

1719 Miramar St, Los Angeles, CA 90026



Presented By:

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Investment Overview

Executive Summary

1719 Miramar Street, located in the heart of Los Angeles, presents a clean investment opportunity with significant rental upside. This 4-unit building features a total of 3,540 sq. ft. of rentable space on a 4,200 sq. ft. lot, with a mix of large units—two currently operating as 2-bedroom, 1-bathroom units, and two as 3-bedroom, 1-bathroom units. Originally built in 1910, the property has been well-maintained with recent termite tenting, a new roof, copper plumbing, and an ABS main line. Each unit is individually metered, and the property offers ample parking at the rear.

Currently generating \$7,446 per month (\$89,352 annually) with \$60,899 in net income, the property has a 5.24% cap rate and a 12.87 GRM. With a 21% rental upside, the potential gross income could rise to \$9,000 per month (\$108,000 annually) with a net income of \$79,322, boosting the cap rate to 6.84% and improving the GRM to 10.65.

Priced at \$1,150,000, this property reflects approximately \$325 per rentable square foot and \$287,500 per door, making it an attractive proposition for investors looking for immediate cash flow with significant upside potential in an up and coming Los Angeles location.





Investment Overview

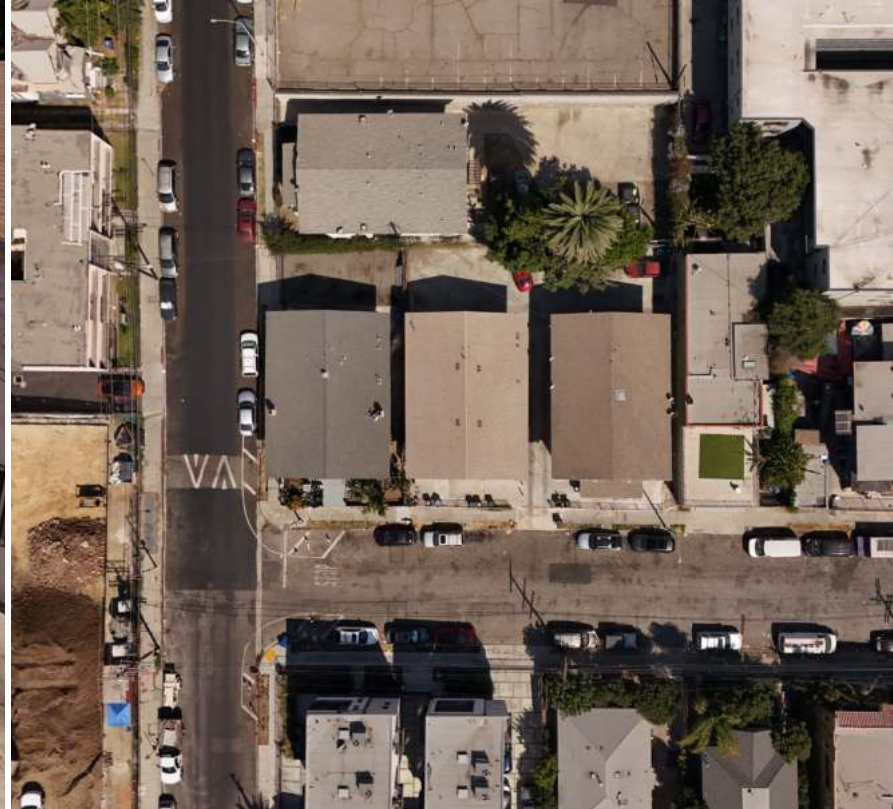
Pricing Metrics

Offering Price	\$1,150,000
Price/Unit	\$287,500
Price/Sq Ft	\$325
CAP Rate (Current)	5.24%
GRM (Current)	12.87
CAP Rate (Market)	6.84%
GRM (Market)	10.65

Property Details

Units	4
Year Built	1910
Rentable Square Feet	3,540
Lot Size	4,200
APN	5153-002-024
Zoning	Lar3
Rent Control	RSO

