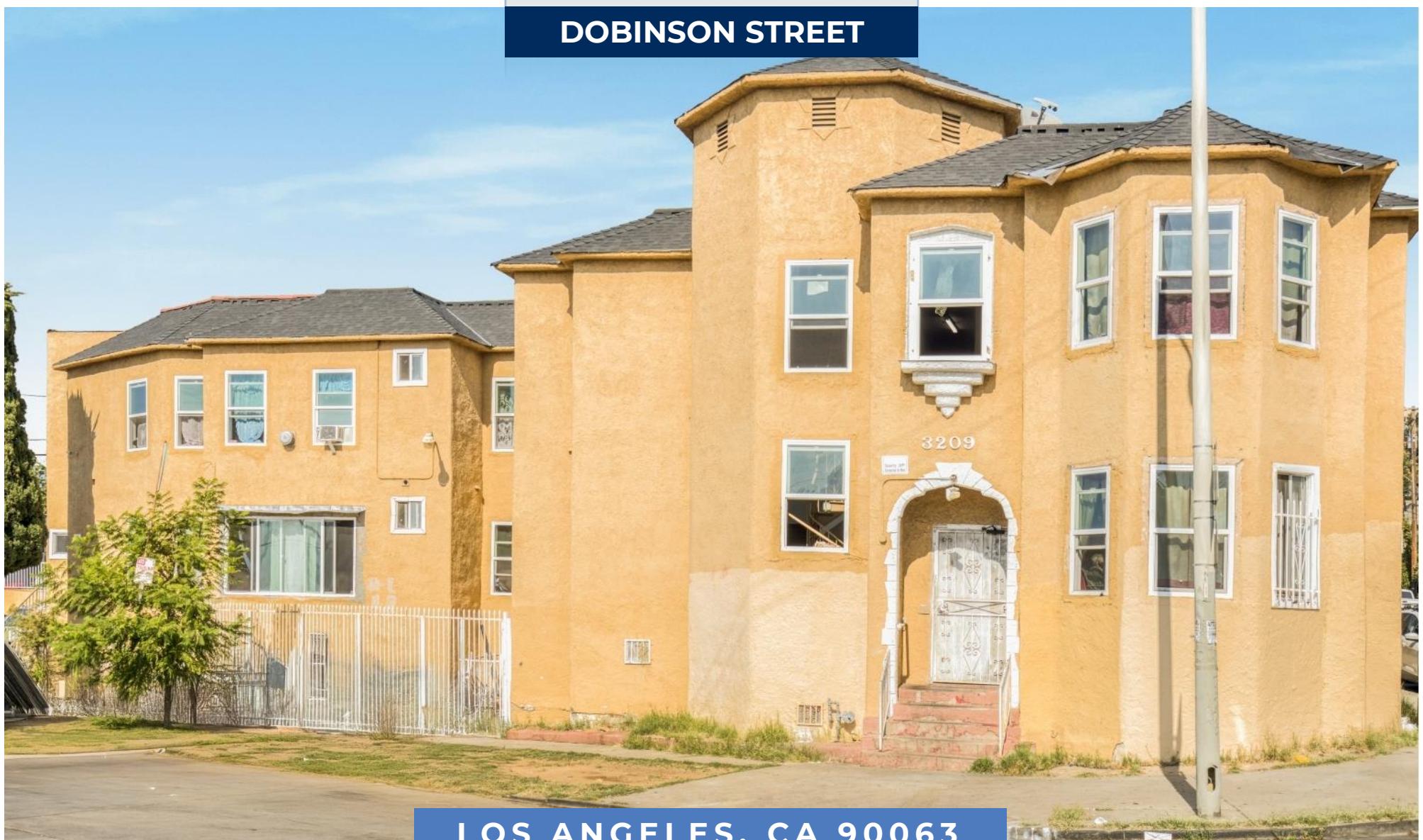


12-UNIT OFFERING

3209

DOBINSON STREET

PRIME EAST LA SUBMARKET



LOS ANGELES, CA 90063

VARTANIAN
COMMERCIAL REAL ESTATE

LYONSTAHL
INVESTMENT REAL ESTATE

3209 DOBINSON ST | LOS ANGELES, CA 90063



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EXECUTIVE SUMMARY

01



3209 DOBINSON ST

PROPERTY SUMMARY

PRICING

OFFERING PRICE	\$2,250,000	
PRICE/UNIT	\$187,500	
PRICE/SF	\$201.34	
GRM	8.94	8.12
CAP RATE	7.14%	8.23%
	Current	Market

