OFFERING MEMORANDUM

2947 WEST BLVD LOS ANGELES, CA 90016

LIST PRICE

$1,495,000

LYONSTAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

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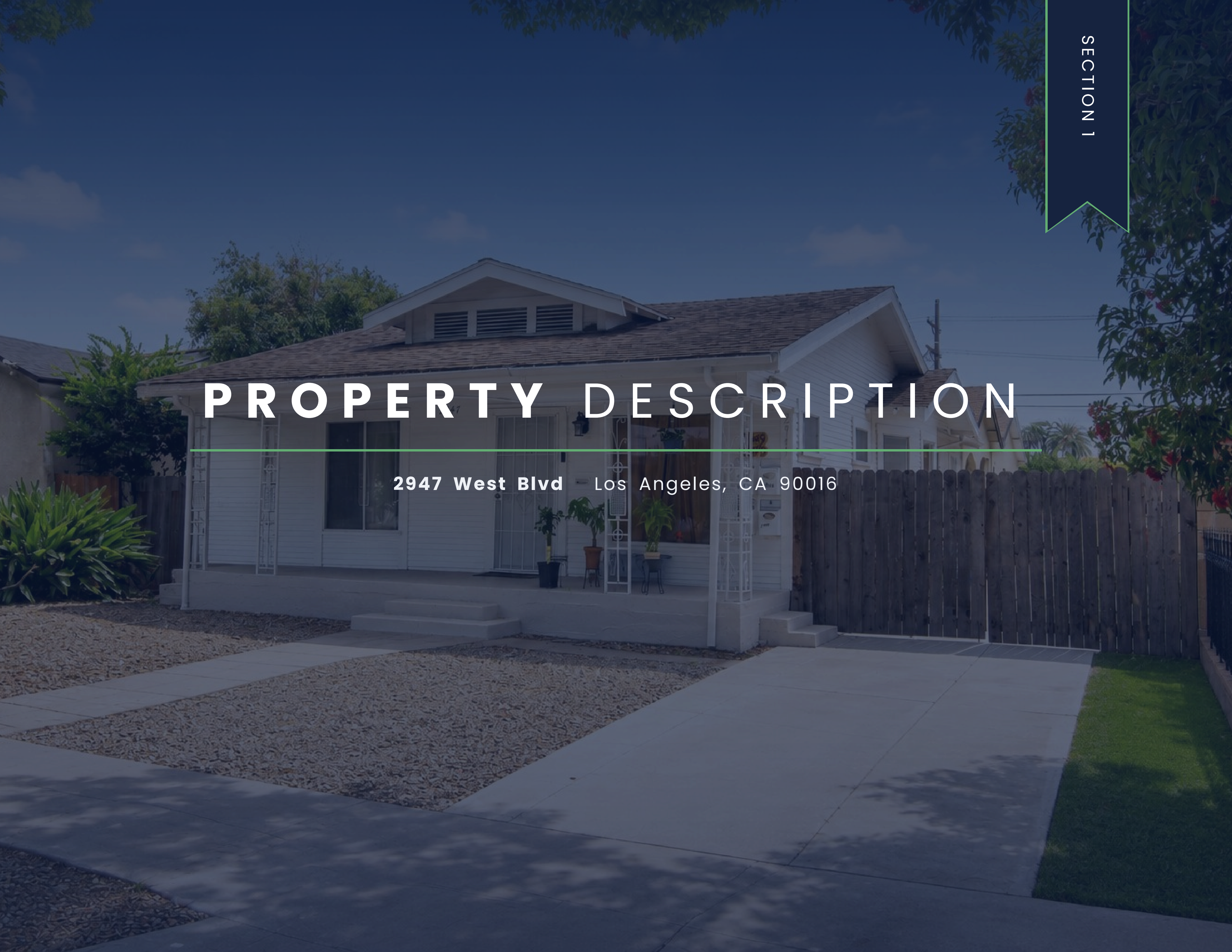
2947 West Blvd

Los Angeles, CA 90016



PROPERTY DESCRIPTION

2947 West Blvd Los Angeles, CA 90016

THE OFFERING

2947 West Blvd presents a rare opportunity to acquire a well-maintained multifamily asset in the highly sought-after West Adams neighborhood of Los Angeles. Offered at $1,495,000 ($373,750/unit), the property delivers an attractive 6.75% current cap rate and 10.67 GRM, providing investors with strong in-place cash flow from day one while still offering 9.63% rental upside through mark-to-market opportunities.

