



12-Unit Residential Income Property

# Offering Memorandum

2718 S Cochran Ave  
*Los Angeles, CA*  
90016



# Property *Overview*

2718 S Cochran Ave presents a multifamily investment opportunity located in the highly desirable West Adams neighborhood of Los Angeles. The property offers investors stable in-place income with meaningful potential to enhance revenue through strategic rent adjustments over time.

The asset benefits from a desirable unit composition that appeals to a broad tenant base, supporting strong occupancy and consistent rental demand. With several units currently leased below market levels, the property presents a clear value-add opportunity to increase income through natural tenant turnover.

Situated in a centrally located Los Angeles submarket, the property provides convenient access to major employment centers including Downtown Los Angeles, Culver City, and the Westside. Residents also enjoy proximity to major transportation corridors, retail destinations, and cultural amenities throughout West Adams and the Miracle Mile district.

# 1962

Year Built

# 9,583<sup>SF</sup>

Lot Size

# 7,903<sup>SF</sup>

Building Size

# 12

(6) – 2+1,  
(5) – 1+1,  
(1) – Studio

Units

Unit Mix

# Investment *Highlights*

## Significant Rental Upside

Current rents average approximately \$2,042 per unit, while projected market rents average \$2,588 per unit, representing an estimated 25% rental upside across the property. This provides investors with a clear path to increasing revenue through natural tenant turnover and strategic rent adjustments.

## Strong Value—Add Opportunity

At the offering price of \$2,900,000 (\$241,667 per unit / \$366.95 per square foot), the asset presents an opportunity to acquire a stabilized property with meaningful operational upside, increasing the cap rate from 6.62% current to 8.94% pro forma through rent optimization.

## Attractive Unit Mix

The property's mix of (6) two-bedroom units, (5) one-bedroom units, and (1) studio appeals to a wide tenant base including small families, roommates, and working professionals, helping maintain consistent occupancy and tenant demand.

## Stable Income with Immediate Cash Flow

The property currently generates approximately \$191,925.99 in net operating income, providing investors with immediate cash flow while maintaining the opportunity to significantly grow income over time.

6.62%

Cap Rate

9.86

GRM

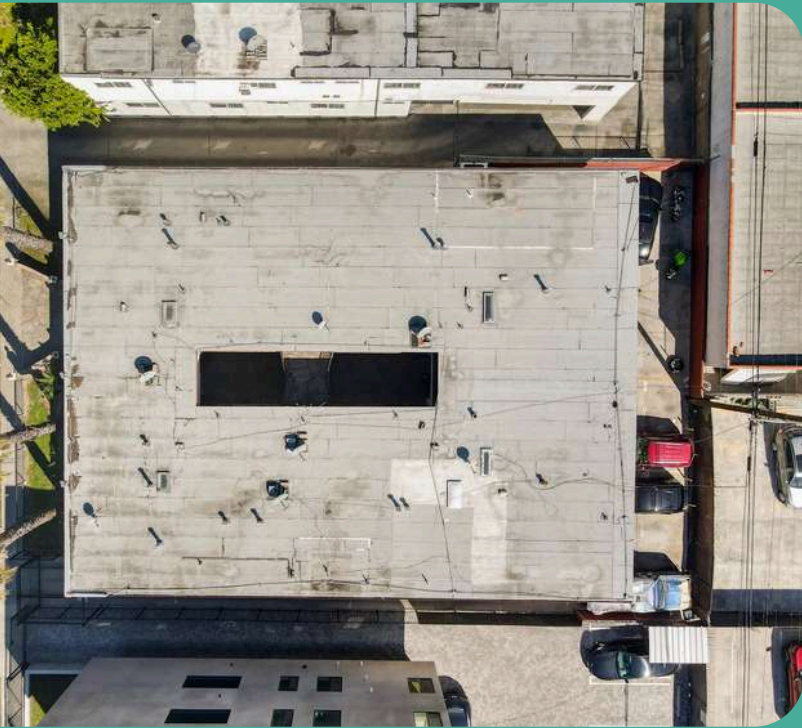
\$241,667

Price Per Unit

\$366.95

Price Per Square Foot









# Welcome to the *Neighborhood*

A centrally located  
LA submarket  
supported by  
strong rental  
demand and lasting  
investment appeal.

## West Adams | Location Overview

2718 S Cochran Ave is located in the West Adams neighborhood of Los Angeles, a centrally located and highly accessible residential corridor that continues to attract renters seeking proximity to major employment centers, cultural destinations, and lifestyle amenities.

## Connectivity & Long-Term Demand

Located in the highly accessible West Adams area of Los Angeles, the property benefits from strong tenant demand driven by proximity to major employment centers, retail corridors, and key transportation routes connecting residents to Downtown Los Angeles, Culver City, and the Westside.

