OFFERING MEMORANDUM

9309 S WESTERN AVE LOS ANGELES, CA 90047

LIST PRICE

$1,050,000

LYONSTAHL 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.

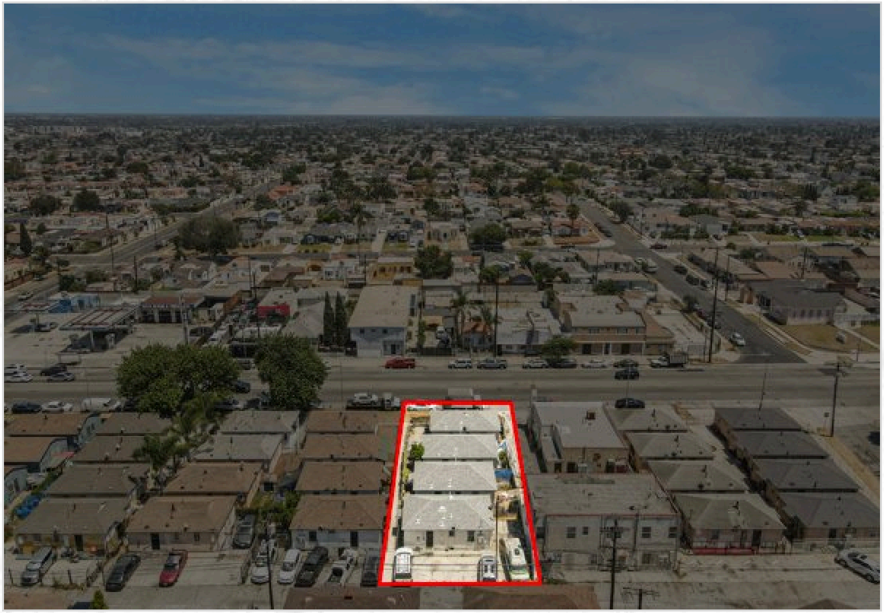
9309 S Western Ave

Los Angeles, CA 90047

PROPERTY DESCRIPTION

9309 S Western Ave Los Angeles, CA 90047

THE OFFERING



9309 S. Western Ave presents an exceptional opportunity to acquire a well-performing 4-unit bungalow-style multifamily property in Los Angeles, offered at $1,050,000 ($262,500 per unit). The property is currently generating a strong 7.50% cap rate and 9.85 GRM, with pro forma rents reflecting approximately 26.02% upside in scheduled rental income. Three of the four units are occupied by Section 8 tenants, providing stable, reliable rental income backed by the housing assistance program.

Built in 1943, the property consists of approximately 2,560 square feet of improvements situated on a 5,704 square foot lot, equating to just $410 per square foot. The property features four bungalow-style two-bedroom, one-bathroom units, offering residents added privacy and a highly desirable living arrangement, along with four on-site parking spaces.

Ideally located in Los Angeles, the property provides convenient access to major employment centers, shopping, dining, public transportation, and nearby freeways. Combining strong in-place cash flow, government-backed rental income, significant rental upside, and an attractive bungalow-style layout, 9309 S. Western Ave offers investors a compelling opportunity in a consistently strong rental market.

