PRIME MID-CITY 6 UNITS WITH ADU POTENTIAL

1714 3RD AVE, LOS ANGELES, CA 90019

LYONSTAHL
INVESTMENT REAL ESTATE

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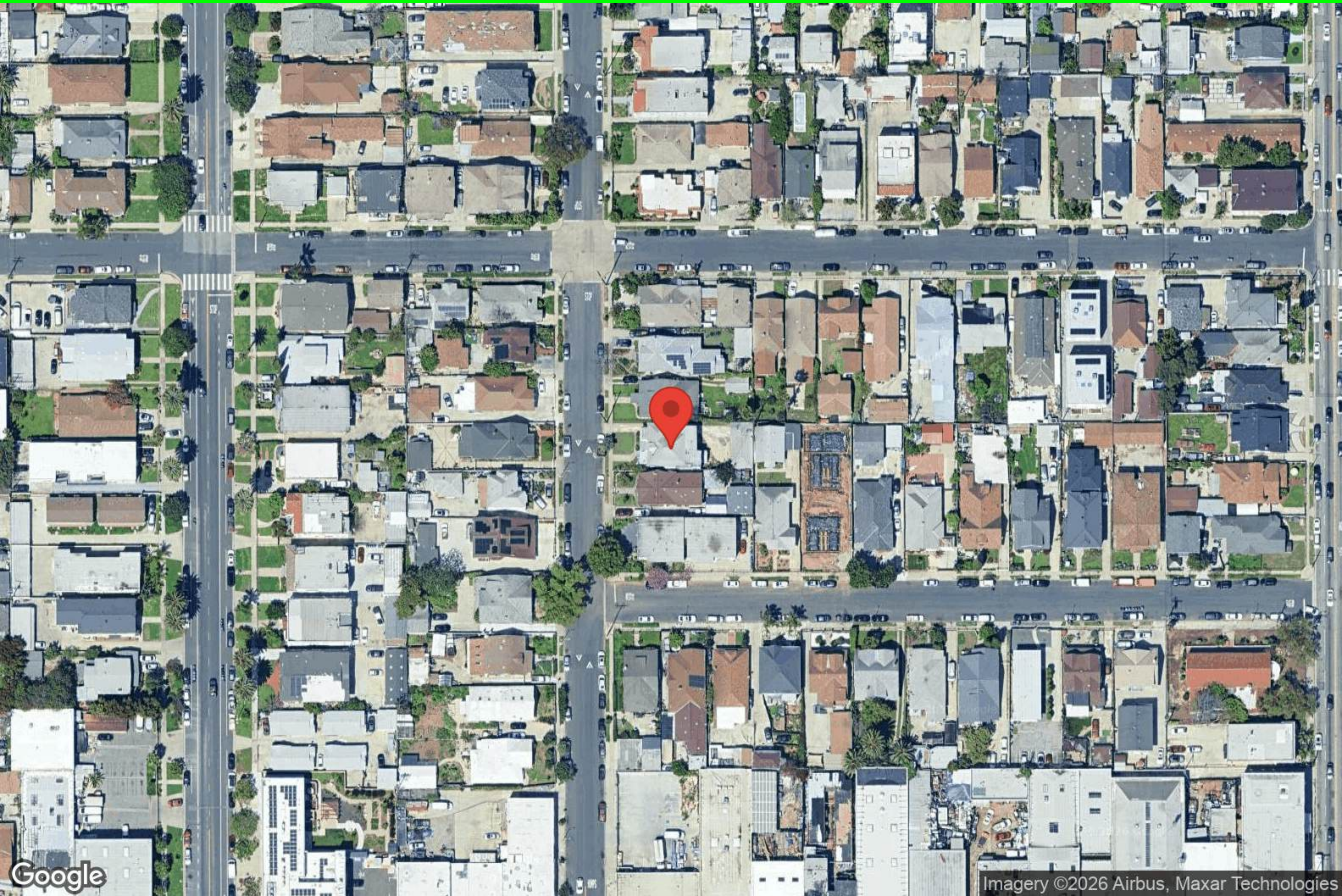
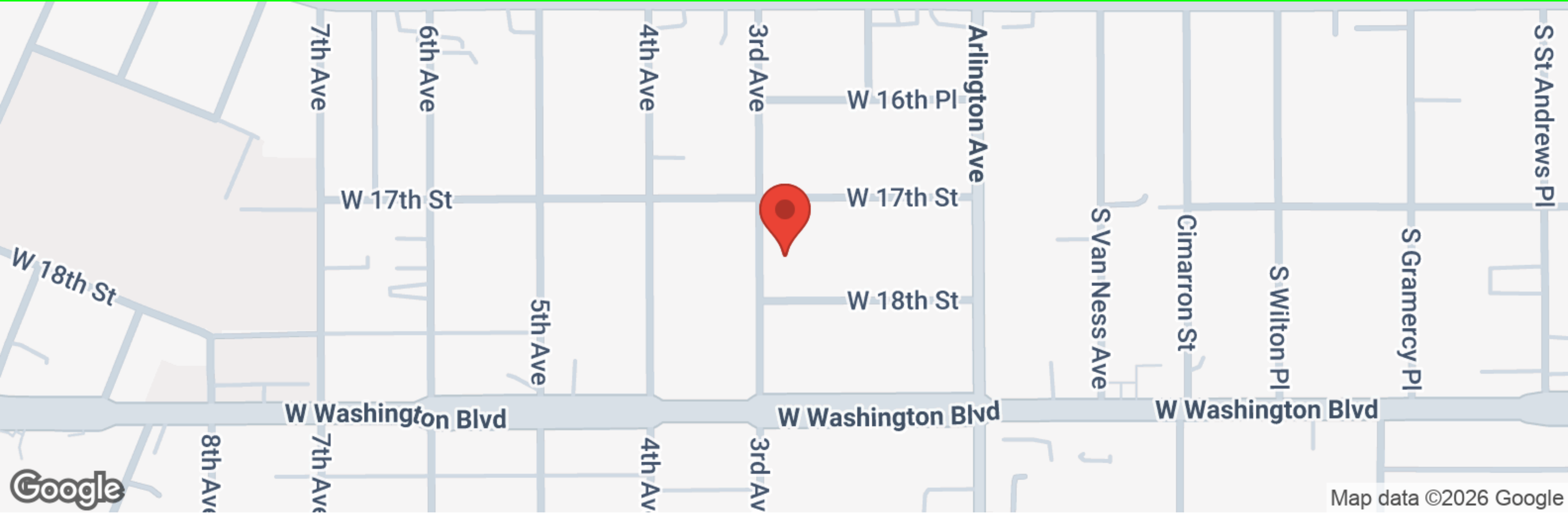
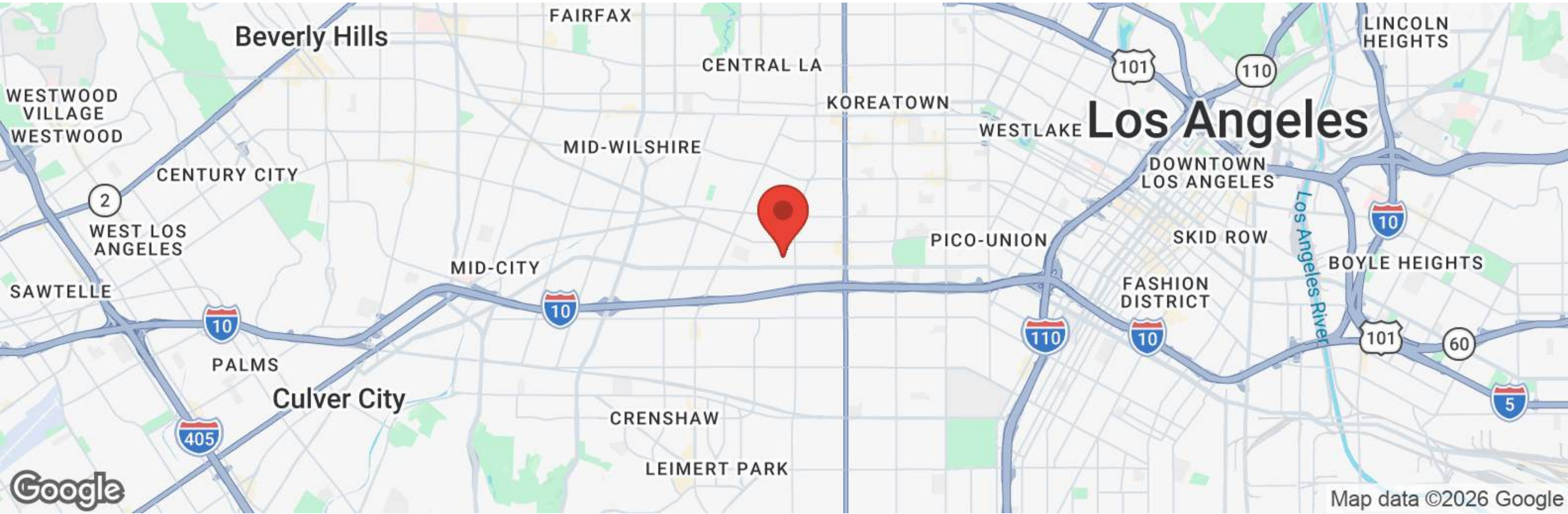
AERIAL MAP



