OFFERING MEMORANDUM

1103 W 64TH ST LOS ANGELES, CA 90044



LIST PRICE

LYON STAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

$1,625,000

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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.

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Los Angeles, CA 90044

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PROPERTY DESCRIPTION

1103 W 64th St Los Angeles, CA 90044

THE OFFERING





1103 W 64th St is a 12-unit multifamily investment opportunity in Los Angeles, offered at $1,625,000 ($135,417/unit), reflecting a 8.44% current cap rate and a 7.40 GRM. Pro forma rents reflect a 11.71% increase in scheduled income, highlighting meaningful value-add upside.

Built in 1930, the property totals approximately 5,716 SF on a 6,709 SF lot ($284/SF). The property features a unit mix of (7) Studio, (4) 1-Bed/1-Bath, (1) 2-Bed/1-Bath, with 6 on-site parking spaces.

1103 W 64th St is well positioned in Los Angeles, CA 90044, close to major employment centers, retail corridors and transit, in a rental market characterized by consistent demand and long-term appreciation.

PROPERTY DETAILS

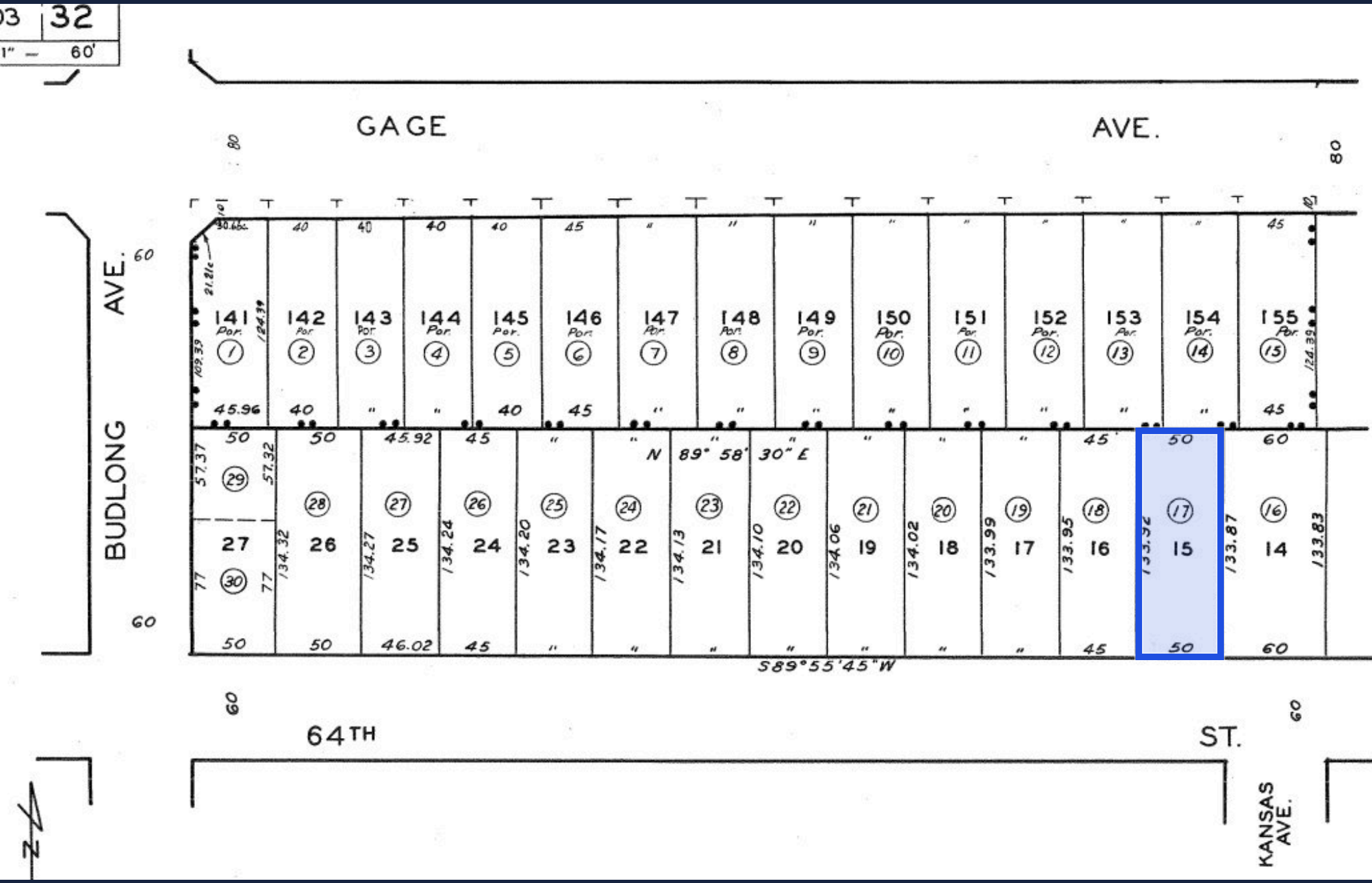
Address	1103 W 64th St Los Angeles, CA 90044
List Price	$1,625,000
Total Units	12
Total Building Sq. Ft.	5,716 SF
Total Lot Size	6,709 SF
Year Built	1930
Price / Unit	$135,417
Price / Sq. Ft.	$284.29
Zoning	LA R2
APN	6003-032-017
Rent Control	LA RSO
Parking	6 spaces



