

Offering Memorandum

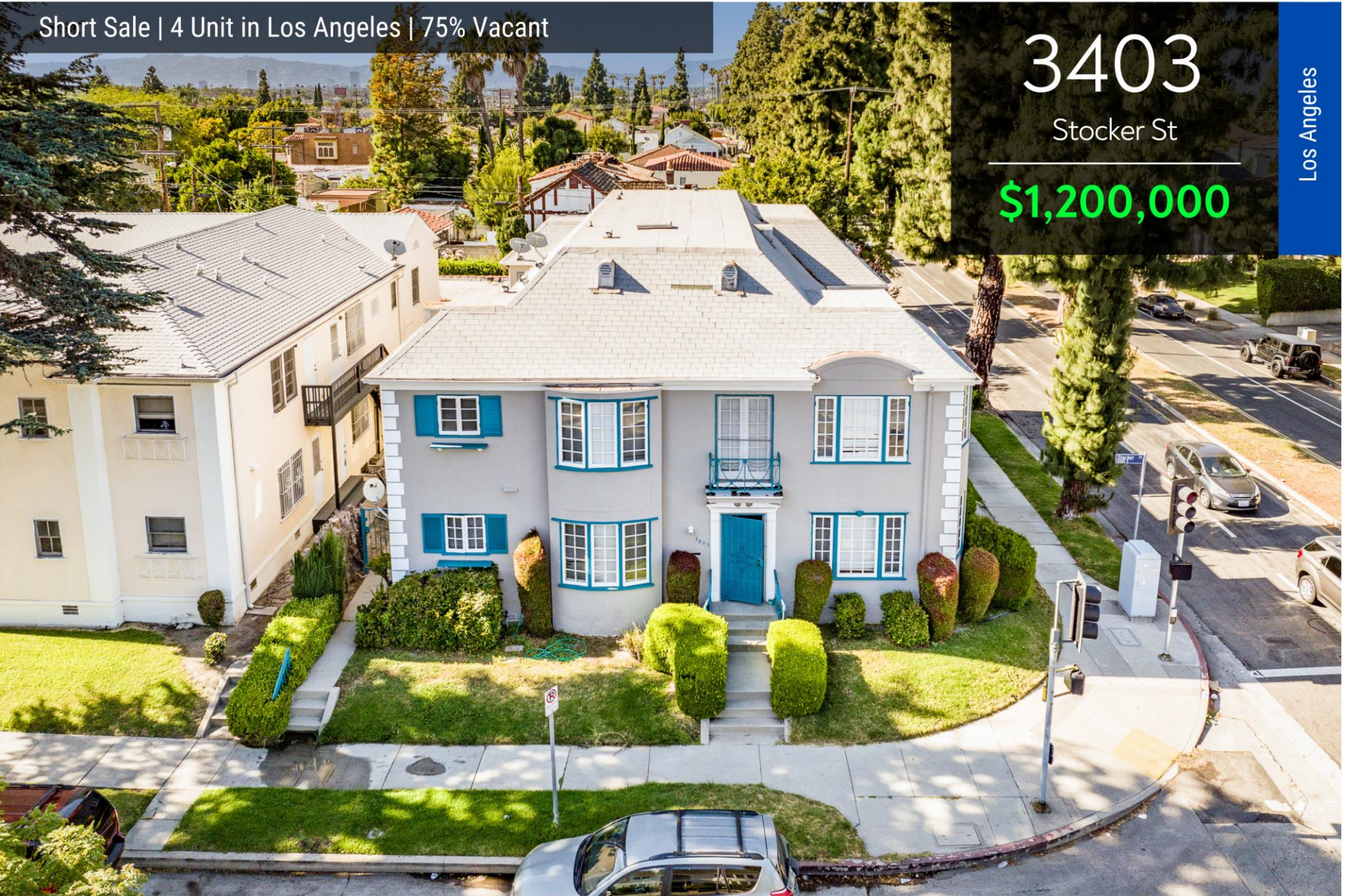
Short Sale | 4 Unit in Los Angeles | 75% Vacant

3403

Stocker St

\$1,200,000

Los Angeles



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LYONSTAHU
INVESTMENT REAL ESTATE

