606 W. 81ST STREET

LOS ANGELES, CA 90044

High Yield Investment Opportunity in South Los Angeles

HG HARLEYGROUP | LYONSTAHL

606 W. 81ST STREET ▪ LOS ANGELES, CA 90044

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Harley Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Harley Group has not verified, and will not verify, any of the information contained herein, nor has The Harley Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Harley Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Harley Group's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Harley Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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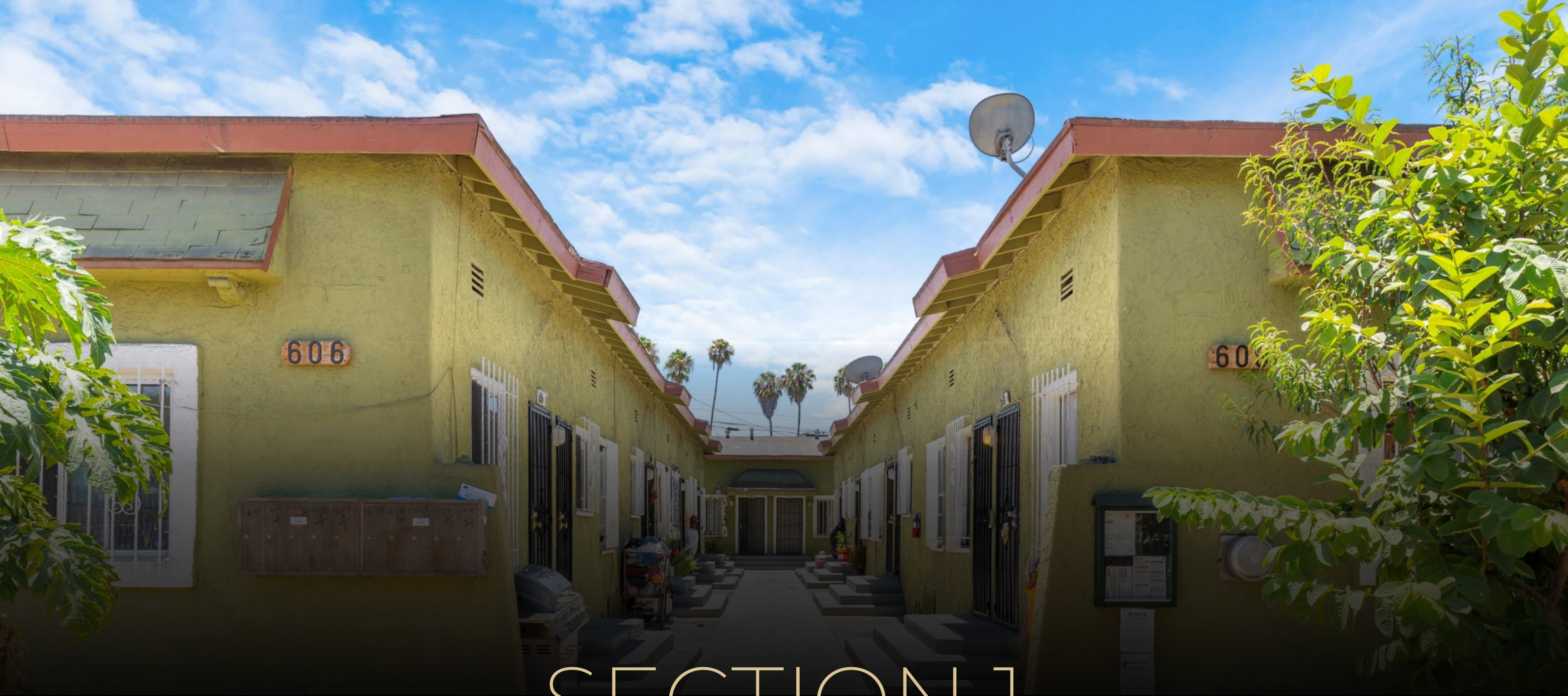
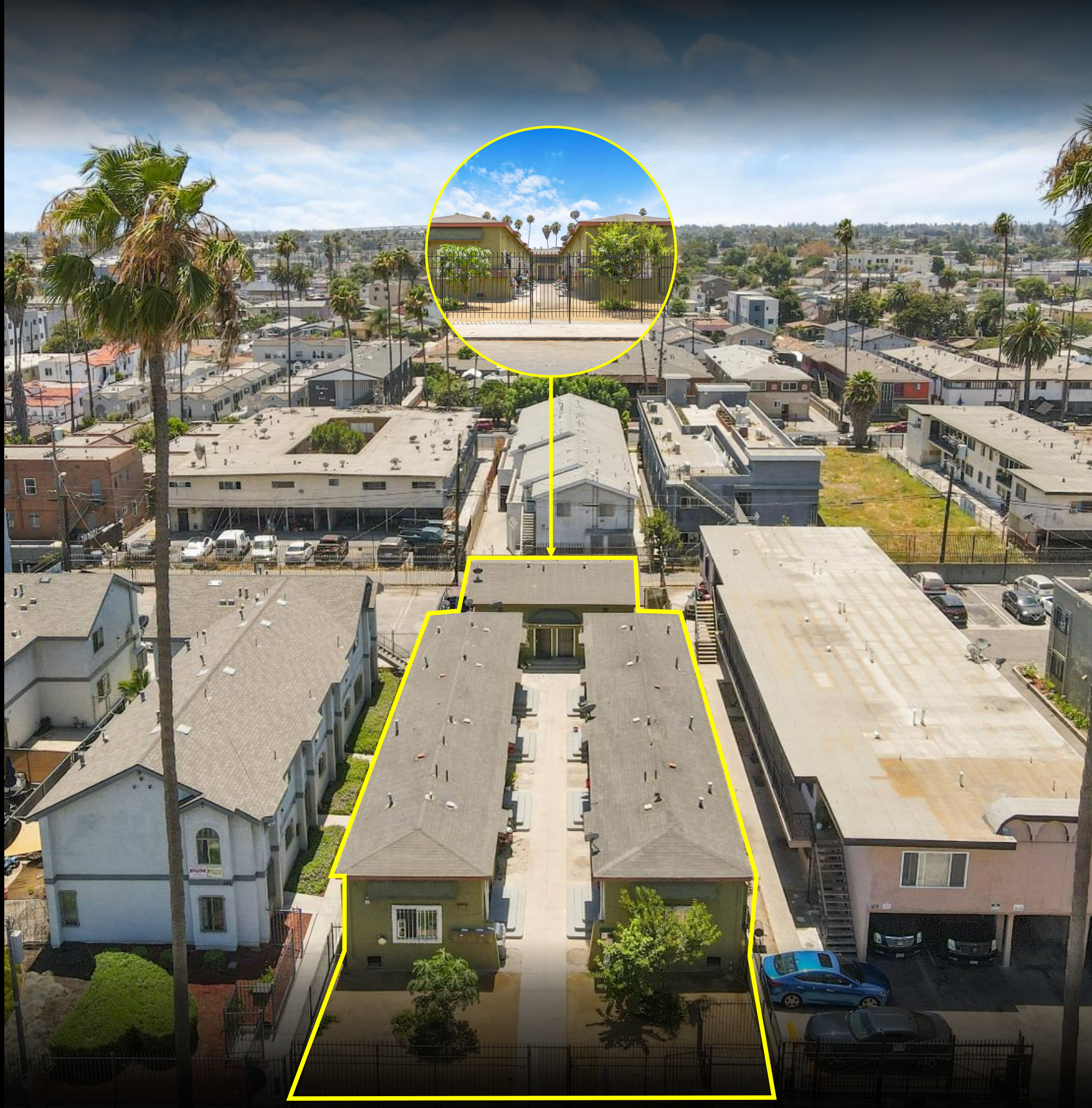


