

626 E 51ST ST LOS ANGELES, CA 90011

OFFERING MEMORANDUM



LIST PRICE

LYON STAHL
INVESTMENT REAL ESTATE

THE **JAMES** GROUP

JACOBSON
INVESTMENT GROUP 

\$850,000

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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.

626 E 51st St

Los Angeles, CA 90011

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

626 E 51st St Los Angeles, CA 90011

THIS PROPERTY
CLOSED TO
THE PUBLIC
NO ENTRY
WITHOUT PERMISSION
L.A.M.C. SEC. 41.34, 41.36

THE OFFERING



8.30% Current Cap Rate!!

626 E 51st St presents an attractive opportunity to acquire a 5-unit multifamily investment property in Los Angeles, offered at \$850,000. The property delivers a compelling 8.30% current cap rate and 7.38 GRM, with pro forma rents indicating an 18.84% increase in scheduled income and meaningful potential for enhanced returns.

Built in 1911, the property encompasses approximately 3,265 SF of building area on a 4,680 SF lot, equating to approximately \$260/SF. The unit mix consists of (1) 1 Bed/1 Bath, (3) 2 Bed/1 Bath, and (1) 3 Bed/1 Bath units, complemented by 4 on-site parking spaces.

Ideally situated in Los Angeles, CA 90011, the property benefits from proximity to major employment centers, established retail corridors, and public transportation. Its diverse unit mix, attractive in-place returns, and rental upside make it a compelling opportunity for investors seeking strong cash flow with additional value-add potential.

PROPERTY DETAILS

Address	626 E 51st St Los Angeles, CA 90011
List Price	\$850,000
Total Units	5
Total Building Sq. Ft.	3,265 SF
Total Lot Size	4,680 SF
Year Built	1911
Price / Unit	\$170,000
Price / Sq. Ft.	\$260.34
Zoning	LA R2
APN	5103-001-006
Rent Control	LA RSO
Parking	4 spaces



INVESTMENT HIGHLIGHTS

- 5-unit multifamily asset in Los Angeles, built in 1911
- Priced at a 7.38 GRM and 8.30% current cap rate
- 18.84% rental upside to pro forma rents
- Unit mix of (1) 1 Bed/1 Bath, (3) 2 Bed/1 Bath, (1) 3 Bed/1 Bath
- Subject to LA RSO rent control
- 4 on-site parking spaces

[illegible]

PROPERTY PHOTOS

626 E 51st St Los Angeles, CA 90011

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PROPERTY PHOTOS



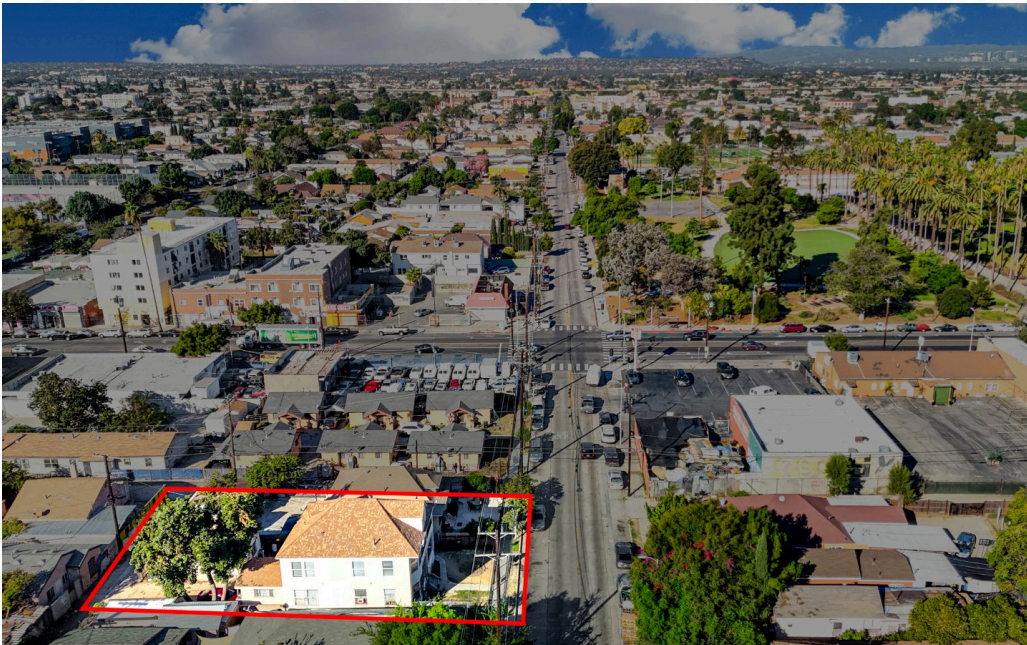
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

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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	20%	\$1,600	\$1,600	\$1,800	\$1,800	11%
2+1	3	60%	\$1,924	\$5,772	\$2,300	\$6,900	16%
3+1	1	20%	\$2,220	\$2,220	\$2,700	\$2,700	18%
TOTALS	5		\$1,918	\$9,592		\$11,400	

