OFFERING MEMORANDUM

1530 W 81ST ST LOS ANGELES, CA 90047

LIST PRICE

$850,000

LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

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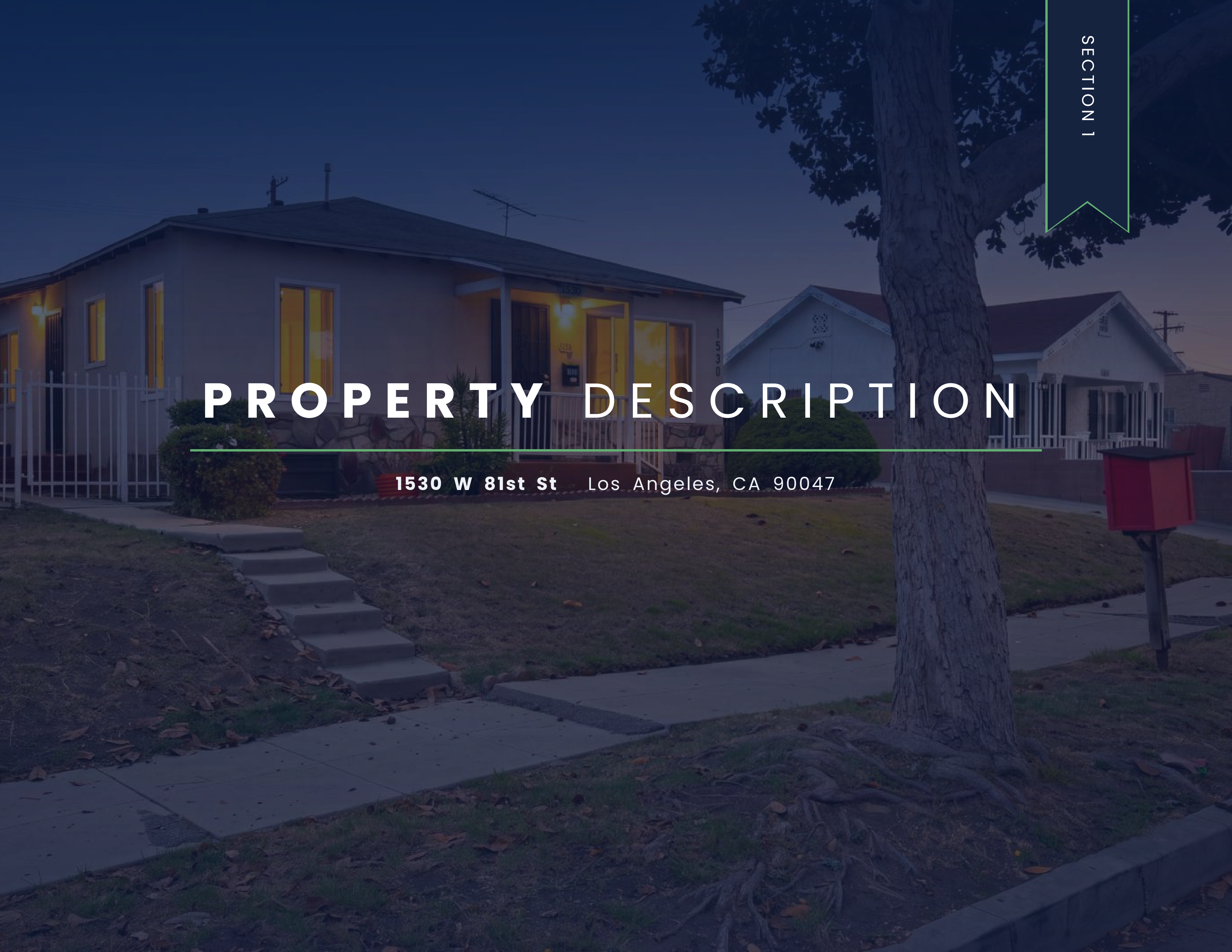
1530 W 81st St

