OFFERING MEMORANDUM

1253 E. 46TH ST LOS ANGELES, CA 90011

LIST PRICE

$895,000

LYON STAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

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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.

1253 E. 46th St

Los Angeles, CA 90011

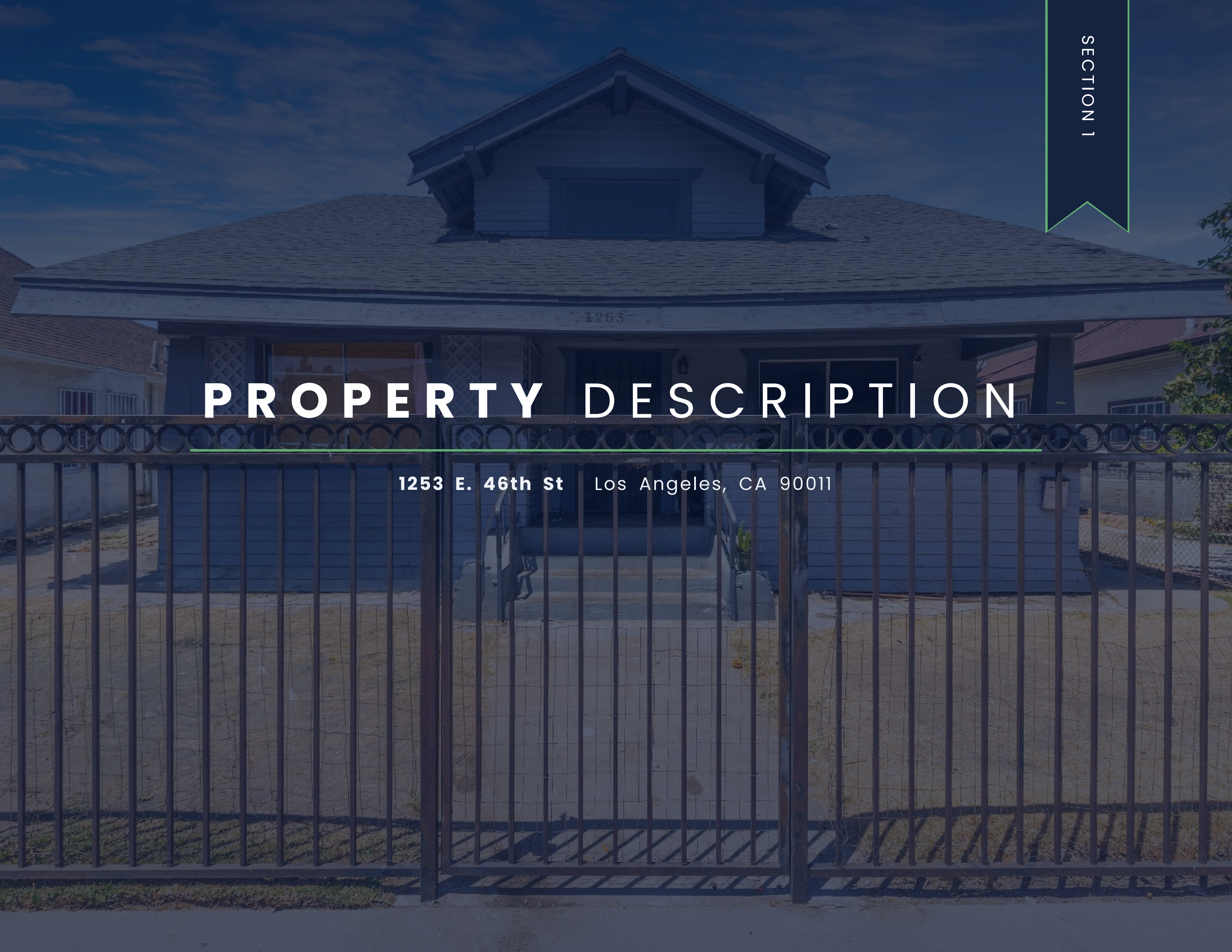
PROPERTY DESCRIPTION
SECTION 1

PROPERTY PHOTOS
SECTION 2

FINANCIAL ANALYSIS
SECTION 3

SALE COMPARABLES
SECTION 4

LOCATION OVERVIEW
SECTION 5



SECTION 1

PROPERTY DESCRIPTION

1253 E. 46th St Los Angeles, CA 90011

THE OFFERING

1253 E. 46th St presents a rare opportunity to acquire a well-performing 3-unit multifamily property in Los Angeles, offered at $895,000 ($298,333 per unit). The property is currently generating a strong 6.47% cap rate and 10.85 GRM, with pro forma rents indicating approximately 16.35% upside in scheduled rental income, providing investors with immediate value-add potential.

Built in 1913, the property consists of approximately 2,514 square feet of improvements situated on a 7,060 square foot lot, equating to just $356 per square foot. The unit mix includes (2) one-bedroom/one-bathroom units and (1) spacious four-bedroom/one-bathroom unit, complemented by six on-site parking spaces.

Ideally located in the heart of Los Angeles, the property offers convenient access to major employment centers, shopping, dining, public transportation, and nearby freeways. With strong in-place cash flow, rental upside, and a desirable unit mix, 1253 E. 46th St presents an attractive investment opportunity in one of Los Angeles' most consistently demanded rental markets.

