

1861 W MARTIN LUTHER KING JR BLVD LOS ANGELES, CA 90062

OFFERING MEMORANDUM



LIST PRICE

LYONSTAHLL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

\$1,895,000

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1861 W Martin Luther King Jr Blvd

Los Angeles, CA 90062

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PROPERTY DESCRIPTION

1861 W Martin Luther King Jr Blvd — Los Angeles, CA 90062

PROPERTY DETAILS

Address	1861 W Martin Luther King Jr Blvd Los Angeles, CA 90062
List Price	\$1,895,000
Total Units	12
Total Building Sq. Ft.	7,404 SF
Total Lot Size	10,425 SF
Year Built	1954
Price / Unit	\$157,917
Price / Sq. Ft.	\$255.94
Zoning	LA RD2
APN	5035-007-012
Rent Control	LA RSO
Parking	8 spaces



INVESTMENT HIGHLIGHTS

- Excellent day one GRM of 8.12 and stabilizes at 7.52
- Excellent unit mix of (11) 1 Bed/1 Bath and (1) 2 Bed/1 Bath Units, ideal for today's modern renter
- Well parked with 8 uncovered parking spaces that may be converted into potential ADUs (Buyer to Verify)
- Spacious units around 600 SF, situated on a 10,425 SF lot

THE OFFERING



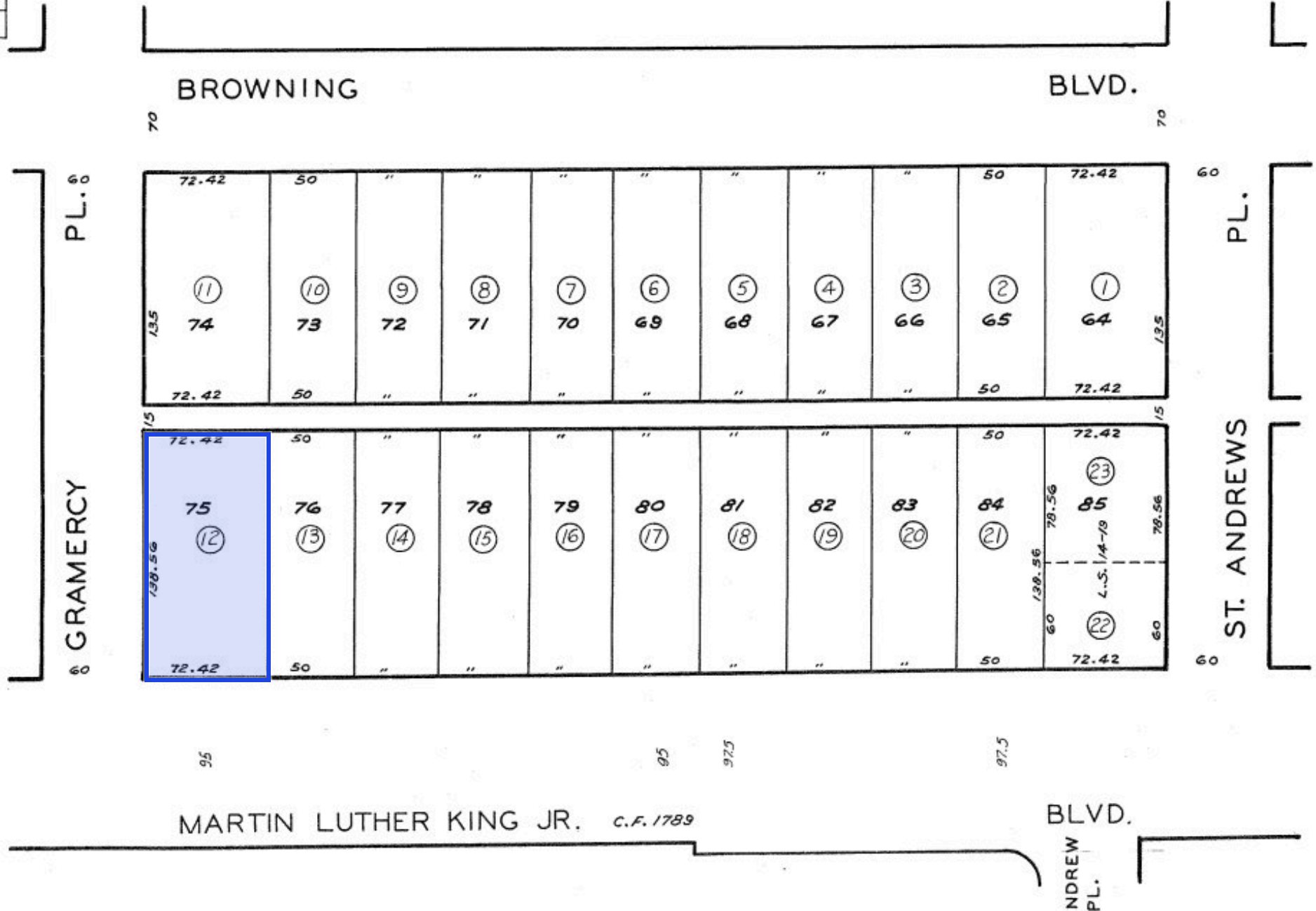
1861 W Martin Luther King Jr Blvd presents an attractive opportunity to acquire a 12-unit multifamily property in Los Angeles, offered at \$1,895,000. The property features a desirable unit mix of (11) 1 Bed/1 Bath units and (1) 2 Bed/1 Bath unit, complemented by 8 on-site parking spaces and a generously sized lot exceeding 10,000 square feet.