Property Photos







Financial Analysis

Rent Roll

RENT ROLL

UNIT	UNIT MIX	UNIT SQFT	RENT/SQFT	CURRENT	RENT/SQFT	PRO FORMA
1719	2 BED / 1 BATH	885	\$1.86	\$1,650	\$2.26	\$2,000
1719 1/2	3 BED / 1 BATH	885	\$2.59	\$2,288	\$2.82	\$2,500
1721	2 BED / 1 BATH	885	\$1.86	\$1,650	\$2.26	\$2,000
1721 1/2	3 BED / 1 BATH	885	\$2.10	\$1,858	\$2.82	\$2,500
TOTAL		3540	\$2.10	\$7,446	\$2.54	\$9,000

LEASES

UNIT	UNIT MIX	PARKING	LAUNDRY	NOTES	UTILITIES PAID	EXPIRATION
1719	2 BED / 1 BATH	STREET / ON-SITE	N/A	OCCUPIED	GAS/ELECTRIC	MTM
1719 1/2	3 BED / 1 BATH	STREET / ON-SITE	N/A	OCCUPIED	GAS/ELECTRIC	MTM
1721	2 BED / 1 BATH	STREET / ON-SITE	N/A	OCCUPIED	GAS/ELECTRIC	MTM
1721 1/2	3 BED / 1 BATH	STREET / ON-SITE	N/A	OCCUPIED	GAS/ELECTRIC	MTM

Financials

OFFERING PRICE

\$1,150,000

\$/SQFT	\$325
\$/UNIT	\$287,500
TOTAL SQFT	3,540
TOTAL UNITS	4

21%

RENTAL
UPSIDE

CURRENT METRICS

CAP RATE 5.24%

GRM 12.87

PRO FORMA METRICS

CAP RATE 6.84%

GRM 10.65

\$325

PRICE PER
SQFT

1910

YEAR BUILT

INCOME

CURRENT

PRO FORMA

Gross Potential Income	\$89,352	\$108,000
Vacancy Reserve	(\$2,681)	(\$3,240)
Effective Gross Income	\$86,671	\$104,760
EXPENSES		
Property Taxes	\$14,375	\$14,375
Insurance (Current)	\$2,171	\$2,171
Repairs and Maintenance	\$3,574	\$3,240
Utilities	\$4,050	\$4,050
Gardener	\$1,800	\$1,800
LA City Fees	\$427	\$427

Total Expenses	(\$26,397)	(\$26,063)
Net Operating Income	\$60,274	\$78,697

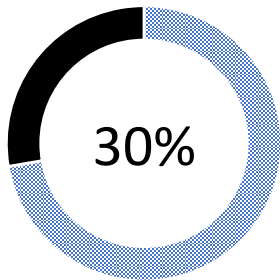
UNIT MIX ANALYSIS

TYPE	% OF TOTAL	TOTAL	AVG. RENT
STUDIO	0%	0	\$0
1 BEDROOM	0%	0	\$0
2 BEDROOM	50%	2	\$1,650
3 BEDROOM	50%	2	\$2,073
4 BEDROOM	0%	0	\$0

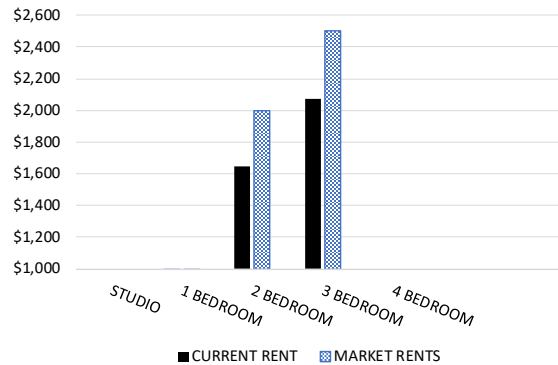
AGENT CONTACT

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EXPENSE RATIO



UPSIDE ANALYSIS



PROPOSED DEBT

LOAN AMOUNT	\$805,000	INTEREST RATE	5.85%
DOWN PAYMENT	30% \$345,000	FIXED (YRS)	5
DEBT COVERAGE RATIO	1.06	AMORTIZATION (YRS)	30
MONTHLY LOAN PAYMENT	\$4,749		

Location Overview

WALKABILITY

1719 Miramar Street has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 1719 Miramar Street is a 14 minute walk from the Metro B Line (Red) and the Metro D Line (Purple) at the Westlake / MacArthur Park Station stop. This location is in the Westlake neighborhood in Los Angeles. Nearby parks include Parkview Playground, Vista Hermosa and MacArthur Park.

