

134 E 31ST STREET LOS ANGELES, CA 90011

OFFERING MEMORANDUM



LIST PRICE

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
CRE ADVISORS

\$925,000

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134 E 31st Street

Los Angeles, CA 90011

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

134 E 31st Street Los Angeles, CA 90011

THE OFFERING



3 BEDROOM 2 BATH UNIT VACANT AT COE, offering a new owner the opportunity to **OWNER OCCUPY** the unit or lease it while benefiting from income generated by the remaining units. Including the pro forma rent for the vacant 3-bedroom unit, the property generates just under **\$7,000** in monthly rental income. 134 E 31st Street is a 4-unit multifamily opportunity featuring a unit mix of **(1) 3+2, (2) 2+1, and (1) 1+1**.

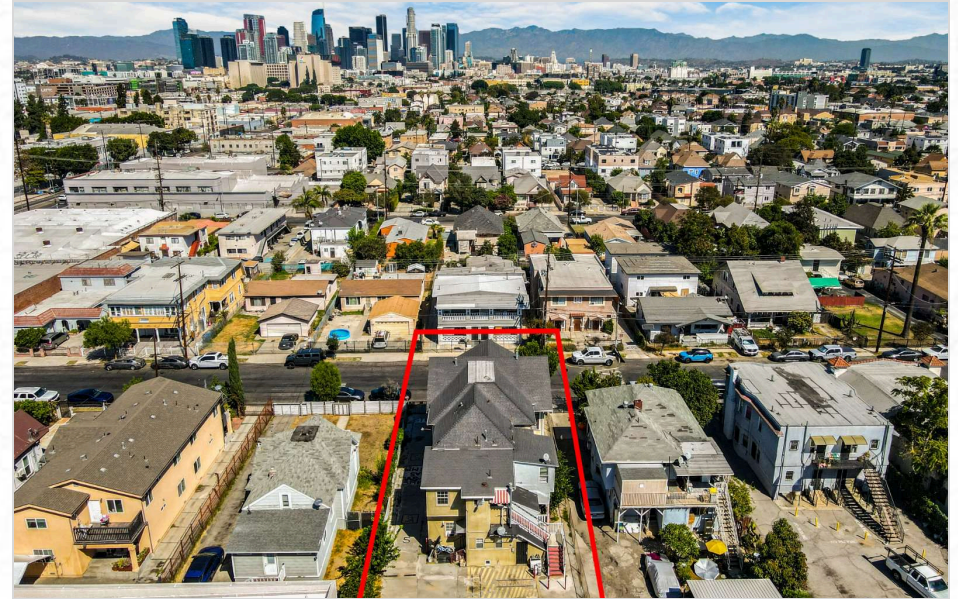
The remaining units are occupied by long-term tenants, providing dependable in-place income and stability from day one. This creates an attractive balance of reliable current cash flow, immediate lease-up potential, and long-term rental upside as units turn over over time.

Located just east of USC and Exposition Park, the property benefits from proximity to Downtown Los Angeles, major employment centers, transit, the LA Memorial Coliseum, BMO Stadium, the California Science Center, and other major destinations. Its central location, established tenancy, and immediate vacancy make 134 E 31st Street a compelling opportunity for both investors and owner-users seeking long-term value in Los Angeles.



PROPERTY DETAILS

Address	134 E 31st Street Los Angeles, CA 90011
List Price	\$925,000
Total Units	4
Total Building Sq. Ft.	3,653 SF
Total Lot Size	6,251 SF
Year Built	1890
Price / Unit	\$231,250
Price / Sq. Ft.	\$253.22
Zoning	LAR4
APN	5120-001-010
Rent Control	LA RSO
Parking	6 spaces



INVESTMENT HIGHLIGHTS

- 3 bed 2 bath VACANT
- 39.37% rental upside to pro forma rents
- Unit mix of (1) 3+2 (2) 2+1 (1) 1+1
- Subject to LA RSO rent control
- 6 on-site parking spaces