Originally built in 1924, the property has been thoughtfully enhanced with two newly constructed ADU units completed in 2024, creating an attractive blend of historic character and modern construction. The improvements total approximately 3,384 square feet on a 7,786 square foot lot ($442/SF), with a desirable unit mix consisting of (1) 4-bedroom/2-bath, (1) 3-bedroom/2-bath, and (2) newly built 1-bedroom/1-bath ADUs, along with four on-site parking spaces.

Located in the heart of West Adams, one of Los Angeles' fastest-growing and most desirable rental submarkets, the property benefits from close proximity to Culver City, Downtown Los Angeles, USC, the Expo Line, and a vibrant collection of neighborhood restaurants, cafés, and retail destinations. Combining strong day-one cash flow, newly built ADUs with minimal deferred maintenance, and additional rental upside, 2947 West Blvd offers investors an exceptional opportunity to acquire a high-yield asset in one of Los Angeles' most dynamic neighborhoods.

PROPERTY DETAILS

Address	2947 West Blvd Los Angeles, CA 90016
List Price	$1,495,000
Total Units	4
Building Sq. Ft.	3,384 SF
Total Lot Size	7,786 SF
Year Built	1924
Price / Unit	$373,750
Price / Sq. Ft.	$441.78
Zoning	LA R2
APN	5050-024-010
Rent Control	LA RSO

INVESTMENT HIGHLIGHTS

- Strong 6.75% Current Cap Rate & 10.67 GRM
- Two Newly Constructed 1-Bedroom ADUs (Completed 2024)
- 9.63% Rental Upside to Pro Forma Income
- Excellent Unit Mix: (1) 4+2, (1) 3+2, (2) New 1+1 ADUs
- Prime West Adams Location Near Culver City, USC & Metro E Line
- Stable Cash Flow with Additional Value-Add Potential

SECTION 2

PROPERTY PHOTOS

2947 West Blvd Los Angeles, CA 90016


2947

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS




SECTION 3

FINANCIAL ANALYSIS

2947 West Blvd Los Angeles, CA 90016

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
4+2	1	25%	$3,569	$3,569	$4,100	$4,100	13%
3+2	1	25%	$3,500	$3,500	$3,800	$3,800	8%
1+1	2	50%	$2,303	$4,606	$2,450	$4,900	6%
TOTALS	**4**		**$2,919**	**$11,675**		**$12,800**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$11,675	$12,800
Additional Income	$0	$0
Parking	$0	$0
SCEP	$0	$0
Monthly Scheduled Gross Income	$11,675	$12,800
Annualized Scheduled Gross Income	**$140,104**	**$153,600**

At a Glance	
Rental Upside	9.63%
Average Unit Size	846 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	—

INCOME BREAKDOWN · CURRENT

Scheduled Rent 100%

RENT ROLL

Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
4+2	HACLA	984	$3,569	$3,569	$4,100	$4,100
3+2		1500	$3,500	$3,500	$3,800	$3,800
1+1	Brilliant Corners	450	$2,311	$2,311	$2,450	$2,450
1+1	Brilliant Corners	450	$2,295	$2,295	$2,450	$2,450
TOTAL RENTAL INCOME				**$11,675**		**$12,800**
Additional Income				$0		$0
TOTAL MONTHLY INCOME				**$11,675**		**$12,800**
TOTAL ANNUAL INCOME				**$140,104**		**$153,600**

FINANCIAL ANALYSIS

Property Address		2947 West Blvd
List Price:		$1,495,000
Down Payment:	20.0%	$299,000
Number of Units:		4
Cost per Unit:		$373,750
Current GRM:		10.67
Pro Forma GRM:		9.73
Current CAP:		6.75%
Pro Forma CAP:		7.63%
Year Built:		1924
Approx. Lot Size:		7,786 SF
Approx. Gross RSF:		3,384 SF
Cost per RSF:		$441.78

Proposed Financing

First Loan Amount:	$1,196,000
Interest Rate:	6.38%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$7,465
DCR:	0.83

Annualized Expenses *Estimated

New Taxes (1.25% Purchase Price):	$18,688
Repairs & Maintenance ($1000/Unit):	$4,000
Insurance ($1.3/SF):	$4,399
Utilities ($1300/Unit):	$5,200
Landscaping ($150/Month):	$1,800
Pest Control ($75/Month):	$900
Total Expenses:	**$34,987**
Expenses as % of SGI:	24.97%
Per Unit:	$8,747

