

211 E 55TH ST LOS ANGELES, CA 90011

OFFERING MEMORANDUM



LIST PRICE

LYONSTAHLL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

\$1,295,000

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lyon Stahl Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

211 E 55th St

Los Angeles, CA 90011

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PROPERTY DESCRIPTION

211 E 55th St Los Angeles, CA 90011

THE OFFERING



211 E 55th St presents an attractive opportunity to acquire a 9-unit multifamily investment opportunity in Los Angeles, offered at \$1,295,000. The property features a desirable unit mix of (2) Studios, (6) 1 Bed/1 Bath, and (1) 2 Bed/1 Bath Units, complimented by 4 on-site parking spaces.

The property offers strong, in-place returns with a 7.25% Cap Rate and 8.21 GRM, providing investors with an attractive day one-yield. reflecting a 7.25% current cap rate and a 8.21 GRM. Pro forma rents reflect a 17.51% increase in scheduled income, highlighting meaningful value-add upside. Additionally, one currently vacant unit provides an opportunity to generate additional rental income and further enhance overall returns.



Ideally situated in Los Angeles, CA 90011, the property benefits from proximity to major employment centers, retail corridors, and public transportation, making it an attractive investment in an established rental market.

PROPERTY DETAILS

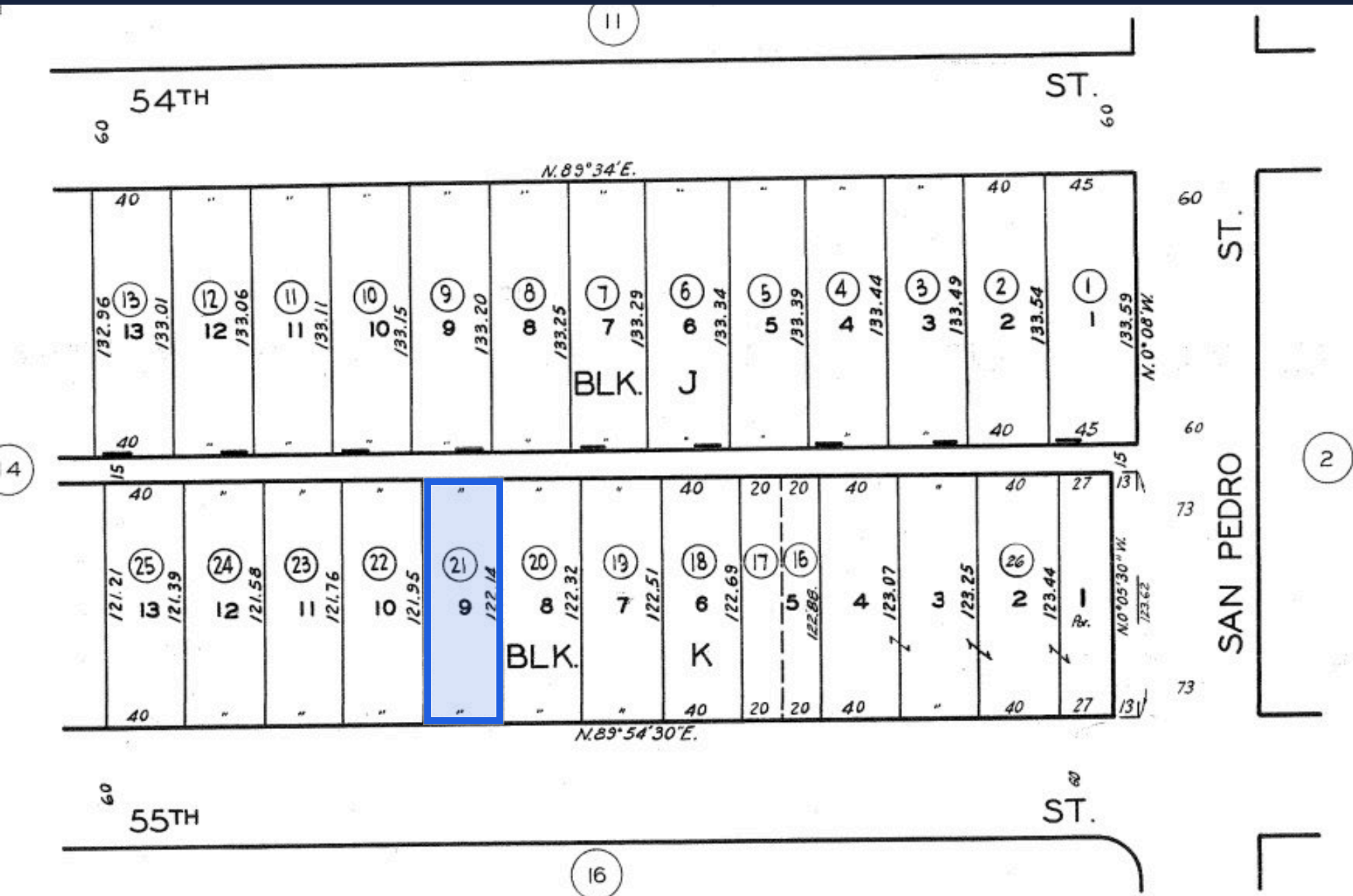
Address	211 E 55th St Los Angeles, CA 90011
List Price	\$1,295,000
Total Units	9
Total Building Sq. Ft.	4,660 SF
Total Lot Size	4,886 SF
Year Built	1912
Price / Unit	\$143,889
Price / Sq. Ft.	\$277.90
Zoning	LA R2
APN	5101-013-021
Rent Control	LA RSO
Parking	4 spaces