# Financial Summary

## VALUE

PRICE	PPU	PPSF	CURRENT		PRO FORMA	
			CAP RATE	GRM	CAP RATE	GRM
\$2,900,000	\$241,667	\$366.95	6.62%	9.86	8.94%	7.88

## UNIT MIX & SCHEDULED INCOME

TYPE	UNIT COUNT	AVG SF	CURRENT		PRO FORMA	
			MONTHLY AVG RENT	TOTAL MONTHLY RENT	MARKET RENT	TOTAL MONTHLY RENT
Studio	1	659	\$1,429.00	\$1,429.00	\$2,150	\$2,150
1+1	5	659	\$1,775.71	\$8,878.55	\$2,400	\$12,000
2+1	6	659	\$2,366.87	\$14,201.24	\$2,750	\$16,500
Total	12	7,903	\$24,508.79	\$24,508.79		\$30,649.50
Annual Total				\$294,105.48		\$367,794.00

# Financial Summary

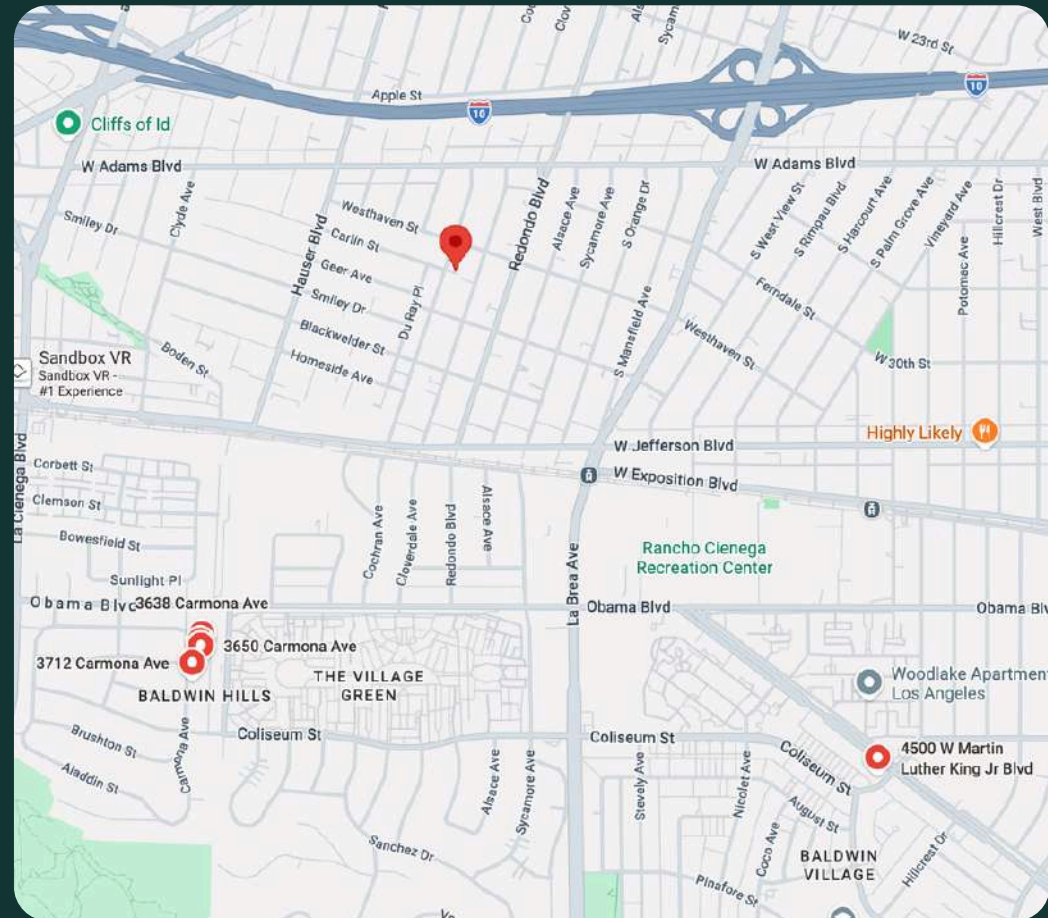
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INCOME				CURRENT			Pro Forma
Scheduled Gross Rent				\$294,105			\$367,794
Vacancy Reserve	5%			-\$14,705			-\$18,390
Net Rental Income				\$279,400			\$349,404
RUB's Income	\$10,000.00	Total		\$10,000			\$10,300
<b>Effective Gross Income</b>				<b>\$289,400</b>			<b>\$359,704</b>
EXPENSES	ESTIMATES		PER UNIT			PER UNIT	
<b>Real Estate Taxes *</b>	1.25%	% of Purchase Price	\$3,021	\$36,250		\$3,021	\$36,250
<b>Insurance</b>	\$850	Per Unit	\$850	\$10,200		\$850	\$10,200
<b>Management Fee's</b>	4.00%	X GOI	\$980.35	\$11,764		\$1,225.98	\$14,712
<b>Administrative</b>	\$200	Per Unit	\$200	\$2,400		\$200	\$2,400
<b>Repairs &amp; Maintenance</b>	\$217	Per Unit	\$216.67	\$2,600		\$217	\$2,600
<b>Utilities</b>							
<i>Electric</i>	\$500	Per Unit	\$500	\$6,000		\$500	\$6,000
<i>Gas</i>	\$350	Per Unit	\$350	\$4,200		\$350	\$4,200
<i>Sewer/Water</i>	\$1,100	Per Unit	\$1,100	\$13,200		\$1,100	\$13,200
<i>Trash</i>	\$450	Per Unit	\$450	\$5,400		\$450	\$5,400
<b>Contract Services</b>	\$355	Per Unit	\$355	\$4,260		\$355	\$4,260
<b>Reserves</b>	\$100	Per Unit	\$100	\$1,200		\$100	\$1,200
<b>Total Expenses</b>				<b>\$97,474.22</b>			<b>\$100,421.76</b>
Per Unit				\$8,122.85			\$8,368.48
Per SF				\$12.33			\$12.71
% of EGI				33.68%			27.92%
* RE Tax adjusted							
<b>Net Operating Income</b>				<b>\$191,925.99</b>			<b>\$259,282.54</b>

