

722 S FORD BLVD LOS ANGELES, CA 90022

OFFERING MEMORANDUM



LIST PRICE

LYON STAHL
INVESTMENT REAL ESTATE

THE **JAMES** GROUP

JACOBSON
INVESTMENT GROUP 

\$1,950,000

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722 S Ford Blvd

Los Angeles, CA 90022

PROPERTY DESCRIPTION

SECTION 1

PROPERTY PHOTOS

SECTION 2

FINANCIAL ANALYSIS

SECTION 3

SALE COMPARABLES

SECTION 4

LOCATION OVERVIEW

SECTION 5

PROPERTY DESCRIPTION

722 S Ford Blvd Los Angeles, CA 90022

THE OFFERING



8% CAP RATE!!

722 S Ford Blvd presents an excellent opportunity to acquire a well-located 12-unit multifamily property in East Los Angeles. The property features a desirable unit mix consisting of (7) 1 Bed/1 Bath Units and (5) 2 Bed/1 Bath Units, currently generating \$22,225 in monthly rental income.

The asset is currently operating at a 8.05% cap rate and 7.31 GRM, providing investors with stable in-place income and strong cash flow. Priced at just \$162,500 per unit and \$272 per square foot, the offering presents an attractive basis relative to comparable multifamily assets in the area.

Located in East Los Angeles, the property benefits from close proximity to Downtown Los Angeles, surrounding Eastside neighborhoods, and major transportation corridors including Interstate 5, Interstate 10, and Interstate 70, providing residents with convenient access to employment, retail, and entertainment destinations throughout the greater Los Angeles area.

PROPERTY DETAILS

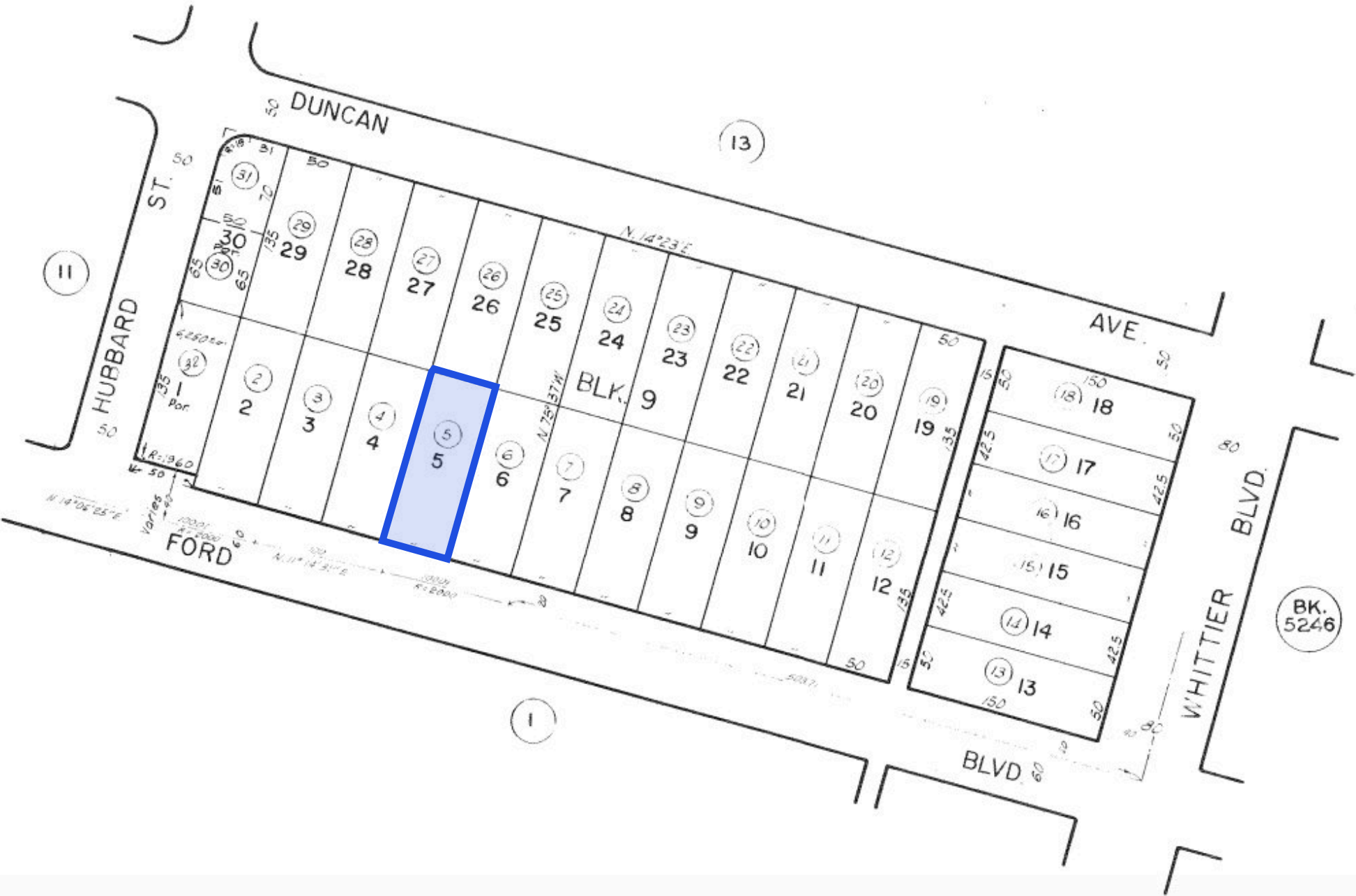
Address	722 S Ford Blvd Los Angeles, CA 90022
List Price	\$1,950,000
Total Units	12
Total Building Sq. Ft.	7,146 SF
Total Lot Size	6,657 SF
Year Built	1931
Price / Unit	\$162,500
Price / Sq. Ft.	\$272.88
Zoning	LC R3
APN	5247-012-005
Rent Control	County Rent Control
Parking	6 spaces