THE ASSET

UNITS	12
YEAR BUILT	1912
GROSS SF	11,175
LOT SF	7,419
WALKSCORE	77
METERING	SEPARATE METERING

INVESTMENT OVERVIEW

3209 DOBINSON ST

VartanianCRE of Lyon Stahl Investment Real Estate, Inc. is pleased to present 3209 Dobinson St., a well-maintained and gated 12-unit apartment community situated in the vibrant and evolving submarket of East Los Angeles - one of the city's most resilient and in-demand rental pockets.

Built in 1912 and offering 11,175 square feet of living space on a 7,419 square foot lot, this classic two-story building features an attractive unit mix of ten (1 bedroom /1 bathroom) units and two (studio) apartments. With a timeless architectural character and updated amenities, the property offers both historic charm and modern comfort.

Significant upgrades have been completed throughout the property, including full copper plumbing and a new roof installed one year ago. All showers were renovated last year, and the building is separately metered for gas and electricity, which helps simplify operations and reduce utility expenses for ownership.

With a Walk Score of 77, 3209 Dobinson St. offers residents convenient access to public transportation, local employment hubs, and a wide variety of dining and retail options in East LA, Koreatown, and Downtown Los Angeles.

Featuring strong in-place cash flow, meaningful upgrades, and rental upside, 3209 Dobinson St. presents a rare opportunity to acquire a stable, well-performing multifamily asset in a proven Los Angeles rental market. With consistent income and minimal deferred maintenance, this property is an ideal choice for both experienced investors and those looking to expand their portfolio with a reliable income-producing asset.



LOCATION HIGHLIGHTS

- *East Los Angeles has seen steady growth and revitalization in recent years. The area offers a rich cultural history, a strong sense of community, and convenient amenities that make it attractive to renters and investors alike.*
- *Ongoing development in East LA supports housing and commercial growth, with new projects enhancing infrastructure, retail, and residential options for the local population.*
- *Rising property values: East Los Angeles has experienced consistent demand for multifamily assets, with property values trending upward as the market continues to attract renters and investors.*
- *Connectivity to Downtown LA: Major thoroughfares such as the 710 and 101 freeways, along with public transit options, provide quick access to employment centers, shopping, and entertainment in Downtown Los Angeles and surrounding neighborhoods.*
- *Local parks and recreation: Nearby recreational spaces such as City Terrace Park offer green areas, sports facilities, and community gathering spots, supporting a family-friendly and livable environment.*





