OFFERING MEMORANDUM

1352 E 21ST ST LOS ANGELES, CA 90011



LIST PRICE

$815,000

LYON STAHL INVESTMENT REAL ESTATE

THE JAMES GROUP

JACOBSON INVESTMENT GROUP

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Los Angeles, CA 90011

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SECTION 1

PROPERTY DESCRIPTION

1352 E 21st St Los Angeles, CA 90011



THE OFFERING





1352 E 21st St presents an exceptional opportunity to acquire a 5 unit multifamily property in Los Angeles, offered at $815,000. The building consists of (2) 1 Bed/1 Bath, (2) 2 Bed/1 Bath, and (1) 3 Bed/1 Bath Units, providing a desirable unit mix that caters to a wide tenant pool. Additionally, the property provides 8 parking spaces, all situated on 5,184 rentable square feet.

With a **7.15% Cap Rate and 8.81 GRM**, the asset delivers solid day-one returns while still offering room to enhance value through rent optimization. Pro forma rents reflect a 45.27% increase in scheduled income, highlighting meaningful value-add upside.

Located in a growing pocket of Los Angeles, the property is surrounded by trendy cafes, popular restaurants, and boutique retail, with convenient access to Downtown Los Angeles and major transit corridors. The area's strong rental demand and ongoing revitalization continue to support long-term appreciation.

PROPERTY DETAILS

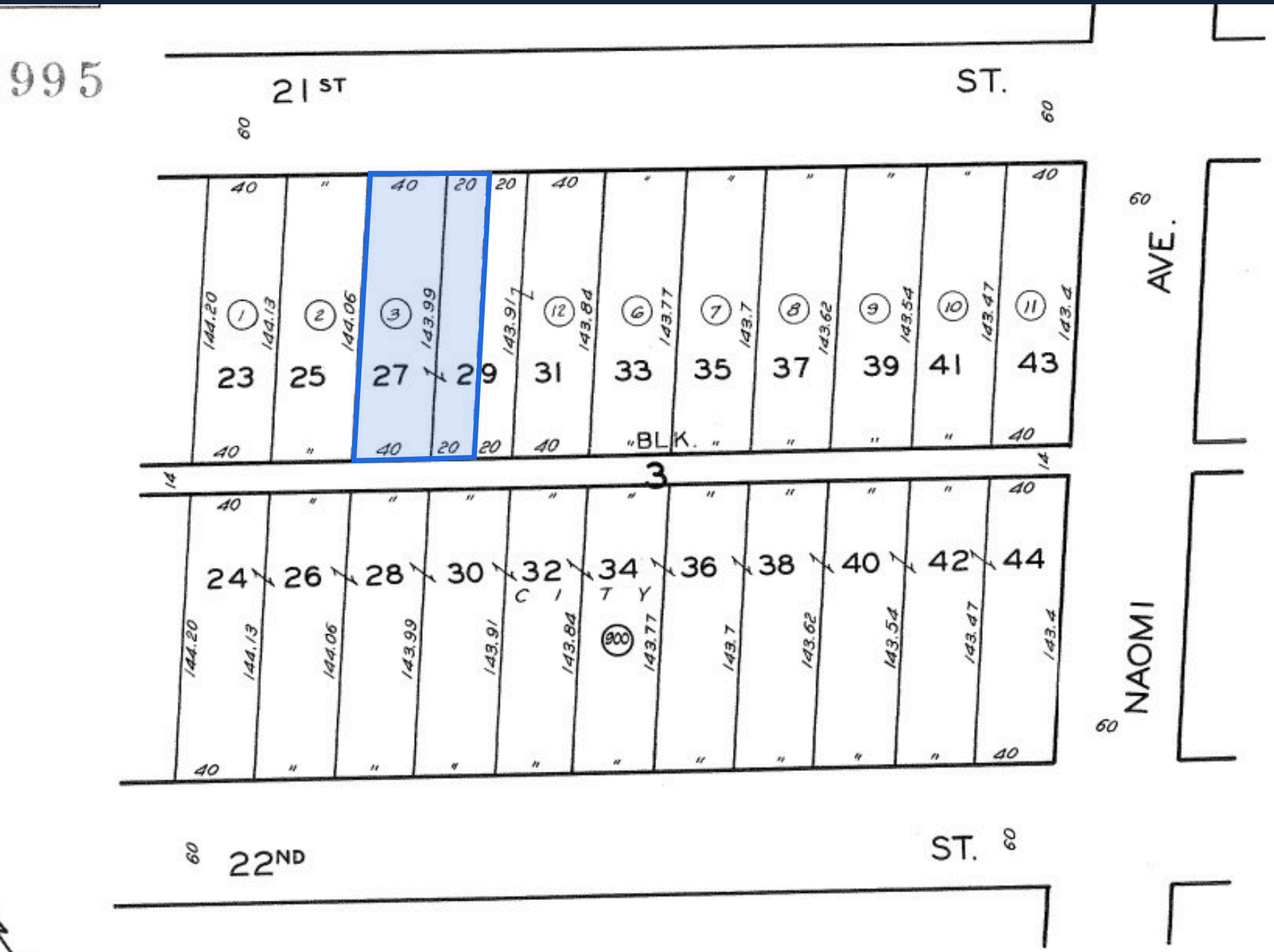
Address	1352 E 21st St Los Angeles, CA 90011
List Price	$815,000
Total Units	5
Total Building Sq. Ft.	5,184 SF
Total Lot Size	8,639 SF
Year Built	1907
Price / Unit	$163,000
Price / Sq. Ft.	$157.21
Zoning	LA R2
APN	5119-004-003
Rent Control	LA RSO
Parking	8 spaces