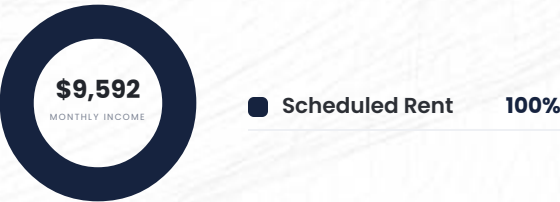
SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$9,592	\$11,400
Additional Income	\$0	\$0
Monthly Scheduled Gross Income	\$9,592	\$11,400
Annualized Scheduled Gross Income	\$115,109	\$136,800

At a Glance

Rental Upside	18.84%
Average Unit Size	653 SF
Utilities Paid by Tenant	Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN - CURRENT



RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Total	Notes
1	3+1	900	\$2,220	\$2,700	
2	2+1	650	\$2,222	\$2,300	
3	2+1	650	\$1,800	\$2,300	
4	2+1	650	\$1,750	\$2,300	
5	1+1	426	\$1,600	\$1,800	Hopics
TOTAL RENTAL INCOME			\$9,592	\$11,400	
Additional Income			\$0	\$0	
TOTAL MONTHLY INCOME			\$9,592	\$11,400	
TOTAL ANNUAL INCOME			\$115,109	\$136,800	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$115,109		\$136,800	
Vacancy Rate Reserve	\$3,453	3.00%	\$4,104	3.00%
Gross Operating Income	\$111,656		\$132,696	
Operating Expenses	\$41,122	35.72%	\$42,206	30.85%
NET OPERATING INCOME	\$70,534		\$90,490	
Debt Service	\$50,896		\$50,896	
Pre-Tax Cash Flow	\$19,639	9.24%	\$39,594	18.63%
Principal Reduction	\$6,476		\$6,476	
Total Return Before Taxes	\$26,115	12.29%	\$46,070	21.68%

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)	\$10,625	\$10,625
Repairs & Maintenance (\$1000/Unit)	\$5,000	\$5,000
Insurance (\$1.5/SF)	\$4,898	\$4,898
Utilities + Trash (Actuals)	\$13,044	\$13,044
Landscaping (\$100/Month)	\$1,200	\$1,200
Pest Control (\$50/Month)	\$600	\$600
Property Management (5% SGI)	\$5,755	\$6,840
TOTAL EXPENSES	\$41,122	\$42,206
Expenses as % of SGI	35.72%	30.85%
Per Sq. Ft.	\$12.59	\$12.93
Per Unit	\$8,224	\$8,441

FINANCIAL ANALYSIS

Property Address		626 E 51st St
List Price:		\$850,000
Down Payment:	25.0%	\$212,500
Number of Units:		5
Cost per Unit:		\$170,000
Current GRM:		7.38
Pro Forma GRM:		6.21
Current CAP:		8.30%
Pro Forma CAP:		10.65%
Year Built:		1911
Approx. Lot Size:		4,680 SF
Approx. Gross RSF:		3,265 SF
Cost per RSF:		\$260.34

Proposed Financing	
First Loan Amount:	\$637,500
Interest Rate:	7.00%
Amortization:	30 yrs
Fixed Period:	7 yrs
Monthly Payment:	\$4,241
DCR:	0.62

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	\$10,625
Repairs & Maintenance (\$1000/Unit):	\$5,000
Insurance (\$1.5/SF):	\$4,898
Utilities + Trash (Actuals):	\$13,044
Landscaping (\$100/Month):	\$1,200
Pest Control (\$50/Month):	\$600
Property Management (5% SGI):	\$5,755
Total Expenses:	\$41,122
Expenses as % of SGI:	35.72%
Per Unit:	\$8,224

Annualized Operating Data				
	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$115,109		\$136,800	
Vacancy Rate Reserve:	\$3,453	3.00% *1	\$4,104	3.00% *1
Gross Operating Income:	\$111,656		\$132,696	
Operating Expenses:	\$41,122	35.72% *1	\$42,206	30.85% *1
Net Operating Income:	\$70,534		\$90,490	
Loan Payments:	\$50,896		\$50,896	
Pre-Tax Cash Flow:	\$19,639	9.24% *2	\$39,594	18.63% *2
Principal Reduction:	\$6,476		\$6,476	
Total Return Before Taxes:	\$26,115	12.29% *2	\$46,070	21.68% *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+1		\$2,220	\$2,220	\$2,700	\$2,700
1	2+1		\$2,222	\$2,222	\$2,300	\$2,300
1	2+1		\$1,800	\$1,800	\$2,300	\$2,300
1	2+1		\$1,750	\$1,750	\$2,300	\$2,300
1	1+1	Hopics	\$1,600	\$1,600	\$1,800	\$1,800
Monthly Scheduled Gross Income				\$9,592		\$11,400
Annualized Scheduled Gross Income				\$115,109		\$136,800

Utilities Paid by Tenant: Gas and Electric • Rental Upside: 18.84%

FINANCING

Proposed Financing		
List Price:		\$850,000
Down Payment:	25.0%	\$212,500
First Loan Amount:		\$637,500
Loan-to-Value:		75%
Interest Rate:		7.00%
Amortization:		30 years
Fixed Period:		7 years
Monthly Payment (P&I):		\$4,241
Annual Debt Service:		\$50,896
DCR:		0.62

Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$70,534
Net Operating Income (Pro Forma):	\$90,490
Pre-Tax Cash Flow (Current):	\$19,639
Pre-Tax Cash Flow (Pro Forma):	\$39,594
Cash-on-Cash (Current):	9.24%
Cash-on-Cash (Pro Forma):	18.63%
Total Return Before Taxes (PF):	\$46,070

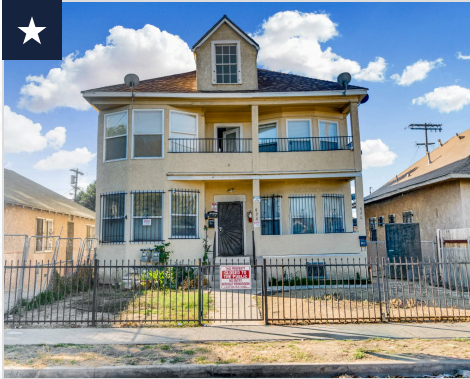
Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.

SALE COMPARABLES

626 E 51st St Los Angeles, CA 90011

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L.A.M.C. SEC. 41.34, 41.36

SALE COMPS

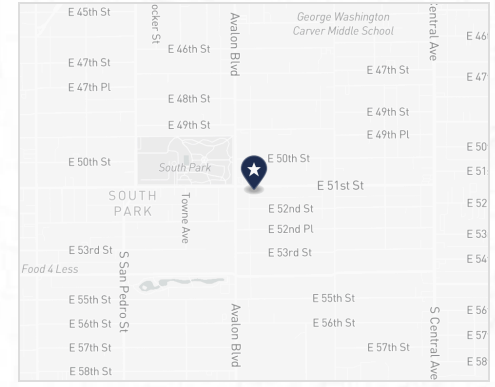


626 E 51ST ST

Los Angeles, CA 90011

Subject Property

Price:	\$850,000	Bldg Size:	3,265 SF
No. Units:	5	Price/SF:	\$260.34
GRM:	7.38	CAP:	8.30%
\$/Unit:	\$170,000		

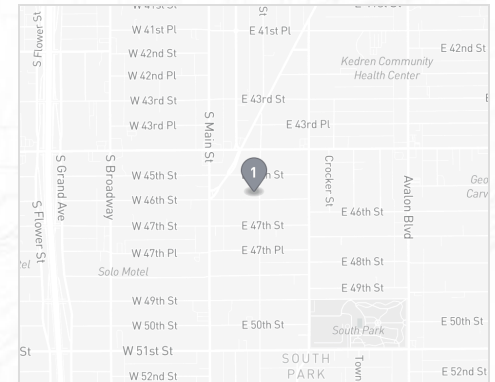


4523 WALL ST

Los Angeles, CA 90011

Sold 6/25/2026

Price:	\$800,000	Bldg Size:	4,528 SF
No. Units:	6	Price/SF:	\$176.68
GRM:	11.91	CAP:	5.46%
\$/Unit:	\$133,333		

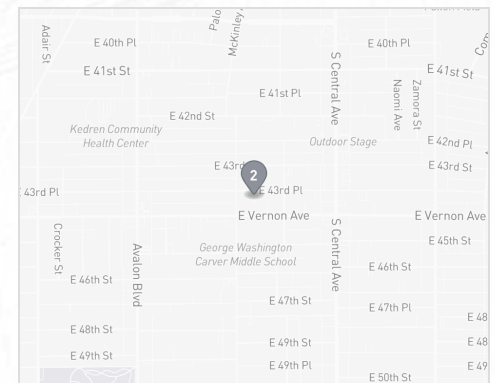


886 E 43RD PL

Los Angeles, CA 90011

Sold 6/17/2026

Price:	\$1,325,000	Bldg Size:	6,508 SF
No. Units:	7	Price/SF:	\$203.60
GRM:	7.42	CAP:	8.81%
\$/Unit:	\$189,286		



SALE COMPS

3

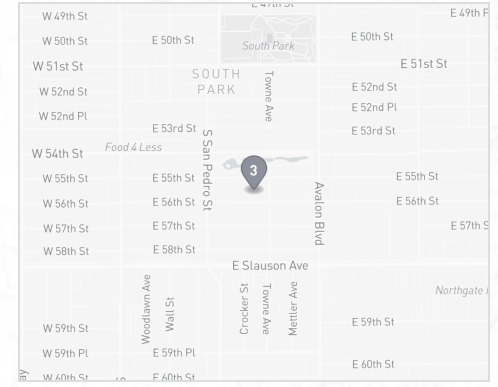


359 E 56TH ST

Los Angeles, CA 90011

Sold 5/18/2026

Price:	\$860,000	Bldg Size:	2,976 SF
No. Units:	6	Price/SF:	\$288.98
GRM:	8.83	CAP:	7.06%
\$/Unit:	\$143,333		



