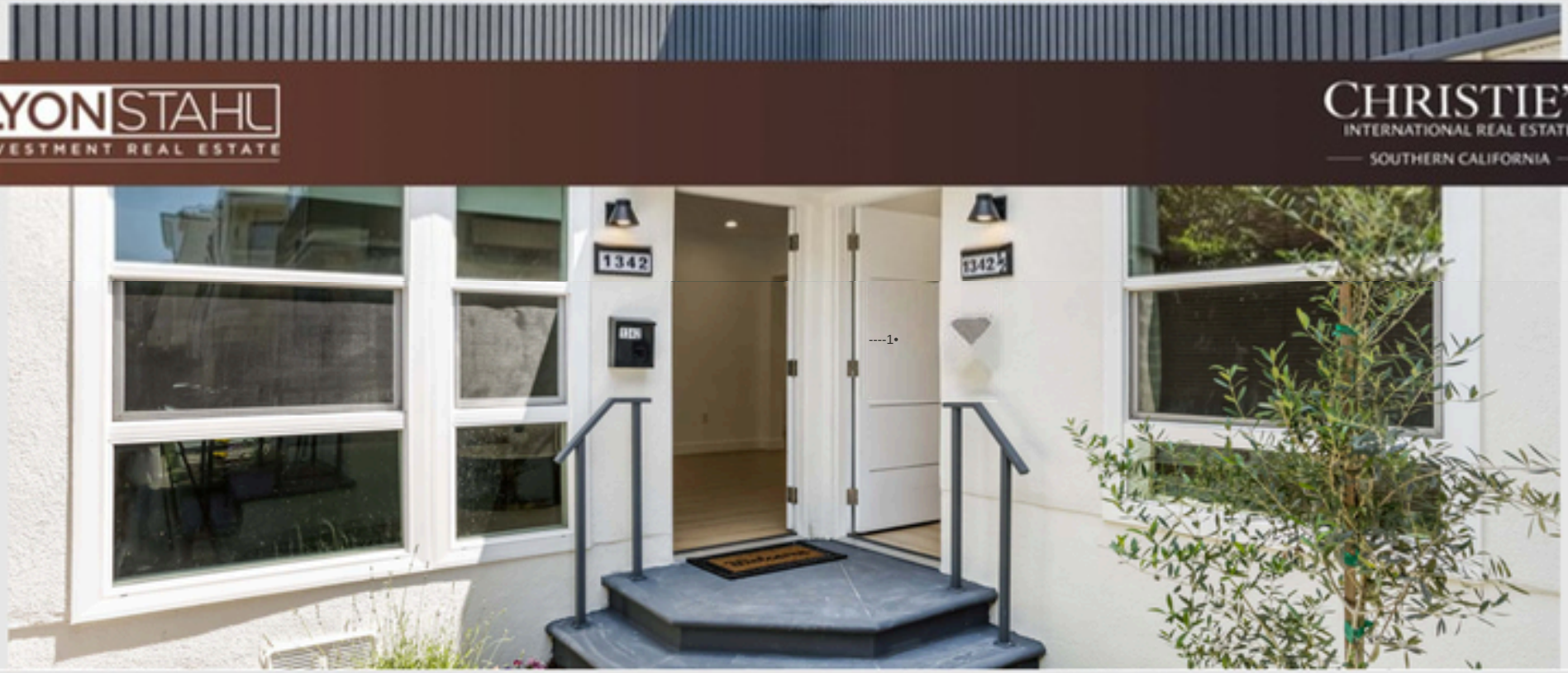
LYON STAHL
INVESTMENT REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SOUTHERN CALIFORNIA



1342 OGDEN

LOS ANGELES, CA 90019

Offering Memorandum

LIST PRICE: $2,988,000

LYON STAHL
INVESTMENT REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SOUTHERN CALIFORNIA

DISCLAMER NOTICE

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; It is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without their written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all-inclusive representation regarding the Property or to container all or part of the information which prospective investors may require evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained therein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed , delivered and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied or waived.