INVESTMENT HIGHLIGHTS

- 9-unit multifamily asset in Los Angeles, built in 1912
- Priced at a 8.21 GRM and 7.25% current cap rate
- 17.51% rental upside to pro forma rents
- Unit mix of (2) Studios, (6) 1 Bed/1 Bath, (1) 2 Bed/1 Bath
- Subject to LA RSO rent control
- 4 on-site parking spaces

PARCEL MAP



PROPERTY PHOTOS

211 E 55th St Los Angeles, CA 90011

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

211 E 55th St Los Angeles, CA 90011

RENT SUMMARY

UNIT MIX

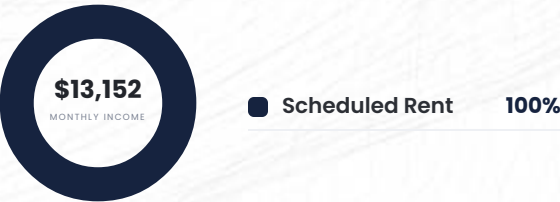
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
0+1	2	22%	\$1,350	\$2,700	\$1,495	\$2,990	10%
1+1	6	67%	\$1,526	\$9,153	\$1,695	\$10,170	10%
2+1	1	11%	\$1,299	\$1,299	\$2,295	\$2,295	43%
TOTALS	9		\$1,461	\$13,152		\$15,455	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$13,152	\$15,455
Additional Income	\$0	\$0
Monthly Scheduled Gross Income	\$13,152	\$15,455
Annualized Scheduled Gross Income	\$157,824	\$185,460

At a Glance	
Rental Upside	17.51%
Average Unit Size	518 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	89%

INCOME BREAKDOWN - CURRENT



RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Rent / Unit	Notes
1	1+1	500	\$1,595	\$1,695	
2	1+1	500	\$596	\$1,695	
3	1+1	500	\$2,172	\$1,695	
4	1+1	500	\$1,695	\$1,695	<i>Vacant</i>
5	1+1	500	\$1,695	\$1,695	
6	1+1	500	\$1,400	\$1,695	
7	2+1	750	\$1,299	\$2,295	
8	0+1	400	\$1,350	\$1,495	
9	0+1	400	\$1,350	\$1,495	
TOTAL RENTAL INCOME			\$13,152	\$15,455	
Additional Income			\$0	\$0	
TOTAL MONTHLY INCOME			\$13,152	\$15,455	
TOTAL ANNUAL INCOME			\$157,824	\$185,460	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$157,824		\$185,460	
Vacancy Rate Reserve	\$4,735	3.00%	\$5,564	3.00%
Gross Operating Income	\$153,089		\$179,896	
Operating Expenses	\$59,199	37.51%	\$60,581	32.66%
NET OPERATING INCOME	\$93,890		\$119,316	
Debt Service	\$72,372		\$72,372	
Pre-Tax Cash Flow	\$21,519	5.54%	\$46,944	12.08%
Principal Reduction	\$9,208		\$9,208	
Total Return Before Taxes	\$30,727	7.91%	\$56,152	14.45%

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)	\$16,188	\$16,188
Repairs & Maintenance (\$1000/Unit)	\$9,000	\$9,000
Insurance (\$2/SF)	\$9,320	\$9,320
Utilities (\$1000/Unit)	\$9,000	\$9,000
Trash (\$500/Month)	\$6,000	\$6,000
Landscaping (\$100/Month)	\$1,200	\$1,200
Pest Control (\$50/Month)	\$600	\$600
Property Management (5% SGI)	\$7,891	\$9,273
TOTAL EXPENSES	\$59,199	\$60,581
Expenses as % of SGI	37.51%	32.66%
Per Sq. Ft.	\$12.70	\$13.00
Per Unit	\$6,578	\$6,731

FINANCIAL ANALYSIS

Property Address	211 E 55th St
List Price:	\$1,295,000
Down Payment:	30.0% \$388,500
Number of Units:	9
Cost per Unit:	\$143,889
Current GRM:	8.21
Pro Forma GRM:	6.98
Current CAP:	7.25%
Pro Forma CAP:	9.21%
Year Built:	1912
Approx. Lot Size:	4,886 SF
Approx. Gross RSF:	4,660 SF
Cost per RSF:	\$277.90