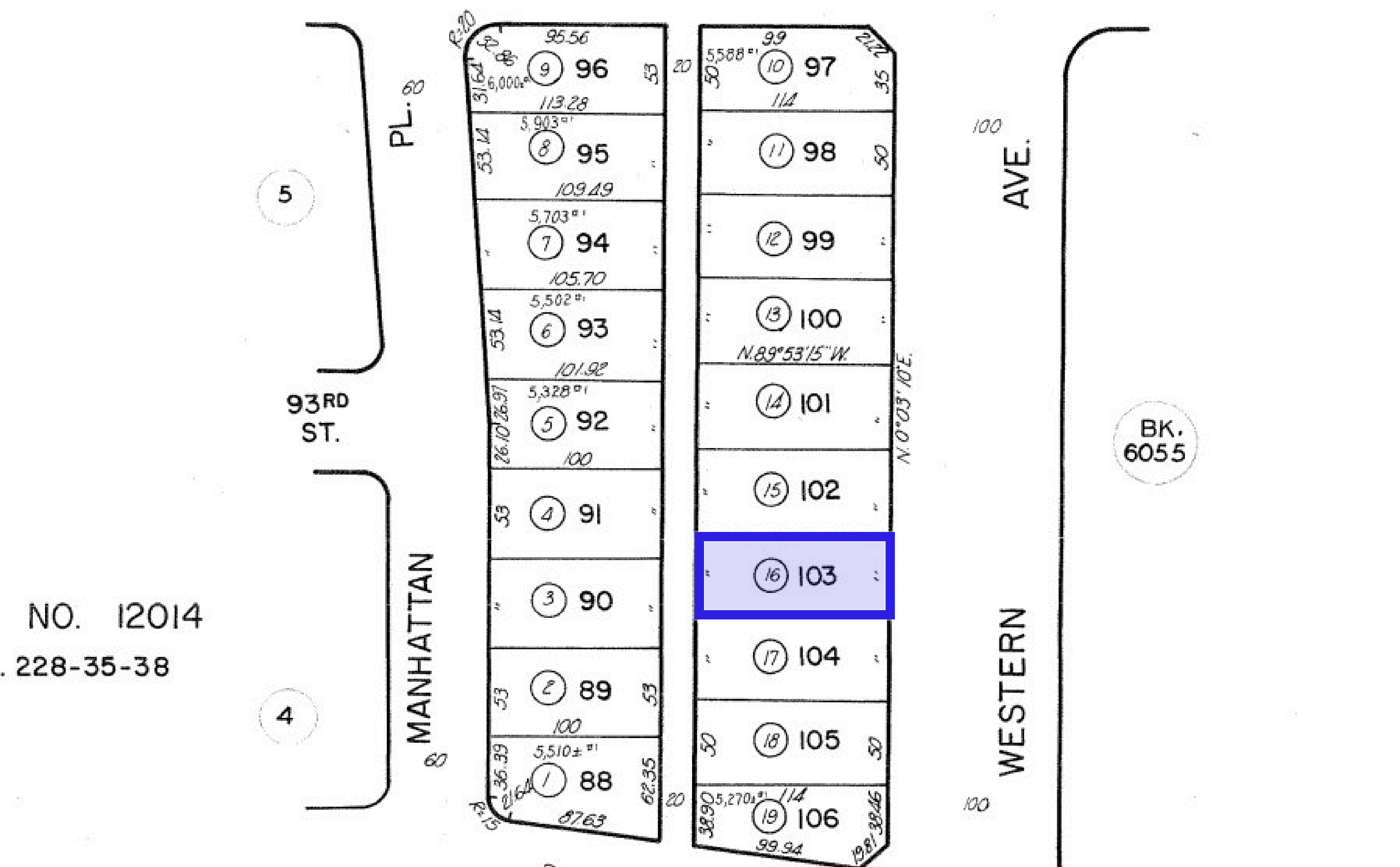
PROPERTY DETAILS

Address	9309 S Western Ave Los Angeles, CA 90047
List Price	$1,050,000
Total Units	4
Total Building Sq. Ft.	2,560 SF
Total Lot Size	5,704 SF
Year Built	1943
Price / Unit	$262,500
Price / Sq. Ft.	$410.16
Zoning	LA RD 1.5
APN	6057-006-016
Rent Control	LA RSO
Parking	4 spaces

INVESTMENT HIGHLIGHTS

- 4-unit multifamily asset in Los Angeles, built in 1943
- Strong going in income | 9.85 GRM | 7.50% current cap rate
- 26.02% rental upside to pro forma rents
- Excellent Unit mix of (4) 2-Bed/1-Bath Bungalow style Units
- 4 on-site parking spaces

PARCEL MAP



PL.
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PROPERTY PHOTOS

9309 S Western Ave Los Angeles, CA 90047

PROPERTY PHOTOS

PROPERTY PHOTOS

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PROPERTY PHOTOS

FINANCIAL ANALYSIS

9309 S Western Ave Los Angeles, CA 90047

RENT SUMMARY

UNIT MIX

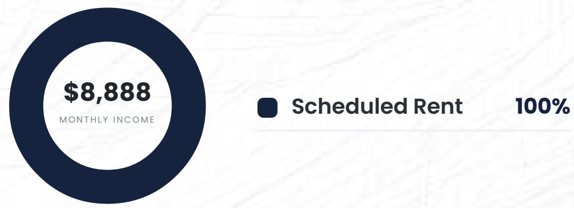
Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
2+1	4	100%	$2,222	$8,888	$2,800	$11,200	21%
TOTALS	**4**		**$2,222**	**$8,888**		**$11,200**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$8,888	$11,200
Additional Income	$0	$0
Parking	$0	$0
SCEP	$0	$0
Monthly Scheduled Gross Income	$8,888	$11,200
Annualized Scheduled Gross Income	**$106,652**	**$134,400**

At a Glance	
Rental Upside	26.02%
Average Unit Size	640 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN · CURRENT



RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Total Monthly Income	Pro Forma Total
9309	2+1	Section 8	640	$2,284	$2,800
9311	2+1	Section 8	640	$2,718	$2,800
9313	2+1		640	$1,142	$2,800
9315	2+1	Section 8	640	$2,742	$2,800
TOTAL RENTAL INCOME				**$8,888**	**$11,200**
Additional Income				$0	$0
TOTAL MONTHLY INCOME				**$8,888**	**$11,200**
TOTAL ANNUAL INCOME				**$106,652**	**$134,400**