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Los Angeles, CA 90008



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Property Overview

3403 Stocker St
Los Angeles, CA 90008



Property Overview

3403 Stocker St
Los Angeles, CA 90008



Property Summary

Price	\$1,200,000
Address	3403 Stocker St
City, State, Zip	Los Angeles, CA 90008
County	Los Angeles
Zoning	LAR3
Year Built	1939
Number Of Units	4
Parking	(4) 1 Car Garage
Building Size	4,806 SF
Lot Size	6,236 SF
Price / Bldg Sf	\$249.69
Price / Unit	\$300,000
Cap Rate	7.90%
Pro Forma Cap Rate	8.44%
GRM	8.74
Pro Forma GRM	8.33



Property Overview

3403 Stocker St
Los Angeles, CA 90008



3403 Stocker St Los Angeles, CA 90008 | 4 Units

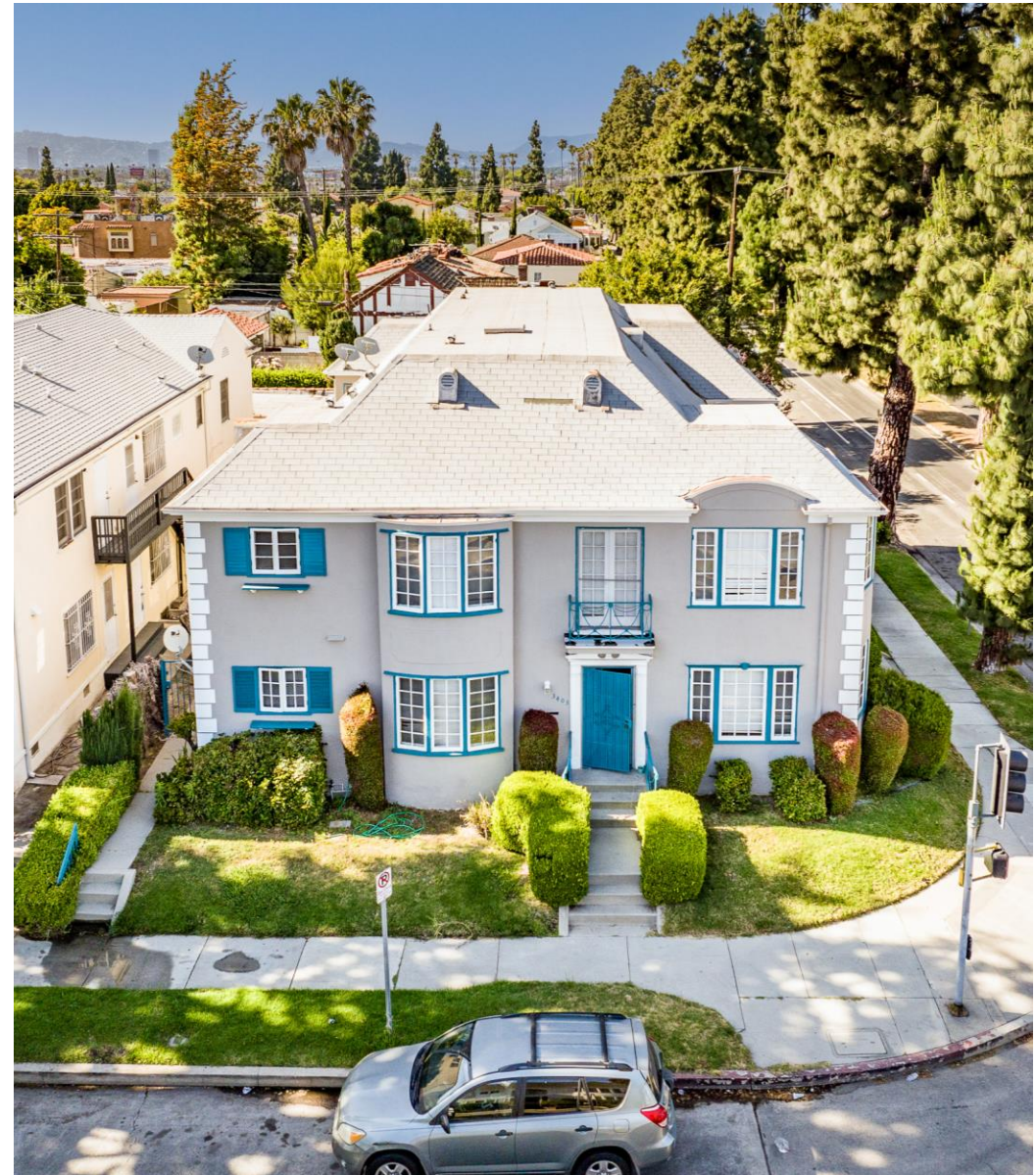
- Short Sale – Subject to Lender Approval
- Recent Capital Improvements Including a Brand New Roof & Foundation Work
- 6,236 Square Foot Lot | 4,806 Rentable Square Feet Across Four Units
- The Property Sold in November 2024 for \$1,750,000 - Current Ownership is Selling at a Loss.
- Comprised of Four 2-bedroom / 1-bathroom Units
- Compelling Value-Add Multifamily Opportunity in the Desirable Leimert Park Submarket of Los Angeles

