



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

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The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate and should not be made available to anyone else without the written consent of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms. This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate believes to be reliable; however, The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, development potential, suitability, or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information

is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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.



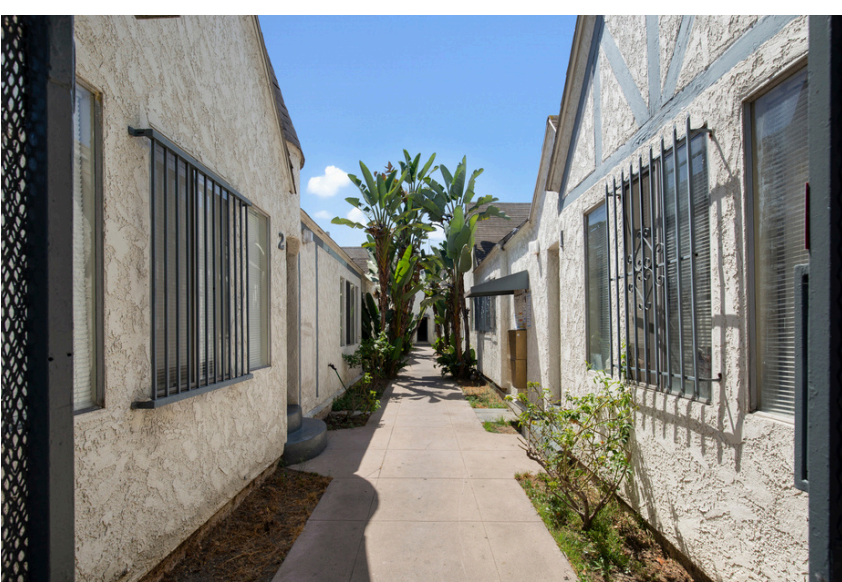
PROPERTY
PHOTOGRAPHS

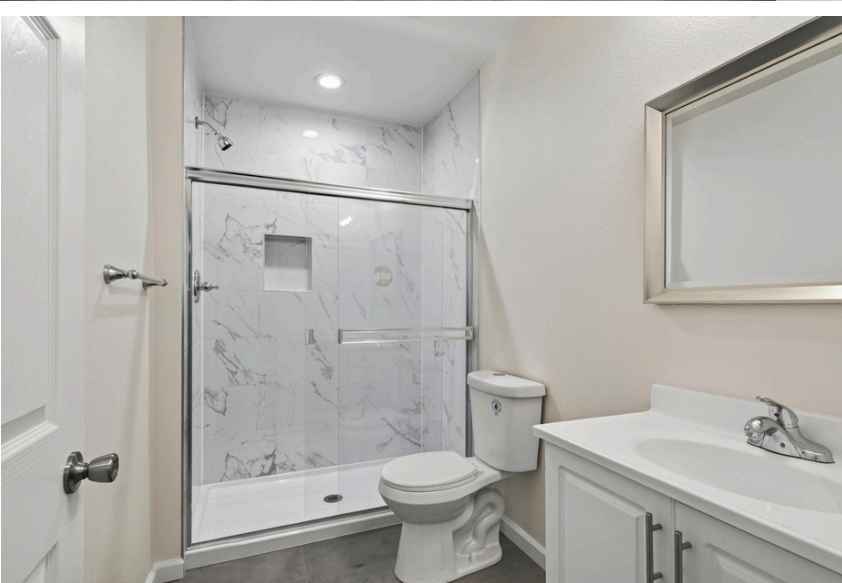


PROPERTY
PHOTOGRAPHS



INTERIOR
PHOTOS







FINANCIAL ANALYSIS

PRICING ANALYSIS

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

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 % GSI	34.35%
PER NET SQ.FT.	\$ 10.25
PER UNIT:	\$ 6,447.22

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Prepared for:
Property Address:

C/O Johnnie Stiegler
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

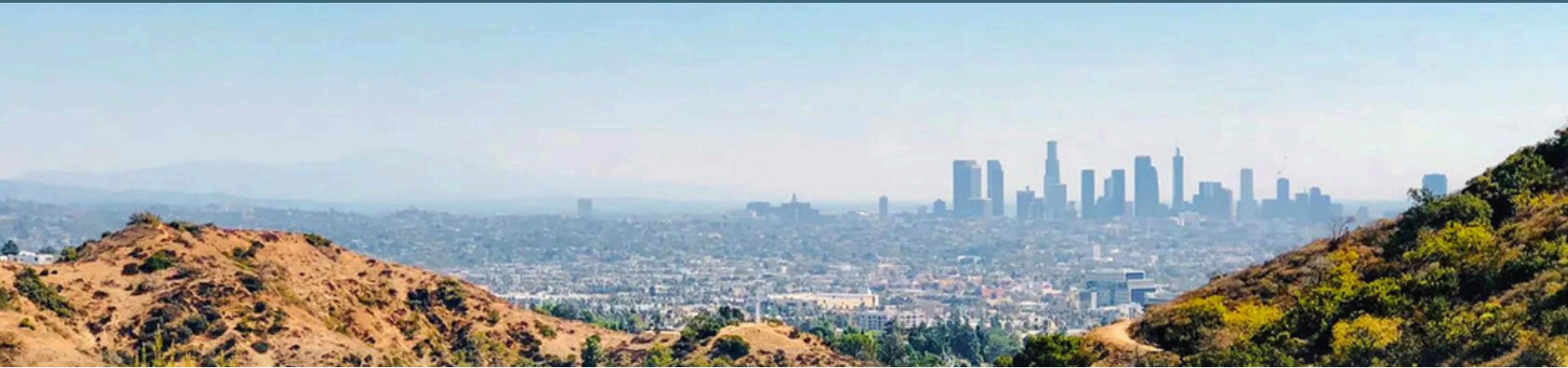
*Option 5: Can do with all 4 vacancies

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

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LOCATION OVERVIEW



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

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

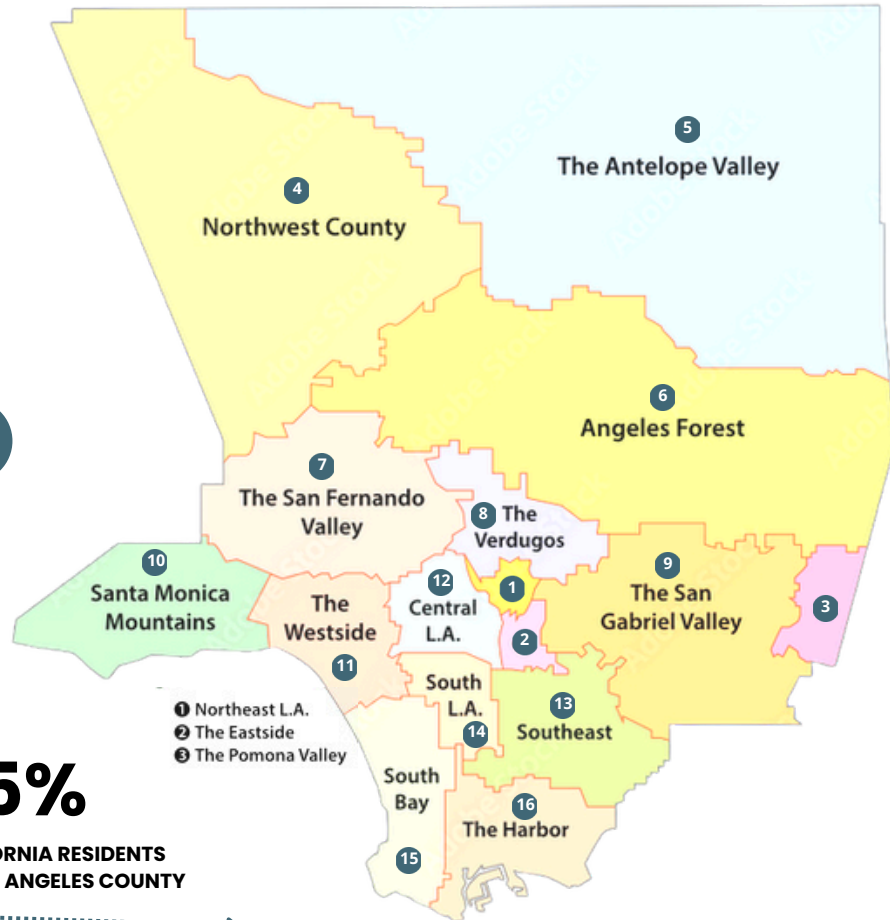


LOS ANGELES
CALIFORNIA

9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



- 1 Northeast L.A.
- 2 The Eastside
- 3 The Pomona Valley

LISTING TEAM



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LEE**

ASSOCIATE AGENT



**FLETCHER
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