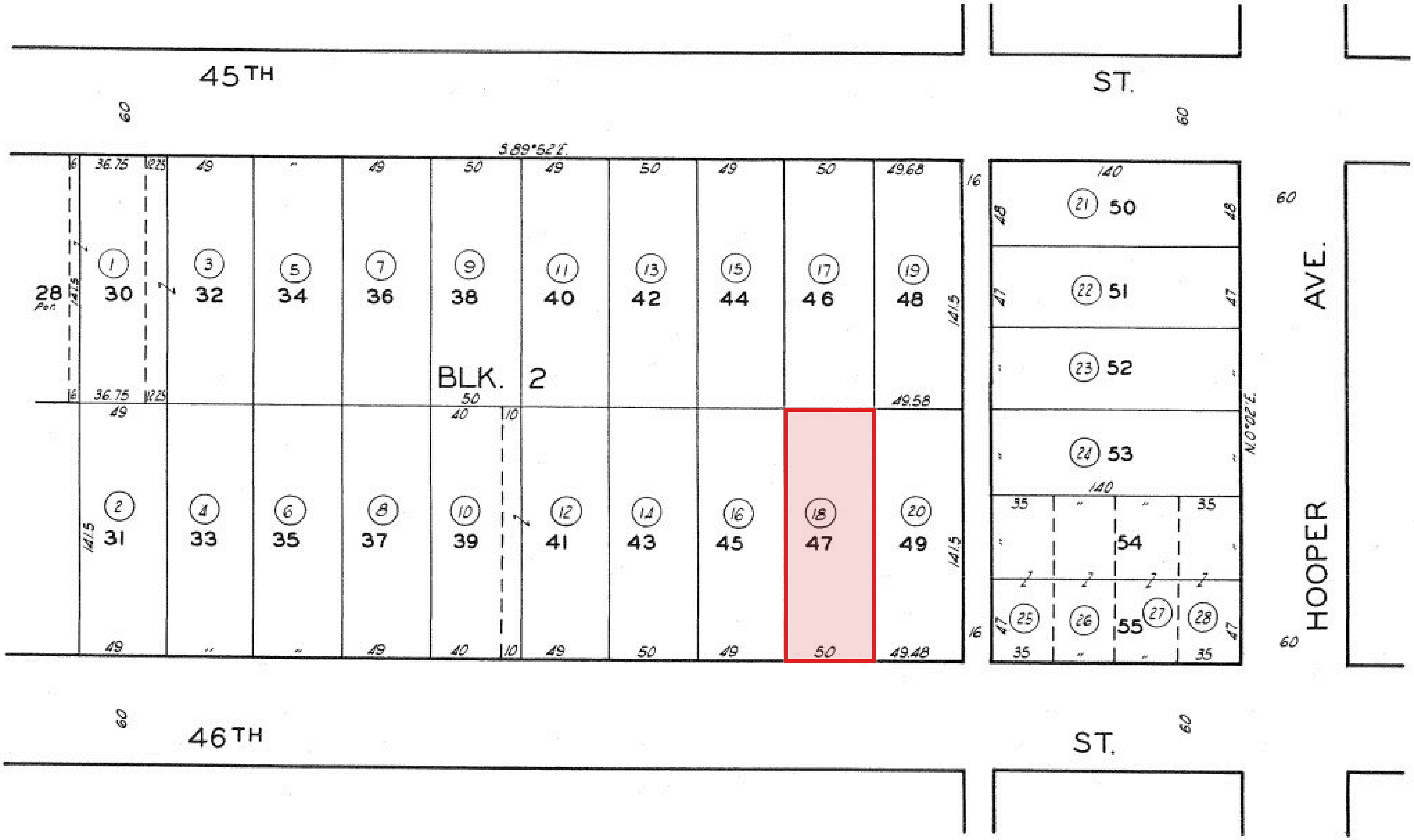
PROPERTY DETAILS

Address	1253 E. 46th St Los Angeles, CA 90011
List Price	$895,000
Total Units	3
Total Building Sq. Ft.	2,514 SF
Total Lot Size	7,060 SF
Year Built	1913
Price / Unit	$298,333
Price / Sq. Ft.	$356.01
Zoning	LAR2
APN	5107-007-018
Rent Control	LA RSO
Parking	6 spaces

INVESTMENT HIGHLIGHTS

- 3-unit multifamily asset in Los Angeles, built in 1913
- Priced at a 10.85 GRM and 6.47% current cap rate
- 16.35% rental upside to pro forma rents
- Unit mix of (2) 1+1, (1) 4+1
- Subject to LA RSO rent control
- 6 on-site parking spaces

PARCEL MAP



PROPERTY PHOTOS

1253 E. 46th St Los Angeles, CA 90011

PROPERTY PHOTOS

SECTION 3

FINANCIAL ANALYSIS

1253 E. 46th St 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	2	67%	$1,379	$2,758	$1,900	$3,800	27%
4+1	1	33%	$4,118	$4,118	$4,200	$4,200	2%
TOTALS	**3**		**$2,292**	**$6,876**		**$8,000**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$6,876	$8,000
Monthly Scheduled Gross Income	$6,876	$8,000
Annualized Scheduled Gross Income	**$82,512**	**$96,000**

