OFFERING MEMORANDUM

149 W COLDEN AVE LOS ANGELES, CA 90003

LIST PRICE

$1,060,000

LYONSTAHL INVESTMENT REAL ESTATE

THE KAMARA MULTIFAMILY GROUP

JACOBSON INVESTMENT GROUP

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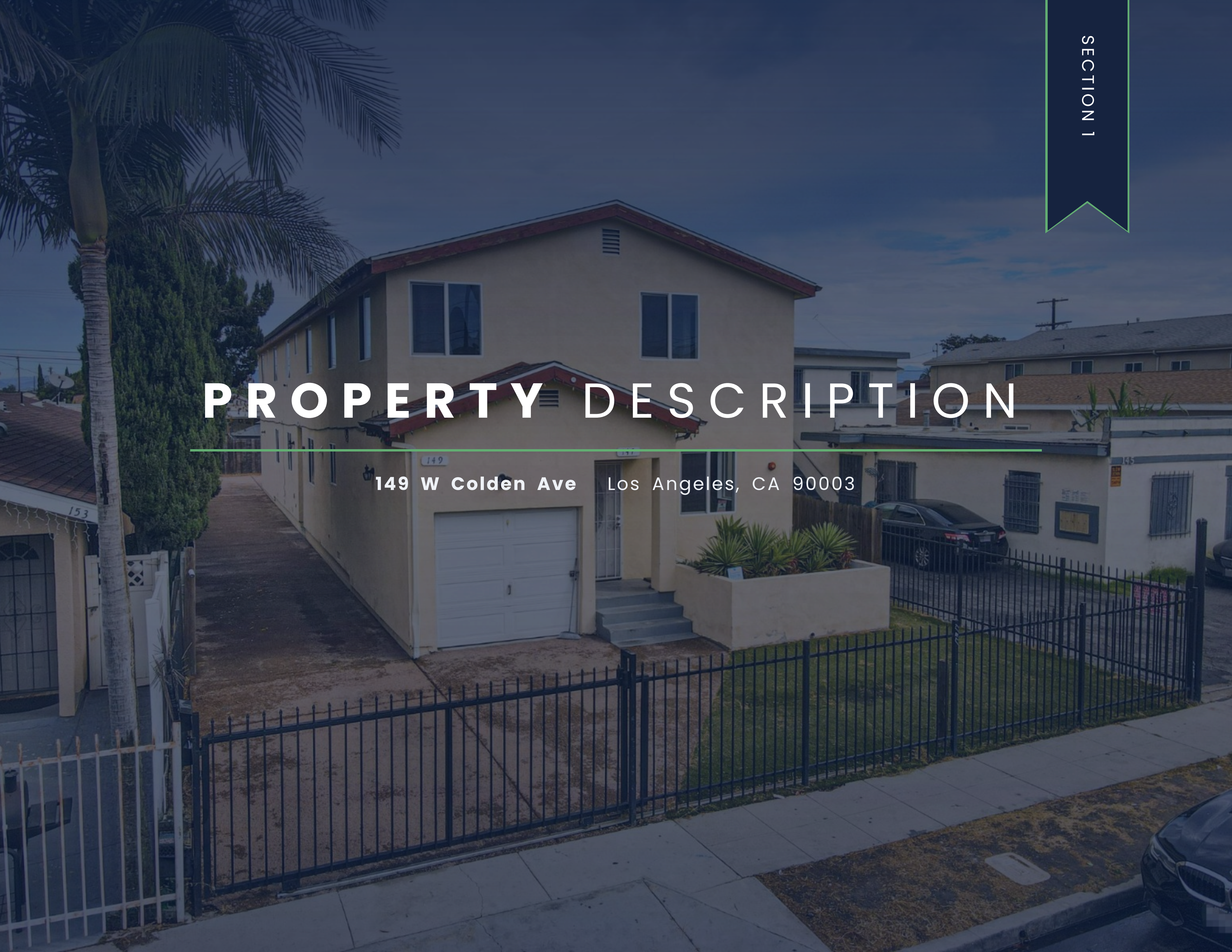
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lyon Stahl Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

149 W Colden Ave

Los Angeles, CA 90003



PROPERTY DESCRIPTION

149 W Colden Ave Los Angeles, CA 90003

PROPERTY DETAILS

Address	149 W Colden Ave Los Angeles, CA 90003
List Price	$1,060,000
Total Units	2
Total Building Sq. Ft.	3,729 SF
Total Lot Size	5,840 SF
Year Built	2017
Price / Unit	$530,000
Price / Sq. Ft.	$284.26
Zoning	LA R2-1
APN	6053-008-024
Rent Control	None
Parking	6 spaces

INVESTMENT HIGHLIGHTS

- 2-unit multifamily asset in Los Angeles, built in 2017
- Priced at a 11.04 GRM and 6.68% current cap rate
- Unit mix of (2) 5+3
- 6 on-site parking spaces