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$106,652		$134,400	
Vacancy Rate Reserve	$3,200	3.00%	$4,032	3.00%
Gross Operating Income	$103,453		$130,368	
Operating Expenses	$24,737	23.19%	$24,737	18.41%
NET OPERATING INCOME	**$78,716**		**$105,631**	
Debt Service	$75,659		$75,659	
Pre-Tax Cash Flow	*$3,058*	*5.82%*	*$29,973*	*57.09%*
Principal Reduction	$11,149		$11,149	
Total Return Before Taxes	*$14,207*	*27.06%*	*$41,122*	*78.33%*

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)	$13,125	$13,125
Repairs & Maintenance (P+L)	$2,505	$2,505
Insurance (P+L)	$3,380	$3,380
Utilities (P+L)	$4,227	$4,227
Trash ($0/Month)	$0	$0
Landscaping ($75/Month)	$900	$900
Pest Control ($50/Month)	$600	$600
TOTAL EXPENSES	**$24,737**	**$24,737**
Expenses as % of SGI	23.19%	18.41%
Per Sq. Ft.	$9.66	$9.66
Per Unit	$6,184	$6,184

Property Address		9309 S Western Ave
List Price:		$1,050,000
Down Payment:	5.0%	$52,500
Number of Units:		4
Cost per Unit:		$262,500
Current GRM:		9.85
Pro Forma GRM:		7.81
Current CAP:		7.50%
Pro Forma CAP:		10.06%
Year Built:		1943
Approx. Lot Size:		5,704 SF
Approx. Gross RSF:		2,560 SF
Cost per RSF:		$410.16

Proposed Financing

First Loan Amount:	$997,500
Interest Rate:	6.50%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$6,305
DCR:	0.62

Annualized Expenses *Estimated

New Taxes (1.25% Purchase Price):	$13,125
Repairs & Maintenance (P+L):	$2,505
Insurance (P+L):	$3,380
Utilities (P+L):	$4,227
Landscaping ($75/Month):	$900
Pest Control ($50/Month):	$600
Total Expenses:	**$24,737**
Expenses as % of SGI:	23.19%
Per Unit:	$6,184

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$106,652		$134,400	
Vacancy Rate Reserve:	$3,200	3.00% *1	$4,032	3.00% *1
Gross Operating Income:	$103,453		$130,368	
Operating Expenses:	$24,737	23.19% *1	$24,737	18.41% *1
Net Operating Income:	$78,716		$105,631	
Loan Payments:	$75,659		$75,659	
Pre-Tax Cash Flow:	$3,058	5.82% *2	$29,973	57.09% *2
Principal Reduction:	$11,149		$11,149	
Total Return Before Taxes:	$14,207	27.06% *2	$41,122	78.33% *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	2+1	Section 8	$2,284	$2,284	$2,800	$2,800
1	2+1	Section 8	$2,718	$2,718	$2,800	$2,800
1	2+1		$1,142	$1,142	$2,800	$2,800
1	2+1	Section 8	$2,742	$2,742	$2,800	$2,800
Monthly Scheduled Gross Income				**$8,888**		**$11,200**
Annualized Scheduled Gross Income				**$106,652**		**$134,400**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 26.02%

FINANCING

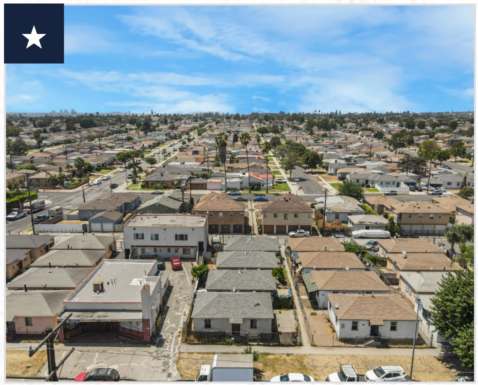
Proposed Financing		
List Price:		$1,050,000
Down Payment:	5.0%	$52,500
First Loan Amount:		$997,500
Loan-to-Value:		95%
Interest Rate:		6.50%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$6,305
Annual Debt Service:		$75,659
DCR:		0.62

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$78,716
Net Operating Income (Pro Forma):	$105,631
Pre-Tax Cash Flow (Current):	$3,058
Pre-Tax Cash Flow (Pro Forma):	$29,973
Cash-on-Cash (Current):	5.82%
Cash-on-Cash (Pro Forma):	57.09%
Total Return Before Taxes (PF):	$41,122

