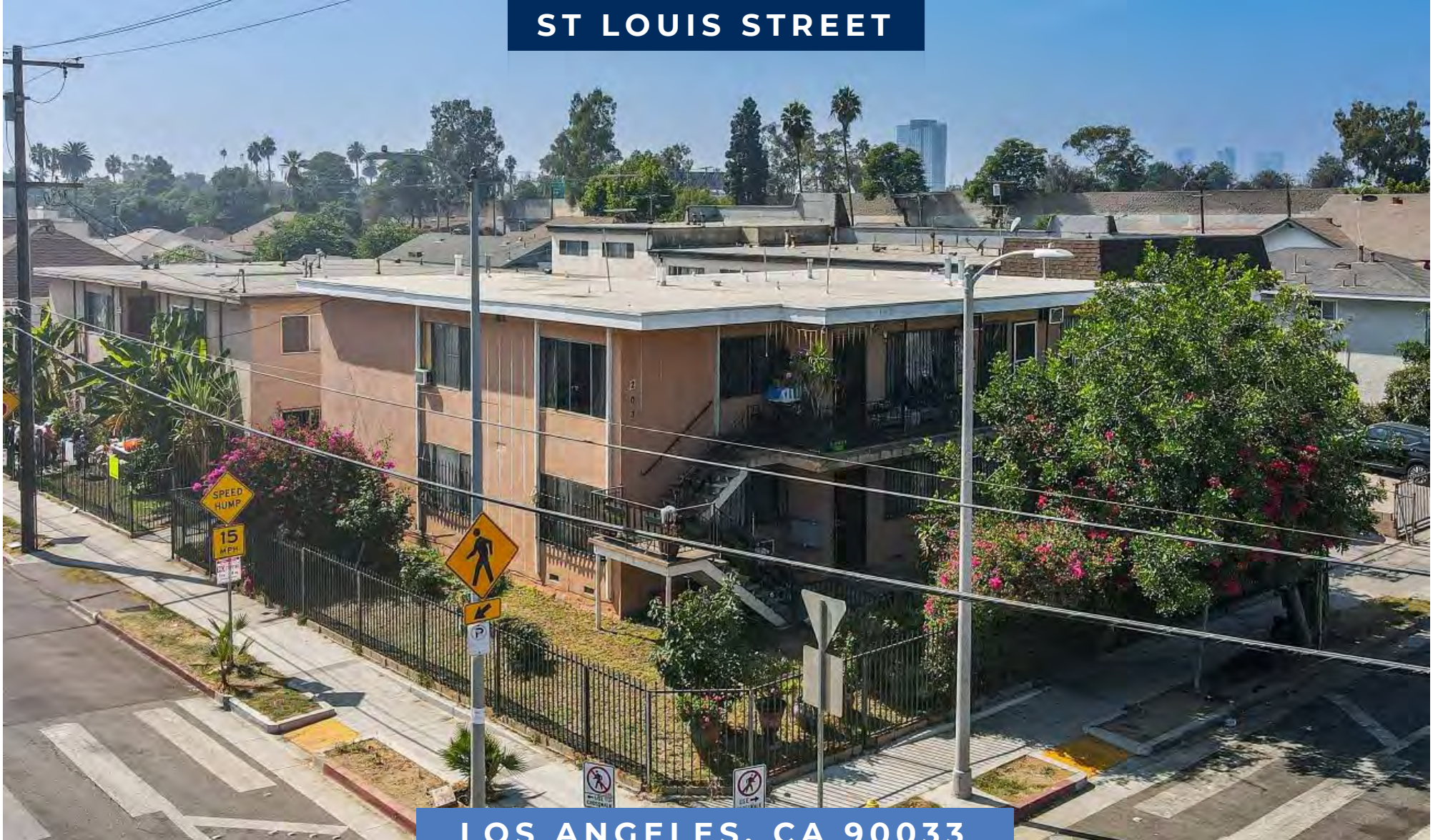


5-UNIT OFFERING

203 S. ST LOUIS STREET

BOYLE HEIGHTS LOCATION



LOS ANGELES, CA 90033

VARTANIAN
COMMERCIAL REAL ESTATE

LYONSTAHLL
INVESTMENT REAL ESTATE

203 S. ST LOUIS STREET | LOS ANGELES, CA 90033



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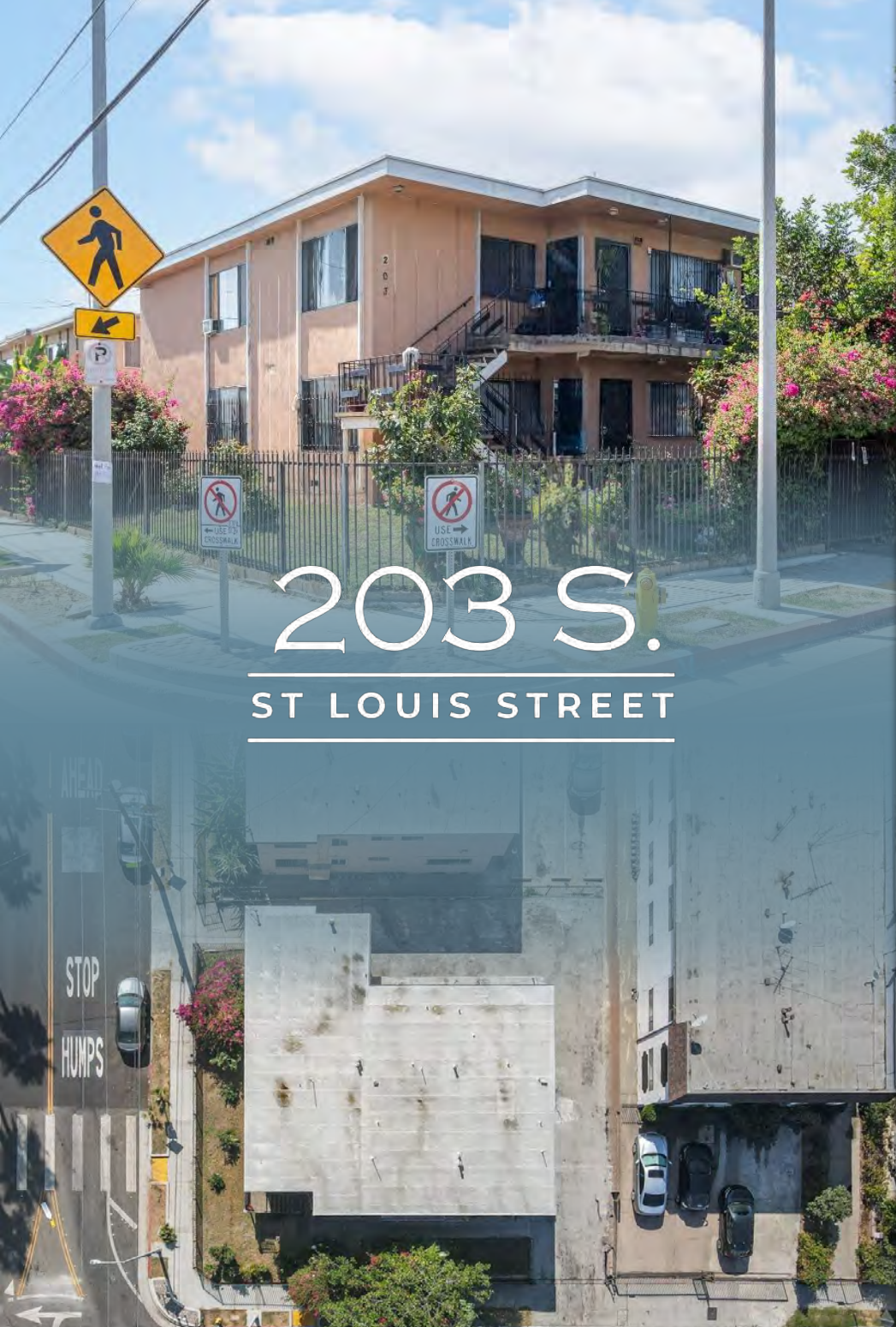
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DESIGN BY CRESC

EXECUTIVE SUMMARY

01



203 S.

ST LOUIS STREET

PROPERTY SUMMARY

PRICING

OFFERING PRICE	\$1,100,000	
PRICE/UNIT	\$220,000	
PRICE/SF	\$276.66	
GRM	13.15	7.92
CAP RATE	4.25%	9.13%
	Current	Market

THE ASSET

UNITS	5
YEAR BUILT	1965
GROSS SF	3,976
LOT SF	5,939
APN	5183-011-041
ZONING	LARD2

INVESTMENT OVERVIEW

203 S. ST LOUIS STREET

Vartanian CRE of Lyon Stahl Investment Real Estate, Inc. is excited to present a prime investment opportunity with a beautifully maintained 5-unit apartment building located at 203 S St Louis St in the rapidly developing neighborhood of Boyle Heights, Los Angeles. Situated near key attractions such as Dodger Stadium and Crypto Arena, this property is strategically positioned to benefit from the area's ongoing growth and revitalization.

Spanning a total square footage of 3,976 on a 5,939 SF lot zoned LARD2, this asset offers significant potential for value appreciation. The property features a well-structured mix of units: one 3-bedroom, 2-bath unit; two 2-bedroom, 1-bath units; and two 1-bedroom, 1-bath units. Each unit is individually metered for gas and electricity, ensuring operational efficiency and streamlined management.

The property's excellent location provides easy access to public transportation, with bus and metro stations just a short walk away, enhancing its appeal to tenants and increasing occupancy potential. Given the ongoing developments in Boyle Heights and the surrounding areas, investors can expect robust rental demand and promising returns.