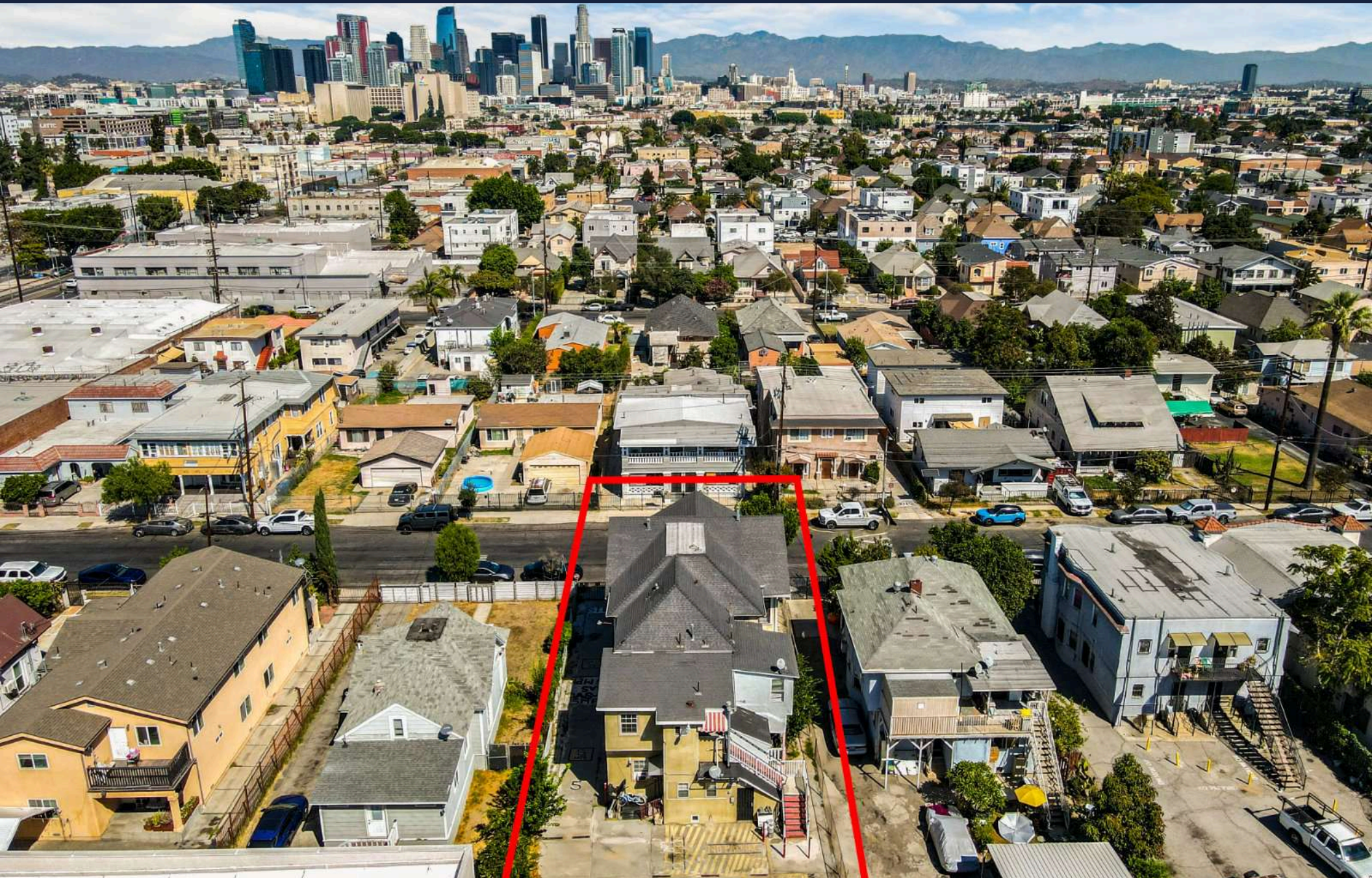
PROPERTY PHOTOS



PROPERTY PHOTOS



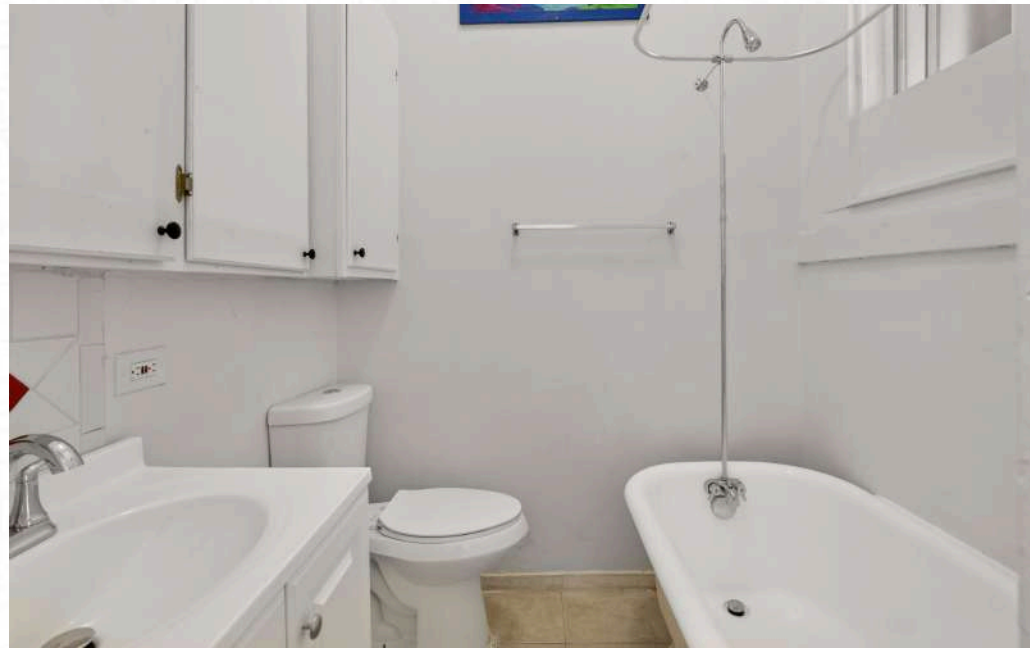
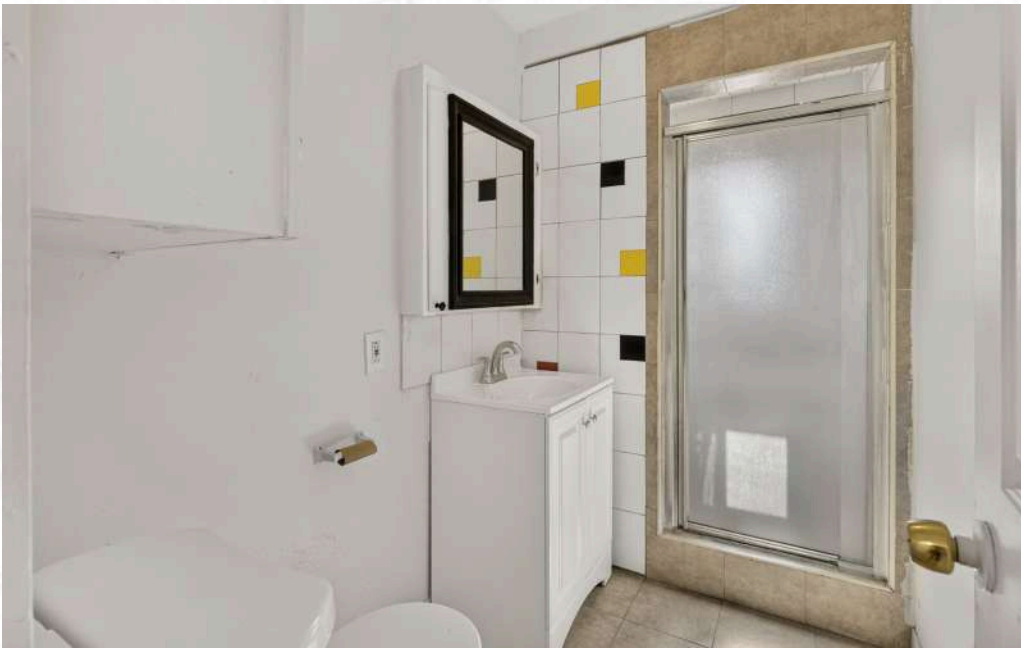