The property offers strong in-place returns with a **7.56% cap rate and 8.12 GRM**, providing investors with an attractive day-one yield and additional upside through future rent optimization. Four units are currently occupied by subsidized tenants, providing a portion of the property's income from government-supported rental programs.

Ideally situated in Los Angeles' 90062 submarket, 1861 W Martin Luther King Jr Blvd offers convenient access to major employment centers, retail, transportation, and surrounding neighborhoods. The combination of strong in-place performance, a favorable unit mix, ample parking, and additional rental upside makes this an appealing addition to a multifamily investment portfolio.

PARCEL MAP

7
1" = 60'



PROPERTY PHOTOS

1861 W Martin Luther King Jr Blvd — Los Angeles, CA 90062



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

1861 W Martin Luther King Jr Blvd — Los Angeles, CA 90062

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	11	92%	\$1,647	\$18,112	\$1,700	\$18,700	3%
2+1	1	8%	\$1,337	\$1,337	\$2,300	\$2,300	42%
TOTALS	12		\$1,621	\$19,448		\$21,000	

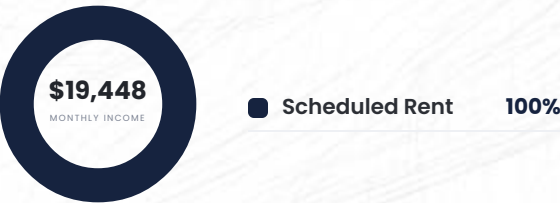
SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$19,448	\$21,000
Additional Income	\$0	\$0
Monthly Scheduled Gross Income	\$19,448	\$21,000
Annualized Scheduled Gross Income	\$233,380	\$252,000

At a Glance

Rental Upside	7.98%
Average Unit Size	617 SF
Utilities Paid by Tenant	Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN - CURRENT



RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Monthly Rent / Average	Pro Forma Rent / Unit	Notes
1	2+1	800	\$1,337	\$2,300	
2	1+1	600	\$1,607	\$1,700	
3	1+1	600	\$1,298	\$1,700	
4	1+1	600	\$728	\$1,700	
5	1+1	600	\$2,193	\$1,700	Subsidized Tenant
6	1+1	600	\$2,235	\$1,700	Subsidized Tenant
7	1+1	600	\$1,102	\$1,700	
8	1+1	600	\$1,459	\$1,700	
9	1+1	600	\$1,514	\$1,700	
10	1+1	600	\$2,491	\$1,700	Subsidized Tenant
11	1+1	600	\$2,284	\$1,700	Subsidized Tenant
12	1+1	600	\$1,201	\$1,700	
TOTAL RENTAL INCOME			\$19,448	\$21,000	
Additional Income			\$0	\$0	
TOTAL MONTHLY INCOME			\$19,448	\$21,000	
TOTAL ANNUAL INCOME			\$233,380	\$252,000	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$233,380		\$252,000	
Vacancy Rate Reserve	\$7,001	3.00%	\$7,560	3.00%
Gross Operating Income	\$226,379		\$244,440	
Operating Expenses	\$83,114	35.61%	\$84,045	33.35%
NET OPERATING INCOME	\$143,265		\$160,396	
Debt Service	\$101,662		\$101,662	
<i>Pre-Tax Cash Flow</i>	<i>\$41,604</i>	<i>7.32%</i>	<i>\$58,734</i>	<i>10.33%</i>
Principal Reduction	\$14,548		\$14,548	
<i>Total Return Before Taxes</i>	<i>\$56,151</i>	<i>9.88%</i>	<i>\$73,281</i>	<i>12.89%</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)	\$23,688	\$23,688
Repairs & Maintenance (\$1000/Unit)	\$12,000	\$12,000
Insurance (\$1.75/SF)	\$12,957	\$12,957
Utilities (\$1200/Unit)	\$14,400	\$14,400
Trash (\$550/Month)	\$6,600	\$6,600
Landscaping (\$100/Month)	\$1,200	\$1,200
Pest Control (\$50/Month)	\$600	\$600
Property Management (5% SGI)	\$11,669	\$12,600
TOTAL EXPENSES	\$83,114	\$84,045
Expenses as % of SGI	35.61%	33.35%
Per Sq. Ft.	\$11.23	\$11.35
Per Unit	\$6,926	\$7,004

