OFFERING MEMORANDUM

162 W 65TH ST LOS ANGELES, CA 90003

LIST PRICE

LYONSTAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

$1,150,000

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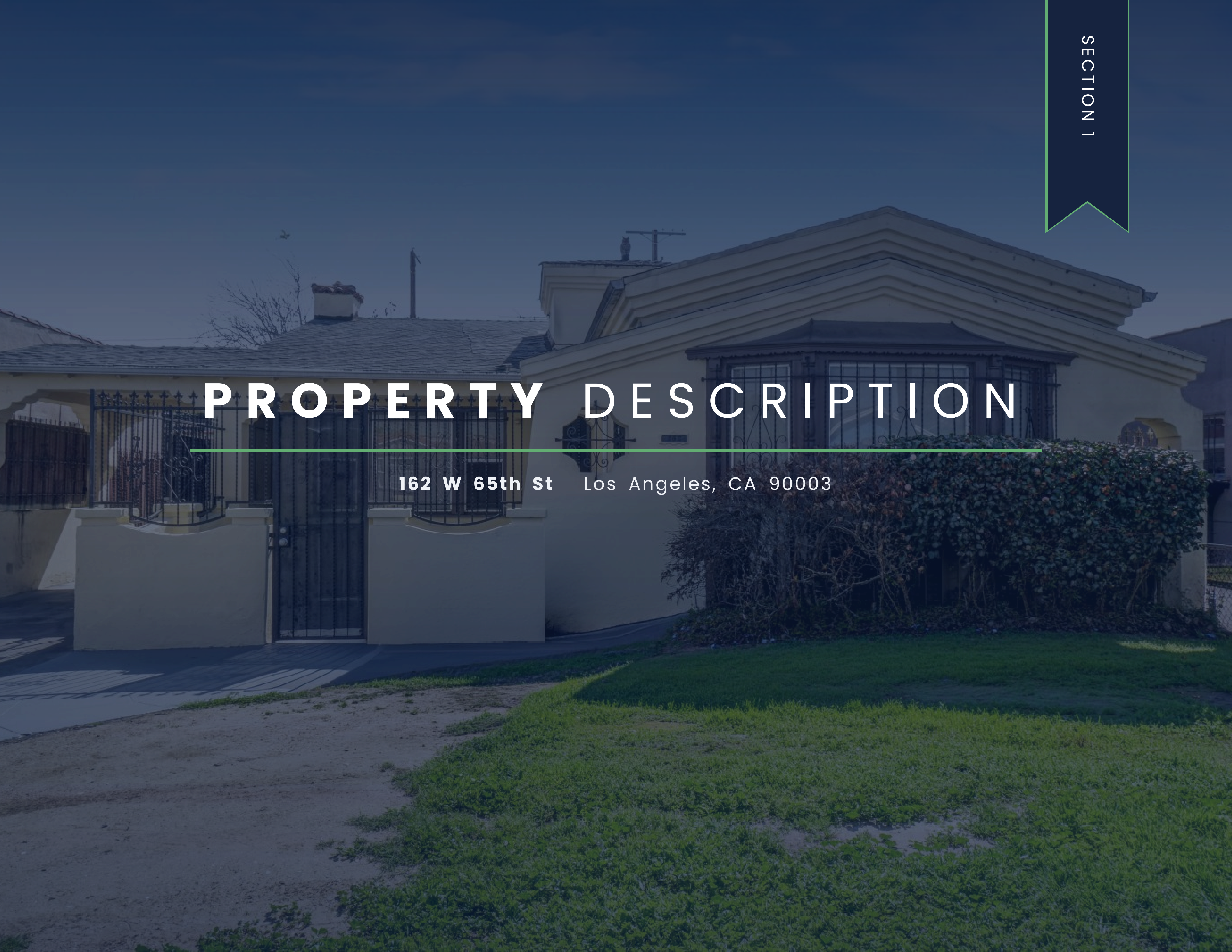
162 W 65th St

Los Angeles, CA 90003



SECTION 1

PROPERTY DESCRIPTION

162 W 65th St Los Angeles, CA 90003

162 W 65th St offers a rare opportunity to purchase a four-unit property in a strong pocket of South Los Angeles, with 1 unit delivered vacant. The property features a great mix of units, including a VACANT and newly constructed 3 Bed/2 Bath unit, along with three additional units consisting of (1) large 4 Bed/2 Bath front house, (1) 1 Bed/1 Bath and (1) 2 Bed/1 Bath Units. The variety of unit mixes and 4 on-site parking spaces in the back of the property makes it attractive to a wide range of renters.

Built in 1941, the property totals approximately 3,312 SF on a 6,690 SF lot ($347/SF). Based on market rents, the property has the potential to generate nearly $12,000 per month in gross income, making it a strong opportunity for an investor seeking solid cash flow. Priced at $1,150,000, the property is is currently operating at a 9.17% Cap Rate and 8.19 GRM, with upside potential.