INVESTMENT HIGHLIGHTS

- 12-unit multifamily asset in Los Angeles, built in 1931
- Priced at a 7.31 GRM and 8.05% current cap rate
- Unit mix of (7) 1 Bed/1 Bath, (5) 2 Bed/1 Bath
- 6 on-site parking spaces

PARCEL MAP



PROPERTY PHOTOS

722 S Ford Blvd Los Angeles, CA 90022



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

722 S Ford Blvd Los Angeles, CA 90022

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
1-Bed/1-Bath	7	58%	\$1,552	\$10,862	\$1,800	\$12,600	14%
2-Bed/1-Bath	5	42%	\$2,273	\$11,363	\$2,450	\$12,250	7%
TOTALS	12		\$1,852	\$22,225		\$24,850	

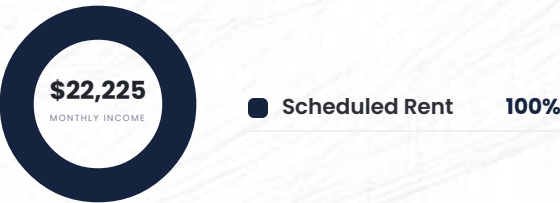
SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$22,225	\$24,850
Additional Income	\$0	\$0
Monthly Scheduled Gross Income	\$22,225	\$24,850
Annualized Scheduled Gross Income	\$266,701	\$298,200

At a Glance

Rental Upside	11.81%
Average Unit Size	596 SF
Utilities Paid by Tenant	Gas and Electric
Rent Control	County Rent Control
Occupancy	100%

INCOME BREAKDOWN - CURRENT



RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Rent / Unit	Notes
1	2+1	700	\$2,450	\$2,450	LA Family Housing
2	2+1	700	\$2,450	\$2,450	
3	1+1	500	\$1,540	\$1,800	LACDA
4	1+1	500	\$1,647	\$1,800	LACDA
5	1+1	500	\$1,800	\$1,800	LACDA
6	1+1	500	\$1,606	\$1,800	LACDA
7	1+1	500	\$1,650	\$1,800	
8	1+1	500	\$1,066	\$1,800	
9	2+1	700	\$1,800	\$2,450	LACDA
10	2+1	700	\$2,213	\$2,450	LACDA
11	2+1	700	\$2,450	\$2,450	Hopics
12	1+1	500	\$1,553	\$1,800	LACDA
TOTAL RENTAL INCOME			\$22,225	\$24,850	
Additional Income			\$0	\$0	
TOTAL MONTHLY INCOME			\$22,225	\$24,850	
TOTAL ANNUAL INCOME			\$266,701	\$298,200	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$266,701		\$298,200	
Vacancy Rate Reserve	\$13,335	5.00%	\$14,910	5.00%
Gross Operating Income	\$253,366		\$283,290	
Operating Expenses	\$96,373	36.14%	\$97,948	32.85%
NET OPERATING INCOME	\$156,993		\$185,342	
Debt Service	\$95,589		\$95,589	
<i>Pre-Tax Cash Flow</i>	<i>\$61,404</i>	<i>10.50%</i>	<i>\$89,753</i>	<i>15.34%</i>
Principal Reduction	\$17,560		\$17,560	
<i>Total Return Before Taxes</i>	<i>\$78,963</i>	<i>13.50%</i>	<i>\$107,313</i>	<i>18.34%</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 (1.175148% Purchase Price)	\$22,915	\$22,915
Direct Assessments (\$7051.65)	\$7,052	\$7,052
Repairs & Maintenance (\$1000/Unit)	\$12,000	\$12,000
Insurance (\$1.5/SF)	\$10,719	\$10,719
Utilities (T-12)	\$27,352	\$27,352
Landscaping (\$150/Month)	\$1,800	\$1,800
Pest Control (\$100/Month)	\$1,200	\$1,200
Property Management (5% SGI)	\$13,335	\$14,910
TOTAL EXPENSES	\$96,373	\$97,948
Expenses as % of SGI	36.14%	32.85%
Per Sq. Ft.	\$13.49	\$13.71
Per Unit	\$8,031	\$8,162

FINANCIAL ANALYSIS

Property Address	722 S Ford Blvd
List Price:	\$1,950,000
Down Payment:	30.0% \$585,000
Number of Units:	12
Cost per Unit:	\$162,500
Current GRM:	7.31
Pro Forma GRM:	6.54
Current CAP:	8.05%
Pro Forma CAP:	9.50%
Year Built:	1931
Approx. Lot Size:	6,657 SF
Approx. Gross RSF:	7,146 SF
Cost per RSF:	\$272.88