FINANCIAL ANALYSIS

Property Address	1861 W Martin Luther King Jr Blvd	
List Price:		\$1,895,000
Down Payment:	30.0%	\$568,500
Number of Units:		12
Cost per Unit:		\$157,917
Current GRM:		8.12
Pro Forma GRM:		7.52
Current CAP:		7.56%
Pro Forma CAP:		8.46%
Year Built:		1954
Approx. Lot Size:		10,425 SF
Approx. Gross RSF:		7,404 SF
Cost per RSF:		\$255.94

Proposed Financing

First Loan Amount:	\$1,326,500
Interest Rate:	6.60%
Amortization:	30 yrs
Fixed Period:	5 yrs
Monthly Payment:	\$8,472
DCR:	-0.33

Annualized Expenses

*Estimated

New Taxes (1.25% Purchase Price):	\$23,688
Repairs & Maintenance (\$1000/Unit):	\$12,000
Insurance (\$1.75/SF):	\$12,957
Utilities (\$1200/Unit):	\$14,400
Trash (\$550/Month):	\$6,600
Landscaping (\$100/Month):	\$1,200
Pest Control (\$50/Month):	\$600
Property Management (5% SGI):	\$11,669
Total Expenses:	\$83,114
Expenses as % of SGI:	35.61%
Per Unit:	\$6,926

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$233,380		\$252,000	
Vacancy Rate Reserve:	\$7,001	3.00% ^{*1}	\$7,560	3.00% ^{*1}
Gross Operating Income:	\$226,379		\$244,440	
Operating Expenses:	\$83,114	35.61% ^{*1}	\$84,045	33.35% ^{*1}
Net Operating Income:	\$143,265		\$160,396	
Loan Payments:	\$101,662		\$101,662	
Pre-Tax Cash Flow:	\$41,604	7.32% ^{*2}	\$58,734	10.33% ^{*2}
Principal Reduction:	\$14,548		\$14,548	
Total Return Before Taxes:	\$56,151	9.88% ^{*2}	\$73,281	12.89% ^{*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
11	1+1		\$1,647	\$18,112	\$1,700	\$18,700
1	2+1		\$1,337	\$1,337	\$2,300	\$2,300
Monthly Scheduled Gross Income				\$19,448		\$21,000
Annualized Scheduled Gross Income				\$233,380		\$252,000

Utilities Paid by Tenant: Gas and Electric • Rental Upside: 7.98%

FINANCING

Proposed Financing		
List Price:		\$1,895,000
Down Payment:	30.0%	\$568,500
First Loan Amount:		\$1,326,500
Loan-to-Value:		70%
Interest Rate:		6.60%
Amortization:		30 years
Fixed Period:		5 years
Monthly Payment (P&I):		\$8,472
Annual Debt Service:		\$101,662
DCR:		-0.33

Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$143,265
Net Operating Income (Pro Forma):	\$160,396
Pre-Tax Cash Flow (Current):	\$41,604
Pre-Tax Cash Flow (Pro Forma):	\$58,734
Cash-on-Cash (Current):	7.32%
Cash-on-Cash (Pro Forma):	10.33%
Total Return Before Taxes (PF):	\$73,281

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

1861 W Martin Luther King Jr Blvd — Los Angeles, CA 90062

SALE COMPS

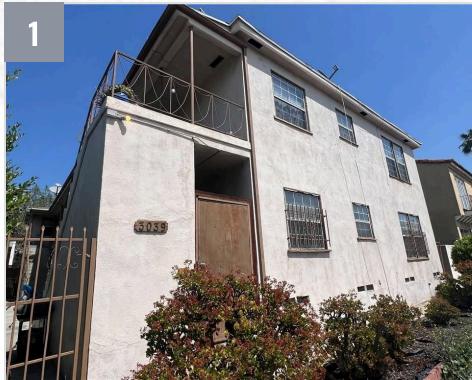
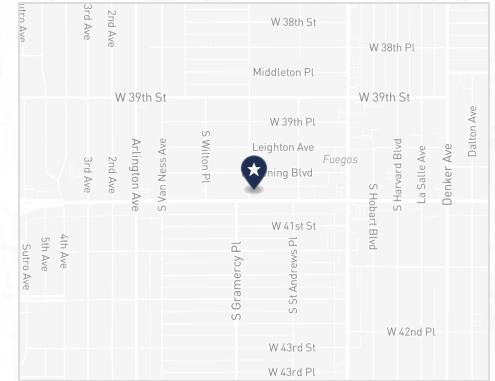


