price):	$13,220
Direct Assessments ($2642.93):	$2,643
Repairs & Maintenance ($800/Unit):	$3,200
Insurance ($1.2/SF):	$3,324
Utilities ($800/Unit):	$3,200
Landscaping ($100/Month):	$1,200
Pest Control ($75/Month):	$900
Total Expenses:	**$27,687**
Expenses as % of SGI:	22.89%
Per Unit:	$6,922

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$120,960		$120,960	
Vacancy Rate Reserve:	$6,048	5.00% *1	$6,048	5.00% *1
Gross Operating Income:	$114,912		$114,912	
Operating Expenses:	$27,687	22.89% *1	$27,687	22.89% *1
Net Operating Income:	$87,225		$87,225	
Loan Payments:	$76,892		$76,892	
Pre-Tax Cash Flow:	$10,332	18.37% *2	$10,332	18.37% *2
Principal Reduction:	$13,941		$13,941	
Total Return Before Taxes:	$24,273	43.15% *2	$24,273	43.15% *2

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

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
1	2+1	Vacant	$2,695	$2,695	$2,695	$2,695
1	2+1	Vacant	$2,695	$2,695	$2,695	$2,695
1	2+1	Vacant	$2,695	$2,695	$2,695	$2,695
1	1+1	Vacant	$1,995	$1,995	$1,995	$1,995
Monthly Scheduled Gross Income				**$10,080**		**$10,080**
Annualized Scheduled Gross Income				**$120,960**		**$120,960**

Utilities Paid by Tenant: Trash, Gas and Electric

FINANCING

Proposed Financing		
List Price:		$1,125,000
Down Payment:	5.0%	$56,250
First Loan Amount:		$1,068,750
Loan-to-Value:		95%
Interest Rate:		6.00%
Amortization:		30 years
Fixed Period:		5 years
Monthly Payment (P&I):		$6,408
Annual Debt Service:		$76,892
DCR:		1.13

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$87,225
Net Operating Income (Pro Forma):	$87,225
Pre-Tax Cash Flow (Current):	$10,332
Pre-Tax Cash Flow (Pro Forma):	$10,332
Cash-on-Cash (Current):	18.37%
Cash-on-Cash (Pro Forma):	18.37%
Total Return Before Taxes (PF):	$24,273

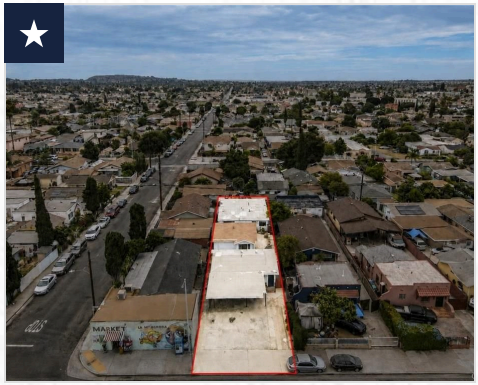
Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.



SALE COMPARABLES

506 S Kern Ave Unincorporated Los Angeles, CA 90022

SALE COMPS

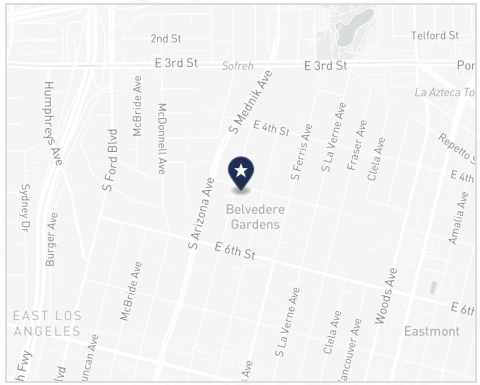


506 S KERN AVE

Unincorporated Los Angeles, CA 90022

Subject Property

Price:	$1,125,000	Bldg Size:	2,770 SF
No. Units:	4	Price/SF:	$406.14
GRM:	9.30	CAP:	7.75%
$/Unit:	$281,250		