Proposed Financing	
First Loan Amount:	\$906,500
Interest Rate:	7.00%
Amortization:	30 yrs
Fixed Period:	7 yrs
Monthly Payment:	\$6,031
DCR:	-0.12

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	\$16,188
Repairs & Maintenance (\$1000/Unit):	\$9,000
Insurance (\$2/SF):	\$9,320
Utilities (\$1000/Unit):	\$9,000
Trash (\$500/Month):	\$6,000
Landscaping (\$100/Month):	\$1,200
Pest Control (\$50/Month):	\$600
Property Management (5% SGI):	\$7,891
Total Expenses:	\$59,199
Expenses as % of SGI:	37.51%
Per Unit:	\$6,578

Annualized Operating Data	Current Rents	Pro Forma Rents
Scheduled Gross Income:	\$157,824	\$185,460
Vacancy Rate Reserve:	\$4,735 3.00% ^{*1}	\$5,564 3.00% ^{*1}
Gross Operating Income:	\$153,089	\$179,896
Operating Expenses:	\$59,199 37.51% ^{*1}	\$60,581 32.66% ^{*1}
Net Operating Income:	\$93,890	\$119,316
Loan Payments:	\$72,372	\$72,372
Pre-Tax Cash Flow:	\$21,519 5.54% ^{*2}	\$46,944 12.08% ^{*2}
Principal Reduction:	\$9,208	\$9,208
Total Return Before Taxes:	\$30,727 7.91% ^{*2}	\$56,152 14.45% ^{*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
2	0+1		\$1,350	\$2,700	\$1,495	\$2,990
6	1+1		\$1,526	\$9,153	\$1,695	\$10,170
1	2+1		\$1,299	\$1,299	\$2,295	\$2,295
Monthly Scheduled Gross Income				\$13,152		\$15,455
Annualized Scheduled Gross Income				\$157,824		\$185,460

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 17.51%

FINANCING

Proposed Financing		
List Price:		\$1,295,000
Down Payment:	30.0%	\$388,500
First Loan Amount:		\$906,500
Loan-to-Value:		70%
Interest Rate:		7.00%
Amortization:		30 years
Fixed Period:		7 years
Monthly Payment (P&I):		\$6,031
Annual Debt Service:		\$72,372
DCR:		-0.12

Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$93,890
Net Operating Income (Pro Forma):	\$119,316
Pre-Tax Cash Flow (Current):	\$21,519
Pre-Tax Cash Flow (Pro Forma):	\$46,944
Cash-on-Cash (Current):	5.54%
Cash-on-Cash (Pro Forma):	12.08%
Total Return Before Taxes (PF):	\$56,152

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

211 E 55th St Los Angeles, CA 90011

SALE COMPS

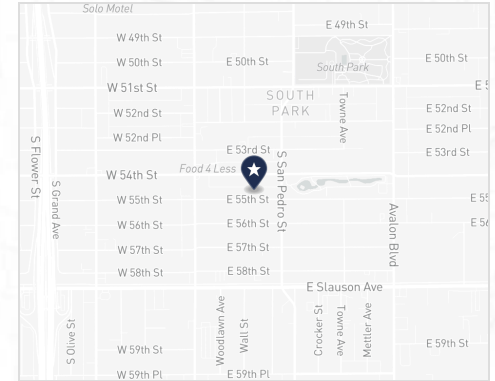


211 E 55TH ST

Los Angeles, CA 90011

Subject Property

Price:	\$1,295,000	Bldg Size:	4,660 SF
No. Units:	9	Price/SF:	\$277.90
GRM:	8.21	CAP:	7.25%
\$/Unit:	\$143,889		

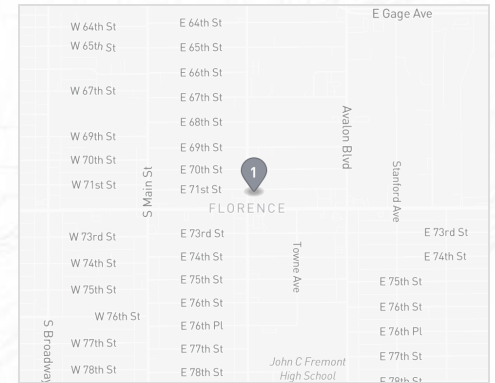


7104 S SAN PEDRO ST

Los Angeles, CA 90003

Sold 5/28/2025

Price:	\$1,900,000	Bldg Size:	6,383 SF
No. Units:	8	Price/SF:	\$297.67
GRM:	9.46	CAP:	6.87%
\$/Unit:	\$237,500		

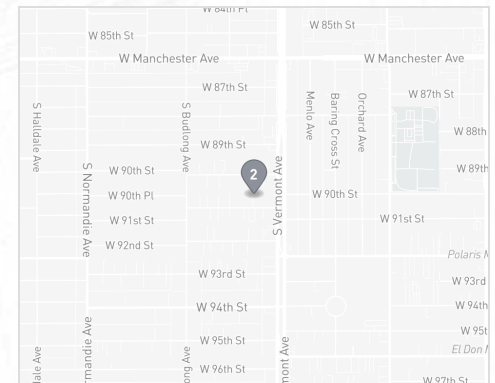


1027 W 91ST ST

Los Angeles, CA 90044

Sold 4/16/2025

Price:	\$1,400,000	Bldg Size:	5,837 SF
No. Units:	8	Price/SF:	\$239.85
GRM:	8.56	CAP:	7.43%
\$/Unit:	\$175,000		