1861 W MARTIN LUTHER KING JR BLVD

Los Angeles, CA 90062

Subject Property

Price:	\$1,895,000	Bldg Size:	7,404 SF
No. Units:	12	Price/SF:	\$255.94
GRM:	8.12	CAP:	7.56%
\$/Unit:	\$157,917		

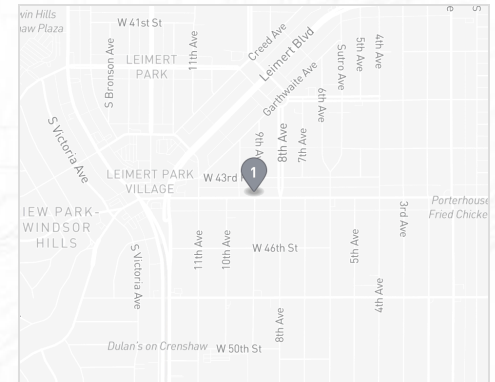


3039 W VERNON AVE

Los Angeles, CA 90008

Sold 5/26/2026

Price:	\$1,100,000	Bldg Size:	4,608 SF
No. Units:	8	Price/SF:	\$238.72
GRM:	9.36	CAP:	6.41%
\$/Unit:	\$137,500		

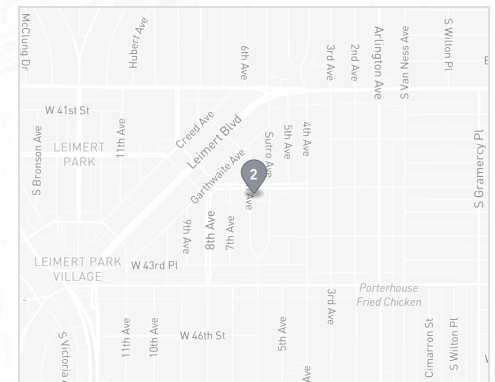


4200 6TH AVE

Los Angeles, CA 90008

Sold 4/23/2026

Price:	\$1,580,000	Bldg Size:	5,278 SF
No. Units:	6	Price/SF:	\$299.36
GRM:	11.27	CAP:	5.32%
\$/Unit:	\$263,333		



SALE COMPS

3

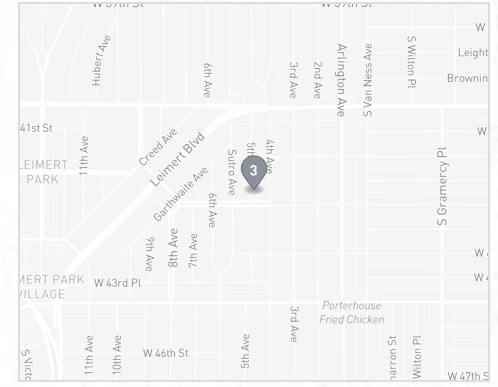


4196 5TH AVE

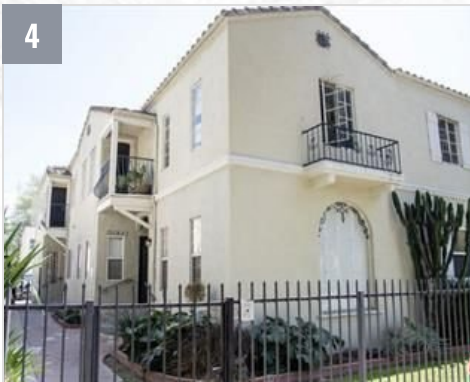
Los Angeles, CA 90008

Sold 11/17/2025

Price:	\$1,176,000	Bldg Size:	5,844 SF
No. Units:	6	Price/SF:	\$201.23
GRM:	9.66	CAP:	6.21%
\$/Unit:	\$196,000		



4

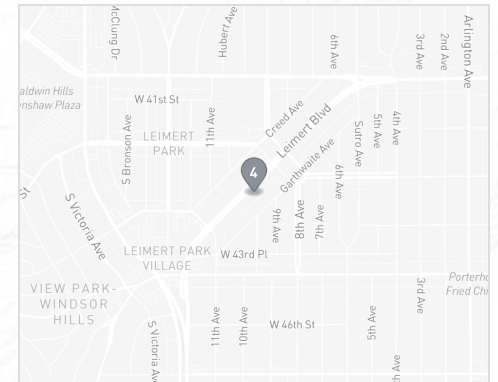


4264 LEIMERT BLVD

Los Angeles, CA 90008

Sold 11/3/2025

Price:	\$1,440,000	Bldg Size:	5,284 SF
No. Units:	6	Price/SF:	\$272.52
GRM:	9.65	CAP:	6.22%
\$/Unit:	\$240,000		