INVESTMENT HIGHLIGHTS

- 5-unit multifamily asset in Los Angeles, built in 1907
- Priced at a 8.81 GRM and 7.15% current cap rate
- 45.27% rental upside to pro forma rents
- Unit mix of (2) 1+1, (2) 2+1, (1) 3+1
- 8 on-site parking spaces

PARCEL MAP


995
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NAOMI
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143.77
143.7
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143.54
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143.4

SECTION 2

PROPERTY PHOTOS

1352 E 21st St Los Angeles, CA 90011



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS









PROPERTY PHOTOS









SECTION 3

FINANCIAL ANALYSIS

1352 E 21st St Los Angeles, CA 90011



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	2	40%	$1,164	$2,329	$1,900	$3,800	39%
2+1	2	40%	$2,049	$4,097	$2,300	$4,600	11%
3+1	1	20%	$1,284	$1,284	$2,800	$2,800	54%
TOTALS	**5**		**$1,542**	**$7,710**		**$11,200**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$7,710	$11,200
Additional Income	$0	$0
Monthly Scheduled Gross Income	$7,710	$11,200
Annualized Scheduled Gross Income	**$92,520**	**$134,400**

At a Glance	
Rental Upside	45.27%
Average Unit Size	1,037 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN · CURRENT



Scheduled Rent 100%

RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Total
1352	3+1	2102	$1,284	$2,800
1352.5	2+1	1000	$1,872	$2,300
1354	2+1	725	$2,225	$2,300
1354.5	1+1	860	$1,419	$1,900
1354.75	1+1	497	$910	$1,900
TOTAL RENTAL INCOME			**$7,710**	**$11,200**
Additional Income			$0	$0
TOTAL MONTHLY INCOME			**$7,710**	**$11,200**
TOTAL ANNUAL INCOME			**$92,520**	**$134,400**

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$92,520		$134,400	
Vacancy Rate Reserve	$2,776	3.00%	$4,032	3.00%
Gross Operating Income	$89,744		$130,368	
Operating Expenses	$31,443	33.99%	$33,537	24.95%
NET OPERATING INCOME	**$58,301**		**$96,831**	
Debt Service	$52,053		$52,053	
Pre-Tax Cash Flow	*$6,247*	*3.83%*	*$44,777*	*27.47%*
Principal Reduction	$6,623		$6,623	
Total Return Before Taxes	*$12,870*	*7.90%*	*$51,400*	*31.53%*

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)	$10,188	$10,188
Repairs & Maintenance ($1000/Unit)	$5,000	$5,000
Insurance ($1000/Unit)	$5,000	$5,000
Utilities (T-12)	$4,830	$4,830
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($50/Month)	$600	$600
Property Management (5% SGI)	$4,626	$6,720
TOTAL EXPENSES	**$31,443**	**$33,537**
Expenses as % of SGI	33.99%	24.95%
Per Sq. Ft.	$6.07	$6.47
Per Unit	$6,289	$6,707

FINANCIAL ANALYSIS

Property Address		1352 E 21st St
List Price:		$815,000
Down Payment:	20.0%	$163,000
Number of Units:		5
Cost per Unit:		$163,000
Current GRM:		8.81
Pro Forma GRM:		6.06
Current CAP:		7.15%
Pro Forma CAP:		11.88%
Year Built:		1907
Approx. Lot Size:		8,639 SF
Approx. Gross RSF:		5,184 SF
Cost per RSF:		$157.21

Proposed Financing	
First Loan Amount:	$652,000
Interest Rate:	7.00%
Amortization:	30 yrs
Fixed Period:	5 yrs
Monthly Payment:	$4,338
DCR:	0.56

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	$10,188
Repairs & Maintenance ($1000/Unit):	$5,000
Insurance ($1000/Unit):	$5,000
Utilities (T-12):	$4,830
Landscaping ($100/Month):	$1,200
Pest Control ($50/Month):	$600
Property Management (5% SGI):	$4,626
Total Expenses:	**$31,443**
Expenses as % of SGI:	33.99%
Per Unit:	$6,289