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$140,104		$153,600	
Vacancy Rate Reserve:	$4,203	3.00%	$4,608	3.00%
Gross Operating Income:	$135,901		$148,992	
Operating Expenses:	$34,987	24.97%	$34,987	22.78%
Net Operating Income:	$100,914		$114,005	
Loan Payments:	$89,585		$89,585	
Pre-Tax Cash Flow:	$11,329	3.79%	$24,421	8.17%
Principal Reduction:	$13,675		$13,675	
Total Return Before Taxes:	$25,005	8.36%	$38,096	12.74%

*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	4+2		$3,569	$3,569	$4,100	$4,100
1	3+2		$3,500	$3,500	$3,800	$3,800
1	1+1		$2,311	$2,311	$2,450	$2,450
1	1+1		$2,295	$2,295	$2,450	$2,450
Monthly Scheduled Gross Income				**$11,675**		**$12,800**
Annualized Scheduled Gross Income				**$140,104**		**$153,600**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 9.63%

INCOME & EXPENSES

Annualized Operating Data	**Current**	**%**	**Pro Forma**	**%**
Scheduled Gross Income	$140,104		$153,600	
Vacancy Rate Reserve	$4,203	3.00%	$4,608	3.00%
Gross Operating Income	$135,901		$148,992	
Operating Expenses	$34,987	24.97%	$34,987	22.78%
NET OPERATING INCOME	**$100,914**		**$114,005**	
Debt Service	$89,585		$89,585	
Pre-Tax Cash Flow	*$11,329*	*3.79%*	*$24,421*	*8.17%*
Principal Reduction	$13,675		$13,675	
Total Return Before Taxes	*$25,005*	*8.36%*	*$38,096*	*12.74%*

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

Annualized Expenses (*estimated)	**Current**	**Pro Forma**
New Taxes (1.25% Purchase Price)	$18,688	$18,688
Repairs & Maintenance ($1000/Unit)	$4,000	$4,000
Insurance ($1.3/SF)	$4,399	$4,399
Utilities ($1300/Unit)	$5,200	$5,200
Trash ($0/Month)	$0	$0
Landscaping ($150/Month)	$1,800	$1,800
Pest Control ($75/Month)	$900	$900
TOTAL EXPENSES	**$34,987**	**$34,987**
Expenses as % of SGI	24.97%	22.78%
Per Sq. Ft.	$10.34	$10.34
Per Unit	$8,747	$8,747

SALE COMPARABLES

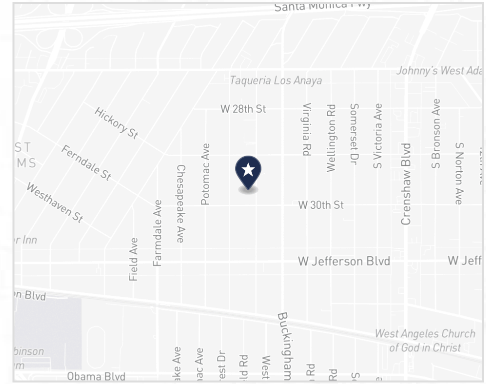
2947 West Blvd Los Angeles, CA 90016

SALE COMPS

2947 WEST BLVD
Los Angeles, CA 90016

Subject Property

Price:	$1,495,000	Bldg Size:	3,384 SF
No. Units:	4	Price/SF:	$441.78
GRM:	10.67	CAP:	6.75%
$/Unit:	$373,750		

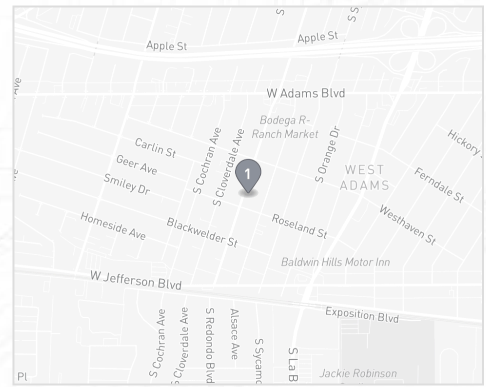


1

2744 S REDONDO BLVD
Los Angeles, CA 90016

Sold In Escrow

Price:	$1,575,000	Bldg Size:	4,372 SF
No. Units:	4	Price/SF:	$360.25
GRM:	11.65	CAP:	6.01%
$/Unit:	$393,750		