4

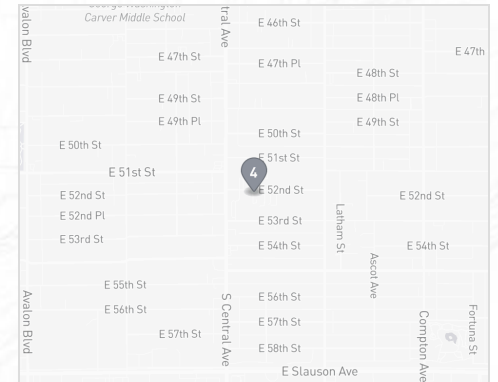


1150 E 52ND ST

Los Angeles, CA 90011

Sold 3/27/2026

Price:	\$1,400,000	Bldg Size:	7,258 SF
No. Units:	10	Price/SF:	\$192.89
GRM:	7.25	CAP:	8.97%
\$/Unit:	\$140,000		



5

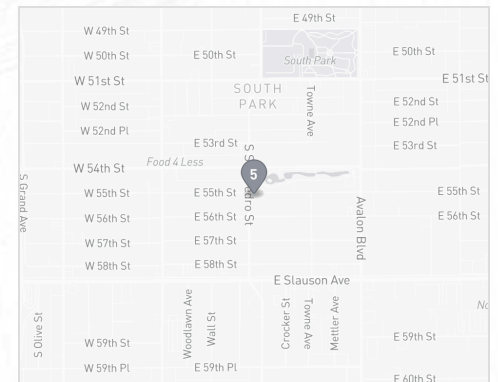


300 E 55TH ST

Los Angeles, CA 90011

Sold 3/17/2026

Price:	\$1,160,000	Bldg Size:	4,222 SF
No. Units:	7	Price/SF:	\$274.75
GRM:	8.73	CAP:	7.28%
\$/Unit:	\$165,714		



SALE COMPS

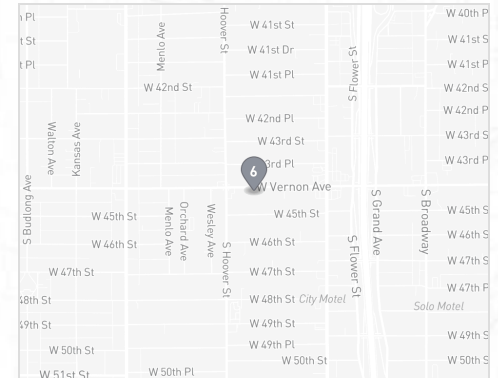


702 W VERNON AVE

Los Angeles, CA 90037

Sold 1/23/2026

Price:	\$1,050,000	Bldg Size:	4,616 SF
No. Units:	6	Price/SF:	\$227.47
GRM:	10.65	CAP:	6.10%
\$/Unit:	\$175,000		