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

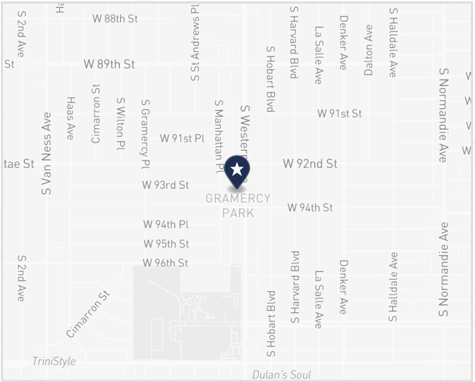
9309 S Western Ave Los Angeles, CA 90047



9309 S WESTERN AVE
Los Angeles, CA 90047

Subject Property

Price:	$1,050,000	Bldg Size:	2,560 SF
No. Units:	4	Price/SF:	$410.16
GRM:	9.85	CAP:	7.50%
$/Unit:	$262,500		

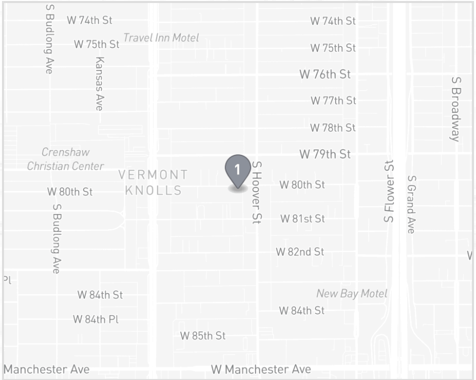


1

820 W 80TH ST
Los Angeles, CA 90044

Sold 5/13/2026

Price:	$950,000	Bldg Size:	2,698 SF
No. Units:	4	Price/SF:	$352.11
GRM:	12.11	CAP:	5.37%
$/Unit:	$237,500		

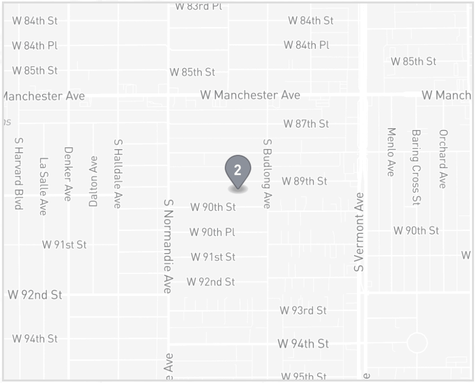


2

1234 W 89TH ST
Los Angeles, CA 90044

Sold 4/15/2026

Price:	$1,560,000	Bldg Size:	3,867 SF
No. Units:	4	Price/SF:	$403.41
GRM:	10.83	CAP:	6.46%
$/Unit:	$390,000		



SALE COMPS

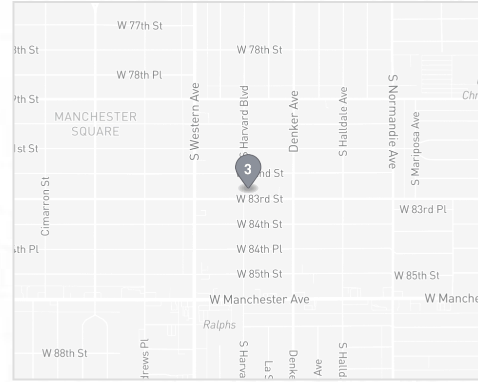
3

1659 W 83RD ST

Los Angeles, CA 90047

Sold 3/10/2026

Price:	**$1,415,000**	Bldg Size:	**4,524 SF**
No. Units:	**4**	Price/SF:	**$312.78**
GRM:	**14.77**	CAP:	**4.40%**
$/Unit:	**$353,750**		



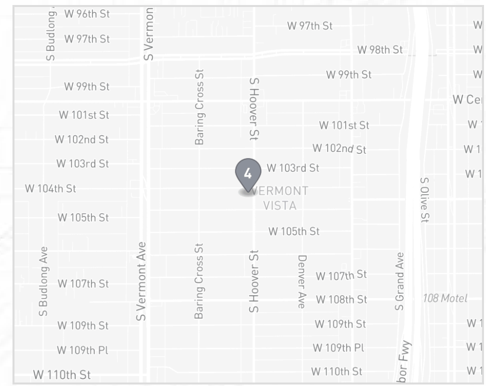
4

10405 S HOOVER ST

Los Angeles, CA 90044

Sold 3/5/2026

Price:	**$1,080,000**	Bldg Size:	**2,629 SF**
No. Units:	**4**	Price/SF:	**$410.80**
GRM:	**11.68**	CAP:	**5.57%**
$/Unit:	**$270,000**		