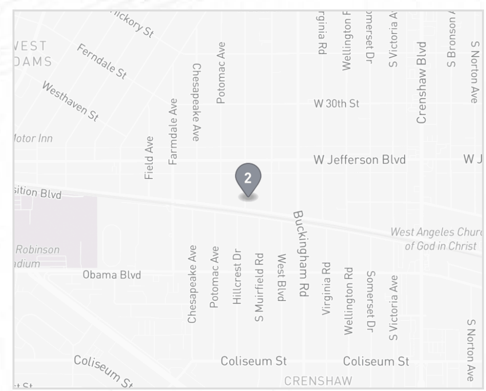


2

3446 HILLCREST DR
Los Angeles, CA 90016

Sold 6/26/2026

Price:	$1,175,000	Bldg Size:	3,064 SF
No. Units:	4	Price/SF:	$383.49
GRM:	15.62	CAP:	4.16%
$/Unit:	$293,750		



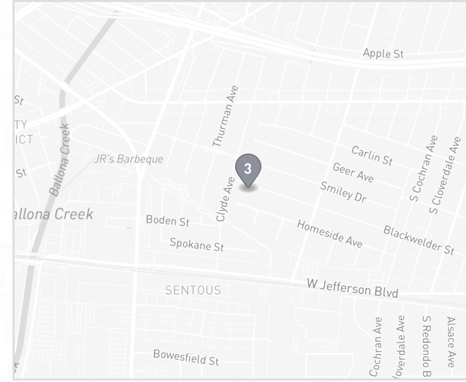
3

5630 BLACKWELDER STREET

Los Angeles, CA 90016

Sold 3/27/2026

Price:	$1,105,000	Bldg Size:	2,364 SF
No. Units:	4	Price/SF:	$467.43
GRM:	14.10	CAP:	4.25%
$/Unit:	$276,250		



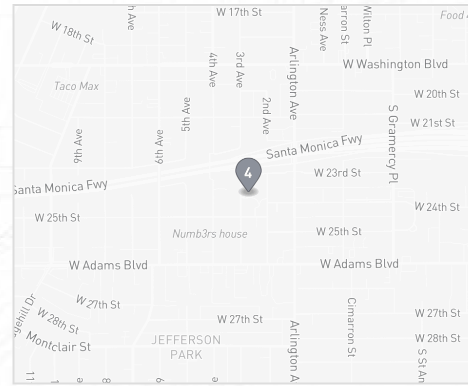
4

2406 3RD AVE

Los Angeles, CA 90018

Sold 2/6/2026

Price:	$1,719,000	Bldg Size:	6,831 SF
No. Units:	4	Price/SF:	$251.65
GRM:	11.89	CAP:	5.47%
$/Unit:	$429,750		