INVESTMENT HIGHLIGHTS

- 12-unit multifamily asset in Los Angeles, built in 1930
- Priced at a 7.40 GRM and 8.44% current cap rate
- 11.71% rental upside to pro forma rents
- Unit mix of (7) Studios, (4) 1 Bed/1 Bath, (1) 2 Bed/1 Bath
- Subject to LA RSO rent control
- 6 on-site parking spaces

PARCEL MAP


GAGE AVE.
BUDLONG AVE.
64TH ST.
KANSAS AVE.
S89°55'45"W
141 142 143 144 145 146 147 148 149 150 151 152 153 154 155
27 26 25 24 23 22 21 20 19 18 16 15 14



PROPERTY PHOTOS

1103 W 64th St Los Angeles, CA 90044

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS









PROPERTY PHOTOS











SECTION 3

FINANCIAL ANALYSIS

1103 W 64th St Los Angeles, CA 90044

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
Studio	7	58%	$1,437	$10,056	$1,495	$10,465	4%
1 Bed/1 Bath	4	33%	$1,551	$6,205	$1,895	$7,580	18%
2 Bed/1 Bath	1	8%	$2,036	$2,036	$2,395	$2,395	15%
TOTALS	**12**		**$1,525**	**$18,297**		**$20,440**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$18,297	$20,440
Additional Income	$0	$0
Monthly Scheduled Gross Income	$18,297	$20,440
Annualized Scheduled Gross Income	**$219,564**	**$245,280**

At a Glance	
Rental Upside	11.71%
Average Unit Size	476 SF
Utilities Paid by Tenant	Gas and Electric
Rent Control	LA RSO
Occupancy	91.67%

INCOME BREAKDOWN · CURRENT



Scheduled Rent 100%

RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Rent / Unit	Notes
101	Studio	400	$1,610	$1,495	*Hopics*
102	Studio	400	$1,674	$1,495	*HACLA*
103	Studio	400	$1,300	$1,495	
104	1-Bed/1-Bath	500	$2,225	$1,895	*HACLA*
105	Studio	400	$1,400	$1,495	
106	1-Bed/1-Bath	500	$1,895	$1,895	*Vacant*
201	1-Bed/1-Bath	500	$1,270	$1,895	*HACLA*
202	Studio	400	$1,400	$1,495	
203	Studio	400	$711	$1,495	
204	Studio	400	$1,961	$1,495	*Testimonial Community Love Center*
205	1-Bed/1-Bath	500	$815	$1,895	
206	2-Bed/1-Bath	700	$2,036	$2,395	*HACLA*
TOTAL RENTAL INCOME			**$18,297**	**$20,440**	
Additional Income			$0	$0	
TOTAL MONTHLY INCOME			**$18,297**	**$20,440**	
TOTAL ANNUAL INCOME			**$219,564**	**$245,280**	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$219,564		$245,280	
Vacancy Rate Reserve	$6,587	3.00%	$7,358	3.00%
Gross Operating Income	$212,977		$237,922	
Operating Expenses	$75,861	34.55%	$77,146	31.45%
NET OPERATING INCOME	**$137,117**		**$160,775**	
Debt Service	$74,775		$74,775	
Pre-Tax Cash Flow	*$62,342*	*10.96%*	*$86,000*	*15.12%*
Principal Reduction	$13,338		$13,338	
Total Return Before Taxes	*$75,680*	*13.31%*	*$99,339*	*17.47%*

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)	$20,313	$20,313
Repairs & Maintenance ($1000/Unit)	$12,000	$12,000
Insurance ($1.75/SF)	$10,003	$10,003
Utilities (T-12)	$14,543	$14,543
Trash (T-12)	$6,224	$6,224
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($50/Month)	$600	$600
Property Management (5% SGI)	$10,978	$12,264
TOTAL EXPENSES	**$75,861**	**$77,146**
Expenses as % of SGI	34.55%	31.45%
Per Sq. Ft.	$13.27	$13.50
Per Unit	$6,322	$6,429