Proposed Financing	
First Loan Amount:	\$1,365,000
Interest Rate:	5.75%
Amortization:	30 yrs
Fixed Period:	7 yrs
Monthly Payment:	\$7,966
DCR:	1.64

Annualized Expenses	*Estimated
New Taxes (1.175148% Purchase Price):	\$22,915
Direct Assessments (\$7051.65):	\$7,052
Repairs & Maintenance (\$1000/Unit):	\$12,000
Insurance (\$1.5/SF):	\$10,719
Utilities (T-12):	\$27,352
Landscaping (\$150/Month):	\$1,800
Pest Control (\$100/Month):	\$1,200
Property Management (5% SGI):	\$13,335
Total Expenses:	\$96,373
Expenses as % of SGI:	36.14%
Per Unit:	\$8,031

Annualized Operating Data	Current Rents	Pro Forma Rents
Scheduled Gross Income:	\$266,701	\$298,200
Vacancy Rate Reserve:	\$13,335 5.00% *1	\$14,910 5.00% *1
Gross Operating Income:	\$253,366	\$283,290
Operating Expenses:	\$96,373 36.14% *1	\$97,948 32.85% *1
Net Operating Income:	\$156,993	\$185,342
Loan Payments:	\$95,589	\$95,589
Pre-Tax Cash Flow:	\$61,404 10.50% *2	\$89,753 15.34% *2
Principal Reduction:	\$17,560	\$17,560
Total Return Before Taxes:	\$78,963 13.50% *2	\$107,313 18.34% *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
7	1-Bed/1-Bath		\$1,552	\$10,862	\$1,800	\$12,600
5	2-Bed/1-Bath		\$2,273	\$11,363	\$2,450	\$12,250
Monthly Scheduled Gross Income				\$22,225		\$24,850
Annualized Scheduled Gross Income				\$266,701		\$298,200

Utilities Paid by Tenant: Gas and Electric • Rental Upside: 11.81%

FINANCING

Proposed Financing		
List Price:		\$1,950,000
Down Payment:	30.0%	\$585,000
First Loan Amount:		\$1,365,000
Loan-to-Value:		70%
Interest Rate:		5.75%
Amortization:		30 years
Fixed Period:		7 years
Monthly Payment (P&I):		\$7,966
Annual Debt Service:		\$95,589
DCR:		1.64

Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$156,993
Net Operating Income (Pro Forma):	\$185,342
Pre-Tax Cash Flow (Current):	\$61,404
Pre-Tax Cash Flow (Pro Forma):	\$89,753
Cash-on-Cash (Current):	10.50%
Cash-on-Cash (Pro Forma):	15.34%
Total Return Before Taxes (PF):	\$107,313

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

722 S Ford Blvd Los Angeles, CA 90022

SALE COMPS

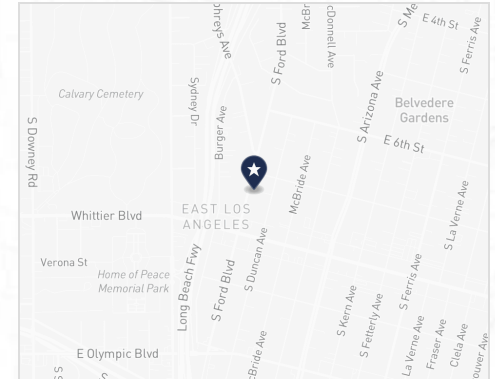


722 S FORD BLVD

Los Angeles, CA 90022

Subject Property

Price:	\$1,950,000	Bldg Size:	7,146 SF
No. Units:	12	Price/SF:	\$272.88
GRM:	7.31	CAP:	8.05%
\$/Unit:	\$162,500		

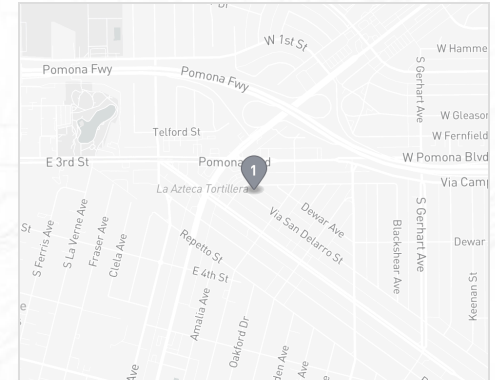


5245 VIA SAN DELARRIO ST

Los Angeles, CA 90022

Sold 8/7/2026

Price:	\$1,938,000	Bldg Size:	6,820 SF
No. Units:	10	Price/SF:	\$284.16
GRM:	11.91	CAP:	5.46%
\$/Unit:	\$193,800		

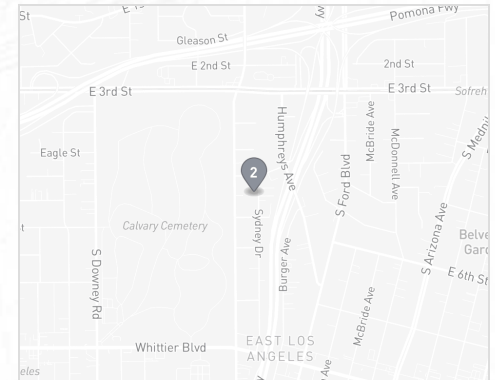


459 S SYDNEY DR

Los Angeles, CA 90022

Sold 8/4/2026

Price:	\$925,000	Bldg Size:	3,566 SF
No. Units:	6	Price/SF:	\$259.39
GRM:	14.22	CAP:	4.57%
\$/Unit:	\$154,167		