Los Angeles, CA 90047



PROPERTY DESCRIPTION

1530 W 81st St Los Angeles, CA 90047

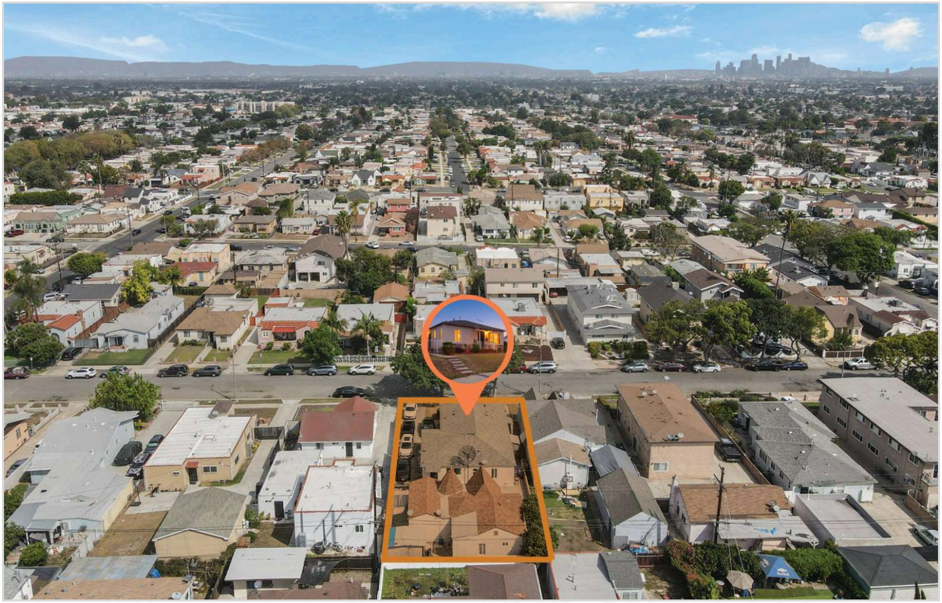
Front 1 Bed/1 Bath **VACANT** in March. The front unit is currently being used as an Airbnb and will be delivered VACANT in March after the current occupant vacates.

Second 3 Bed Unit Can Also Be Delivered **VACANT**. Depending on offer terms, a buyer may have the ability to control both the front 1-bedroom and one of the 3-bedroom units, creating major owner-user or repositioning upside.

1530 W 81st St is a rare 3-unit opportunity with the kind of vacancy flexibility buyers fight for. The property features a strong unit mix of (2)3+1 units and (1)1+1 unit, current income in place, on-site parking, and a clear path to improve cash flow from day one. For an owner-user or investor looking for a small multifamily asset with real upside, this one has the setup: income, vacancy, flexibility, and control.

PROPERTY DETAILS

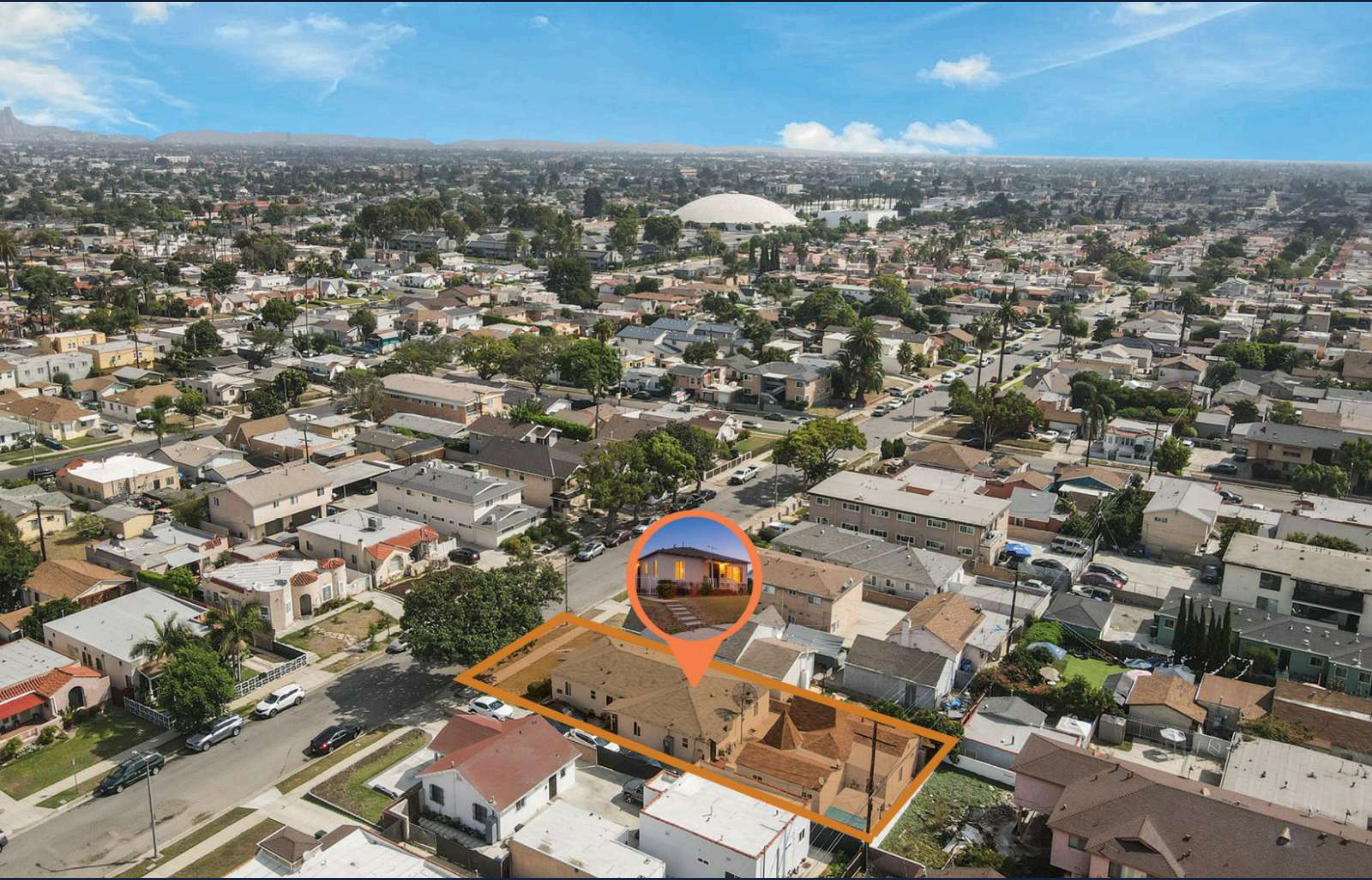
Address	1530 W 81st St Los Angeles, CA 90047
List Price	$850,000
Total Units	3
Total Building Sq. Ft.	2,852 SF
Total Lot Size	7,076 SF
Year Built	1913
Price / Unit	$283,333
Price / Sq. Ft.	$298.04
Zoning	LA RD2
APN	6034-011-007
Rent Control	LA RSO
Parking	4 spaces



