

OFFERING MEMORANDUM

156-158 E 101ST ST LOS ANGELES, CA 90003



LIST PRICE

LYON STAHL
INVESTMENT REAL ESTATE


THE KAMARA
MULTIFAMILY GROUP

JACOBSON
INVESTMENT GROUP 

\$999,999

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156-158 E 101st St

Los Angeles, CA 90003

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PROPERTY DESCRIPTION

156-158 E 101st St Los Angeles, CA 90003

PROPERTY DETAILS

Address	156-158 E 101st St Los Angeles, CA 90003
List Price	\$999,999
Total Units	2
Total Building Sq. Ft.	3,691 SF
Total Lot Size	6,075 SF
Year Built	2018
Price / Unit	\$500,000
Price / Sq. Ft.	\$270.93
Zoning	LA R2
APN	6063-008-001
Rent Control	None
Parking	6 spaces



INVESTMENT HIGHLIGHTS

- 2-unit multifamily asset in Los Angeles, built in 2018
- Priced at a 11.65 GRM and 6.02% current cap rate
- Unit mix of (2) 5 Bed/3 Bath Units
- Not subject to local rent control
- 6 on-site parking spaces

THE OFFERING



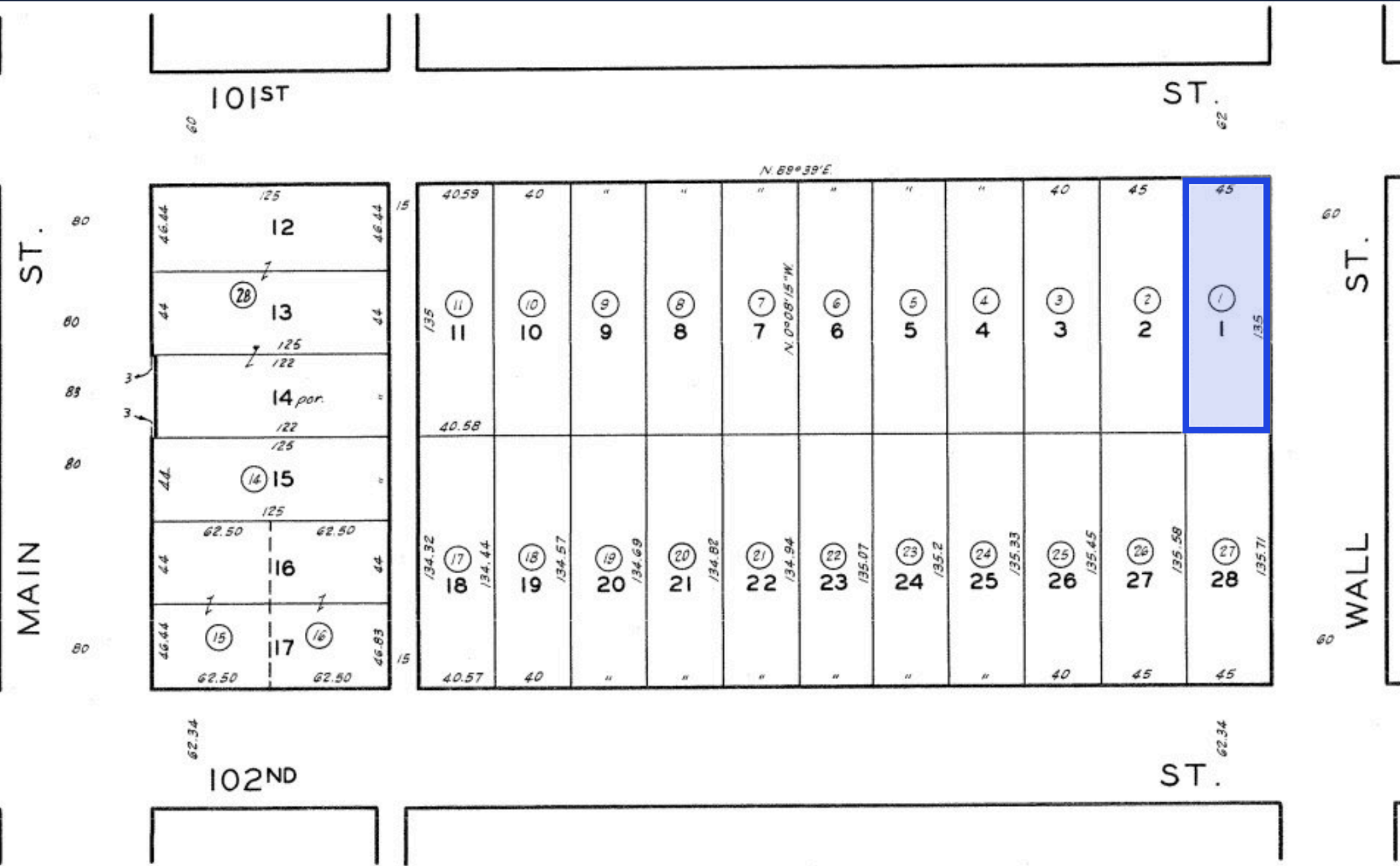
156-158 E 101st St presents an attractive opportunity to acquire a 2-unit multifamily property in Los Angeles, offered at \$999,999, reflecting a 6.01% current cap rate and 11.67 GRM. Built in 2018, the property features (2) spacious 5 Bed/3 Bath units, currently generating just over \$7,000 in monthly scheduled rental income, along with 6 dedicated parking spaces.