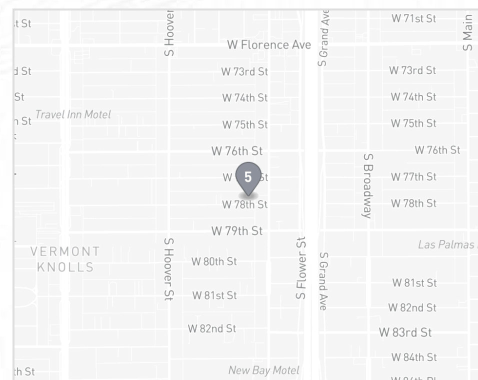
5

521 W 78TH ST

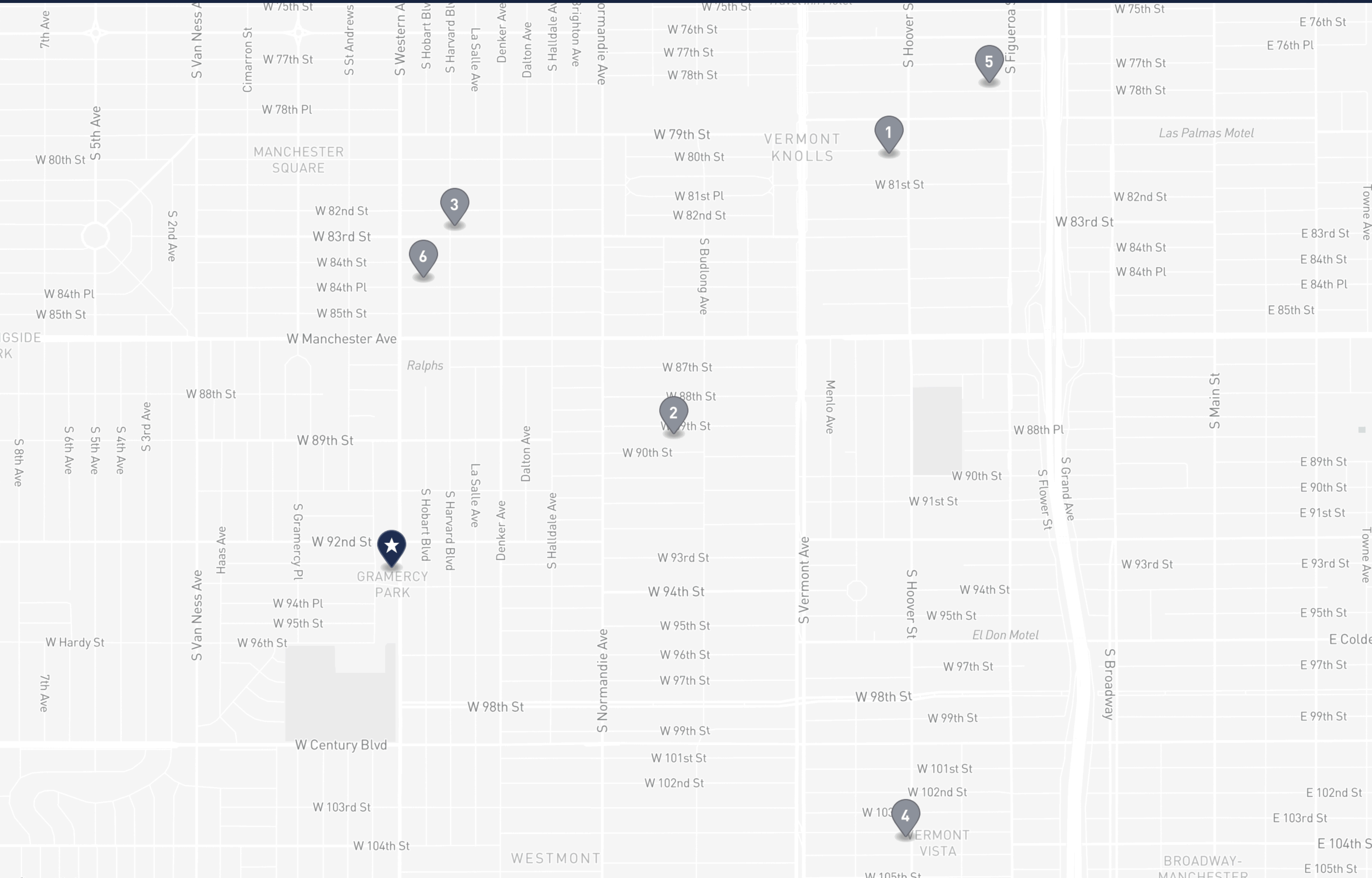
Los Angeles, CA 90044

Sold 1/8/2026

Price:	**$1,115,000**	Bldg Size:	**1,963 SF**
No. Units:	**4**	Price/SF:	**$568.01**
GRM:	**10.32**	CAP:	**6.30%**
$/Unit:	**$278,750**		