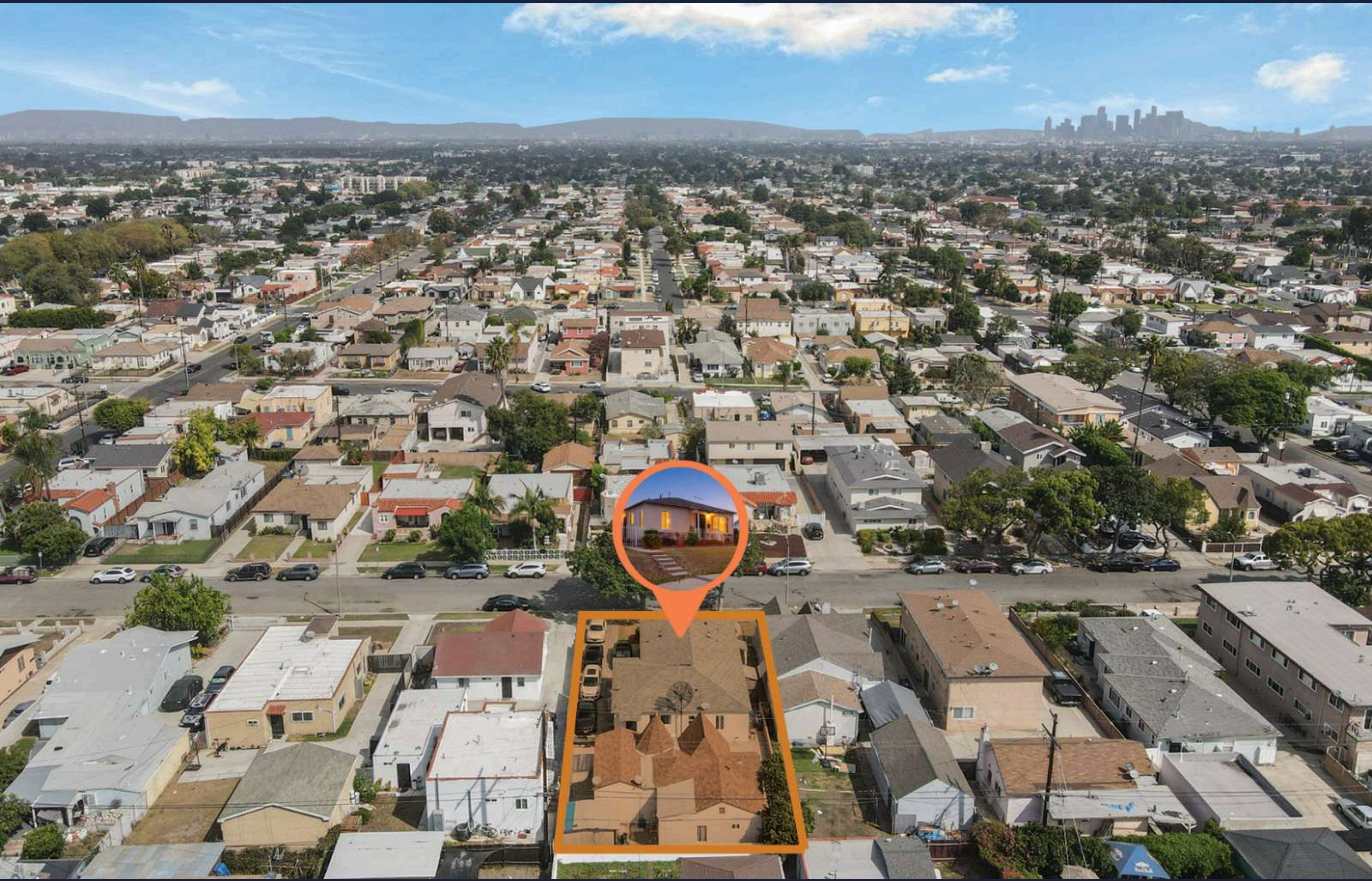
INVESTMENT HIGHLIGHTS

- Front 1 Bed/1 Bath VACANT in March
- Second 3 Bed Unit Can Also Be Delivered VACANT
- 28.79% rental upside to pro forma rents
- Unit mix of (2) 3+1 (1) 1+1
- 4 on-site parking spaces