Offered at approximately \$270 per SF, the property is priced well below replacement cost, providing an attractive basis for investors seeking strong in-place cash flow with limited maintenance requirements. The property is not subject to local or state rent control, providing the opportunity for future rental growth and increased income potential.



Strategically located in Los Angeles, CA 90003, 156-158 E 101st St benefits from convenient access to major employment centers, retail corridors, and public transportation. The surrounding area continues to experience strong rental demand, making this an appealing opportunity for both current cash flow and long-term appreciation.

PARCEL MAP



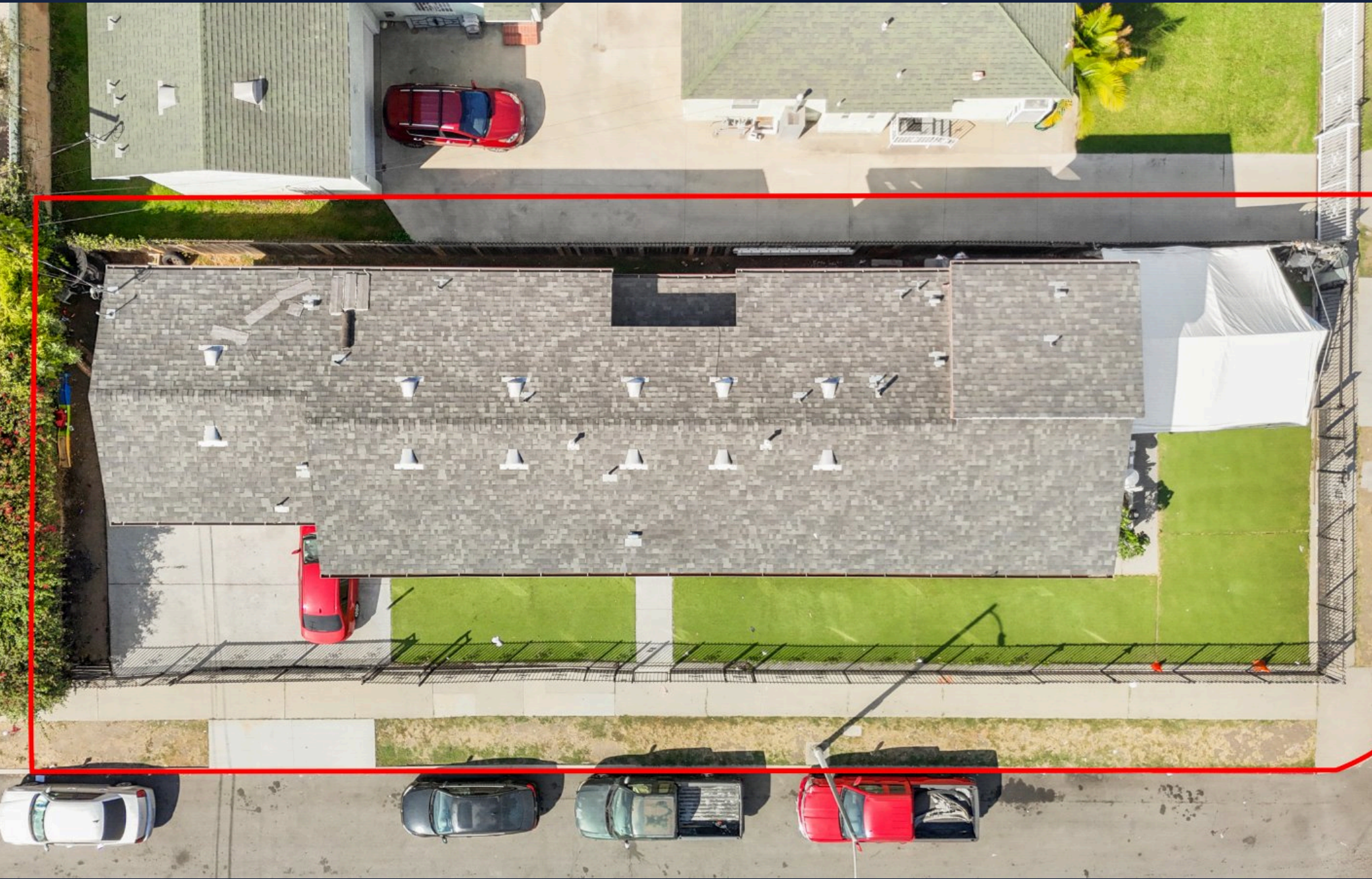
PROPERTY PHOTOS

156-158 E 101st St Los Angeles, CA 90003

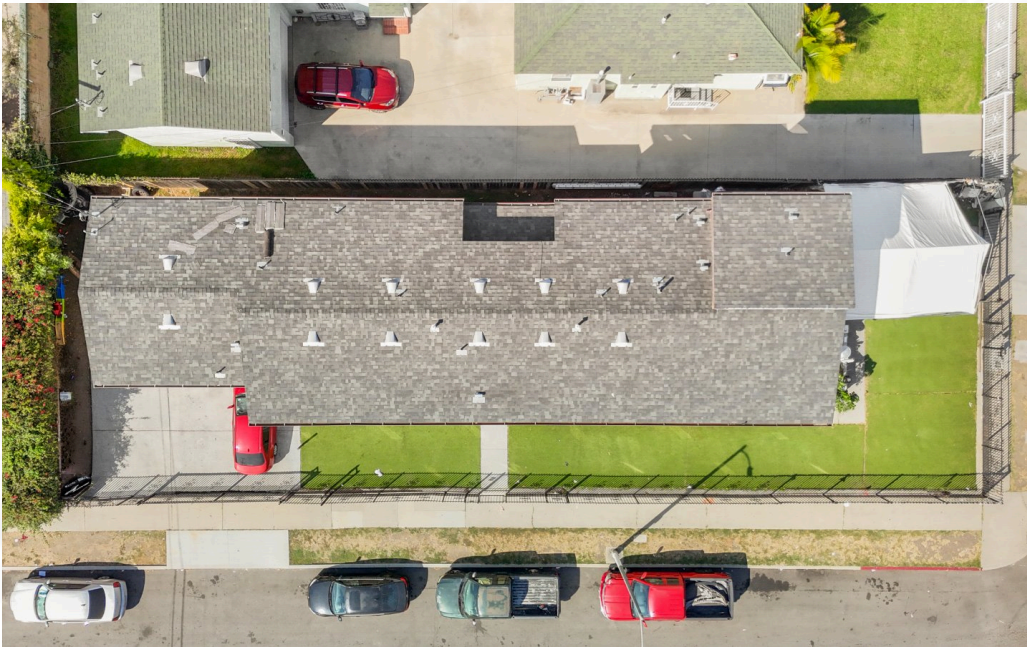
PROPERTY PHOTOS



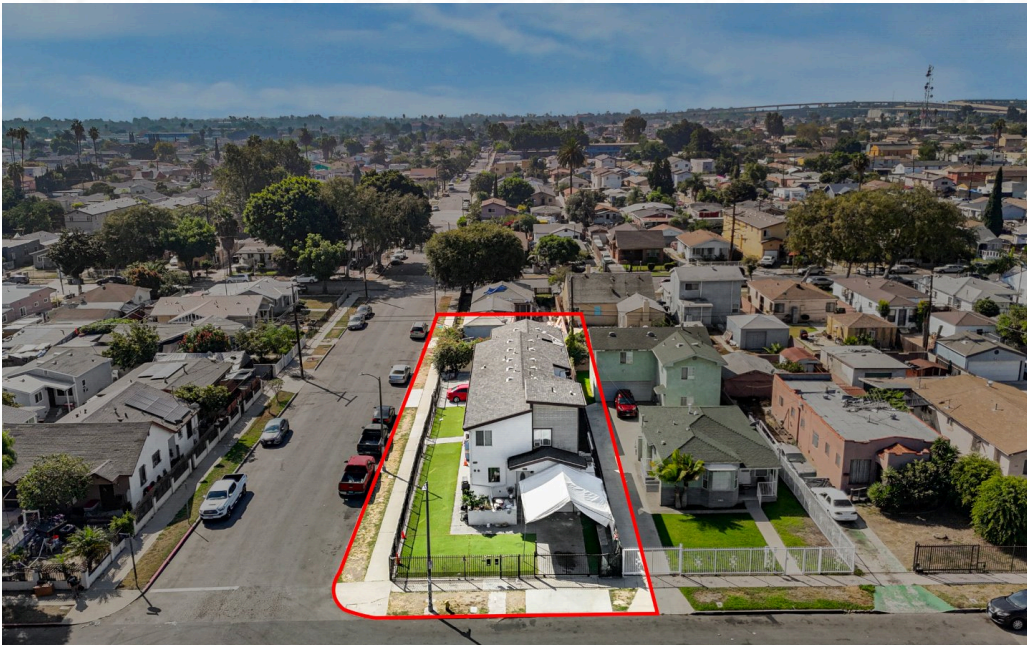
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

156-158 E 101st St 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%	\$3,575	\$7,150	\$3,750	\$7,500	5%
TOTALS	2		\$3,575	\$7,150		\$7,500	

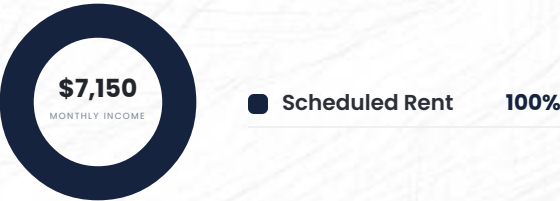
SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$7,150	\$7,500
Additional Income	\$0	\$0
Parking	\$0	\$0
SCEP	\$0	\$0
Monthly Scheduled Gross Income	\$7,150	\$7,500
Annualized Scheduled Gross Income	\$85,800	\$90,000

