

Well Maintained, 7-Unit
Apartment Community

South Mid-City neighborhood
near Pico-Robertson

1217

ORANGE GROVE AVENUE



7 UNITS | MID-CITY | LOS ANGELES, CA 90019

VARTANIAN
COMMERCIAL REAL ESTATE

LYONSTAHLL
INVESTMENT REAL ESTATE

1217 S. ORANGE GROVE AVE LOS ANGELES, CA 90019

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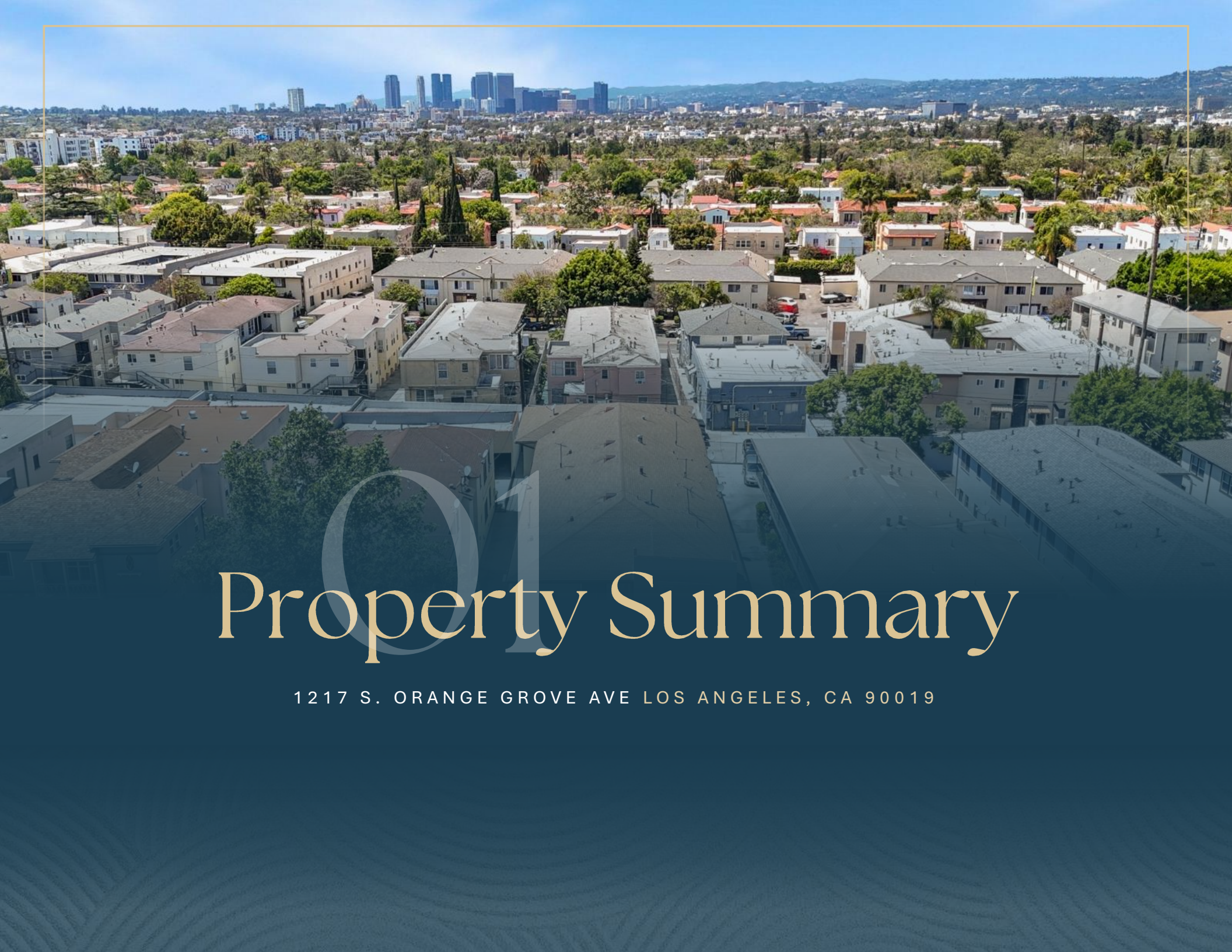


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01 Property Summary

1217 S. ORANGE GROVE AVE LOS ANGELES, CA 90019

PROPERTY SUMMARY

PRICING		
OFFERING PRICE		\$2,200,000
PRICE/UNIT		\$314,286
PRICE/SF		\$367.71
GRM	12.59	9.55
CAP RATE	5.00%	7.45%
	Current	Market

THE ASSET	
Units	7
Year Built	1959
Gross SF	5,983
Lot SF	7,115
APN	5086-005-009
Floors	2



1217 S. ORANGE GROVE AVE

WALKSCORE®



89

Very Walkable
Most errands can be accomplished on foot.



60

Good Transit
Many nearby public transportation options.



67

Bikeable
Some bike infrastructure.

BEVERLY CONNECTION

BEVERLY CENTER

6300 Wilshire

VISION ON WILSHIRE

6100 Wilshire

PETERSEN AUTOMOTIVE MUSEUM

Academy Museum of Motion Pictures



Property Overview

7 UNITS | MID-CITY LOCATION

Vartanian CRE of Lyon Stahl Investment Real Estate is pleased to present 1217 S Orange Grove Avenue, a well-maintained 7-unit multifamily investment opportunity located in the highly desirable Mid-City submarket of Los Angeles. The property consists of approximately 5,983 square feet of living area situated on a 7,115 square foot LAR3-zoned lot, offering investors a compelling combination of stable in-place income and long-term upside potential. The building also features distinctive architectural elements, highlighted by subtle LED accent lighting that enhances the property's curb appeal and creates a unique visual presence during evening hours.

The property is separately metered for gas and electricity, with water master metered, helping streamline operating expenses. Additional income is generated through an on-site shared laundry facility. The asset also offers rear parking, ample street parking, and is situated on a quiet, well-maintained residential street, further contributing to strong tenant appeal and long-term occupancy stability.