3403 Stocker Street presents a compelling value-add multifamily opportunity in the desirable Leimert Park submarket of Los Angeles, ideally positioned between West Adams and South Los Angeles. Situated on a 6,236 square foot lot, the property consists of approximately 4,806 rentable square feet across four units. The property sold in November 2024 for \$1,750,000 - current ownership is selling at a loss.

The asset has benefited from recent capital improvements including a new roof and foundation work - providing a strong base for an investor to complete the remaining renovations.

The property is comprised of four 2-bedroom / 1-bathroom units, with the potential to convert units into 2-bedroom / 2-bathroom layouts (buyer to verify). Three units will be delivered vacant and are currently in shell condition, offering immediate renovation upside. Ownership has already completed partial electrical upgrades, including rewiring in two units and near-complete panel replacements.

3403 Stocker Street offers investors a rare opportunity to acquire a repositioning asset in a supply-constrained rental market with strong underlying demand. By completing renovations and optimizing operations, a new owner can unlock significant rental upside and long-term value in one of Los Angeles' most steadily appreciating neighborhoods.



Financial Overview

3403 Stocker St
Los Angeles, CA 90008



Financial Overview

3403 Stocker St
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Price \$1,200,000

Property Summary

ADDRESS	3403 Stocker St, Los Angeles	YEAR BUILT	1939
NUMBER OF UNITS	4	PARKING	(4) 1 Car Garage
COST PER UNIT	\$300,000	CURRENT NOI	\$94,762
LOT SIZE	6,236 SF	PRO FORMA NOI	\$101,301
GROSS RENTABLE SF	4,806 SF	CURRENT CAP RATE	7.90%
PRICE PER BLDG SF	\$249.69	PRO FORMA CAP RATE	8.44%
PRICE PER LAND SF	\$192.43	CURRENT GRM	8.74
		PRO FORMA GRM	8.33

Financial Overview

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Price \$1,200,000

Annualized Operating Data

	Current Actuals		Pro Forma Actuals		
GROSS SCHEDULED INCOME	\$	137,259	\$	144,000	
VACANCY RATE RESERVE	\$	4,118	3%	\$ 4,320	3%
GROSS OPERATING INCOME	\$	133,141		\$ 139,680	
EXPENSES	\$	38,379	28%	\$ 38,379	27%
NET OPERATING INCOME	\$	94,762		\$ 101,301	
LOAN PAYMENTS	\$	50,421		\$ 50,421	
PRE TAX CASH FLOWS	\$	44,341	9.24%	\$ 50,880	10.60%
PRINCIPAL REDUCTION	\$	9,262		\$ 9,262	
TOTAL RETURN BEFORE TAXES	\$	53,603	11.17%	\$ 60,142	12.53%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$11,438	\$12,000
ANNUALIZED SCHEDULED GROSS INCOME	\$137,259	\$144,000

Estimated Expense Summary		
Real Estate Taxes and Special Assessment Tax	(New Estimated)	\$14,990
Maintenance/Repairs	(8%)	\$10,981
Insurance	(\$1.5/SF)	\$7,209
Utilities	(\$1,000/Unit)	\$4,000
Landscaping	(\$100/Mo)	\$1,200
Total Expenses		\$38,379
Expense Per Unit		\$9,595
Expense Per SF		\$6.15