PROPERTY PHOTOS



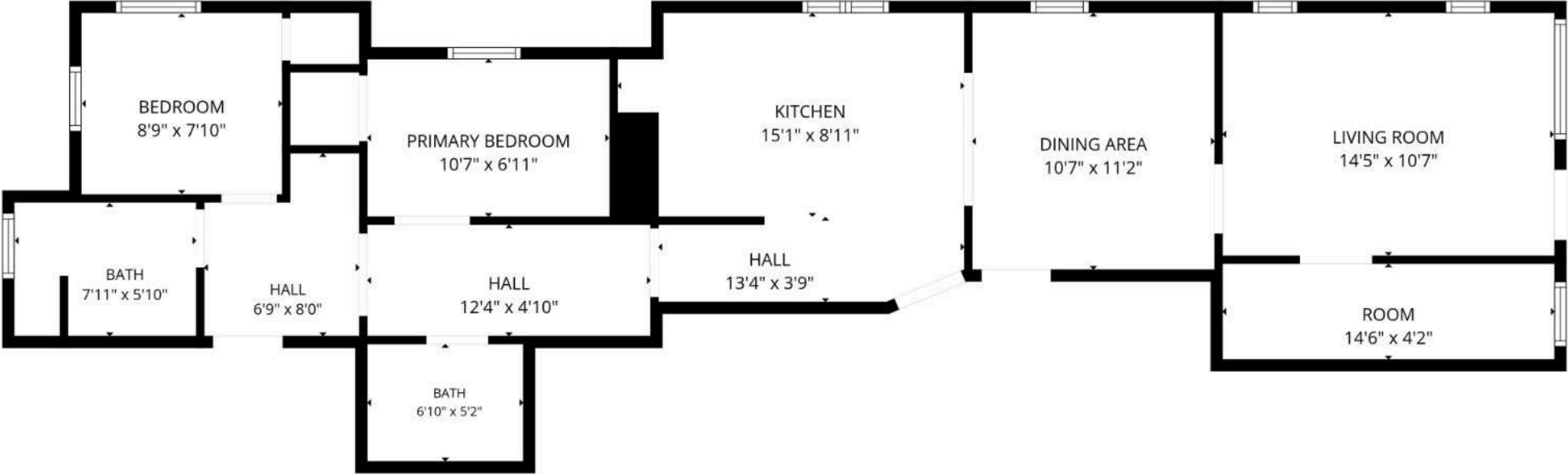
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY FLOORPLAN