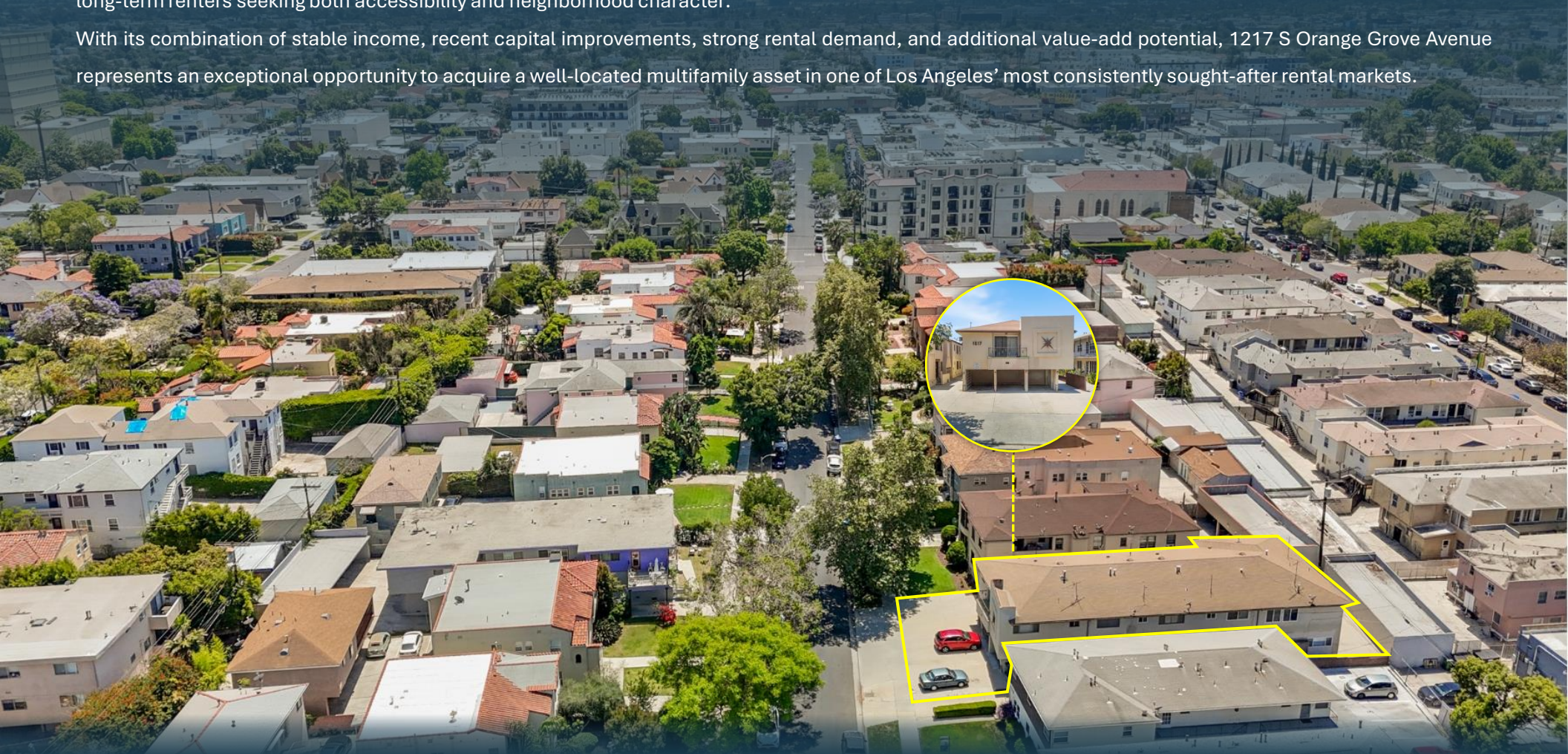
The property features an attractive unit mix consisting of two (2) 2 bedroom/2-bathroom units, one (1) 2 bedroom/1 bathroom unit, three (3) 1 bedroom/1 bathroom units, and one (1) bachelor unit. The building benefits from a strong renovation profile, with four (4) units fully renovated (Units #1, #2, #5, and #7), featuring upgraded flooring, modernized kitchens with updated cabinetry and quartz countertops, refreshed bathrooms, and new interior paint. Two additional units (Units #3 and #4) have been partially renovated, providing investors with additional value-add potential through continued interior upgrades. This diverse unit composition offers a balanced blend of stabilized cash flow and future rental upside. Additionally, the property has completed the soft-story seismic retrofit.

The Location

Strategically located in the South Mid-City neighborhood near Pico-Robertson, the property benefits from immediate access to one of Los Angeles' most vibrant and culturally rich communities. The area is widely recognized for its strong rental demand driven by nearby synagogues, renowned kosher dining, specialty retail, and community oriented amenities, making it especially attractive to a stable and long-term tenant base.

Beyond the immediate neighborhood, the property offers convenient access to major employment centers and lifestyle destinations including Culver City, Beverly Hills, and Downtown Los Angeles. Residents enjoy close proximity to the 10 Freeway, major transit corridors, and an expanding collection of dining, retail, and entertainment options throughout Mid-City and West Adams. This highly central location continues to attract young professionals, families, and long-term renters seeking both accessibility and neighborhood character.