# Rent Roll

UNIT #	UNIT TYPE	ESTIMATED SF	CURRENT RENT	CURRENT RENT PSF	MARKET RENT	MARKET RENT PSF	STATUS	UPSIDE %
1	1+1	659	\$1,343.15	\$2.04	\$ 2,400.00	\$ 3.64	Occupied	78.68%
2	2+1	659	\$2,089.58	\$3.17	\$ 2,750.00	\$ 4.18	Occupied	31.61%
3	Studio	659	\$1,429	\$2.17	\$ 2,149.50	\$ 3.26	Occupied	50.42%
4	1+1	659	\$1,695	\$2.57	\$ 2,400.00	\$ 3.64	Occupied	41.59%
5	2+1	659	\$2,025.66	\$3.08	\$ 2,750.00	\$ 4.18	Occupied	35.76%
6	2+1	659	\$2,417	\$3.67	\$ 2,750.00	\$ 4.18	Occupied	13.78%
7	1+1	659	\$2,038.40	\$3.10	\$ 2,400.00	\$ 3.64	Occupied	17.74%
8	1+1	659	\$1,800	\$2.73	\$ 2,400.00	\$ 3.64	Occupied	33.33%
9	2+1	659	\$2,500	\$3.80	\$ 2,750.00	\$ 4.18	Occupied	10.00%
10	2+1	659	\$2,469	\$3.75	\$ 2,750.00	\$ 4.18	Occupied	11.38%
11	1+1	659	\$2,002	\$3.04	\$ 2,400.00	\$ 3.64	Occupied	19.88%
12	2+1	659	\$2,700	\$4.10	\$ 2,750.00	\$ 4.18	Occupied	1.85%
Totals		7,903	\$24,508.79		\$30,649.50			
Averages		659	\$2,042.40	\$3.10	\$2,554.13	\$3.88		28.84%

# Sales Comparable Analysis



- 1 3712–3716 Carmona Ave, Los Angeles, CA 90016
- 2 3644–3646 Carmona Ave, Los Angeles, CA 90016
- 3 3638–3640 Carmona Ave, Los Angeles, CA 90016
- 4 3650 Carmona Ave, Los Angeles, CA 90016
- 5 4500 W Martin Luther King Jr Blvd, Los Angeles, CA 90016
- 6 5030 Coliseum St, Los Angeles, CA 90016

# Sales Comparable Analysis

NUMBER	ADDRESS	ZIP CODE	DATE CLOSED	YEAR BUILT	TOTAL UNITS	SALE PRICE	BUILDING SF	PRICE/UNIT	CAP RATE	GRM
Subject	2718 S Cochran Ave	90016	N/A	1962	12	\$2,900,000	7,903	\$241,667	6.62%	9.86
1	3712-3716 Carmona Ave	90016	10/23/2025	1950	8	\$1,631,000	7,316	\$203,875	6.65%	10.8
2	3644-3646 Carmona Ave	90016	9/19/2025	1951	8	\$1,733,550	9,450	\$216,694	6.15%	
3	3638-3640 Carmona Ave	90016	9/16/2025	1951	8	\$1,733,550	9,450	\$216,694	5.46%	
4	3650 Carmona Ave	90016	9/16/2025	1951	8	\$1,733,550	9,450	\$216,694	5.56%	
5	4500 W Martin Luther King Jr Blvd	90016	7/25/2025	1958	10	\$1,975,000	11,596	\$197,500		
6	5030 Coliseum St	90016	3/6/2025	1955	12	\$3,150,000	6,878	\$262,500		

# Let's *Connect*

For additional information, to request an in-depth financial review, or to schedule a private tour, please contact the team below. We are available to answer questions, walk through the opportunity, and provide next steps.



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