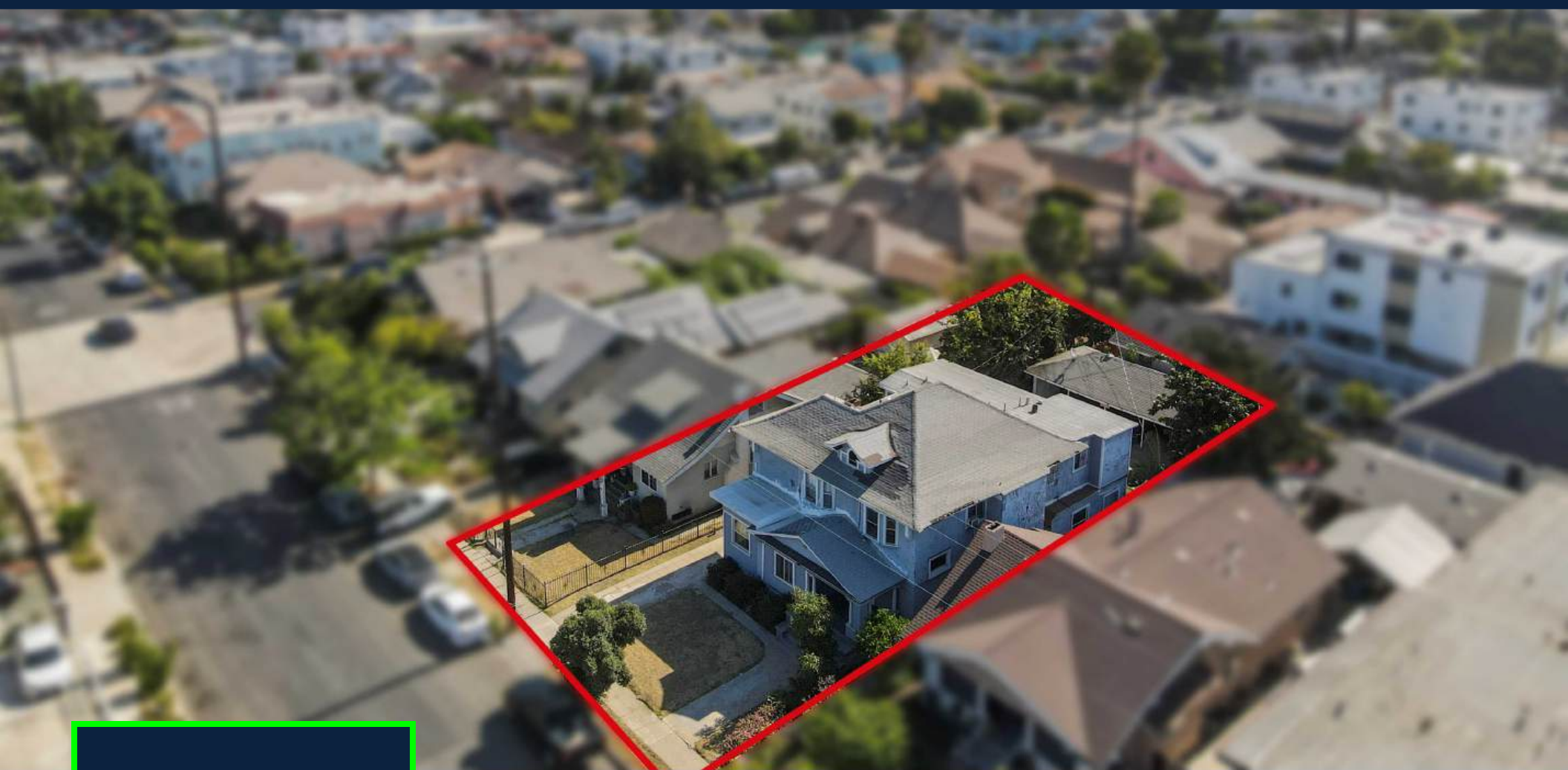


PRIME MID-CITY 6 UNITS WITH ADU POTENTIAL

1715 3RD AVE, LOS ANGELES, CA 90019



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Senior Associate