SALE COMPS

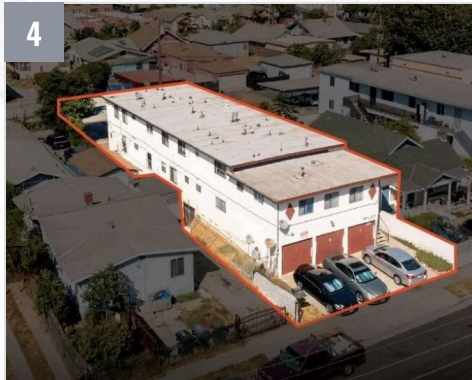
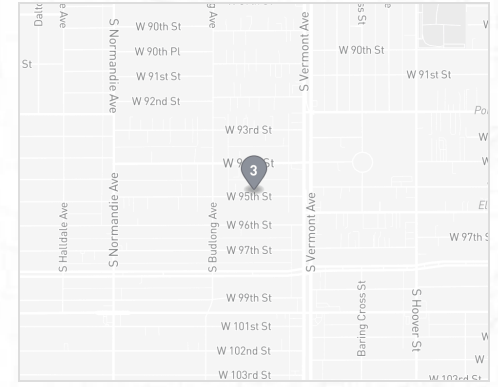


1105 W 95TH ST

Los Angeles, CA 90044

Sold 12/6/2024

Price:	\$930,000	Bldg Size:	3,601 SF
No. Units:	5	Price/SF:	\$258.26
GRM:	15.32	CAP:	4.24%
\$/Unit:	\$186,000		

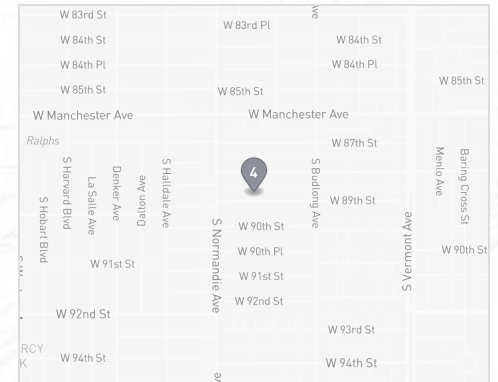


1311 W 89TH ST

Los Angeles, CA 90044

Sold 12/3/2024

Price:	\$1,770,000	Bldg Size:	4,450 SF
No. Units:	8	Price/SF:	\$397.75
GRM:	8.57	CAP:	7.58%
\$/Unit:	\$221,250		

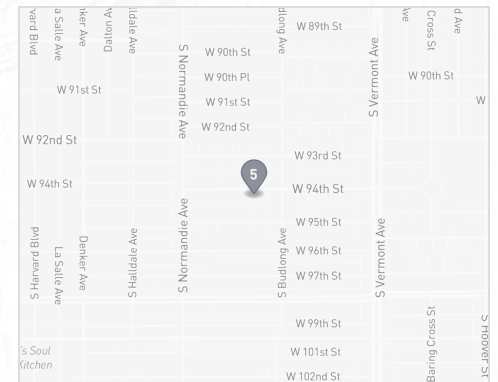


1232 W 94TH ST

Los Angeles, CA 90044

Sold 10/11/2024

Price:	\$1,115,000	Bldg Size:	4,225 SF
No. Units:	5	Price/SF:	\$263.91
GRM:	10.05	CAP:	6.47%
\$/Unit:	\$223,000		



SALE COMPS

6

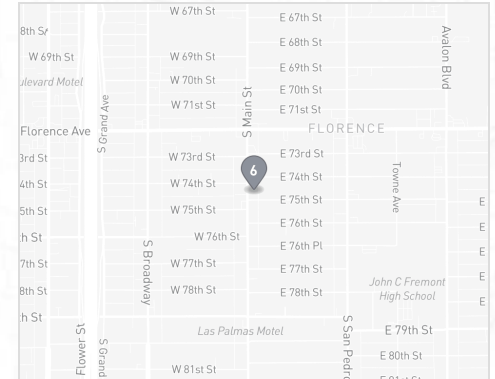


7418 MAIN ST

Los Angeles, CA 90003

Sold 10/4/2024

Price:	\$975,000	Bldg Size:	3,520 SF
No. Units:	6	Price/SF:	\$276.99
GRM:	9.34	CAP:	6.55%
\$/Unit:	\$162,500		