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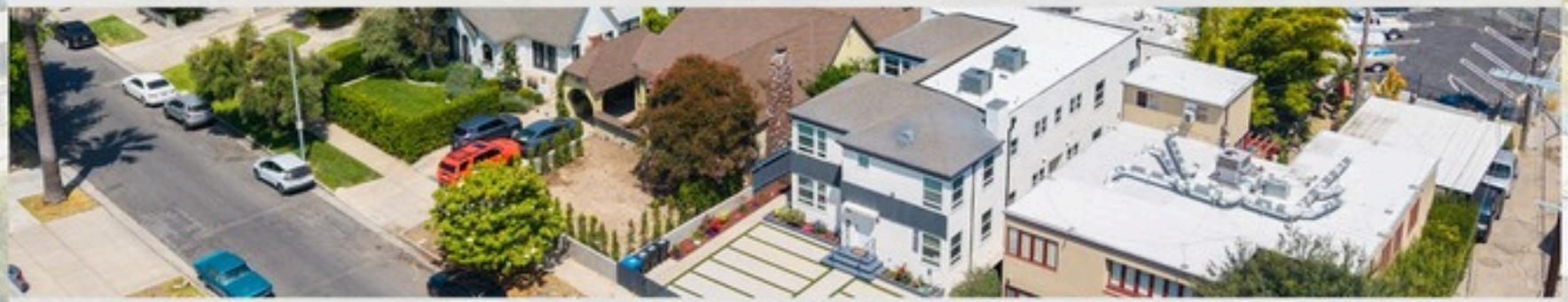
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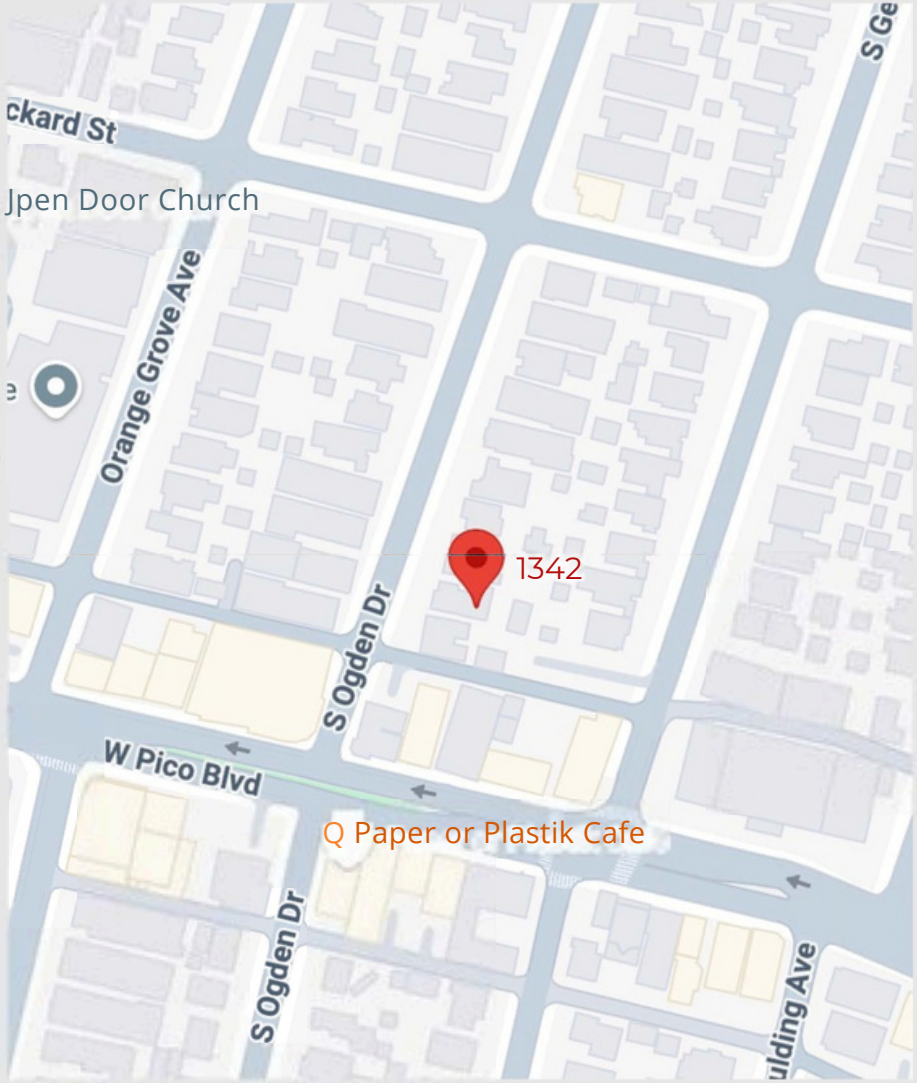
1342 Ogden Los Angeles, CA 90019