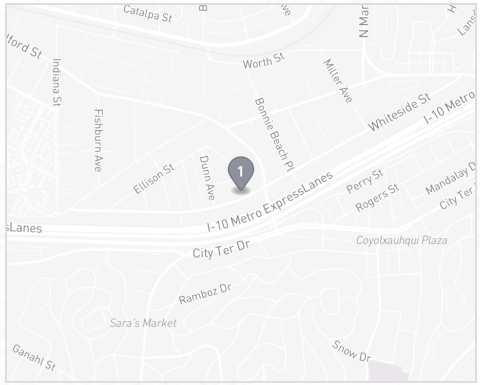


3737 WHITESIDE ST

Los Angeles, CA 90063

Sold 5/22/2026

Price:	$1,200,000	Bldg Size:	2,256 SF
No. Units:	4	Price/SF:	$531.91
GRM:	8.55	CAP:	7.60%
$/Unit:	$300,000		



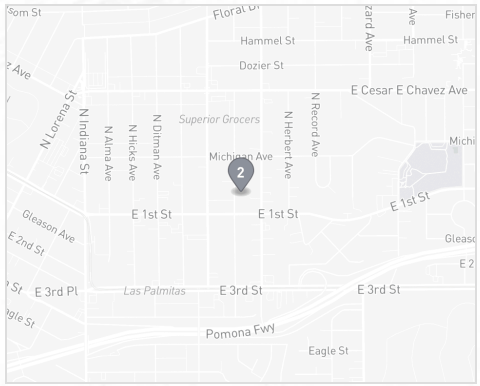


126 N EASTMAN AVE

Los Angeles, CA 90063

Sold 12/10/2025

Price:	$1,050,000	Bldg Size:	2,976 SF
No. Units:	4	Price/SF:	$352.82
GRM:	10.54	CAP:	6.17%
$/Unit:	$262,500		



SALE COMPS

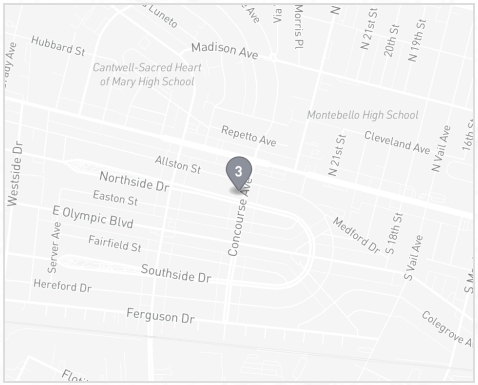


941 S CONCOURSE AVE

Los Angeles, CA 90022

Sold 10/23/2025

Price:	$1,385,000	Bldg Size:	3,920 SF
No. Units:	4	Price/SF:	$353.32
GRM:	14.43	CAP:	4.51%
$/Unit:	$346,250		



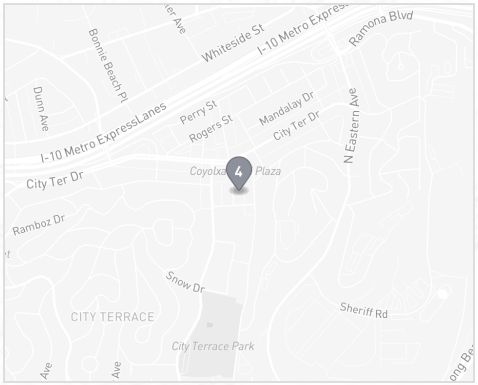


1312 MILLER AVE

Los Angeles, CA 90063

Sold 9/17/2025

Price:	$1,330,000	Bldg Size:	3,498 SF
No. Units:	4	Price/SF:	$380.22
GRM:	13.80	CAP:	4.71%
$/Unit:	$332,500		