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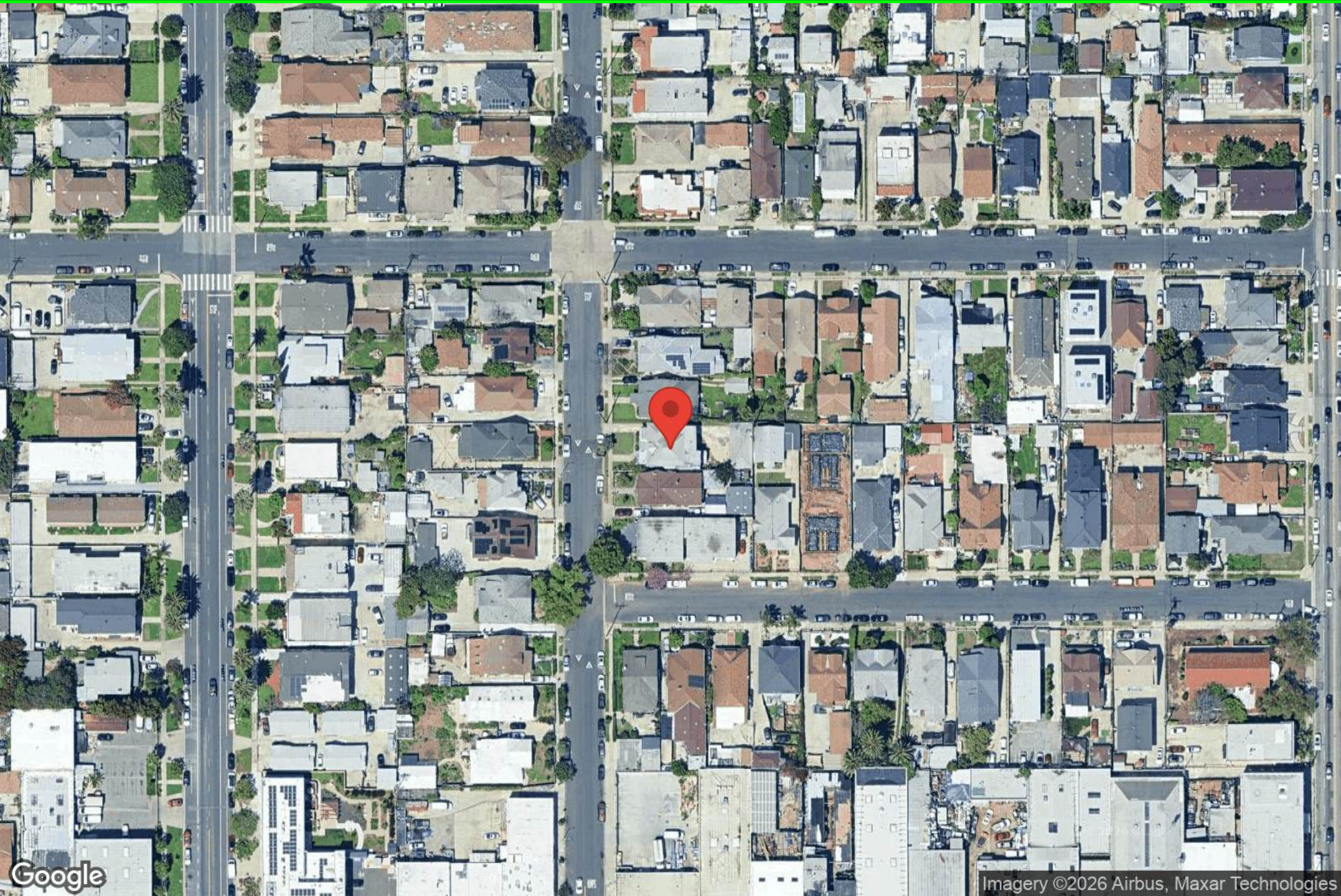
evelyn@lyonstahl.com

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PRIME MID-CITY 6 UNITS WITH ADU POTENTIAL