At a Glance

Rental Upside	4.90%
Average Unit Size	1,846 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	None
Occupancy	100%

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		1850	\$3,575	\$3,575	\$3,750	\$3,750
2	5+3		1850	\$3,575	\$3,575	\$3,750	\$3,750
TOTAL RENTAL INCOME					\$7,150		\$7,500
Additional Income					\$0		\$0
Parking					\$0		\$0
SCEP					\$0		\$0
TOTAL MONTHLY INCOME					\$7,150		\$7,500
TOTAL ANNUAL INCOME					\$85,800		\$90,000

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$85,800		\$90,000	
Vacancy Rate Reserve	\$4,290	5.00%	\$4,500	5.00%
Gross Operating Income	\$81,510		\$85,500	
Operating Expenses	\$21,337	24.87%	\$21,337	23.71%
NET OPERATING INCOME	\$60,173		\$64,163	
Debt Service	\$63,869		\$63,869	
<i>Pre-Tax Cash Flow</i>	<i>-\$3,696</i>	<i>-1.85%</i>	<i>\$294</i>	<i>0.15%</i>
Principal Reduction	\$8,126		\$8,126	
<i>Total Return Before Taxes</i>	<i>\$4,430</i>	<i>2.22%</i>	<i>\$8,420</i>	<i>4.21%</i>

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)	\$12,500	\$12,500
Repairs & Maintenance (\$750/Unit)	\$1,500	\$1,500
Insurance (\$0.85/SF)	\$3,137	\$3,137
Utilities (\$1200/Unit)	\$2,400	\$2,400
Trash (\$0/Month)	\$0	\$0
Landscaping (\$100/Month)	\$1,200	\$1,200
Pest Control (\$50/Month)	\$600	\$600
TOTAL EXPENSES	\$21,337	\$21,337
Expenses as % of SGI	24.87%	23.71%
Per Sq. Ft.	\$5.78	\$5.78
Per Unit	\$10,669	\$10,669

FINANCIAL ANALYSIS

Property Address	156-158 E 101st St	
List Price:		\$999,999
Down Payment:	20.0%	\$200,000
Number of Units:		2
Cost per Unit:		\$500,000
Current GRM:		11.65
Pro Forma GRM:		11.11
Current CAP:		6.02%
Pro Forma CAP:		6.42%
Year Built:		2018
Approx. Lot Size:		6,075 SF
Approx. Gross RSF:		3,691 SF
Cost per RSF:		\$270.93

Proposed Financing	
First Loan Amount:	\$799,999
Interest Rate:	7.00%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	\$5,322
DCR:	0.94

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	\$12,500
Repairs & Maintenance (\$750/Unit):	\$1,500
Insurance (\$0.85/SF):	\$3,137
Utilities (\$1200/Unit):	\$2,400
Landscaping (\$100/Month):	\$1,200
Pest Control (\$50/Month):	\$600
Total Expenses:	\$21,337
Expenses as % of SGI:	24.87%
Per Unit:	\$10,669

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$85,800		\$90,000	
Vacancy Rate Reserve:	\$4,290	5.00% ^{*1}	\$4,500	5.00% ^{*1}
Gross Operating Income:	\$81,510		\$85,500	
Operating Expenses:	\$21,337	24.87% ^{*1}	\$21,337	23.71% ^{*1}
Net Operating Income:	\$60,173		\$64,163	
Loan Payments:	\$63,869		\$63,869	
Pre-Tax Cash Flow:	-\$3,696	-1.85% ^{*2}	\$294	0.15% ^{*2}
Principal Reduction:	\$8,126		\$8,126	
Total Return Before Taxes:	\$4,430	2.22% ^{*2}	\$8,420	4.21% ^{*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		\$3,575	\$3,575	\$3,750	\$3,750
1	5+3		\$3,575	\$3,575	\$3,750	\$3,750
Monthly Scheduled Gross Income				\$7,150		\$7,500
Annualized Scheduled Gross Income				\$85,800		\$90,000

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 4.90%

FINANCING

Proposed Financing		
List Price:		\$999,999
Down Payment:	20.0%	\$200,000
First Loan Amount:		\$799,999
Loan-to-Value:		80%
Interest Rate:		7.00%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		\$5,322
Annual Debt Service:		\$63,869
DCR:		0.94