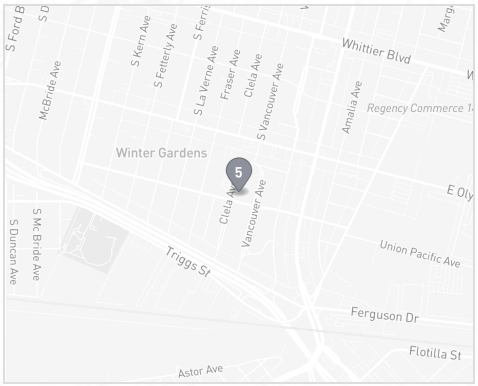


1278 CLELA AVE

Los Angeles, CA 90022

Sold 9/8/2025

Price:	$1,095,000	Bldg Size:	3,442 SF
No. Units:	4	Price/SF:	$318.13
GRM:	13.11	CAP:	4.96%
$/Unit:	$273,750		



SALE COMPS

6

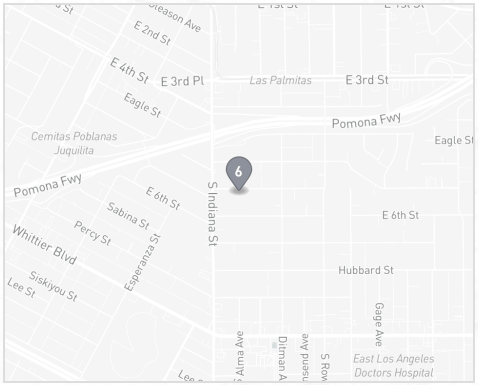


3634 LANFRANCO ST

Los Angeles, CA 90063

Sold 9/4/2025

Price:	$1,085,000	Bldg Size:	3,132 SF
No. Units:	4	Price/SF:	$346.42
GRM:	11.77	CAP:	5.52%
$/Unit:	$271,250		