SECTION 1

EXECUTIVE SUMMARY

606 W. 81ST STREET



PROPERTY SUMMARY

PRICING		
OFFERING PRICE		**$1,150,000**
PRICE/UNIT		$115,000
PRICE/SF		$276.44
GRM	8.21	**6.66**
CAP RATE	7.06%	**9.79%**
	Current	**Market**

THE ASSET	
Units	10*
Year Built	1927
Gross SF	4,160
Lot SF	9,313
Parcel	6032-024-017
Unit Mix	(4) 1+1, (6) 0+1

Title records reflect 9 legal units. The property has operated as 10 units under current ownership, with City of Los Angeles rent control registration and fees paid for 10 units. Buyer to independently verify.

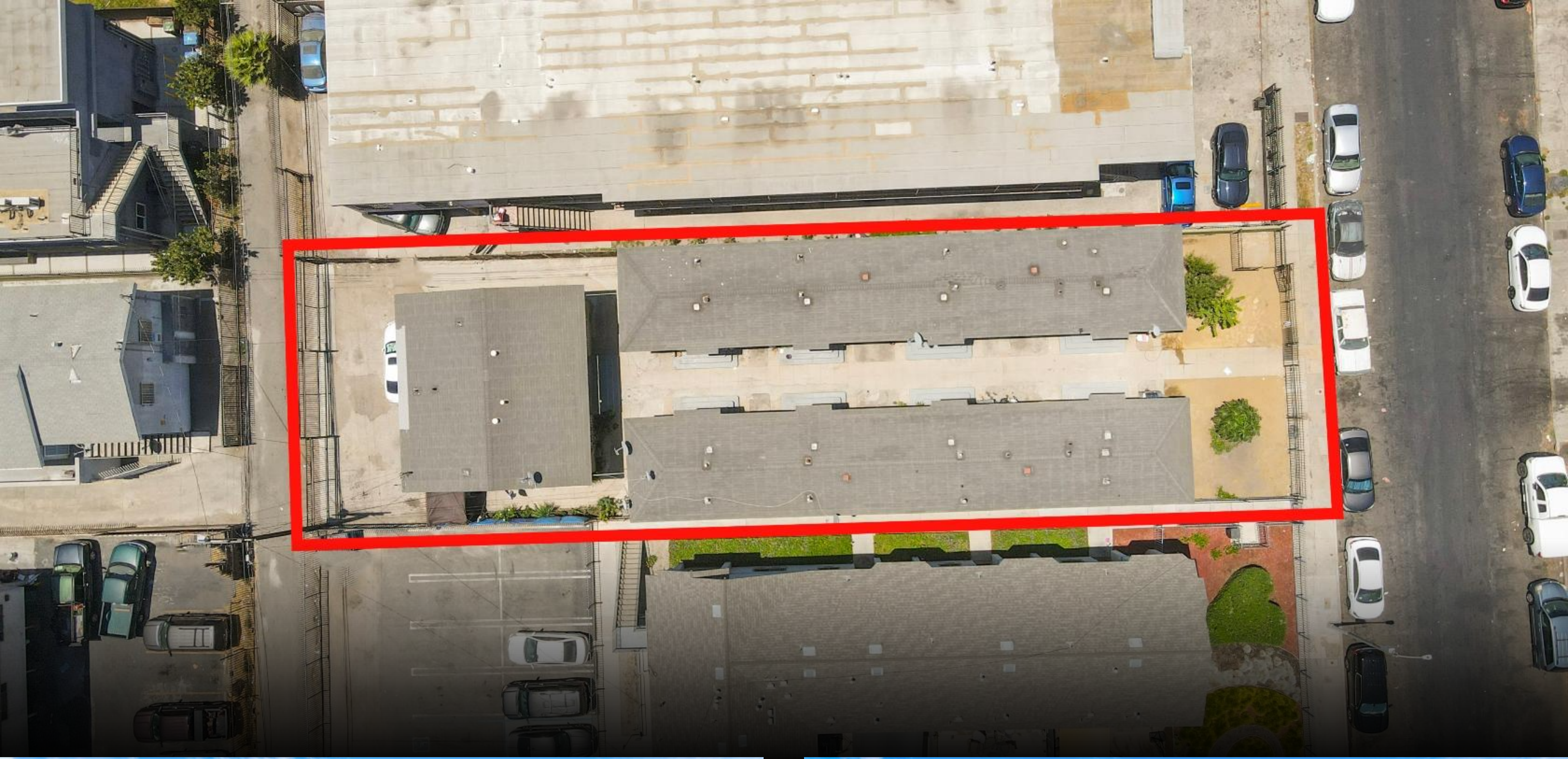
PROPERTY OVERVIEW

606 W. 81ST STREET

The Harley Group at Lyon Stahl is pleased to present 606 W 81st Street, a 10-unit multifamily investment opportunity located in the highly active 90044 submarket of South Los Angeles. Offered at an attractive 7.06% current CAP rate and 8.21 GRM, the property delivers strong in-place