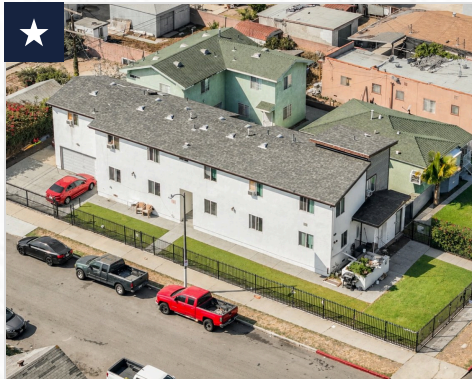
Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$60,173
Net Operating Income (Pro Forma):	\$64,163
Pre-Tax Cash Flow (Current):	-\$3,696
Pre-Tax Cash Flow (Pro Forma):	\$294
Cash-on-Cash (Current):	-1.85%
Cash-on-Cash (Pro Forma):	0.15%
Total Return Before Taxes (PF):	\$8,420

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

156-158 E 101st St Los Angeles, CA 90003

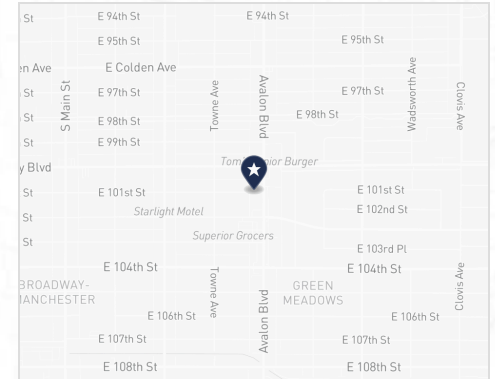
SALE COMPS



156-158 E 101ST ST Los Angeles, CA 90003

Subject Property

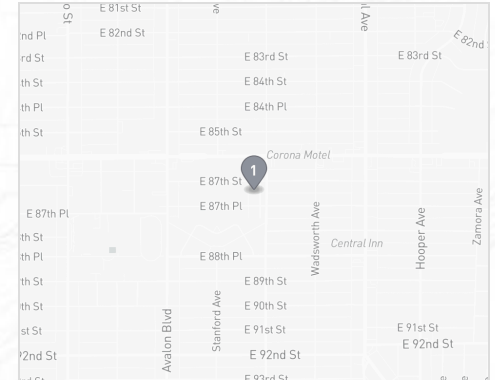
Price:	\$999,999	Bldg Size:	3,691 SF
No. Units:	2	Price/SF:	\$270.93
GRM:	11.65	CAP:	6.02%
\$/Unit:	\$500,000		



8711 MCKINLEY PL Los Angeles, CA 90002

Sold 8/26/2026

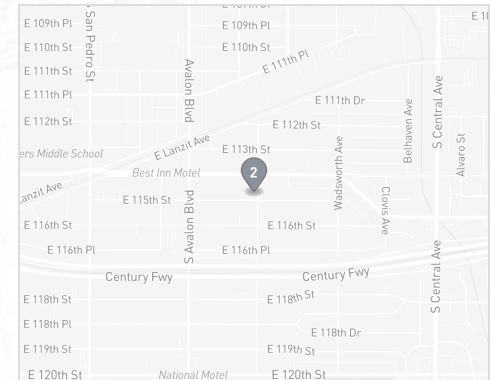
Price:	\$1,182,500	Bldg Size:	3,646 SF
No. Units:	2	Price/SF:	\$324.33
GRM:	11.87	CAP:	5.90%
\$/Unit:	\$591,250		