7

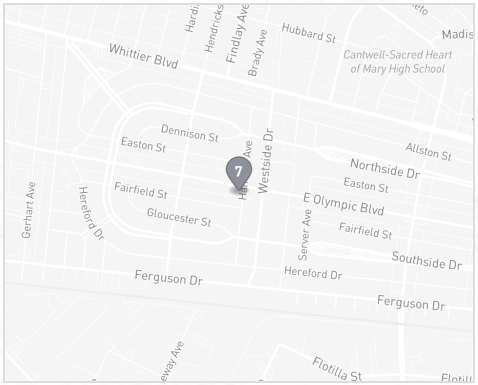


1201 HANOVER AVE

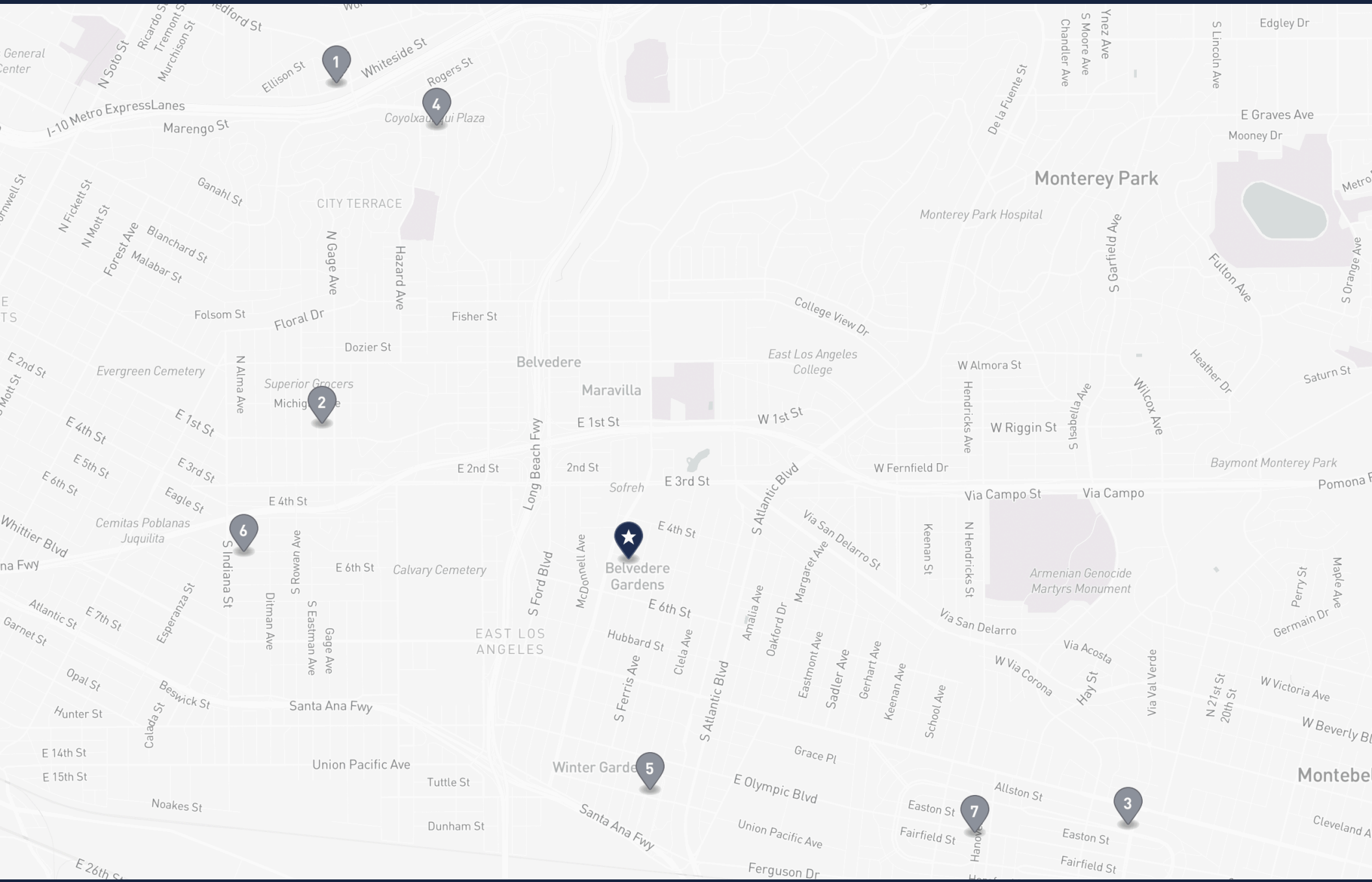
Los Angeles, CA 90022

Sold 7/1/2025

Price:	$1,075,000	Bldg Size:	2,675 SF
No. Units:	4	Price/SF:	$401.87
GRM:	13.17	CAP:	4.93%
$/Unit:	$268,750		