Rent Roll

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	Unit Type	Actual Rent	Market Rent	Notes
1	2-Bed/1-Bath	\$2,438	\$3,000	
2	2-Bed/1-Bath	\$3,000	\$3,000	Vacant – Unit is in Shell Condition
3	2-Bed/1-Bath	\$3,000	\$3,000	Vacant – Unit is in Shell Condition
4	2-Bed/1-Bath	\$3,000	\$3,000	Vacant – Unit is in Shell Condition
MONTHLY TOTALS		\$11,438	\$12,000	
ANNUALIZED TOTALS		\$137,259	\$144,000	

Property Photography

3403 Stocker St
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Exterior Photos

3403 Stocker St
Los Angeles, CA 90008



Interior Photos

3403 Stocker St
Los Angeles, CA 90008



Comparables

3403 Stocker St
Los Angeles, CA 90008



Sold Comparables

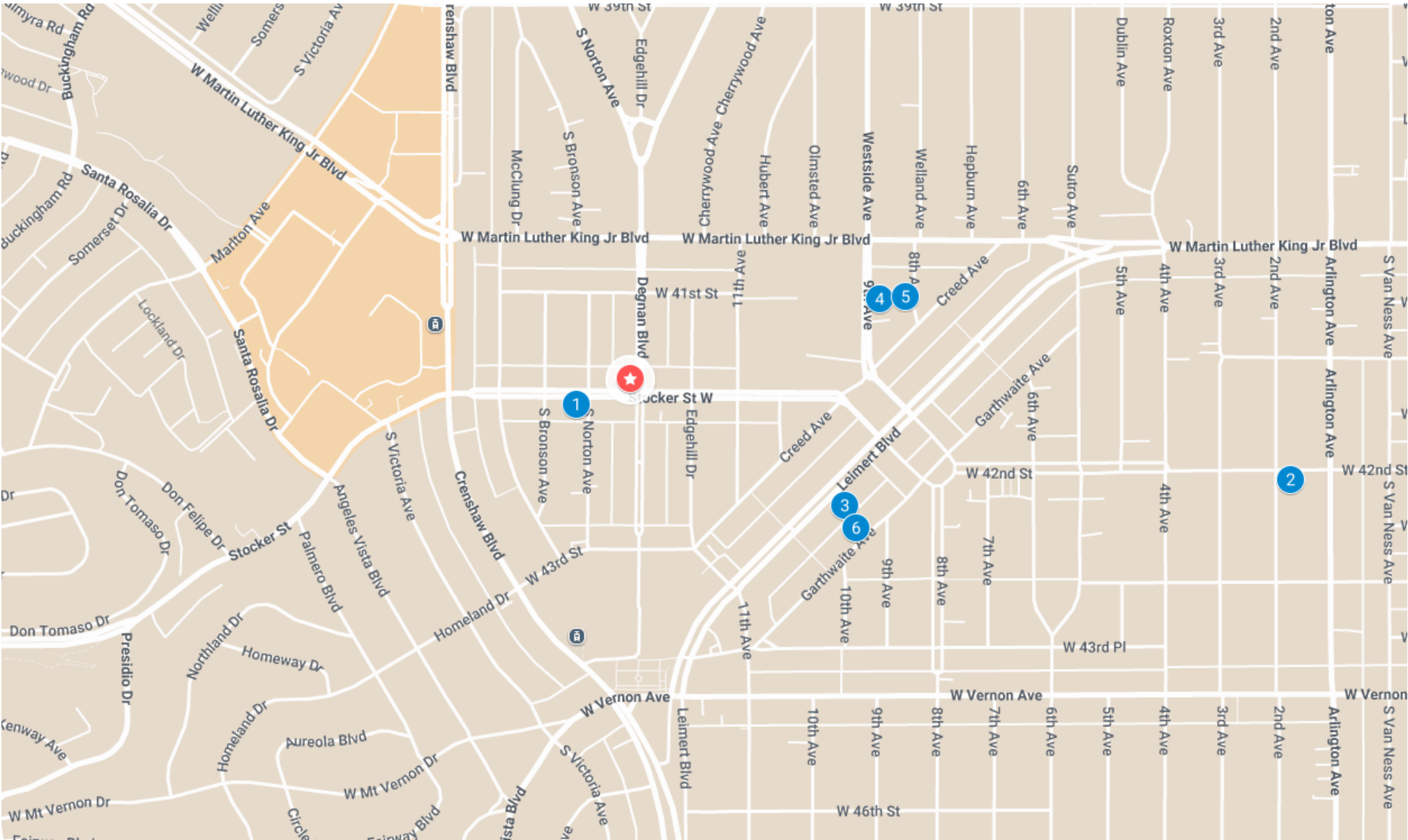
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	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM	Sold Date
1	3434 Stocker St, 90008	\$1,040,000	4	1939	3,988 SF	\$260,000	\$260.78	5.33%	13.13	03/06/2026
2	4200 2nd Ave, 90008	\$950,000	3	1932	2,063 SF	\$316,667	\$460.49	5.13%	13.65	09/18/2025
3	4260 Leimert Blvd, 90008	\$1,125,000	4	1948	3,440 SF	\$281,250	\$327.03	5.97%	11.72	4/16/2025
4	4076 9th Ave, 90008	\$1,200,000	4	1944	3,146 SF	\$300,000	\$381.44	4.83%	14.49	3/27/2025
5	4075 8th Ave, 90008	\$1,180,000	3	1941	2,494 SF	\$393,333	\$473.14	4.98%	14.07	3/11/2025
6	4265 Garthwaite Ave, 90008	\$1,395,000	4	1929	5,628 SF	\$348,750	\$247.87	N/A	N/A	2/7/2025
Averages		\$1,148,333	4	1939	3,460 SF	\$316,667	\$358.46	5.24%	13.41	
*	3403 Stocker St Los Angeles, CA 90008	\$1,200,000	4	1939	4,806 SF	\$300,000	\$249.69	7.90%	8.74	ACTIVE