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$92,520		$134,400	
Vacancy Rate Reserve:	$2,776	3.00% *1	$4,032	3.00% *1
Gross Operating Income:	$89,744		$130,368	
Operating Expenses:	$31,443	33.99% *1	$33,537	24.95% *1
Net Operating Income:	$58,301		$96,831	
Loan Payments:	$52,053		$52,053	
Pre-Tax Cash Flow:	$6,247	3.83% *2	$44,777	27.47% *2
Principal Reduction:	$6,623		$6,623	
Total Return Before Taxes:	$12,870	7.90% *2	$51,400	31.53% *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	3+1		$1,284	$1,284	$2,800	$2,800
1	2+1		$1,872	$1,872	$2,300	$2,300
1	2+1		$2,225	$2,225	$2,300	$2,300
1	1+1		$1,419	$1,419	$1,900	$1,900
1	1+1		$910	$910	$1,900	$1,900
Monthly Scheduled Gross Income				**$7,710**		**$11,200**
Annualized Scheduled Gross Income				**$92,520**		**$134,400**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 45.27%

FINANCING

Proposed Financing		
List Price:		$815,000
Down Payment:	20.0%	$163,000
First Loan Amount:		$652,000
Loan-to-Value:		80%
Interest Rate:		7.00%
Amortization:		30 years
Fixed Period:		5 years
Monthly Payment (P&I):		$4,338
Annual Debt Service:		$52,053
DCR:		0.56

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$58,301
Net Operating Income (Pro Forma):	$96,831
Pre-Tax Cash Flow (Current):	$6,247
Pre-Tax Cash Flow (Pro Forma):	$44,777
Cash-on-Cash (Current):	3.83%
Cash-on-Cash (Pro Forma):	27.47%
Total Return Before Taxes (PF):	$51,400

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

1352 E 21st St Los Angeles, CA 90011



SALE COMPS



1352 E 21ST ST

Los Angeles, CA 90011

Subject Property

Price:	$815,000	Bldg Size:	5,184 SF
No. Units:	5	Price/SF:	$157.21
GRM:	8.81	CAP:	7.15%
$/Unit:	$163,000		



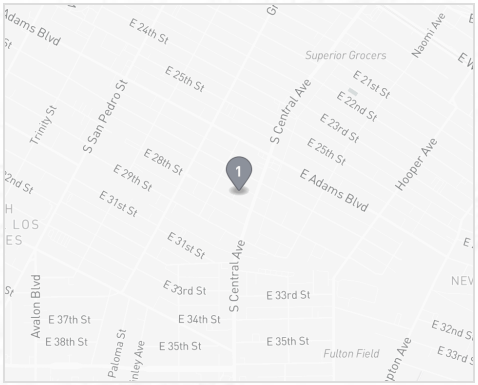


1 1029 E 28TH ST

Los Angeles, CA 90011

Sold 8/13/2026

Price:	$885,000	Bldg Size:	5,044 SF
No. Units:	5	Price/SF:	$175.46
GRM:	8.16	CAP:	6.63%
$/Unit:	$177,000		



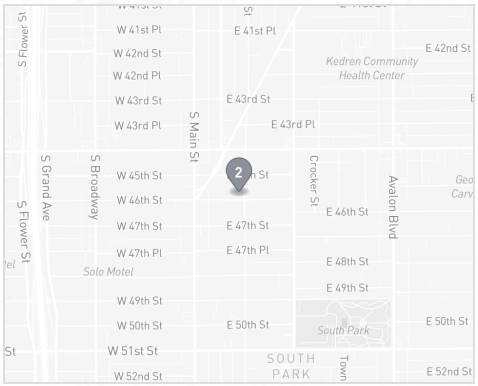


2 4523 WALL ST

Los Angeles, CA 90011

Sold 6/25/2026

Price:	$800,000	Bldg Size:	4,528 SF
No. Units:	6	Price/SF:	$176.68
GRM:	11.91	CAP:	4.20%
$/Unit:	$133,333		



SALE COMPS

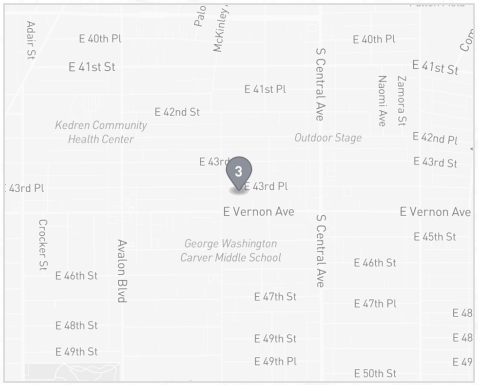


886 E 43RD PL

Los Angeles, CA 90011

Sold 6/17/2026

Price:	$1,325,000	Bldg Size:	6,508 SF
No. Units:	7	Price/SF:	$203.60
GRM:	7.42	CAP:	8.81%
$/Unit:	$189,286		