AERIAL MAP

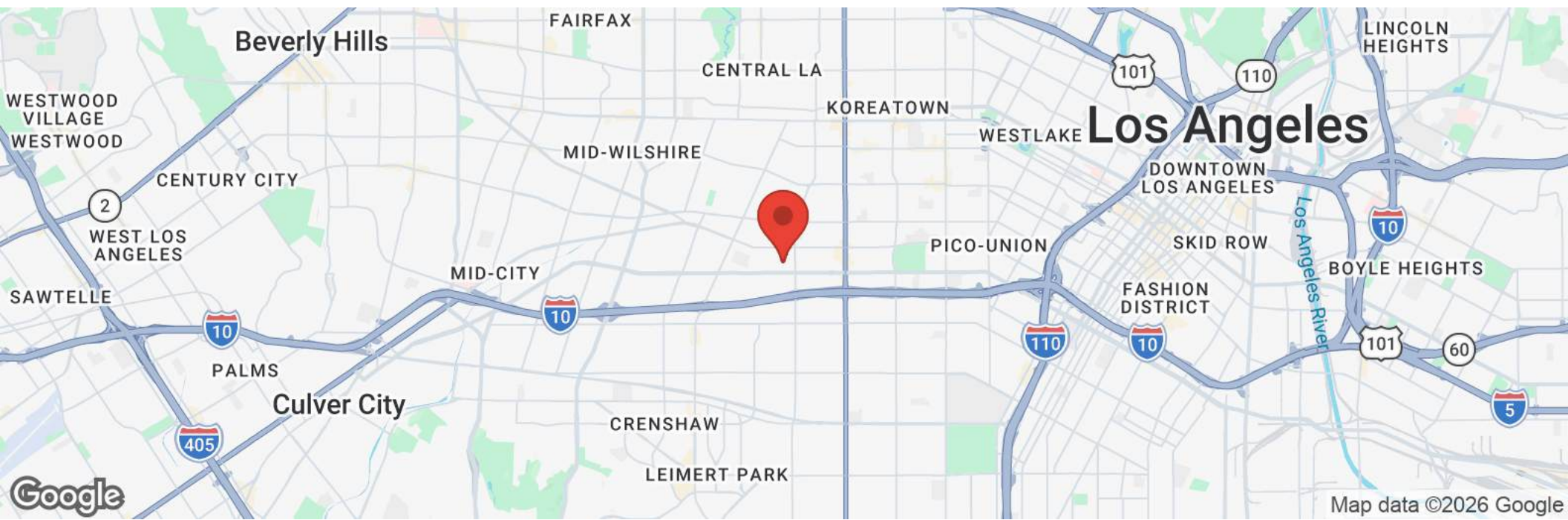
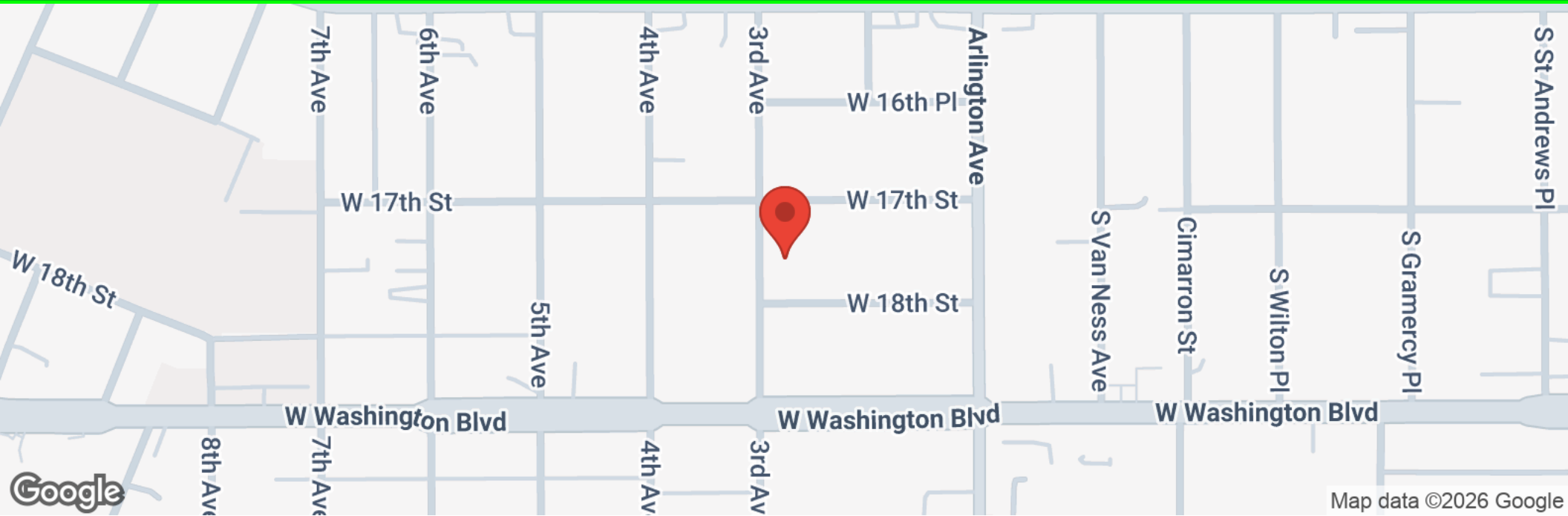
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Google

