19 UNITS

526-534 W 47th St
Los Angeles, CA 90037

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LYON STAHL INVESTMENT REAL ESTATE

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INVESTMENT OVERVIEW

526-534 W 47th St Los Angeles, CA 90037

ASKING PRICE	$3,349,000
UNITS	19
UNIT MIX	18 (1-BD / 1-BA) 1 (3-BD / 1-BA)
TOTAL BUILDING SQ. FT.	11,953
TOTAL LOT SQ. FT.	15,467
YEAR BUILT	1927
ZONING	LARD2
APN	5018-027-016

HIGHLIGHTS

- 19 units across two buildings
- Two separate parcels
- Eighteen 1-bedroom units and one 3-bedroom unit
- Four vacant units
- Approximately 46% rental upside
- No on-site manager generally required
- Approximately 15,467 square feet of land
- Near USC, Downtown Los Angeles and the 110 Freeway

THE OFFERING

526–534 W 47th Street presents an opportunity to acquire two neighboring apartment buildings totaling 19 units in a central Los Angeles location. The properties feature eighteen 1-bedroom/1-bathroom units and one 3-bedroom/1-bathroom unit, with approximately 11,953 square feet of building area situated on approximately 15,467 square feet of land. Four units are currently vacant, providing an incoming investor with the opportunity to renovate and lease the units while benefiting from the property's existing income. Based on projected market rents, the property offers approximately 46% upside in scheduled rental income, increasing from approximately $356,568 to $521,400 annually. The offering consists of two separate parcels, each containing fewer than 16 units, which generally eliminates the state requirement for an on-site resident manager. Conveniently located near the 110 Freeway, USC, Exposition Park, the Los Angeles Memorial Coliseum and Downtown Los Angeles, this offering provides attractive scale, immediate vacant-unit potential and meaningful long-term rental upside.

PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS


PROPERTY
PHOTOGRAPHS

INTERIOR PHOTOS







FINANCIAL ANALYSIS

PRICING ANALYSIS

LYONSTAHL INVESTMENT REAL ESTATE

PROPERTY METRICS

PRICE	$ 3,349,000
UNITS	19
BUILDING SQ. FT.	11,953
LOT SQ FT	15,467
YEAR BUILT	1927
PRICE / UNIT	$ 176,263
PRICE / SQ FT	$280.18

INCOME DATA

	CURRENT	PRO FORMA
NOI	$216,245	$ 372,833
CAP	6.46%	11.13%
GRM	9.39	6.42

PROPOSED FINANCING

DOWN PAYMENT	$1,004,700
LOAN AMOUNT	$2,344,300
INTEREST RATE	6%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.28

INCOME AND EXPENSES

LYONSTAHL INVESTMENT REAL ESTATE

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	3-BED / 1-BATH		$ 1,520	$ 2,950
14	1-BED / 1-BATH		$ 1,371	$ 2,250
4	1-BED / 1-BATH	*Vacant*	$ 2,250	$ 2,250

UTILITIES PAID BY TENANT- GAS & ELECTRIC

MONTHLY SCHEDULED RENTAL INCOME	$29,714	$43,450
GARAGES	$0	$0
MONTHLY SCHEDULED GROSS INCOME	$ 29,714	$ 43,450
ANNUAL SCHEDULED RENTAL INCOME	$ 356,568	$ 521,400

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	$365,568		$ 521,400	
LESS: VACANCY RESERVE	$ 17,828	5%	$ 26,070	5.0%
GROSS OPERATING INCOME	$ 338,740		$ 495,330	
LESS: EXPENSES	$ 122,497	34%	$ 122,497	23%
NET OPERATING INCOME	$ 216,242		$ 372,833	
LESS: LOAN PAYMENTS PRE-TAX	$ 168,663		$ 168,663	
CASH FLOW	$ 47,579	4.74%	$ 204,170	20.32%
PRINCIPAL REDUCTION	$28,788		$ 28,788	
TOTAL RETURN BEFORE TAXES	$ 76,368	7.60%	$ 232,958	23.19%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	$41,863
MAINTENANCE (4%)	$ 14,263
INSURANCE ($1.20/SF)	$ 14,344
UTILITIES ($1100/UNIT/YEAR)	$ 33,000
LANDSCAPING ($100/MO)	$ 1,200
PROPERTY MANAGEMENT (5%)	$ 17,828