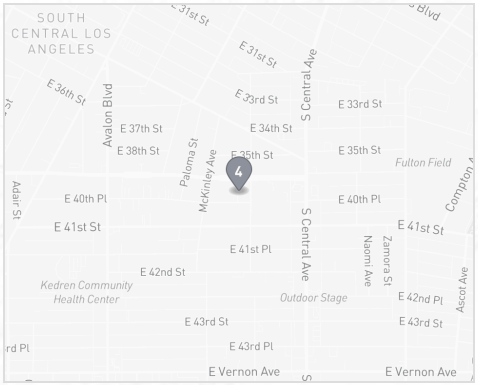


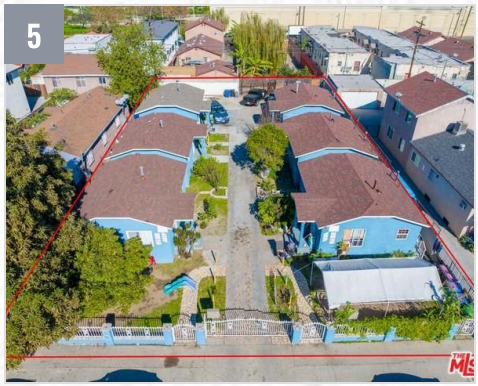
917 E 40TH ST

Los Angeles, CA 90011

Sold 5/19/2026

Price:	$950,000	Bldg Size:	3,600 SF
No. Units:	7	Price/SF:	$263.89
GRM:	11.04	CAP:	4.17%
$/Unit:	$135,714		



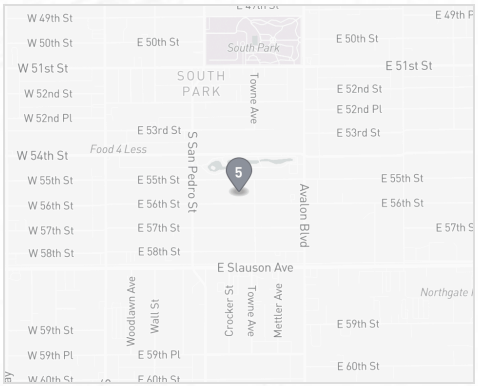


359 E 56TH ST

Los Angeles, CA 90011

Sold 5/18/2026

Price:	$860,000	Bldg Size:	2,976 SF
No. Units:	6	Price/SF:	$288.98
GRM:	8.83	CAP:	7.06%
$/Unit:	$143,333		



SALE COMPS

6

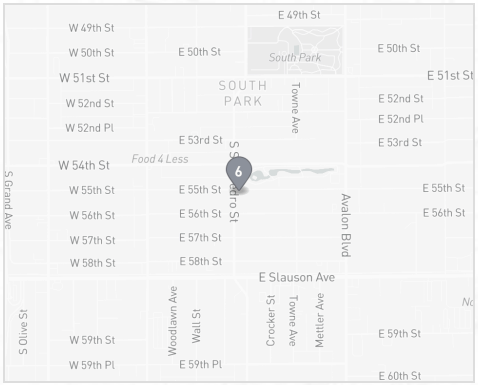


300 E 55TH ST

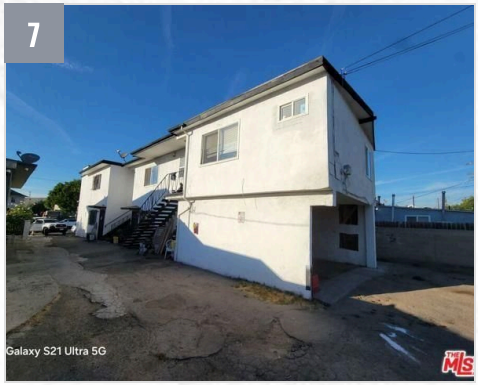
Los Angeles, CA 90011

Sold 3/17/2026

Price:	$1,160,000	Bldg Size:	4,222 SF
No. Units:	7	Price/SF:	$274.75
GRM:	8.73	CAP:	7.28%
$/Unit:	$165,714		



7

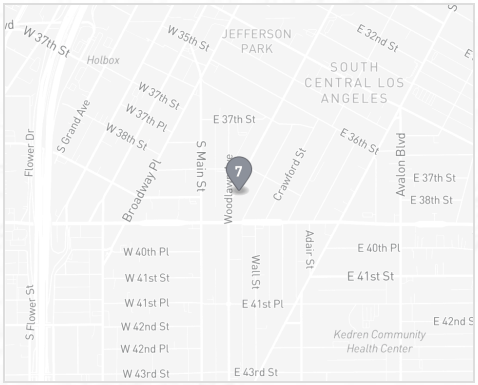


3834 MAPLE AVE

Los Angeles, CA 90011

Sold 1/7/2026

Price:	$777,000	Bldg Size:	2,806 SF
No. Units:	5	Price/SF:	$276.91
GRM:	8.49	CAP:	7.89%
$/Unit:	$155,400		