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

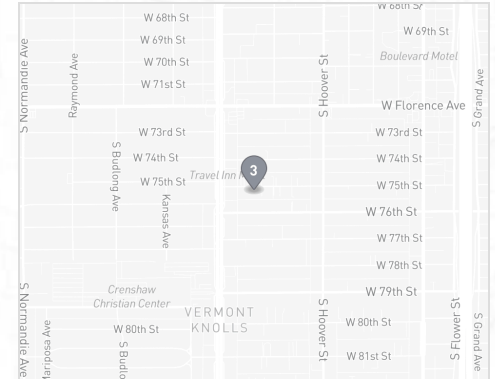


924 W 75TH ST

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

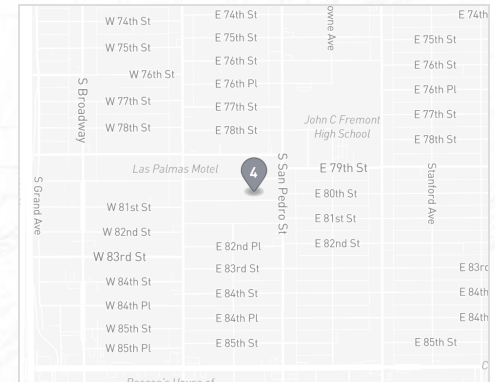


227 E 81ST ST

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

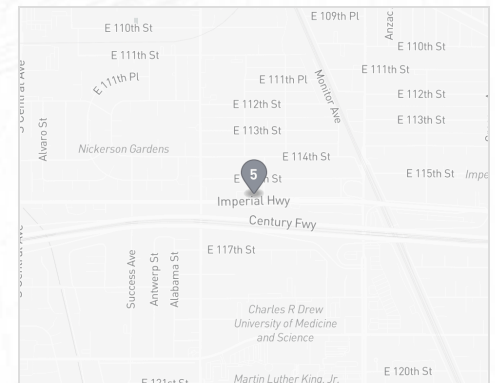


1669 E IMPERIAL HWY

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		



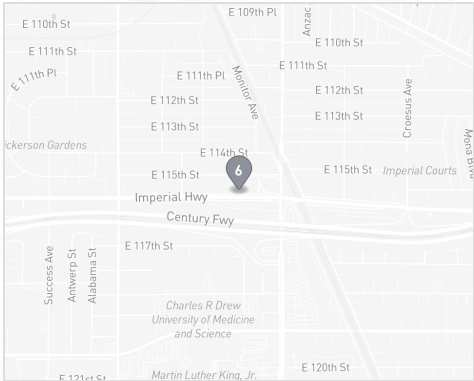


1783 E IMPERIAL HWY

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



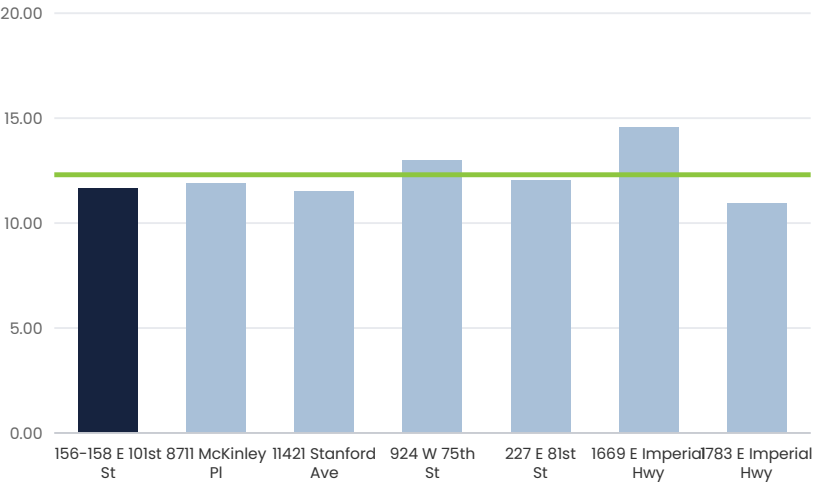
SALE COMPS ANALYSIS

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		
156-158 E 101st St (Subject)	\$999,999	2	2018	3,691	11.65	6.02%	\$270.93	\$500,000	On Market	(2) 5+3