cash flow with an exceptional basis of just $115,000 per unit and $276 per square foot. The property consists of four 1-Bedroom/1-Bath units and six Studio units, all currently occupied, providing investors with stable day-one income.

Situated on a large 9,313-square-foot lot, the property features a desirable single-story courtyard-style layout with surface parking in the rear. The 4,160-square-foot building features a highly rentable unit mix that appeals to a broad tenant base.

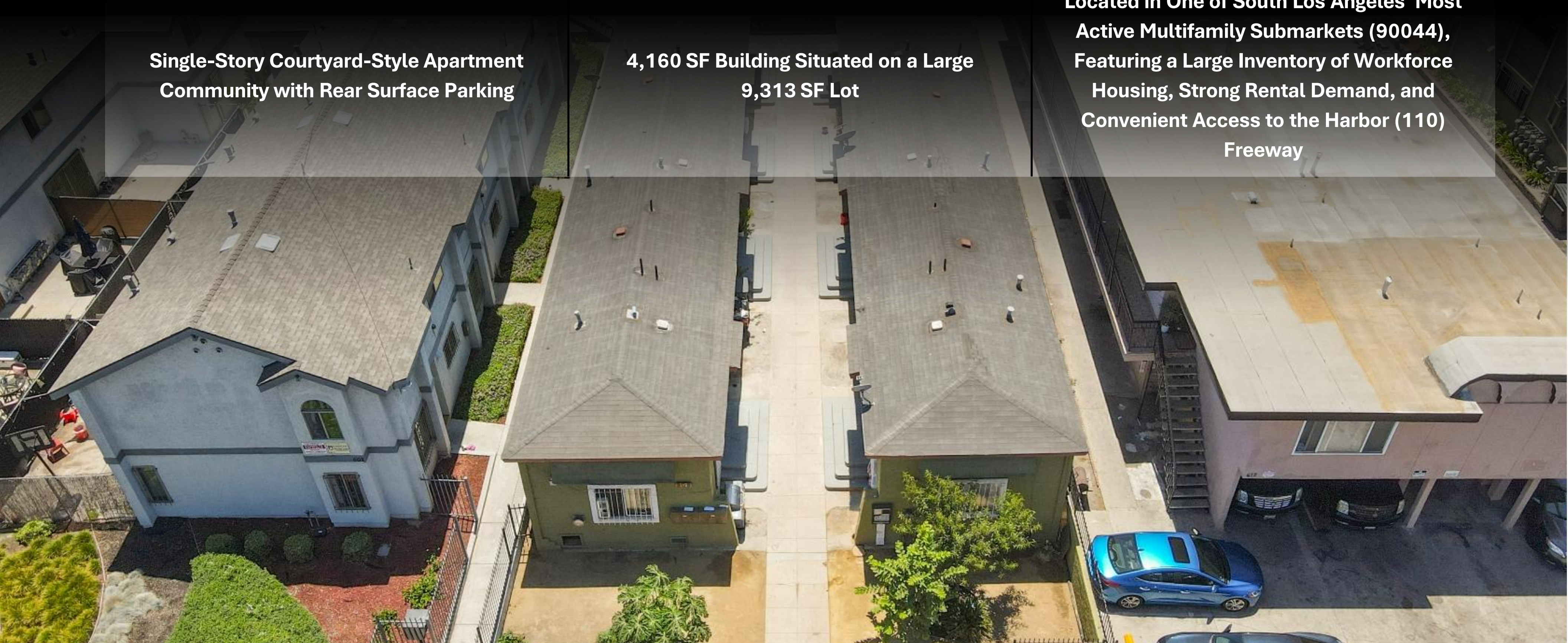
Located in one of South Los Angeles' most active multifamily investment submarkets, the property benefits from a large inventory of workforce housing, strong rental demand, and convenient access to the Harbor (110) Freeway. This is an exceptional opportunity to acquire a high-yield, income-producing asset with stable cash flow and long-term investment potential.