162 W 65th St 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.

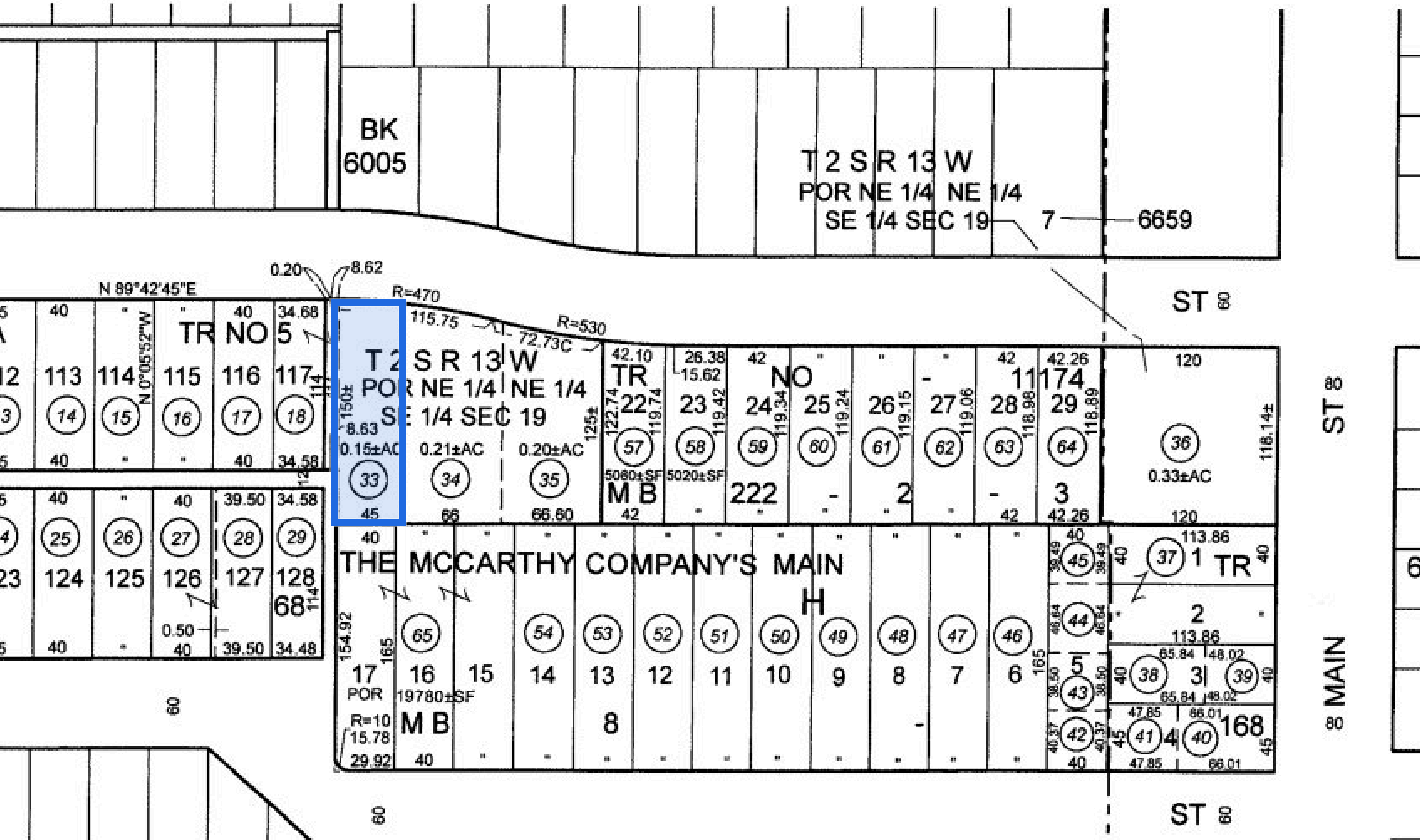
PROPERTY DETAILS

Address	162 W 65th St Los Angeles, CA 90003
List Price	$1,150,000
Total Units	4
Total Building Sq. Ft.	3,312 SF
Total Lot Size	6,690 SF
Year Built	1941
Price / Unit	$287,500
Price / Sq. Ft.	$347.22
Zoning	LA R2-1
APN	6012-001-003
Rent Control	LA RSO
Parking	4 spaces

INVESTMENT HIGHLIGHTS

- 4-unit multifamily asset in Los Angeles, built in 1941
- Priced at a 8.19 GRM and 9.17% current cap rate
- 3.24% rental upside to pro forma rents
- Unit mix of (1) 1+1, (1) 2+1, (1) 3+2, (1) 4+2
- Subject to LA RSO rent control
- 4 on-site parking spaces

PARCEL MAP



BK
6005
T 2 S R 13 W
POR NE 1/4 NE 1/4
SE 1/4 SEC 19
7
6659
ST
N 89°42'45"E
N 0°05'52"W
R=470
R=530
115.75
72.73C
0.20
8.62
8.63
150±
125±
TR NO 5
T 2 S R 13 W
POR NE 1/4 NE 1/4
SE 1/4 SEC 19
0.15±AC
0.21±AC
0.20±AC
33
34
35
TR NO 11174
M B 222 - 2 - 3
5080±SF
5020±SF
0.33±AC
THE MCCARTHY COMPANY'S MAIN
M B 8 - 168
H
TR
19780±SF
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R=10
15.78
29.92
154.92
165
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MAIN
ST