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

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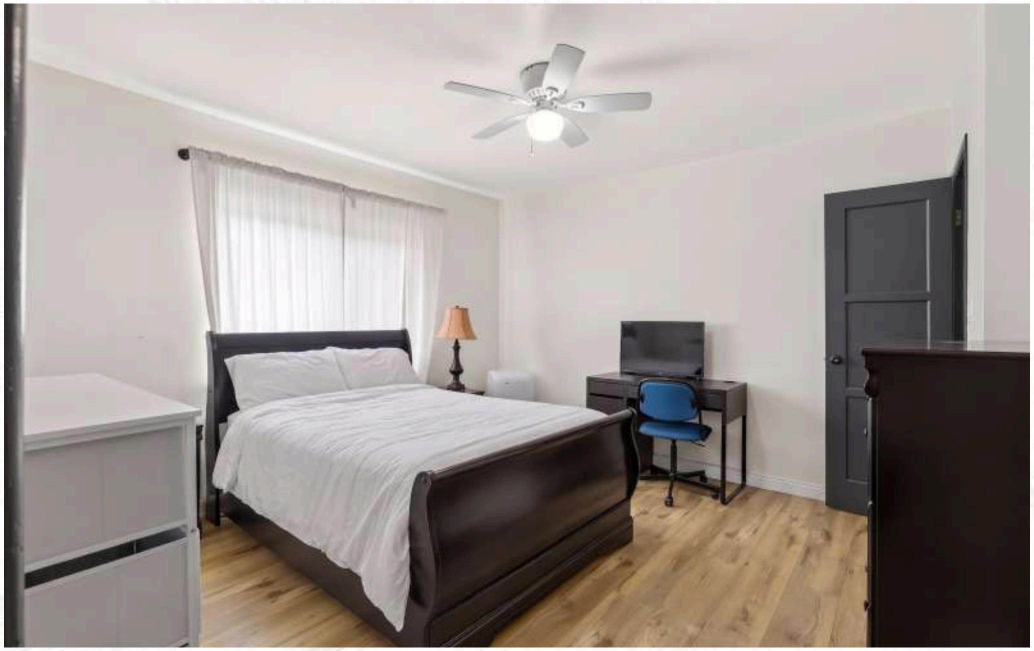