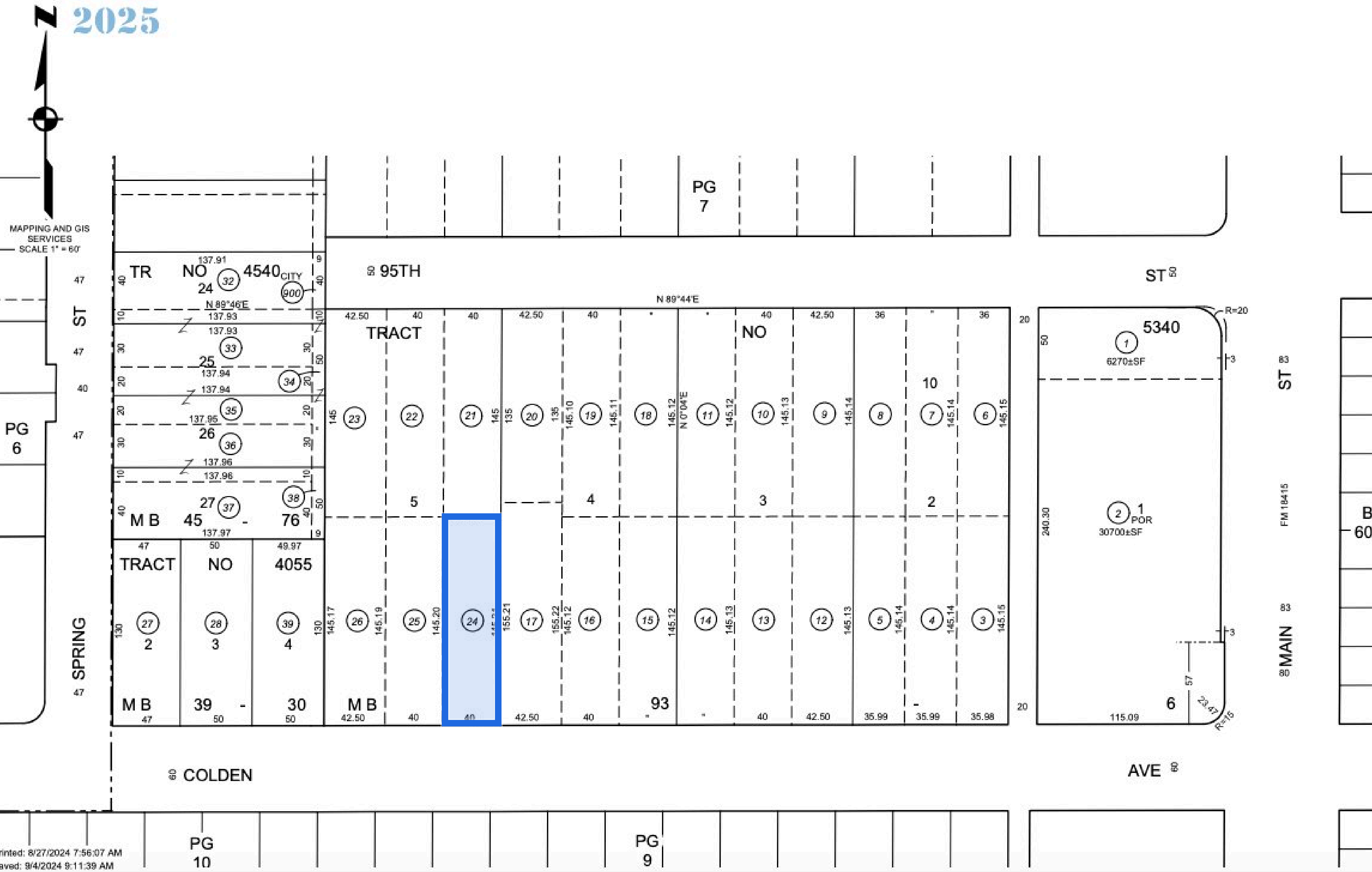
2017 Construction! No Rent Control!

149 W Colden Ave is a **FULLY VACANT** 2-unit multifamily investment opportunity in one of Los Angeles' fastest growing neighborhoods, offered at $1,060,000. Upon stabilization, the property is projected to achieve an attractive 6.68% Cap Rate and a 11.04 GRM. In-place rents are at or near market, offering immediate, stabilized cash flow.

Built in 2017, the property totals approximately 3,729 SF on a 5,840 SF lot ($284/SF). The property features a unit mix of (2) 5+3, with 6 on-site parking spaces. Both units will be delivered fully vacant and move-in ready, allowing a new owner to lease at market rents immediately without the challenges of tenant relocation. Once fully leased, the property is projected to generate $8,000 in scheduled monthly rental income.

Whether for an investor seeking strong cash flow or an owner-user looking to occupy a unit while maximizing rental income from the remaining unit, 149 W Colden offers exceptional flexibility and upside. 149 W Colden Ave is well positioned in Los Angeles, CA 90003, close to major employment centers, retail corridors and transit, in a rental market characterized by consistent demand and long-term appreciation.

PARCEL MAP



2025
MAPPING AND GIS SERVICES
SCALE 1" = 60'
PG 7
95TH
ST
TR NO 4540
CITY
N 89°46'E
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TRACT
NO
5340
6270±SF
POR
30700±SF
FM 18415
MAIN
ST
SPRING
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PG 6
M B 45 - 76
TRACT NO 4055
M B 39 - 30
M B 93
COLDEN
AVE
PG 10
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SECTION 2