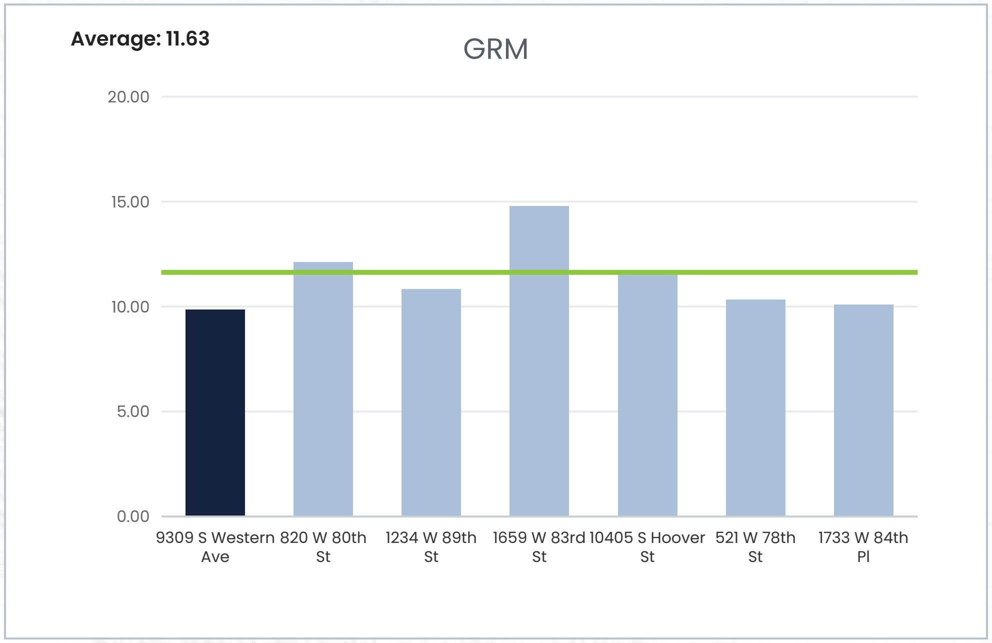
SALE COMPS MAP

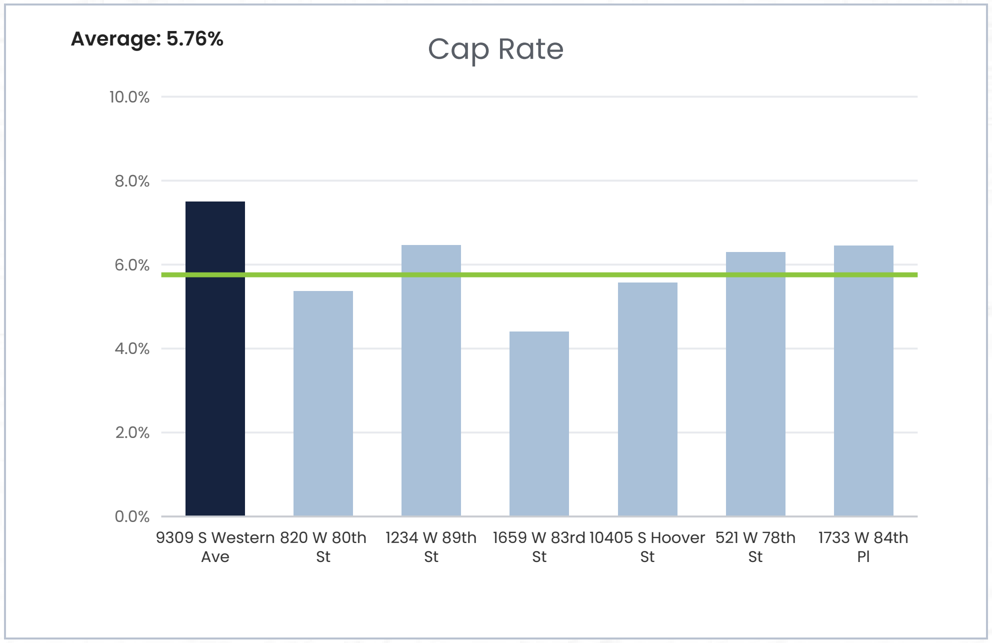


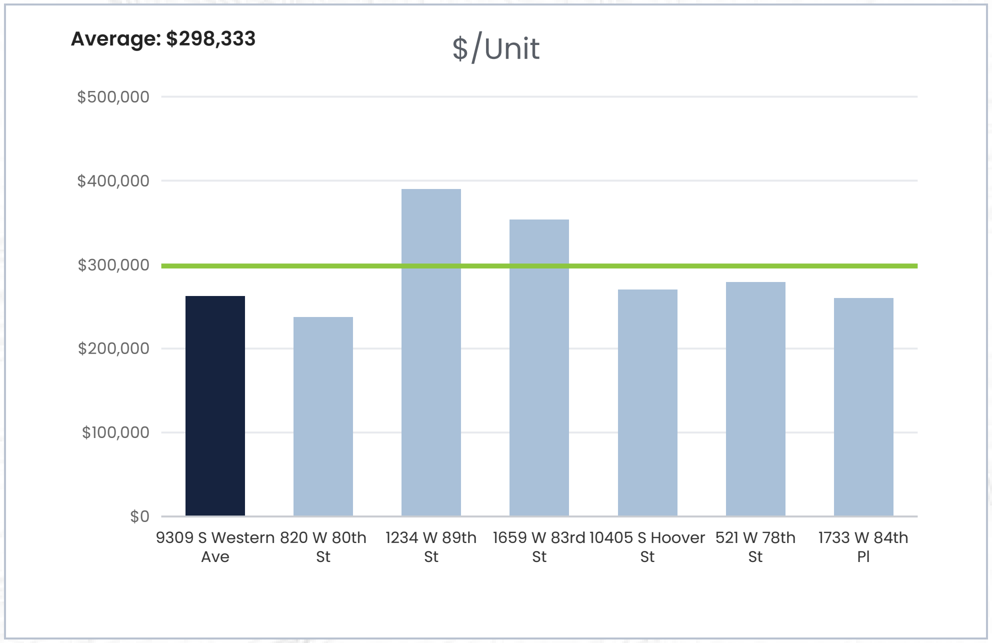
SALE COMPS ANALYSIS

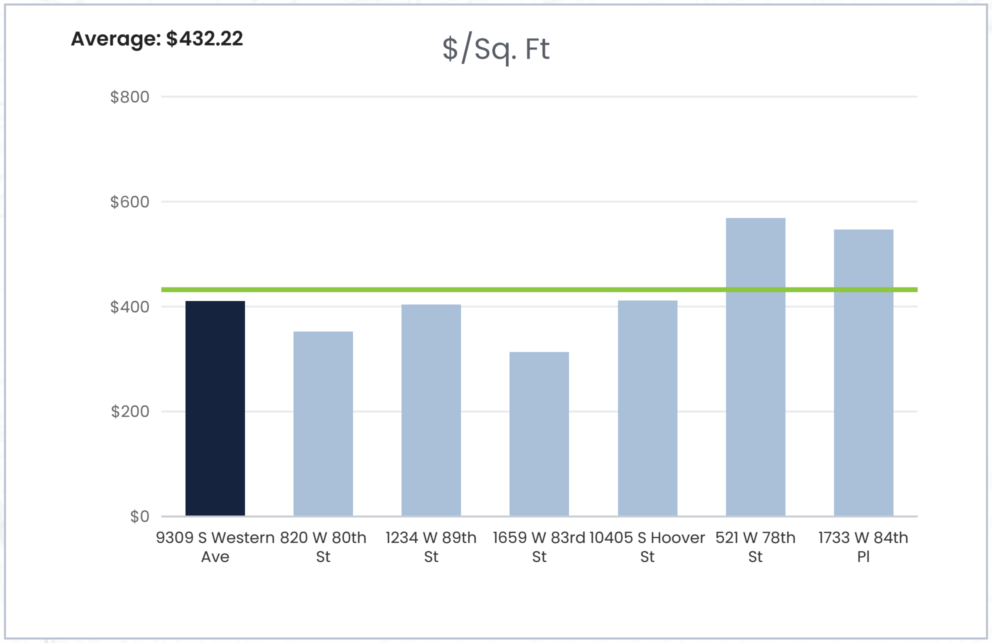
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
820 W 80th St Los Angeles, CA 90044	$950,000	4	1937	2,698	12.11	5.37%	$352.11	$237,500	5/13/2026	(1) 3+2 (2) 1+1 (1) 0+1
1234 W 89th St Los Angeles, CA 90044	$1,560,000	4	1916	3,867	10.83	6.46%	$403.41	$390,000	4/15/2026	(4) 3+2
1659 W 83rd St Los Angeles, CA 90047	$1,415,000	4	1949	4,524	14.77	4.40%	$312.78	$353,750	3/10/2026	(1) 4+3 (3) 1+1
10405 S Hoover St Los Angeles, CA 90044	$1,080,000	4	1942	2,629	11.68	5.57%	$410.80	$270,000	3/5/2026	(2) 3+1 (2) 1+1
521 W 78th St Los Angeles, CA 90044	$1,115,000	4	1913	1,963	10.32	6.30%	$568.01	$278,750	1/8/2026	(3) 2+1 (1) 0+1
1733 W 84th Pl Los Angeles, CA 90047	$1,040,000	4	1924	1,904	10.08	6.45%	$546.22	$260,000	9/12/2025	(2) 2+1 (2) 1+1
Average					*11.63*	*5.76%*	*$432.22*	*$298,333*		
9309 S Western Ave (Subject)	**$1,050,000**	**4**	**1943**	**2,560**	**9.85**	**7.50%**	**$410.16**	**$262,500**	**On Market**	**(4) 2+1**