At a Glance	
Rental Upside	16.35%
Average Unit Size	838 SF
Utilities Paid by Tenant	Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN · CURRENT

Scheduled Rent 100%

RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Pro Forma Rent / Unit	Pro Forma Total
1253	4+1	Occupied	1514	$4,118	$4,200	$4,200
1255	1+1	Occupied	500	$1,528	$1,900	$1,900
1255.5	1+1	Occupied	500	$1,230	$1,900	$1,900
TOTAL RENTAL INCOME				**$6,876**		**$8,000**
TOTAL MONTHLY INCOME				**$6,876**		**$8,000**
TOTAL ANNUAL INCOME				**$82,512**		**$96,000**

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$82,512		$96,000	
Vacancy Rate Reserve	$2,475	3.00%	$2,880	3.00%
Gross Operating Income	$80,037		$93,120	
Operating Expenses	$22,130	26.82%	$22,130	23.05%
NET OPERATING INCOME	**$57,907**		**$70,990**	
Debt Service	$63,487		$63,487	
Pre-Tax Cash Flow	*-$5,580*	*-12.47%*	*$7,503*	*16.77%*
Principal Reduction	$9,777		$9,777	
Total Return Before Taxes	*$4,197*	*9.38%*	*$17,280*	*38.62%*

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)	$11,188	$11,188
Repairs & Maintenance ($1000/Unit)	$3,000	$3,000
Insurance ($1.25/SF)	$3,143	$3,143
Utilities ($1000/Unit)	$3,000	$3,000
Trash ($0/Month)	$0	$0
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($50/Month)	$600	$600
TOTAL EXPENSES	**$22,130**	**$22,130**
Expenses as % of SGI	26.82%	23.05%
Per Sq. Ft.	$8.80	$8.80
Per Unit	$7,377	$7,377

FINANCIAL ANALYSIS

Property Address		1253 E. 46th St
List Price:		**$895,000**
Down Payment:	5.0%	$44,750
Number of Units:		3
Cost per Unit:		$298,333
Current GRM:		10.85
Pro Forma GRM:		9.32
Current CAP:		6.47%
Pro Forma CAP:		7.93%
Year Built:		1913
Approx. Lot Size:		7,060 SF
Approx. Gross RSF:		2,514 SF
Cost per RSF:		$356.01

Proposed Financing

First Loan Amount:	$850,250
Interest Rate:	6.35%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$5,291
DCR:	0.91

Annualized Expenses

*Estimated

New Taxes (1.25% Purchase Price):	$11,188
Repairs & Maintenance ($1000/Unit):	$3,000
Insurance ($1.25/SF):	$3,143
Utilities ($1000/Unit):	$3,000
Landscaping ($100/Month):	$1,200
Pest Control ($50/Month):	$600
Total Expenses:	**$22,130**
Expenses as % of SGI:	26.82%
Per Unit:	$7,377

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$82,512		$96,000	
Vacancy Rate Reserve:	$2,475	3.00% *1	$2,880	3.00% *1
Gross Operating Income:	$80,037		$93,120	
Operating Expenses:	$22,130	26.82% *1	$22,130	23.05% *1
Net Operating Income:	$57,907		$70,990	
Loan Payments:	$63,487		$63,487	
Pre-Tax Cash Flow:	-$5,580	-12.47% *2	$7,503	16.77% *2
Principal Reduction:	$9,777		$9,777	
Total Return Before Taxes:	$4,197	9.38% *2	$17,280	38.62% *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	4+1	Occupied	$4,118	$4,118	$4,200	$4,200
1	1+1	Occupied	$1,528	$1,528	$1,900	$1,900
1	1+1	Occupied	$1,230	$1,230	$1,900	$1,900
Monthly Scheduled Gross Income				**$6,876**		**$8,000**
Annualized Scheduled Gross Income				**$82,512**		**$96,000**

Utilities Paid by Tenant: Gas and Electric • Rental Upside: 16.35%

FINANCING

Proposed Financing		
List Price:		$895,000
Down Payment:	5.0%	$44,750
First Loan Amount:		$850,250
Loan-to-Value:		95%
Interest Rate:		6.35%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$5,291
Annual Debt Service:		$63,487
DCR:		0.91

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$57,907
Net Operating Income (Pro Forma):	$70,990
Pre-Tax Cash Flow (Current):	-$5,580
Pre-Tax Cash Flow (Pro Forma):	$7,503
Cash-on-Cash (Current):	-12.47%
Cash-on-Cash (Pro Forma):	16.77%
Total Return Before Taxes (PF):	$17,280

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.