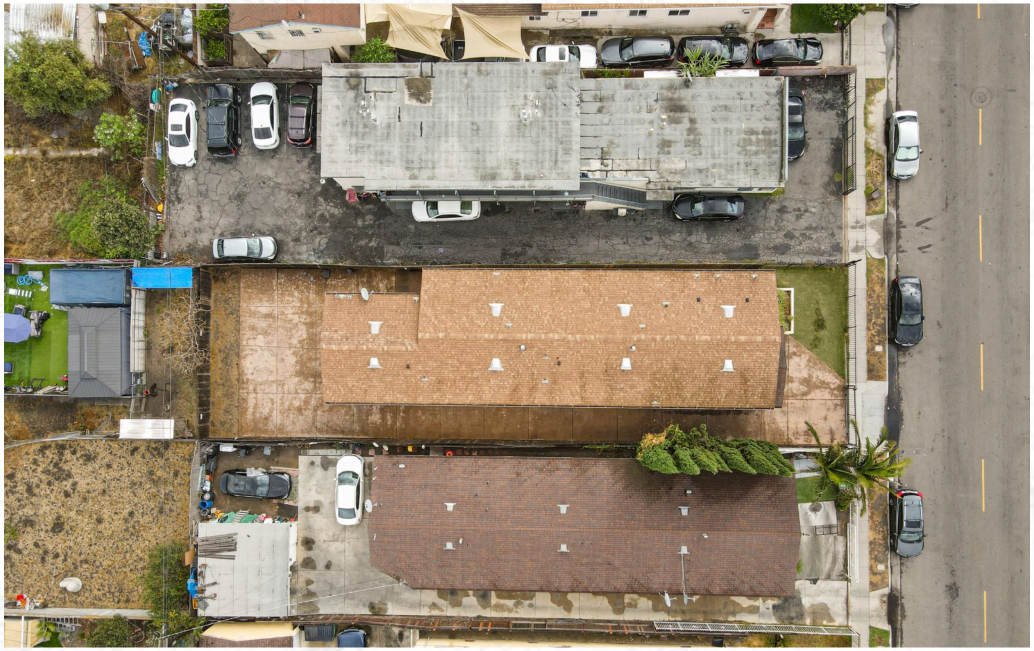
PROPERTY PHOTOS

149 W Colden Ave Los Angeles, CA 90003

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS



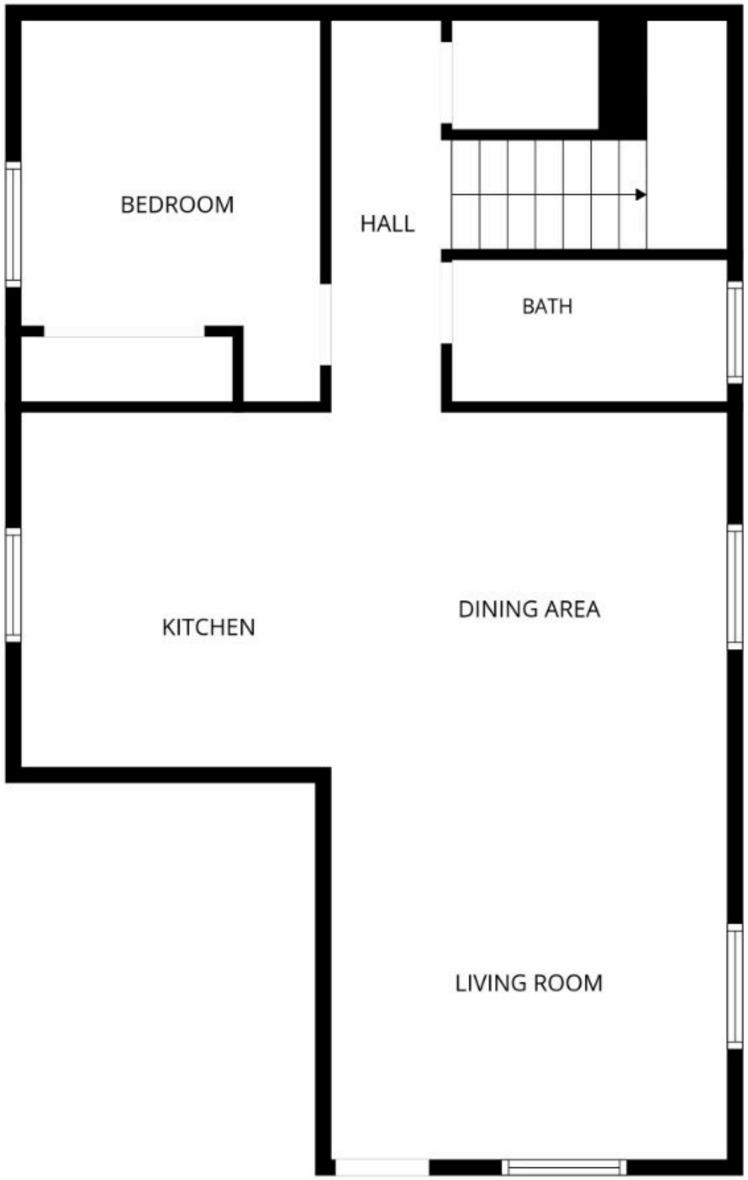
PROPERTY PHOTOS

PROPERTY PHOTOS

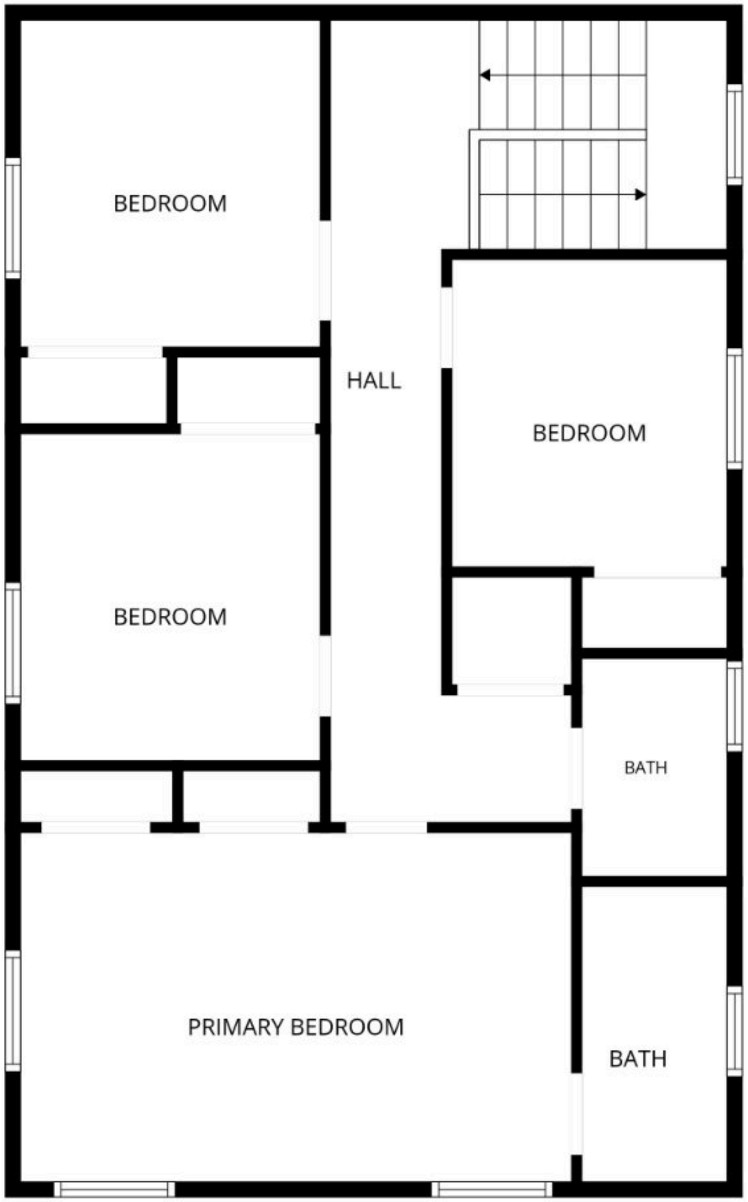
PROPERTY PHOTOS




FLOOR PLAN



1st floor



2nd floor

SECTION 3

FINANCIAL ANALYSIS

149 W Colden Ave Los Angeles, CA 90003

RENT SUMMARY

UNIT MIX

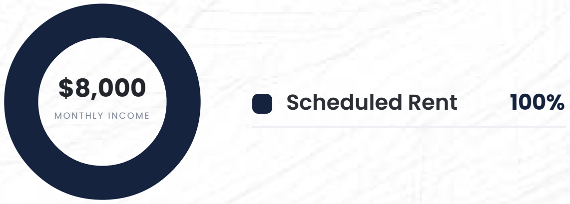
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
5+3	2	100%	$4,000	$8,000	$4,000	$8,000	0%
TOTALS	**2**		**$4,000**	**$8,000**		**$8,000**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$8,000	$8,000
Additional Income	$0	$0
Monthly Scheduled Gross Income	$8,000	$8,000
Annualized Scheduled Gross Income	**$96,000**	**$96,000**

At a Glance	
Rental Upside	0.00%
Average Unit Size	1,865 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA 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	5+3	*Vacant*	1864.5	$4,000	$4,000	$4,000	$4,000
2	5+3	*Vacant*	1864.5	$4,000	$4,000	$4,000	$4,000
TOTAL RENTAL INCOME					**$8,000**		**$8,000**
Additional Income					$0		$0
TOTAL MONTHLY INCOME					**$8,000**		**$8,000**
TOTAL ANNUAL INCOME					**$96,000**		**$96,000**

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$96,000		$96,000	
Vacancy Rate Reserve	$2,880	3.00%	$2,880	3.00%
Gross Operating Income	$93,120		$93,120	
Operating Expenses	$22,320	23.25%	$22,320	23.25%
NET OPERATING INCOME	**$70,800**		**$70,800**	
Debt Service	$64,319		$64,319	
Pre-Tax Cash Flow	*$6,481*	*3.06%*	*$6,481*	*3.06%*
Principal Reduction	$9,478		$9,478	
Total Return Before Taxes	*$15,959*	*7.53%*	*$15,959*	*7.53%*

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)	$13,250	$13,250
Repairs & Maintenance ($700/Unit)	$1,400	$1,400
Insurance ($0.85/SF)	$3,170	$3,170
Utilities ($1200/Unit)	$2,400	$2,400
Trash ($0/Month)	$0	$0
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($75/Month)	$900	$900
TOTAL EXPENSES	**$22,320**	**$22,320**
Expenses as % of SGI	23.25%	23.25%
Per Sq. Ft.	$5.99	$5.99
Per Unit	$11,160	$11,160

FINANCIAL ANALYSIS