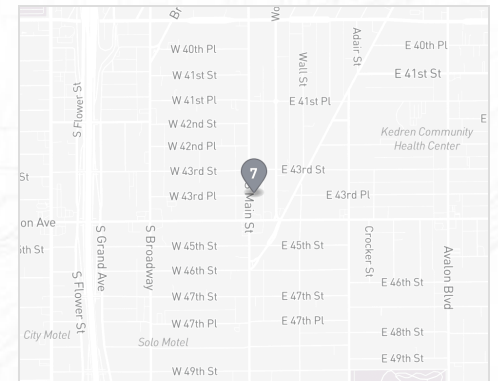


4334 S MAIN ST

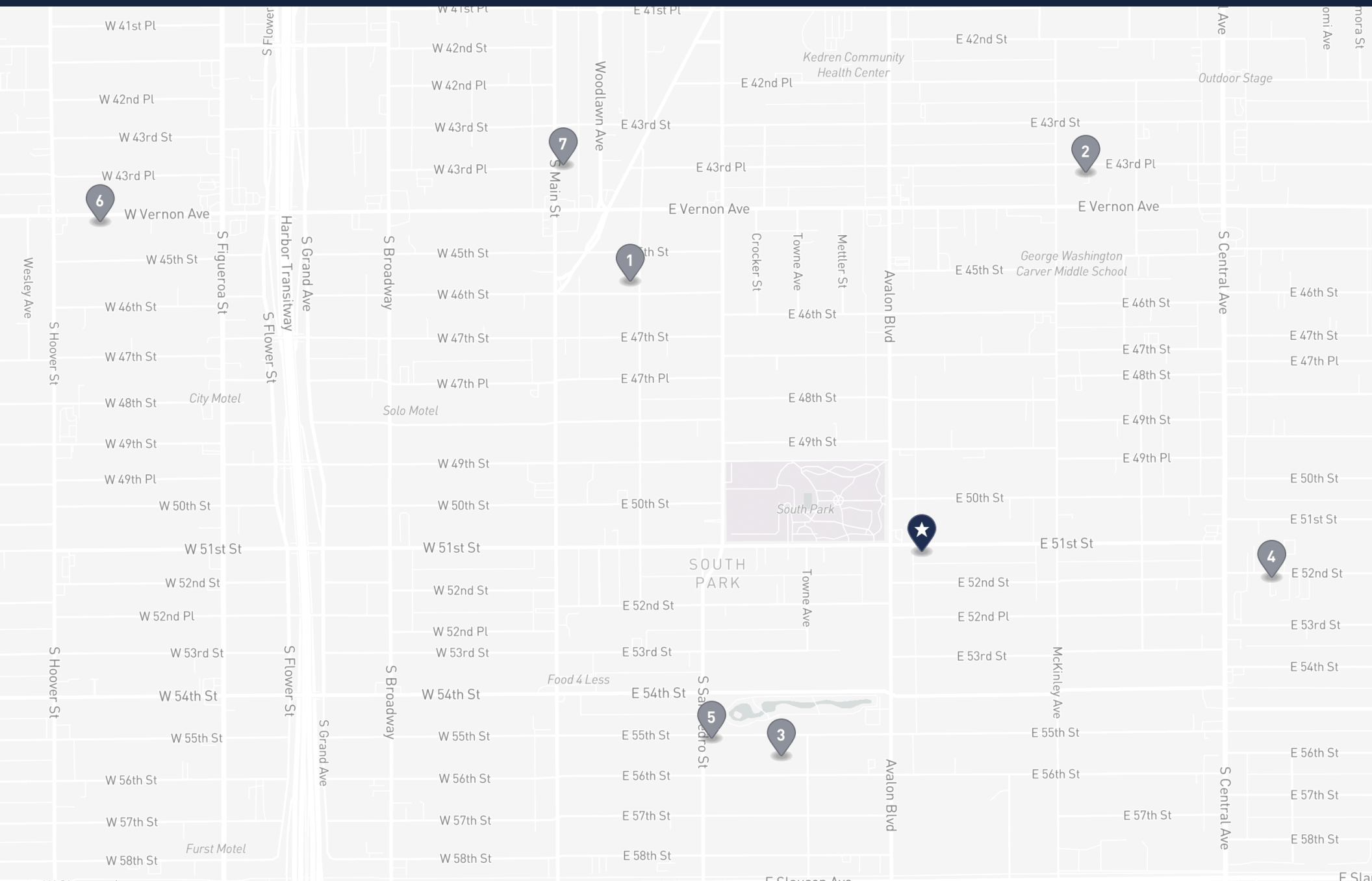
Los Angeles, CA 90037

Sold 1/16/2026

Price:	\$1,312,500	Bldg Size:	4,068 SF
No. Units:	10	Price/SF:	\$322.64
GRM:	8.21	CAP:	7.38%
\$/Unit:	\$131,250		