This investment not only offers immediate cash flow potential but also the opportunity to capitalize on a burgeoning market poised for long-term growth. Don't miss your chance to secure a valuable asset in an increasingly desirable location.



LOCATION HIGHLIGHTS

- *Boyle Heights has seen significant growth and development in recent years. It is a bustling area with a rich history, diverse population, and a range of amenities that make it an attractive place to live, work, and visit.*

- *New regulations will accommodate the development of up to 14,000 housing units - with 38,000 new residents - and 12,000 jobs by 2040.*

- *Boyle Heights is undergoing a real estate boom and property values have trended upward.*

- *Boyle Heights Bridge: The 6th Street Viaduct, a newly renovated bridge, serves as both a landmark and a symbol of the neighborhood's connectivity to downtown LA.*

- *Hollenbeck Park: A central park offering green spaces, playgrounds, and a peaceful lake, ideal for family gatherings and community events.*



ACCESSIBILITY

DOWNTOWN



FINANCIAL DISTRICT



6TH STREET BRIDGE



ARTS DISTRICT



203 S.
ST LOUIS STREET

PROPERTY LAYOUT



203 S.
ST LOUIS STREET



FINANCIAL ANALYSIS

02

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE **\$1,100,000**

PRICE/UNIT **\$220,000**

PRICE/SF **\$276.66**

GRM **13.15** **7.92**

CAP RATE **4.25%** **9.13%**

Current **Market**

FINANCING

Down **55.2%** **\$607,500**

Loan **44.8%** **\$492,500**

Ammort Years **30**

Interest Rate **6.25%**

Payments **(\$3,032)**

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
1	3+2	\$1,750	\$1,750	\$2,795	\$2,795
2	2+1	\$1,400	\$2,800	\$2,395	\$4,790
2	1+1	\$1,210	\$2,420	\$1,995	\$3,990
Total Scheduled Rent			\$6,970		\$11,575