PROPERTY PHOTOS

162 W 65th St Los Angeles, CA 90003

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

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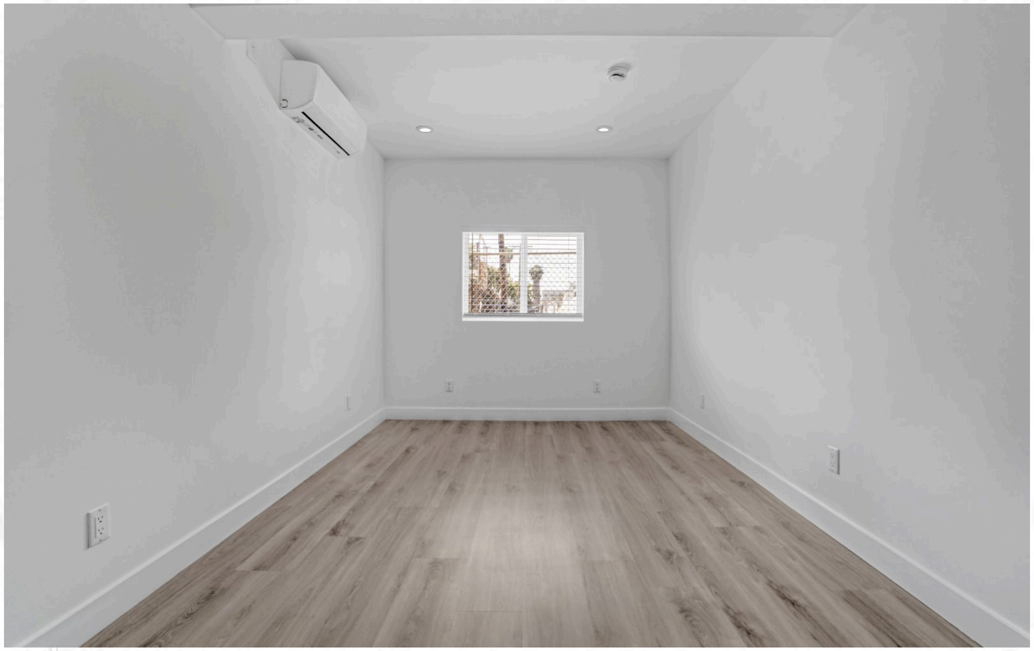
PROPERTY PHOTOS



SECTION 3

FINANCIAL ANALYSIS

162 W 65th St Los Angeles, CA 90003

RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Total	Notes
1	4-Bed/2-Bath	1409	$4,018	$4,095	*HACLA*
2	2-Bed/1-Bath	550	$2,746	$2,695	*HACLA*
3	1-Bed/1-Bath	500	$2,087	$2,095	*HACLA*
4	3-Bed/2-Bath	850	$2,850	$3,195	*Vacant*
TOTAL RENTAL INCOME			**$11,701**	**$12,080**	
Additional Income			$0	$0	
TOTAL MONTHLY INCOME			**$11,701**	**$12,080**	
TOTAL ANNUAL INCOME			**$140,412**	**$144,960**	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$140,412		$144,960	
Vacancy Rate Reserve	$7,021	5.00%	$7,248	5.00%
Gross Operating Income	$133,391		$137,712	
Operating Expenses	$27,887	19.86%	$27,887	19.24%
NET OPERATING INCOME	**$105,504**		**$109,825**	
Debt Service	$80,721		$80,721	
Pre-Tax Cash Flow	*$24,784*	*43.10%*	*$29,104*	*50.62%*
Principal Reduction	$12,802		$12,802	
Total Return Before Taxes	*$37,586*	*65.37%*	*$41,906*	*72.88%*

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)	$14,375	$14,375
Repairs & Maintenance ($1000/Unit)	$4,000	$4,000
Insurance ($1/SF)	$3,312	$3,312
Utilities ($1100/Unit)	$4,400	$4,400
Trash ($0/Month)	$0	$0
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($50/Month)	$600	$600
TOTAL EXPENSES	**$27,887**	**$27,887**
Expenses as % of SGI	19.86%	19.24%
Per Sq. Ft.	$8.42	$8.42
Per Unit	$6,972	$6,972

FINANCIAL ANALYSIS

Property Address		162 W 65th St
List Price:		**$1,150,000**
Down Payment:	5.0%	$57,500
Number of Units:		4
Cost per Unit:		$287,500
Current GRM:		8.19
Pro Forma GRM:		7.93
Current CAP:		9.17%
Pro Forma CAP:		9.55%
Year Built:		1941
Approx. Lot Size:		6,690 SF
Approx. Gross RSF:		3,312 SF
Cost per RSF:		$347.22

Proposed Financing

First Loan Amount:	$1,092,500
Interest Rate:	6.25%
Amortization:	30 yrs
Fixed Period:	5 yrs
Monthly Payment:	$6,727
DCR:	0.90