SALE COMP CHARTS

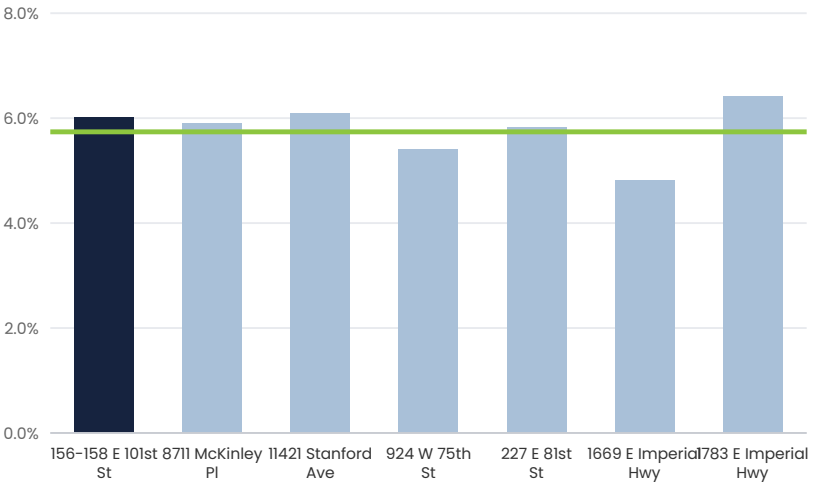
Average: 12.30

GRM



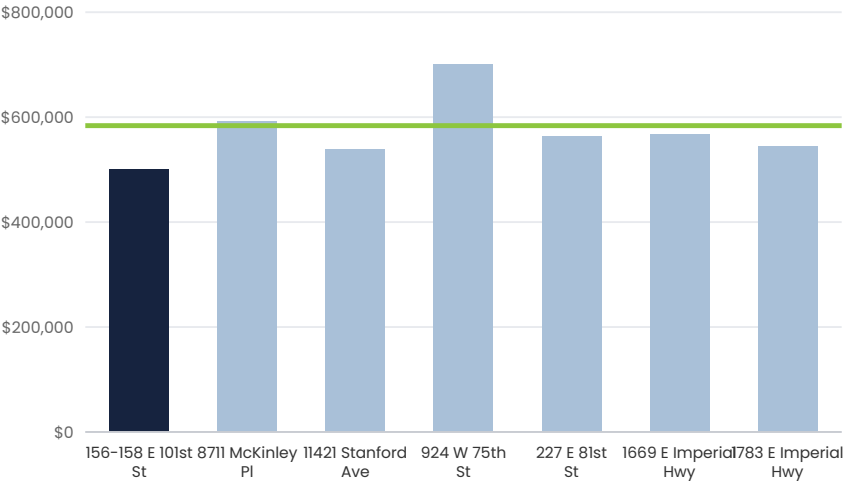
Average: 5.74%

Cap Rate



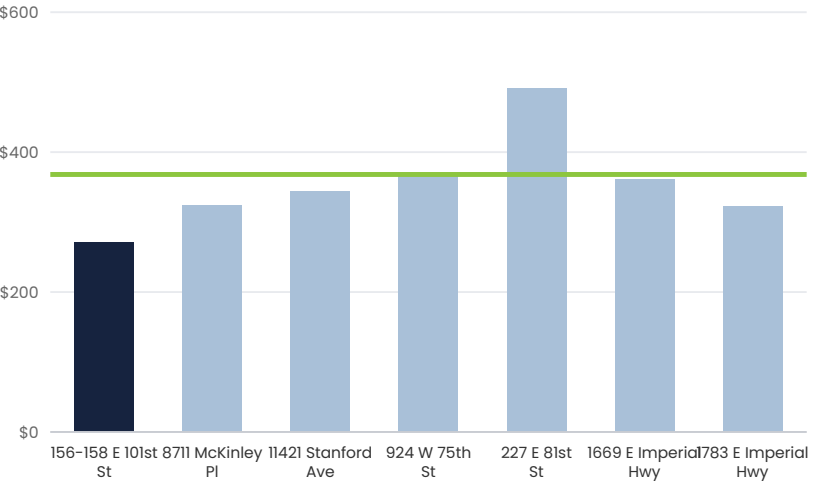
Average: \$583,792

\$/Unit



Average: \$368.06

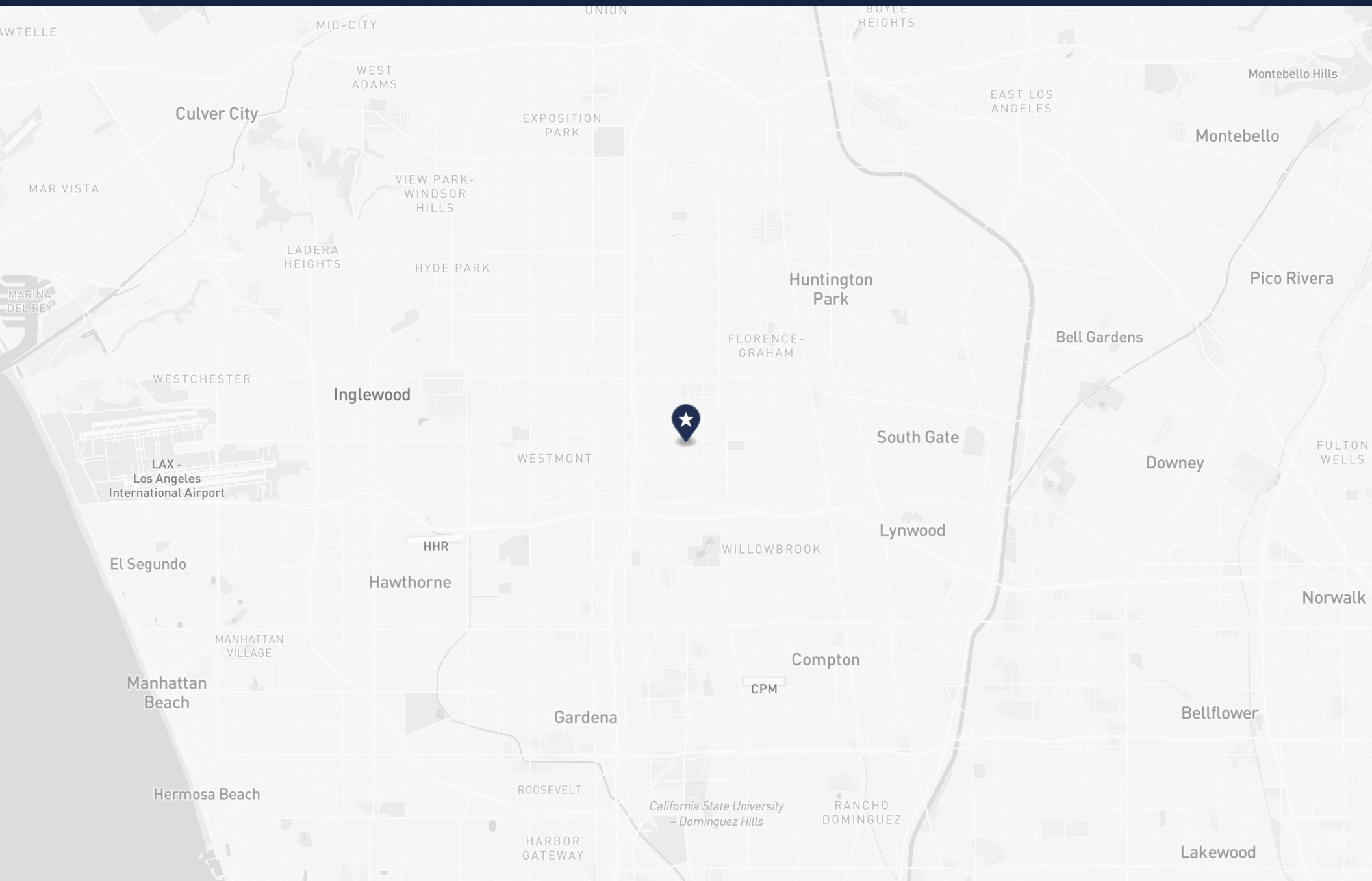
\$/Sq. Ft



LOCATION OVERVIEW

156-158 E 101st St Los Angeles, CA 90003

LOCATION MAP



LOCATION OVERVIEW

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.