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$83,640	\$138,900
Less: Vacancy/Deductions	3% (\$2,509)	3% (\$4,167)
Effective Gross Income	\$81,131	\$134,733

ANNUALIZED EXPENSES

	Current	Market
*Taxes: Rate	\$13,197	\$13,197
*Insurance	\$5,964	\$5,964
*Utilities	\$6,300	\$6,300
*Maintenance/Repair	\$3,513	\$3,513
*Off-Site Mgmt	\$3,346	\$3,346
*Reserves	\$836	\$836
*Gardening	\$1,200	\$1,200
ESTIMATED EXPENSES	\$34,355	\$34,355
Expenses/Unit	\$6,871	\$6,871
Expenses/SF	\$8.64	\$8.64
% of GOI	41.1%	24.7%

RETURN

	Current	Market
NOI	\$46,775	\$100,378
Less Debt	(\$36,389)	(\$36,389)
Cashflow	1.7% \$10,386	10.5% \$63,989
Principal Paydown	\$5,961	\$5,961
Total Return Before Taxes	2.7% \$16,347	11.5% \$69,949

Estimated Expenses

RENT ROLL


Unit #	Type	Current Rent	Market Rent
1	2+1	\$1,300	\$2,395
2	3+2	\$1,750	\$2,795
3	2+1	\$1,500	\$2,395
4	1+1	\$1,170	\$1,995
5	1+1	\$1,250	\$1,995
Totals:		\$6,970	\$11,575



MARKET COMPARABLES

03

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 461 S Savannah St Los Angeles, CA	6	1962	3,960	5,839	6 - 2+1	9/27/2024	\$1,175,000	\$195,833	\$296.72	-	-
	2 439 S Evergreen Ave Los Angeles, CA	8	1953	5,084	12,557	1 - Studio 4 - 1+1 3 - 2+1	5/6/2024	\$1,250,000	\$156,250	\$245.87	4.43%	13.54
	3 532 S St. Louis St Los Los Angeles, CA	6	1913	4,542	7,369	2 - 3+1 2 - 2+1 2 - 1+1	4/25/2024	\$1,600,000	\$266,667	\$352.27	5.90%	10.17
	4 705 S Chicago St Los Angeles, CA	5	1912	3,135	5,719	5 - 1+1	5/31/2024	\$950,000	\$190,000	\$303.03	5.12%	11.70
	5 1440 Tremont St Los Angeles, CA	7	1965	4,836	7,501	7 - 2+1	10/2/2023	\$1,300,000	\$185,714	\$268.82	4.90%	12.00
	6 617 Echandia St Los Angeles, CA	6	1964	3,872	11,831	4 - 1+1 2 - 2+1.5	7/25/2023	\$1,275,000	\$212,500	\$329.29	4.89%	12.45
AVERAGES		6	1945	4,238	7,797				\$201,161	\$299.33	5.05%	11.97
	S Subject Property 203 S. St. Louis St Los Angeles, CA 90033	5	1965	3,976	5,939	1 - 3+2 2 - 2+1 2 - 1+1	On Market	\$1,100,000	\$220,000	\$276.66	4.3%	13.15

SALES COMPARABLES

203 S. St. Louis St
Los Angeles, CA 90033



		Units	Unit Type
Offering Price	\$1,100,000	1	3+2
Price/Unit	\$220,000	2	2+1
Price/SF	\$277	2	1+1
Cap Rate	4.25%		
GRM	13.15		
Total Units	5		
Year Built	1965		

461 S Savannah St
Los Angeles, CA



COE	9/27/2024	Units	Unit Type
Sales Price	\$1,175,000	6	2+1
Price/Unit	\$195,833		
Price/SF	\$297		
Cap Rate	-		
GRM	-		
Total Units	6		
Year Built	1962		

439 S Evergreen Ave
Los Angeles, CA



COE	5/6/2024	Units	Unit Type
Sales Price	\$1,250,000	1	Studio
Price/Unit	\$156,250	4	1+1
Price/SF	\$246	3	2+1
Cap Rate	4.43%		
GRM	13.54		
Total Units	8		
Year Built	1953		

SALES COMPARABLES

532 S St. Louis St

Los Angeles, CA



COE	4/25/2024	Units	Unit Type
Sales Price	\$1,600,000	2	3+1
Price/Unit	\$266,667	2	2+1
Price/SF	\$352	2	1+1
Cap Rate	5.90%		
GRM	10.17		
Total Units	6		
Year Built	1913		

705 S Chicago St

Los Angeles, CA



COE	5/31/2024	Units	Unit Type
Sales Price	\$950,000	5	1+1
Price/Unit	\$190,000		
Price/SF	\$303		
Cap Rate	5.12%		
GRM	11.70		
Total Units	5		
Year Built	1912		

1440 Tremont St

Los Angeles, CA



COE	10/2/2023	Units	Unit Type
Sales Price	\$1,300,000	7	2+1
Price/Unit	\$185,714		
Price/SF	\$269		
Cap Rate	4.90%		
GRM	12.00		
Total Units	7		
Year Built	1965		