SALE COMPS

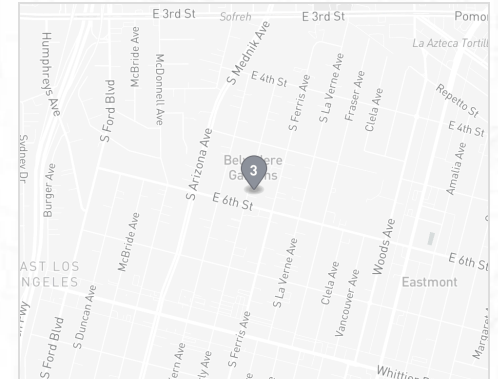


562 S FETTERLY AVE

Los Angeles, CA 90022

Sold 6/23/2026

Price:	\$1,435,000	Bldg Size:	5,252 SF
No. Units:	10	Price/SF:	\$273.23
GRM:	9.20	CAP:	7.07%
\$/Unit:	\$143,500		

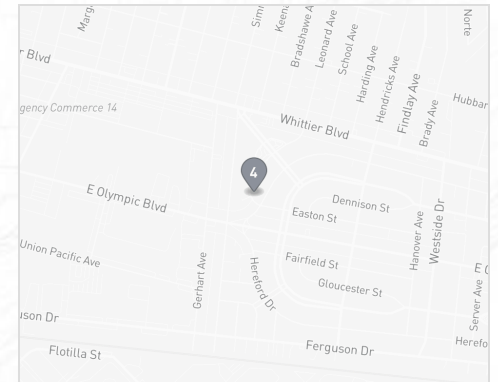


1072 LEONARD AVE

Los Angeles, CA 90022

Sold 4/20/2026

Price:	\$1,114,850	Bldg Size:	4,861 SF
No. Units:	6	Price/SF:	\$229.35
GRM:	9.11	CAP:	7.13%
\$/Unit:	\$185,808		

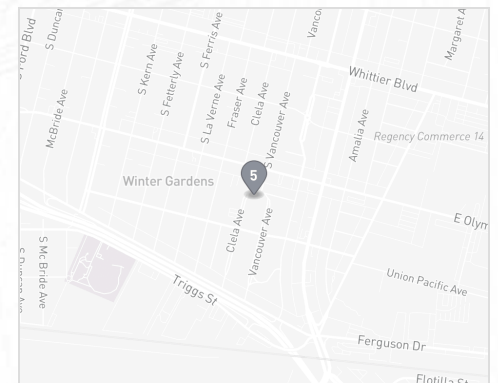


1234 CLELA AVE

Los Angeles, CA 90022

Sold 4/13/2026

Price:	\$1,370,000	Bldg Size:	5,550 SF
No. Units:	6	Price/SF:	\$246.85
GRM:	13.64	CAP:	4.77%
\$/Unit:	\$228,333		



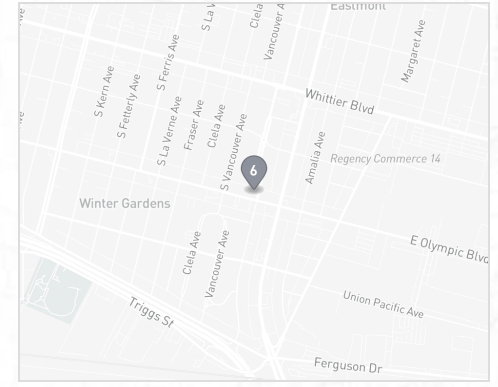
SALE COMPS



1119 S WOODS AVE Los Angeles, CA 90022

Sold 12/4/2025

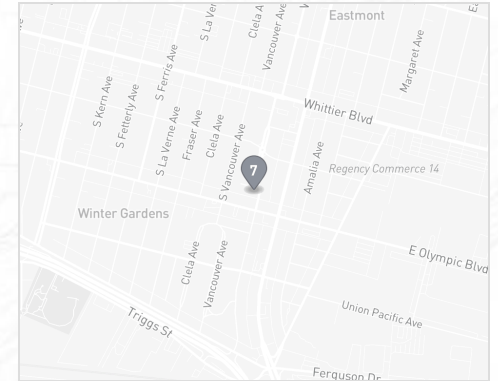
Price:	\$1,375,000	Bldg Size:	4,858 SF
No. Units:	7	Price/SF:	\$283.04
GRM:	10.91	CAP:	5.96%
\$/Unit:	\$196,429		



5130 CAROLINA PL Los Angeles, CA 90022

Sold 12/4/2025

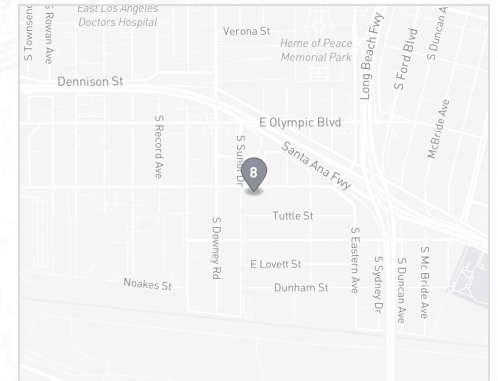
Price:	\$1,350,000	Bldg Size:	6,019 SF
No. Units:	7	Price/SF:	\$224.29
GRM:	11.02	CAP:	6.35%
\$/Unit:	\$192,857		