7

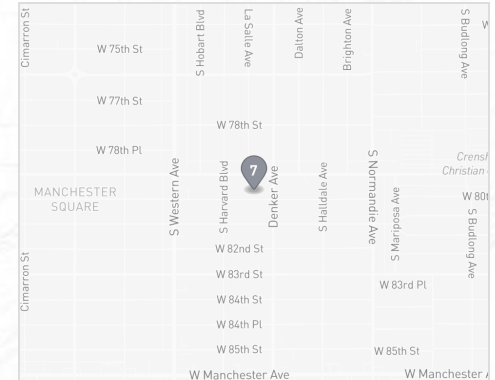


1623 W 80TH ST

Los Angeles, CA 90047

Sold 8/29/2024

Price:	\$1,150,000	Bldg Size:	5,427 SF
No. Units:	7	Price/SF:	\$211.90
GRM:	8.35	CAP:	7.78%
\$/Unit:	\$164,286		



8

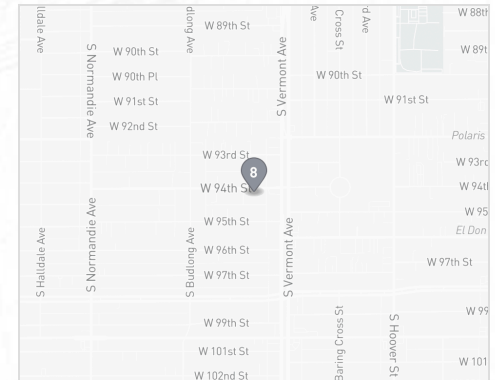


1030 W 94TH ST

Los Angeles, CA 90044

Sold 7/11/2024

Price:	\$1,400,000	Bldg Size:	5,112 SF
No. Units:	8	Price/SF:	\$273.87
GRM:	11.07	CAP:	5.87%
\$/Unit:	\$175,000		