RENT ROLL

134 E 31st Street Los Angeles, CA 90011

RENT SUMMARY

UNIT MIX

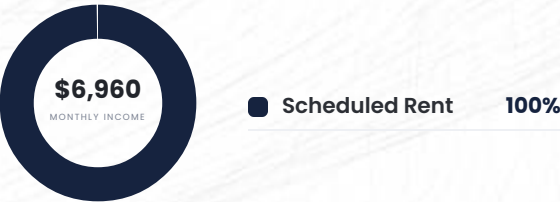
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
1+1	1	25%	\$772	\$772	\$1,850	\$1,850	58%
2+1	2	50%	\$1,519	\$3,038	\$2,350	\$4,700	35%
3+2	1	25%	\$3,150	\$3,150	\$3,150	\$3,150	0%
TOTALS	4		\$1,740	\$6,960		\$9,700	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$6,960	\$9,700
Monthly Scheduled Gross Income	\$6,960	\$9,700
Annualized Scheduled Gross Income	\$83,520	\$116,400

At a Glance	
Rental Upside	39.37%
Average Unit Size	913 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	75%

INCOME BREAKDOWN - CURRENT



RENT ROLL

Unit #	Bdrms / Baths	Notes	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total	+/- Sq. Ft
1	3+2	Vacant	\$3,150	\$3,150	\$3,150	\$3,150	
2	2+1		\$1,800	\$1,800	\$2,350	\$2,350	
3	2+1		\$1,238	\$1,238	\$2,350	\$2,350	
4	1+1		\$772	\$772	\$1,850	\$1,850	
TOTAL RENTAL INCOME				\$6,960		\$9,700	
TOTAL MONTHLY INCOME				\$6,960		\$9,700	
TOTAL ANNUAL INCOME				\$83,520		\$116,400	

INCOME & EXPENSES

134 E 31st Street Los Angeles, CA 90011

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$83,520		\$116,400	
Vacancy Rate Reserve	\$2,506	3.00%	\$3,492	3.00%
Gross Operating Income	\$81,014		\$112,908	
Operating Expenses	\$22,329	26.73%	\$22,329	19.18%
NET OPERATING INCOME	\$58,686		\$90,579	
Debt Service	\$55,386		\$55,386	
<i>Pre-Tax Cash Flow</i>	<i>\$3,299</i>	<i>1.43%</i>	<i>\$35,193</i>	<i>15.22%</i>
Principal Reduction	\$7,047		\$7,047	
<i>Total Return Before Taxes</i>	<i>\$10,346</i>	<i>4.47%</i>	<i>\$42,240</i>	<i>18.27%</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)	\$11,563	\$11,563
Repairs & Maintenance (\$650/Unit)	\$2,600	\$2,600
Insurance (\$1.25/SF)	\$4,566	\$4,566
Utilities (\$900/Unit)	\$3,600	\$3,600
TOTAL EXPENSES	\$22,329	\$22,329
Expenses as % of SGI	26.73%	19.18%
Per Sq. Ft.	\$6.11	\$6.11
Per Unit	\$5,582	\$5,582

FINANCIAL ANALYSIS

134 E 31st Street Los Angeles, CA 90011

FINANCIAL ANALYSIS

Property Address	134 E 31st Street	
List Price:		\$925,000
Down Payment:	25.0%	\$231,250
Number of Units:		4
Cost per Unit:		\$231,250
Current GRM:		11.08
Pro Forma GRM:		7.95
Current CAP:		6.34%
Pro Forma CAP:		9.79%
Year Built:		1890
Approx. Lot Size:		6,251 SF
Approx. Gross RSF:		3,653 SF
Cost per RSF:		\$253.22

Proposed Financing	
First Loan Amount:	\$693,750
Interest Rate:	7.00%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	\$4,616
DCR:	1.06

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	\$11,563
Repairs & Maintenance (\$650/Unit):	\$2,600
Insurance (\$1.25/SF):	\$4,566
Utilities (\$900/Unit):	\$3,600
Total Expenses:	\$22,329
Expenses as % of SGI:	26.73%
Per Unit:	\$5,582

Annualized Operating Data				
	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$83,520		\$116,400	
Vacancy Rate Reserve:	\$2,506	3.00% *1	\$3,492	3.00% *1
Gross Operating Income:	\$81,014		\$112,908	
Operating Expenses:	\$22,329	26.73% *1	\$22,329	19.18% *1
Net Operating Income:	\$58,686		\$90,579	
Loan Payments:	\$55,386		\$55,386	
Pre-Tax Cash Flow:	\$3,299	1.43% *2	\$35,193	15.22% *2
Principal Reduction:	\$7,047		\$7,047	
Total Return Before Taxes:	\$10,346	4.47% *2	\$42,240	18.27% *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	3+2	Vacant	\$3,150	\$3,150	\$3,150	\$3,150
1	2+1		\$1,800	\$1,800	\$2,350	\$2,350
1	2+1		\$1,238	\$1,238	\$2,350	\$2,350
1	1+1		\$772	\$772	\$1,850	\$1,850
Monthly Scheduled Gross Income			\$6,960		\$9,700	
Annualized Scheduled Gross Income			\$83,520		\$116,400	