Annualized Expenses *Estimated

New Taxes (1.25% Purchase Price):	$14,375
Repairs & Maintenance ($1000/Unit):	$4,000
Insurance ($1/SF):	$3,312
Utilities ($1100/Unit):	$4,400
Landscaping ($100/Month):	$1,200
Pest Control ($50/Month):	$600
Total Expenses:	**$27,887**
Expenses as % of SGI:	19.86%
Per Unit:	$6,972

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$140,412		$144,960	
Vacancy Rate Reserve:	$7,021	5.00% *1	$7,248	5.00% *1
Gross Operating Income:	$133,391		$137,712	
Operating Expenses:	$27,887	19.86% *1	$27,887	19.24% *1
Net Operating Income:	$105,504		$109,825	
Loan Payments:	$80,721		$80,721	
Pre-Tax Cash Flow:	$24,784	43.10% *2	$29,104	50.62% *2
Principal Reduction:	$12,802		$12,802	
Total Return Before Taxes:	$37,586	65.37% *2	$41,906	72.88% *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	4+2	HACLA	$4,018	$4,018	$4,095	$4,095
1	2+1	HACLA	$2,746	$2,746	$2,695	$2,695
1	1+1	HACLA	$2,087	$2,087	$2,095	$2,095
1	3+2	Vacant	$2,850	$2,850	$3,195	$3,195
Monthly Scheduled Gross Income				**$11,701**		**$12,080**
Annualized Scheduled Gross Income				**$140,412**		**$144,960**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 3.24%

FINANCING

Proposed Financing		
List Price:		$1,150,000
Down Payment:	5.0%	$57,500
First Loan Amount:		$1,092,500
Loan-to-Value:		95%
Interest Rate:		6.25%
Amortization:		30 years
Fixed Period:		5 years
Monthly Payment (P&I):		$6,727
Annual Debt Service:		$80,721
DCR:		0.90

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$105,504
Net Operating Income (Pro Forma):	$109,825
Pre-Tax Cash Flow (Current):	$24,784
Pre-Tax Cash Flow (Pro Forma):	$29,104
Cash-on-Cash (Current):	43.10%
Cash-on-Cash (Pro Forma):	50.62%
Total Return Before Taxes (PF):	$41,906

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

162 W 65th St Los Angeles, CA 90003

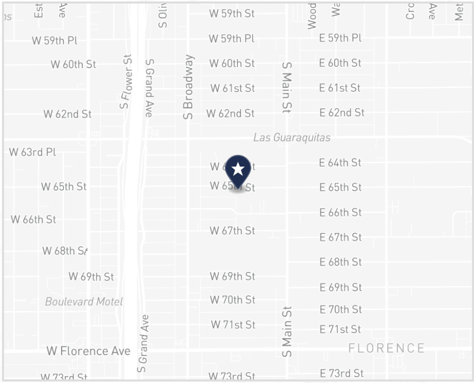
SALE COMPS

162 W 65TH ST

Los Angeles, CA 90003

Subject Property

Price:	$1,150,000	Bldg Size:	3,312 SF
No. Units:	4	Price/SF:	$347.22
GRM:	8.19	CAP:	9.17%
$/Unit:	$287,500		

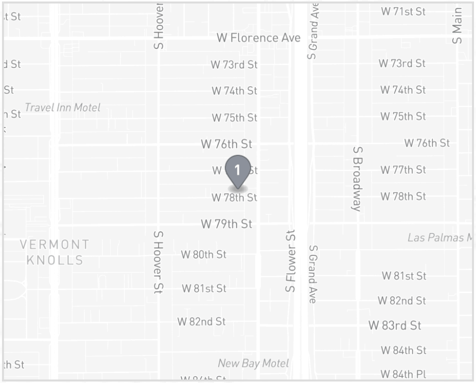


521 W 78TH ST

Los Angeles, CA 90044

Sold 1/8/2026

Price:	$1,115,000	Bldg Size:	1,963 SF
No. Units:	4	Price/SF:	$568.01
GRM:	10.44	CAP:	6.70%
$/Unit:	$278,750		

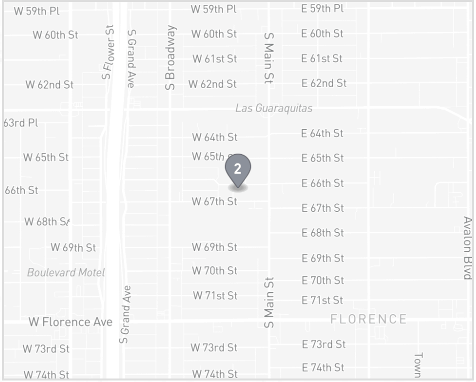


138 W 66TH ST

Los Angeles, CA 90003

Sold 1/5/2026

Price:	$1,147,355	Bldg Size:	3,667 SF
No. Units:	4	Price/SF:	$312.89
GRM:	9.56	CAP:	7.32%
$/Unit:	$286,839		