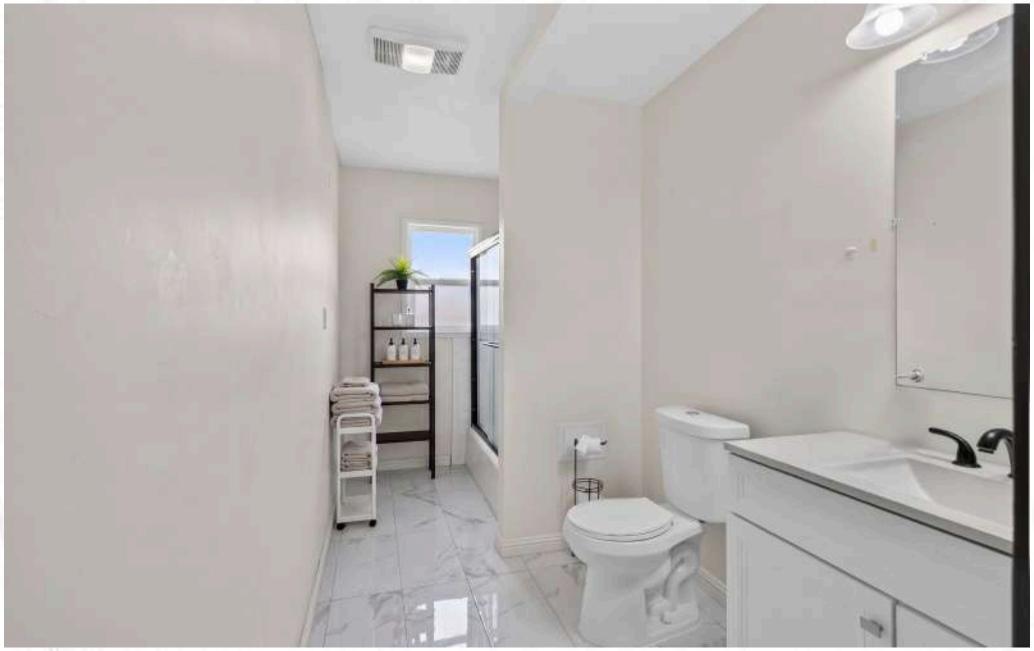

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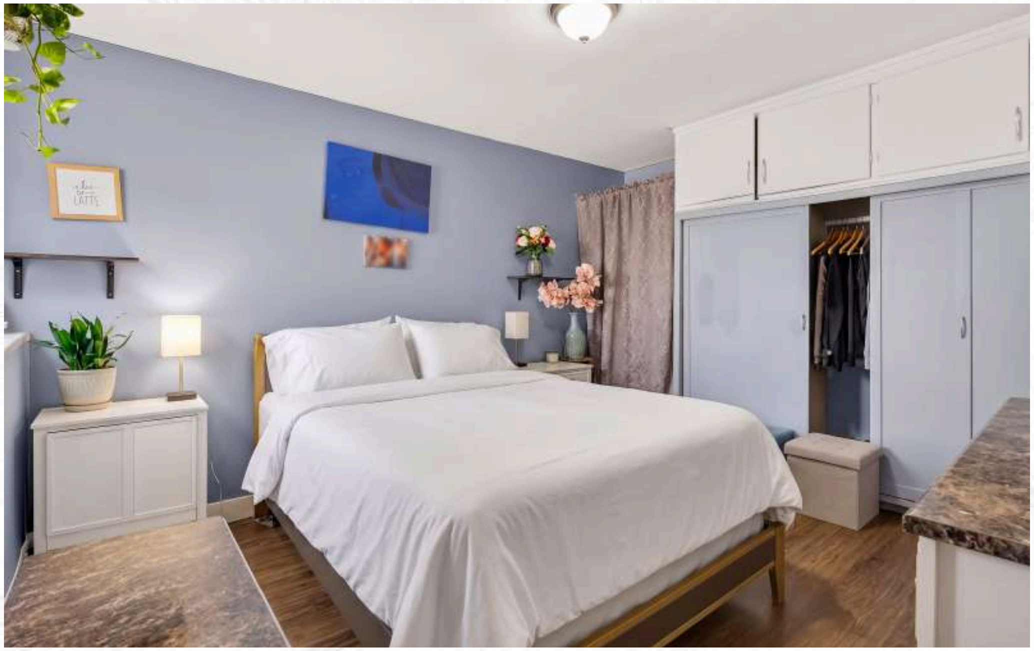

RENT ROLL

1530 W 81st St Los Angeles, CA 90047

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	1	33%	$2,000	$2,000	$2,000	$2,000	0%
3+1	2	67%	$2,250	$4,500	$3,200	$6,400	30%
TOTALS	**3**		**$2,167**	**$6,500**		**$8,400**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$6,500	$8,400
Monthly Scheduled Gross Income	$6,500	$8,400
Annualized Scheduled Gross Income	**$78,000**	**$100,800**

At a Glance	
Rental Upside	29.23%
Average Unit Size	951 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	67%

INCOME BREAKDOWN · CURRENT

Scheduled Rent **100%**

RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	1+1	Vacant	0	$2,000	$2,000	$2,000	$2,000
2	3+1	Section 8/Can Vacate	0	$3,200	$3,200	$3,200	$3,200
3	3+1		0	$1,300	$1,300	$3,200	$3,200
TOTAL RENTAL INCOME					**$6,500**		**$8,400**
TOTAL MONTHLY INCOME					**$6,500**		**$8,400**
TOTAL ANNUAL INCOME					**$78,000**		**$100,800**

SECTION 3

INCOME & EXPENSES

1530 W 81st St Los Angeles, CA 90047

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$78,000		$100,800	
Vacancy Rate Reserve	$2,340	3.00%	$3,024	3.00%
Gross Operating Income	$75,660		$97,776	
Operating Expenses	$20,490	26.27%	$20,490	20.33%
NET OPERATING INCOME	**$55,170**		**$77,286**	
Debt Service	$48,353		$48,353	
Pre-Tax Cash Flow	*$6,817*	*3.21%*	*$28,933*	*13.62%*
Principal Reduction	$7,125		$7,125	
Total Return Before Taxes	*$13,942*	*6.56%*	*$36,058*	*16.97%*

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)	$10,625	$10,625
Direct Assessments ($0)	$0	$0
Repairs & Maintenance ($1000/Unit)	$3,000	$3,000
Insurance ($1.25/SF)	$3,565	$3,565
Utilities ($1100/Unit)	$3,300	$3,300
TOTAL EXPENSES	**$20,490**	**$20,490**
Expenses as % of SGI	26.27%	20.33%
Per Sq. Ft.	$7.18	$7.18
Per Unit	$6,830	$6,830

FINANCIAL ANALYSIS

1530 W 81st St Los Angeles, CA 90047

FINANCIAL ANALYSIS

Property Address — 1530 W 81st St

List Price:		**$850,000**
Down Payment:	25.0%	$212,500
Number of Units:		3
Cost per Unit:		$283,333
Current GRM:		10.90
Pro Forma GRM:		8.43
Current CAP:		6.49%
Pro Forma CAP:		9.09%
Year Built:		1913
Approx. Lot Size:		7,076 SF
Approx. Gross RSF:		2,852 SF
Cost per RSF:		$298.04