LOCATION MAPS





PROPERTY PHOTOS

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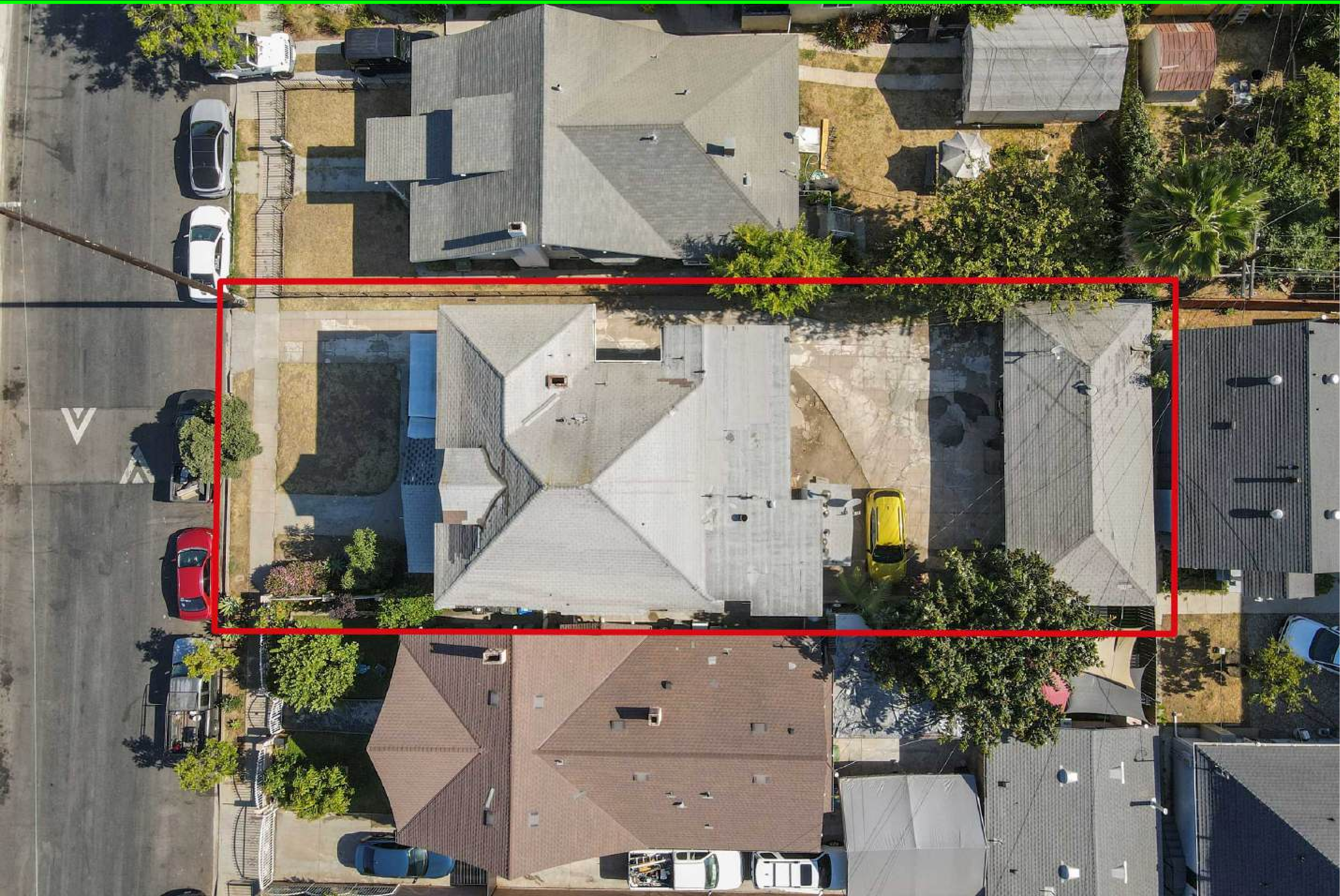