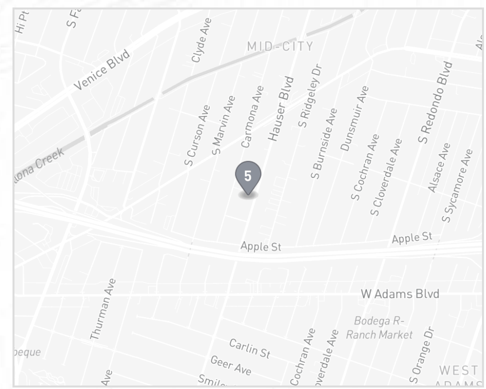
5

2309 HAUSER BLVD

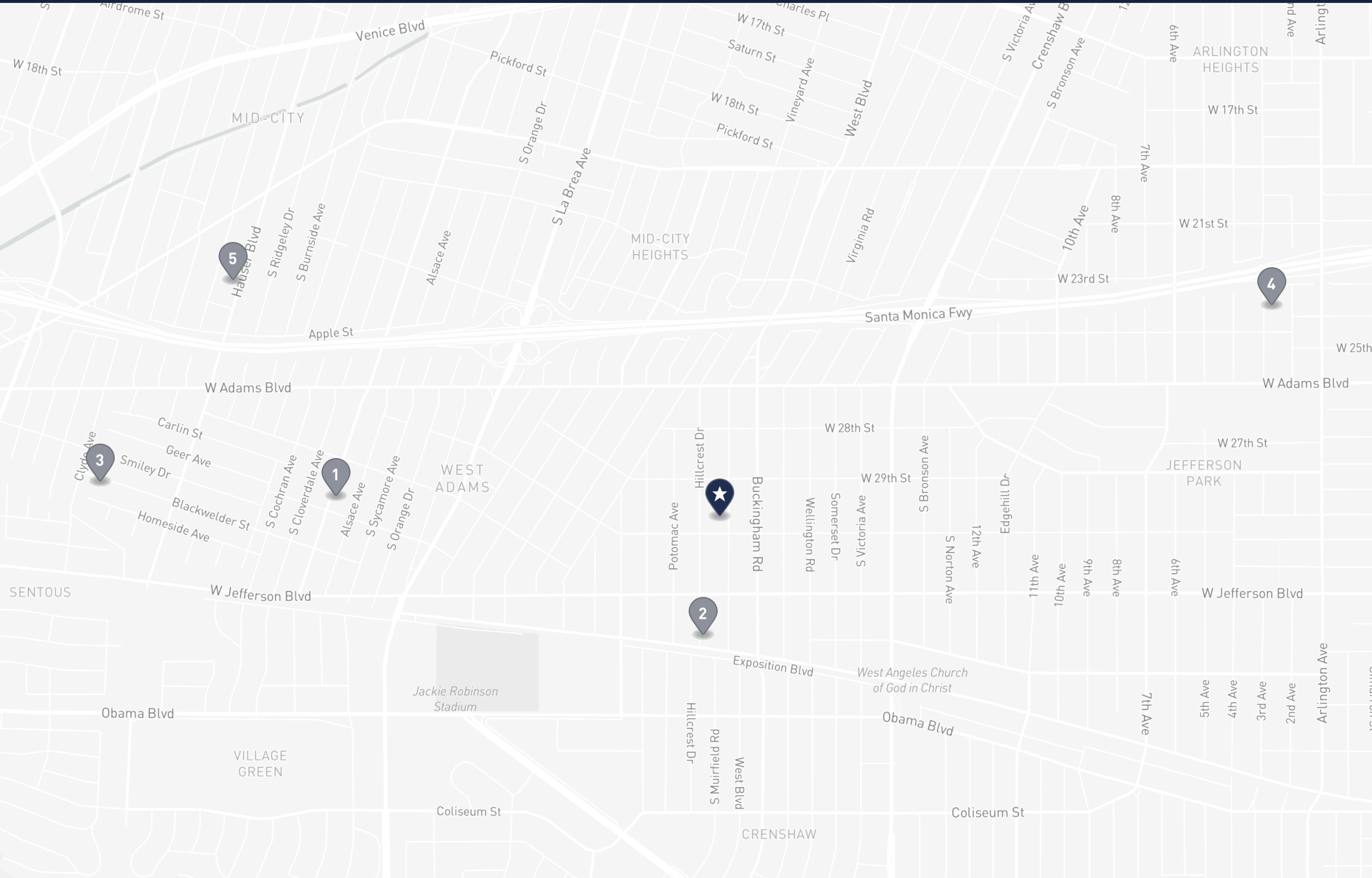
Los Angeles, CA 90016

Sold 11/25/2025

Price:	$1,595,000	Bldg Size:	4,712 SF
No. Units:	4	Price/SF:	$338.50
GRM:	12.11	CAP:	4.96%
$/Unit:	$398,750		



SALE COMPS MAP



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SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
2744 S Redondo Blvd Los Angeles, CA 90016	$1,575,000	4	1931	4,372	11.65	6.01%	$360.25	$393,750	In Escrow	(4) 3+1
3446 Hillcrest Dr Los Angeles, CA 90016	$1,175,000	4	1955	3,064	15.62	4.16%	$383.49	$293,750	6/26/2026	(1) 2+2 (1) 2+1 (2) 1+1
5630 Blackwelder Street Los Angeles, CA 90016	$1,105,000	4	1963	2,364	14.10	4.25%	$467.43	$276,250	3/27/2026	(3) 2+1 (1) 3+1
2406 3rd Ave Los Angeles, CA 90018	$1,719,000	4	1923	6,831	11.89	5.47%	$251.65	$429,750	2/6/2026	(3) 3+2 (1) 2+1
2309 Hauser Blvd Los Angeles, CA 90016	$1,595,000	4	1964	4,712	12.11	4.96%	$338.50	$398,750	11/25/2025	(4) 3+2
Average					*13.07*	*4.97%*	*$360.26*	*$358,450*		
2947 West Blvd (Subject)	**$1,495,000**	**4**	**1924**	**3,384**	**10.67**	**6.75%**	**$441.78**	**$373,750**	**On Market**	**(1) 4+2, (1) 3+2, (2) 1+1**