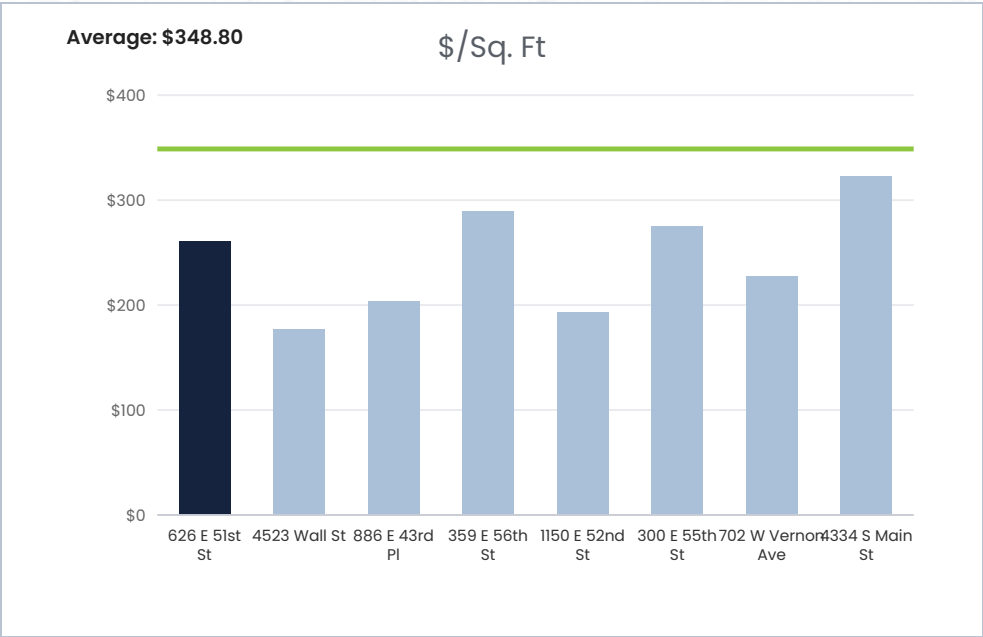
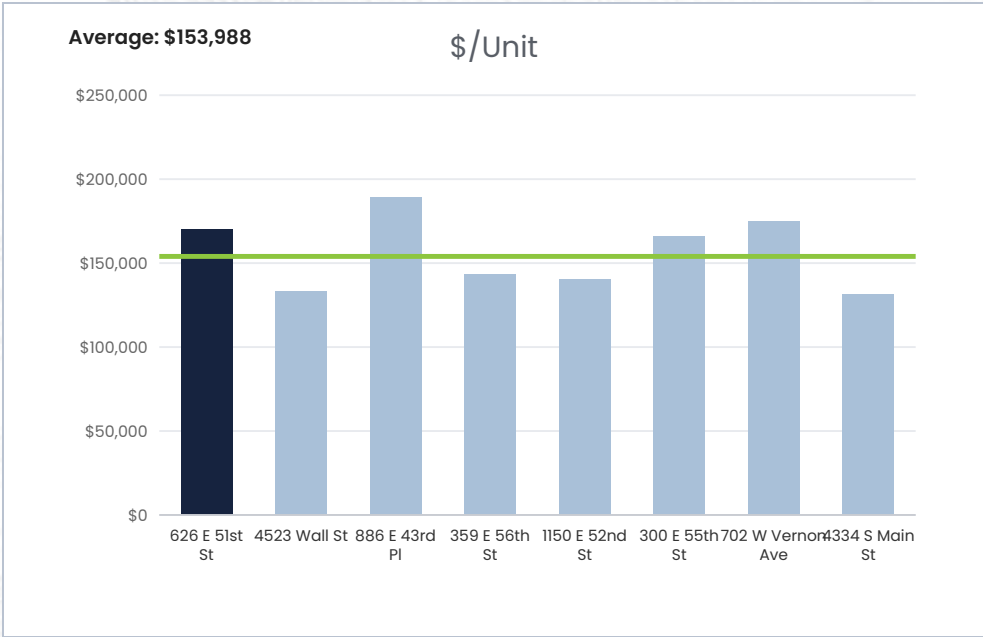
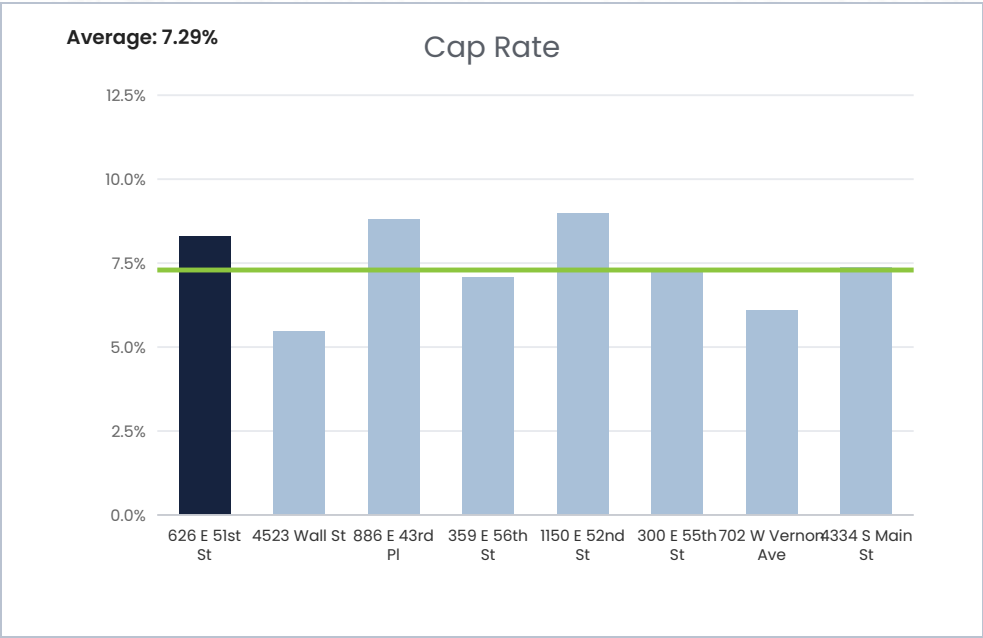
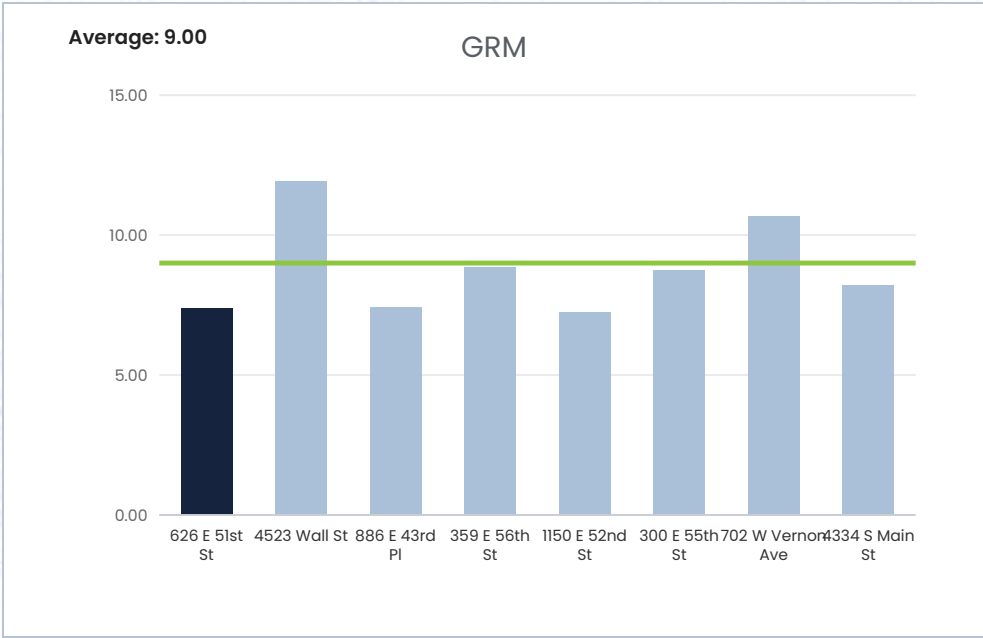
SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
4523 Wall St Los Angeles, CA 90011	\$800,000	6	1959	4,528	11.91	5.46%	\$176.68	\$133,333	6/25/2026	(6) 2+1
886 E 43rd Pl Los Angeles, CA 90011	\$1,325,000	7	1925	6,508	7.42	8.81%	\$203.60	\$189,286	6/17/2026	(1) 4+1 (3) 3+1 (3) 2+1
359 E 56th St Los Angeles, CA 90011	\$860,000	6	1923	2,976	8.83	7.06%	\$288.98	\$143,333	5/18/2026	(6) 1+1
1150 E 52nd St Los Angeles, CA 90011	\$1,400,000	10	1963	7,258	7.25	8.97%	\$192.89	\$140,000	3/27/2026	(1) 4+2 (4) 2+1 (5) 1+1
300 E 55th St Los Angeles, CA 90011	\$1,160,000	7	1950	4,222	8.73	7.28%	\$274.75	\$165,714	3/17/2026	(1) 2+1 (6) 1+1
702 W Vernon Ave Los Angeles, CA 90037	\$1,050,000	6	1924	4,616	10.65	6.10%	\$227.47	\$175,000	1/23/2026	(4) 2+1 (2) 1+1
4334 S Main St Los Angeles, CA 90037	\$1,312,500	10	1927	4,068	8.21	7.38%	\$322.64	\$131,250	1/16/2026	(6) 1+1 (4) 0+1
<i>Average</i>					<i>9.00</i>	<i>7.29%</i>	<i>\$348.80</i>	<i>\$153,988</i>		
626 E 51st St (Subject)	\$850,000	5	1911	3,265	7.38	8.30%	\$260.34	\$170,000	On Market	(1) 1+1, (3) 2+1, (1) 3+1