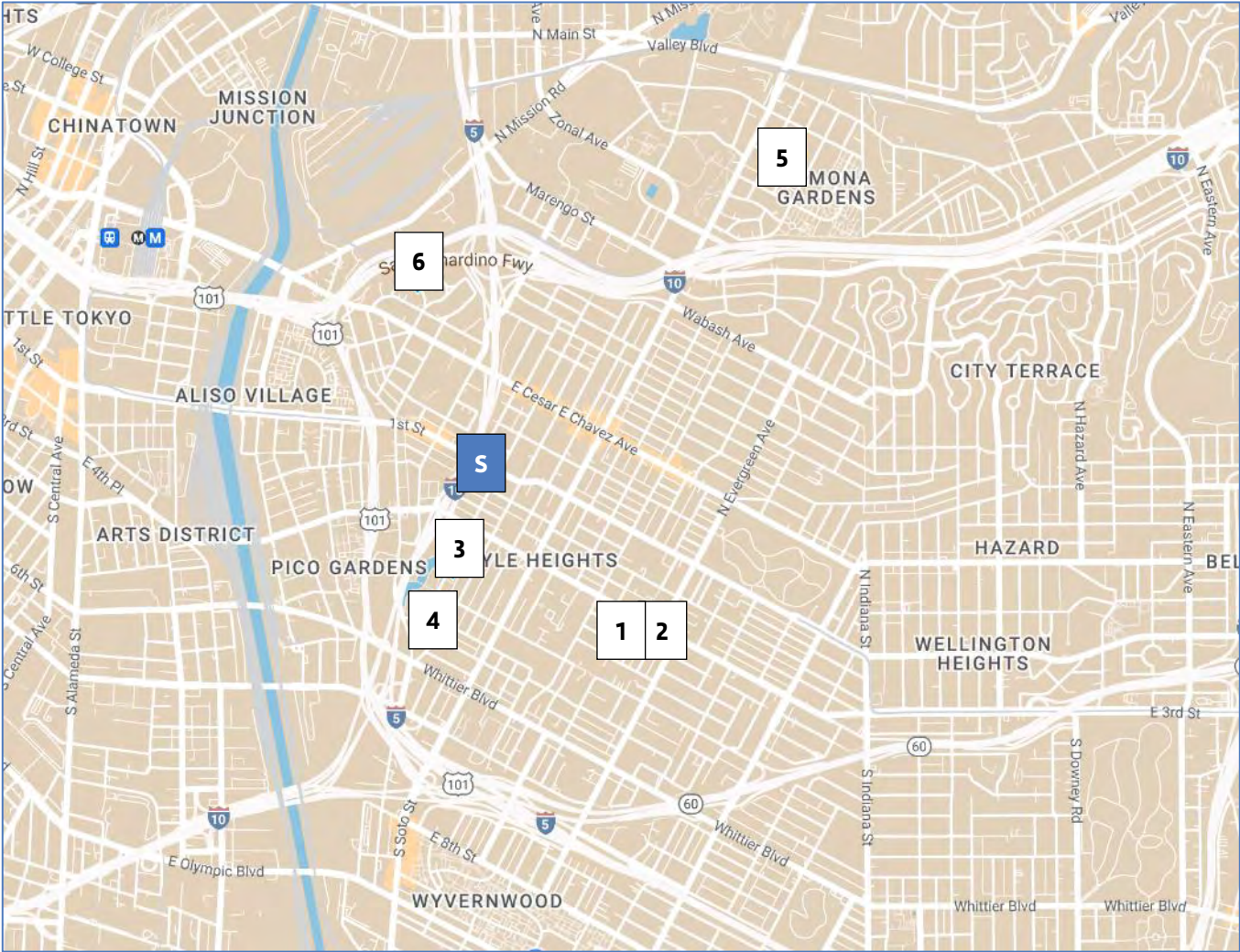
SALES COMPARABLES

617 Echandia St

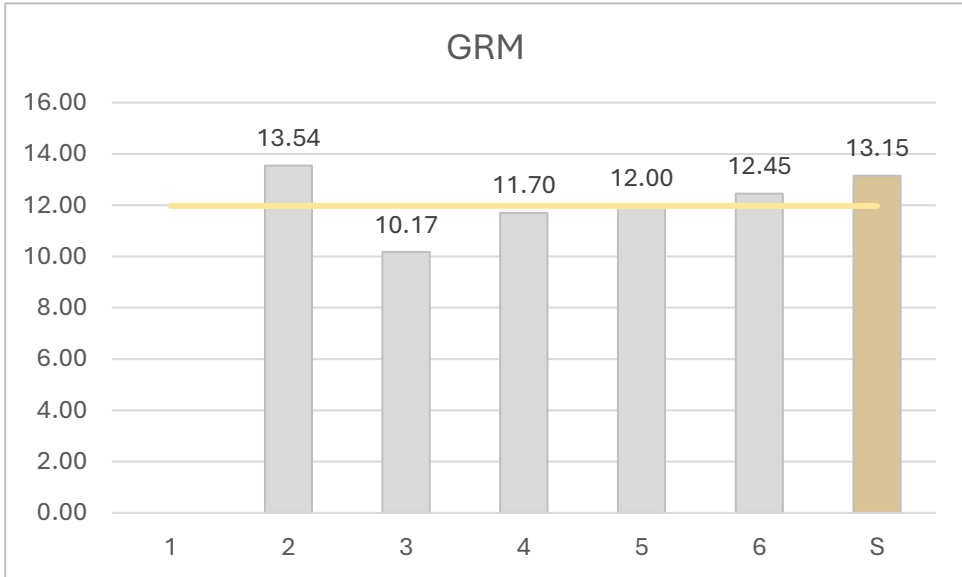
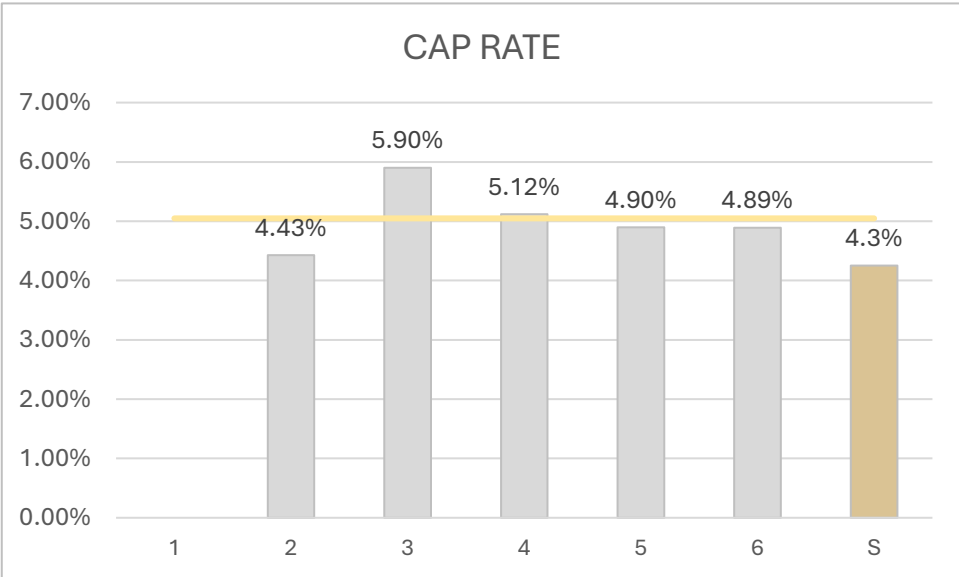
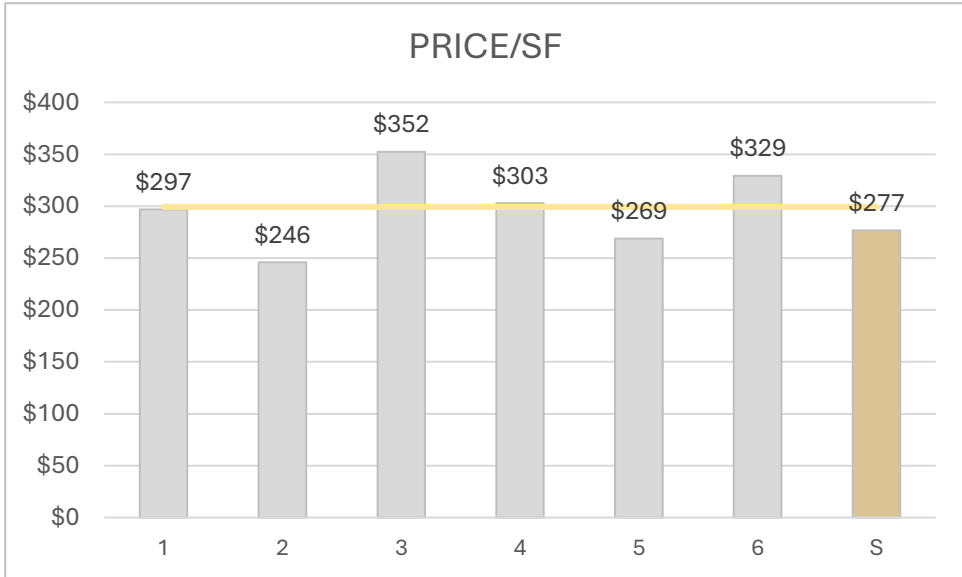