4346 UNION PACIFIC AVE Los Angeles, CA 90023

Sold 11/19/2025

Price:	\$1,700,000	Bldg Size:	5,413 SF
No. Units:	9	Price/SF:	\$314.06
GRM:	9.64	CAP:	6.82%
\$/Unit:	\$188,889		



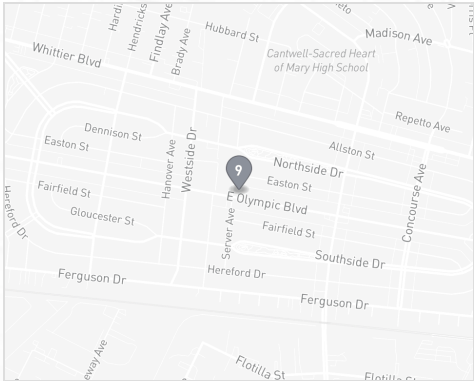


6405 E OLYMPIC BLVD

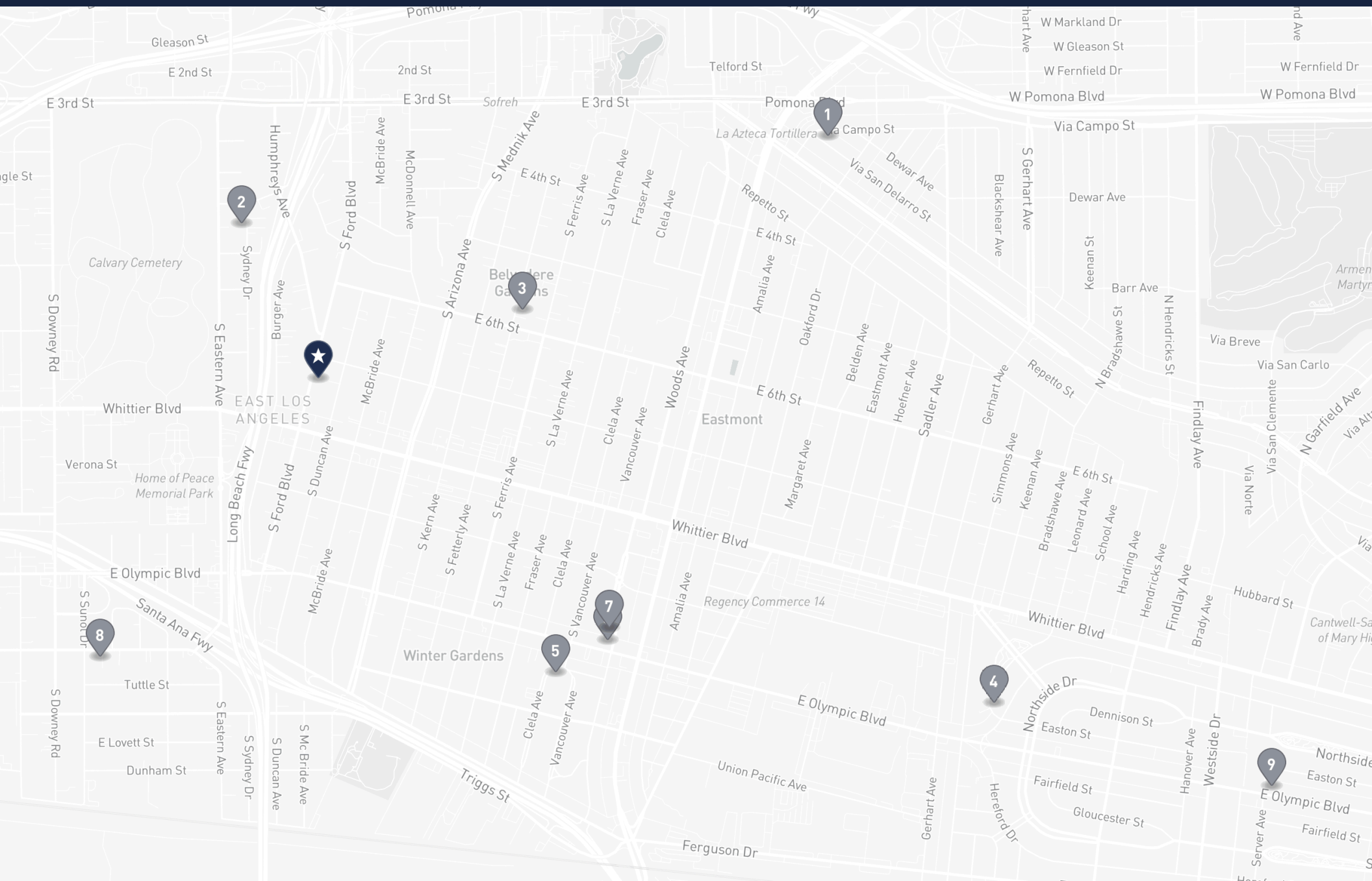
Los Angeles, CA 90022

Sold 7/9/2025

Price:	\$1,675,000	Bldg Size:	4,226 SF
No. Units:	8	Price/SF:	\$396.36
GRM:	11.09	CAP:	6.44%
\$/Unit:	\$209,375		