SALE COMPS MAP

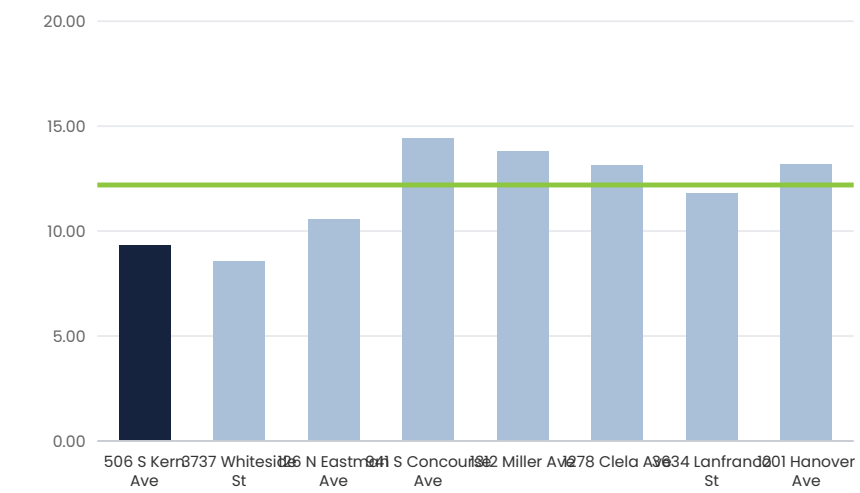


SALE COMPS ANALYSIS

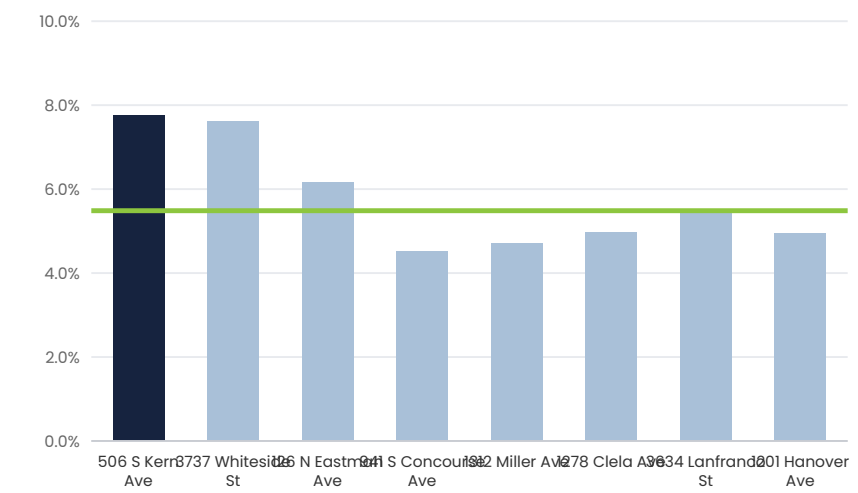
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
3737 Whiteside St Los Angeles, CA 90063	$1,200,000	4	1958	2,256	8.55	7.60%	$531.91	$300,000	5/22/2026	(2) 3+2 (2) 2+1
126 N Eastman Ave Los Angeles, CA 90063	$1,050,000	4	1909	2,976	10.54	6.17%	$352.82	$262,500	12/10/2025	(1) 3+2 (1) 2+2 (1) 1+1 (1) 0+1
941 S Concourse Ave Los Angeles, CA 90022	$1,385,000	4	1975	3,920	14.43	4.51%	$353.32	$346,250	10/23/2025	(4) 2+1
1312 Miller Ave Los Angeles, CA 90063	$1,330,000	4	1940	3,498	13.80	4.71%	$380.22	$332,500	9/17/2025	(4) 1+1
1278 Clela Ave Los Angeles, CA 90022	$1,095,000	4	1954	3,442	13.11	4.96%	$318.13	$273,750	9/8/2025	(4) 2+1
3634 Lanfranco St Los Angeles, CA 90063	$1,085,000	4	1911	3,132	11.77	5.52%	$346.42	$271,250	9/4/2025	(1) 3+2 (3) 2+1
1201 Hanover Ave Los Angeles, CA 90022	$1,075,000	4	1951	2,675	13.17	4.93%	$401.87	$268,750	7/1/2025	(4) 1+1
Average					*12.20*	*5.49%*	*$383.53*	*$293,571*		
506 S Kern Ave (Subject)	**$1,125,000**	**4**	**1962**	**2,770**	**9.30**	**7.75%**	**$406.14**	**$281,250**	**On Market**	**(1) 1+1, (3) 2+1**