PROPERTY DESCRIPTION

SECTION 1

PROPERTY DETAILS:

Number of Units	6
Year Built	1938/2026
Rentable SF:	5187
Lot Area:	7323
APN:	5086-016-021
Zoning:	RDl.5
Rent Control:	Partial LARSO
Unit Mix:	(4) 2BR IBA (l) l BR (l) Studio



INVESTMENT HIGHLIGHTS:

READY-TO-INVEST

Turn Key Investment Property

FULLY REMODELED

5 unit fully remodeled and can be delivered vacant

RESIDENTIAL FINANCING

Can qualify for preferable residential financing




FAIRFAX AVE
ORANGE GROVE AVE
OGDEN DR
GENESEE AVE
PICO BLVD
R3-1-O
RD1.5-1-O
C4-1-O
(T)(Q)C2-1-O









INVESTMENT SUMMARY

Presenting a rare chance to acquire a turn-key, income producing asset in one of Los Angeles' most coveted and rapidly appreciating neighborhoods. This contemporary style property offers six total units. A four front unit building plus two newly constructed ADUs in the rear. 5 of the 6 units can be delivered vacant upon close of escrow!

The 2 bedroom units were rebuilt with all-new finishes, giving a new owner the ability to command top of market rents from day one with zero deferred maintenance. Each remodeled unit features in-unit washer/dryer, brand new AC units, kitchen appliances and other amenities that command high rental rates. Additionally, all electrical, plumbing and HVAC systems are brand new.

The two rear ADUs are newly constructed, both with in-unit washer/dryer, brand new AC units, kitchen appliances and other amenities. Because of the ADU configuration, this 6 unit property qualifies for residential financing, allowing a buyer to leverage a substantially lower down payment compared to traditional commercial multifamily loans. This is a meaningful advantage that dramatically improves cash-on-cash returns and lowers the barrier to entry for investors.









INVESTMENT SUMMARY

At just 3 miles from Beverly Hills and West Hollywood, the location is simply unmatched. Situated steps from the Miracle Mile corridor, the property is minutes from LACMA, the La Brea Tar Pits, the Farmers Market, and the Grove. The nearby Purple Line Metro D Line extension further cements this neighborhood's long-term desirability, making it a magnet for young professionals and the rental demand that follows.

Whether you're a seasoned investor looking to park capital in a stabilized asset or an owner occupant looking to house hack while building long term wealth, 1342 S. Ogden offers the rare combination of premium finishes, a highly desirable location and favorable financing in a neighborhood with genuine momentum.