SALE COMPS MAP



SALE COMPS ANALYSIS

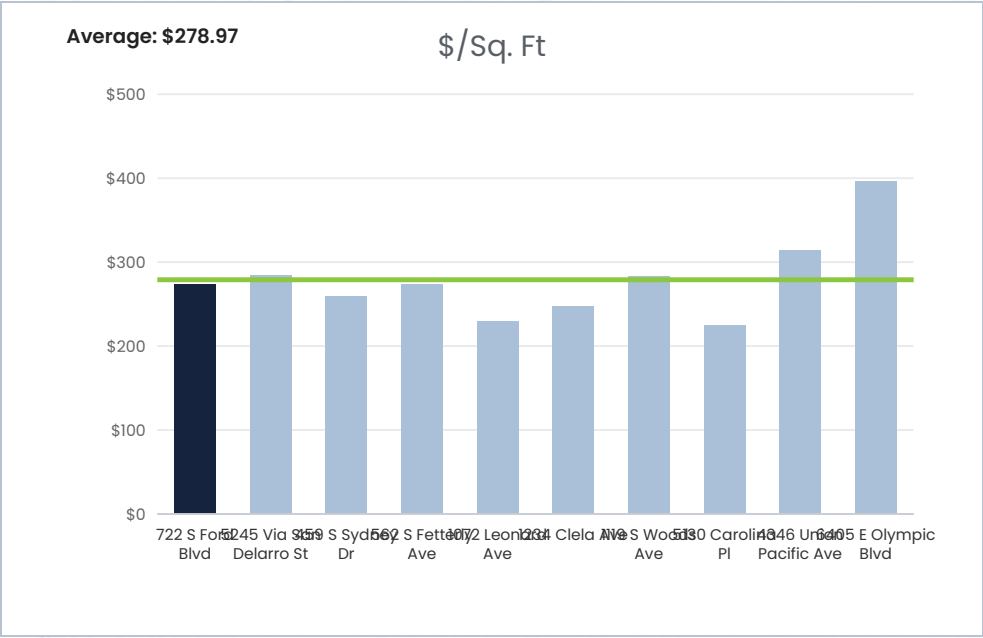
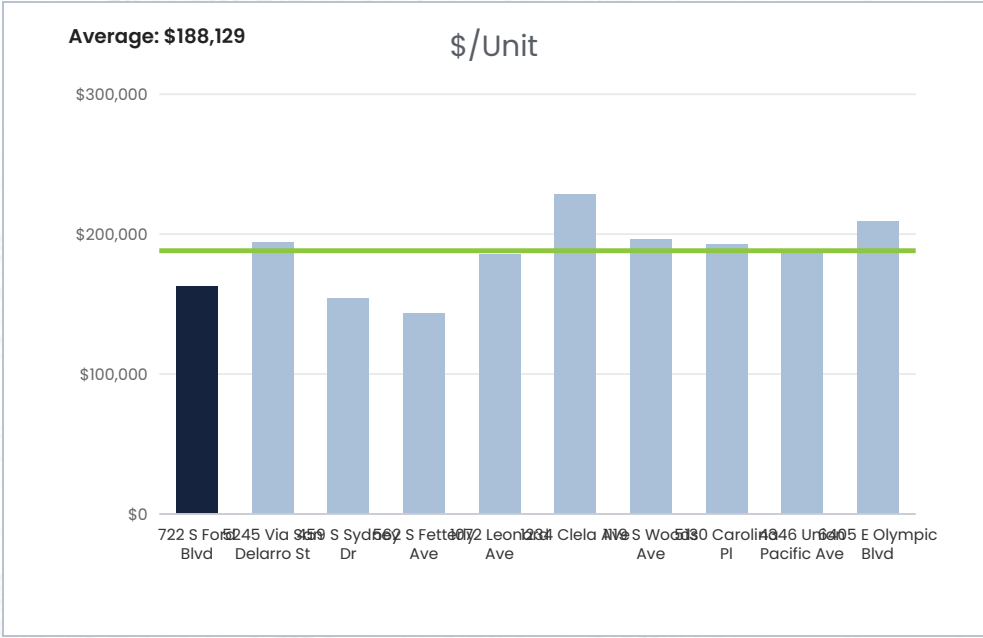
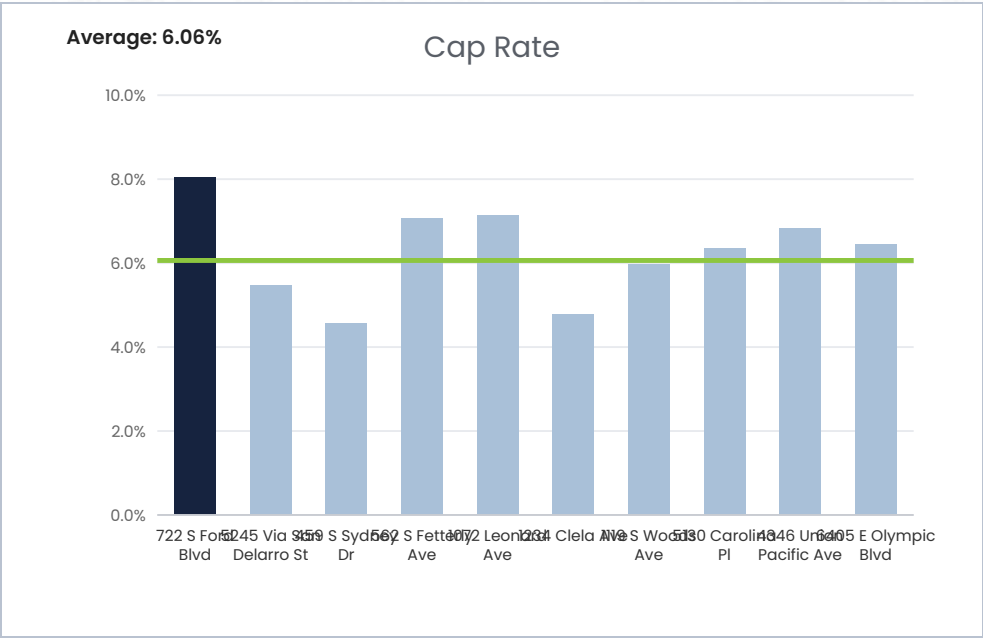
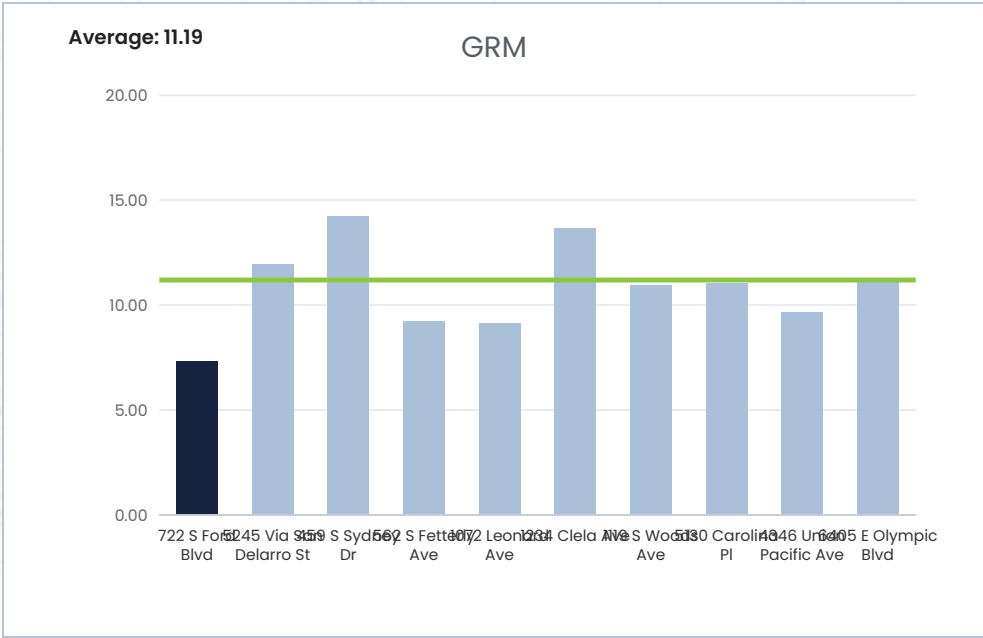
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
5245 Via San Delarro St Los Angeles, CA 90022	\$1,938,000	10	1959	6,820	11.91	5.46%	\$284.16	\$193,800	8/7/2026	(7) 1+1 (3) 2+1
459 S Sydney Dr Los Angeles, CA 90022	\$925,000	6	1927	3,566	14.22	4.57%	\$259.39	\$154,167	8/4/2026	(3) 1+1 (3) 2+1
562 S Fetterly Ave Los Angeles, CA 90022	\$1,435,000	10	1934	5,252	9.20	7.07%	\$273.23	\$143,500	6/23/2026	(10) 1+1
1072 Leonard Ave Los Angeles, CA 90022	\$1,114,850	6	1930	4,861	9.11	7.13%	\$229.35	\$185,808	4/20/2026	(1) 0+1 (4) 1+1 (1) 2+1
1234 Clela Ave Los Angeles, CA 90022	\$1,370,000	6	1949	5,550	13.64	4.77%	\$246.85	\$228,333	4/13/2026	(6) 2+1
1119 S Woods Ave Los Angeles, CA 90022	\$1,375,000	7	1941	4,858	10.91	5.96%	\$283.04	\$196,429	12/4/2025	(7) 1+1
5130 Carolina Pl Los Angeles, CA 90022	\$1,350,000	7	1948	6,019	11.02	6.35%	\$224.29	\$192,857	12/4/2025	(2) 2+1 (4) 1+1 (1) 0+1
4346 Union Pacific Ave Los Angeles, CA 90023	\$1,700,000	9	1960	5,413	9.64	6.82%	\$314.06	\$188,889	11/19/2025	(1) 3+2 (7) 2+1 (1) 1+1

The remaining comps, averages and the subject continue on the next page ▶

SALE COMPS ANALYSIS (CONTINUED)