Property Address		149 W Colden Ave
List Price:		**$1,060,000**
Down Payment:	20.0%	$212,000
Number of Units:		2
Cost per Unit:		$530,000
Current GRM:		11.04
Pro Forma GRM:		11.04
Current CAP:		6.68%
Pro Forma CAP:		6.68%
Year Built:		2017
Approx. Lot Size:		5,840 SF
Approx. Gross RSF:		3,729 SF
Cost per RSF:		$284.26

Proposed Financing

First Loan Amount:	$848,000
Interest Rate:	6.50%
Amortization:	30 yrs
Fixed Period:	5 yrs
Monthly Payment:	$5,360
DCR:	1.10

Annualized Expenses

*Estimated

New Taxes (1.25% Purchase Price):	$13,250
Repairs & Maintenance ($700/Unit):	$1,400
Insurance ($0.85/SF):	$3,170
Utilities ($1200/Unit):	$2,400
Landscaping ($100/Month):	$1,200
Pest Control ($75/Month):	$900
Total Expenses:	**$22,320**
Expenses as % of SGI:	23.25%
Per Unit:	$11,160

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$96,000		$96,000	
Vacancy Rate Reserve:	$2,880	3.00% *1	$2,880	3.00% *1
Gross Operating Income:	$93,120		$93,120	
Operating Expenses:	$22,320	23.25% *1	$22,320	23.25% *1
Net Operating Income:	$70,800		$70,800	
Loan Payments:	$64,319		$64,319	
Pre-Tax Cash Flow:	$6,481	3.06% *2	$6,481	3.06% *2
Principal Reduction:	$9,478		$9,478	
Total Return Before Taxes:	$15,959	7.53% *2	$15,959	7.53% *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	5+3	Vacant	$4,000	$4,000	$4,000	$4,000
1	5+3	Vacant	$4,000	$4,000	$4,000	$4,000
Monthly Scheduled Gross Income				**$8,000**		**$8,000**
Annualized Scheduled Gross Income				**$96,000**		**$96,000**

Utilities Paid by Tenant: Trash, Gas and Electric

FINANCING

Proposed Financing		
List Price:		$1,060,000
Down Payment:	20.0%	$212,000
First Loan Amount:		$848,000
Loan-to-Value:		80%
Interest Rate:		6.50%
Amortization:		30 years
Fixed Period:		5 years
Monthly Payment (P&I):		$5,360
Annual Debt Service:		$64,319
DCR:		1.10

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$70,800
Net Operating Income (Pro Forma):	$70,800
Pre-Tax Cash Flow (Current):	$6,481
Pre-Tax Cash Flow (Pro Forma):	$6,481
Cash-on-Cash (Current):	3.06%
Cash-on-Cash (Pro Forma):	3.06%
Total Return Before Taxes (PF):	$15,959

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.