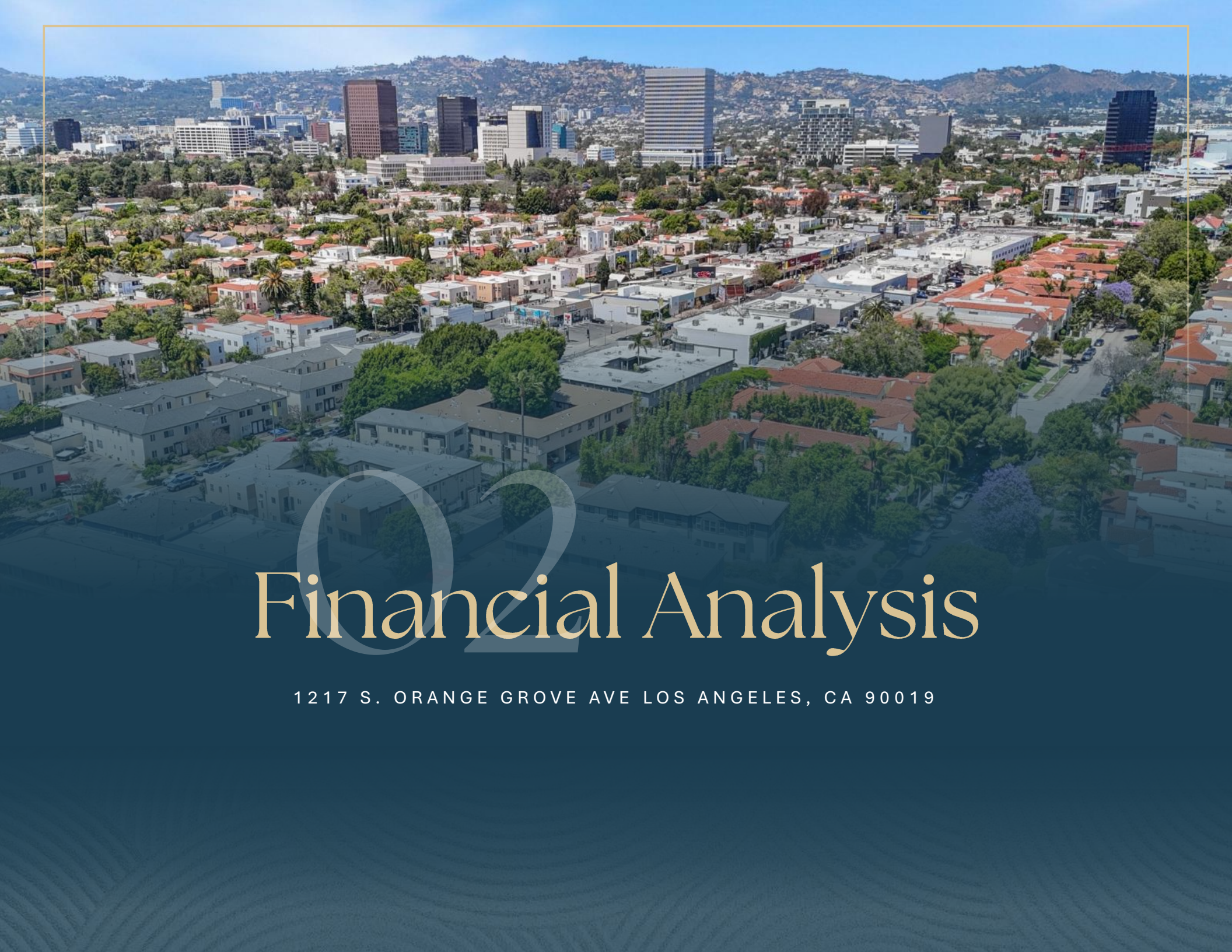
With its combination of stable income, recent capital improvements, strong rental demand, and additional value-add potential, 1217 S Orange Grove Avenue represents an exceptional opportunity to acquire a well-located multifamily asset in one of Los Angeles' most consistently sought-after rental markets.





Property Layout





Financial Analysis

1217 S. ORANGE GROVE AVE LOS ANGELES, CA 90019

Rent Roll

1217 S. ORANGE GROVE AVE | LOS ANGELES, CA 90019

Unit #	Type	Current Rent	Market Rent	Notes
*1	2+2	\$2,850	\$3,395	Section 8
2	1+1	\$2,271	\$2,395	
3	2+1	\$2,600	\$3,295	
4	1+1	\$1,641	\$2,395	
5	1+1	\$1,554	\$2,395	
6	2+2	\$1,727	\$3,395	
7	Bachelor	\$1,850	\$1,850	Vacant
Totals:		\$14,492	\$19,120	

Section 8 tenant pays \$336. HACLA pays \$2,514

Vacant Unit Shown at Market Rental Rate

***Brokers do not represent the accuracy of any of this information.

Buyer to conduct own investigation of all information provided.***

Financial Analysis

PRICING

OFFERING PRICE **\$2,200,000**

PRICE/UNIT **\$314,286**

PRICE/SF **\$367.71**

GRM 12.59 **9.55**

CAP RATE 5.00% **7.45%**

Current **Market**

PROPOSED FINANCING

Down 45.5% **\$1,000,000**

Loan 55% **\$1,200,000**

Ammort Years **30**

Interest Rate **5.90%**

Payments **(\$7,118)**

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
1	Bachelor	\$1,850	\$1,850	\$1,850	\$1,850
3	1+1	\$1,822	\$5,465	\$2,395	\$7,185
1	2+1	\$2,600	\$2,600	\$3,295	\$3,295
2	2+2	\$2,289	\$4,577	\$3,395	\$6,790

Total Scheduled Rent	\$14,492	\$19,120
Laundry Income	\$70	\$70
Monthly Scheduled Gross Income	\$14,562	\$19,190

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$174,744	\$230,280
Less: Vacancy/Deductions	3% (\$5,217)	3% (\$6,883)
Effective Rental Income	\$169,527	\$223,397

ANNUALIZED EXPENSES

	Current	Market
*Taxes: Rate	1.187% \$26,122	\$26,122
**Insurance	\$11,831	\$11,831
**Utilities	\$5,169	\$5,169
*Maintenance/Repair	\$4,369	\$4,369
*Off-Site Mgmt	3.0% \$5,242	\$5,242
**Gardening	\$1,200	\$1,200
**Trash	\$5,582	\$5,582

ESTIMATED EXPENSES

	Current	Market
ESTIMATED EXPENSES	\$59,515	\$59,515
Expenses/Unit	\$8,502	\$8,502
Expenses/SF	\$9.95	\$9.95
% of GOI	34.1%	25.8%

RETURN

	Current	Market
NOI	\$110,012	\$163,882
Less Debt	(\$85,412)	(\$85,412)
Cashflow	2.5% \$24,600	7.8% \$78,471
Principal Paydown	\$15,448	\$15,448
Total Return Before Taxes	4.0% \$40,048	9.4% \$93,918