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 39.37%

FINANCING

Proposed Financing		
List Price:		\$925,000
Down Payment:	25.0%	\$231,250
First Loan Amount:		\$693,750
Loan-to-Value:		75%
Interest Rate:		7.00%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		\$4,616
Annual Debt Service:		\$55,386
DCR:		1.06

Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$58,686
Net Operating Income (Pro Forma):	\$90,579
Pre-Tax Cash Flow (Current):	\$3,299
Pre-Tax Cash Flow (Pro Forma):	\$35,193
Cash-on-Cash (Current):	1.43%
Cash-on-Cash (Pro Forma):	15.22%
Total Return Before Taxes (PF):	\$42,240

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

134 E 31st Street Los Angeles, CA 90011

SALE COMPS



134 E 31ST STREET

Los Angeles, CA 90011

Subject Property

Price:	\$925,000	Bldg Size:	3,653 SF
No. Units:	4	Price/SF:	\$253.22
GRM:	11.08	CAP:	6.34%
\$/Unit:	\$231,250		

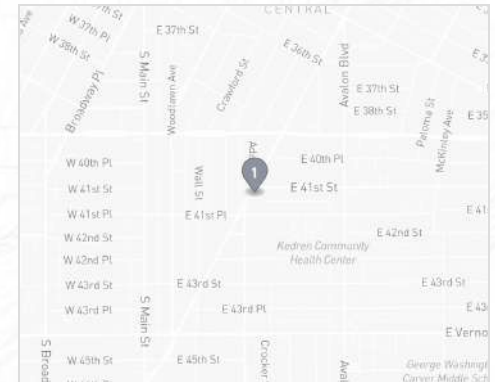


4106 S SAN PEDRO STREET

Los Angeles, CA 90011

Sold 9/11/2026

Price:	\$650,000	Bldg Size:	2,392 SF
No. Units:	4	Price/SF:	\$271.74
GRM:	10.71	CAP:	7.00%
\$/Unit:	\$162,500		

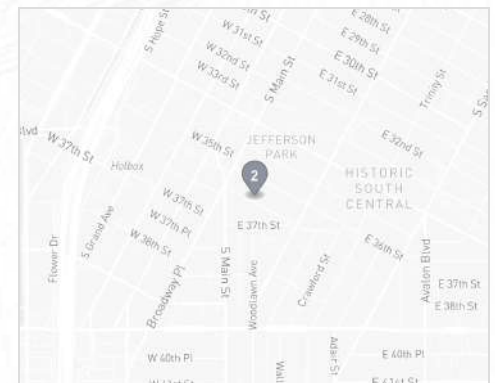


139 E 36TH PLACE

Los Angeles, CA 90011

Sold 7/8/2026

Price:	\$695,000	Bldg Size:	2,272 SF
No. Units:	4	Price/SF:	\$305.90
GRM:	13.53	CAP:	5.55%
\$/Unit:	\$173,750		



SALE COMPS

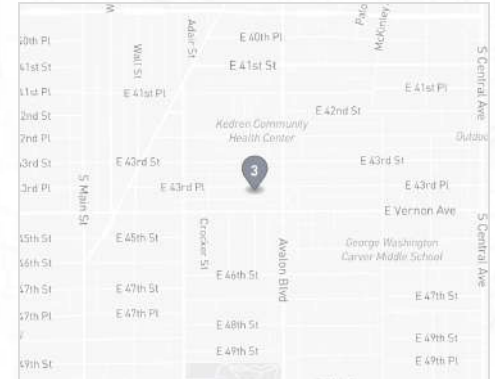


456 E 43RD PLACE

Los Angeles, CA 90011

Sold 3/31/2026

Price:	\$935,000	Bldg Size:	2,640 SF
No. Units:	4	Price/SF:	\$354.17
GRM:	9.08	CAP:	8.26%
\$/Unit:	\$233,750		

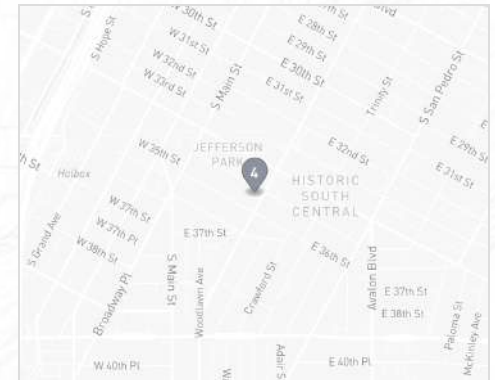


182 E 35TH STREET

Los Angeles, CA 90011

Sold 3/17/2026

Price:	\$800,000	Bldg Size:	3,128 SF
No. Units:	4	Price/SF:	\$255.75
GRM:	N/A	CAP:	N/A
\$/Unit:	\$200,000		