SECTION 4

SALE COMPARABLES

149 W Colden Ave Los Angeles, CA 90003

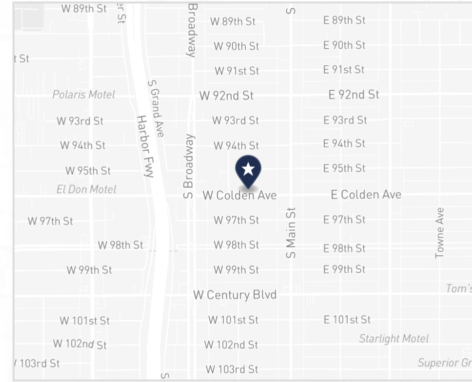
SALE COMPS

149 W COLDEN AVE

Los Angeles, CA 90003

Subject Property

Price:	$1,060,000	Bldg Size:	3,729 SF
No. Units:	2	Price/SF:	$284.26
GRM:	11.04	CAP:	6.68%
$/Unit:	$530,000		



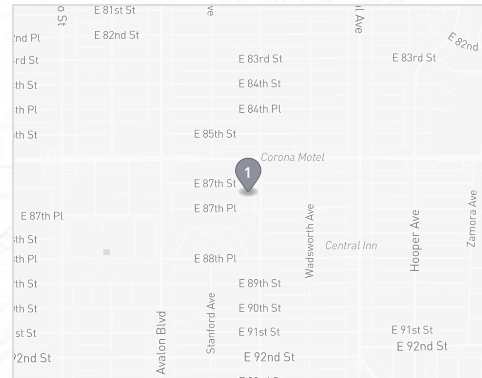
1

8711 MCKINLEY PL

Los Angeles, CA 90002

Sold 8/26/2026

Price:	$1,182,500	Bldg Size:	3,646 SF
No. Units:	2	Price/SF:	$324.33
GRM:	11.87	CAP:	5.90%
$/Unit:	$591,250		



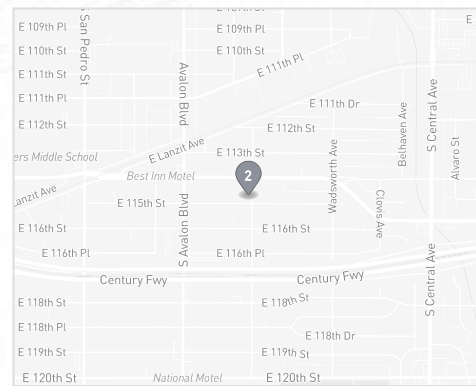
2

11421 STANFORD AVE

Los Angeles, CA 90059

Sold 8/14/2026

Price:	$1,075,000	Bldg Size:	3,132 SF
No. Units:	2	Price/SF:	$343.23
GRM:	11.49	CAP:	6.09%
$/Unit:	$537,500		



SALE COMPS

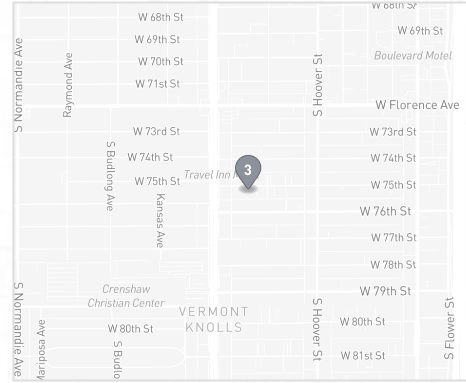
3

924 W 75TH ST

Los Angeles, CA 90044

Sold 7/24/2026

Price:	$1,400,000	Bldg Size:	3,815 SF
No. Units:	2	Price/SF:	$366.97
GRM:	12.96	CAP:	5.40%
$/Unit:	$700,000		



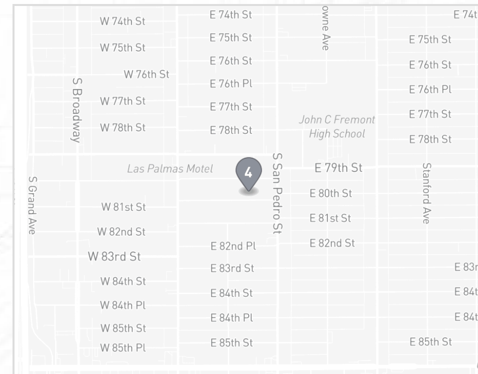
4

227 E 81ST ST

Los Angeles, CA 90003

Sold 7/10/2026

Price:	$1,125,000	Bldg Size:	2,292 SF
No. Units:	2	Price/SF:	$490.84
GRM:	12.02	CAP:	5.82%
$/Unit:	$562,500		



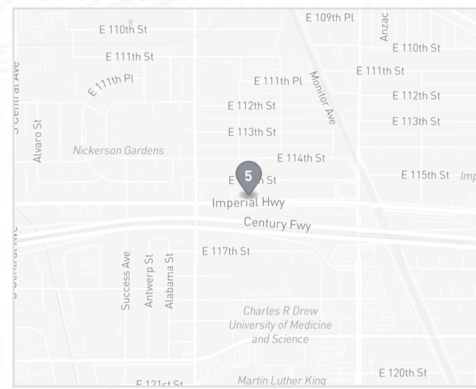
5

1669 E IMPERIAL HWY

Los Angeles, CA 90059

Sold 7/10/2026

Price:	$1,135,000	Bldg Size:	3,150 SF
No. Units:	2	Price/SF:	$360.32
GRM:	14.55	CAP:	4.81%
$/Unit:	$567,500		