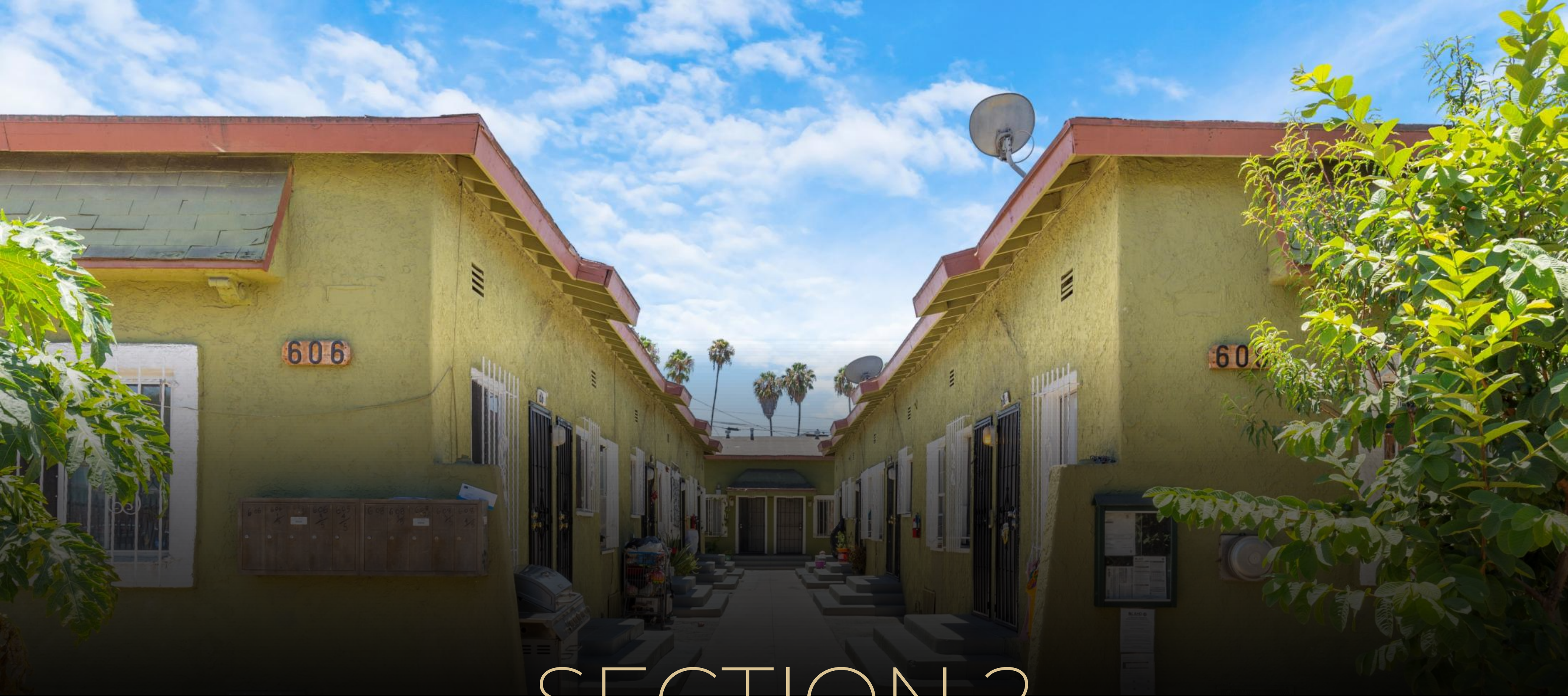
INVESTMENT HIGHLIGHTS

High-Yield Investment Opportunity | 7.06% Current CAP Rate & 8.21 GRM

- **100% Occupied | Four 1-Bedroom/1-Bath Units & Six Studio Units**
- **Exceptional Basis | Only $115,000 Per Unit & $276 Per Square Foot**
- **Projected to Generate Approximately 7% Cash-on-Cash Return with 35% Down Payment***
- **Single-Story Courtyard-Style Apartment Community with Rear Surface Parking**
- **4,160 SF Building Situated on a Large 9,313 SF Lot**
- **Located in One of South Los Angeles' Most Active Multifamily Submarkets (90044), Featuring a Large Inventory of Workforce Housing, Strong Rental Demand, and Convenient Access to the Harbor (110) Freeway**




cosm
intuit DOME
SoFi
KIA FORUM
Centinela Hospital Medical Center
YouTube Theater
Seed LA School
DPSS
606 W. 81ST STREET
W 81ST STREET



SECTION 2

FINANCIAL ANALYSIS

Rent Roll

Unit #	Type	Current Rent	Market Rent
606	1+1	$1,092	$1,800
606 1/5	1+1	$1,695	$1,800
606 2/5	0+1	$983	$1,200
606 3/5	0+1	$971	$1,200
606 4/5	0+1	$1,034	$1,200
608	1+1	$1,652	$1,800
608 1/5	1+1	$1,049	$1,800
608 2/5	0+1	$1,300	$1,200
608 3/5	0+1	$943	$1,200
608 4/5	0+1	$955	$1,200
Totals:		**$11,674**	**$14,400**

Financial Analysis

PRICING

OFFERING PRICE		**$1,150,000**
PRICE/UNIT		$115,000
PRICE/SF		$276.44
GRM	8.21	**6.66**
CAP RATE	7.06%	**9.79%**
	Current	**Market**

THE ASSET

Units	10
Year Built	1927
Gross SF	4,160
Lot SF	9,313
Parcel	6032-024-017
Unit Mix	(4) 1+1, (6) 0+1

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
4	1+1	$1,372	$5,488	$1,800	$7,200
6	0+1	$1,031	$6,186	$1,200	$7,200
Total Scheduled Rent			**$11,674**		**$14,400**

ANNUALIZED INCOME		**Current**		**Market**
Annualized Scheduled Gross Income		$140,088		$172,800
Less: Vacancy/Deductions	4%	($5,604)	4%	($6,912)
Effective Gross Income		$134,484		$165,888

ANNUALIZED EXPENSES		**Current**		**Market**
New Taxes (Actual + Assessments):		$14,867		$14,867
Repairs & Maintenance (Actual):		$5,249		$5,249
Insurance (2025 Actual):		$5,703		$5,703
Utilities (2025 Actual):		$18,207		$18,207
Gardener (2025 Actual):		$1,200		$1,200
Property Management (5%):		$7,004		$7,004
License & Fees (2025 Actual):		$1,066		$1,066
ESTIMATED EXPENSES	38.0%	**$53,297**	30.8%	**$53,297**
Expenses/Unit		$5,330		$5,330
Expenses/SF		$12.81		$12.81

RETURN		**Current**		**Market**
NOI		$81,188		$112,591
Less Debt		($49,643)		($49,643)
Cashflow	6.86%	$31,545	13.68%	$62,948
Principal Paydown		$8,473		$8,473
Total Return Before Taxes	8.70%	$40,018	15.53%	$71,422