SECTION 4

SALE COMPARABLES

1253 E. 46th St Los Angeles, CA 90011

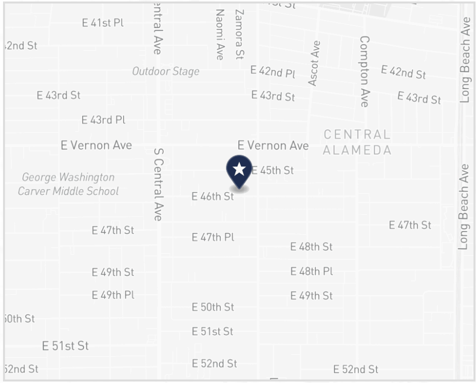
SALE COMPS

1253 E. 46TH ST

Los Angeles, CA 90011

Subject Property

Price:	$895,000	Bldg Size:	2,514 SF
No. Units:	3	Price/SF:	$356.01
GRM:	10.85	CAP:	6.47%
$/Unit:	$298,333		

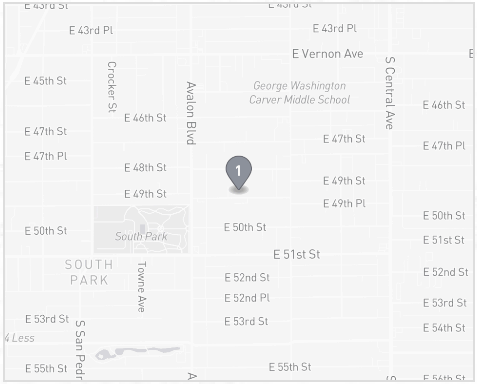


687 E 49TH

Los Angeles, CA 90011

Sold 6/2/2026

Price:	$805,000	Bldg Size:	3,000 SF
No. Units:	3	Price/SF:	$268.33
GRM:	11.09	CAP:	8.14%
$/Unit:	$268,333		

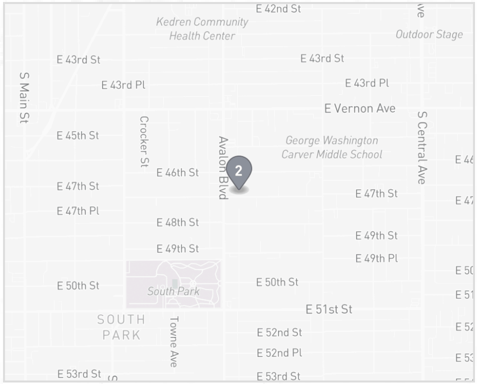


631 E 47TH ST

Los Angeles, CA 90011

Sold 3/1/2026

Price:	$820,000	Bldg Size:	2,912 SF
No. Units:	3	Price/SF:	$281.59
GRM:	12.44	CAP:	5.63%
$/Unit:	$273,333		



SALE COMPS

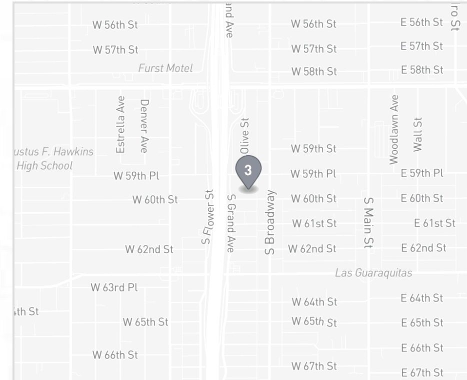
3

323 W 60TH

Los Angeles, CA 90003

Sold 1/30/2026

Price:	$825,000	Bldg Size:	3,035 SF
No. Units:	3	Price/SF:	$271.83
GRM:	10.34	CAP:	6.77%
$/Unit:	$275,000		



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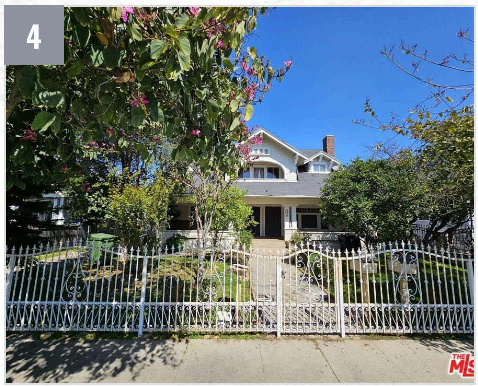
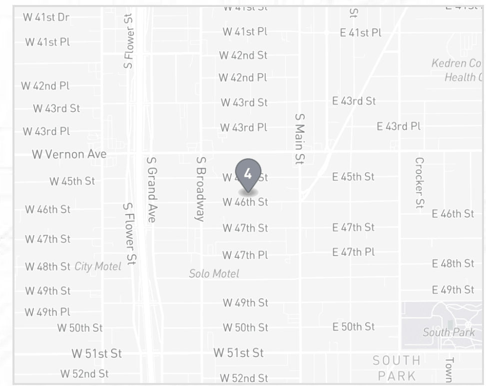


201 W 46TH ST

Los Angeles, CA 90037

Sold 9/11/2025

Price:	$1,100,000	Bldg Size:	3,542 SF
No. Units:	3	Price/SF:	$310.56
GRM:	11.04	CAP:	6.34%
$/Unit:	$366,667		



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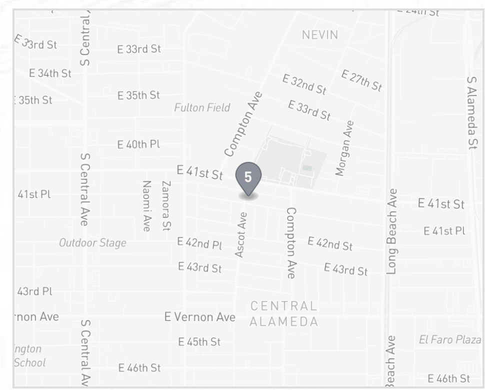
1401 E 41ST PL