SALE COMP CHARTS

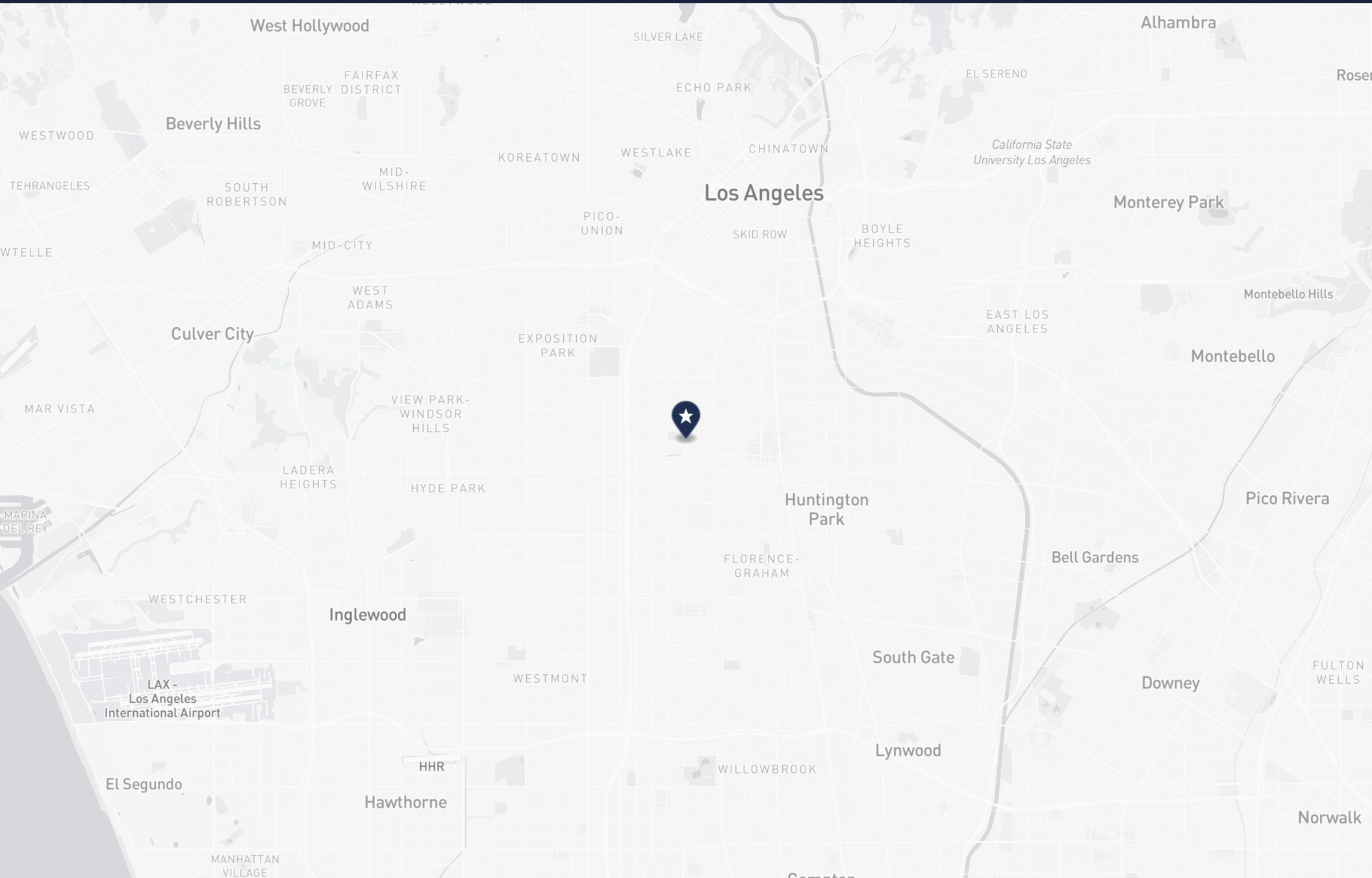


LOCATION OVERVIEW

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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.