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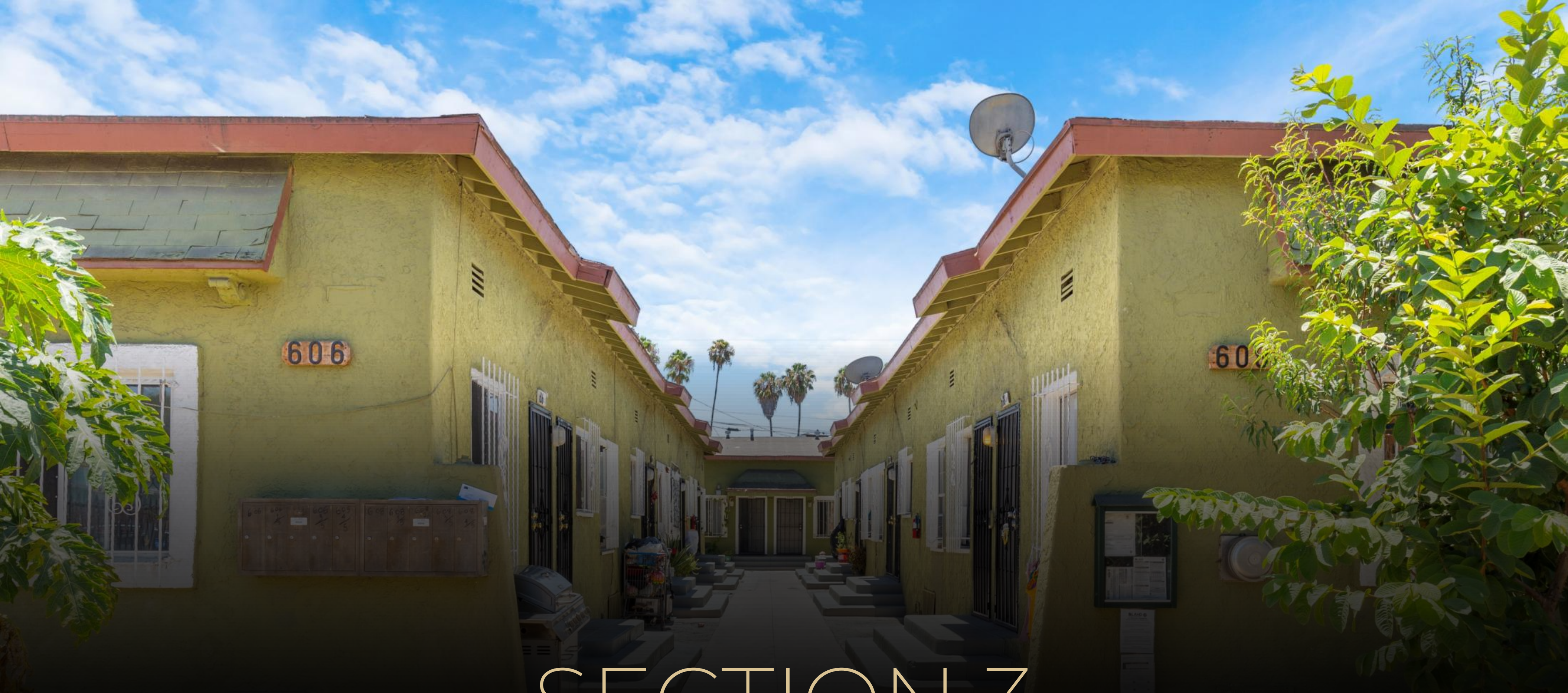
Prepared for:
Property Address:

8/3/2026
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed
Purchase Price	$1,150,000	$1,150,000
Loan Amount	$805,000	$805,000
Down Payment	$345,000	$345,000
Loan-to-Value	70%	70%
Debt Coverage Ratio (DCR)	1.20	1.20
Current Interest Rate	**6.00%**	**6.00%**
Index	N/A	N/A
Margin	N/A	N/A
Floor / Ceiling	N/A	N/A
Loan Term	3	5
Amortization in Years	30	30
Monthly Payment	**$4,826**	**$4,826**
Recourse	Yes	Yes
Impounds	No	No
Pre-Payment Penalty	Years 1-2 3-2%	Years 1-4 5-4-3-2%
Loan Fee	1%	1%
Estimated Costs:		
Appraisal/Due Diligence	$6,500	$6,500
Closing/Processing/Underwriting	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice



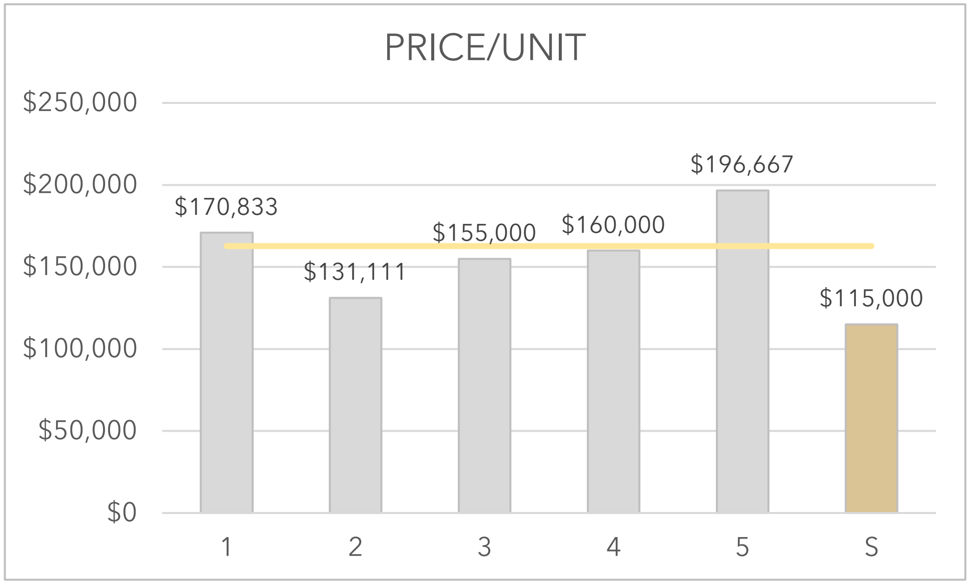
SECTION 3

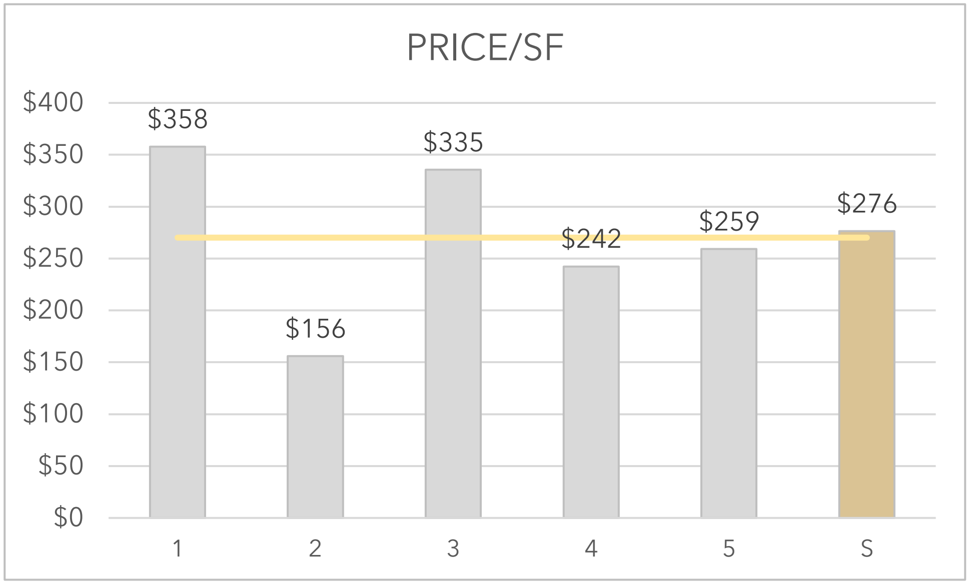
MARKET COMPARABLES

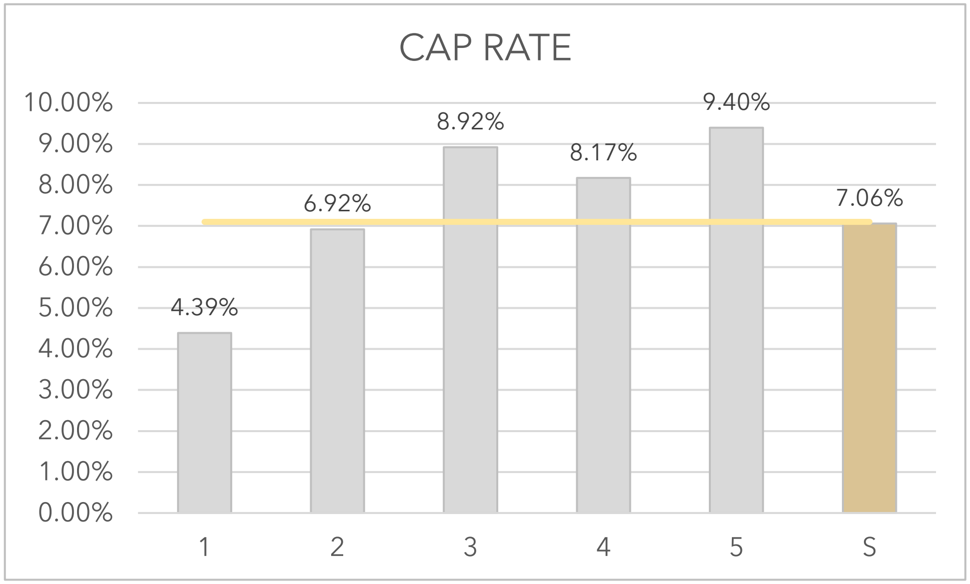
Sales Comparables

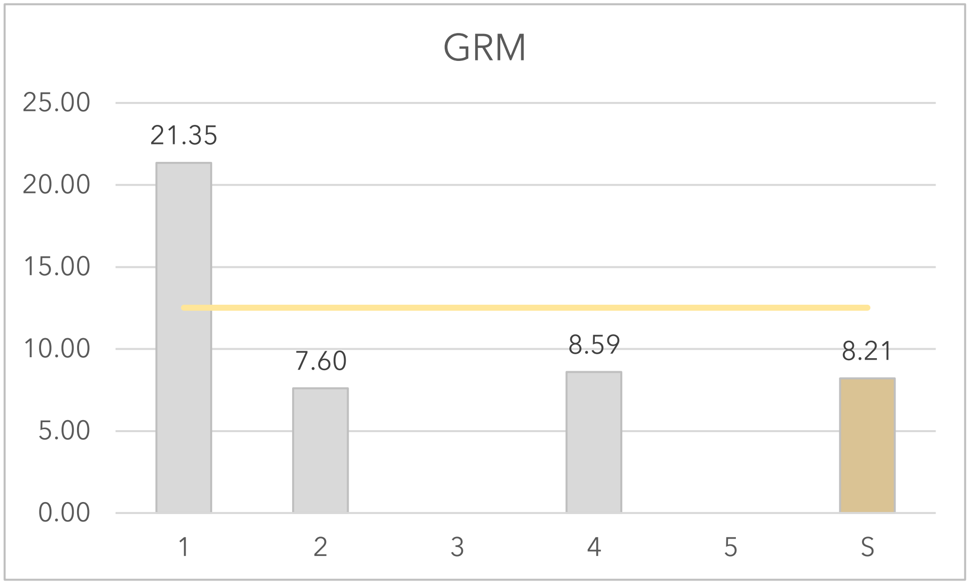
PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	COE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1	**726 W 76th St** Los Angeles, CA 90044	6	1925	2,864	7,003	6/4/2026	**$1,025,000**	$170,833	$357.89	4.39%	21.35
	2	**1036 W 95th St** Los Angeles, CA 90044	9	1962	7,568	9,470	5/27/2026	**$1,180,000**	$131,111	$155.92	6.92%	7.60
	3	**6612 Menlo Ave** Los Angeles, CA 90044	10	1925	4,620	8,593	12/31/2025	**$1,550,000**	$155,000	$335.50	8.92%	-
	4	**925 W 84th St** Los Angeles, CA 90044	7	1915	4,620	9,066	3/5/2026	**$1,120,000**	$160,000	$242.42	8.17%	8.59
	5	**1115 W 111th St** Los Angeles, CA 90044	6	1958	4,554	8,993	5/4/2026	**$1,180,000**	$196,667	$259.11	9.40%	-
		AVERAGES	**8**	**1937**	**4,845**	**8,533**		**$1,211,000**	**$162,722**	**$270.17**	**7.10%**	**12.52**
	S	**Subject** **606 W 81st Street** Los Angeles, CA 90044	10	1941 1959	4,160	9,313		**$1,150,000**	$115,000	$276.44	7.06%	8.21