FINANCIAL ANALYSIS

Property Address		1103 W 64th St
List Price:		$1,625,000
Down Payment:	35.0%	$568,750
Number of Units:		12
Cost per Unit:		$135,417
Current GRM:		7.40
Pro Forma GRM:		6.63
Current CAP:		8.44%
Pro Forma CAP:		9.89%
Year Built:		1930
Approx. Lot Size:		6,709 SF
Approx. Gross RSF:		5,716 SF
Cost per RSF:		$284.29

Proposed Financing	
First Loan Amount:	$1,056,250
Interest Rate:	5.85%
Amortization:	30 yrs
Fixed Period:	7 yrs
Monthly Payment:	$6,231
DCR:	1.83

Annualized Expenses	*Estimated
New Taxes (1.25% Purchase Price):	$20,313
Repairs & Maintenance ($1000/Unit):	$12,000
Insurance ($1.75/SF):	$10,003
Utilities (T-12):	$14,543
Trash (T-12):	$6,224
Landscaping ($100/Month):	$1,200
Pest Control ($50/Month):	$600
Property Management (5% SGI):	$10,978
Total Expenses:	**$75,861**
Expenses as % of SGI:	34.55%
Per Unit:	$6,322

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$219,564		$245,280	
Vacancy Rate Reserve:	$6,587	3.00% *1	$7,358	3.00% *1
Gross Operating Income:	$212,977		$237,922	
Operating Expenses:	$75,861	34.55% *1	$77,146	31.45% *1
Net Operating Income:	$137,117		$160,775	
Loan Payments:	$74,775		$74,775	
Pre-Tax Cash Flow:	$62,342	10.96% *2	$86,000	15.12% *2
Principal Reduction:	$13,338		$13,338	
Total Return Before Taxes:	$75,680	13.31% *2	$99,339	17.47% *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	Studio		$1,437	$10,056	$1,495	$10,465
4	1 Bed/1 Bath		$1,551	$6,205	$1,895	$7,580
1	2 Bed/1 Bath		$2,036	$2,036	$2,395	$2,395
Monthly Scheduled Gross Income				**$18,297**		**$20,440**
Annualized Scheduled Gross Income				**$219,564**		**$245,280**

Utilities Paid by Tenant: Gas and Electric • Rental Upside: 11.71%

FINANCING

Proposed Financing		
List Price:		$1,625,000
Down Payment:	35.0%	$568,750
First Loan Amount:		$1,056,250
Loan-to-Value:		65%
Interest Rate:		5.85%
Amortization:		30 years
Fixed Period:		7 years
Monthly Payment (P&I):		$6,231
Annual Debt Service:		$74,775
DCR:		1.83

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$137,117
Net Operating Income (Pro Forma):	$160,775
Pre-Tax Cash Flow (Current):	$62,342
Pre-Tax Cash Flow (Pro Forma):	$86,000
Cash-on-Cash (Current):	10.96%
Cash-on-Cash (Pro Forma):	15.12%
Total Return Before Taxes (PF):	$99,339

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

1103 W 64th St Los Angeles, CA 90044

SALE COMPS

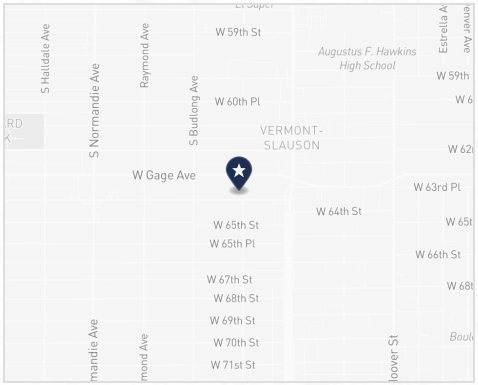


1103 W 64TH ST

Los Angeles, CA 90044

Subject Property

Price:	$1,625,000	Bldg Size:	5,716 SF
No. Units:	12	Price/SF:	$284.29
GRM:	7.40	CAP:	8.44%
$/Unit:	$135,417		



1

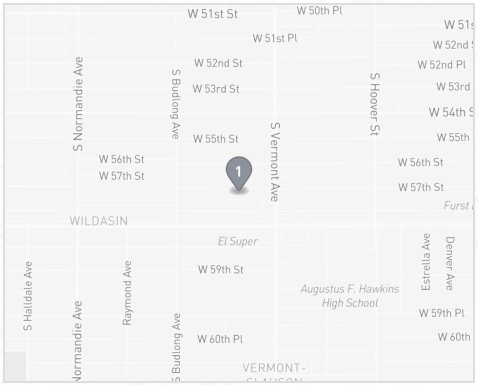


1038 W 57TH ST

Los Angeles, CA 90037

Sold 6/17/2026

Price:	$1,585,000	Bldg Size:	5,320 SF
No. Units:	8	Price/SF:	$297.93
GRM:	9.41	CAP:	6.91%
$/Unit:	$198,125		