TOTAL EXPENSES:	$ 122,497.22
EXPENSES AS % SGI	34.35%
PER NET SQ.FT.	$ 10.25
PER UNIT:	$ 6,447.22

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Prepared for: **C/O Johnnie Stiegler**
Property Address: **526-534 W. 47th St**
Los Angeles, CA 90037

8/27/2026
Quote #1

Loan Options	Option 1 Floating-ARM	Option 2 3-Year Fixed	Option 3 3-Year Fixed	Option 4 5-Year Fixed	Option 5 Floating Bridge-ARM
Purchase Price	$3,349,000	$3,349,000	$3,349,000	$3,349,000	$3,349,000
Loan Amount	$2,325,000	$2,340,000	$2,340,000	$2,340,000	$2,344,300
Down Payment	$1,024,000	$1,009,000	$1,009,000	$1,009,000	$1,004,700
Loan-to-Value	69%	70%	70%	70%	70%
Debt Coverage Ratio (DCR)	1.25	1.20	1.20	1.20	1.20
Current Interest Rate	**5.85%**	**6.00%**	**6.10%**	**6.00%**	**6.44%**
Index	30-Day Average SOFR	N/A	30-Day Average SOFR	N/A	1 Mo. SOFR CME
Margin	2.20%	N/A	2.35%	N/A	2.75%
Floor / Ceiling	5.25% / None	N/A	6.10% / 11.10%	N/A	5.44% / 14.44%
Loan Term	5	3	30	5	10
Interest-Only Period	**18 Months**	**N/A**	**N/A**	**N/A**	**36 Months**
Amortization in Years	30	30	30	30	27
I/O Monthly Payment	**$11,334**	**N/A**	**N/A**	**N/A**	**$12,581**
Monthly Payment	**$13,716**	**$14,029**	**$14,180**	**$14,029**	**$15,278**
Recourse	Yes	Yes	Yes	Yes	Yes
Impounds	No	No	No	No	3 Mo. Interest-Reserve
Pre-Payment Penalty	None	Years 1-2	Years 1-3	Years 1-4	Year 1
	None	3-2%	3-2-1%	5-4-3-2%	1%
Loan Fee	1%	1%	1%	1%	1.25%
Estimated Costs:					
Appraisal/Due Diligence	$10,000	$7,500	$5,000	$7,500	$10,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above	Included Above

***Options 1, 2 & 4: Likely need 3 of 4 vacancies filled prior to COE (options 2 & 4 can do with 2 vacant at 62% LTV)**
***Option 3: Can do with 2 of 4 vacancies filled prior to COE**
***Option 5: Can do with all 4 vacancies**

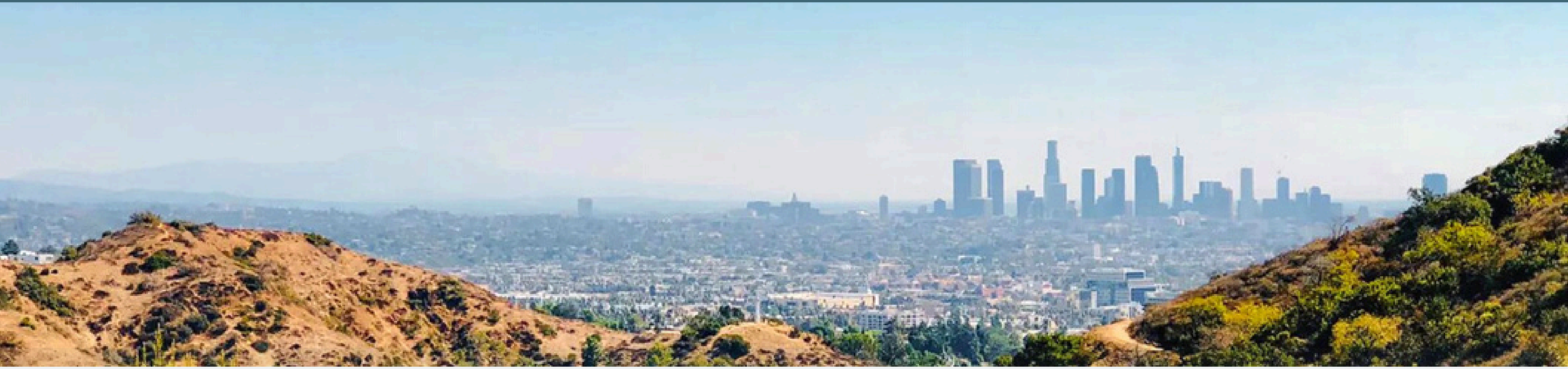
Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