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LOCATION MAPS



PRIME MID-CITY 6 UNITS WITH ADU POTENTIAL

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.
- Architectural plans completed for conversion of the existing carport into a two-story ADU development totaling approximately 1,600 SF.
- Opportunity to add four (4) new 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

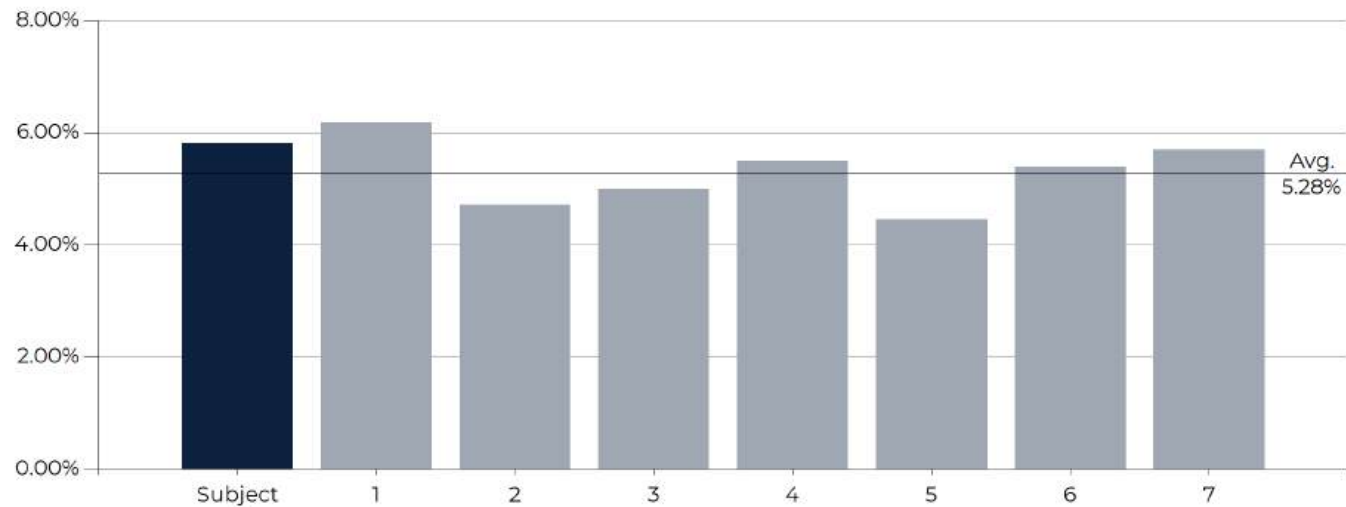
Description	Actual	Market
Property Tax-new	\$16,000	\$16,000
Maintenance - est.	\$3,900	\$3,900
Insurance - est.	\$3,800	\$3,800
Utilities - est.	\$6,600	\$6,600
Management - 5%	\$5,298	\$5,298
Total Expenses	\$35,598	\$35,598
Expenses Per RSF	\$10.91	\$10.91
Expenses Per Unit	\$5,933	\$5,933