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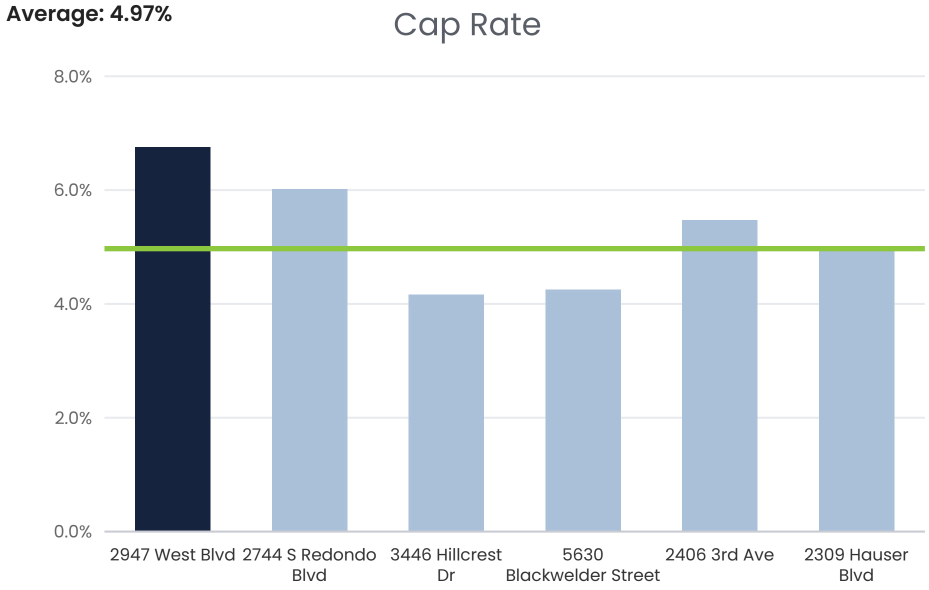
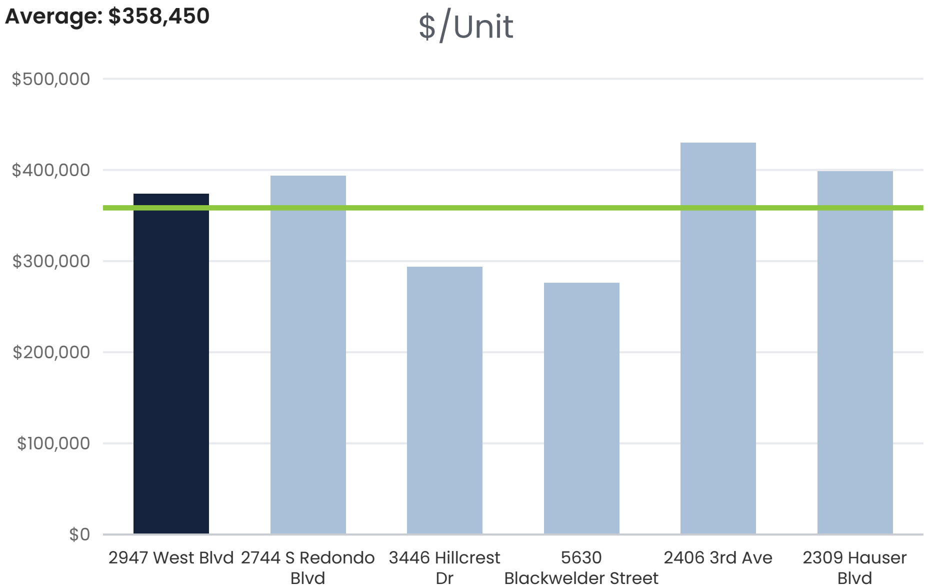
SALE COMP CHARTS