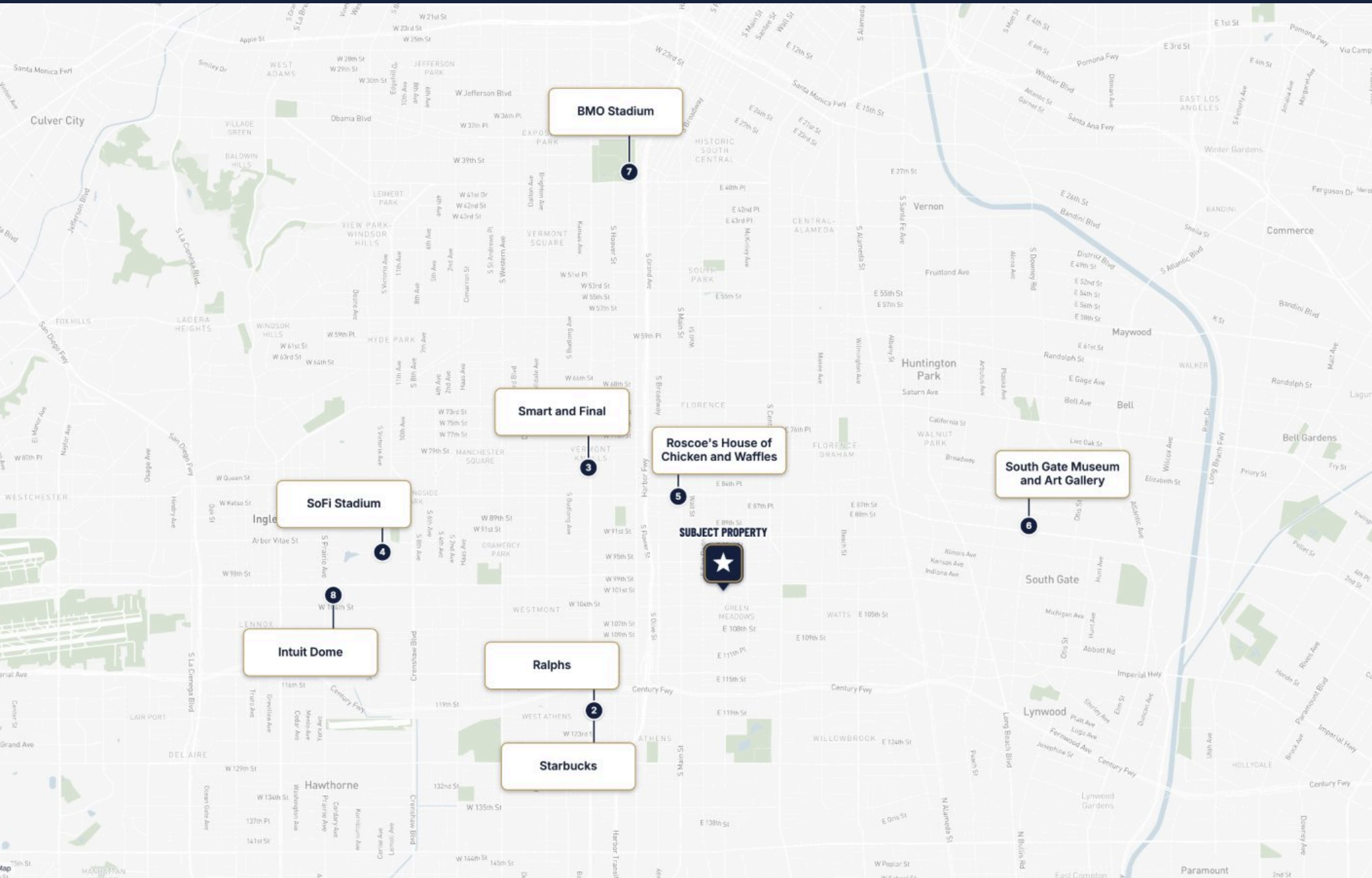
The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 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: 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: INTUIT DOME



Intuit Dome is the state-of-the-art home of the Los Angeles Clippers and one of Southern California's premier sports and entertainment destinations. Hosting NBA games, concerts, and major live events throughout the year, Intuit Dome continues to drive tourism, economic activity, and investment, further strengthening Inglewood's transformation into a world-class entertainment district.

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.

EXCLUSIVELY MARKETING BY



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