RECENT SALES

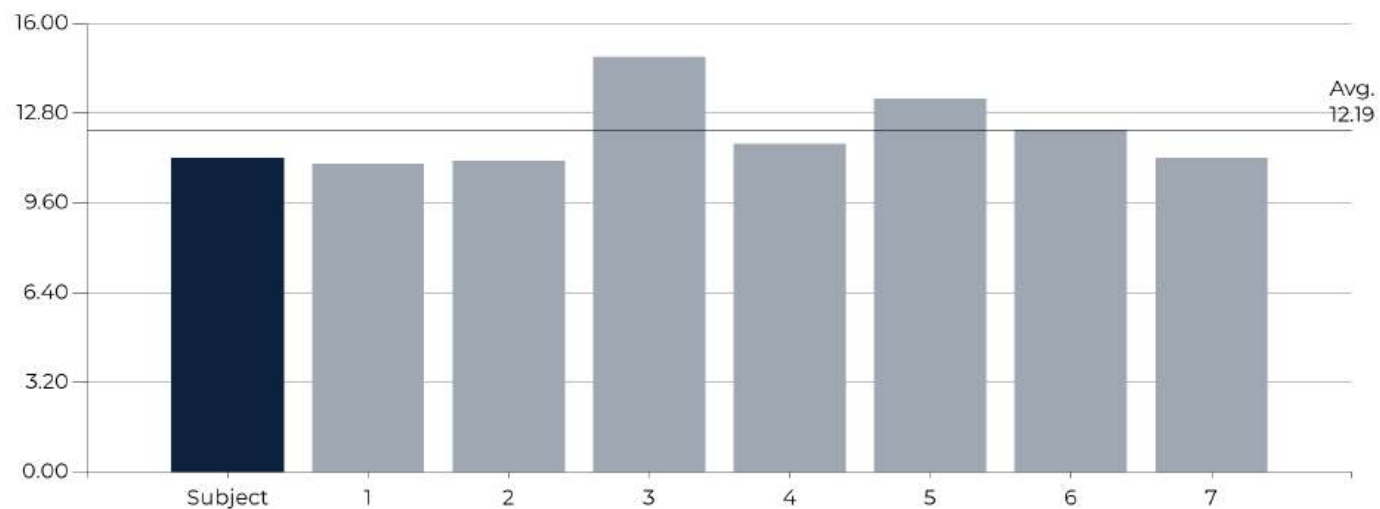
SECTION 2

SALE COMPARABLES

Cap Rate

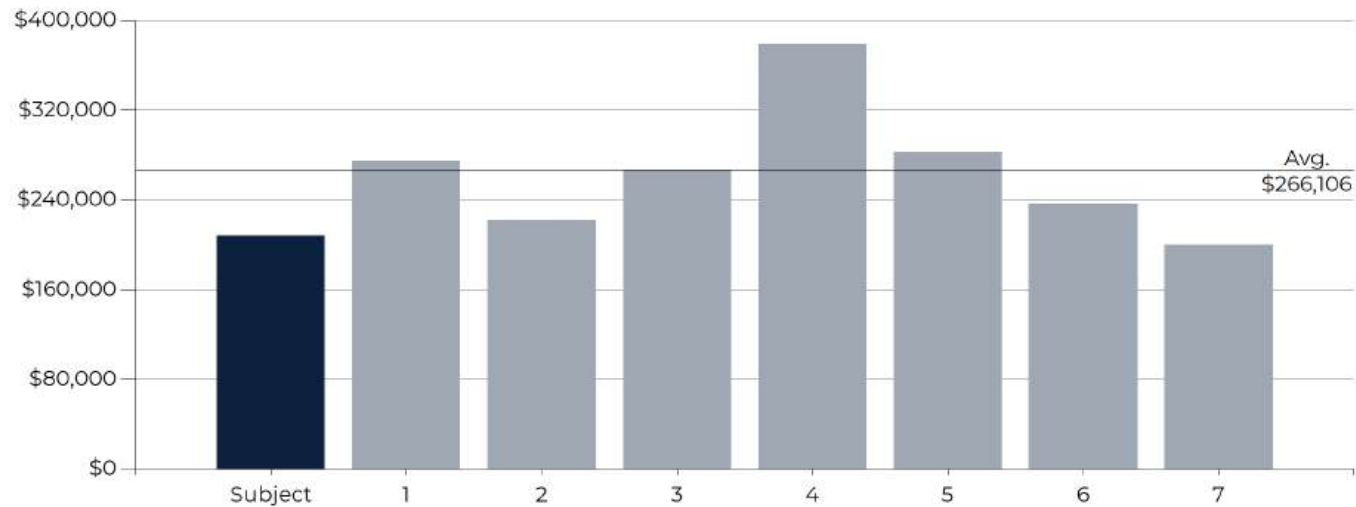


Gross Rent Multiplier

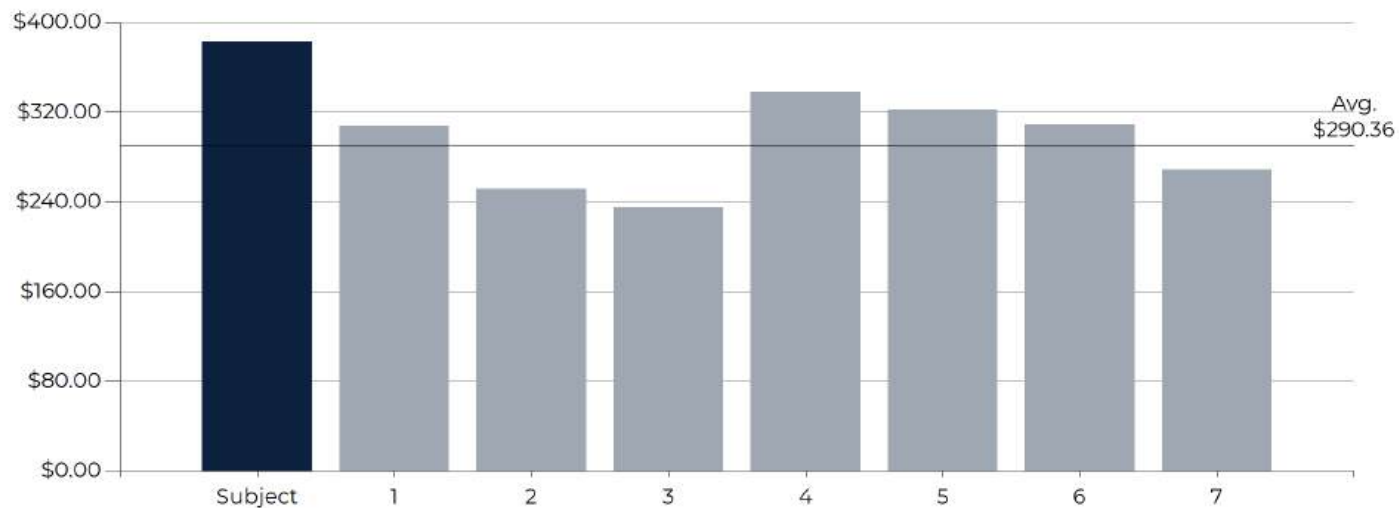


SALE COMPARABLES

Price per Unit



Price per SF



SALE COMPARABLES



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		



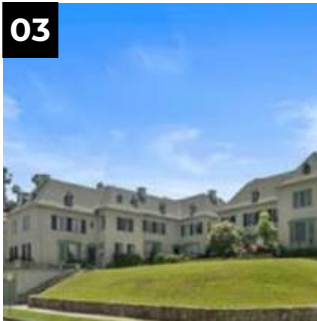
01
947 S St Andrews Pl
947 South Saint Andrews Place, Los Angeles, CA