Proposed Financing

First Loan Amount:	$637,500
Interest Rate:	6.50%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$4,029
DCR:	1.17

Annualized Expenses — *Estimated

New Taxes (1.25% Purchase Price):	$10,625
Repairs & Maintenance ($1000/Unit):	$3,000
Insurance ($1.25/SF):	$3,565
Utilities ($1100/Unit):	$3,300
Total Expenses:	**$20,490**
Expenses as % of SGI:	26.27%
Per Unit:	$6,830

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$78,000		$100,800	
Vacancy Rate Reserve:	$2,340	3.00% *1	$3,024	3.00% *1
Gross Operating Income:	$75,660		$97,776	
Operating Expenses:	$20,490	26.27% *1	$20,490	20.33% *1
Net Operating Income:	$55,170		$77,286	
Loan Payments:	$48,353		$48,353	
Pre-Tax Cash Flow:	$6,817	3.21% *2	$28,933	13.62% *2
Principal Reduction:	$7,125		$7,125	
Total Return Before Taxes:	$13,942	6.56% *2	$36,058	16.97% *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	1+1	Vacant	$2,000	$2,000	$2,000	$2,000
1	3+1	Section 8	$3,200	$3,200	$3,200	$3,200
1	3+1		$1,300	$1,300	$3,200	$3,200
Monthly Scheduled Gross Income				**$6,500**		**$8,400**
Annualized Scheduled Gross Income				**$78,000**		**$100,800**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 29.23%

FINANCING

Proposed Financing		
List Price:		$850,000
Down Payment:	25.0%	$212,500
First Loan Amount:		$637,500
Loan-to-Value:		75%
Interest Rate:		6.50%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$4,029
Annual Debt Service:		$48,353
DCR:		1.17

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$55,170
Net Operating Income (Pro Forma):	$77,286
Pre-Tax Cash Flow (Current):	$6,817
Pre-Tax Cash Flow (Pro Forma):	$28,933
Cash-on-Cash (Current):	3.21%
Cash-on-Cash (Pro Forma):	13.62%
Total Return Before Taxes (PF):	$36,058

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.

SALE COMPARABLES

1530 W 81st St Los Angeles, CA 90047

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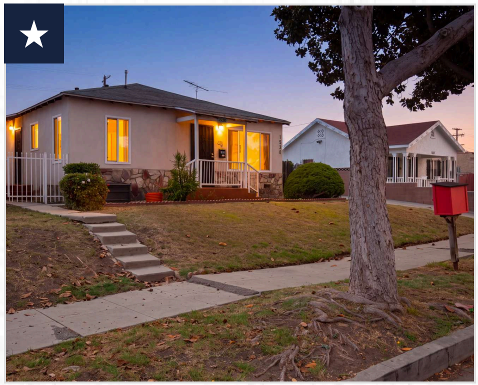


1530 W 81ST ST
Los Angeles, CA 90047

Subject Property

Price:	$850,000	Bldg Size:	2,852 SF
No. Units:	3	Price/SF:	$298.04
GRM:	10.90	CAP:	6.49%
$/Unit:	$283,333		

1

1459 W 85TH STREET
Los Angeles, CA 90047

Sold 5/29/2026

Price:	$850,000	Bldg Size:	3,258 SF
No. Units:	3	Price/SF:	$260.90
GRM:	8.76	CAP:	7.42%
$/Unit:	$283,333		

2

1621 W 82ND STREET
Los Angeles, CA 90047

Sold 10/30/2025

Price:	$629,000	Bldg Size:	1,714 SF
No. Units:	3	Price/SF:	$366.98
GRM:	10.44	CAP:	6.23%
$/Unit:	$209,667		

SALE COMPS

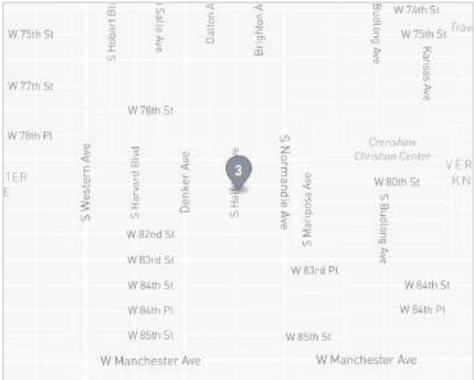
3

1458 W 80TH STREET

Los Angeles, CA 90047

Sold 8/29/2025

Price:	**$1,050,000**	Bldg Size:	**2,684 SF**
No. Units:	**3**	Price/SF:	**$391.21**
GRM:	**11.90**	CAP:	**5.46%**
$/Unit:	**$350,000**		