Estimated Expenses

Seller Stated Expenses

Tyler Bradford
 (310) 850-7197 (Mobile)
tyler@convoy-cap.com
 DRE #01860008



Travis Bradford
 (310) 869-7490 (Mobile)
travis@convoy-cap.com
 DRE #02046147

Prepared for:
 Property Address:

C/O Derrick Vartanian
 1217 S. Orange Grove Ave
 Los Angeles, CA 90019

5/5/2026
 Quote #1

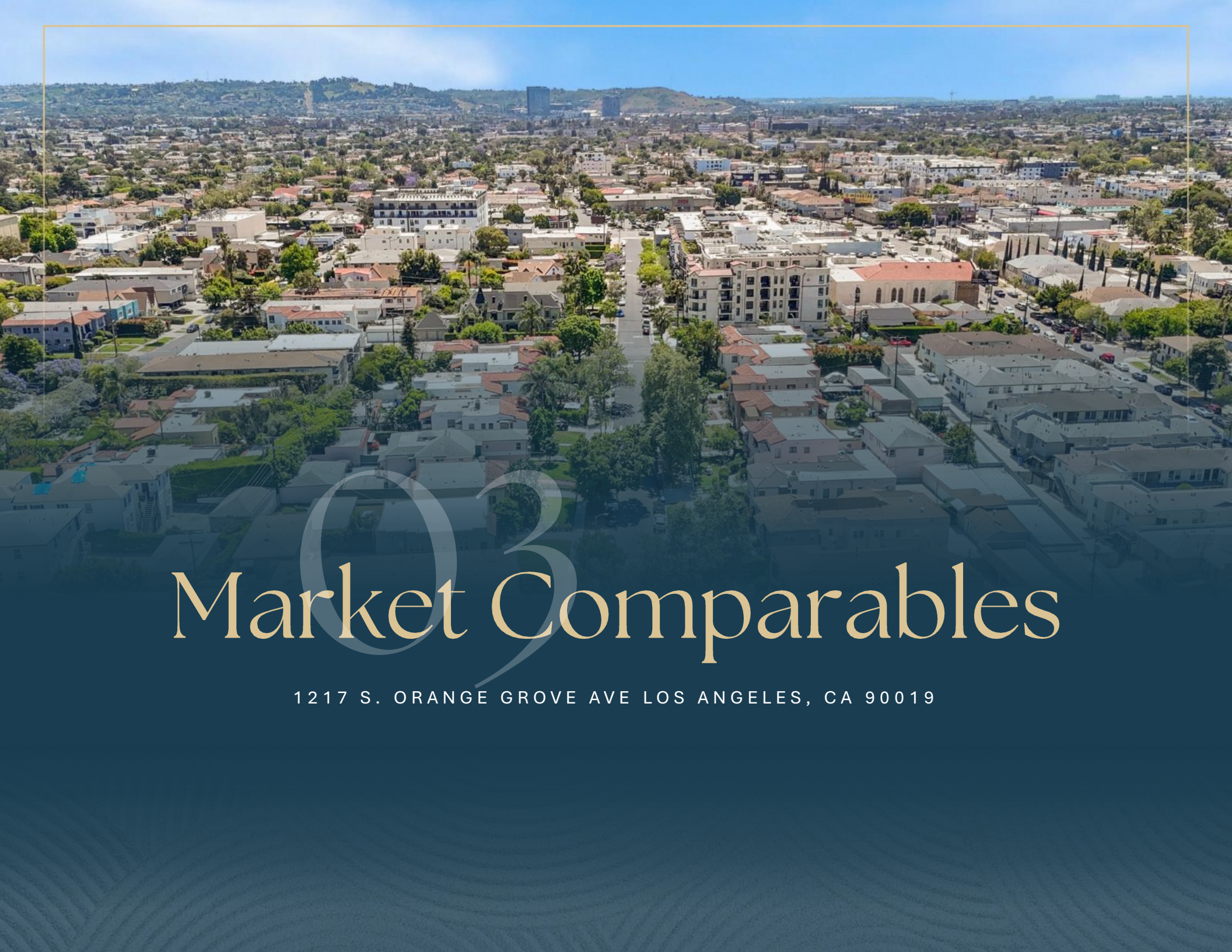
Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM	Option 4 Floating Bridge-ARM
Purchase Price	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000
Loan Amount	\$1,200,000	\$1,185,000	\$1,540,000	\$1,540,000
Down Payment	\$1,000,000	\$1,015,000	\$660,000	\$660,000
Reno / Relo Funds Post-Closing	N/A	N/A	N/A	\$140,000
Initial Funding Loan-to-Value	55%	54%	70%	70%
Debt Coverage Ratio (DCR)	1.15	1.15	1.20	1.20
Current Interest Rate	5.90%	6.00%	6.40%	6.65%
Index	1-Year CMT	1-Year CMT	1 Mo. SOFR CME	1 Mo. SOFR CME
Margin	2.50%	2.50%	2.75%	3.00%
Floor / Ceiling	5.90% / 11.95%	6.00% / 11.95%	5.40% / 14.40%	5.65% / 14.65%
Loan Term	30	30	10	10
Amortization in Years	30	30	27	27
I/O Monthly Payment	N/A	N/A	\$8,213	\$8,534
Monthly Payment	\$7,118	\$7,105	\$9,997	\$10,243
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	6 Mo. Interest-Reserve	6 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-3	Years 1-5	Year 1	Year 1
	3-2-1%	5-4-3-2-1%	1%	1%
Loan Fee	1%	1%	1.25%	1.25%
Estimated Costs:				
Appraisal/Due Diligence	\$5,000	\$5,000	\$8,500	\$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

*Option 4: Lender will fund 70% of proposed renovation costs projected by buyer; Used \$200k in proposed renovation budget for example

Alternative fixed and adjustable rate options may be available upon request
 Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice



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Market Comparables

1217 S. ORANGE GROVE AVE LOS ANGELES, CA 90019

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 8553 Alcott St Los Angeles, CA 90035	8	1930	7,000	8,271	8 - 1+1	3/6/2026	\$1,610,000	\$201,250	\$230.00	5.94%	10.90
	2 1111 S. Holt Ave Los Angeles, CA 90035	6	1953	4,630	6,397	5 - 1+1 1 - 2+2	12/10/2025	\$1,785,000	\$297,500	\$385.53	5.71%	12.00
	3 1441 S. Hayworth Ave Los Angeles, CA 90035	8	1961	5,758	7,127	2 - 2+2 6 - 1+1	10/6/2025	\$1,900,000	\$237,500	\$329.98	5.72%	12.00
	4 5871 Pickford St Los Angeles, CA 90019	6	1961	7,006	6,883	4 - 2+2 2 - 3+2	8/27/2025	\$1,900,000	\$316,667	\$271.20	5.93%	11.80
	5 8686 W. Olympic Blvd Los Angeles, CA 90035	8	1926	6,213	7,432	1 - Studio 7 - 1+1	8/8/2025	\$1,950,000	\$243,750	\$313.86	6.36%	10.70
	6 1128 Masselin Ave Los Angeles, CA 90019	12	1948	9,206	12,493	12 - 1+1	6/17/2025	\$2,845,000	\$237,083	\$309.04	5.67%	11.40
AVERAGES		8	1947	6,635	8,101				\$255,625	\$306.60	5.89%	11.47
	S Subject 1217 S. Orange Grove Ave. Los Angeles, CA 90019	7	1959	5,983	7,115	1 - Bachelor 3 - 1+1 1 - 2+1 2 - 2+2	On Market	\$2,200,000	\$314,286	\$367.71	5.00%	12.59

SALES COMPARABLES

1217 S. Orange Grove Ave.

Los Angeles, CA 90019

S



SUBJECT		Units	Unit Type
Offering Price	\$2,200,000	1	Bachelor
Price/Unit	\$314,286	3	1+1
Price/SF	\$368	1	2+1
Cap Rate	5.00%	2	2+2
GRM	12.59		
Total Units	7		
Year Built	1959		

8553 Alcott St

Los Angeles, CA 90035

1



COE	3/6/2026	Units	Unit Type
Sales Price	\$1,610,000	8	1+1
Price/Unit	\$201,250		
Price/SF	\$230		
Cap Rate	5.94%		
GRM	10.90		
Total Units	8		
Year Built	1930		

1111 S. Holt Ave

Los Angeles, CA 90035

2



COE	12/10/2025	Units	Unit Type
Sales Price	\$1,785,000	5	1+1
Price/Unit	\$297,500	1	2+2
Price/SF	\$386		
Cap Rate	5.71%		
GRM	12.00		
Total Units	6		
Year Built	1953		

SALES COMPARABLES

1441 S. Hayworth Ave
Los Angeles, CA 90035

3



COE	10/6/2025	Units	Unit Type
Sales Price	\$1,900,000	2	2+2
Price/Unit	\$237,500	6	1+1
Price/SF	\$330		
Cap Rate	5.72%		
GRM	12.00		
Total Units	8		
Year Built	1961		

5871 Pickford St
Los Angeles, CA 90019

4



COE	8/27/2025	Units	Unit Type
Sales Price	\$1,900,000	4	2+2
Price/Unit	\$316,667	2	3+2
Price/SF	\$271		
Cap Rate	5.93%		
GRM	11.80		
Total Units	6		
Year Built	1961		

8686 W. Olympic Blvd
Los Angeles, CA 90035

5



COE	8/8/2025	Units	Unit Type
Sales Price	\$1,950,000	1	Studio
Price/Unit	\$243,750	7	1+1
Price/SF	\$314		
Cap Rate	6.36%		
GRM	10.70		
Total Units	8		
Year Built	1926		