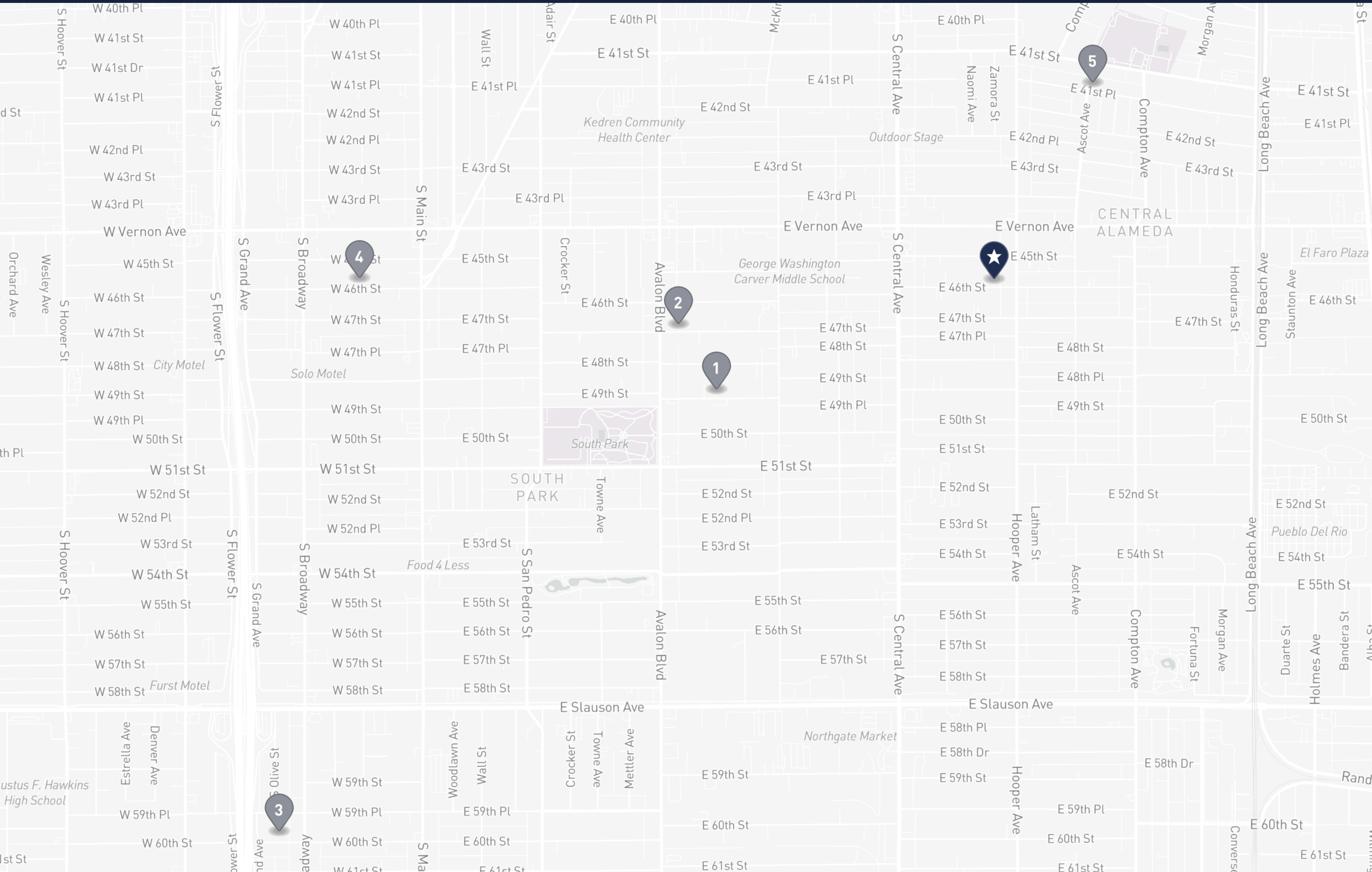
Los Angeles, CA 90011

Sold 7/22/2025

Price:	$863,000	Bldg Size:	1,990 SF
No. Units:	3	Price/SF:	$433.67
GRM:	9.46	CAP:	7.40%
$/Unit:	$287,667		



SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
687 E 49th Los Angeles, CA 90011	$805,000	3	1910	3,000	11.09	8.14%	$268.33	$268,333	6/2/2026	(1) 3+2 (1) 2+1 (1) 2+1
631 E 47th St Los Angeles, CA 90011	$820,000	3	1931	2,912	12.44	5.63%	$281.59	$273,333	3/1/2026	(2) 2+1 & (1) 3+2
323 W 60th Los Angeles, CA 90003	$825,000	3	1911	3,035	10.34	6.77%	$271.83	$275,000	1/30/2026	(1) 3+0 (2) 2+0
201 W 46th St Los Angeles, CA 90037	$1,100,000	3	1909	3,542	11.04	6.34%	$310.56	$366,667	9/11/2025	(1) 3+2 (1) 2+1 (1) 1+1
1401 E 41st Pl Los Angeles, CA 90011	$863,000	3	1910	1,990	9.46	7.40%	$433.67	$287,667	7/22/2025	(1) 2+1 (1) 1+1 (1) 0+1
Average					*10.87*	*6.86%*	*$313.20*	*$294,200*		
1253 E. 46th St (Subject)	**$895,000**	**3**	**1913**	**2,514**	**10.85**	**6.47%**	**$356.01**	**$298,333**	**On Market**	**(2) 1+1, (1) 4+1**