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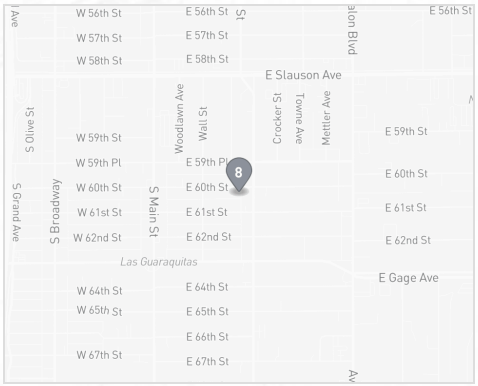


240 E 60TH ST

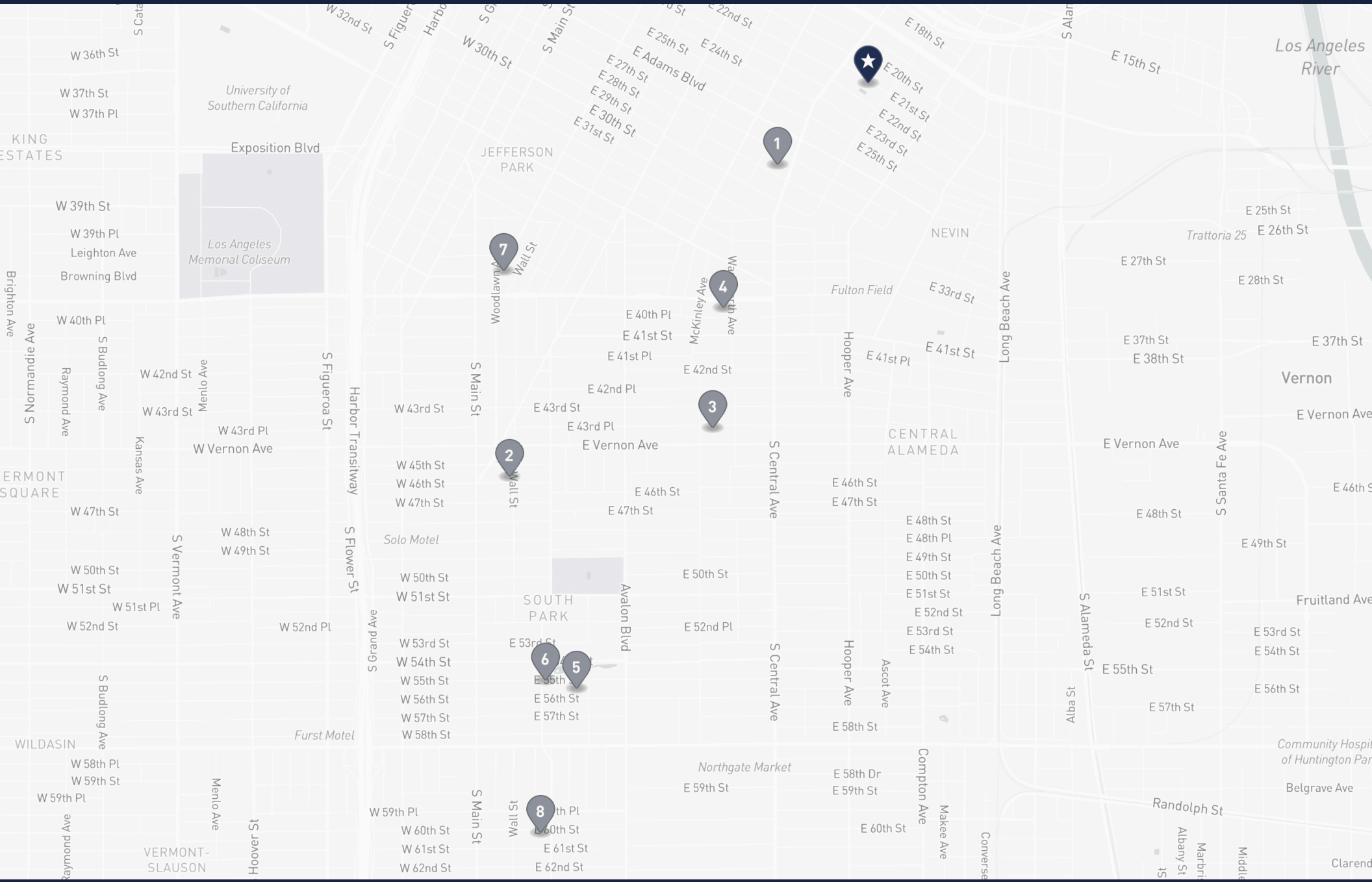
Los Angeles, CA 90003

Sold 12/31/2025

Price:	$1,735,000	Bldg Size:	8,864 SF
No. Units:	10	Price/SF:	$195.74
GRM:	7.94	CAP:	7.98%
$/Unit:	$173,500		