SALES COMPARABLES

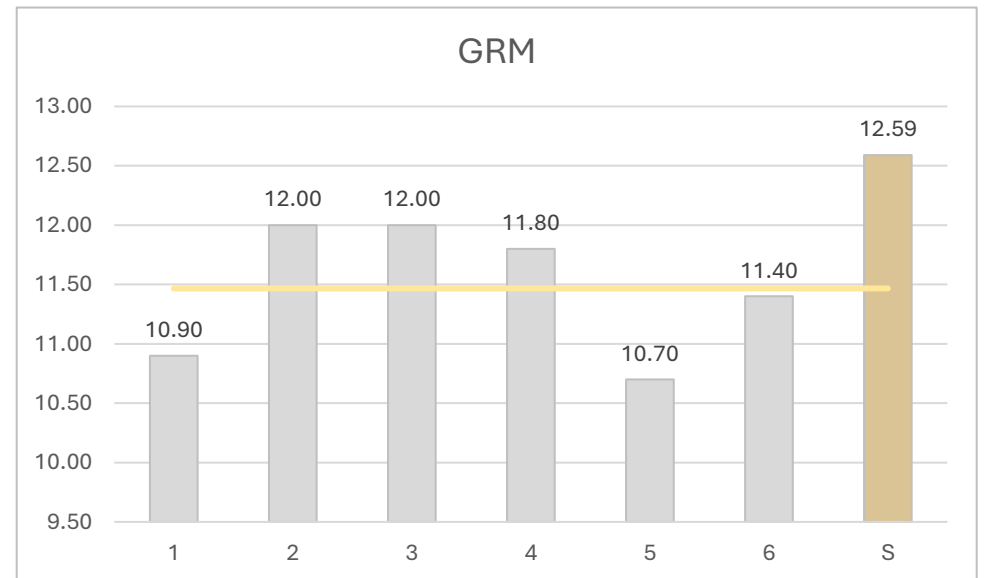
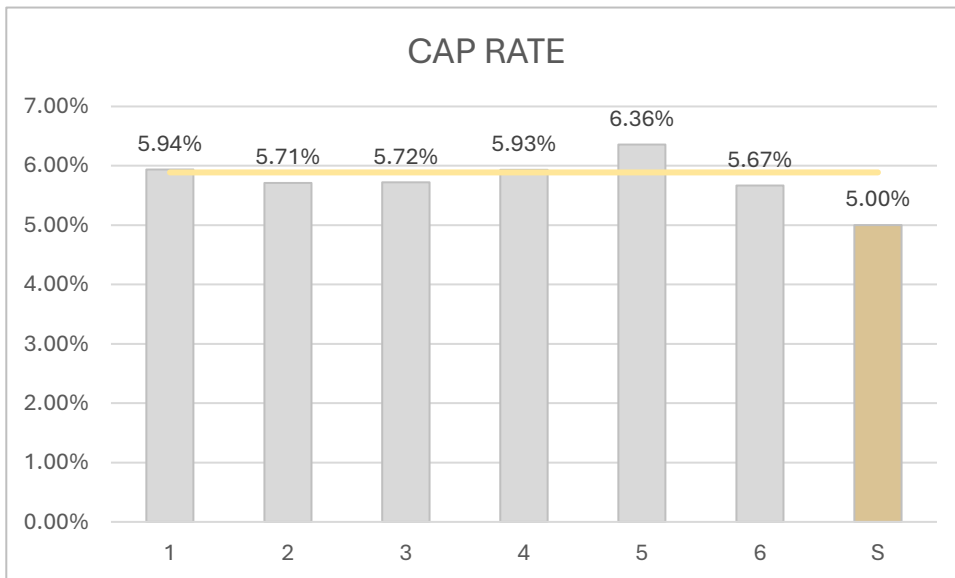
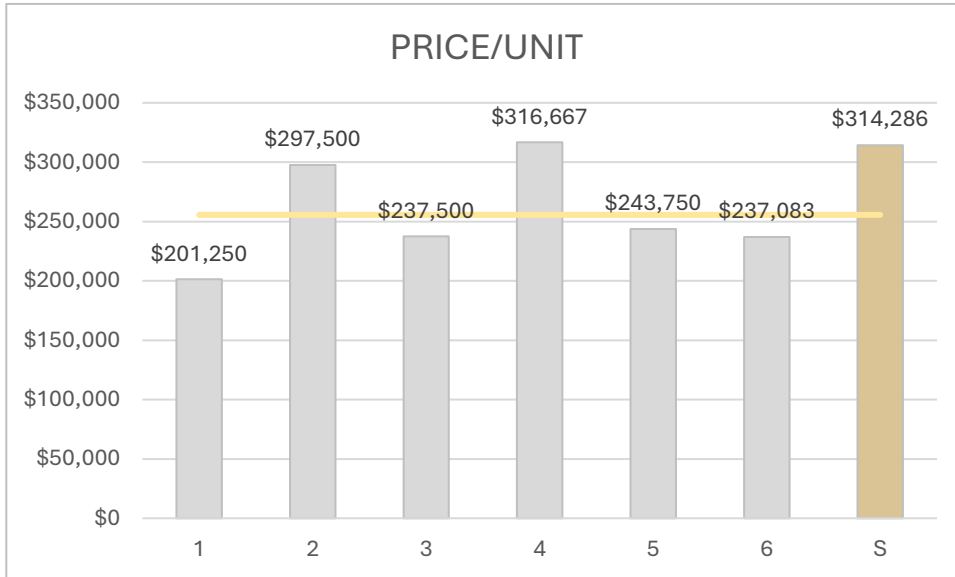
1128 Masselin Ave
Los Angeles, CA 90019

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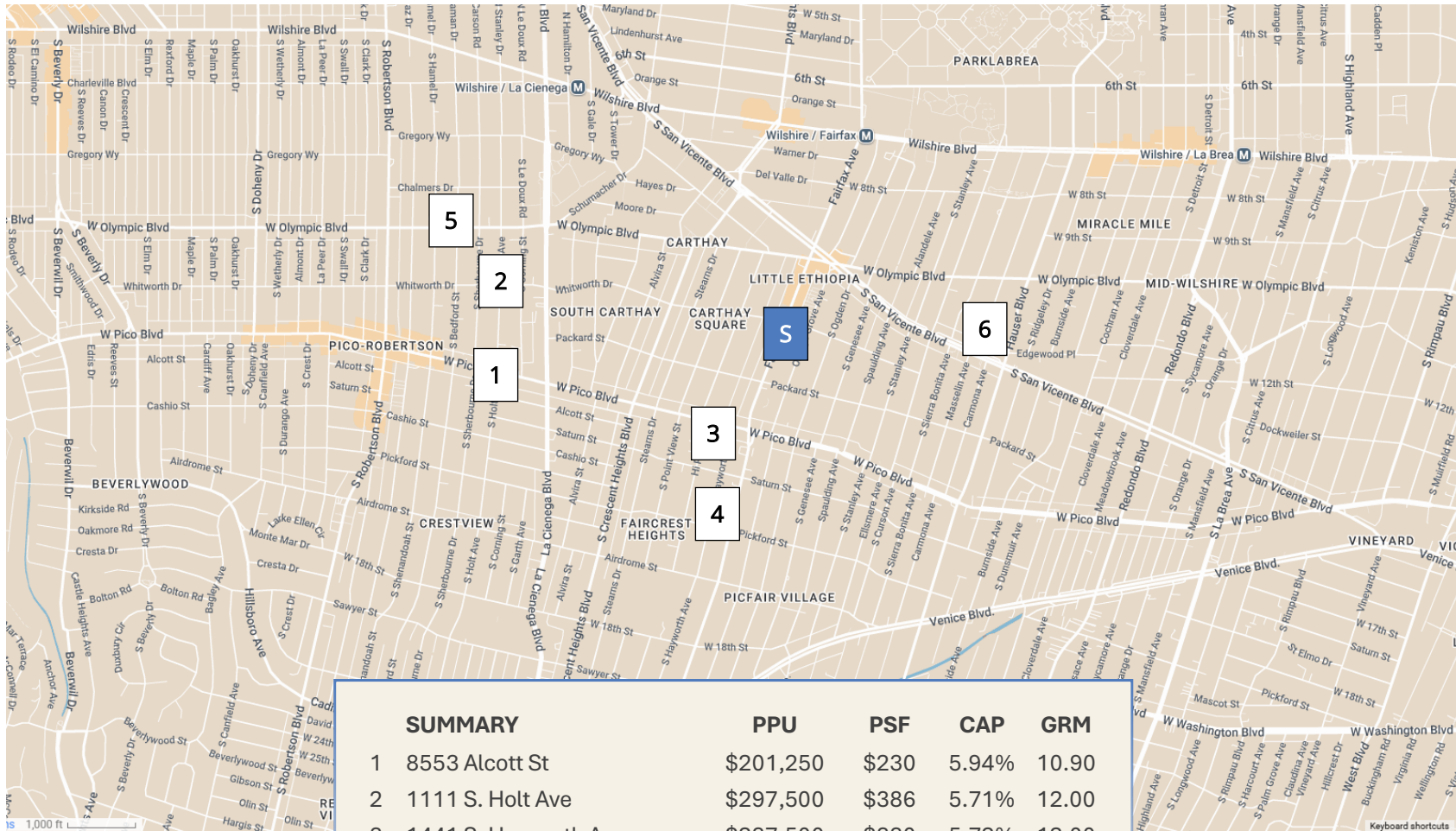