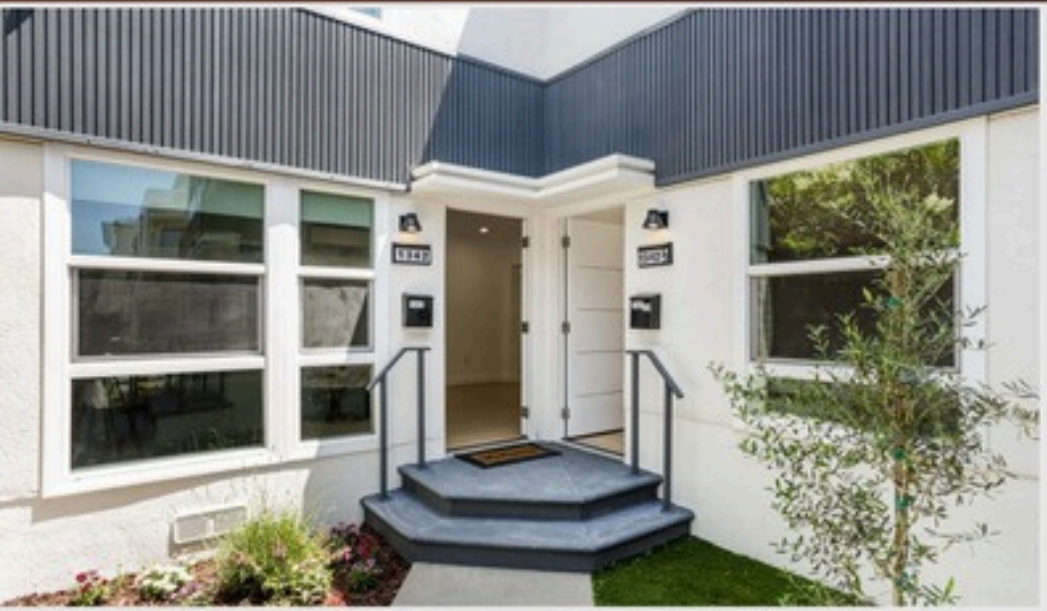
1342 Ogden Los Angeles, CA 90019

PROPERTY PHOTOS

SECTION 2

LYON STAHL
INVESTMENT REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE
SOUTHERN CALIFORNIA

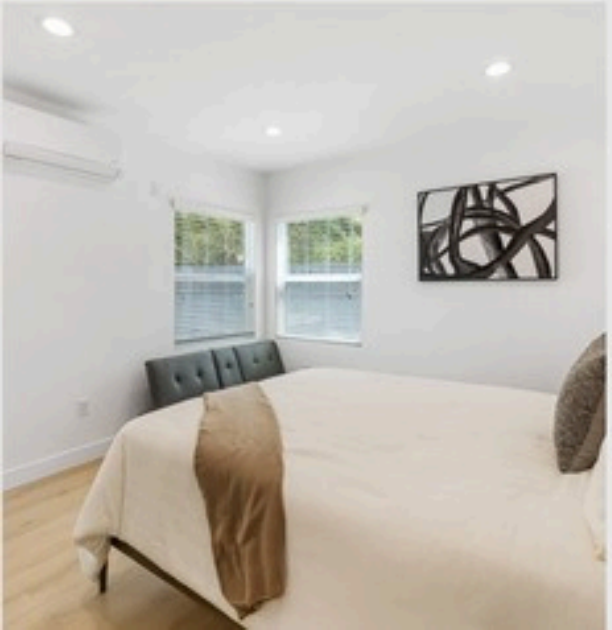














1342 Ogden Los Angeles, CA 90019

LOCATION OVERVIEW

SECTION 3







CITY OVERVIEW

Los Angeles County, the most populous in the United States, is a global hub for culture, innovation, and commerce. Its economy is highly diverse, driven by key industries such as entertainment, technology, healthcare, logistics, and aerospace, supported by top universities, a skilled workforce, and strong infrastructure that continues to attract residents, investors, and businesses worldwide.

The region is undergoing significant development, with major projects reshaping its urban landscape. Thousands of new housing units, office campuses, and mixed-use developments are in progress, revitalizing areas like Downtown Los Angeles, Hollywood, Inglewood, Culver City, and the Westside. Landmark projects such as SoFi Stadium and the Intuit Dome have further accelerated surrounding investment and economic growth.

As home to Fortune 500 companies, global media production, and two of the busiest ports in the world, Los Angeles maintains a resilient and diversified economy. Ongoing infrastructure expansion, housing development, and private investment position the region for continued long-term economic strength and global influence.

ABOUT THE AREA

Mid-City / Mid-Wilshire is one of Los Angeles' most established and centrally connected residential neighborhoods, known for its tree-lined streets, historic architecture, and ongoing revitalization that blends classic charm with modern urban living.

Just minutes from Koreatown, the Miracle Mile, and Hollywood, the area offers immediate access to top cultural, dining, and entertainment destinations such as LACMA and The Grove. Republique. Met Her At A Bar. Cassell's Hamburgers. This creates a vibrant, highly walkable lifestyle environment.