Investment Highlights

- Prime Mid-City 6-Unit Investment featuring an excellent unit mix of six 1-bedroom/1-bath units in one of Los Angeles' strongest rental markets.
- Oversized 5,962 SF LARD2-zoned lot with significant value-add and development potential.
- There is a current proposal for conversion of the existing carport into a two-story ADU development of approximately 1,600 Sq. Ft.
- Proposed ADU Conversion consisting of four (4) new 1-Bedroom ADU units (approximately 400 SF each), creating substantial future income potential.
- Lowest price per unit among comparable Mid-City multifamily offerings.
- Major capital improvements already completed, including an upgraded electrical panel, new breakers, and brand-new water heaters.
- Four units have been renovated within the past five years, minimizing near-term capital expenditures.
- Excellent central location with convenient access to Downtown Los Angeles, Culver City, Koreatown, Miracle Mile, and major employment centers.

INVESTMENT SUMMARY

SECTION 1

PRO FORMA SUMMARY

Investment Summary

Price	$1,250,000
Year Built	1907
Units	6
Price/Unit	$208,333
RSF	3,262
Price/RSF	$383.20
Lot Size	5,964 sf
Floors	2
APN	5072-031-014
Cap Rate	5.81%
Market Cap Rate	9.19%
GRM	11.21
Market GRM	7.89

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed 1 Bath	1	$2,008	$2,008	$2,200	$2,200
1 Bed 1 Bath	1	$2,000	$2,000	$2,200	$2,200
1 Bed 1 Bath	1	$2,000	$2,000	$2,200	$2,200
1 Bed 1 Bath	1	$581	$581	$2,200	$2,200
1 Bed 1 Bath	1	$2,004	$2,004	$2,200	$2,200
1 Bed 1 Bath	1	$702	$702	$2,200	$2,200
Totals	**6**		**$9,295**		**$13,200**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$111,540**	**$158,400**
- Less: Vacancy	($3,346)	($7,920)
Effective Gross Income	**$108,194**	**$150,480**
- Less: Expenses	($35,598)	($35,598)
Net Operating Income	**$72,596**	**$114,882**

Annualized Expenses

Description	Actual	Market
Property Tax-new	$16,000	$16,000
Maintenance - est.	$3,900	$3,900
Insurance - est.	$3,800	$3,800
Utilities - est.	$6,600	$6,600
Management - 5%	$5,298	$5,298
Total Expenses	**$35,598**	**$35,598**
Expenses Per RSF	**$10.91**	**$10.91**
Expenses Per Unit	**$5,933**	**$5,933**

RECENT SALES

SECTION 2

SALE COMPARABLES

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SALE COMPARABLES

LYONSTAHL INVESTMENT REAL ESTATE

SP

Prime Mid-City 6 Units with ADU Potential
1714 3rd Avenue, Los Angeles, CA 90019

Sale Price	$1,250,000	**Cap Rate**	5.81%
Units	6	**GRM**	11.21
Price/Unit	$208,333	**Year Built**	1907
Price/SF	$383.20		
Lot Size	5,964		

01

947 S St Andrews Pl
947 South Saint Andrews Place, Los Angeles, CA

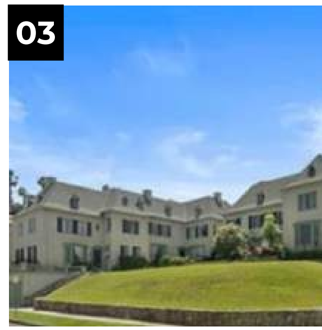
Sale Price	$1,650,000	**Cap Rate**	6.18%
Units	6	**GRM**	11.0
Price/Unit	$275,000	**Year Built**	1963
Price/SF	$307.38	**Sale Date**	8/19/2025
Lot Size	6,132		