COE	6/17/2025	Units	Unit Type
Sales Price	\$2,845,000	12	1+1
Price/Unit	\$237,083		
Price/SF	\$309		
Cap Rate	5.67%		
GRM	11.40		
Total Units	12		
Year Built	1948		

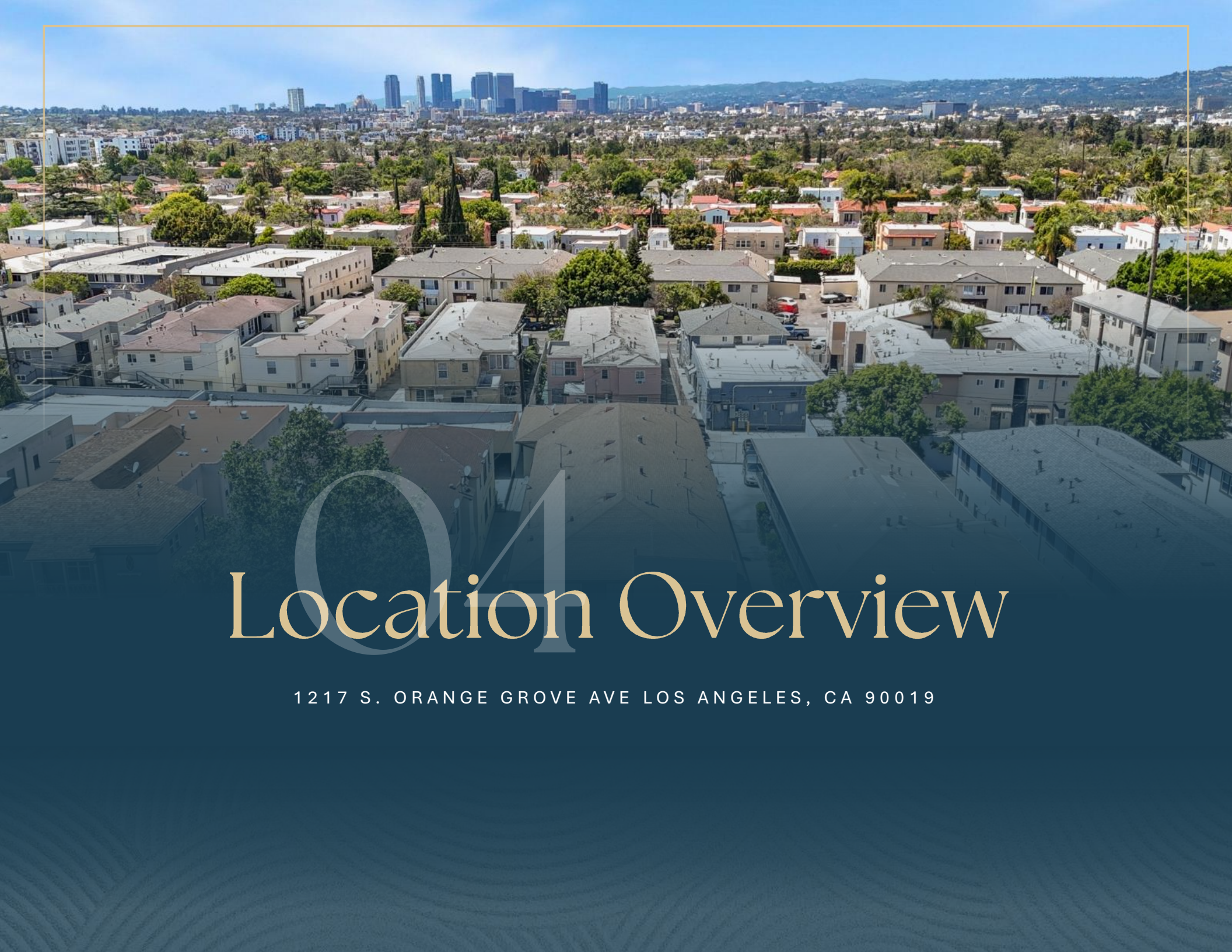
SALES COMPARABLES



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
1	8553 Alcott St	\$201,250	\$230	5.94%	10.90
2	1111 S. Holt Ave	\$297,500	\$386	5.71%	12.00
3	1441 S. Hayworth Ave	\$237,500	\$330	5.72%	12.00
4	5871 Pickford St	\$316,667	\$271	5.93%	11.80
5	8686 W. Olympic Blvd	\$243,750	\$314	6.36%	10.70
6	1128 Masselin Ave	\$237,083	\$309	5.67%	11.40
S	1217 S. Orange Grove Ave.	\$314,286	\$368	5.00%	12.59



Location Overview

1217 S. ORANGE GROVE AVE LOS ANGELES, CA 90019

Mid-City

Los Angeles

Mid City Los Angeles is a region located in the central part of Los Angeles, California. It is bordered by West Adams to the north, Culver City to the west, South Los Angeles to the south, and Mid-Wilshire to the east. The region is home to several neighborhoods, including Arlington Heights, Country Club Park, Jefferson Park, Mid-City West, Miracle Mile, and Wilshire Vista.