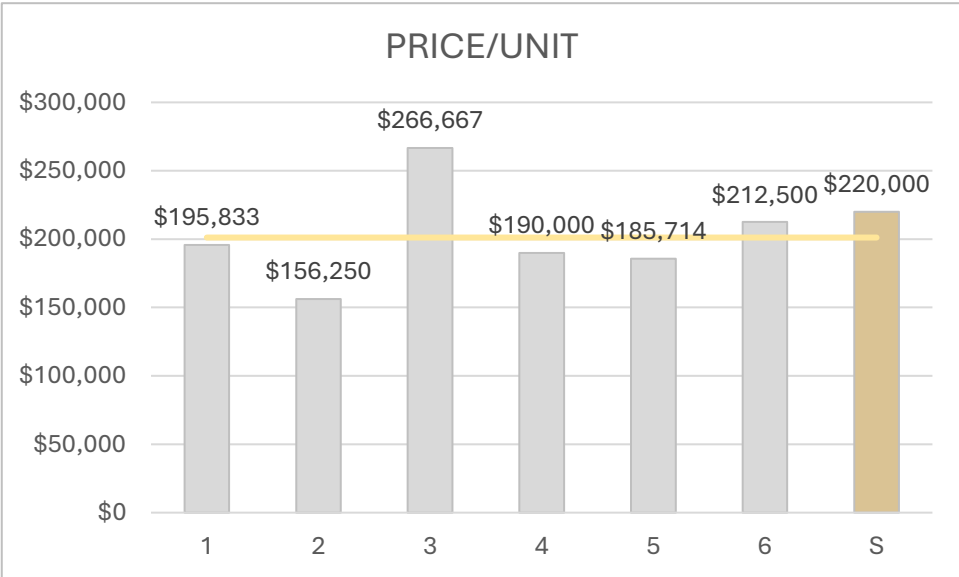
Los Angeles, CA



COE	7/25/2023	Units	Unit Type
Sales Price	\$1,275,000	4	1+1
Price/Unit	\$212,500	2	2+1.5
Price/SF	\$329		
Cap Rate	4.89%		
GRM	12.45		
Total Units	6		
Year Built	1964		