2

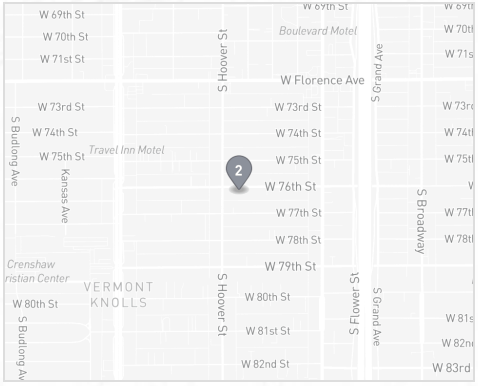


726 W 76TH ST

Los Angeles, CA 90044

Sold 6/4/2026

Price:	$1,025,000	Bldg Size:	2,864 SF
No. Units:	6	Price/SF:	$357.89
GRM:	8.21	CAP:	7.91%
$/Unit:	$170,833		



SALE COMPS

3

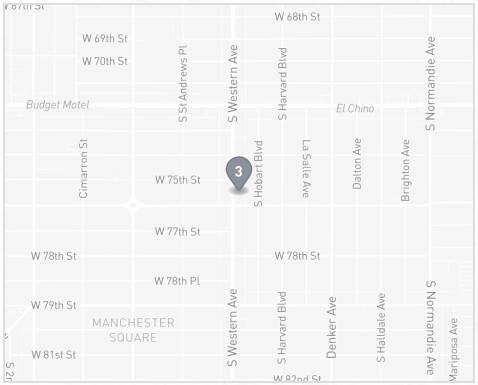


7516 S WESTERN AVE

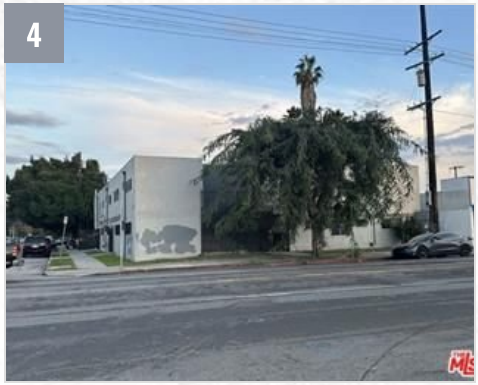
Los Angeles, CA 90047

Sold 5/27/2026

Price:	$1,300,000	Bldg Size:	4,180 SF
No. Units:	6	Price/SF:	$311.00
GRM:	9.31	CAP:	6.98%
$/Unit:	$216,667		



4

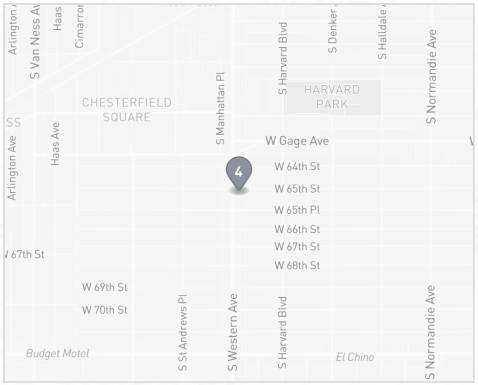


6500 S WESTERN AVE

Los Angeles, CA 90047

Sold 1/13/2026

Price:	$1,630,000	Bldg Size:	10,306 SF
No. Units:	12	Price/SF:	$158.16
GRM:	7.84	CAP:	8.29%
$/Unit:	$135,833		