Walk Score
90

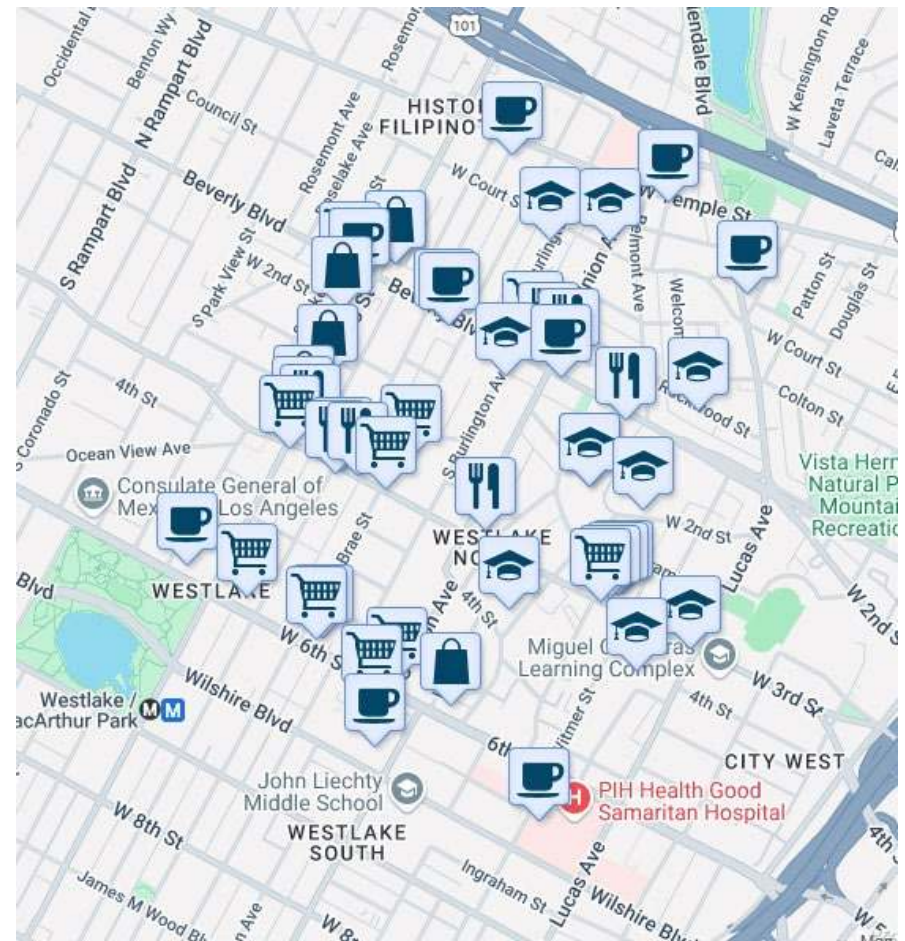
Very Walkable
Most errands can be accomplished on foot.

Transit Score
82

Excellent Transit
Transit is convenient for most trips.

Bike Score
54

Somewhat Bikeable
Biking is convenient for most trips.