SALES COMPARABLES



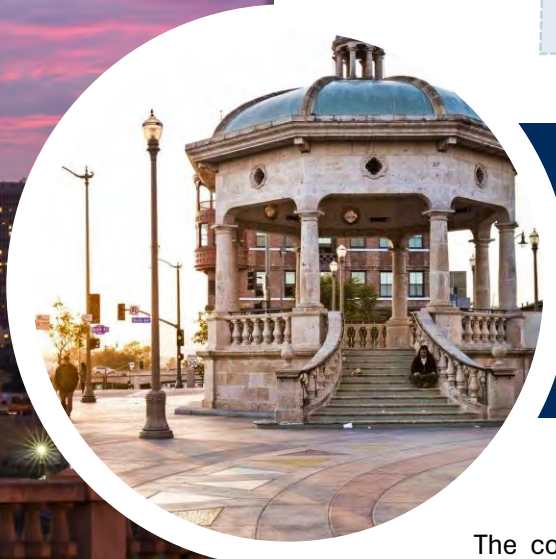
LOCATION OVERVIEW

04

Recently Boyle Heights has seen a lot of interests and is a place for residents looking to escape high rents elsewhere. Boyle Heights is undergoing a real estate boom and property values have trended upward.

BOYLE HEIGHTS

A charming, historic, and walkable working-class neighborhood of almost 100,000 residents just a few miles east of downtown Los Angeles. Located just across the river from the arts district, the neighborhood is in a highly dense area of Los Angeles with over 75% of residents being renters.



79,029
POPULATION

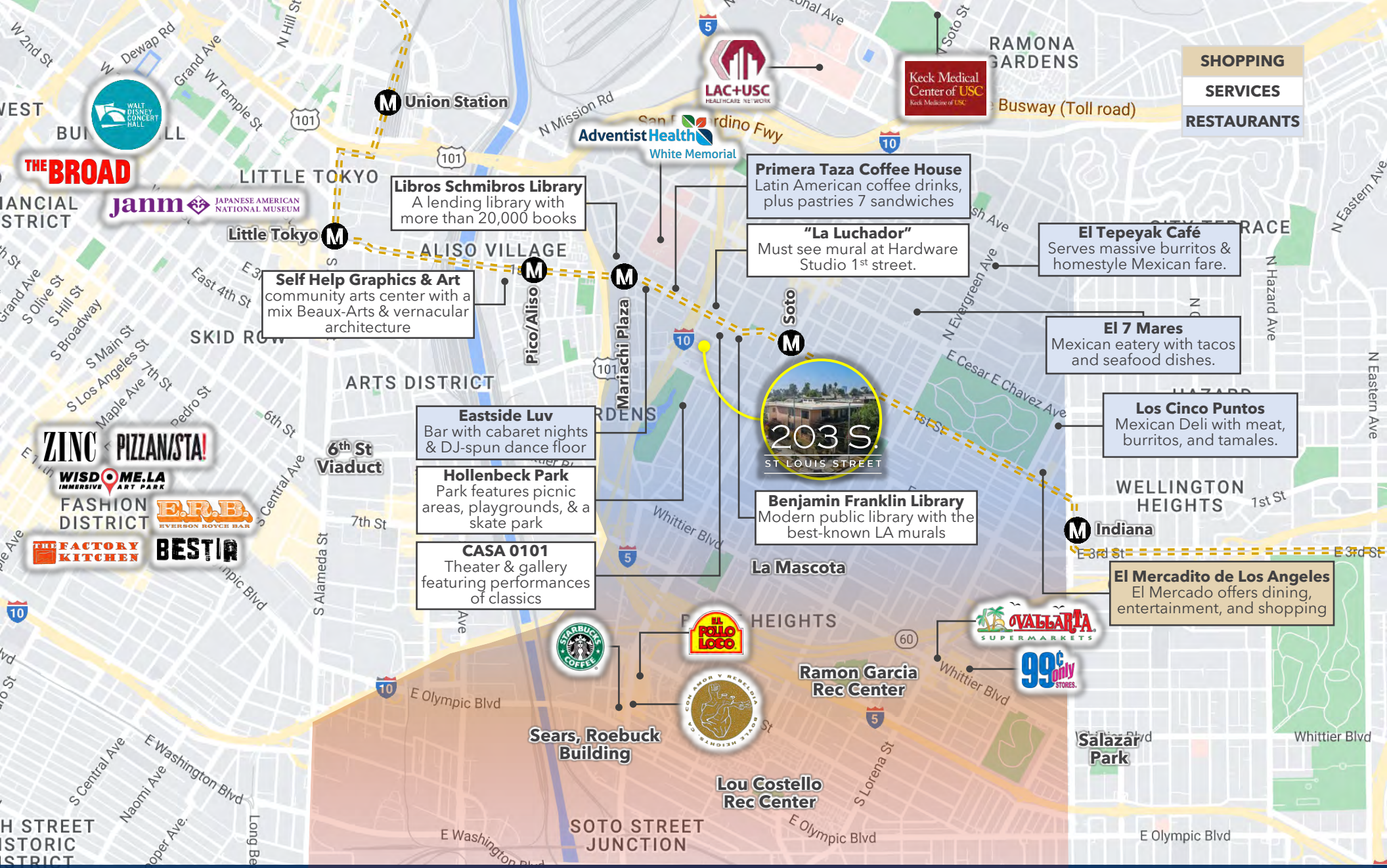


\$665,000
MEDIAN HOME PRICE



\$41,783
AVG HH INCOME

The community is undergoing a renaissance due to its proximity to Downtown and accessibility to public transportation. Future residents will benefit from outstanding access to retail, entertainment, and cultural venues within the immediate submarket as well as nearby neighborhoods like Downtown LA, Silverlake, Echo Park, and Hollywood. The Metro Gold Line now extends through Boyle Heights, providing light rail transit service in the Eastside.