Los Angeles
CONVENTION CENTER



crypto.com



LA
LIVE
The RITZ-CARLTON



INTERCONTINENTAL
LOS ANGELES DOWNTOWN

METROPOLIS
LOS ANGELES

AON



Union Bank
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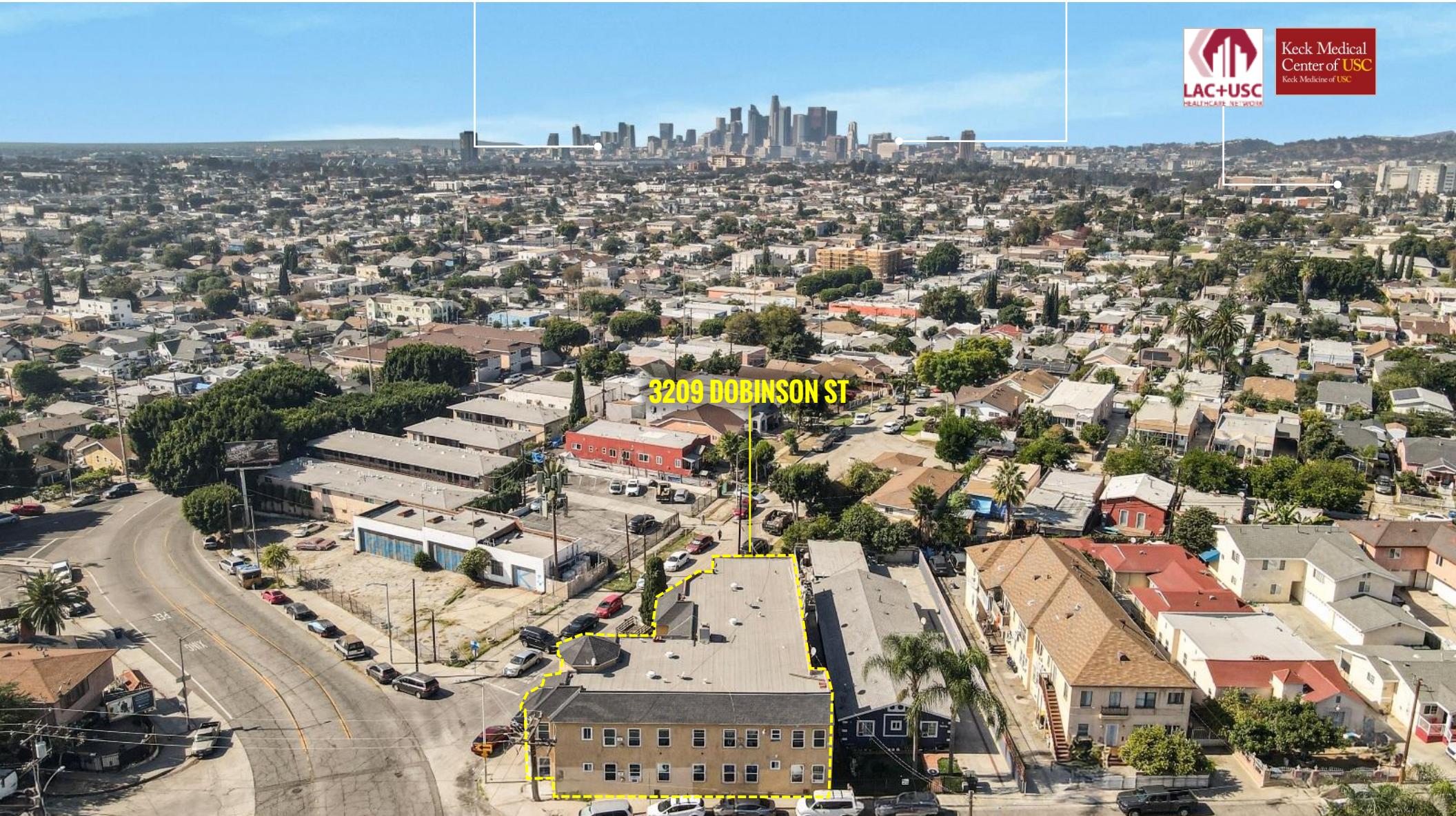
Bank of America



CITY NATIONAL
BANK
The way up.TM



Keck Medical
Center of USC
Keck Medicine of USC



PROPERTY LAYOUT



FINANCIAL ANALYSIS

02

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$2,250,000	
PRICE/UNIT	\$187,500	
PRICE/SF	\$201.34	
GRM	8.94	8.12
CAP RATE	7.14%	8.23%
	Current	Market

PROPOSED FINANCING

Down	30%	\$675,000
Loan	70%	\$1,575,000
Ammort Years		30
Interest Rate		5.65%
Payments		(\$9,091)

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
10	1+1	\$1,778	\$17,777	\$1,950	\$19,500
2	Studio	\$1,453	\$2,906	\$1,650	\$3,300
Total Scheduled Rent			\$20,682		\$22,800
Parking Income			\$300		\$300
Monthly Scheduled Gross Income			\$20,982		\$23,100

ANNUALIZED INCOME	Current	Market
Scheduled Gross Income	\$251,788	\$277,200
Less: Vacancy/Deductions	3% (\$7,446)	3% (\$8,208)
Effective Rental Income	\$244,342	\$268,992

ANNUALIZED EXPENSES	Current	Market
*Taxes: Rate	1.175%	\$26,441
*Insurance		\$20,674
**Utilities		\$12,324
*Maintenance/Repair		\$10,575
*Off-Site Mgmt	4.0%	\$10,072
*Reserves	1.0%	\$2,518
*Gardening		\$1,200
ESTIMATED EXPENSES	\$83,803	\$83,803
Expenses/Unit		\$6,984
Expenses/SF		\$7.50
% of GOI		33.3% 30.2%