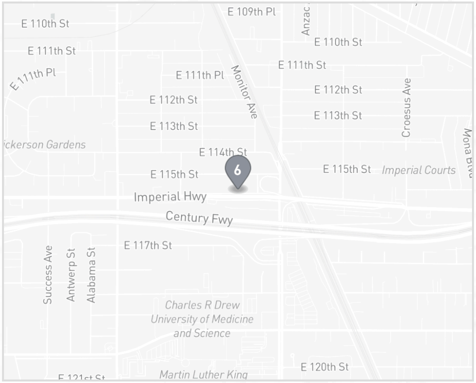
6

1783 E IMPERIAL HWY

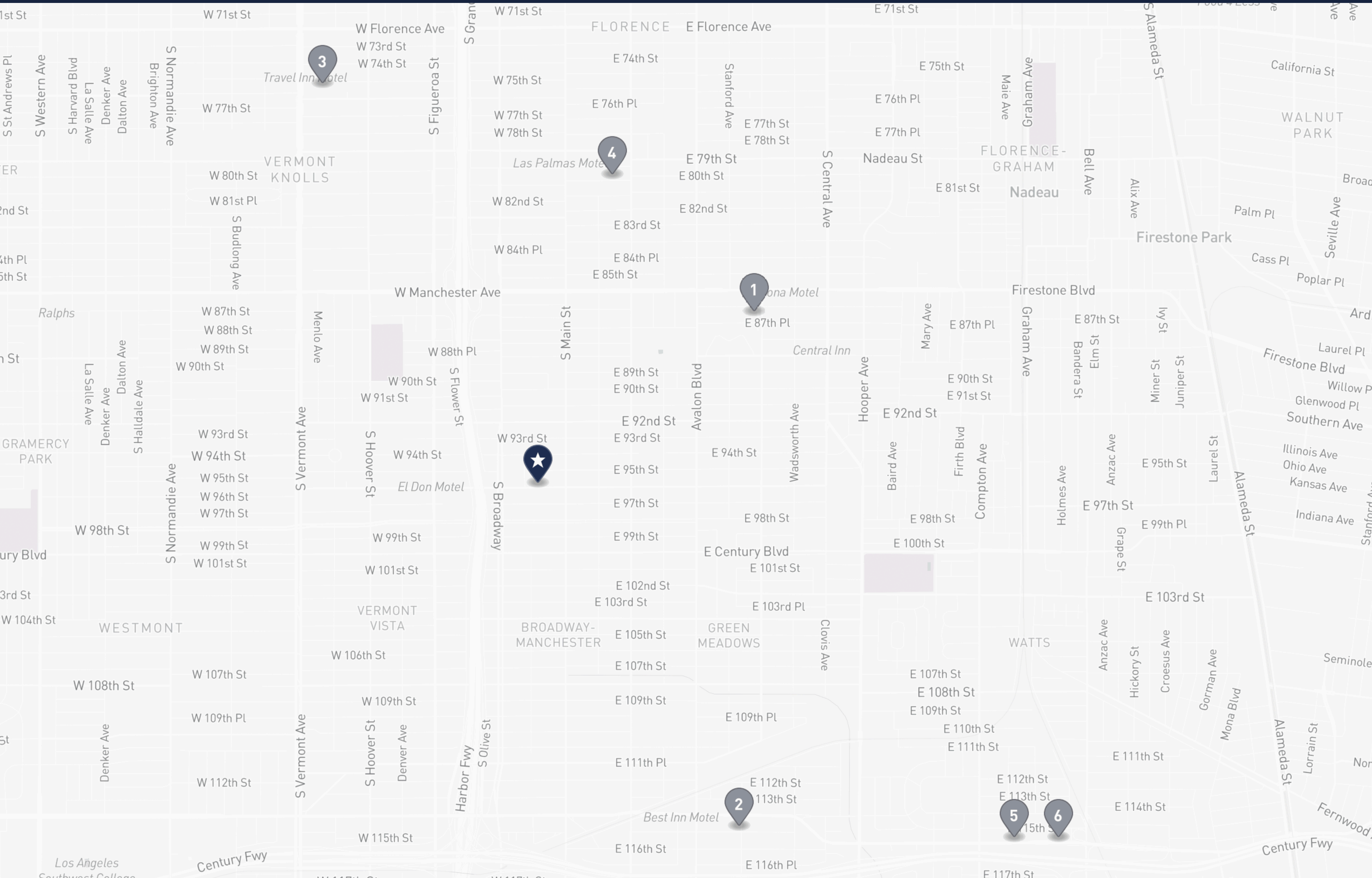
Los Angeles, CA 90059

Sold 7/1/2026

Price:	$1,088,000	Bldg Size:	3,372 SF
No. Units:	2	Price/SF:	$322.66
GRM:	10.92	CAP:	6.41%
$/Unit:	$544,000		