02

1046 S Norton Ave
1046 South Norton Avenue, Los Angeles, CA 9001

Sale Price	$2,000,000	**Cap Rate**	4.71%
Units	9	**GRM**	11.1
Price/Unit	$222,222	**Year Built**	1962
Price/SF	$251.51	**Sale Date**	10/23/2025
Lot Size	9,183		

03



3600 Country Club Dr
3600 Country Club Drive, Los Angeles, CA 90019

Sale Price	$4,000,000	**Cap Rate**	5.0%
Units	15	**GRM**	14.8
Price/Unit	$266,667	**Year Built**	1923
Price/SF	$234.91	**Sale Date**	7/23/2025
Lot Size	17,028		

04

1000 S Ridgeley Dr
1000 South Ridgeley Drive, Los Angeles, CA 9001

Sale Price	$2,275,000	**Cap Rate**	5.5%
Units	6	**GRM**	11.7
Price/Unit	$379,167	**Year Built**	1947
Price/SF	$338.24	**Sale Date**	8/18/2025
Lot Size	9,626		

05

1150 Masselin Ave
1150 Masselin Avenue, Los Angeles, CA 90019

Sale Price	$2,826,000	**Cap Rate**	4.45%
Units	10	**GRM**	13.3
Price/Unit	$282,600	**Year Built**	1948
Price/SF	$322.31	**Sale Date**	10/17/2025
Lot Size	9,295		

SALE COMPARABLES

06

1128 Masselin Ave
1128 Masselin Avenue, Los Angeles, CA 90019

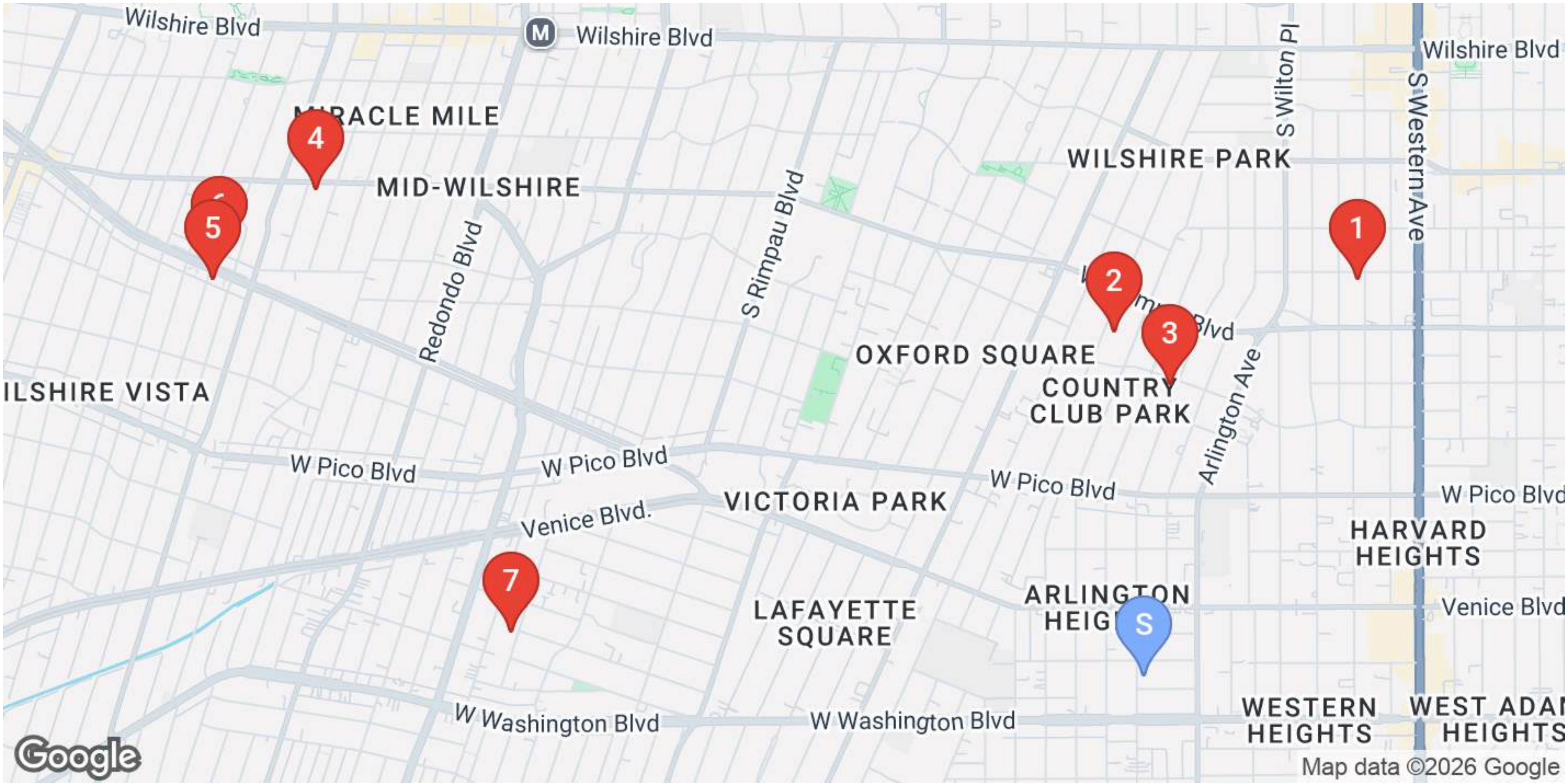
Sale Price	$2,845,000	**Cap Rate**	5.39%
Units	12	**GRM**	12.2
Price/Unit	$237,083	**Year Built**	1948
Price/SF	$309.04	**Sale Date**	6/17/2025
Lot Size	12,497		