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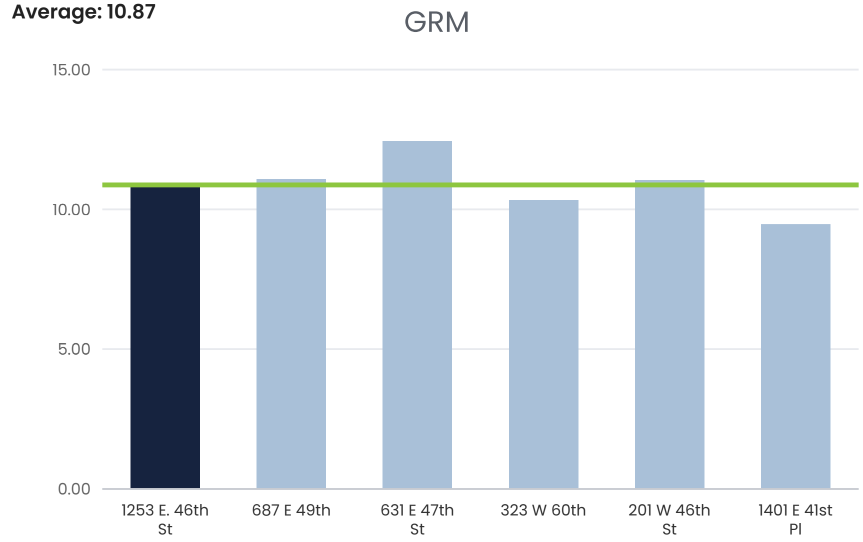
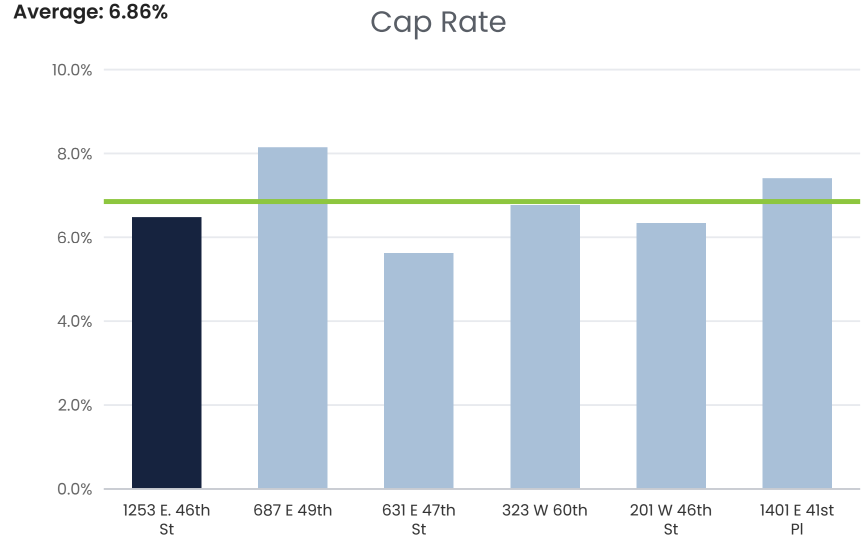
SALE COMP CHARTS