SALE COMPS MAP

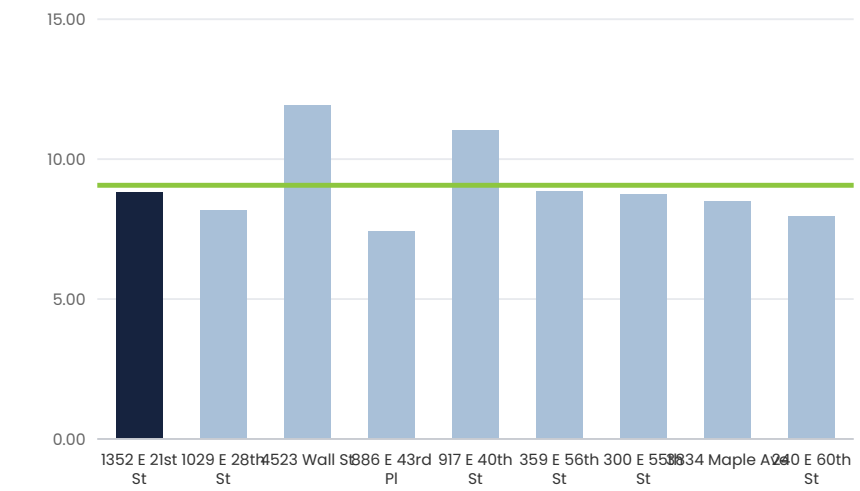


SALE COMPS ANALYSIS

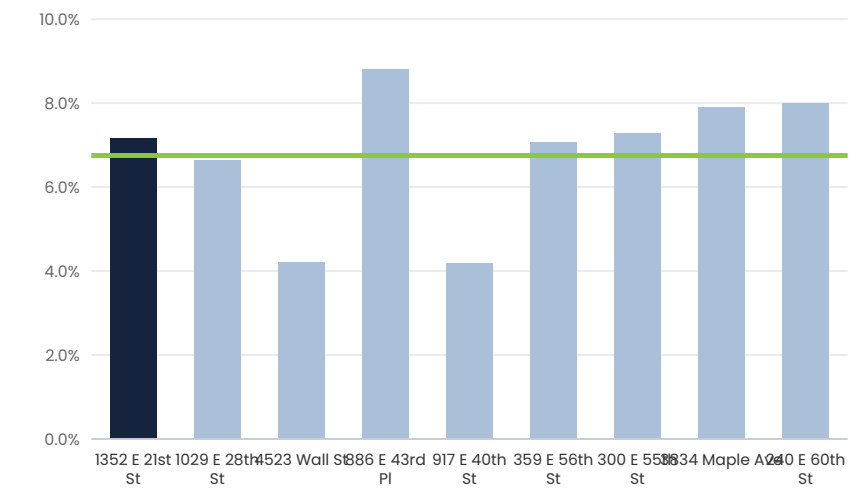
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
1029 E 28th St Los Angeles, CA 90011	$885,000	5	1955	5,044	8.16	6.63%	$175.46	$177,000	8/13/2026	(1) 5+2 (4) 3+1
4523 Wall St Los Angeles, CA 90011	$800,000	6	1959	4,528	11.91	4.20%	$176.68	$133,333	6/25/2026	(6) 2+1
886 E 43rd Pl Los Angeles, CA 90011	$1,325,000	7	1925	6,508	7.42	8.81%	$203.60	$189,286	6/17/2026	(1) 4+1 (3) 3+1 (3) 2+1
917 E 40th St Los Angeles, CA 90011	$950,000	7	1924	3,600	11.04	4.17%	$263.89	$135,714	5/19/2026	(7) 2+1
359 E 56th St Los Angeles, CA 90011	$860,000	6	1923	2,976	8.83	7.06%	$288.98	$143,333	5/18/2026	(6) 1+1
300 E 55th St Los Angeles, CA 90011	$1,160,000	7	1950	4,222	8.73	7.28%	$274.75	$165,714	3/17/2026	(1) 2+1 (6) 1+1
3834 Maple Ave Los Angeles, CA 90011	$777,000	5	1959	2,806	8.49	7.89%	$276.91	$155,400	1/7/2026	(4) 2+1 (1) 1+1
240 E 60th St Los Angeles, CA 90003	$1,735,000	10	1965	8,864	7.94	7.98%	$195.74	$173,500	12/31/2025	(3) 3+1 (7) 2+1
Average					*9.07*	*6.75%*	*$232.00*	*$159,160*		
1352 E 21st St (Subject)	**$815,000**	**5**	**1907**	**5,184**	**8.81**	**7.15%**	**$157.21**	**$163,000**	**On Market**	**(2) 1+1, (2) 2+1, (1) 3+1**