SALE COMP CHARTS

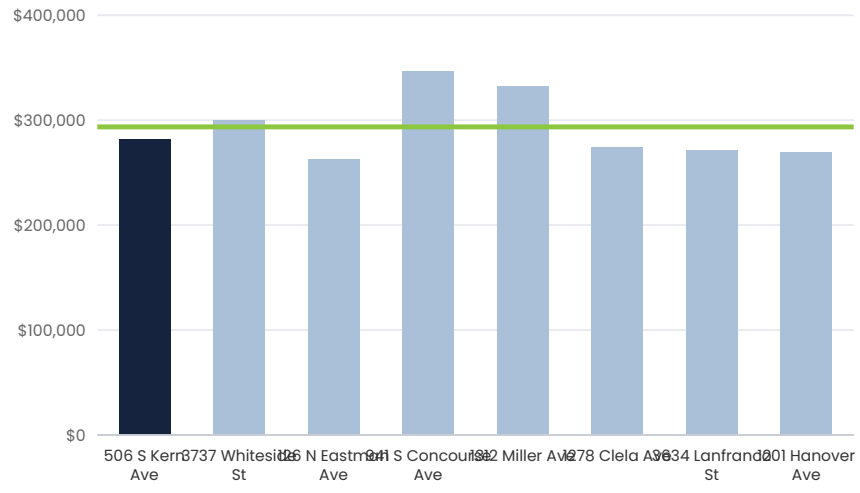
Average: 12.20



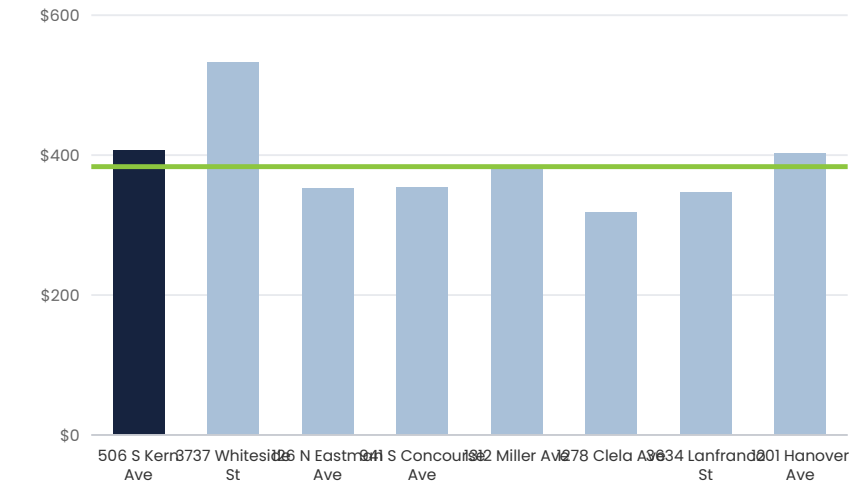
Average: 5.49%



Average: $293,571



Average: $383.53

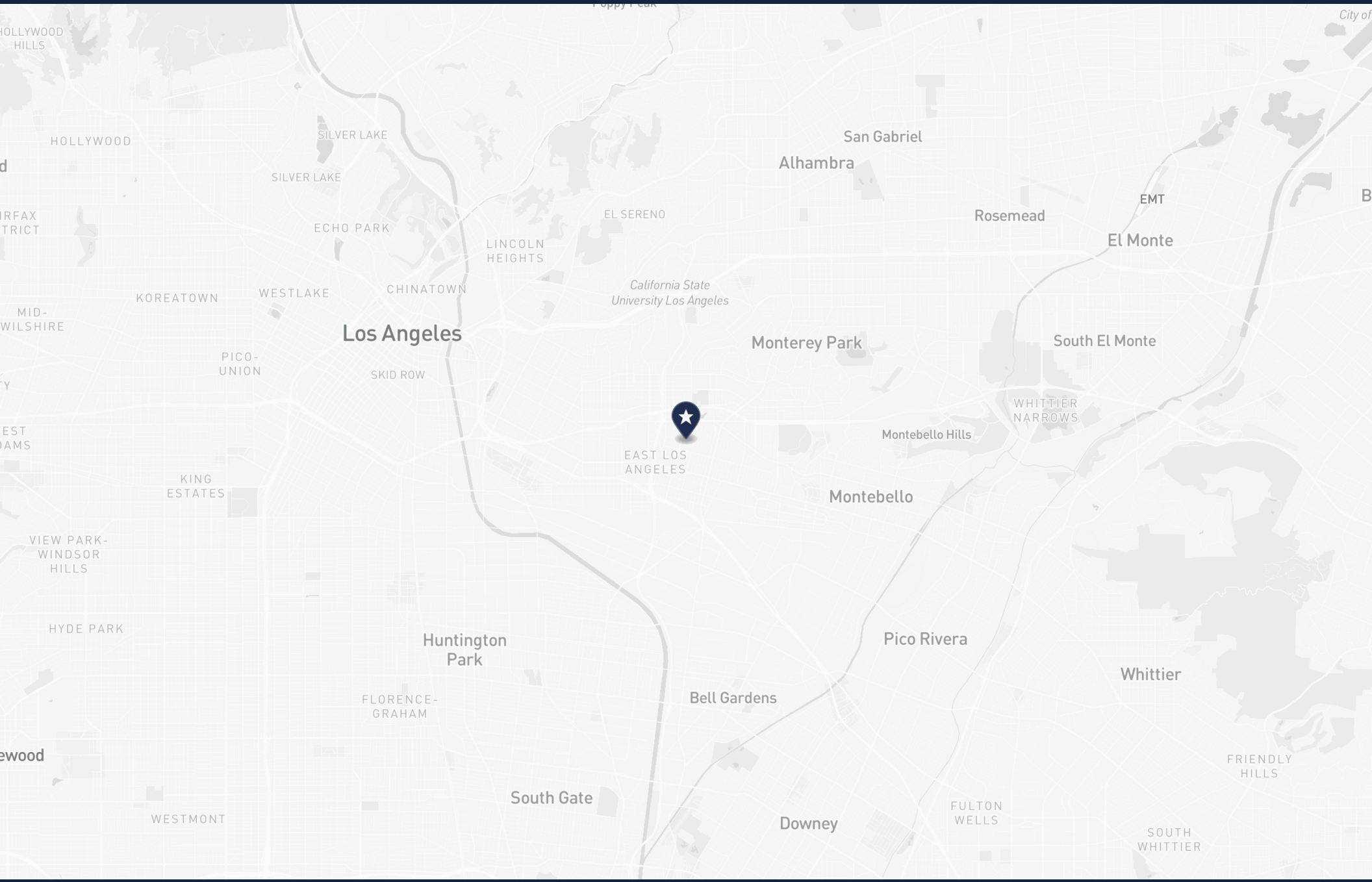




LOCATION OVERVIEW

506 S Kern Ave Unincorporated Los Angeles, CA 90022

LOCATION MAP



LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in the United States after New York City, and the third most populous city in North America after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