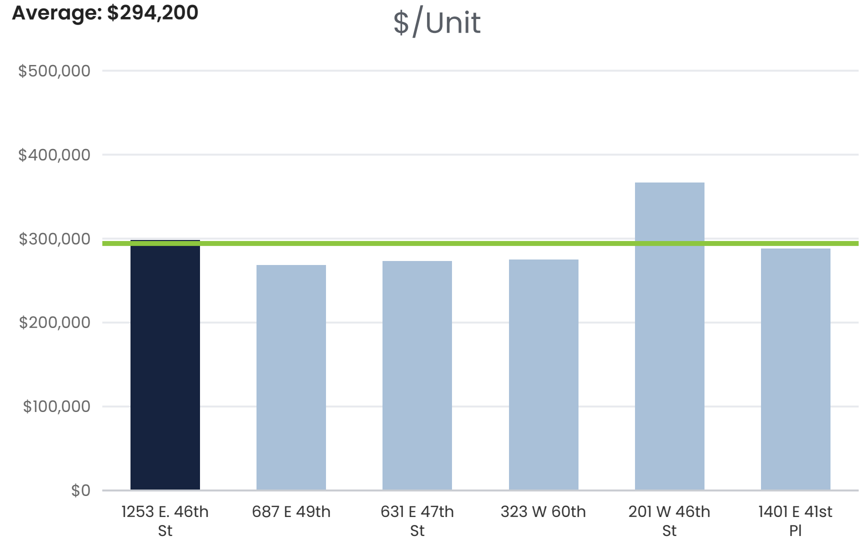
Average: 10.87



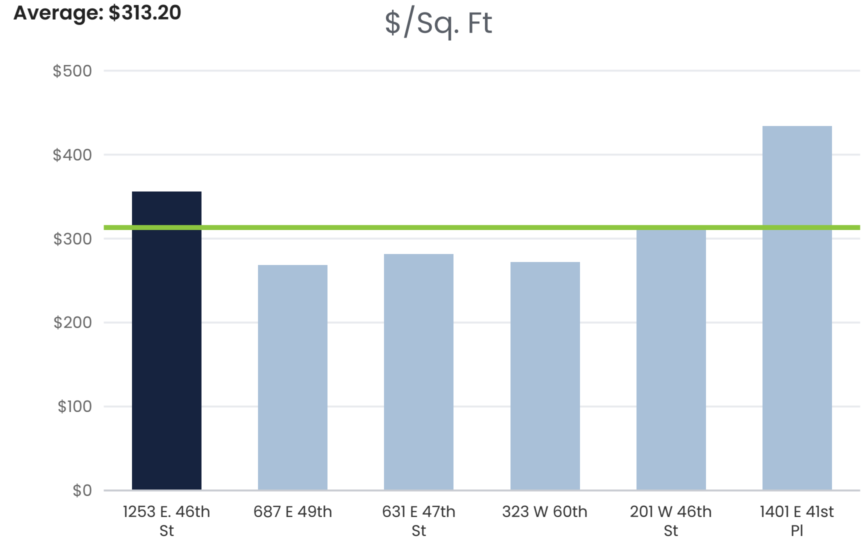
Average: 6.86%



Average: $294,200



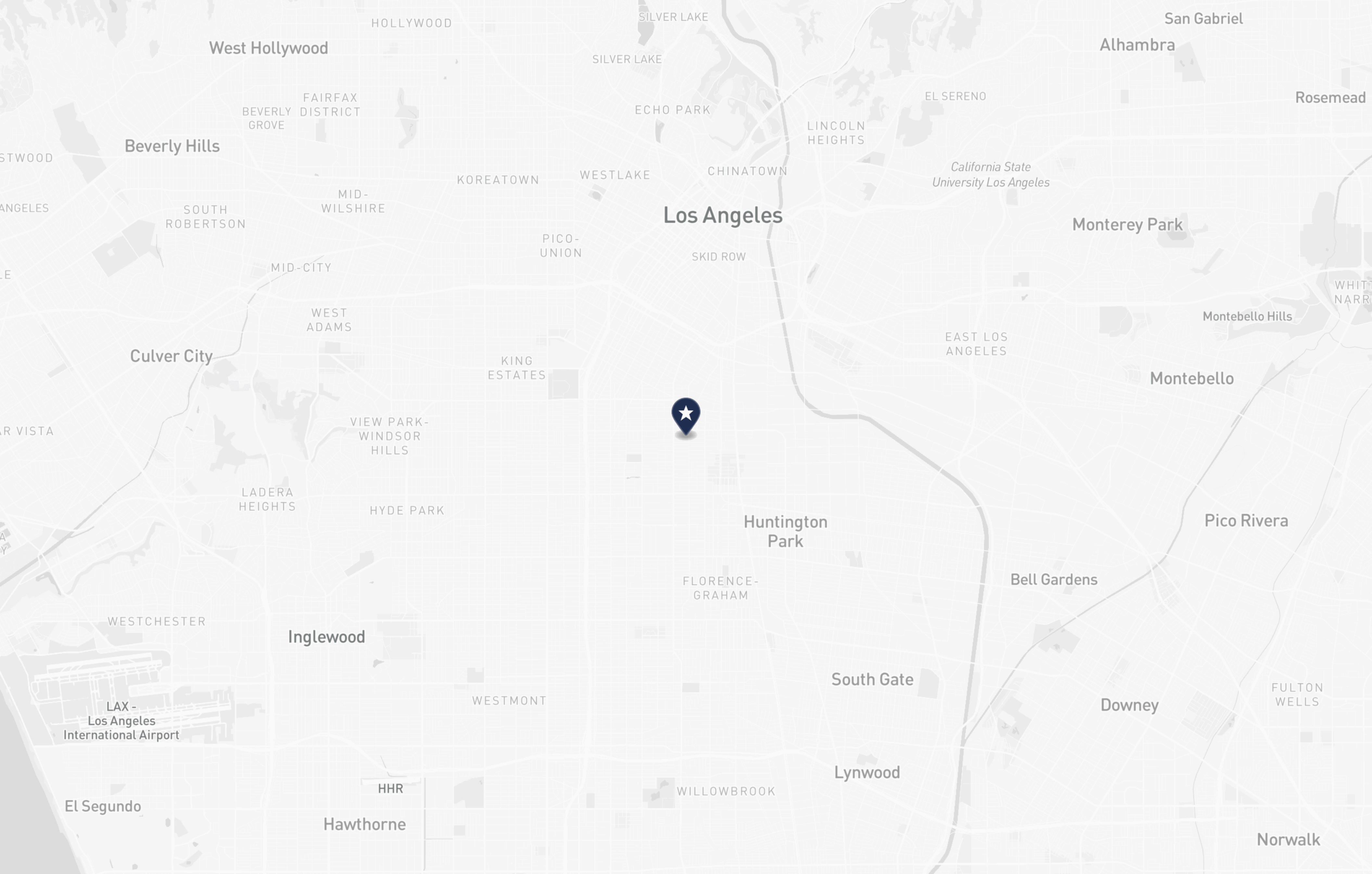
Average: $313.20



LOCATION OVERVIEW

1253 E. 46th St Los Angeles, CA 90011

LOCATION MAP



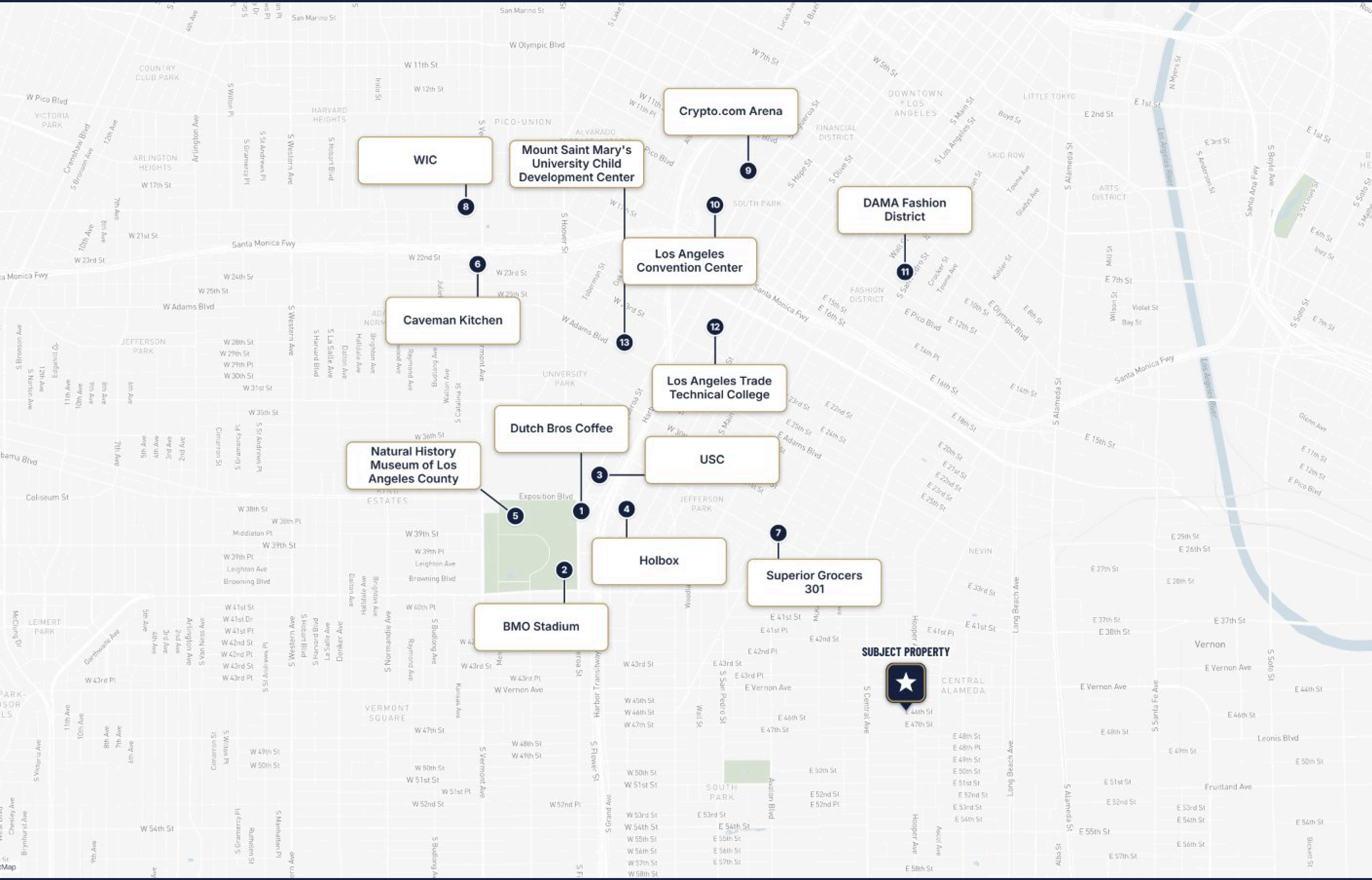
LOS ANGELES

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



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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.

BMO Stadium, home to Los Angeles FC (MLS) and Angel City FC (NWSL), is one of Los Angeles' premier sports and entertainment venues. Located in Exposition Park, the stadium attracts millions of visitors annually through professional sporting events, concerts, and year-round entertainment, contributing to the area's continued growth and appeal.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

LYON STAHL INVESTMENT REAL ESTATE

AARON JACOBSON
310.729.1559
aaron@lyonstahl.com
DRE #02100737

BRANDON MAGHEN
310.409.3908
brandon.maghen@lyonstahl.com
DRE #02250000