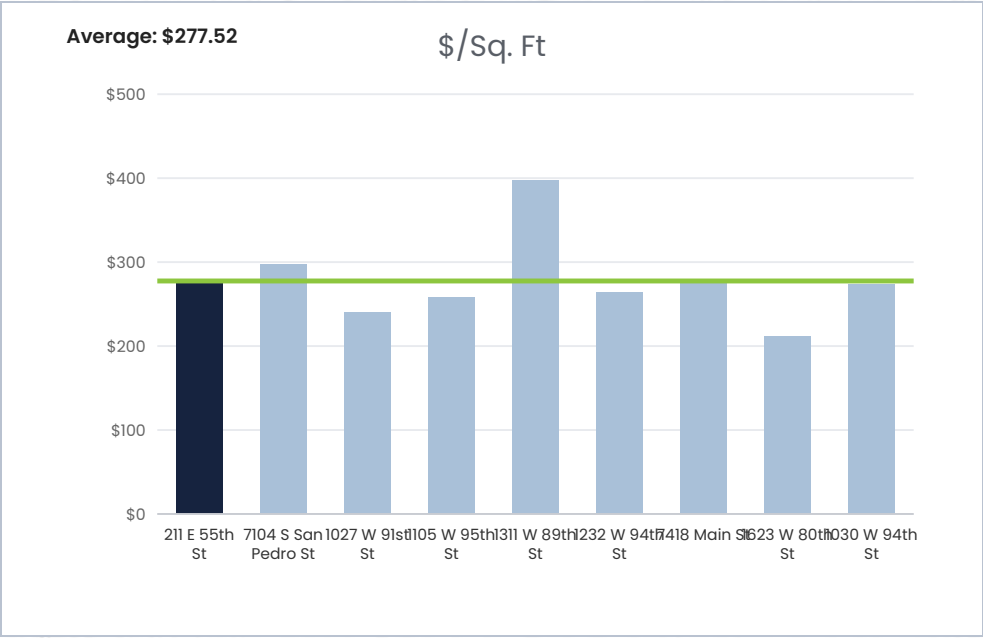
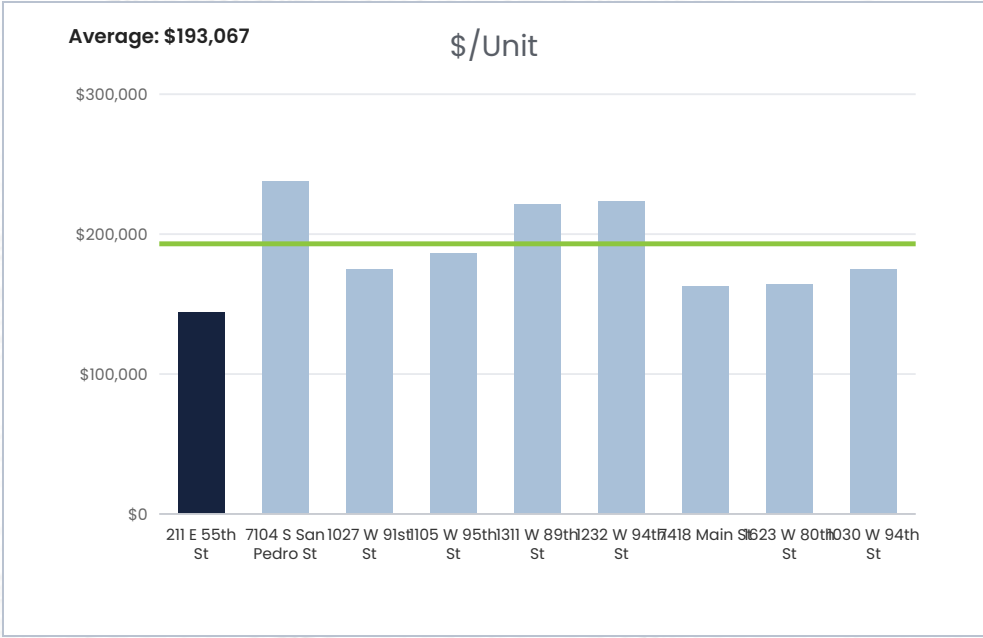
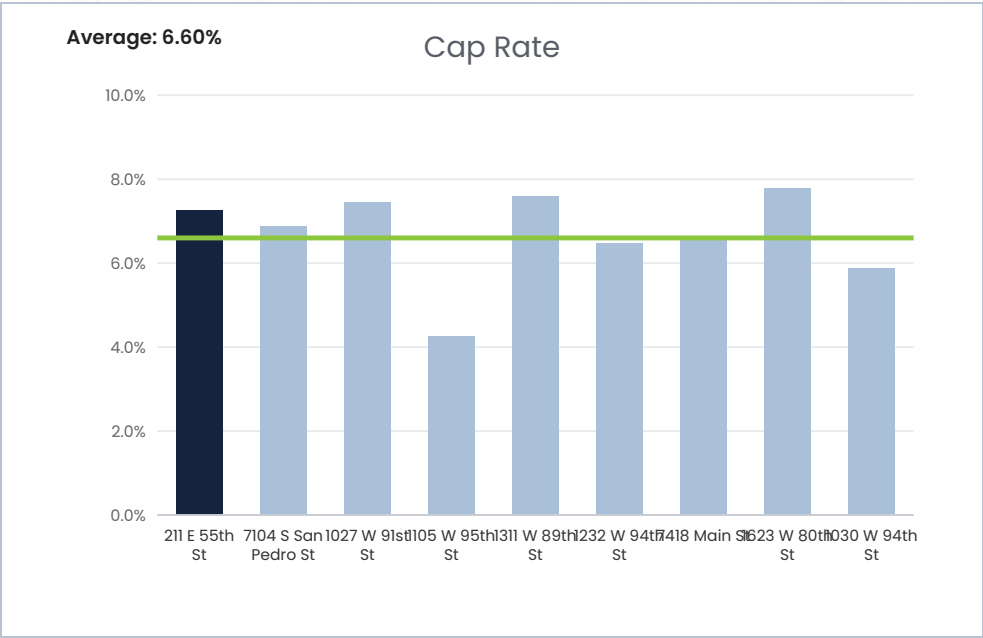
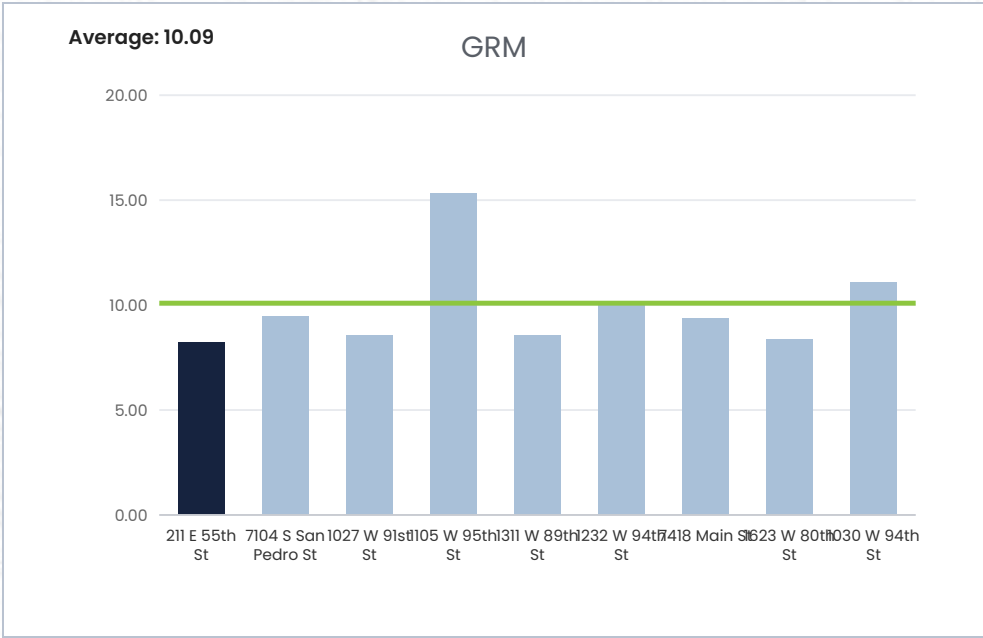