5

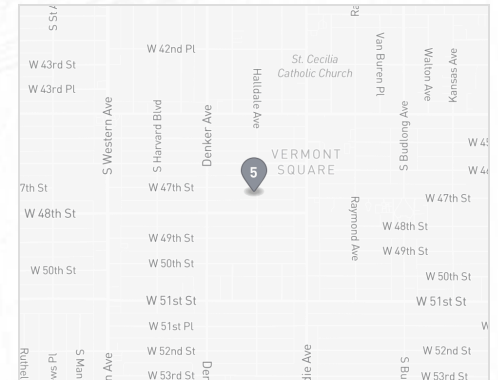


4705 HALLDALE AVE

Los Angeles, CA 90062

Sold 10/30/2025

Price:	\$1,200,000	Bldg Size:	6,116 SF
No. Units:	6	Price/SF:	\$196.21
GRM:	8.88	CAP:	6.76%
\$/Unit:	\$200,000		

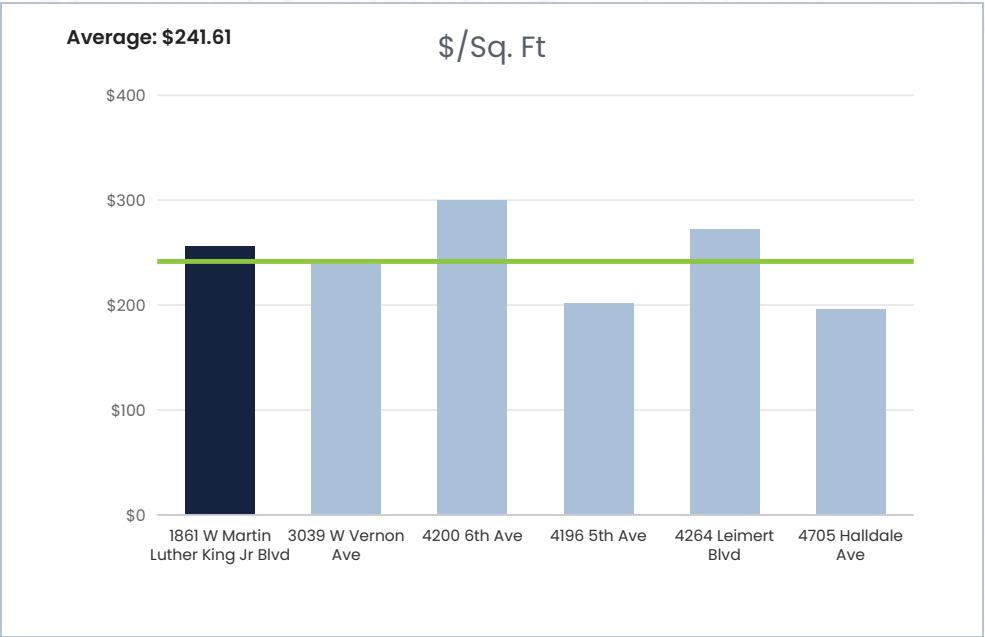
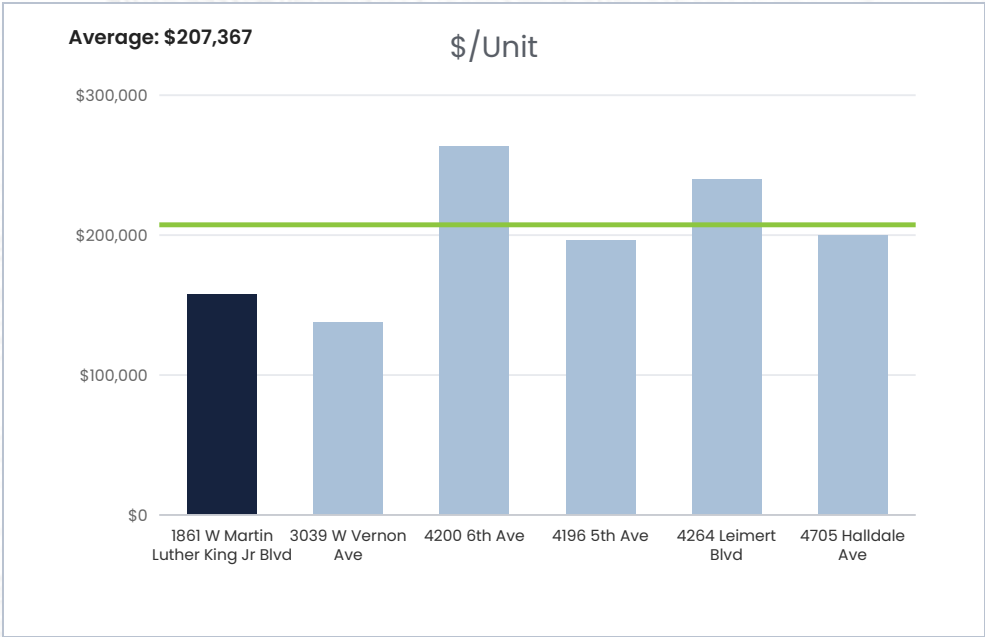
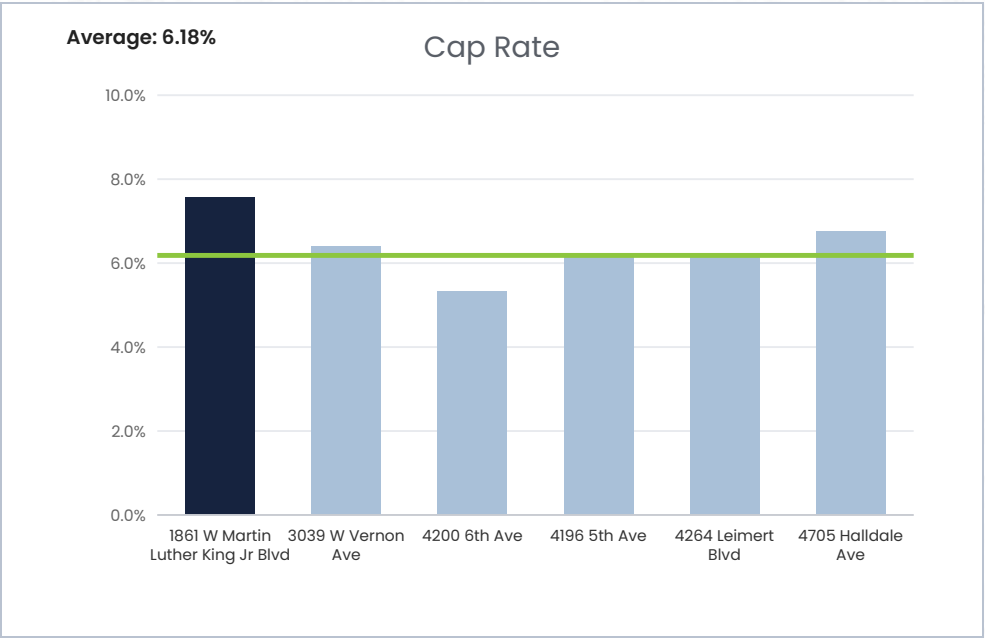
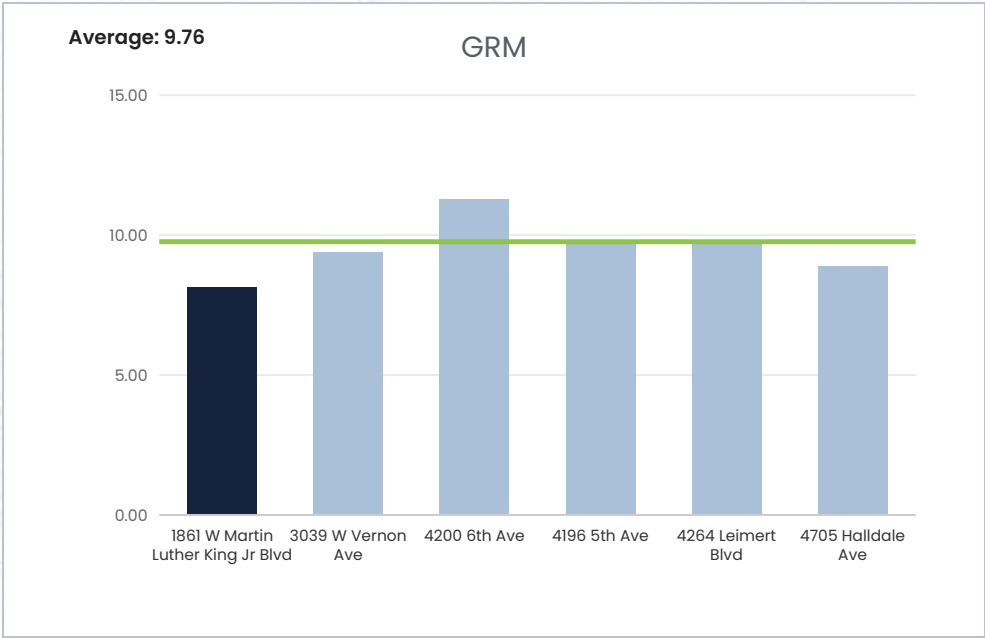