SALE COMPS

3

5166 S MANHATTAN PL
Los Angeles, CA 90062

Sold 12/5/2025

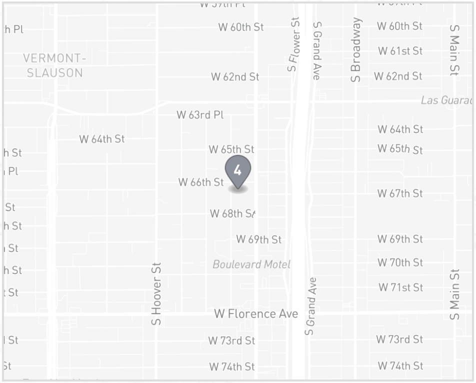
Price:	$1,290,000	Bldg Size:	2,934 SF
No. Units:	4	Price/SF:	$439.67
GRM:	12.50	CAP:	5.60%
$/Unit:	$322,500		

4

6606 DENVER AVE
Los Angeles, CA 90044

Sold 10/3/2025

Price:	$1,030,000	Bldg Size:	3,512 SF
No. Units:	4	Price/SF:	$293.28
GRM:	10.31	CAP:	6.31%
$/Unit:	$257,500		

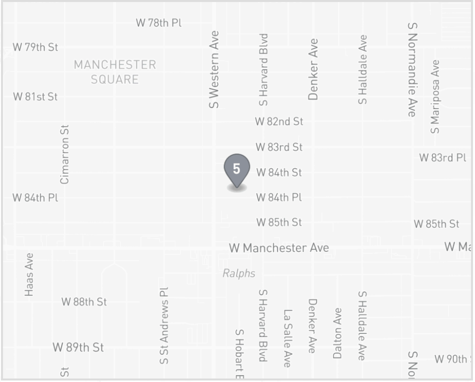


5

1733 W 84TH PL
Los Angeles, CA 90047

Sold 9/12/2025

Price:	$1,040,000	Bldg Size:	1,904 SF
No. Units:	4	Price/SF:	$546.22
GRM:	10.08	CAP:	6.95%
$/Unit:	$260,000		



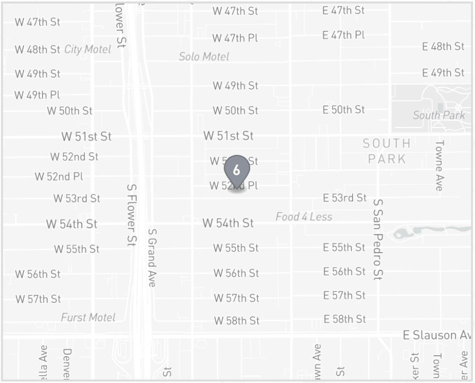
SALE COMPS

204 W 52ND PL

Los Angeles, CA 90037

Sold 7/15/2025

Price:	**$1,190,000**	Bldg Size:	**3,388 SF**
No. Units:	**4**	Price/SF:	**$351.24**
GRM:	**10.12**	CAP:	**6.91%**
$/Unit:	**$297,500**		



SALE COMPS MAP

SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
521 W 78th St Los Angeles, CA 90044	$1,115,000	4	1913	1,963	10.44	6.70%	$568.01	$278,750	1/8/2026	(3) 2+1 (1) 0+1
138 W 66th St Los Angeles, CA 90003	$1,147,355	4	1910	3,667	9.56	7.32%	$312.89	$286,839	1/5/2026	(2) 3+1 (2) 2+1
5166 S Manhattan Pl Los Angeles, CA 90062	$1,290,000	4	1922	2,934	12.50	5.60%	$439.67	$322,500	12/5/2025	(2) 2+1 (2) 1+1
6606 Denver Ave Los Angeles, CA 90044	$1,030,000	4	1961	3,512	10.31	6.31%	$293.28	$257,500	10/3/2025	(4) 2+1
1733 W 84th Pl Los Angeles, CA 90047	$1,040,000	4	1924	1,904	10.08	6.95%	$546.22	$260,000	9/12/2025	(2) 2+1 (2) 1+1
204 W 52nd Pl Los Angeles, CA 90037	$1,190,000	4	1912	3,388	10.12	6.91%	$351.24	$297,500	7/15/2025	(1) 4+2 (1) 3+1 (2) 1+1
Average					*10.50*	*6.63%*	*$418.55*	*$283,848*		
162 W 65th St (Subject)	**$1,150,000**	**4**	**1941**	**3,312**	**8.19**	**9.17%**	**$347.22**	**$287,500**	**On Market**	**(1) 1+1, (1) 2+1, (1) 3+2, (1) 4+2**