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 90019

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 90019

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

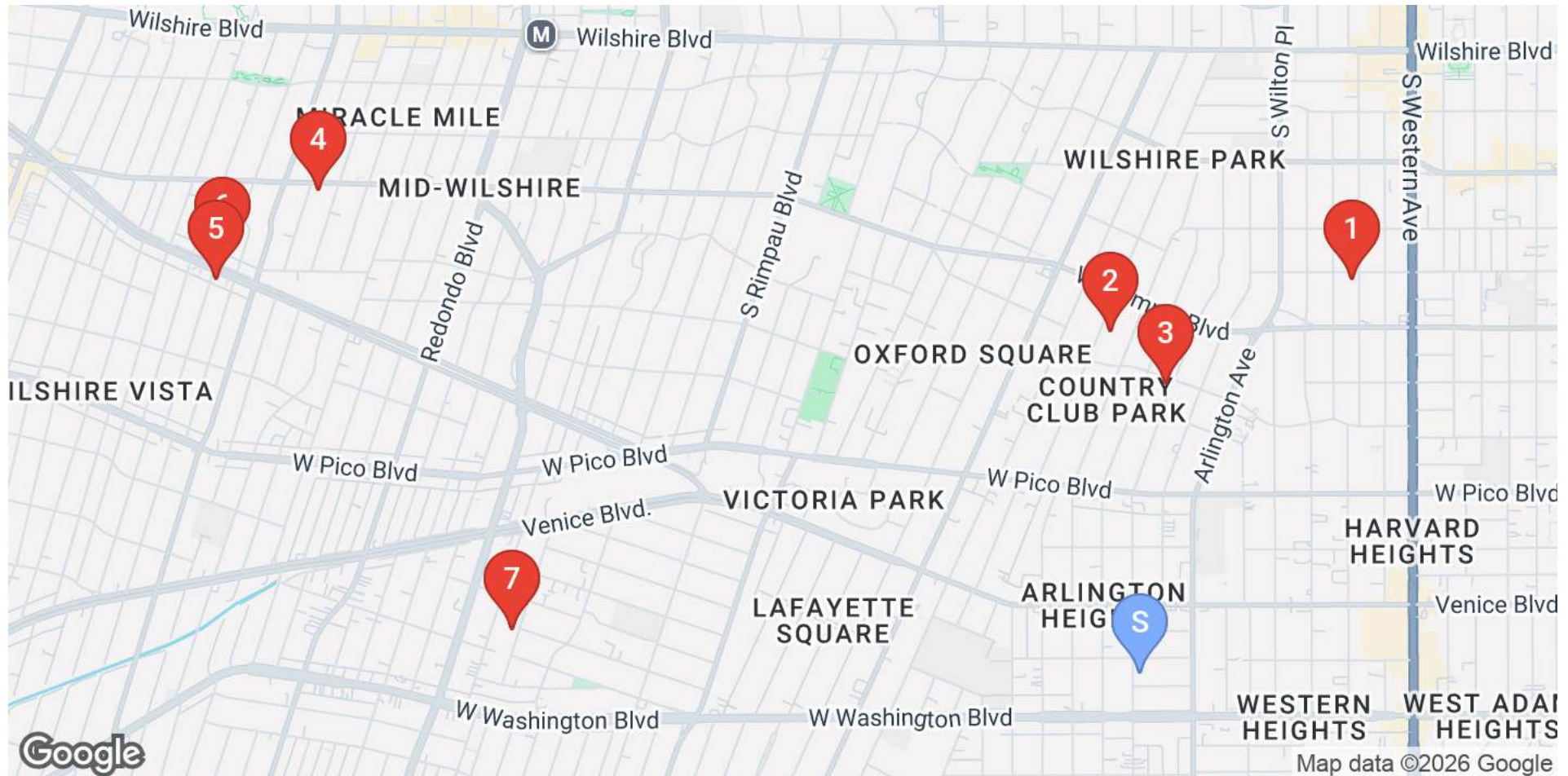
Sale Price	\$2,845,000	Cap Rate	5.39%
Units	12	GRM	12.2
Price/Unit	\$237,083	Year Built	1948
Price/SF	\$309.04	Sale Date	6/17/2025
Lot Size	12,497		

07


1801 S Longwood Ave
1801 South Longwood Avenue, Los Angeles, CA 9

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.



CONFIDENTIALITY AND

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