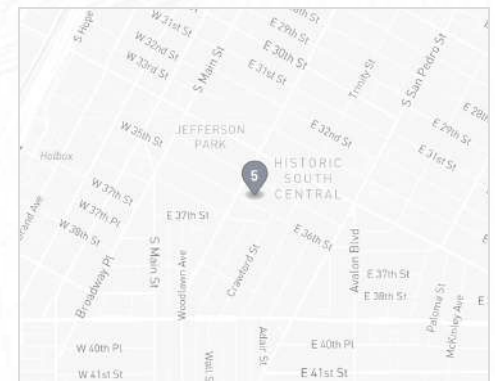


317 E 36TH STREET

Los Angeles, CA 90011

Sold 2/4/2026

Price:	\$695,000	Bldg Size:	2,868 SF
No. Units:	4	Price/SF:	\$242.33
GRM:	12.30	CAP:	6.10%
\$/Unit:	\$173,750		



SALE COMPS

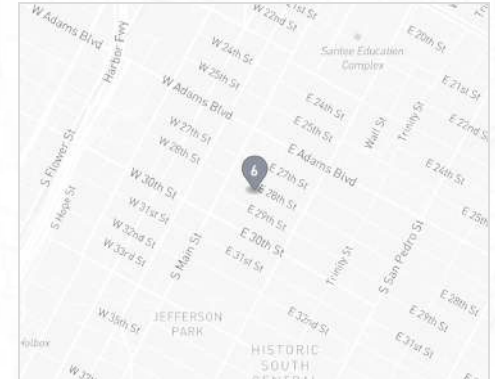
An aerial photograph of a densely populated urban neighborhood, likely in Los Angeles. The image shows a variety of residential buildings, including single-story houses and multi-story apartment complexes. A large, dark blue house with a flat roof is prominent in the lower-left foreground. To its right, a long, narrow building with a light-colored roof runs parallel to a street. The streets are filled with parked cars, and there are several trees scattered throughout the area. In the top-left corner, a large white number '6' is overlaid on a dark gray square.

136 E 28TH STREET

Los Angeles, CA 90011

Sold 10/28/2025

Price:	\$785,000	Bldg Size:	2,822 SF
No. Units:	4	Price/SF:	\$278.17
GRM:	11.50	CAP:	6.52%
\$/Unit:	\$196,250		