Location & Connectivity

Centrally positioned in LA's Central City region (zip codes 90016 & 90019) with quick freeway access via I-10 along the southern border, and I-405/I-110 nearby

Excellent transit: Bus routes along major corridors and the Metro Purple Line at Wilshire & Vermont offer easy connectivity to Downtown, Santa Monica, and beyond

Packed with coffee shops, casual & diverse eateries, grocery options like Sprouts and Whole Foods, galleries, and craft breweries



The region has a mix of residential and commercial development, with many small businesses and local shops. It is also well-connected to other parts of Los Angeles, with several major roads and highways running through the area, including the Santa Monica Freeway (I-10) and the Beverly Boulevard.

168,429

Population

\$84,214

Avg HH Income

\$969,700

Property Value

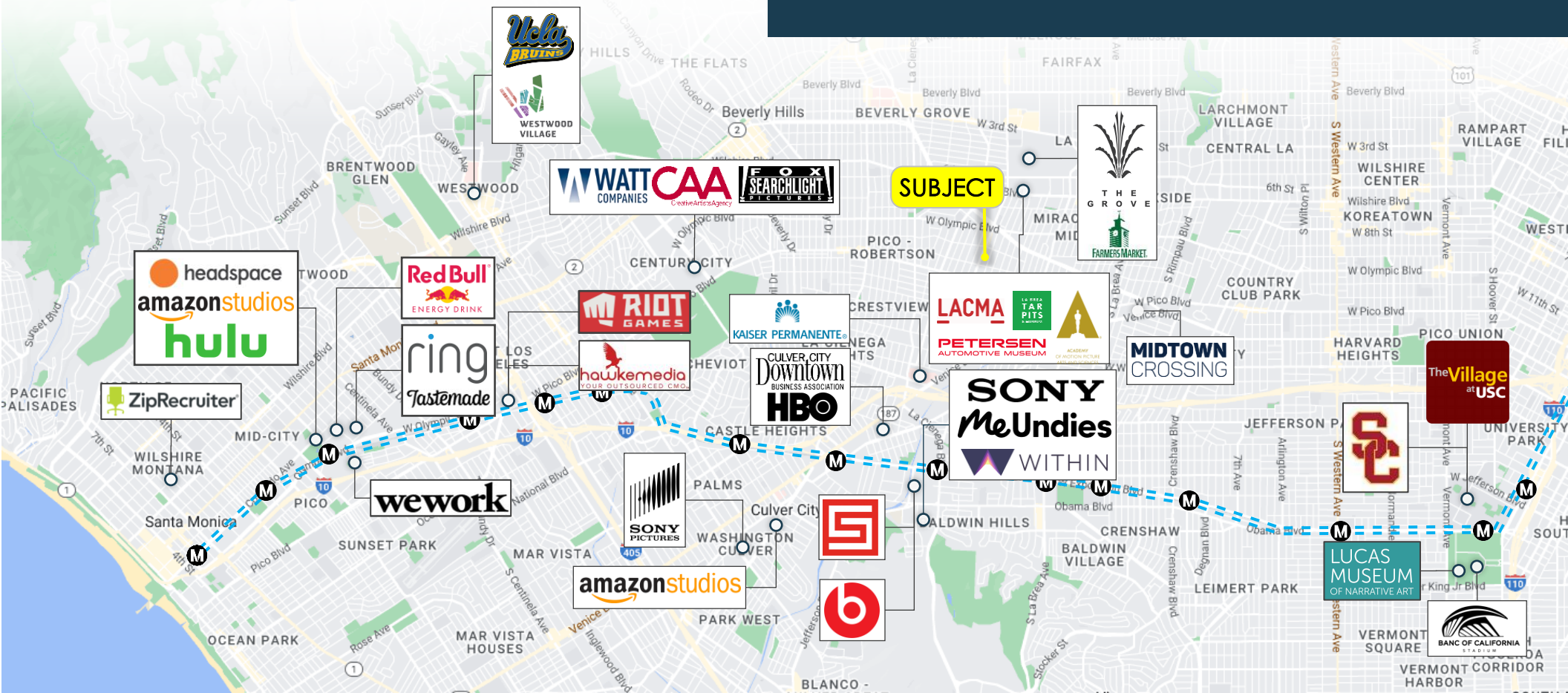
The area boasts a slew of historic single-family homes and a multitude of multifamily apartment properties. While the borders of what is referred to as "Mid-City" may be disputed, one thing that remains undeniable is the array of unique real estate offered with renters occupying most of the housing space. Dive a little deeper into the area and you will find yourself immersed in a vast spectrum of beautifully built apartment properties constructed during the mid-century.

AREA PROFILE

Multifamily demand in Mid-City Los Angeles is driven by the neighborhood's central location, diverse housing stock, and convenient access to major employment hubs including Downtown Los Angeles, Culver City, Hollywood, and the Westside. Renters are attracted to the area's connectivity via major transit corridors, growing retail and dining options, and proximity to everyday amenities, parks, and cultural destinations. Continued revitalization, adaptive reuse projects, and new mixed-use development throughout the corridor reflect sustained investor interest, particularly for renovated or value-add multifamily assets.

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
KAISER PERMANENTE	• 6,184
SONY PICTURES STUDIOS, INC.	• 4,600
CBS BROADCASTING	• 3,500
CA HOSPITAL MEDICAL CENTER	• 3,000
HBO	• 1,650
CENTINELA HOSPITAL	• 1,500
TBWA/CHIAT/DAY	• 1,300
RALPHS	• 1,206
CEDARS-SINAI	• 1,201



Prime

Los Angeles Location

The immediate area is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. Hackman Capital Partners, the developer behind the Amazon deal, predicts that close to 10,000 new employees will descend upon the area in coming years.

Since announcing it was moving its headquarters, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the immediate area. Apple, who currently occupies about 500,000 square feet in Culver City where it's Apple+ TV is based, just received City Council approval in February 2023 for an additional 334,000 square foot office complex called Culver Crossing.

AREA HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space



ADJACENT CULVER CITY



WESTFIELD MALL



PLATFORM MALL

1217 S. ORANGE GROVE AVE
LOS ANGELES, CA 90019

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DESIGN BY CRESC