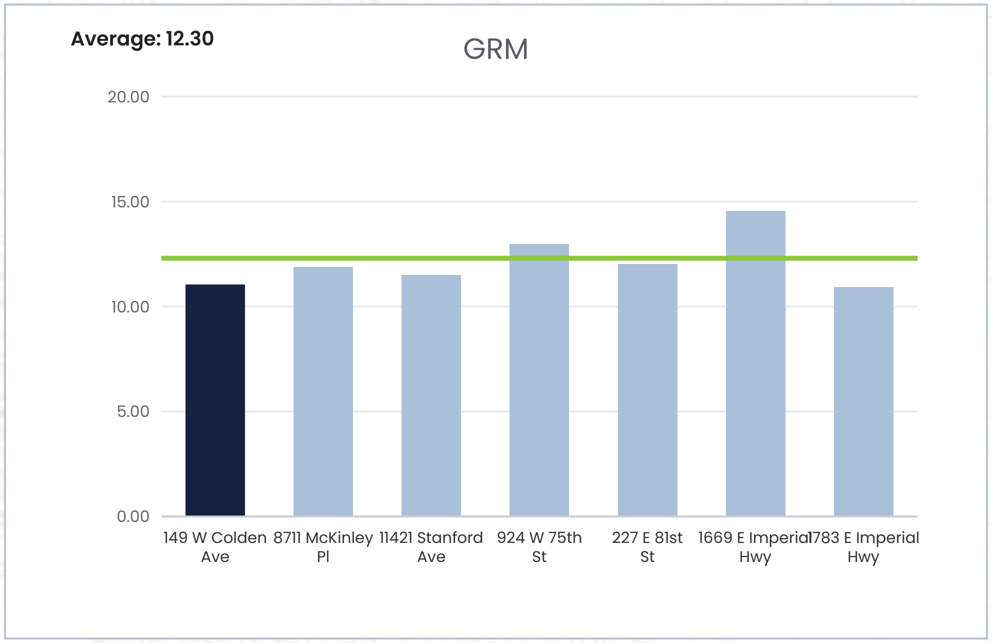
SALE COMPS MAP

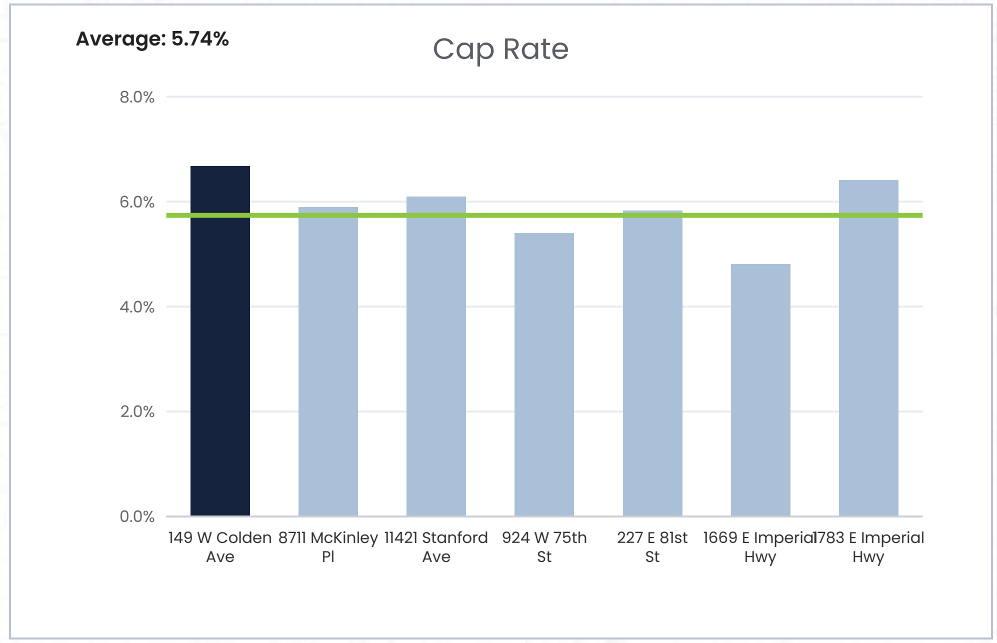


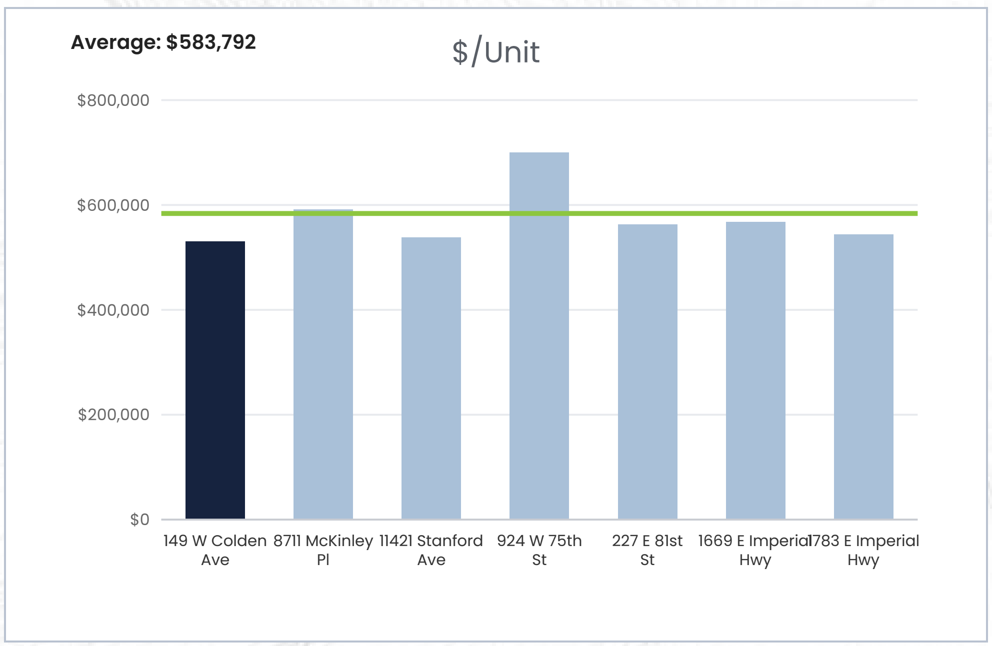
SALE COMPS ANALYSIS

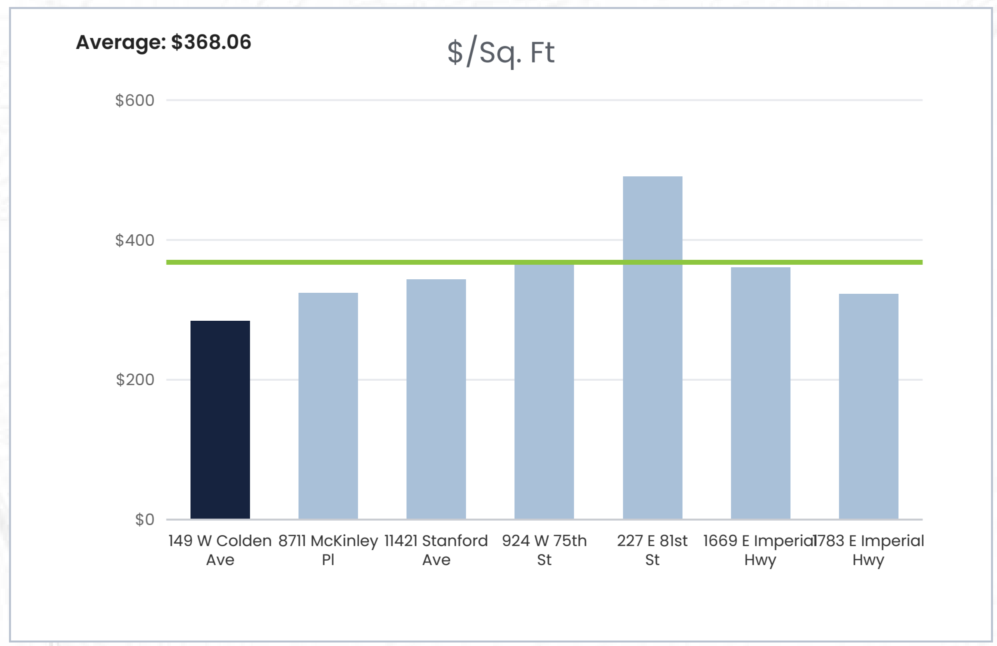
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
8711 McKinley Pl Los Angeles, CA 90002	$1,182,500	2	2022	3,646	11.87	5.90%	$324.33	$591,250	8/26/2026	(2) 5+3
11421 Stanford Ave Los Angeles, CA 90059	$1,075,000	2	2014	3,132	11.49	6.09%	$343.23	$537,500	8/14/2026	(2) 4+3
924 W 75th St Los Angeles, CA 90044	$1,400,000	2	2026	3,815	12.96	5.40%	$366.97	$700,000	7/24/2026	(2) 6+3
227 E 81st St Los Angeles, CA 90003	$1,125,000	2	2008	2,292	12.02	5.82%	$490.84	$562,500	7/10/2026	(2) 4+3
1669 E Imperial Hwy Los Angeles, CA 90059	$1,135,000	2	2026	3,150	14.55	4.81%	$360.32	$567,500	7/10/2026	(1) 5+3 (1) 2+1
1783 E Imperial Hwy Los Angeles, CA 90059	$1,088,000	2	2017	3,372	10.92	6.41%	$322.66	$544,000	7/1/2026	(1) 6+3 (1) 4+1
Average					*12.30*	*5.74%*	*$368.06*	*$583,792*		
149 W Colden Ave (Subject)	**$1,060,000**	**2**	**2017**	**3,729**	**11.04**	**6.68%**	**$284.26**	**$530,000**	**On Market**	**(2) 5+3**