5

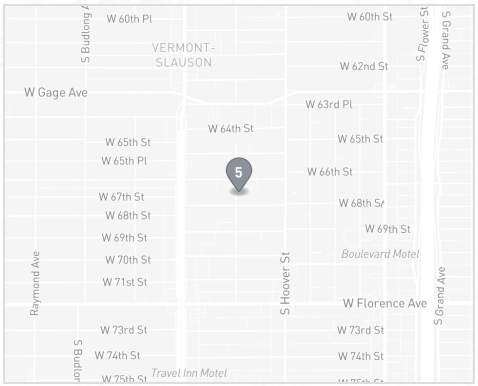


6612 MENLO AVE

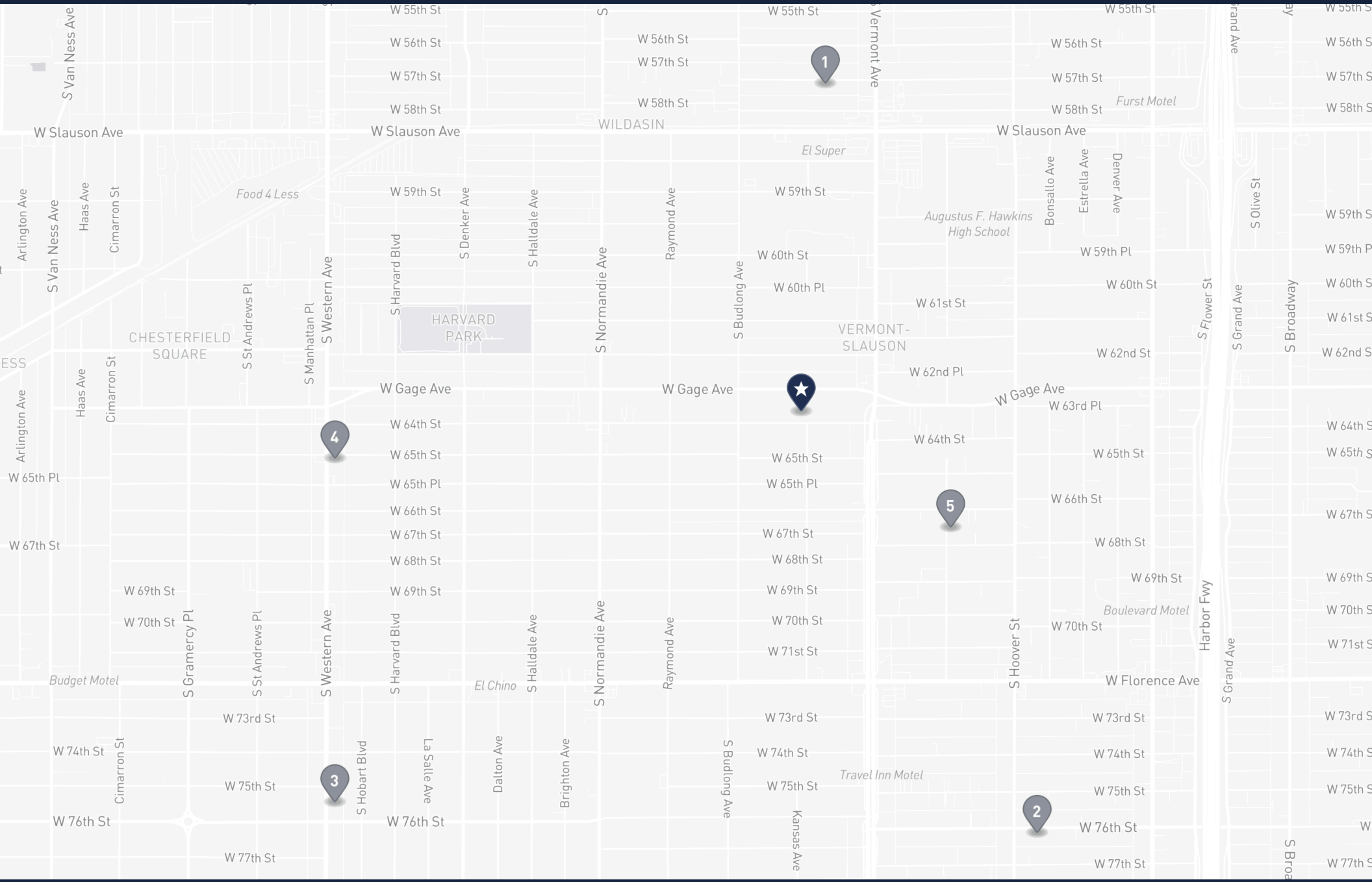
Los Angeles, CA 90044

Sold 12/31/2025

Price:	$1,375,000	Bldg Size:	4,620 SF
No. Units:	10	Price/SF:	$297.62
GRM:	7.11	CAP:	9.14%
$/Unit:	$137,500		