Sales Comparables









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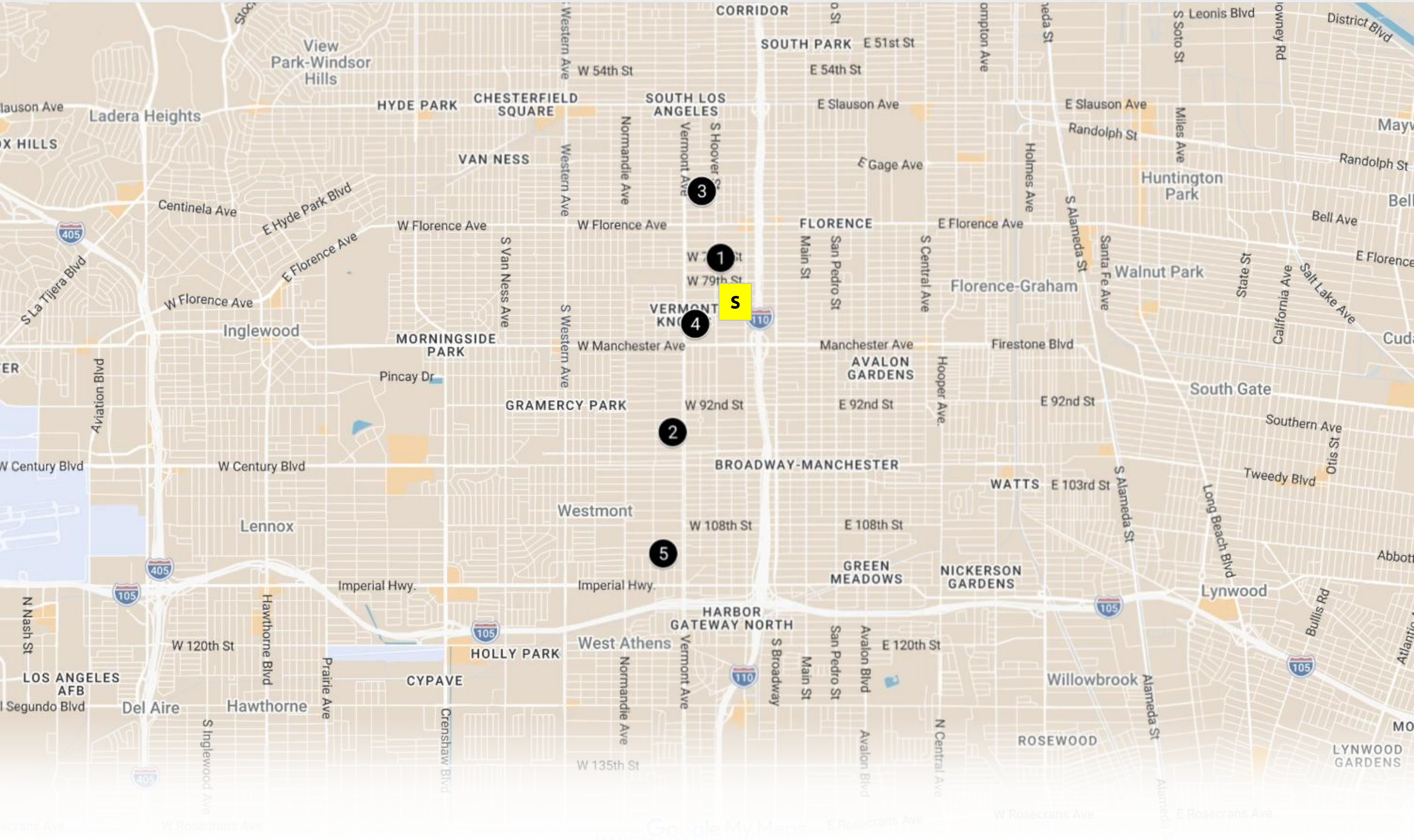
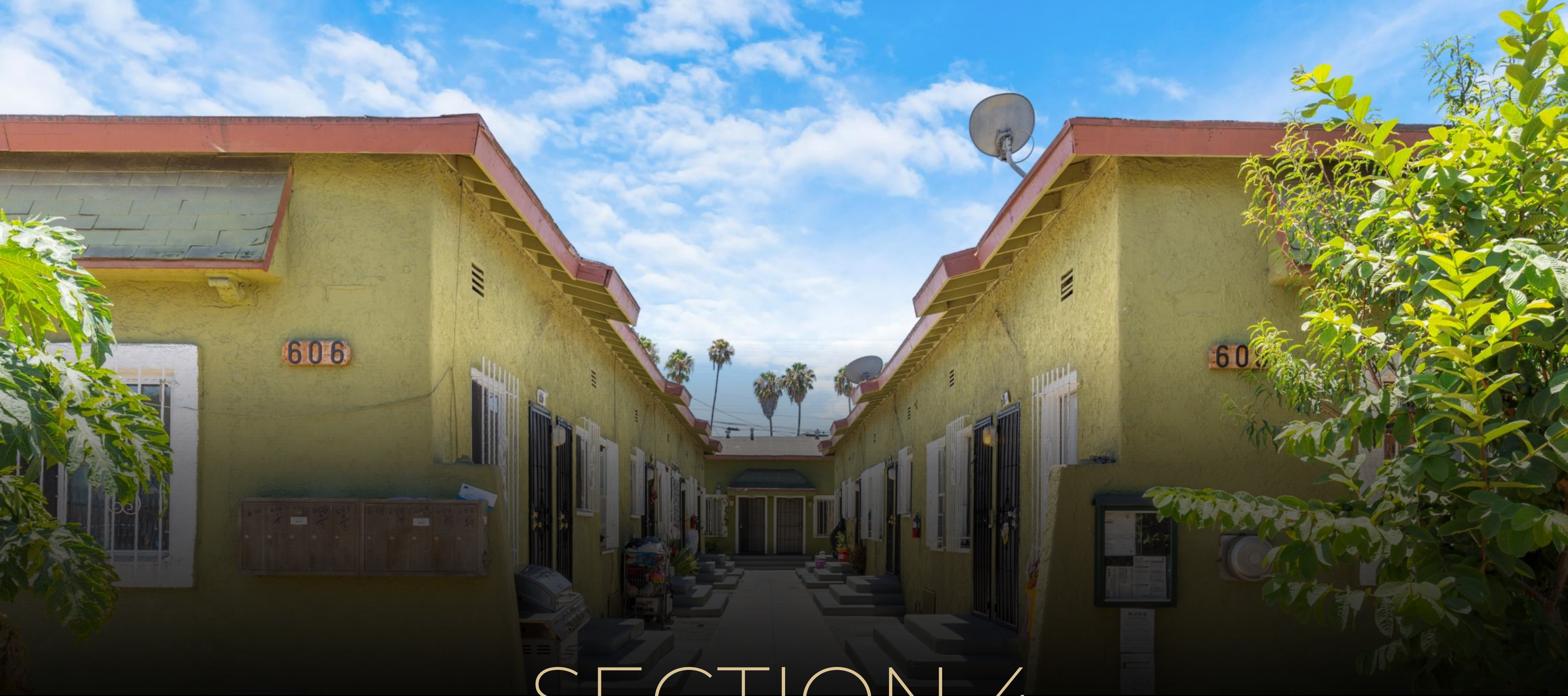