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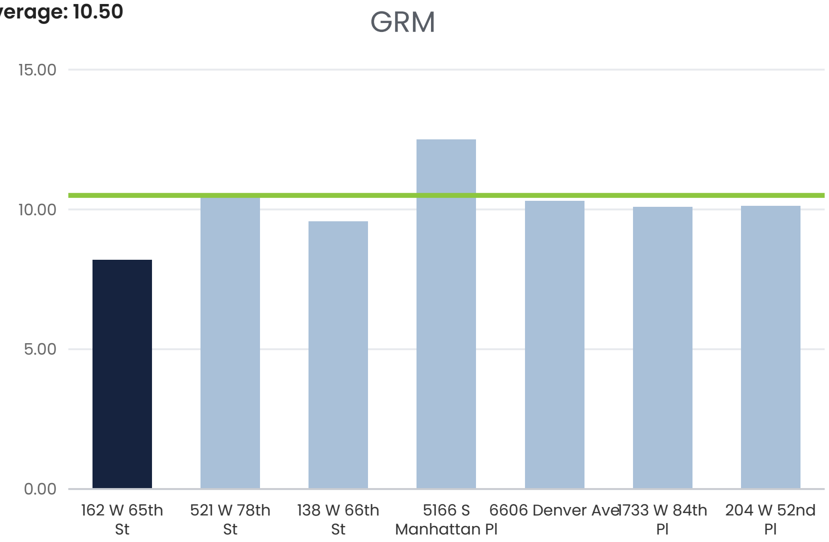
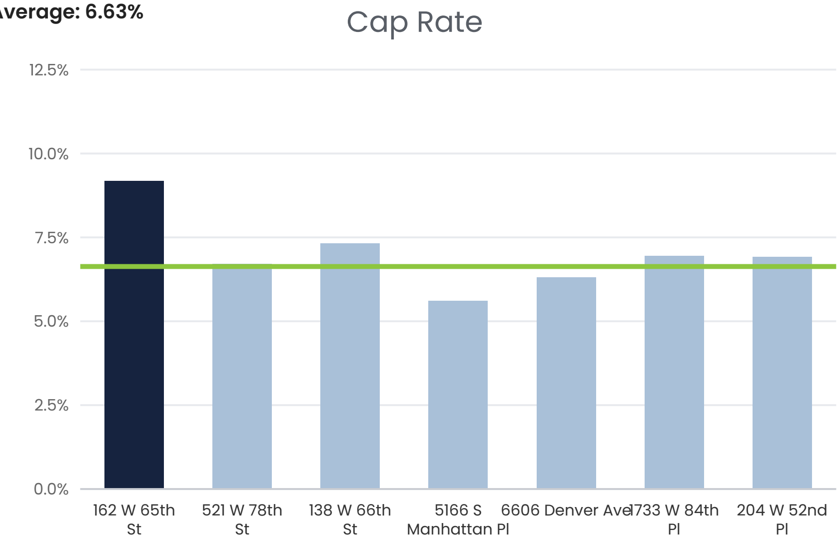
SALE COMP CHARTS