LYON STAHL
INVESTMENT REAL ESTATE

SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
7104 S San Pedro St Los Angeles, CA 90003	\$1,900,000	8	1963	6,383	9.46	6.87%	\$297.67	\$237,500	5/28/2025	Sam Grayeli
1027 W 91st St Los Angeles, CA 90044	\$1,400,000	8	1906	5,837	8.56	7.43%	\$239.85	\$175,000	4/16/2025	Seller Financing 19k SF Lot
1105 W 95th St Los Angeles, CA 90044	\$930,000	5	1923	3,601	15.32	4.24%	\$258.26	\$186,000	12/6/2024	WTF happened here
1311 W 89th St Los Angeles, CA 90044	\$1,770,000	8	1963	4,450	8.57	7.58%	\$397.75	\$221,250	12/3/2024	Sola
1232 W 94th St Los Angeles, CA 90044	\$1,115,000	5	1954	4,225	10.05	6.47%	\$263.91	\$223,000	10/11/2024	Sam Grayeli
7418 Main St Los Angeles, CA 90003	\$975,000	6	1957	3,520	9.34	6.55%	\$276.99	\$162,500	10/4/2024	Srijay Bought it
1623 W 80th St Los Angeles, CA 90047	\$1,150,000	7	1965	5,427	8.35	7.78%	\$211.90	\$164,286	8/29/2024	
1030 W 94th St Los Angeles, CA 90044	\$1,400,000	8	1954	5,112	11.07	5.87%	\$273.87	\$175,000	7/11/2024	
Average					10.09	6.60%	\$277.52	\$193,067		
211 E 55th St (Subject)	\$1,295,000	9	1912	4,660	8.21	7.25%	\$277.90	\$143,889	On Market	(2) 0+1, (6) 1+1, (1) 2+1