Los Angeles - 90026



Echo Park Lake

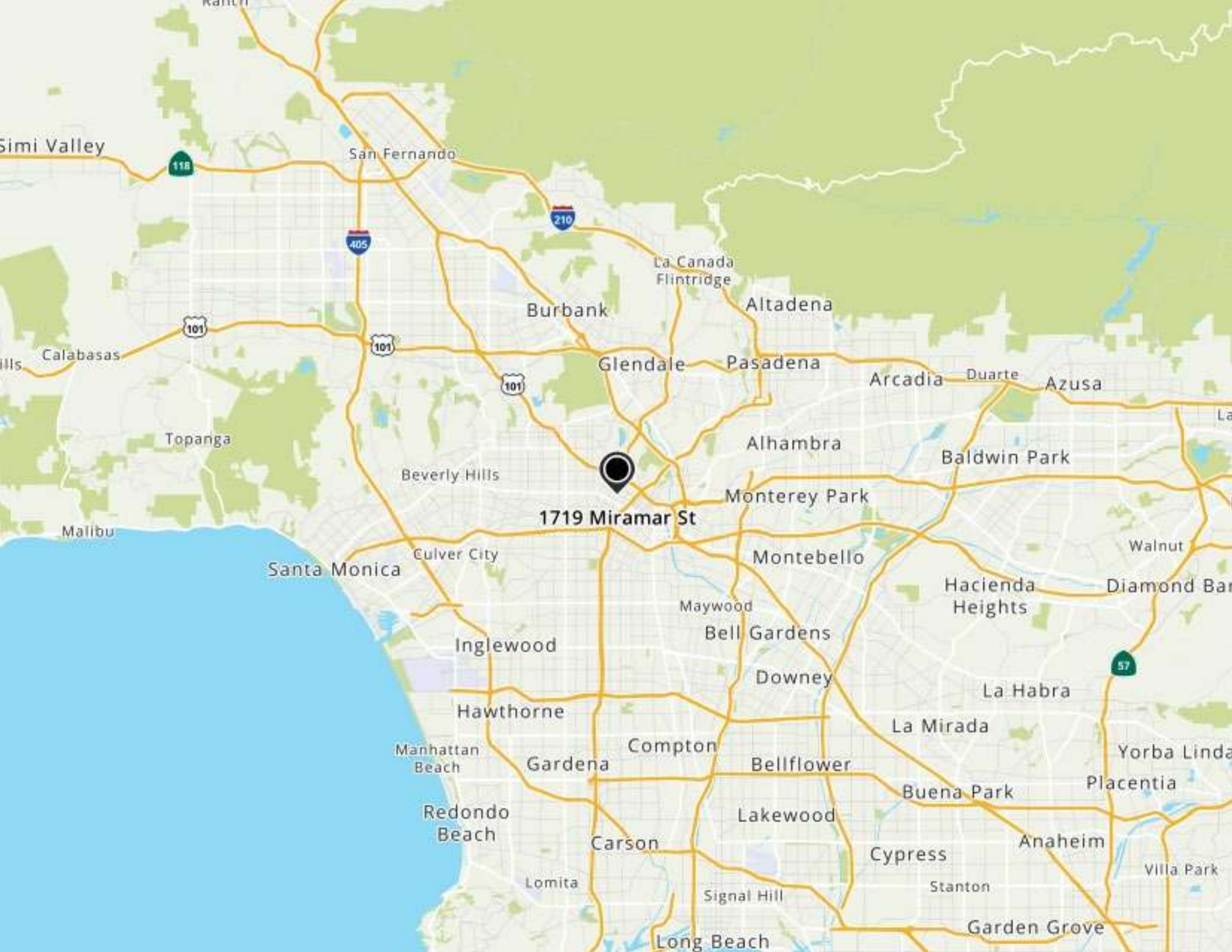
Historic Filipinotown, or "HiFi," is part of the larger Echo Park and Westlake districts within the 90026 zip code of Los Angeles, an area known for its creative energy, cultural diversity, and historic charm. Located just west of Downtown LA, HiFi is a vibrant mix of cultural heritage and modern urban development, with proximity to some of the city's most iconic spots, such as Echo Park Lake, MacArthur Park, and the thriving arts and entertainment hubs of downtown.

The neighborhood is home to a blend of residential, commercial, and cultural spaces, with a variety of local restaurants, shops, and art galleries that reflect its multicultural roots. The 90026 area has seen a surge in popularity in recent years, driven by young professionals and creatives seeking affordable housing options close to the heart of the city. This growth has led to rising property values and a revitalized urban landscape while still retaining much of its original character.



Historic Filipinotown – "HiFi"

With easy access to major freeways like the 101 and 110, as well as public transportation, Historic Filipinotown is an appealing, well-connected location for both renters and homeowners. Known for its walkability, community events, and emerging arts scene, the neighborhood offers an exciting urban lifestyle in one of LA's most historically rich and culturally diverse areas.



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