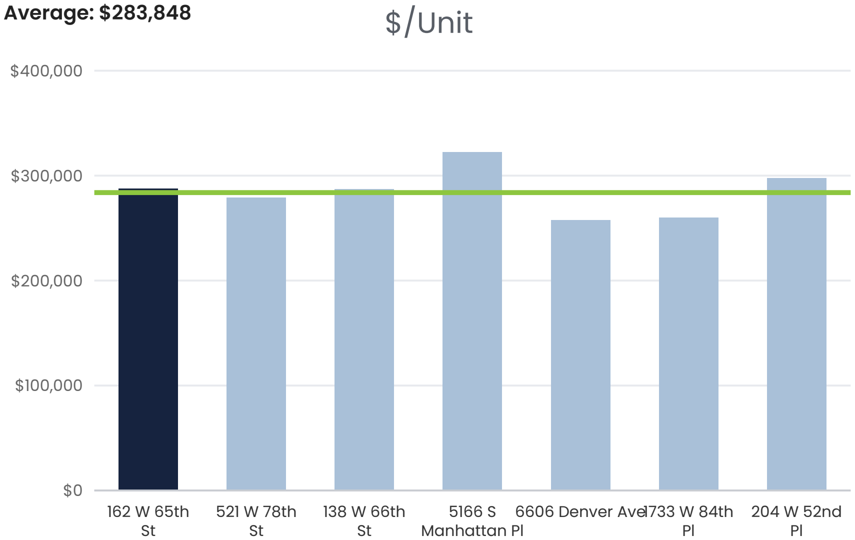
Average: 10.50



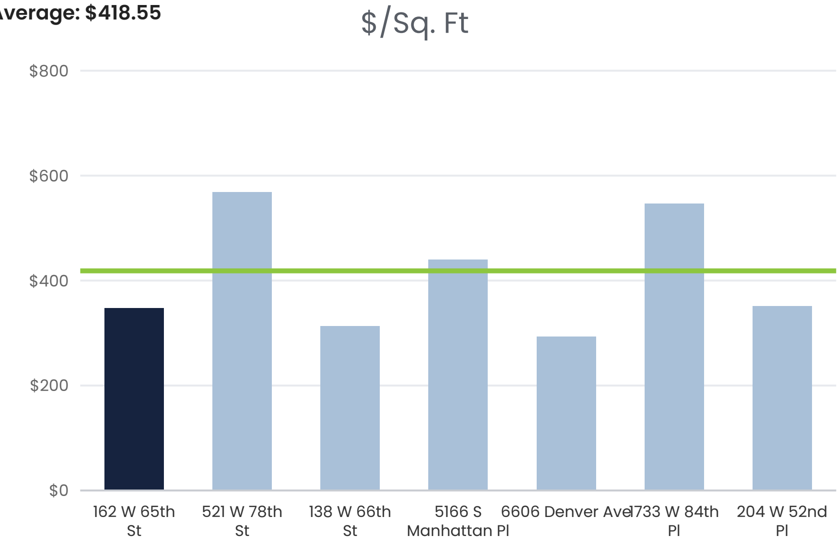
Average: 6.63%



Average: $283,848



Average: $418.55

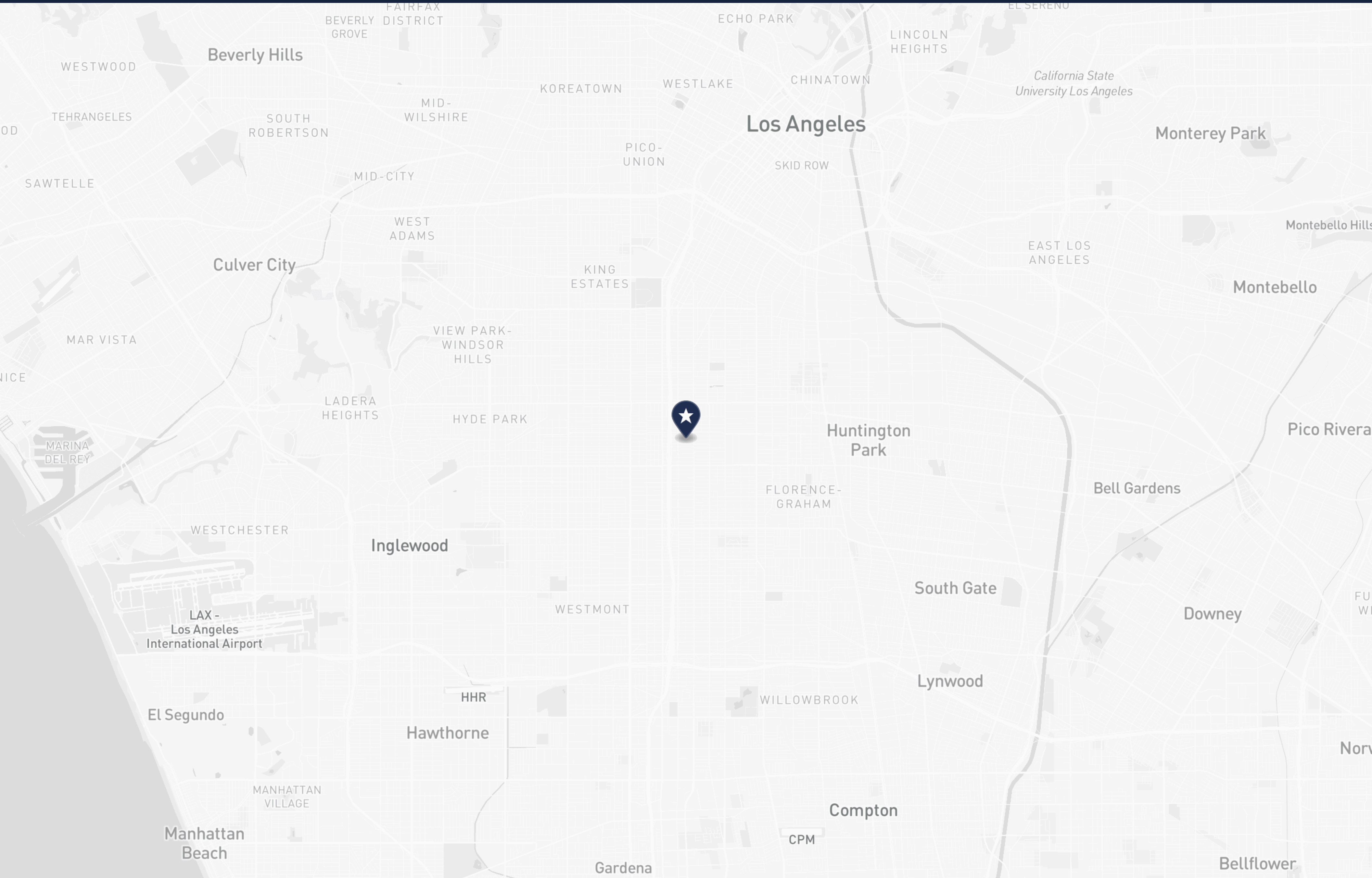


SECTION 5

LOCATION OVERVIEW

162 W 65th St Los Angeles, CA 90003

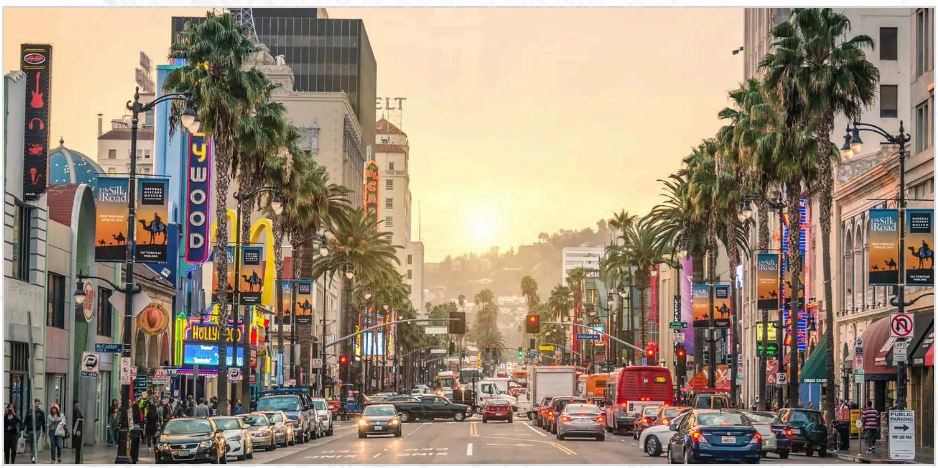
LOCATION MAP



LOS ANGELES

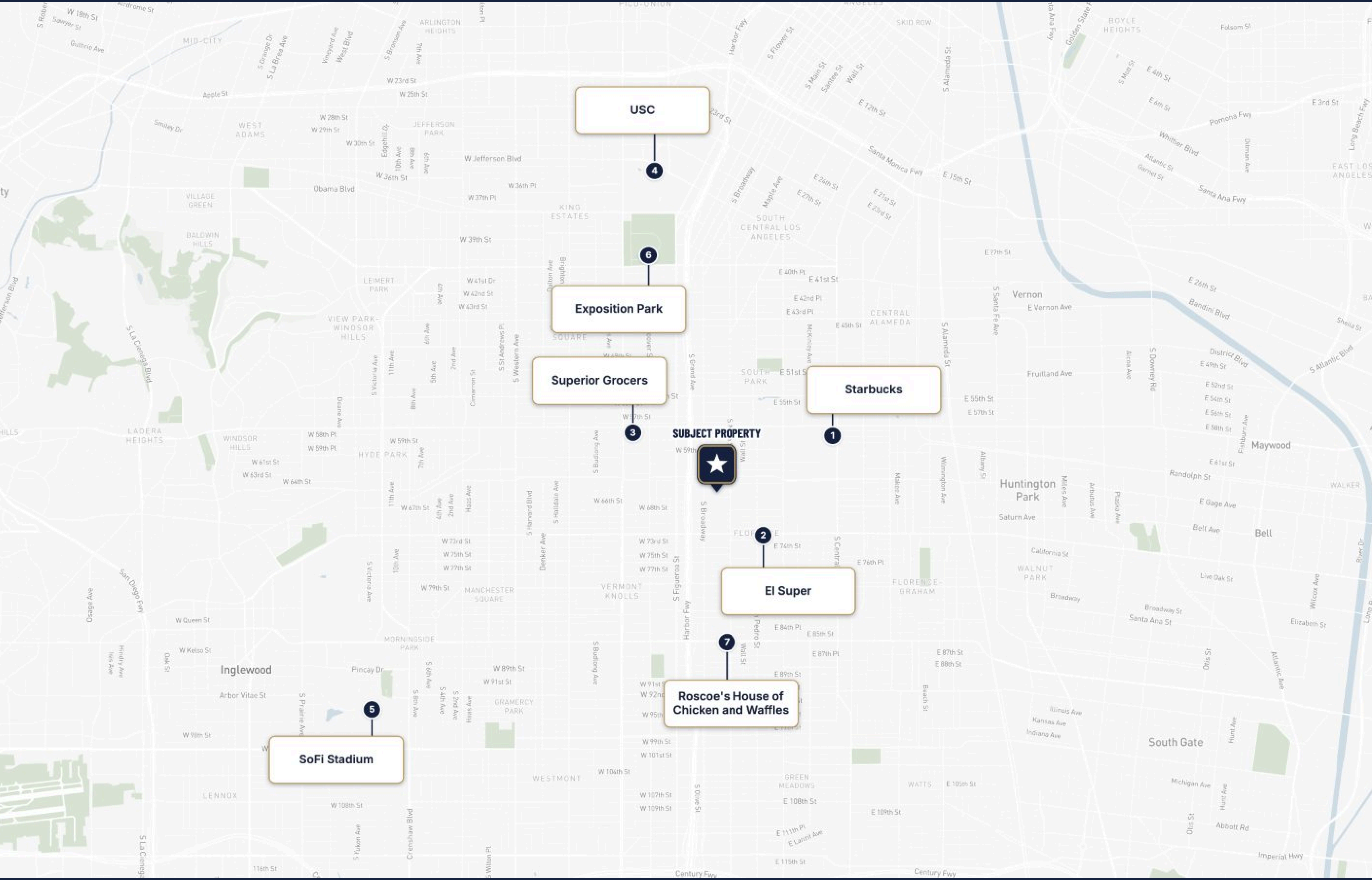
Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in the United States after New York City, and the third most populous city in North America after Mexico City and New York City. With an estimated population of nearly four million people,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

RETAILER MAP



LOCATION SPOTLIGHT: UNIVERSITY OF SOUTHERN CALIFORNIA

The University of Southern California (USC) is a nationally recognized private research university that serves as a major economic and educational anchor for the area. With a large student population and workforce, USC generates strong, year-round demand for housing and supports long-term neighborhood growth.

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.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

LYON STAHL INVESTMENT REAL ESTATE

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