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SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
3039 W Vernon Ave Los Angeles, CA 90008	\$1,100,000	8	1953	4,608	9.36	6.41%	\$238.72	\$137,500	5/26/2026	(6) 1+1 (2) 0+1
4200 6th Ave Los Angeles, CA 90008	\$1,580,000	6	1929	5,278	11.27	5.32%	\$299.36	\$263,333	4/23/2026	(4) 2+1 (2) 1+1
4196 5th Ave Los Angeles, CA 90008	\$1,176,000	6	1939	5,844	9.66	6.21%	\$201.23	\$196,000	11/17/2025	(6) 1+1
4264 Leimert Blvd Los Angeles, CA 90008	\$1,440,000	6	1930	5,284	9.65	6.22%	\$272.52	\$240,000	11/3/2025	(2) 2+1 (4) 1+1
4705 Halldale Ave Los Angeles, CA 90062	\$1,200,000	6	1928	6,116	8.88	6.76%	\$196.21	\$200,000	10/30/2025	(4) 2+1 (2) 1+1
<i>Average</i>					<i>9.76</i>	<i>6.18%</i>	<i>\$241.61</i>	<i>\$207,367</i>		
1861 W Martin Luther King Jr Blvd (Subject)	\$1,895,000	12	1954	7,404	8.12	7.56%	\$255.94	\$157,917	On Market	(11) 1+1, (1) 2+1