LOCATION OVERVIEW

LOS ANGELES COUNTY

LYONSTAHL INVESTMENT REAL ESTATE



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis–formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange– is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments– the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately $446 billion– placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

LYONSTAHL INVESTMENT REAL ESTATE

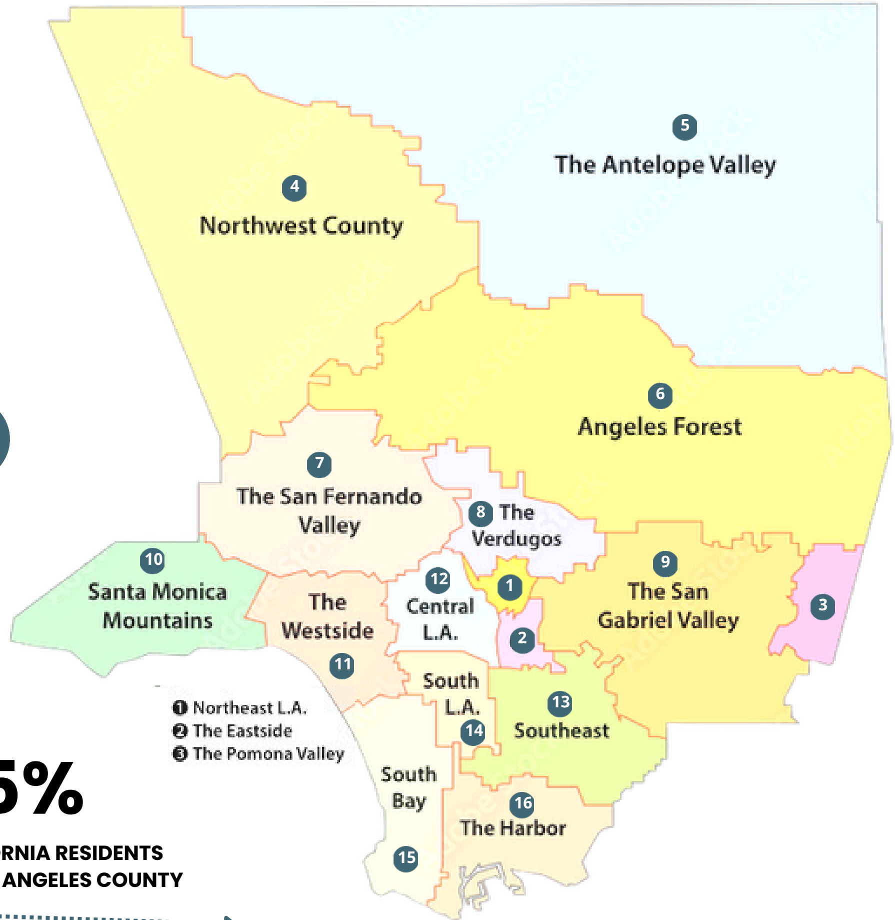
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

1. NORTHEAST L.A.
2. THE EASTSIDE
3. POMONA VALLEY
4. NORTHWEST COUNTY
5. ANTELOPE VALLEY
6. ANGELES FOREST
7. SAN FERNANDO VALLEY
8. THE VERDUGOS
9. SAN GABRIEL VALLEY
10. SANTA MONICA MOUNTAINS
11. THE WESTSIDE
12. CENTRAL L.A.
13. SOUTHEAST
14. SOUTH LA
15. SOUTH BAY
16. THE HARBOR

LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY



LISTING
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