With excellent connectivity to Downtown LA, Beverly Hills, and the Westside, the neighborhood serves as a strategic residential hub. Its central positioning, strong demand, and proximity to major employment centers make it highly attractive for both residents and investors.



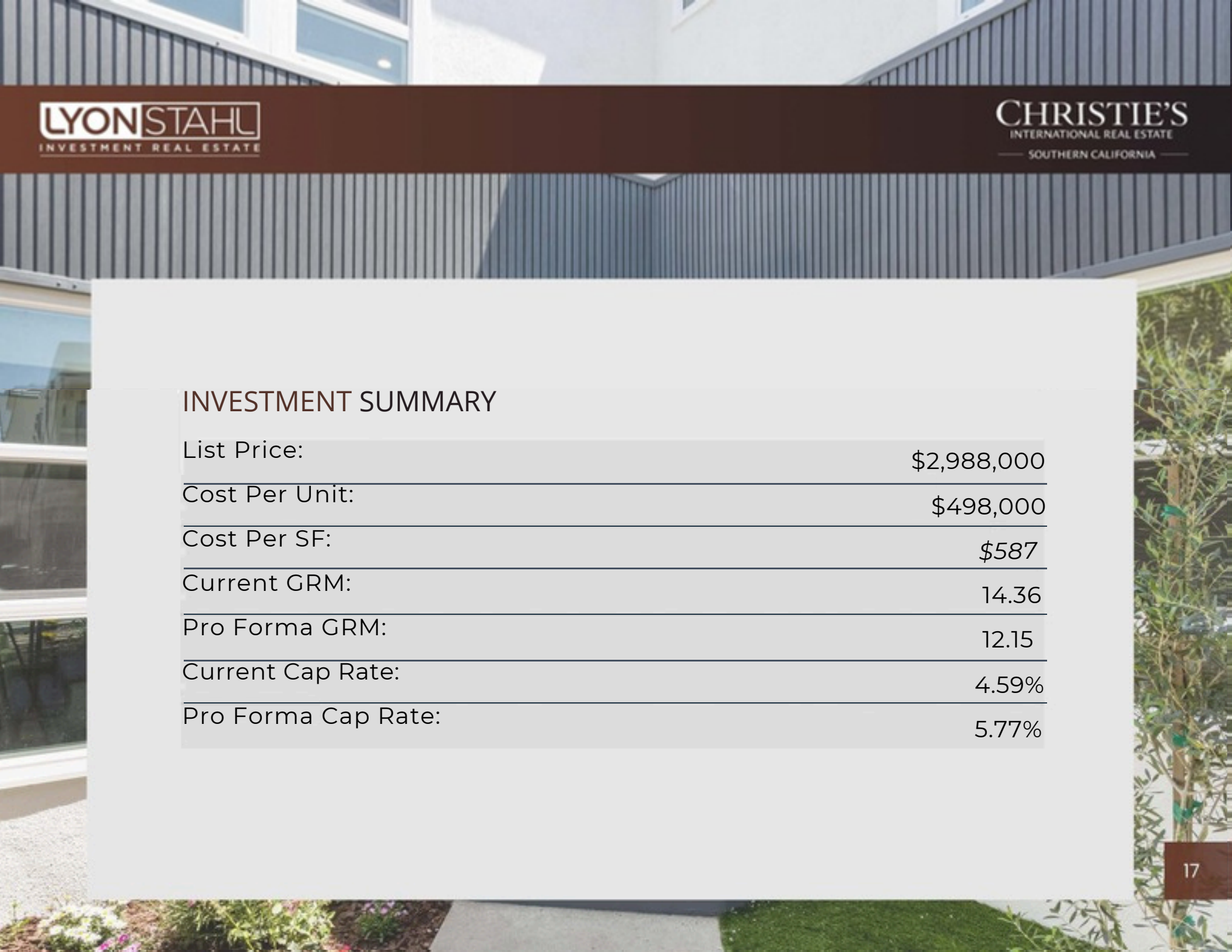




1342 Ogden Los Angeles, CA 90019

FINANCIAL ANALYSIS

SECTION 4



INVESTMENT SUMMARY

List Price:	$2,988,000
Cost Per Unit:	$498,000
Cost Per SF:	*$587*
Current GRM:	14.36
Pro Forma GRM:	12.15
Current Cap Rate:	4.59%
Pro Forma Cap Rate:	5.77%