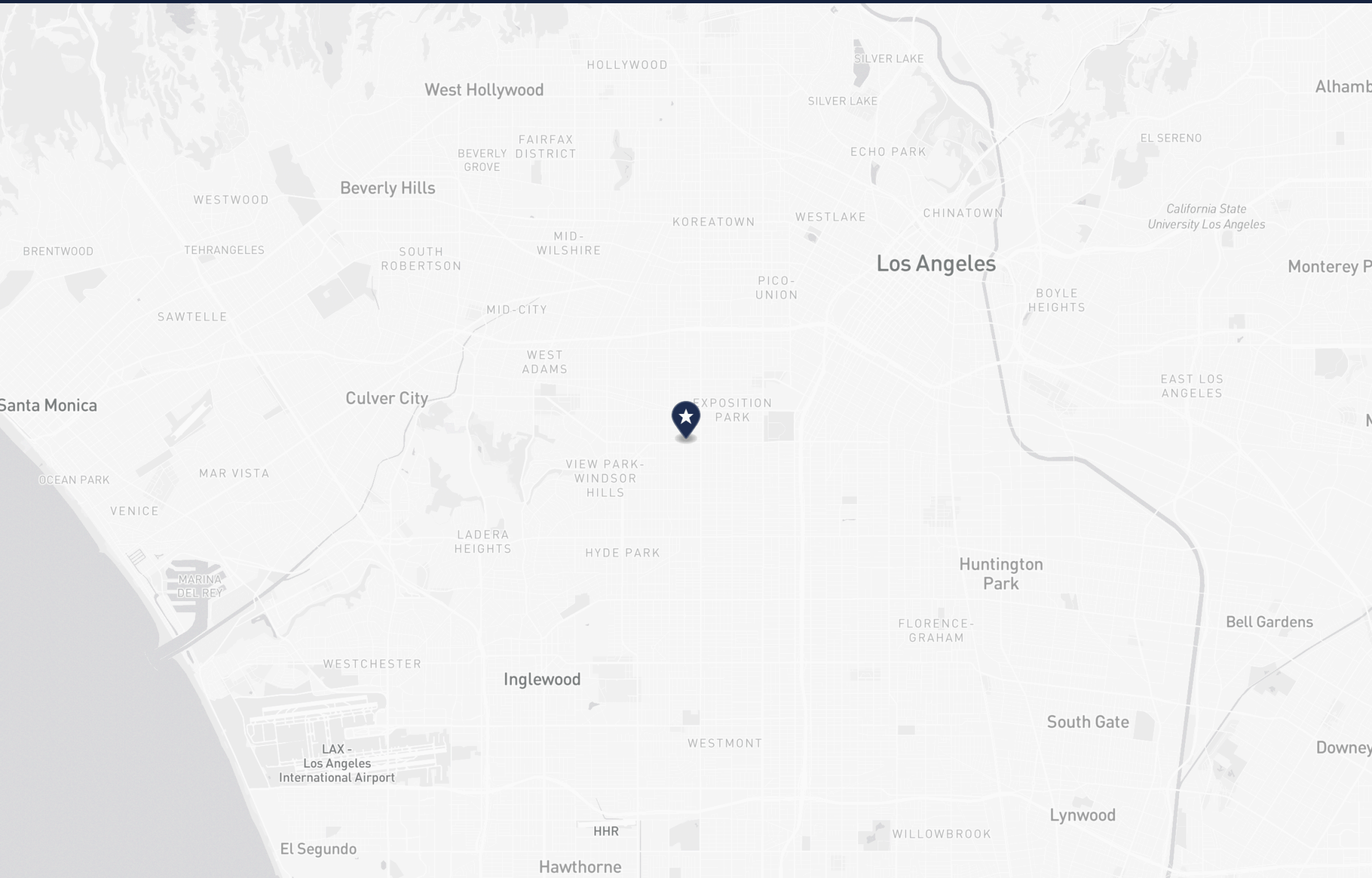
SALE COMP CHARTS



LOCATION OVERVIEW

1861 W Martin Luther King Jr Blvd — Los Angeles, CA 90062

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.

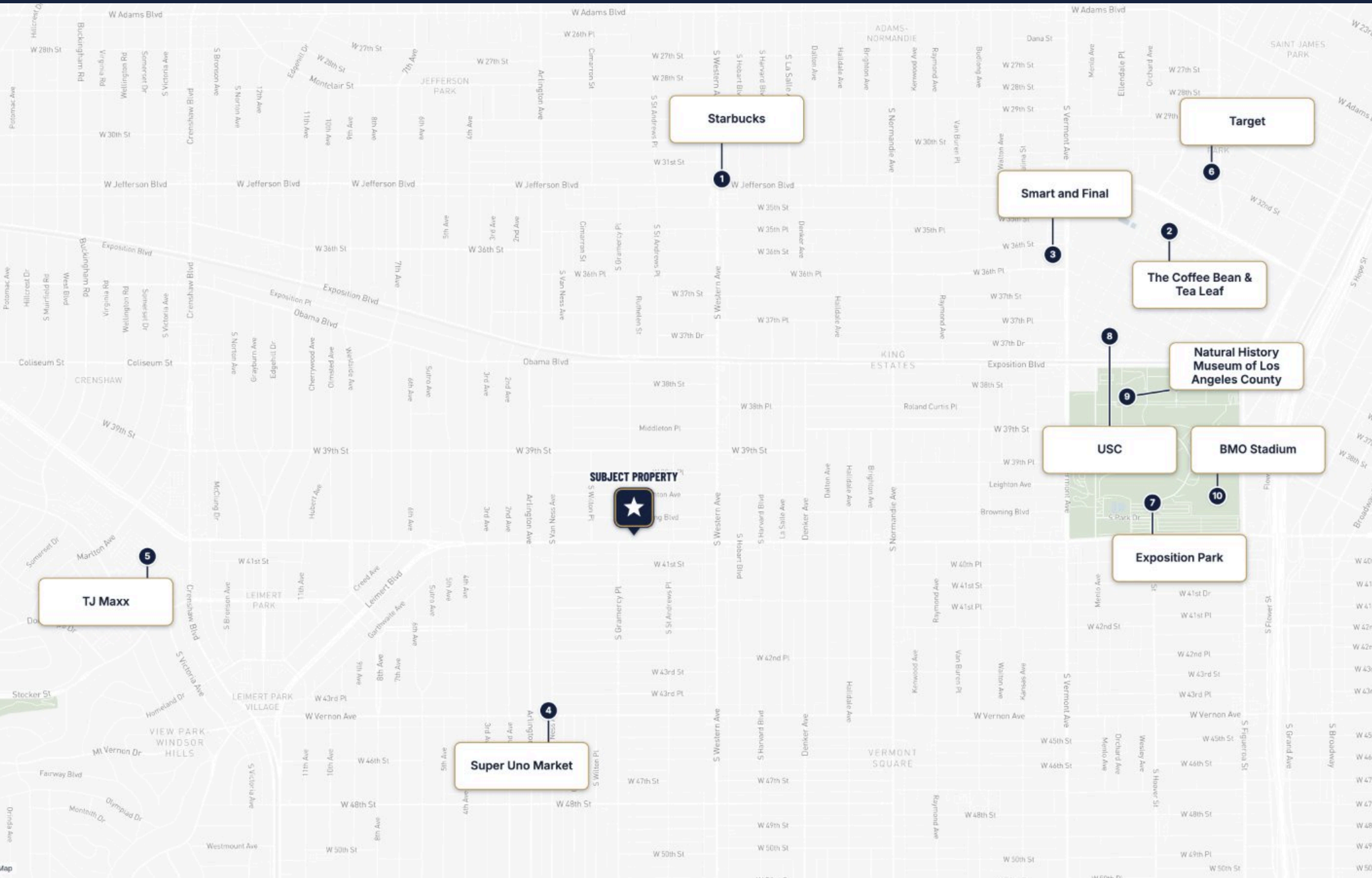
The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614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

EXCLUSIVELY MARKETING BY



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