- SHOPPING
- SERVICES
- RESTAURANTS



Boyle Heights has seen significant growth and development in recent years. It is a bustling area with a rich history, diverse population, and a range of amenities that make it an attractive place to live, work, and visit. One of the key strengths of Boyle Heights is its transportation hub. The neighborhood is home to several major transportation arteries, including major highways, light rail lines, and bus routes. This makes it easy to get around the city and access other areas of Los Angeles. For example, the Metro Gold Line, which runs through the heart of Boyle Heights, provides easy access to downtown LA and other neighborhoods.

BOYLE HEIGHTS COMMUNITY PLAN

14,000
HOUSING UNITS

38,000
NEW RESIDENTS

12,000
NEW JOBS

The Boyle Heights Community Plan update impacts roughly 6.7 miles of land area, bounded by the Los Angeles River to the west and the unincorporated community of East Los Angeles to the east. Planning officials estimate that the new regulations will accommodate the development of up to 14,000 housing units - with 38,000 new residents - and 12,000 jobs by 2040.

- Community Center
- Neighborhood Center
- Medium Neighborhood Center
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Light Industrial
- Industrial
- Hybrid Industrial
- Open Space
- Public Facility
- Freeway

Paving the way for 14,000 new homes





LOS ANGELES CONSERVANCY

1 EL MERCADO

El Mercado represents a traditional Latin American marketplace providing a space in Boyle Heights for the sale of traditional Mexican goods, religious relics, live mariachi music, and authentic Mexican food.

2 LOS CINCO PUNTOS

The southern side of the intersection contains a butcher shop, or carnicería, and its Memorial contains two plots honoring Mexican American veterans of World War II, the Korean War, and the Vietnam War.

3 EL TEPEYAC CAFÉ

El Tepeyac Cafe has become a Boyle Heights staple in the years since its original conception in 1952. Home to authentic Mexican dishes including chile verde, fajitas, tacos, rice, beans, and many more.

4 7 MARES

Famed seafood restaurant and walk-up shack in the heart of Boyle Heights, 7 Mares has been serving delicious zesty seafood in a relaxed safe atmosphere since 1968

Historical Landmarks

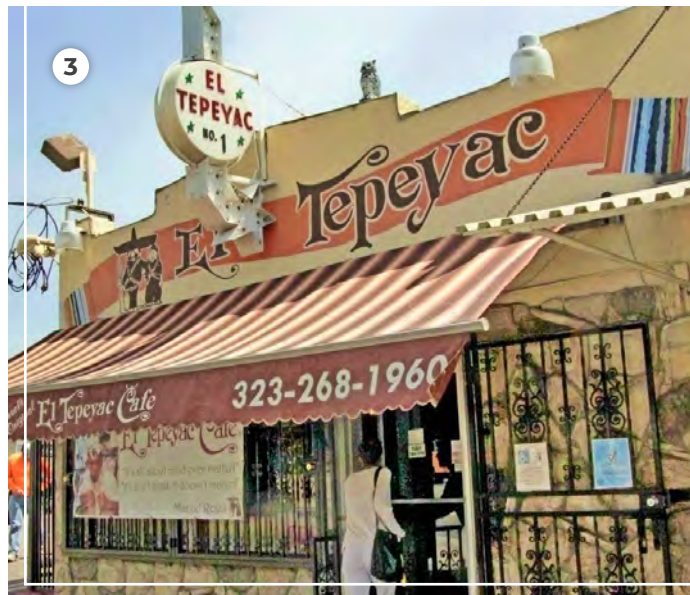
Dedicated to the preservation of postwar architecture as well as a Historic Theaters Committee that produces the annual "Last Remaining Seats" film series of classic films in the historic movie palaces in downtown Los Angeles. The Conservancy hosts an annual preservation awards ceremony at the Millennium Biltmore Hotel and works closely with the business, political and development communities to find preservation solutions for historic buildings.



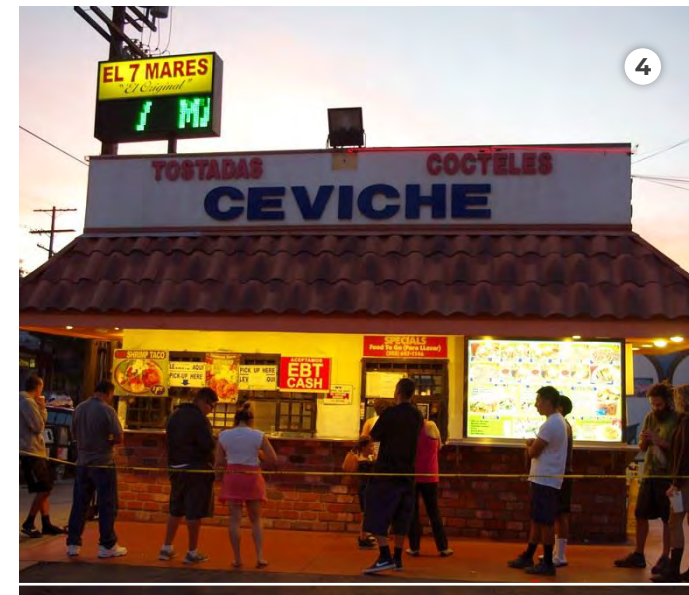
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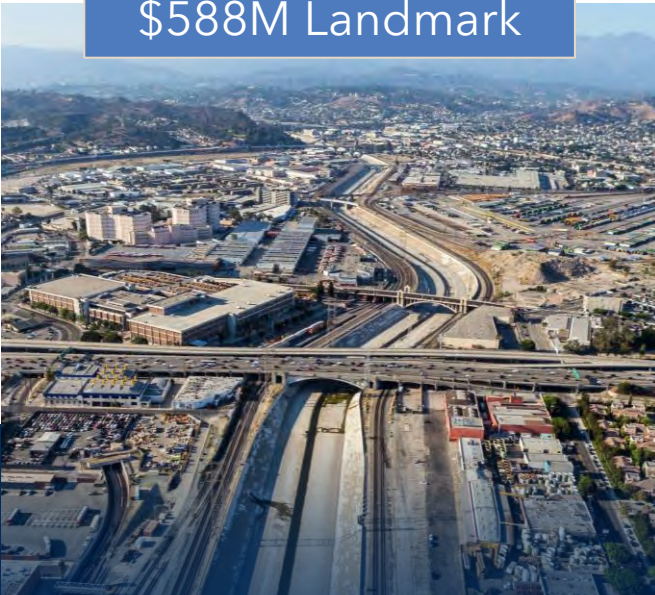
BOYLE HEIGHTS