REN ROLL

UNIT#	Type	+/-Sq. Ft	Monthly Rent	Pro Forma Rents	Notes
l	***2+l***	800	$ 1,040.00	$4,000.00	
l	2+1	1209	$4,000.00	$4,000.00	Vacant
l	2+1	1209	$4,000.00	$4,000.00	Vacant
l	2+1	1209	$4,000.00	$4,000.00	Vacant
l	l+l	400	$2,300.00	$2,300.00	Vacant
l	Studio	400	$2,000.00	$2,000.00	Vacant
		5227			

	Current	Pro Forma
Total Scheduled Rent	$17,340	$20,500
Annualized Total Scheduled Rent	$208,080	$246,000
Rental Upsisde		8%

INCOME SUMMARY

	Currentt	Pro Forma
Scheduled Gross Income:	$208,080	$246,000
Vacancy Rate Reserve:	$6, 174	$7,344
Gross Operating Income:	$ 199,626	$237,456

EXPENSE SUMMARY

*Estimated Annualized Expenses	Currentt	Pro Forma
New Taxes (1.25% Purchase Price):	$37,475	$37,475
Repairs & Maintenance ($500/Unit):	$3,000	$3,000
Insurance ($1.75/SF):	$9,499	$9,499
Utilities ($1,000/Unit):	$6,000	$6,000
Landscaping ($100/Month):	$1,200	$1,200
Pest Control ($50/Month):	$ 600	$ 600
Property Management (4%/SGI):	$8,232	$9,792