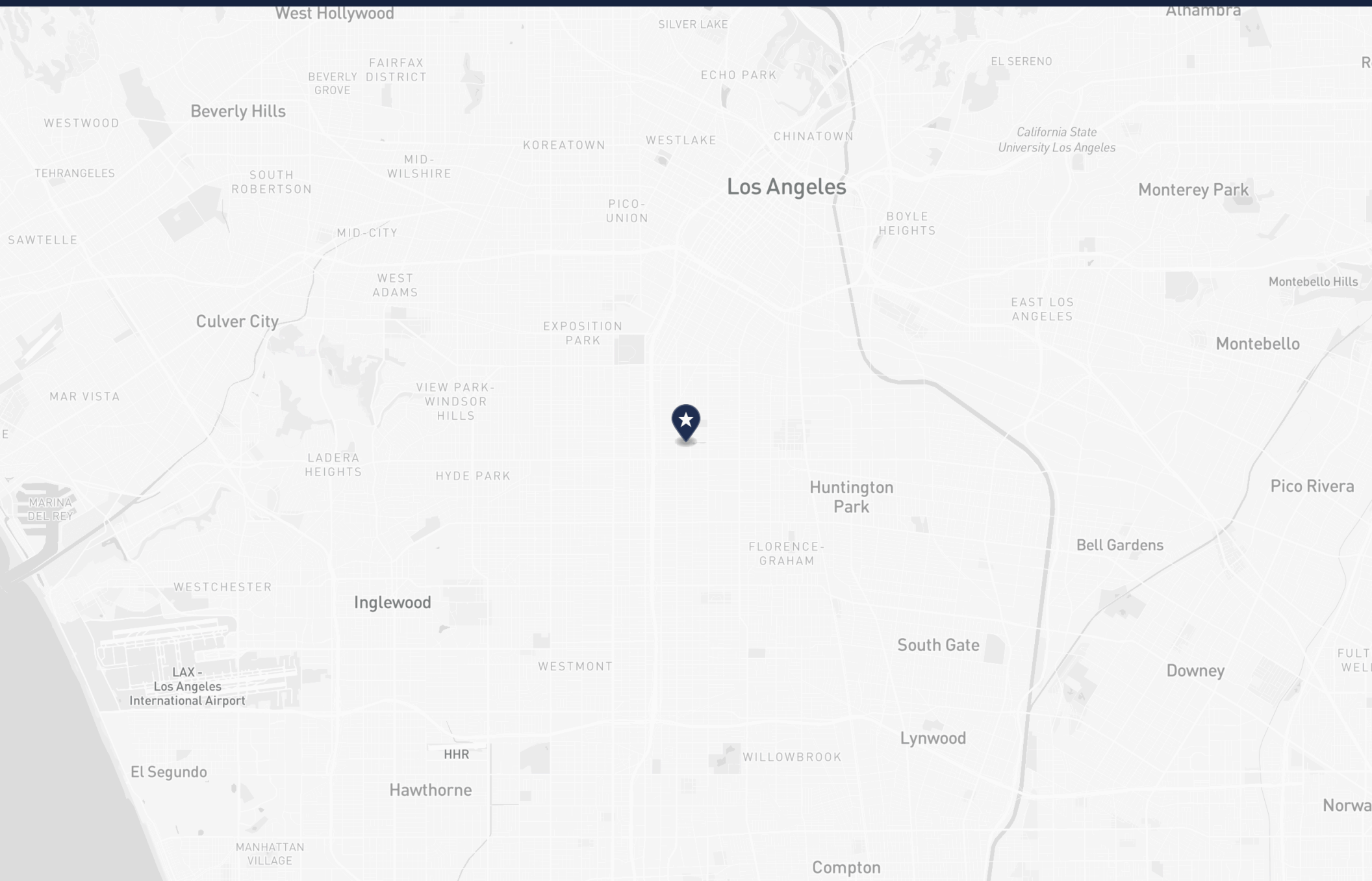
SALE COMP CHARTS



LOCATION OVERVIEW

211 E 55th St Los Angeles, CA 90011

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.

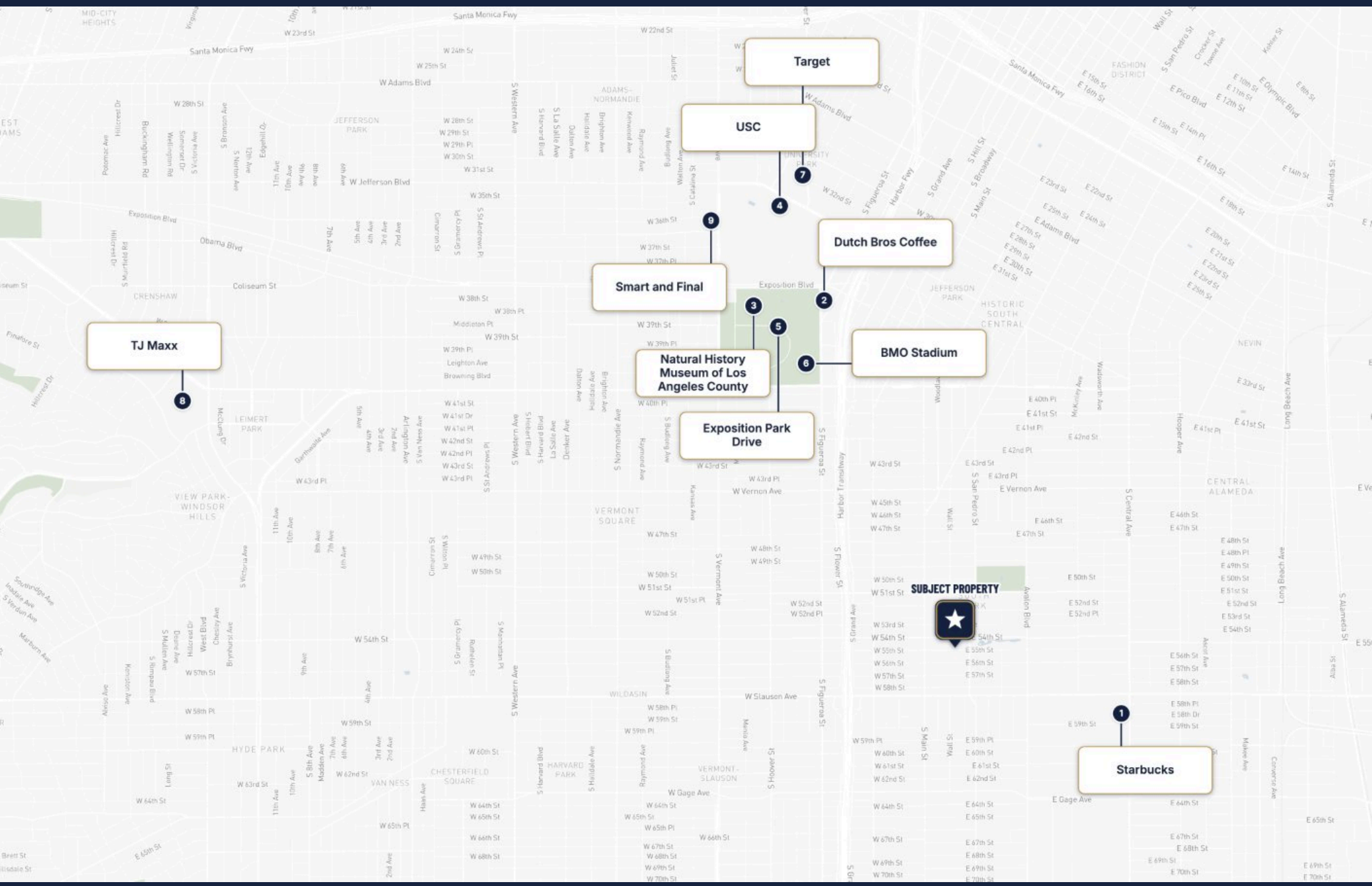
The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614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



AARON JACOBSON

310.729.1559

aaron@lyonstahl.com

DRE #02100737