Average: 13.07

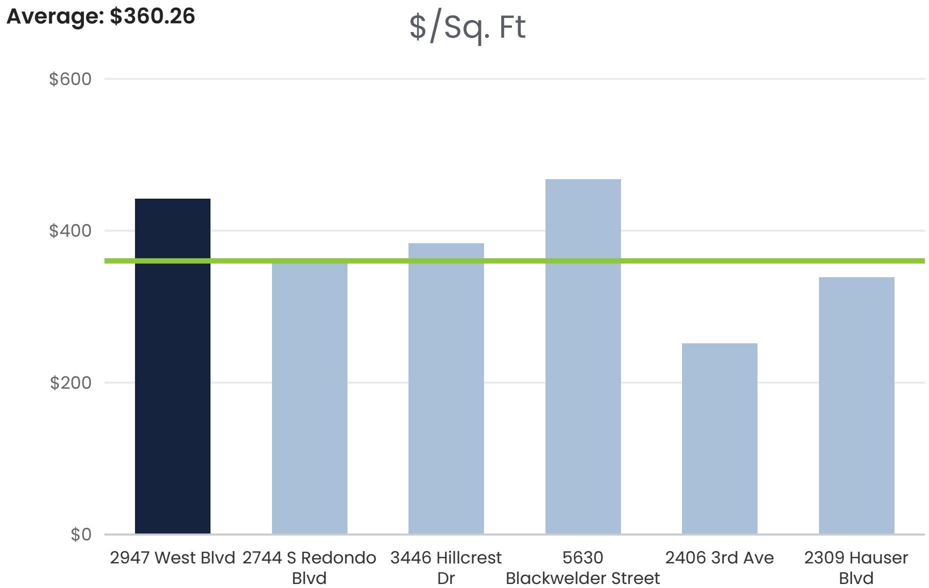
Average: 4.97%



Average: $358,450



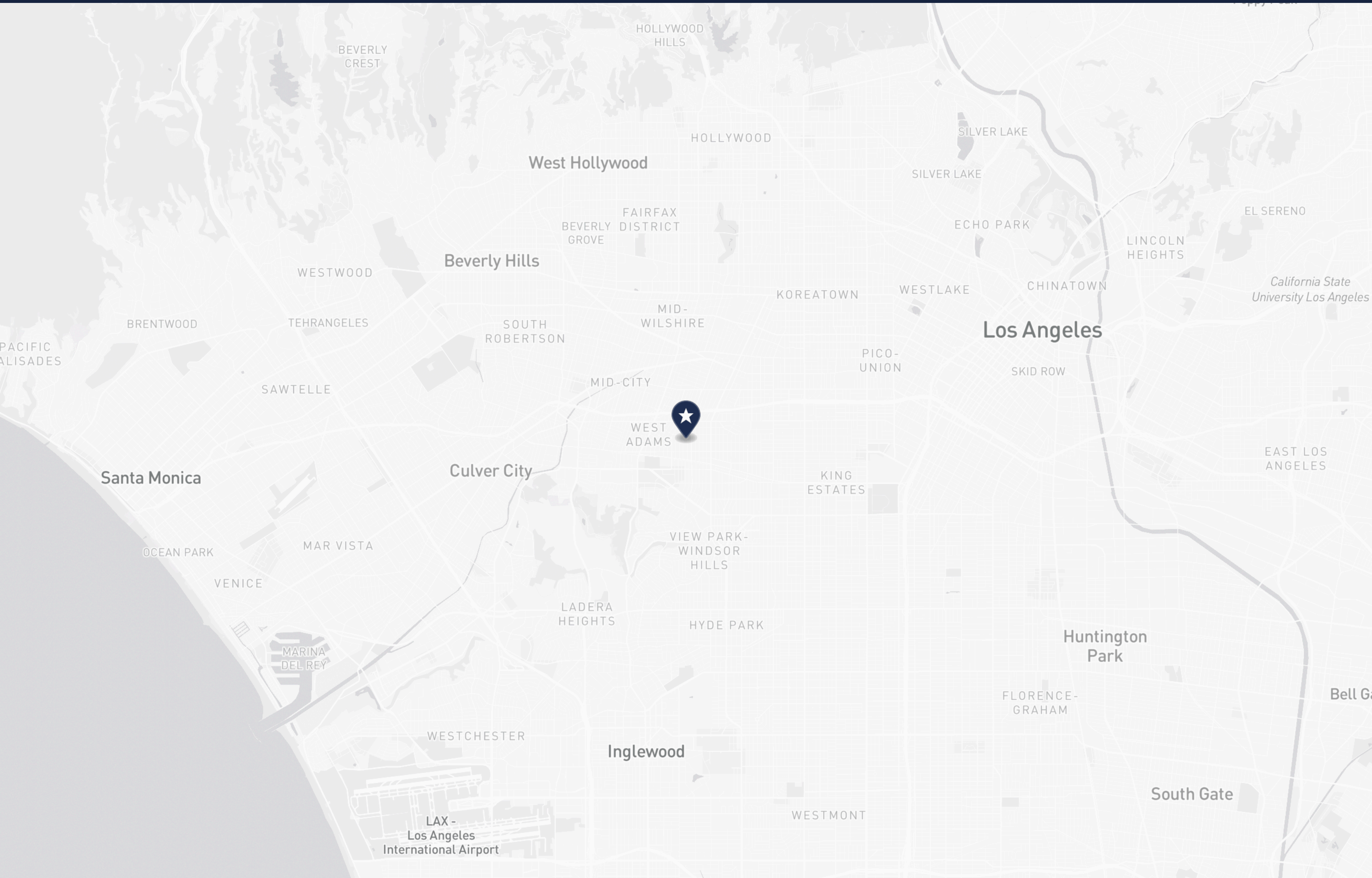
Average: $360.26



LOCATION OVERVIEW

2947 West Blvd Los Angeles, CA 90016

LOCATION MAP



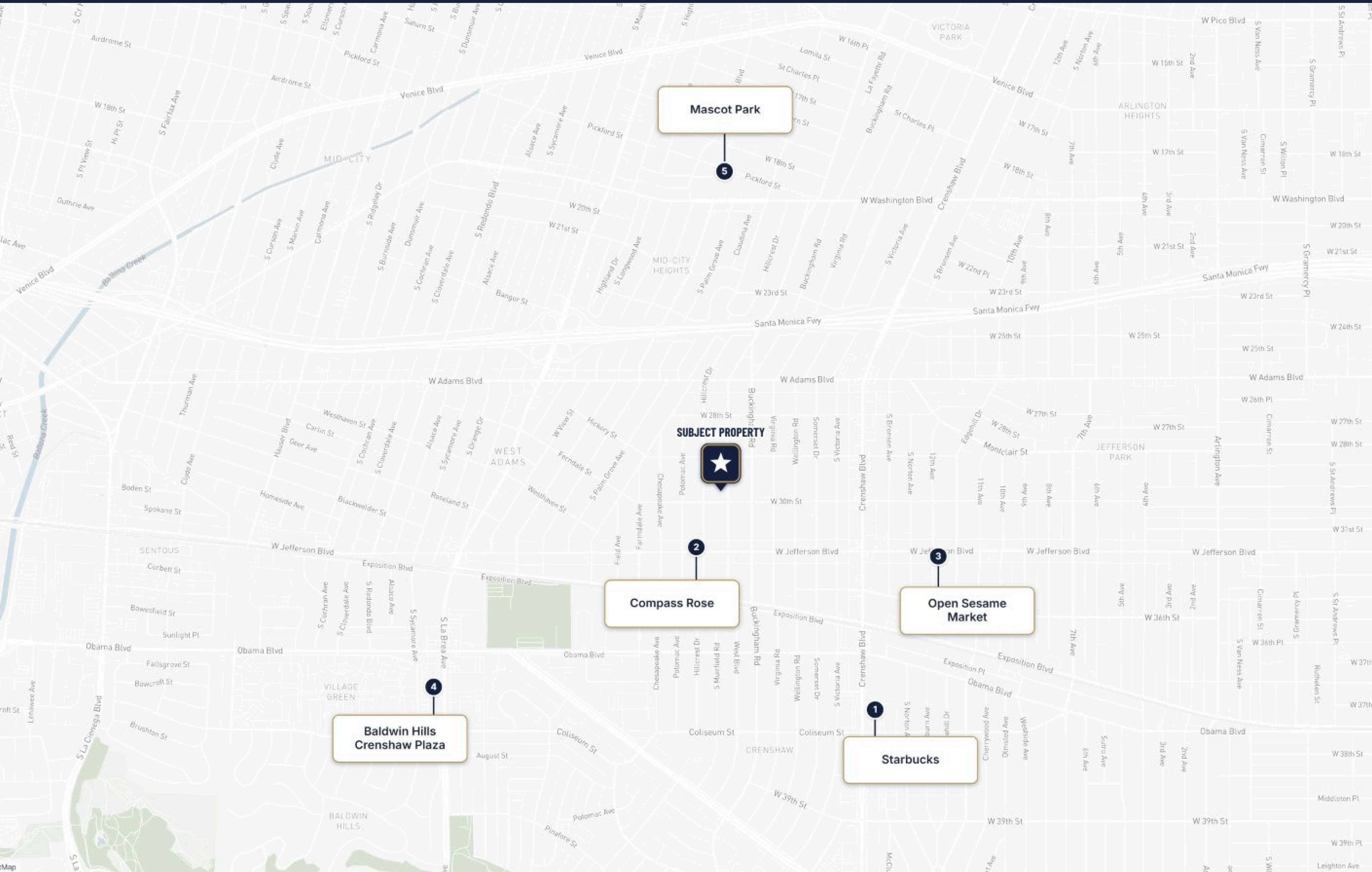
LOS ANGELES

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: HIGHLY LIKELY

Highly Likely West Adams is a popular neighborhood cafe and gathering place that reflects the area's ongoing revitalization, vibrant local culture, and growing appeal to residents and visitors alike.

LOCATION SPOTLIGHT: MAYDAN MARKET

Maydan Market West Adams is a vibrant culinary destination featuring a curated mix of acclaimed food vendors and local retailers, further enhancing the neighborhood's reputation as one of Los Angeles' emerging dining and lifestyle hubs.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

LYON STAHL INVESTMENT REAL ESTATE

AARON JACOBSON
310.729.1559
aaron@lyonstahl.com
DRE #02100737

SASHA SAVAR
925.885.9818
sasha@lyonstahl.com
DRE#02268245