SECTION 4

LOCATION OVERVIEW

SOUTH
Los Angeles

South Los Angeles is a densely populated and established Los Angeles submarket with a substantial residential base and strong underlying demand for multifamily housing. The area benefits from a large concentration of households, established neighborhood infrastructure, and convenient access to major employment centers throughout Los Angeles. Its affordability relative to many Westside and Central Los Angeles neighborhoods continues to support demand for rental housing.

The area is well connected by major transportation corridors, including the 110 and 105 Freeways, as well as major north-south and east-west arterials such as Vermont Avenue, Normandie Avenue, Florence Avenue, and Century Boulevard. These routes provide convenient access to Downtown Los Angeles, USC, LAX, Inglewood, and other major employment and entertainment destinations.

AREA AMENITIES

The Neighborhood

SOUTH LOS ANGELES

Located in South Los Angeles, 606 W. 81st Street benefits from a central infill location with convenient access to major employment centers, transportation corridors, and neighborhood retail throughout the South LA and greater Los Angeles area. The property is situated near Florence Avenue, Normandie Avenue, and Vermont Avenue, providing connectivity throughout the surrounding neighborhoods and convenient access to Downtown Los Angeles, USC, and the Westside.

The surrounding area is characterized by established residential neighborhoods, local-serving retail, schools, parks, and a growing mix of redevelopment and infill investment. The property's location provides residents with access to major employment hubs while maintaining a more affordable rental profile relative to many areas closer to Central Los Angeles and the Westside.

World-Class

SPORTS DESTINATION

SoFi

CHARGERS

HOLLYWOOD PARK

intuit DOME

CLIPPERS

LA 28

YouTube Theater

KIA FORUM

SUPER BOWL

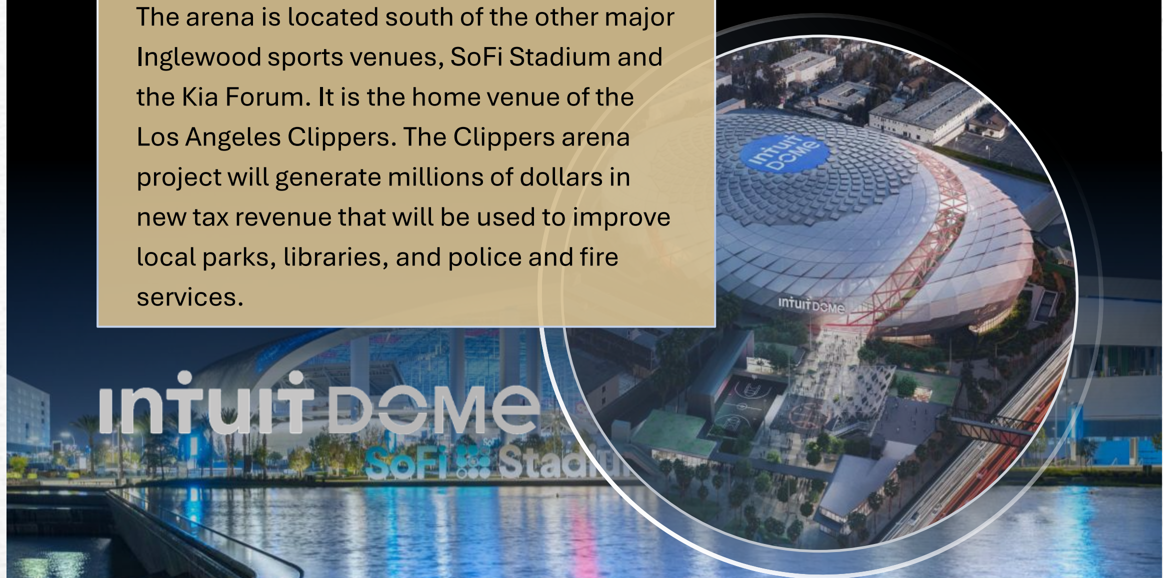
Area Landmarks

SoFi

Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost $5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



CONNECTIVITY

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