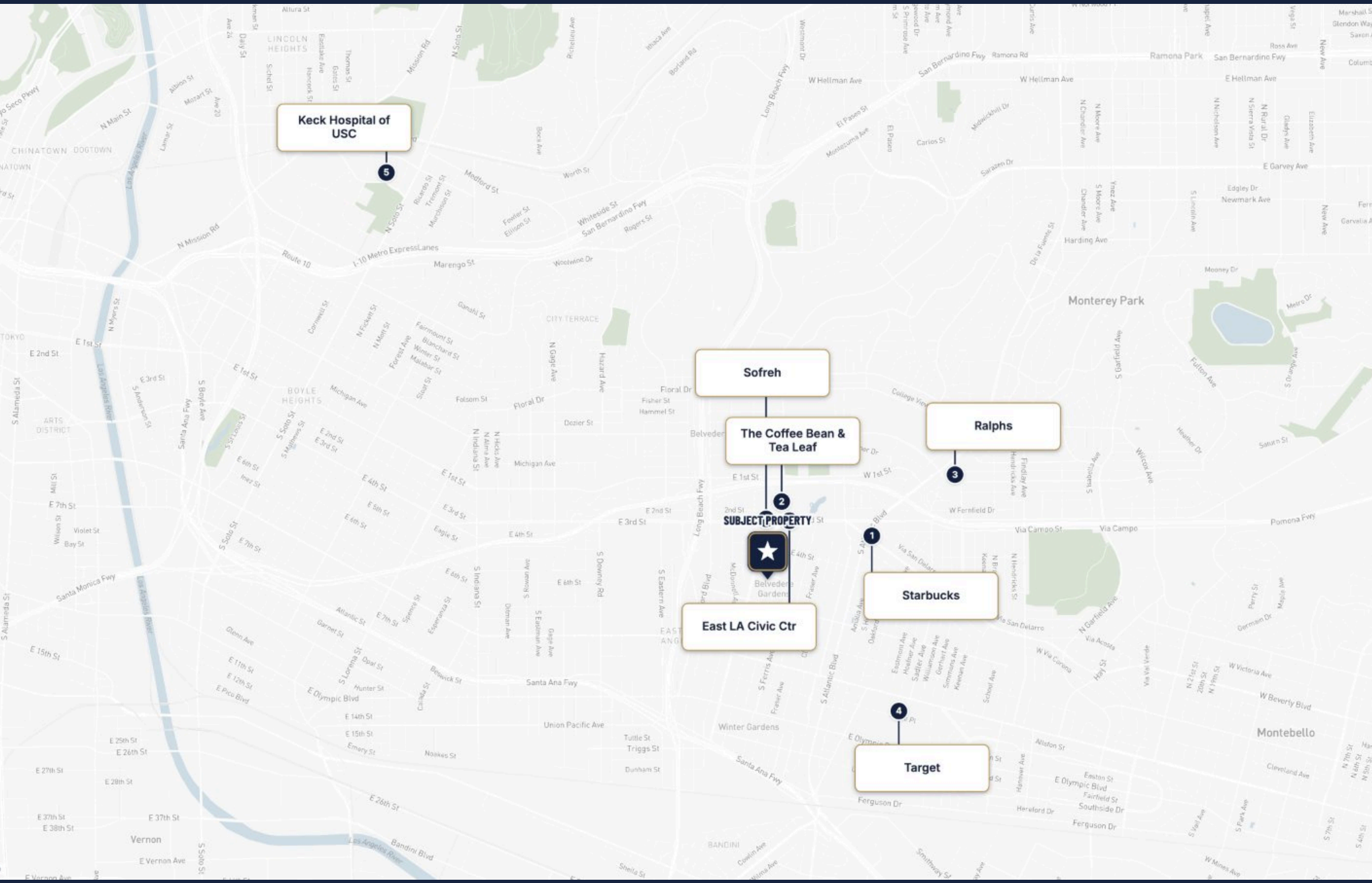
The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities in the expanding technology industry, Los Angeles is the place to be. The city is on the leading edge of several growth industries.



The Los Angeles metropolitan area, with more than 23,000 arts jobs, is the country's leading artistic center, surpassing the previous champion, New York — meaning Los Angeles now has both a larger concentration and a greater absolute number of artists than New York. The five-county L.A. area is also a major technology hub, with more than 700,000 people working in health services and biomedical activities, and 190,000 people employed in aerospace.



RETAILER MAP



LOCATION SPOTLIGHT: KECK MEDICINE OF USC



Keck Medicine of USC is a nationally recognized academic medical center providing world-class healthcare, research, and education. Its expansive campus and thousands of employees make it a key economic driver and a significant source of stable housing demand in the surrounding area.

LOCATION SPOTLIGHT: SOFREH



Sofreh is a highly regarded Persian restaurant celebrated for its authentic flavors, elegant presentation, and warm hospitality. Located near the heart of Northeast Los Angeles, Sofreh has become a sought-after dining destination, contributing to the area's vibrant culinary scene and growing appeal among residents and visitors alike.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

LYON STAHL INVESTMENT REAL ESTATE

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