1342 Ogden Los Angeles, CA 90019

SALES COMPARABLES

SECTION 5

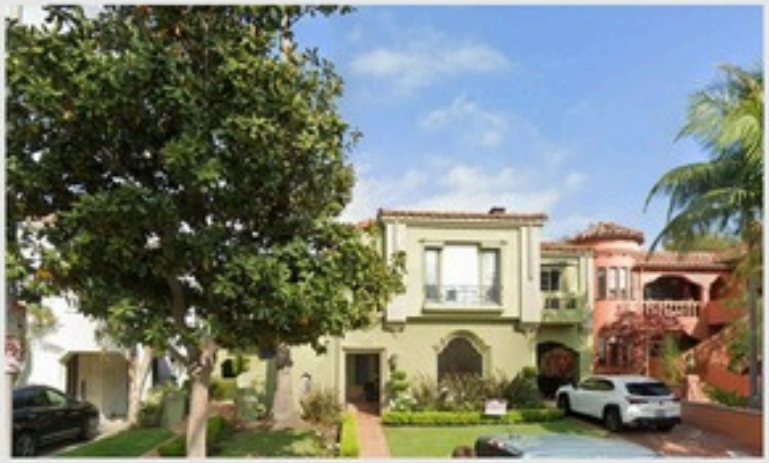
SALES COMPARABLES

Closed

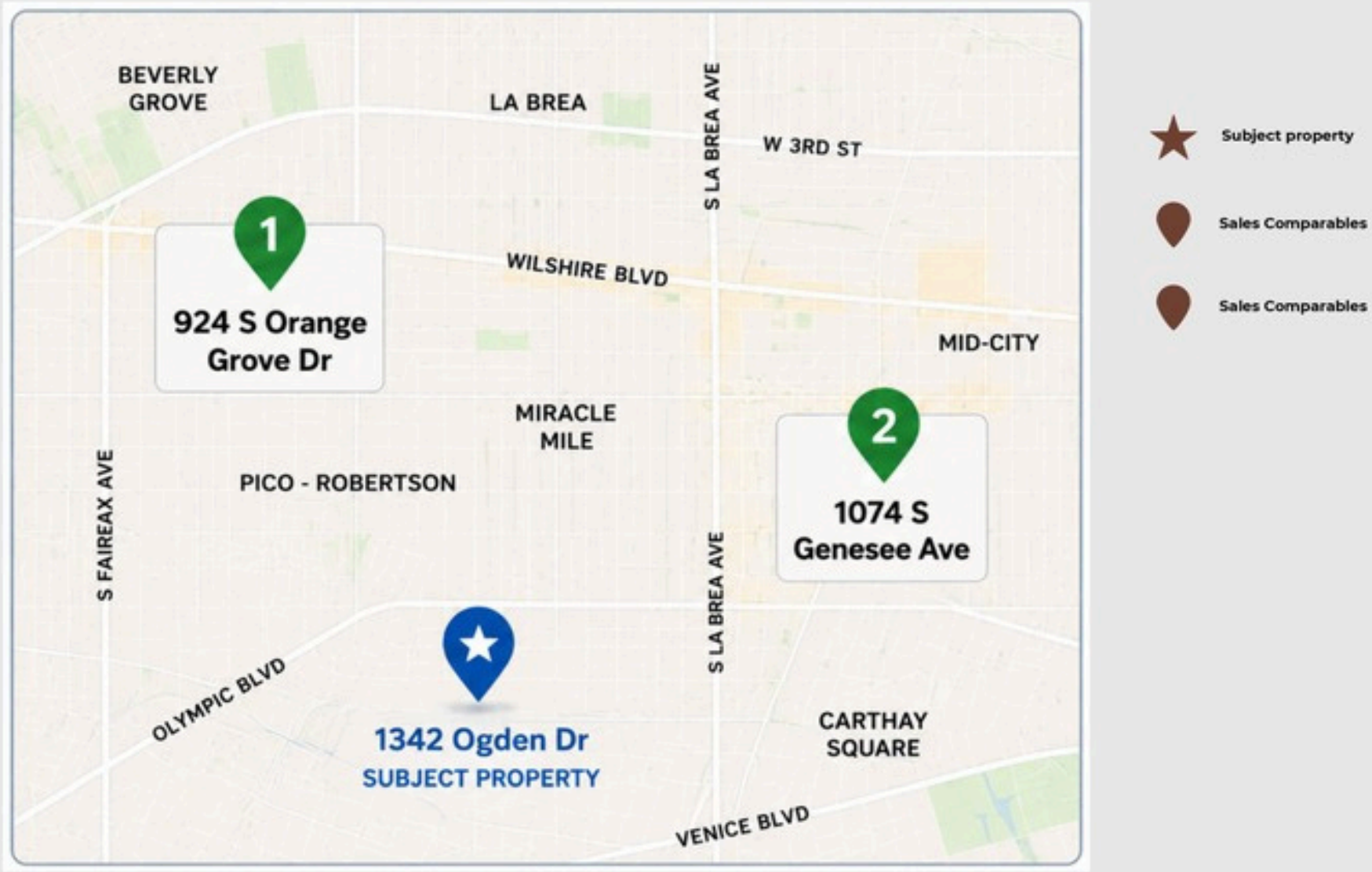
Address	City/State/Zip	Price	Units	Yr. Built	RSF	Lot SF	SGI	GRM	NOI	Cap Rate	Price/Sq.Ft	Price/Unit	COE	Unit Mix
924 S Orange Grove Dr.	Los Angeles, CA 90036	$2,120,000	4	1928	5,395	6,025	$143,820	14.74	$100,674	4.75%	$392.96	$530,000	7/22/2025	2+1
1074 S Genesee Ave.	Los Angeles, CA 90019	$2,175,000	4	1933	5,054	7,269	$161,292	13.48	$112,904	5.19%	$430.35	$543,750	12/10/2025	3+1,1+1,1+1.5,Studio