GOLD LINE



The Metro Gold Line now extends through Boyle Heights, providing light rail transit service in the Eastside. Four stations on the extension are in Boyle Heights: Pico/Aliso, Mariachi Plaza, Soto and Indiana. Immediately adjacent to or within close proximity of these stations are six sites that were acquired by Metro for station construction.

\$588M Landmark



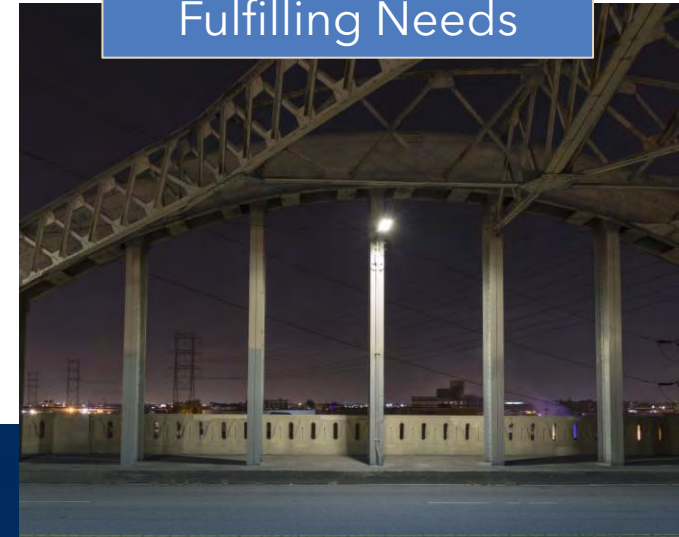
America's second-largest city christened a stunning new \$588 million landmark: a bridge that would create a "ribbon of light" between the downtown arts district and the historic bungalows of East Los Angeles.

Vital Link



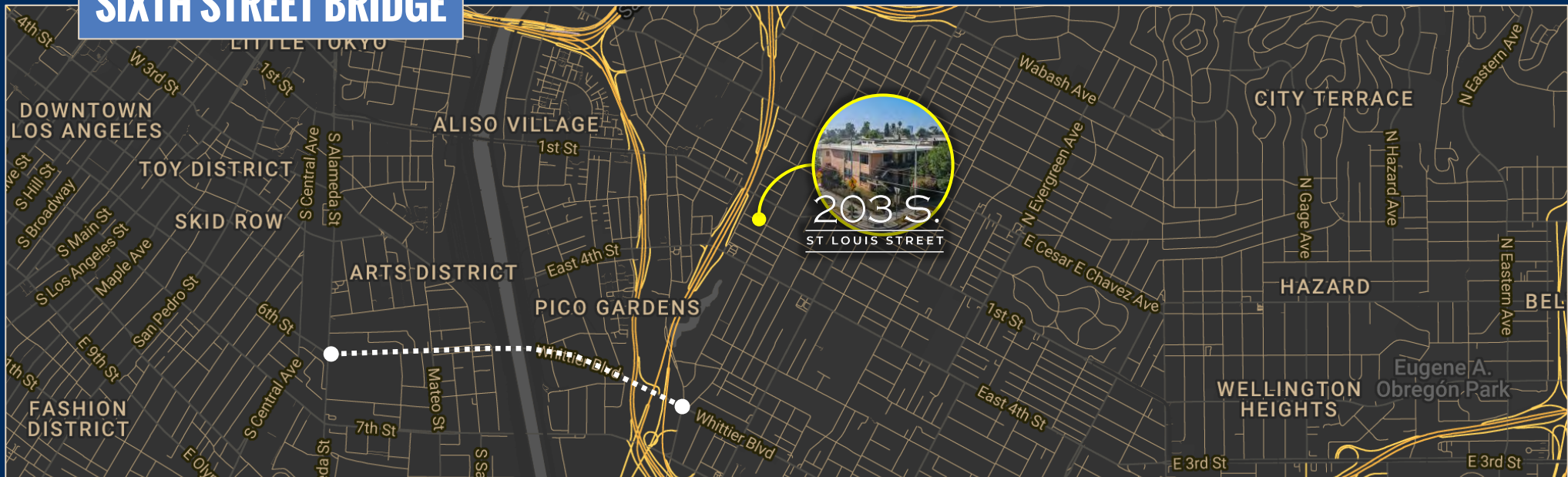
The 3,500-foot long Sixth Street Viaduct, a vital transportation link through Central Los Angeles, connecting the neighborhoods of Boyle Heights and the Arts District, across the Los Angeles River.

Fulfilling Needs



In its short life, the 6th Street Viaduct has turned into so many competing things to so many people: Soaring civic landmark or roadway to decongestion. Altar to the city's car culture and a playground for the social media generation.

SIXTH STREET BRIDGE



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