Sold Comparables Map

3403 Stocker St
Los Angeles, CA 90008



Lease Comparables

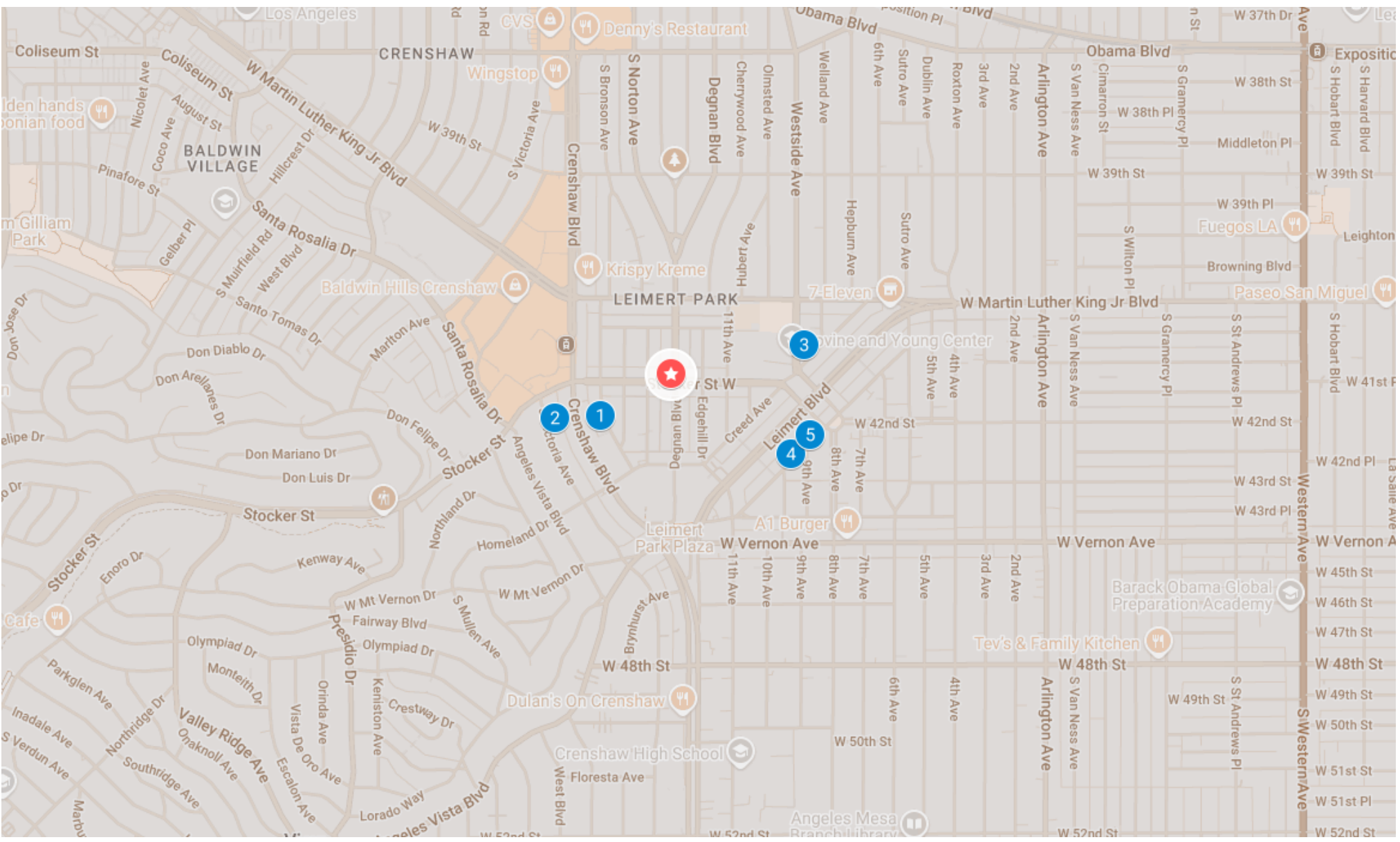
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	Address	Date Listed	Unit Type	Rental Rate
1	4231 McClung Dr, 90008	FEB 2026	2-Bed/1-Bath	\$2,800
2	4120 Victoria Ave, 90008	NOV 2025	2-Bed/1-Bath	\$3,000
3	4110 9th Ave, 90008	FEB 2026	2-Bed/1-Bath	\$3,052
4	4265 Garthwaite Ave, 90008	OCT 2025	2-Bed/1-Bath	\$3,200
5	4237 Garthwaite Ave, 90008	MAR 2026	2-Bed/1-Bath	\$3,200
	Average		2-Bed/1-Bath	\$3,050
*	3403 Stocker St Los Angeles CA 90008		2-Bed/1-Bath	\$2,438