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
6405 E Olympic Blvd Los Angeles, CA 90022	\$1,675,000	8	1952	4,226	11.09	6.44%	\$396.36	\$209,375	7/9/2025	(8) 1+1
<i>Average</i>					<i>11.19</i>	<i>6.06%</i>	<i>\$278.97</i>	<i>\$188,129</i>		
722 S Ford Blvd (Subject)	\$1,950,000	12	1931	7,146	7.31	8.05%	\$272.88	\$162,500	On Market	(7) 1+1, (5) 2+1

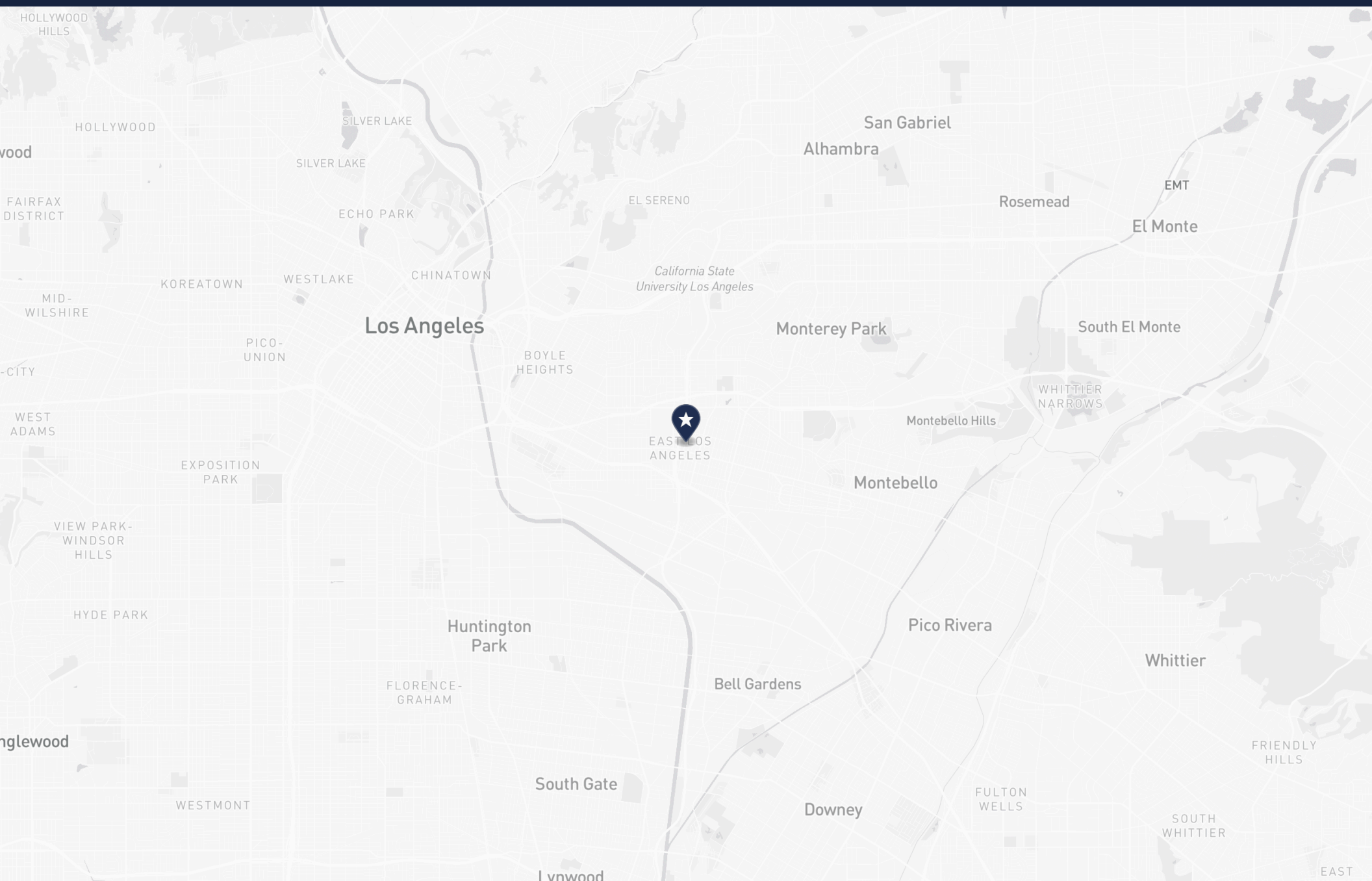
SALE COMP CHARTS



LOCATION OVERVIEW

722 S Ford Blvd Los Angeles, CA 90022

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.



LOCATION SPOTLIGHT: KECK MEDICINE OF USC



Keck Medicine of USC is a nationally recognized academic medical center providing world-class healthcare, research, and education. Its expansive campus and thousands of employees make it a key economic driver and a significant source of stable housing demand in the surrounding area.

LOCATION SPOTLIGHT: SOFREH



Sofreh is a highly regarded Persian restaurant celebrated for its authentic flavors, elegant presentation, and warm hospitality. Located near the heart of Northeast Los Angeles, Sofreh has become a sought-after dining destination, contributing to the area's vibrant culinary scene and growing appeal among residents and visitors alike.

EXCLUSIVELY MARKETING BY



*THE***JAMES**GROUP

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