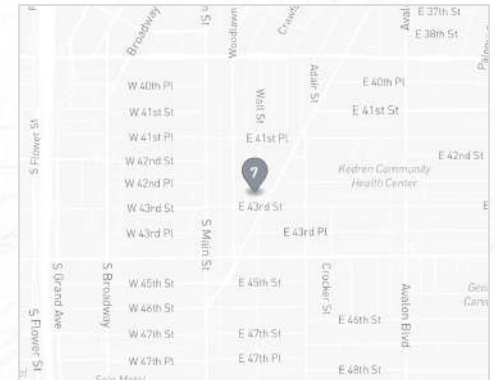


4245 WALL STREET

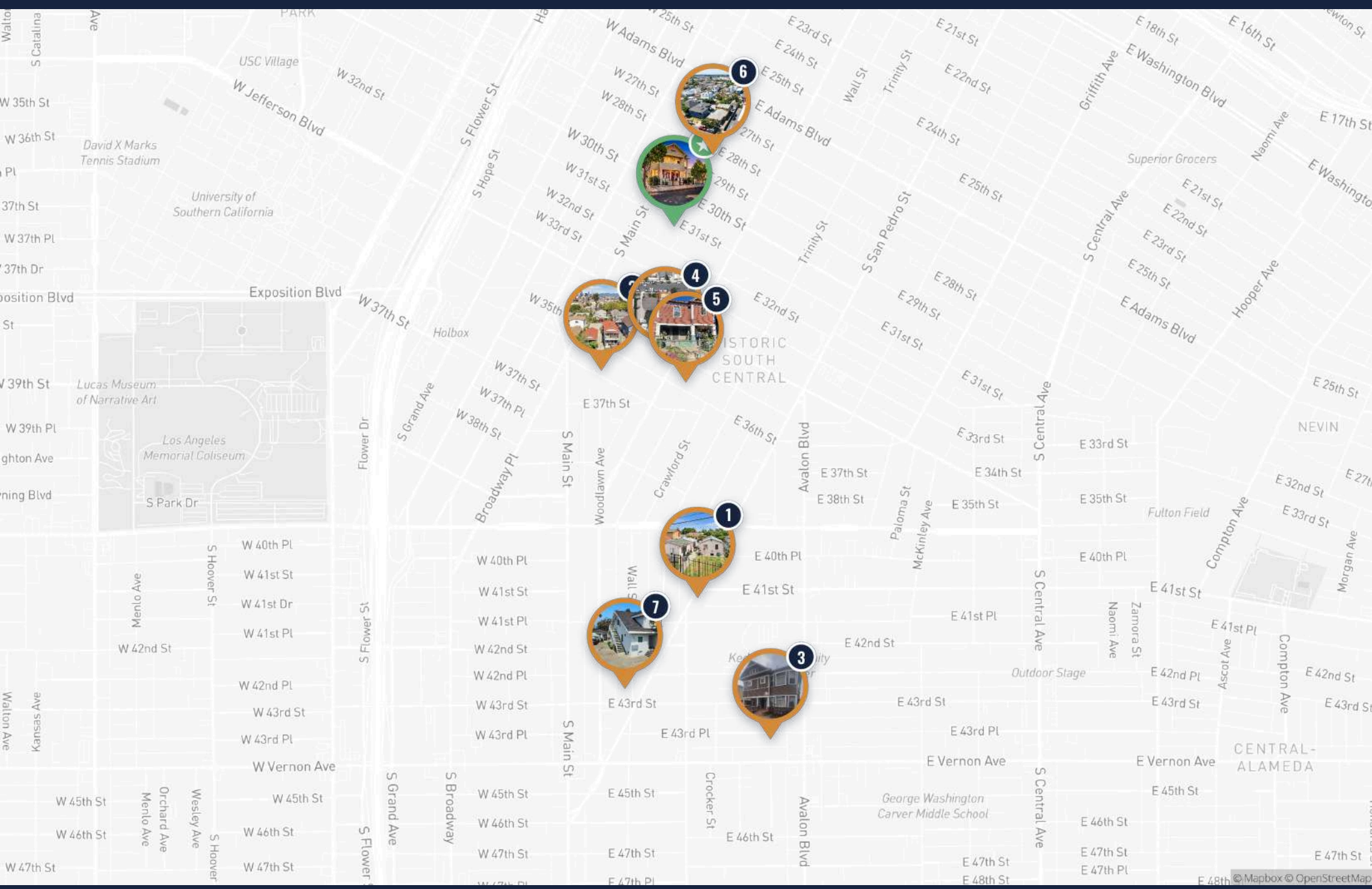
Los Angeles, CA 90011

Sold 8/28/2025

Price:	\$810,000	Bldg Size:	2,954 SF
No. Units:	4	Price/SF:	\$274.20
GRM:	11.71	CAP:	6.41%
\$/Unit:	\$202,500		



SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
4106 S San Pedro Street Los Angeles, CA 90011	\$650,000	4	1924	2,392	10.71	7.00%	\$271.74	\$162,500	9/11/2026	(1) 3+2, (3) 2+1
139 E 36th Place Los Angeles, CA 90011	\$695,000	4	1922	2,272	13.53	5.55%	\$305.90	\$173,750	7/8/2026	(1) 2+1, (3) 1+1
456 E 43rd Place Los Angeles, CA 90011	\$935,000	4	1905	2,640	9.08	8.26%	\$354.17	\$233,750	3/31/2026	(1) 2+1 (3) 1+1
182 E 35th Street Los Angeles, CA 90011	\$800,000	4	1909	3,128	N/A	N/A	\$255.75	\$200,000	3/17/2026	(4) 1+1
317 E 36th Street Los Angeles, CA 90011	\$695,000	4	1912	2,868	12.30	6.10%	\$242.33	\$173,750	2/4/2026	(4) 1+1
136 E 28th Street Los Angeles, CA 90011	\$785,000	4	1940	2,822	11.50	6.52%	\$278.17	\$196,250	10/28/2025	(4) 2+1
4245 Wall Street Los Angeles, CA 90011	\$810,000	4	1913	2,954	11.71	6.41%	\$274.20	\$202,500	8/28/2025	(1) 2+1 (3) 1+1
134 E 31st Street (Subject)	\$925,000	4	1890	3,653	11.08	6.34%	\$253.22	\$231,250	On Market	(1) 3+2 (2) 2+1 (1) 1+1