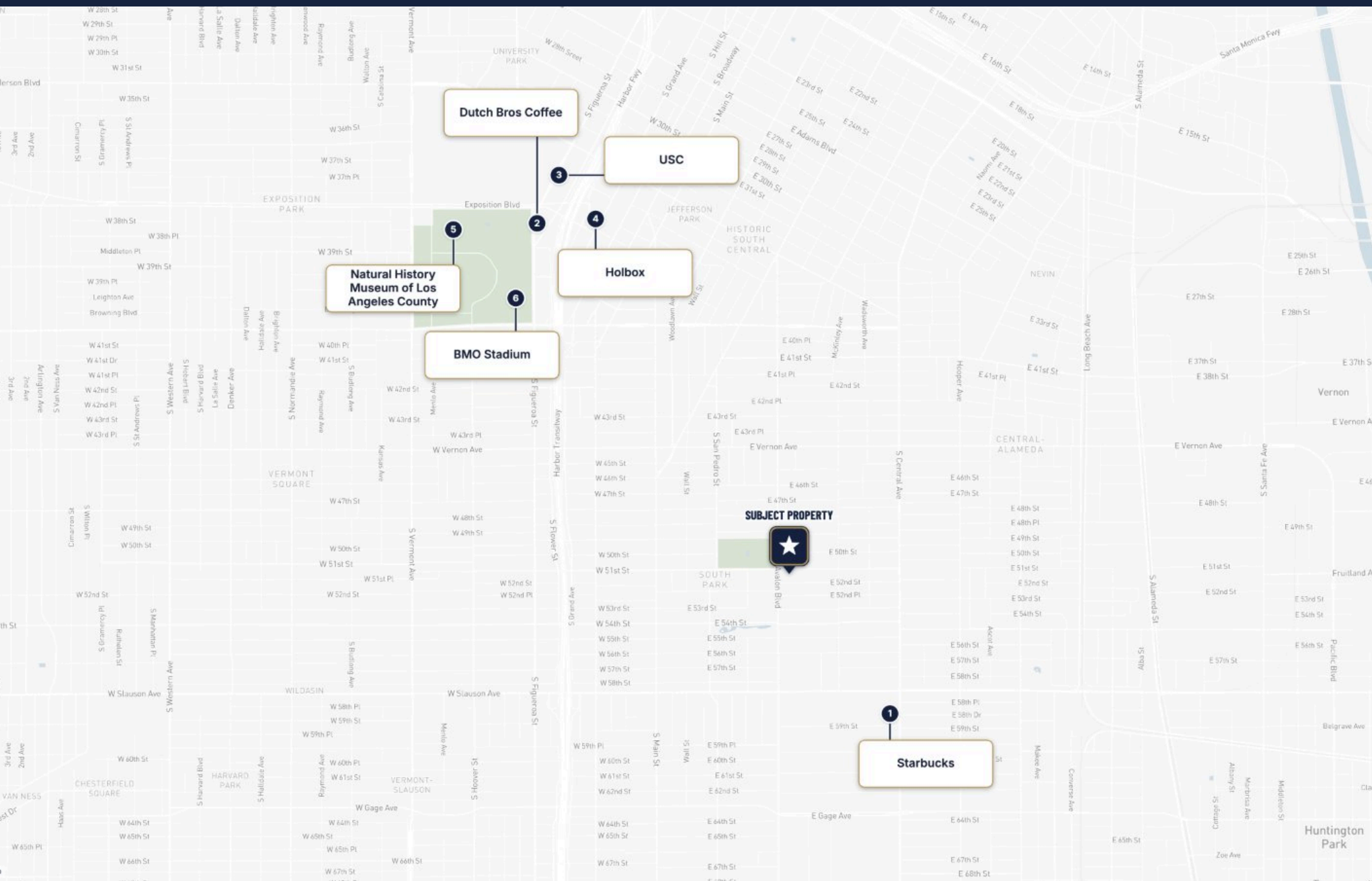
The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614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

LOCATION SPOTLIGHT: HOLBOX



Holbox is an acclaimed, Michelin-recognized seafood restaurant celebrated for its Baja-inspired cuisine and fresh, sustainably sourced ingredients. Located within Mercado La Paloma near USC and Exposition Park, it has become a premier dining destination that attracts visitors from across Southern California, further enhancing the neighborhood's vibrant culinary scene.

EXCLUSIVELY MARKETING BY



*THE***JAMES**GROUP

WILL JAMES

310.600.9858
will@lyonstahl.com
DRE #01734419

AARON JACOBSON

310.729.1559
aaron@lyonstahl.com
DRE #02100737

PETER JAMES

310.467.7581
peter@lyonstahl.com
DRE #01748556