Lease Comparables Map

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Area Overview

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County Overview

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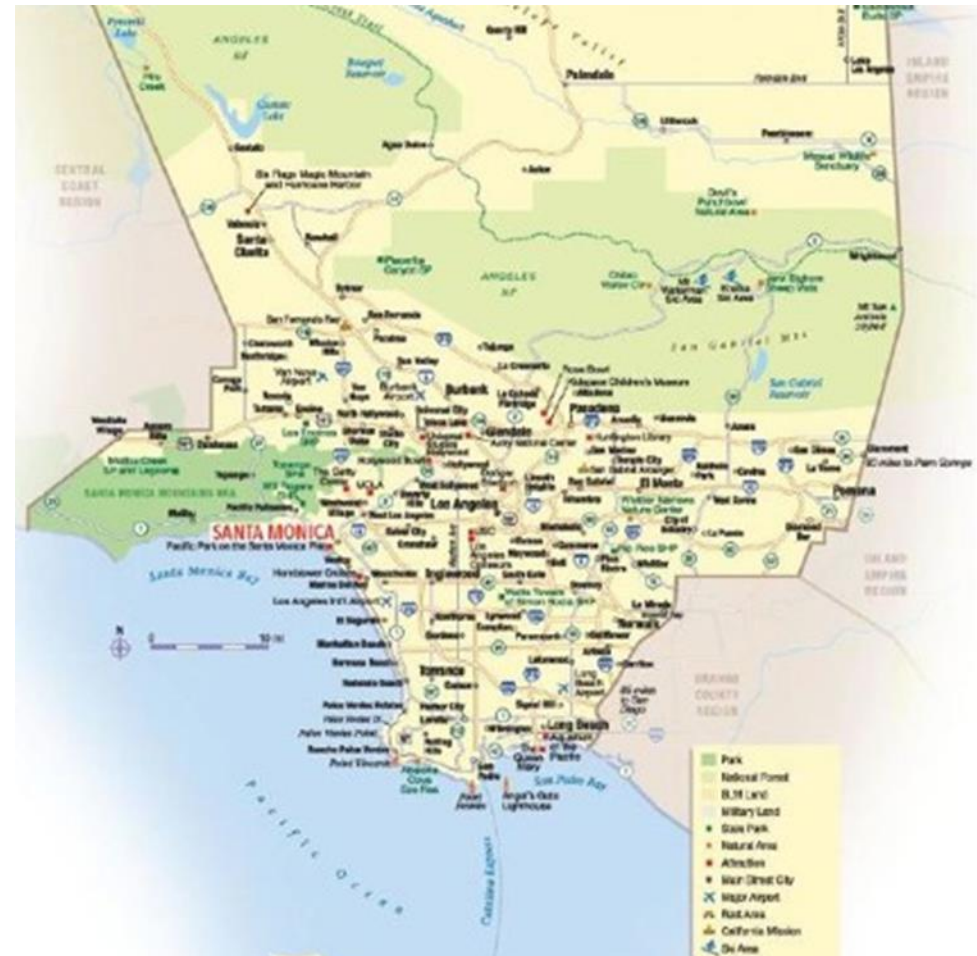