LOCATION OVERVIEW

134 E 31st Street Los Angeles, CA 90011

LOCATION MAP

LOCATION OVERVIEW

134 E 31ST STREET | LOS ANGELES, CA 90011



UNIVERSITY PARK



SUBJECT PROPERTY

134 E 31st Street
Los Angeles, CA 90011



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



LOCATION OVERVIEW – LOS ANGELES



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



LOCATION OVERVIEW – LOS ANGELES

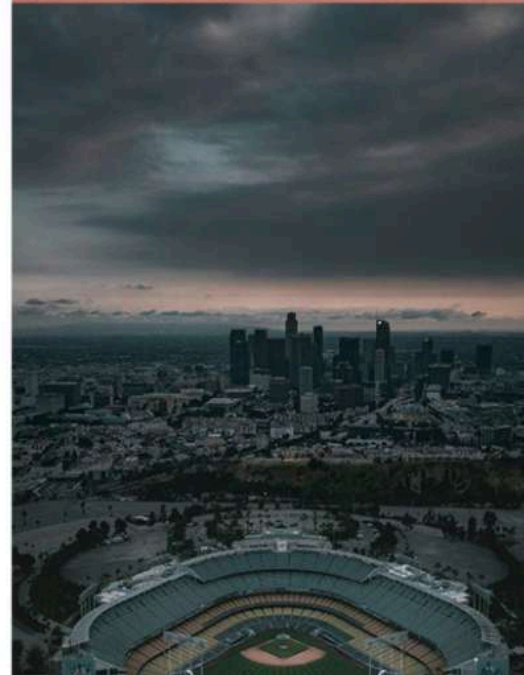


In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

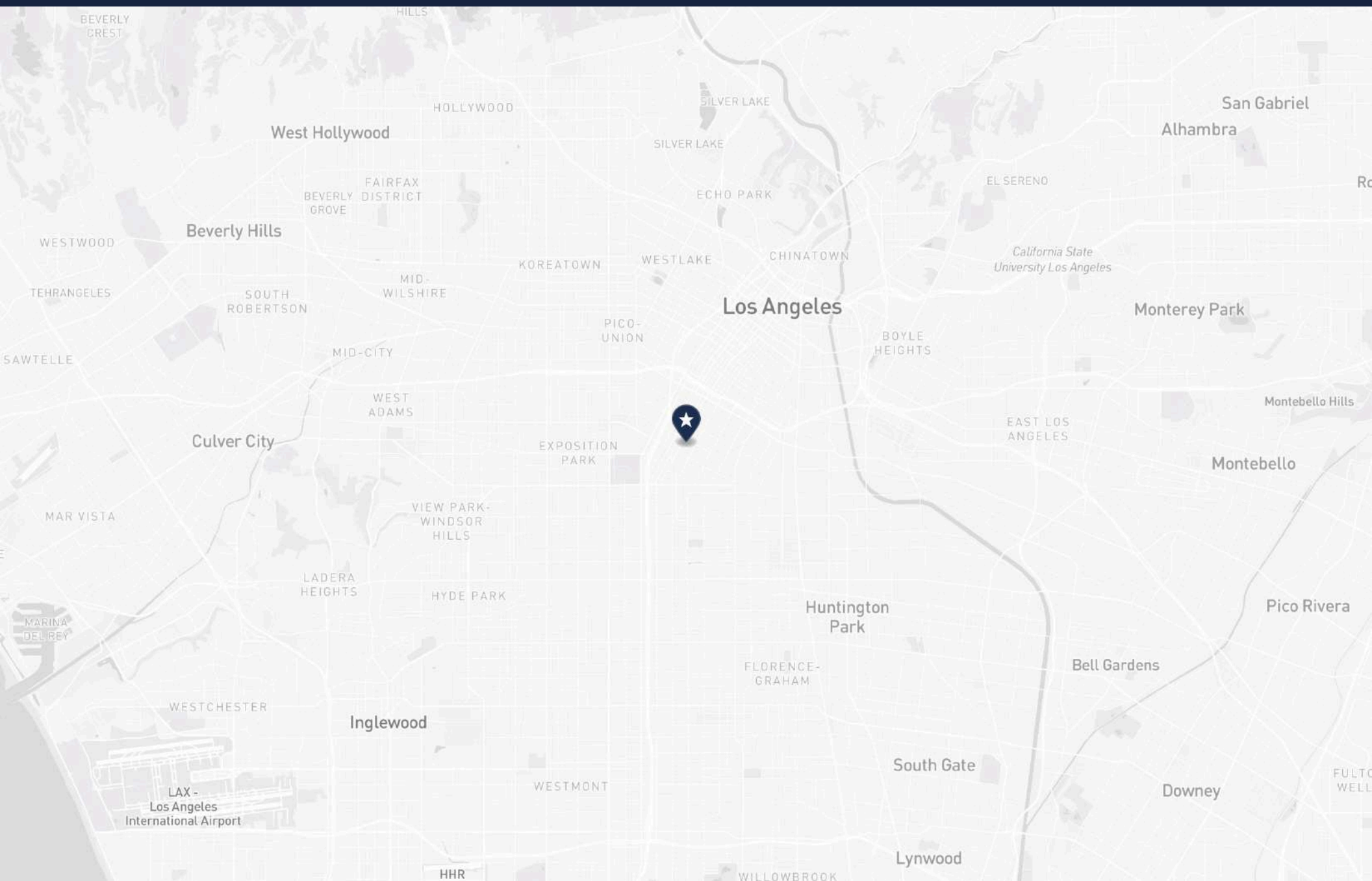
The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

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

LOCATION MAP



EXCLUSIVELY MARKETING BY

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CRE ADVISORS

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