SALE COMPS MAP

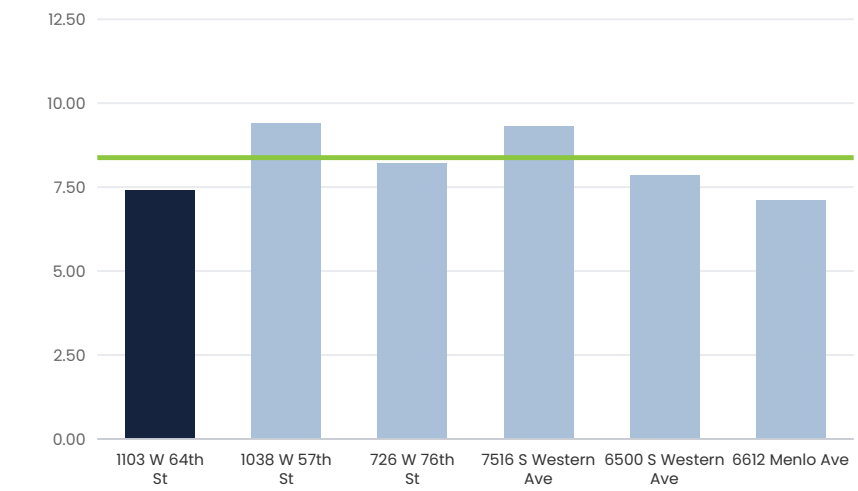


SALE COMPS ANALYSIS

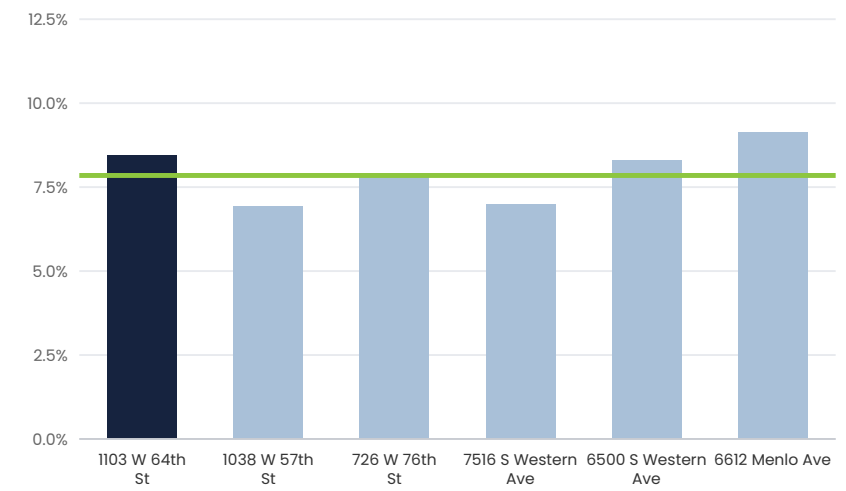
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
1038 W 57th St Los Angeles, CA 90037	$1,585,000	8	1928	5,320	9.41	6.91%	$297.93	$198,125	6/17/2026	(8) 1+1
726 W 76th St Los Angeles, CA 90044	$1,025,000	6	1925	2,864	8.21	7.91%	$357.89	$170,833	6/4/2026	(6) 1+1
7516 S Western Ave Los Angeles, CA 90047	$1,300,000	6	1953	4,180	9.31	6.98%	$311.00	$216,667	5/27/2026	(2) 2+1 (4) 1+1
6500 S Western Ave Los Angeles, CA 90047	$1,630,000	12	1962	10,306	7.84	8.29%	$158.16	$135,833	1/13/2026	(1) 3+1 (11) 2+1
6612 Menlo Ave Los Angeles, CA 90044	$1,375,000	10	1925	4,620	7.11	9.14%	$297.62	$137,500	12/31/2025	(2) 0+1 (8) 1+1
Average					*8.38*	*7.85%*	*$284.52*	*$171,792*		
1103 W 64th St (Subject)	**$1,625,000**	**12**	**1930**	**5,716**	**7.40**	**8.44%**	**$284.29**	**$135,417**	**On Market**	**(7) Studio, (4) 1-Bed/1-Bath, (1) 2-Bed/1-Bath**