SALE COMP CHARTS







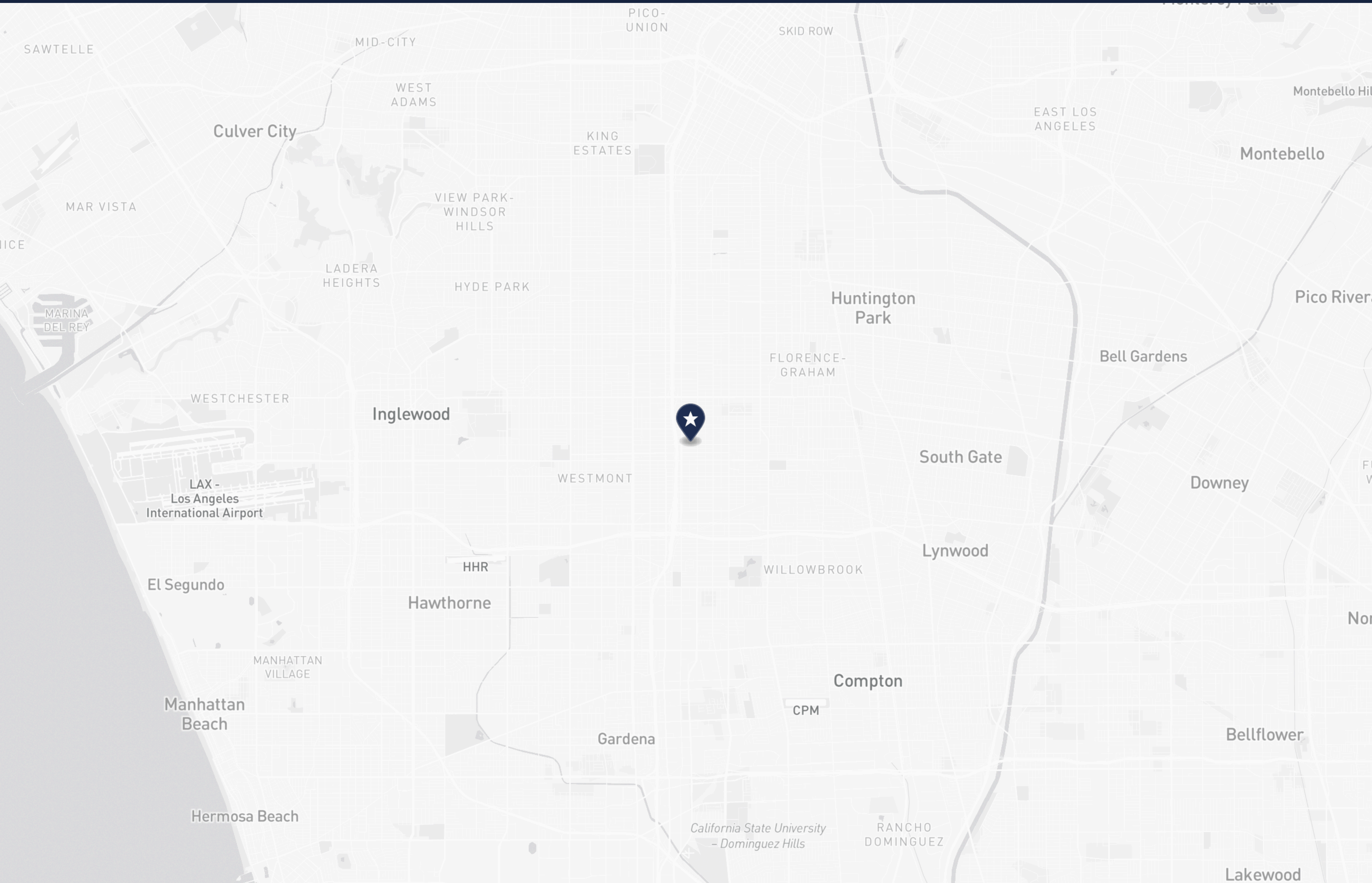


SECTION 5

LOCATION OVERVIEW

149 W Colden Ave Los Angeles, CA 90003

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.

LOCATION SPOTLIGHT: SOFI STADIUM

SoFi Stadium is a world-class sports and entertainment venue and home to both the Los Angeles Rams and Los Angeles Chargers. Hosting NFL games, major concerts, international sporting events, and marquee entertainment experiences year-round, SoFi Stadium serves as a significant regional destination that drives tourism, economic activity, and continued investment throughout the greater Los Angeles area.

LOCATION SPOTLIGHT: CRYPTO ARENA

Crypto.com Arena is one of Los Angeles' premier sports and entertainment venues and home to the Los Angeles Lakers, Los Angeles Clippers, and Los Angeles Kings. Located in the heart of Downtown Los Angeles, the arena hosts NBA and NHL games, concerts, and major events throughout the year, serving as a major driver of tourism, foot traffic, and economic activity throughout the surrounding area.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

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