07

1801 S Longwood Ave
1801 South Longwood Avenue, Los Angeles, CA 90019

Sale Price	$1,400,000	**Cap Rate**	5.7%
Units	7	**GRM**	11.2
Price/Unit	$200,000	**Year Built**	1924
Price/SF	$269.13	**Sale Date**	12/23/2025
Lot Size	7,089		

SALE COMPARABLES



S 1714 3rd Avenue Los Angeles, CA, 90019 $1,250,000	1 947 South Saint Andrews Los Angeles, CA, 90019 $1,650,000	2 1046 South Norton Avenue Los Angeles, CA, 90019 $2,000,000	3 3600 Country Club Drive Los Angeles, CA, 90019 $4,000,000
4 1000 South Ridgeley Drive Los Angeles, CA, 90019 $2,275,000	5 1150 Masselin Avenue Los Angeles, CA, 90019 $2,826,000	6 1128 Masselin Avenue Los Angeles, CA, 90019 $2,845,000	7 1801 South Longwood Los Angeles, CA, 90019 $1,400,000

MID-CITY AREA OVERVIEW

Mid-City has become one of Los Angeles' most desirable rental markets, benefiting from its central location, diverse employment base, and convenient access to the city's major business districts. Residents enjoy excellent connectivity via the I-10 Freeway, Metro E Line, and major thoroughfares, providing easy access to Downtown Los Angeles, Beverly Hills, Culver City, West Hollywood, and Santa Monica.

The neighborhood continues to attract renters seeking a balance of affordability and accessibility while remaining close to some of Southern California's largest employment centers. Mid-City is surrounded by leading healthcare facilities, entertainment companies, educational institutions, and technology firms, creating a broad employment base that supports consistent rental demand and long-term occupancy.

Residents enjoy a wide variety of shopping, dining, parks, and cultural amenities throughout the neighborhood, along with close proximity to The Grove, LACMA, the Academy Museum, Culver City, and the thriving Miracle Mile district. Ongoing public and private investment throughout the area continues to enhance Mid-City's appeal while preserving its diverse residential character.

With its strategic central location, strong rental fundamentals, and continued neighborhood revitalization, Mid-City offers investors stable cash flow, long-term appreciation potential, and one of Los Angeles' most resilient multifamily investment markets. Its proximity to major employment hubs, transit options, and lifestyle amenities continues to make Mid-City an attractive destination for both residents and long-term real estate investors.

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