SALE COMP CHARTS

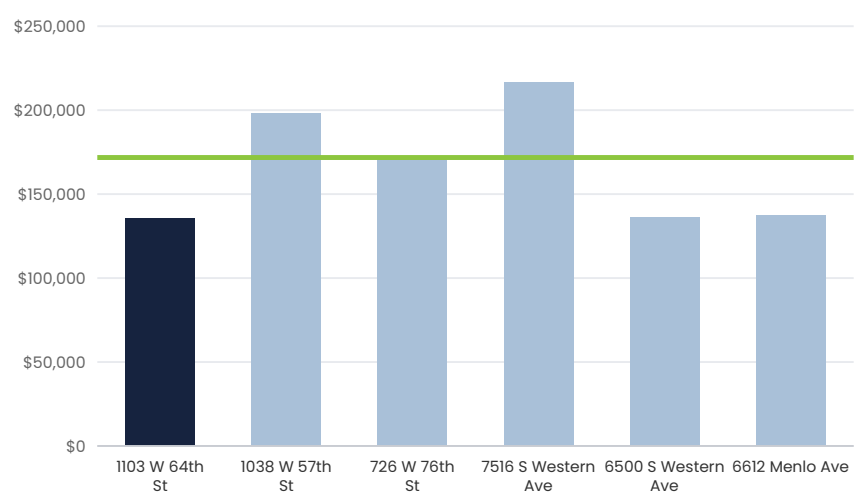
Average: 8.38



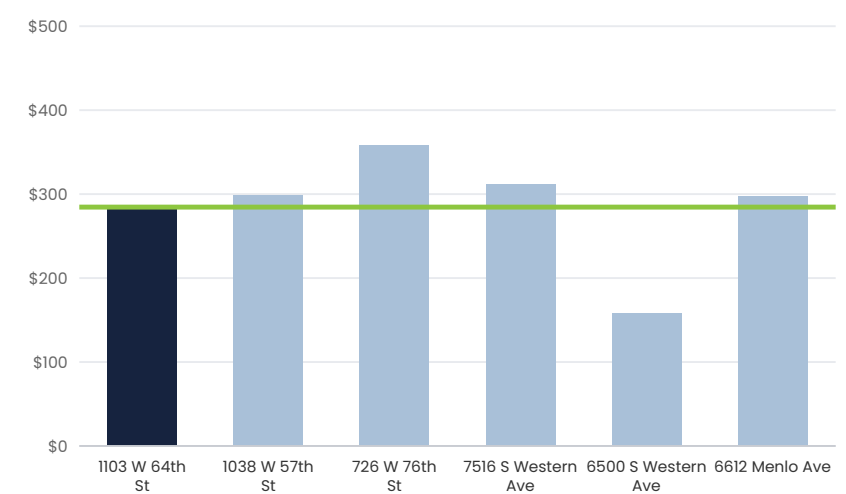
Average: 7.85%



Average: $171,792



Average: $284.52



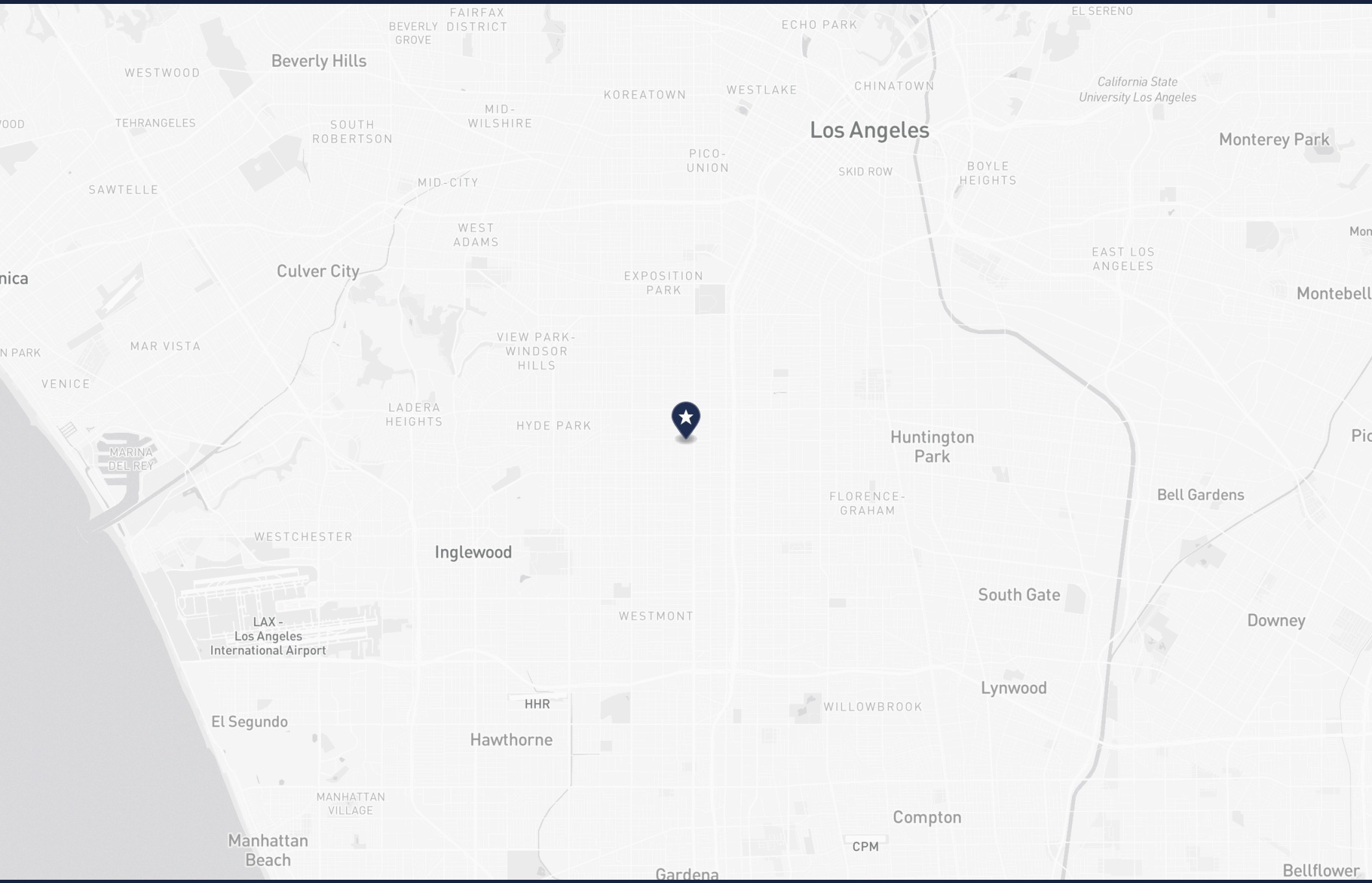


SECTION 5

LOCATION OVERVIEW

1103 W 64th St Los Angeles, CA 90044

LOCATION MAP



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



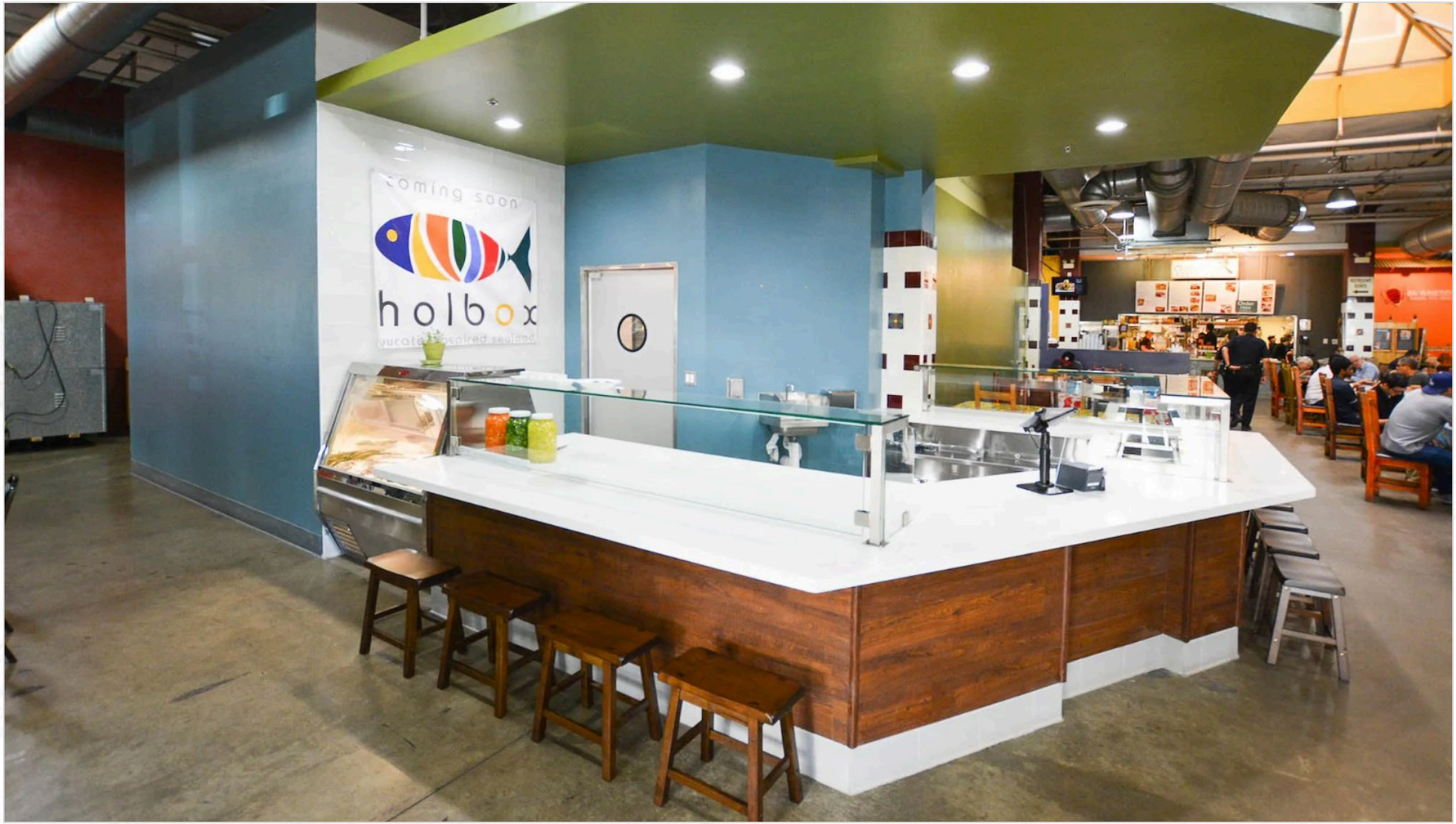
The University of Southern California (USC) is a nationally recognized private research university that serves as a major economic and educational anchor for the area. With a large student population and workforce, USC generates strong, year-round demand for housing and supports long-term neighborhood growth.

LOCATION SPOTLIGHT: SOFI STADIUM



SoFi Stadium is a world-class sports and entertainment venue and home to both the Los Angeles Rams and Los Angeles Chargers. Hosting NFL games, major concerts, international sporting events, and marquee entertainment experiences year-round, SoFi Stadium serves as a significant regional destination that drives tourism, economic activity, and continued investment throughout the greater Los Angeles 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 MARKETED BY

JACOBSON INVESTMENT GROUP

LYON STAHL INVESTMENT REAL ESTATE

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