SALE COMP CHARTS

Average: 9.07



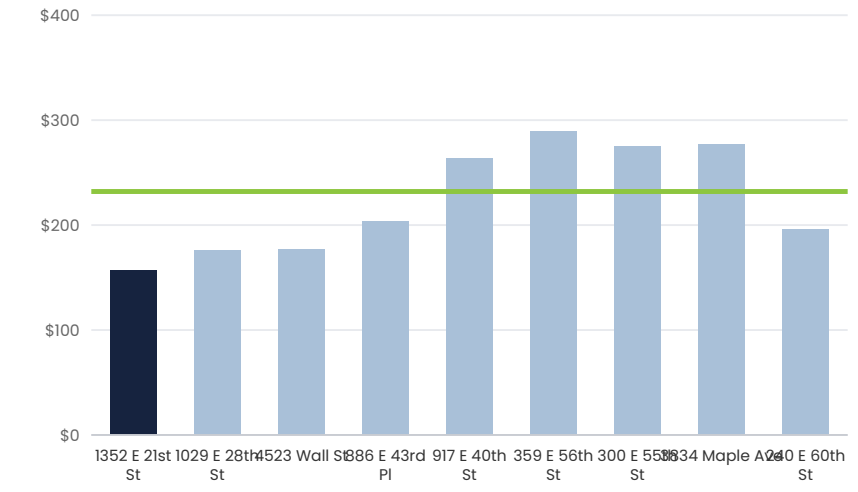
Average: 6.75%



Average: $159,160



Average: $232.00



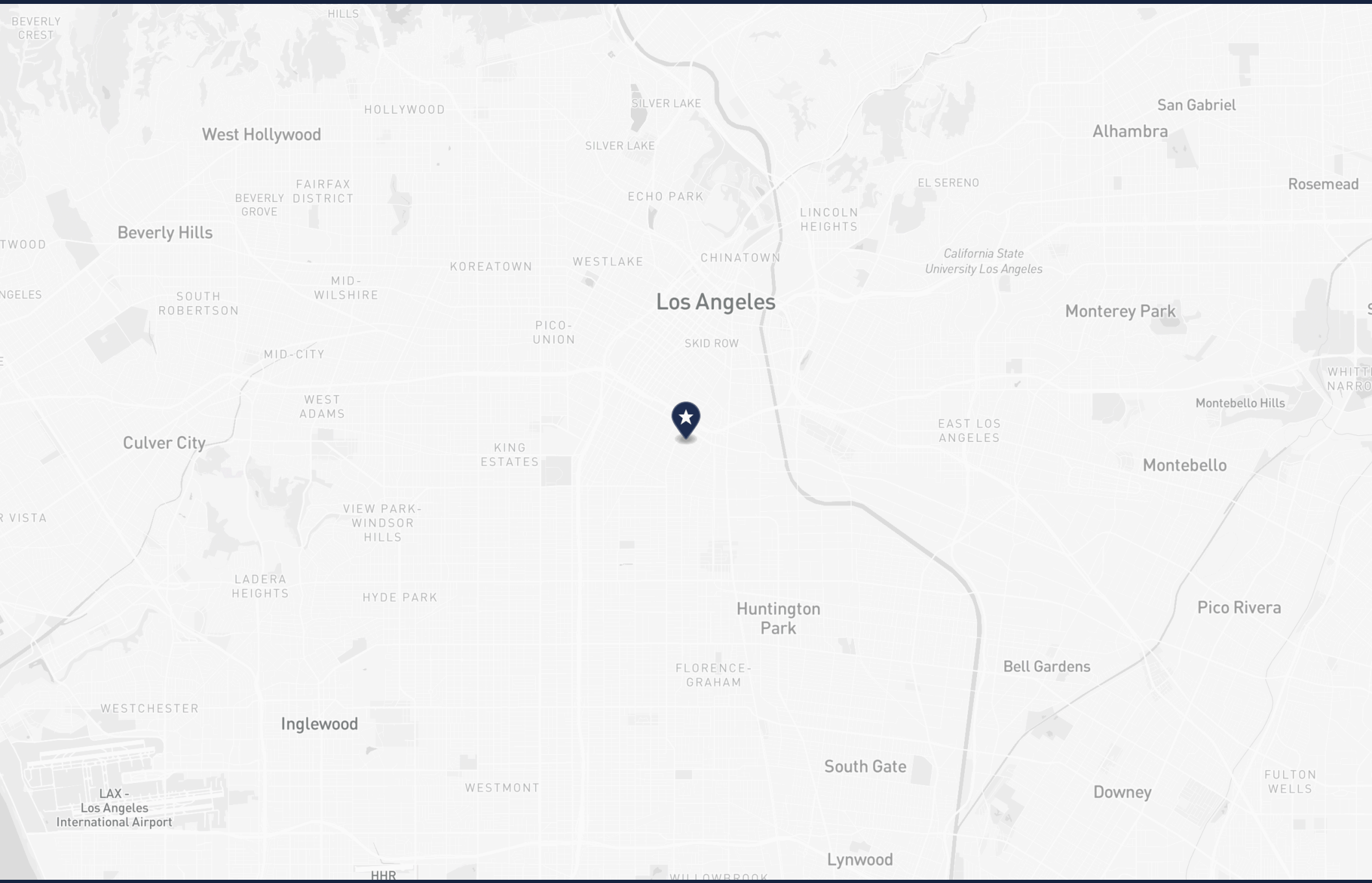
SECTION 5

LOCATION OVERVIEW

1352 E 21st St Los Angeles, CA 90011



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



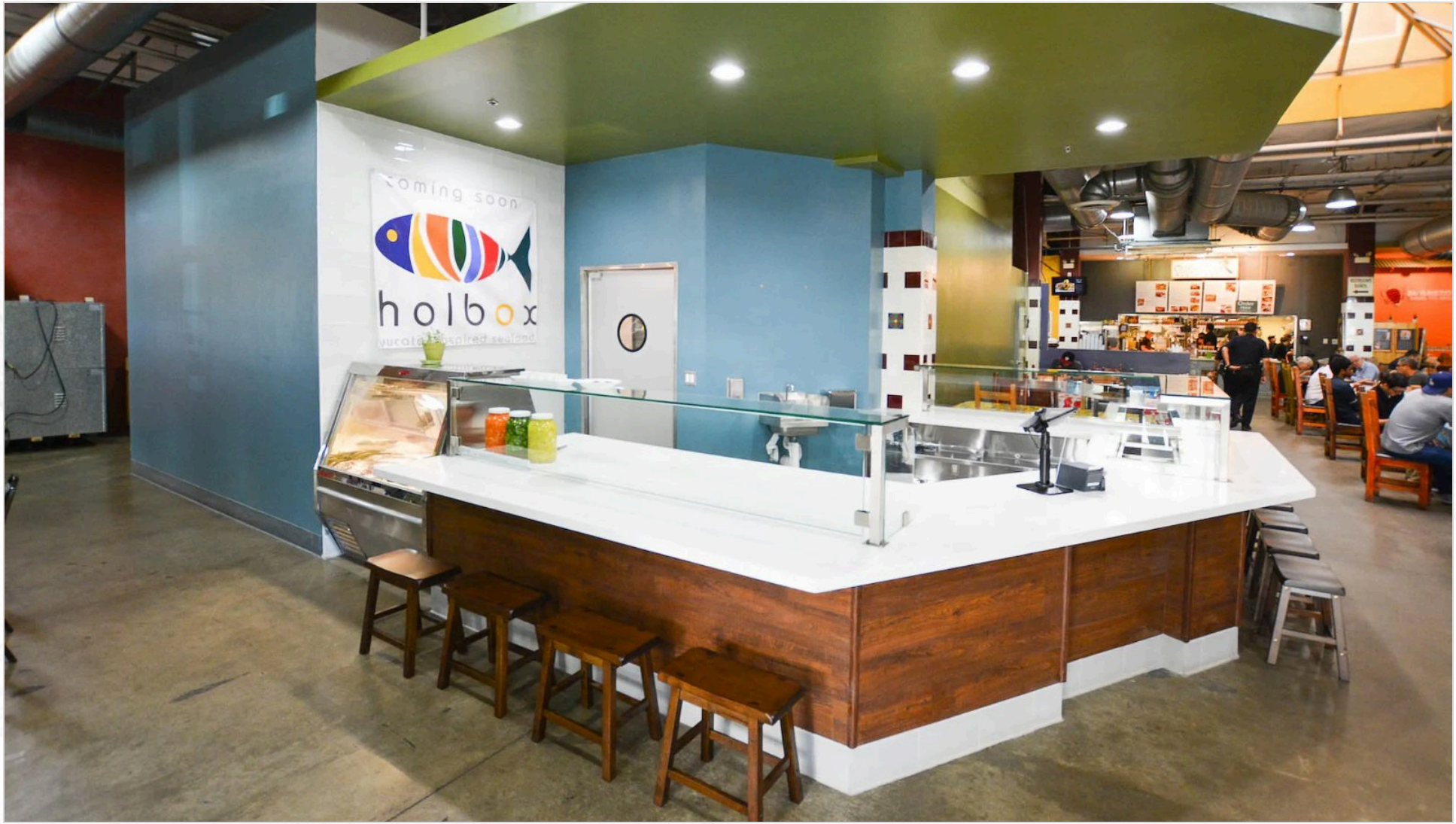
The University of Southern California (USC) is a nationally recognized private research university that serves as a major economic and educational anchor for the area. With a large student population and workforce, USC generates strong, year-round demand for housing and supports long-term neighborhood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

LOCATION SPOTLIGHT: BMO STADIUM



BMO Stadium serves as a major entertainment anchor within Exposition Park, drawing significant year-round foot traffic through professional soccer matches, concerts, and special events. Its presence enhances the surrounding neighborhood's desirability and supports ongoing residential and commercial investment in the area.

LOCATION SPOTLIGHT: HOLBOX



Holbox is an acclaimed, Michelin-recognized seafood restaurant celebrated for its Baja-inspired cuisine and fresh, sustainably sourced ingredients. Located within Mercado La Paloma near USC and Exposition Park, it has become a premier dining destination that attracts visitors from across Southern California, further enhancing the neighborhood's vibrant culinary scene.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

LYON STAHL INVESTMENT REAL ESTATE

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