Los Angeles

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.

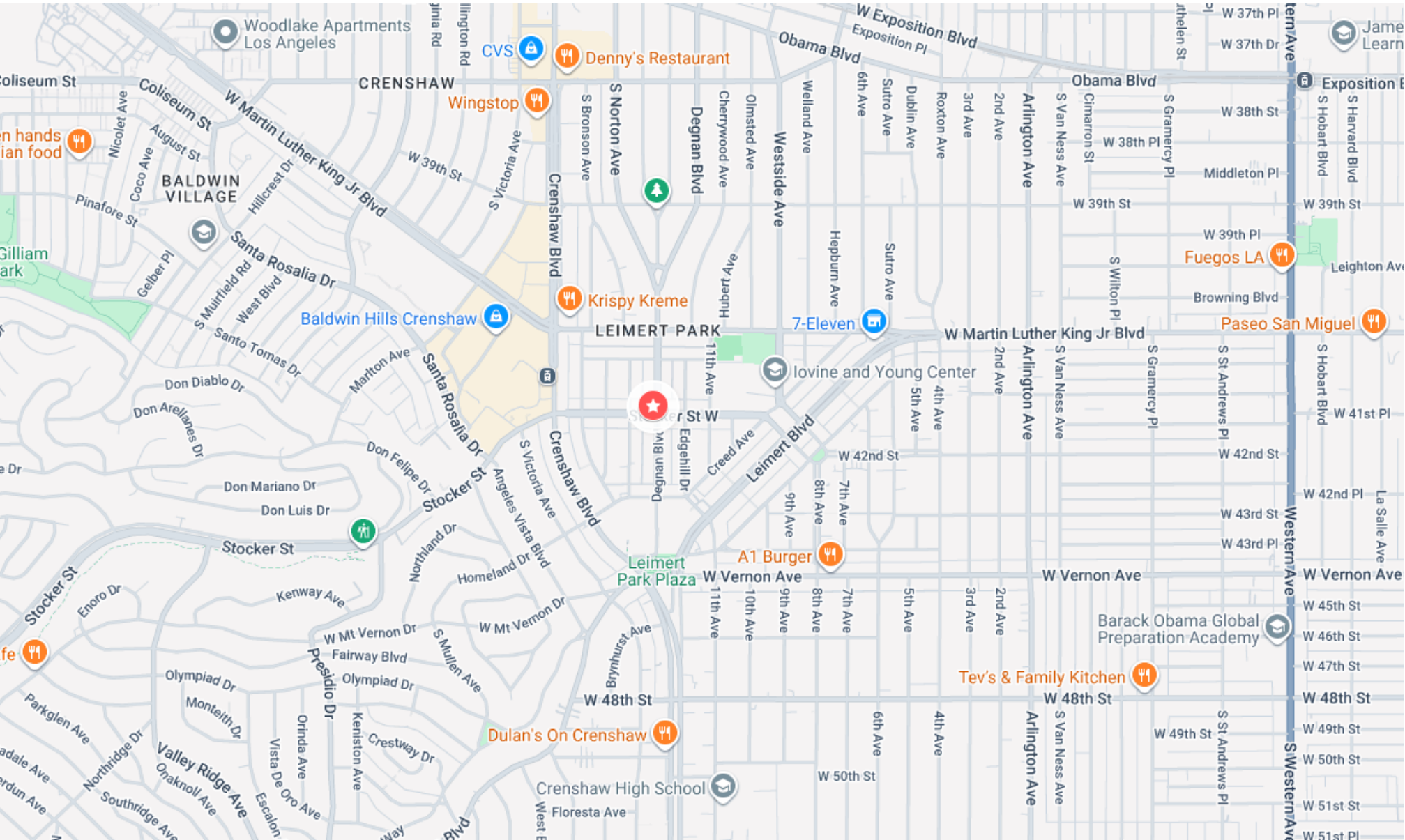
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles 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 Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles 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. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles 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 Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