SALE COMP CHARTS





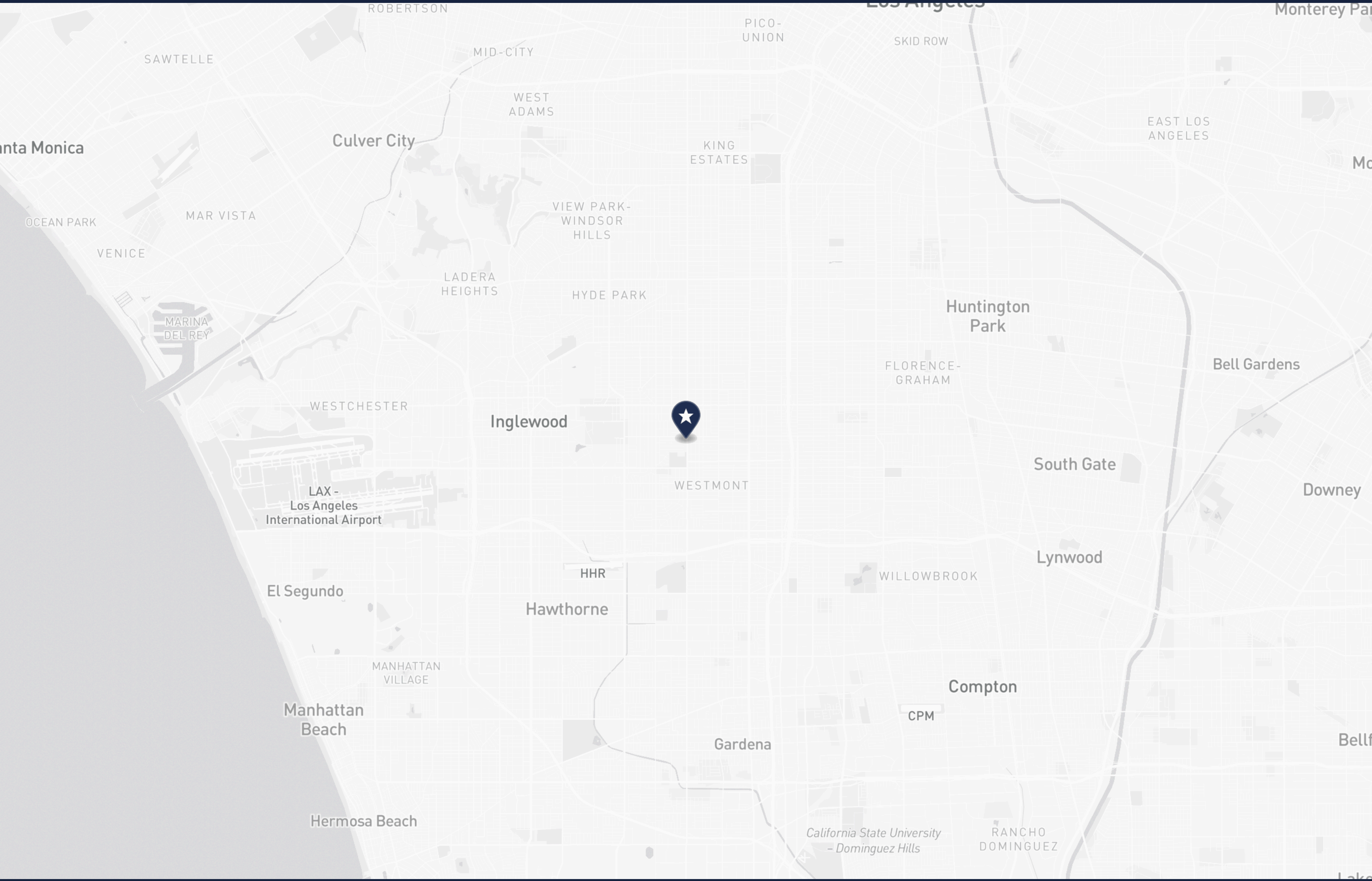




LOCATION OVERVIEW

9309 S Western Ave Los Angeles, CA 90047

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: SOFI STADIUM

SoFi Stadium is a world-class sports and entertainment venue, home to the NFL's Los Angeles Rams and Los Angeles Chargers, hosting major concerts, international events, and the 2028 Olympic Opening Ceremony, making it a powerful economic driver for the surrounding area.

LOCATION SPOTLIGHT: INTUIT DOME

Intuit Dome, the state-of-the-art home of the Los Angeles Clippers, has transformed Inglewood into a premier sports and entertainment destination, driving significant investment, tourism, and economic growth throughout the area.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

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