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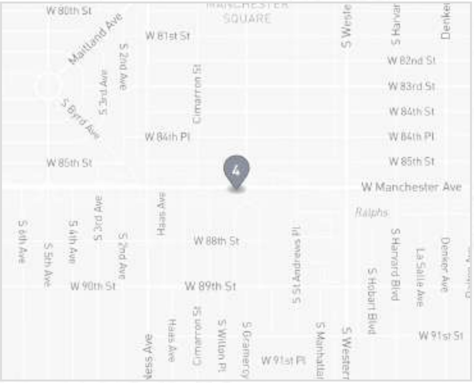
2010 W MANCHESTER AVENUE

Los Angeles, CA 90047

Sold 7/30/2025

Price:	**$860,000**	Bldg Size:	**1,920 SF**
No. Units:	**3**	Price/SF:	**$447.92**
GRM:	**11.43**	CAP:	**5.69%**
$/Unit:	**$286,667**		



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1526 W 83RD STREET

Los Angeles, CA 90047

Sold 6/5/2025

Price:	**$840,000**	Bldg Size:	**1,824 SF**
No. Units:	**3**	Price/SF:	**$460.53**
GRM:	**11.86**	CAP:	**5.48%**
$/Unit:	**$280,000**		

SALE COMPS

6

1035 W 89TH STREET

Los Angeles, CA 90044

Sold 5/14/2025

Price:	$895,000	Bldg Size:	2,822 SF
No. Units:	3	Price/SF:	$317.15
GRM:	14.07	CAP:	4.62%
$/Unit:	$298,333		

7

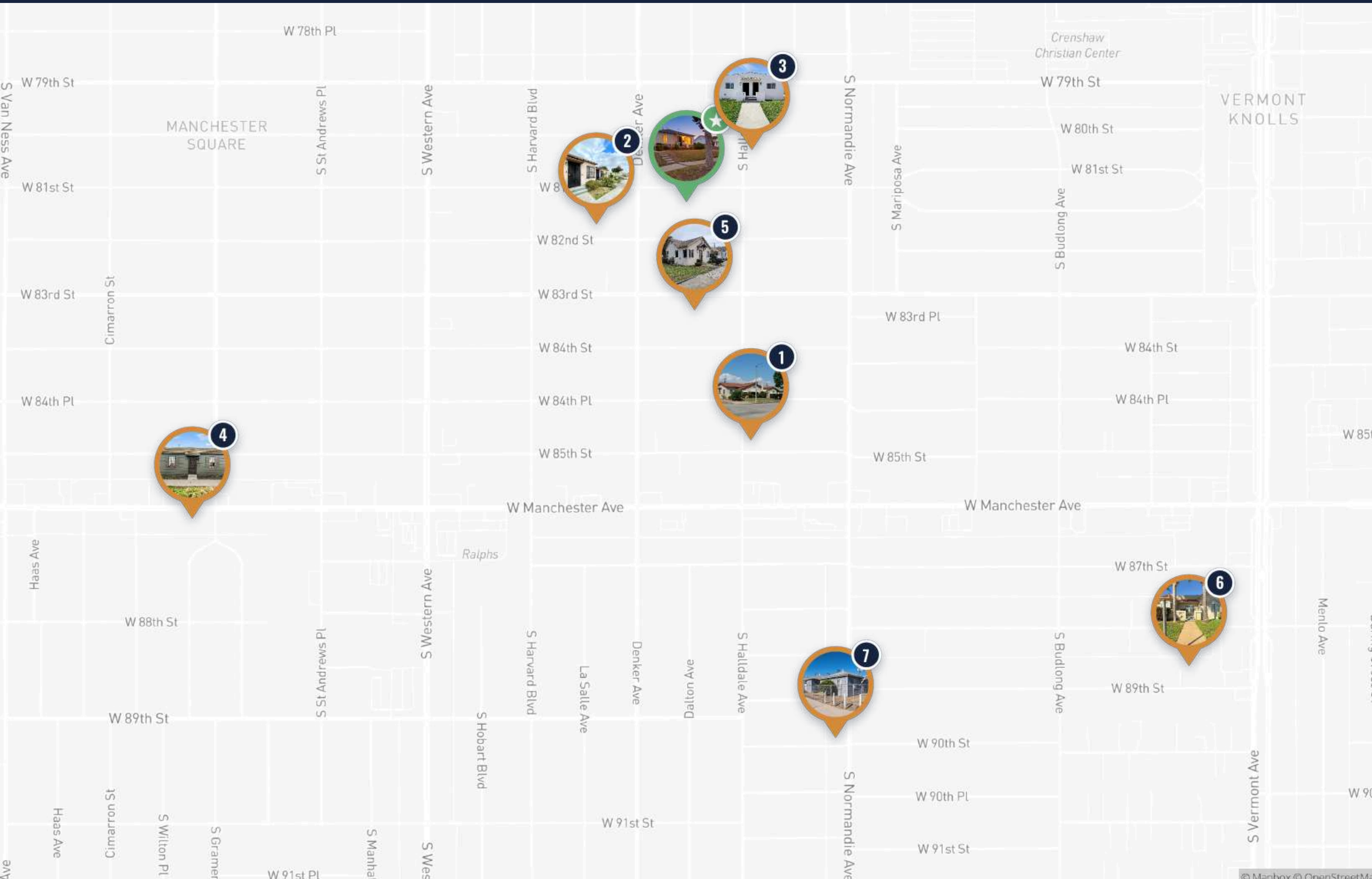
8925 S NORMANDIE AVENUE

Los Angeles, CA 90044

Sold 2/6/2025

Price:	$640,000	Bldg Size:	1,920 SF
No. Units:	3	Price/SF:	$333.33
GRM:	12.70	CAP:	5.12%
$/Unit:	$213,333		

SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
1459 W 85th Street Los Angeles, CA 90047	$850,000	3	1938	3,258	8.76	7.42%	$260.90	$283,333	5/29/2026	(1)3+1, (2)2+1
1621 W 82nd Street Los Angeles, CA 90047	$629,000	3	1940	1,714	10.44	6.23%	$366.98	$209,667	10/30/2025	(3)2+1
1458 W 80th Street Los Angeles, CA 90047	$1,050,000	3	1929	2,684	11.90	5.46%	$391.21	$350,000	8/29/2025	(3)2+1
2010 W Manchester Avenue Los Angeles, CA 90047	$860,000	3	1943	1,920	11.43	5.69%	$447.92	$286,667	7/30/2025	(3)2+1
1526 W 83rd Street Los Angeles, CA 90047	$840,000	3	1927	1,824	11.86	5.48%	$460.53	$280,000	6/5/2025	(1)2+1, (2)1+1
1035 W 89th Street Los Angeles, CA 90044	$895,000	3	1926	2,822	14.07	4.62%	$317.15	$298,333	5/14/2025	(3)2+1
8925 S Normandie Avenue Los Angeles, CA 90044	$640,000	3	1943	1,920	12.70	5.12%	$333.33	$213,333	2/6/2025	(3)2+1
Average					*11.60*	*5.72%*	*$368.29*	*$274,476*		
1530 W 81st St (Subject)	**$850,000**	**3**	**1913**	**2,852**	**10.90**	**6.49%**	**$298.04**	**$283,333**	**On Market**	**(2) 3+1 (1) 1+1**

LOCATION OVERVIEW

1530 W 81st St Los Angeles, CA 90047

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M
Residents

TOTAL AREA

4,084
Square Miles

CITIES

88
Incorporated Cities

Economy

950B
Gross Domestic Product

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

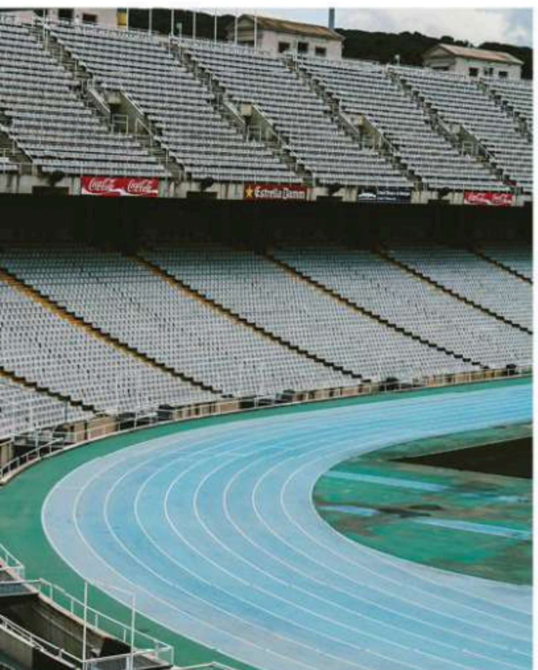
The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

UCLA USC Caltech

PEPPERDINE UNIVERSITY

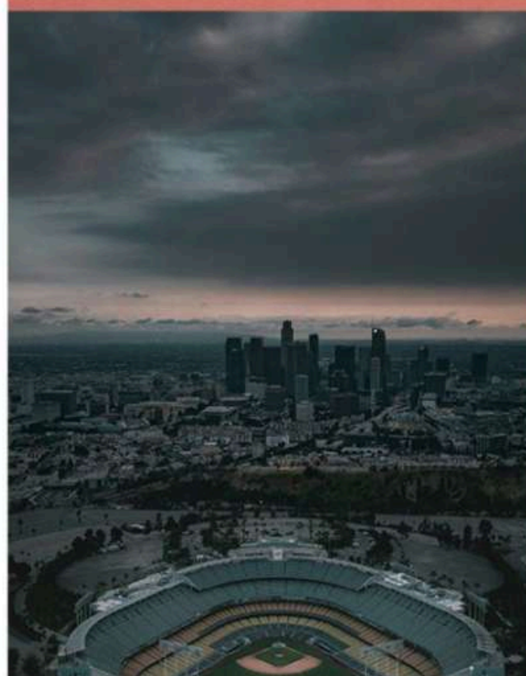
LOCATION OVERVIEW - LOS ANGELES

In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

EXCLUSIVELY MARKETED BY

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