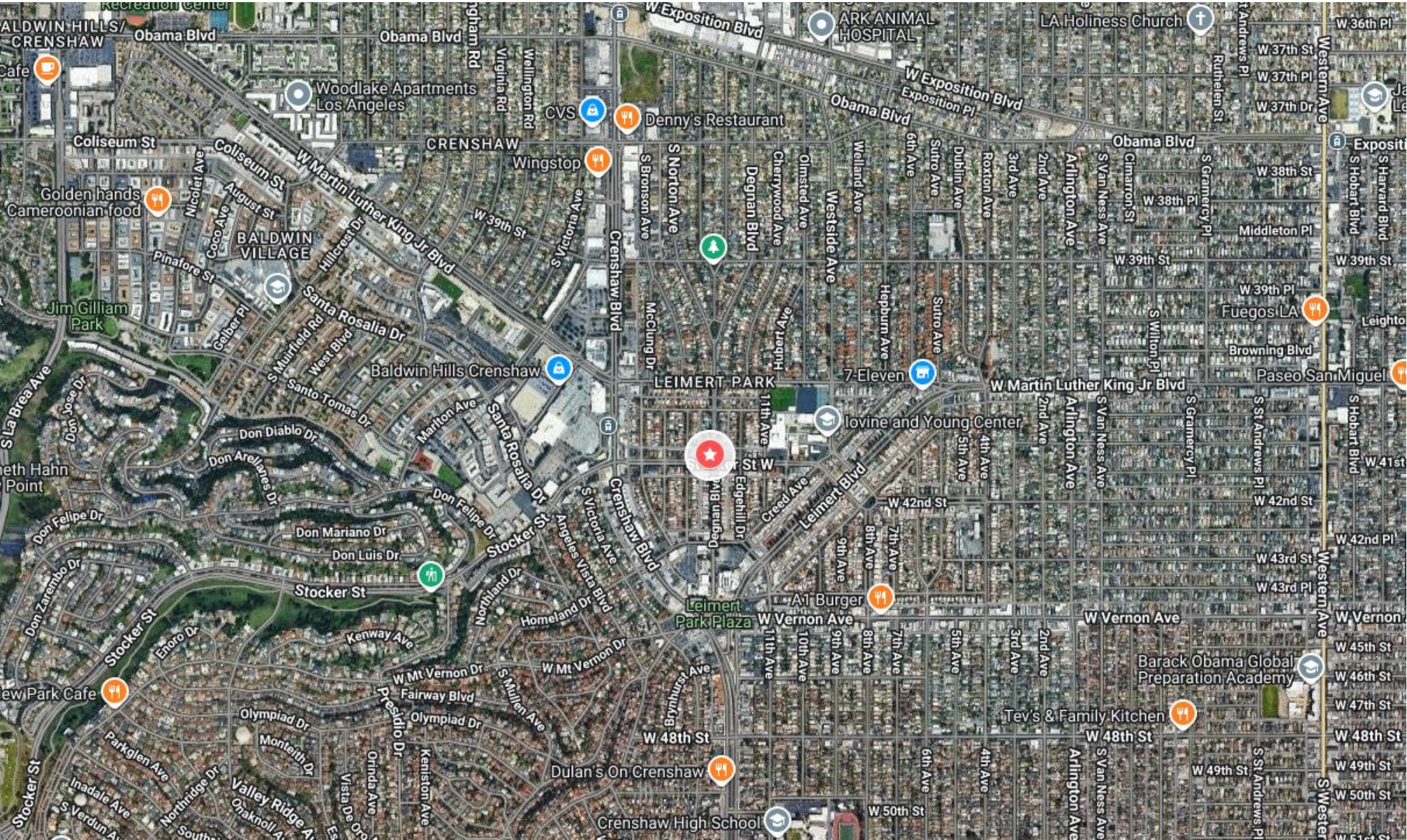
Local Map

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Disclaimer & Confidentiality Agreement



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 Broker and should not be made available to anyone else without the written consent of Broker. 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 Broker believes to be reliable; however, Broker 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, developability, 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 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 Broker, 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.

Exclusively Marketed By



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