924 S Orange Grove Dr.

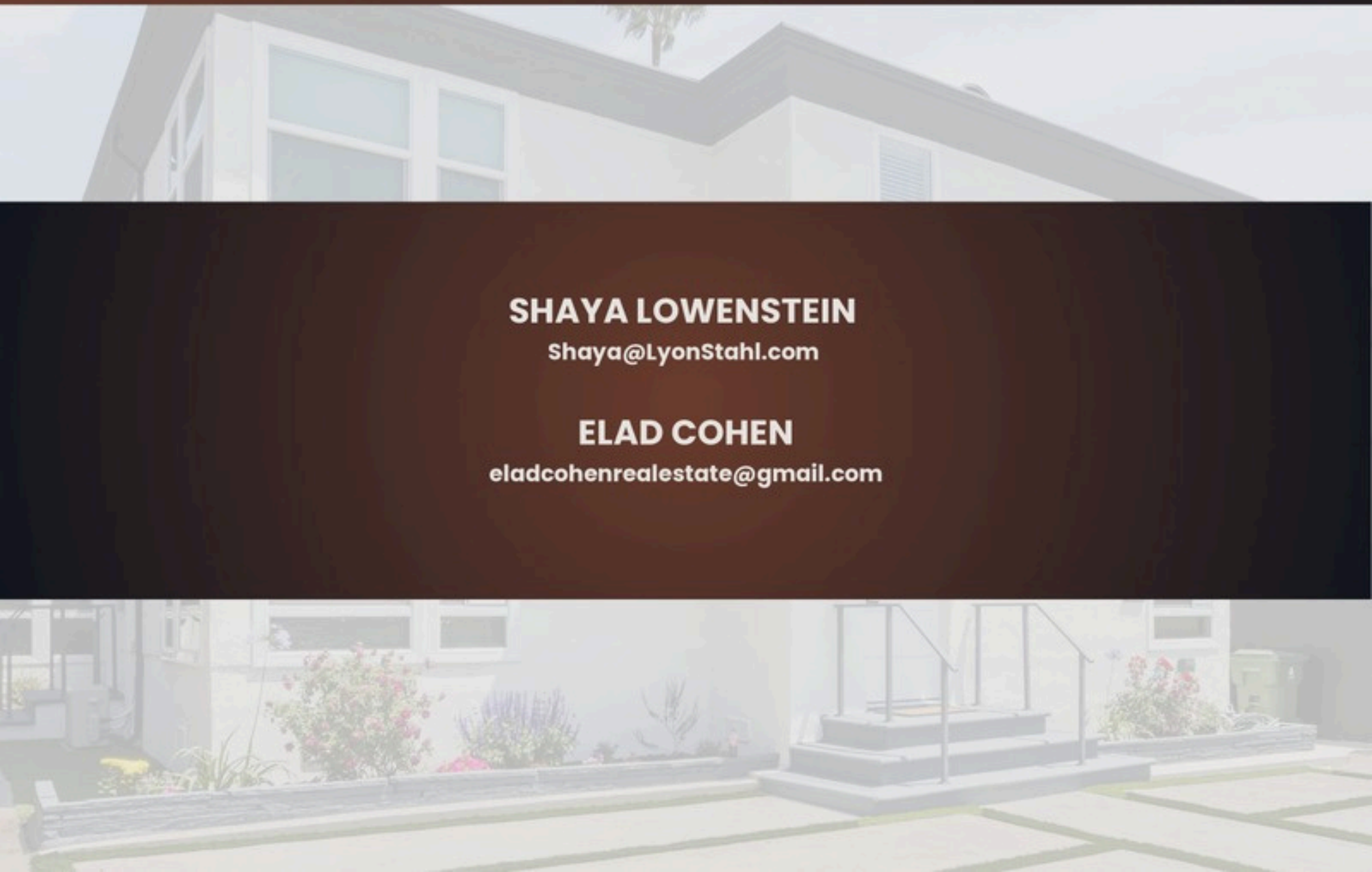


1074 S Genesee Ave.


BEVERLY GROVE
LA BREA
S LA BREA AVE
W 3RD ST
1
924 S Orange Grove Dr
WILSHIRE BLVD
MID-CITY
MIRACLE MILE
2
1074 S Genesee Ave
PICO - ROBERTSON
S FAIREAX AVE
S LA BREA AVE
OLYMPIC BLVD
1342 Ogden Dr
SUBJECT PROPERTY
CARTHAY SQUARE
VENICE BLVD
Subject property
Sales Comparables
Sales Comparables

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SOUTHERN CALIFORNIA



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