RETURN	Current	Market
NOI	\$160,539	\$185,189
Less Debt	(\$111,861)	(\$111,861)
Cashflow	7.6%	\$48,678
Principal Paydown		\$20,347
Total Return Before Taxes	10.8%	\$69,025
		14.4% \$85,894

Estimated Expenses

Seller Stated Expenses

RENT ROLL

Unit #	Type	Current Rent	Market Rent
1	Studio	\$1,456	\$1,650
2	1+1	\$1,570	\$1,950
3	1+1	\$1,691	\$1,950
4	1+1	\$1,872	\$1,950
5	1+1	\$1,791	\$1,950
6	1+1	\$1,790	\$1,950
7	1+1	\$1,691	\$1,950
8	Studio	\$1,450	\$1,650
9	1+1	\$1,758	\$1,950
10	1+1	\$1,800	\$1,950
11	1+1	\$1,912	\$1,950
12	1+1	\$1,900	\$1,950
Totals:		\$20,682	\$22,800

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 DRE #01860008



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 (310) 869-7490 (Mobile)
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 DRE #02046147

Prepared for:
 Property Address:

C/O Derrick Vartanian & Daniel Pirian
 3209 Dobinson St
 Los Angeles, CA 90063

1/15/2026
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 5-Year Fixed	Option 4 7-Year Fixed
Purchase Price	\$2,250,000	\$2,250,000	\$2,250,000	\$2,250,000
Loan Amount	\$1,687,500	\$1,575,000	\$1,687,500	\$1,687,500
Down Payment	\$562,500	\$675,000	\$562,500	\$562,500
Loan-to-Value	75%	70%	75%	75%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20
Current Interest Rate	5.875%	5.65%	5.80%	5.85%
Index	3-Year CMT	30-Day Average SOFR	30-Day Average SOFR	30-Day Average SOFR
Margin	2.75%	2.35%	2.35%	2.35%
Floor / Ceiling	5.875% / 8.875%	5.65% / 10.65%	5.80% / 10.80%	5.85% / 10.85%
Loan Term	12	30	15	15
Amortization in Years	30	30	30	30
Monthly Payment	\$9,982	\$9,091	\$9,901	\$9,955
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	No
Pre-Payment Penalty	None	Years 1-3	Years 1-3	Years 1-3
	None	3-2-1%	3-2-1%	3-2-1-1%
Loan Fee	1%	1%	1%	1%
Estimated Costs:				
Appraisal/Due Diligence	\$10,000	\$5,000	\$6,500	\$6,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

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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 licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282

MARKET COMPARABLES

03

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 459 N Rowan Ave Los Angeles, CA 90063	5	1911	2,735	7,566	3 - 2+2 2 - 1+1	7/3/2025	\$1,475,000	\$295,000	\$539.31	N/A	N/A
	2 3064 Ganahl St Los Angeles, CA 90063	8	1923	4,076	9,600	8 - 1+1	11/19/2024	\$1,239,500	\$154,938	\$304.10	7.33%	8.70
	3 3860 Eagle St Los Angeles, CA 90063	12	1915	7,664	7,745	3 - 2+1 4 - 1+1 5 - Studios	10/17/2024	\$1,850,000	\$154,167	\$241.39	6.32%	9.43
	4 2100 City View Ave Los Angeles, CA 90033	6	1928	7,380	6,239	3 - 1+1 3 - 2+1	9/26/2025	\$1,200,000	\$200,000	\$162.60	4.71%	13.61
AVERAGES		8	1919	5,464	7,788			\$201,026	\$311.85	6.12%	10.58	
	S Subject 3209 Dobinson Street Los Angeles, CA 90063	12	1912	11,175	7,419	10 - 1+1 2 - Studio	On Market	\$2,250,000	\$187,500	\$201.34	7.14%	8.94

SALES COMPARABLES

3209 Dobinson Street

Los Angeles, CA 90063

S



459 N Rowan Ave

Los Angeles, CA 90063

1



3064 Ganahl St

Los Angeles, CA 90063

2



SUBJECT	Units	Unit Type
Offering Price	10	1+1
Price/Unit	\$187,500	2
Price/SF	\$201	
Cap Rate	7.14%	
GRM	8.94	
Total Units	12	
Year Built	1912	

COE	7/3/2025	Units	Unit Type
Sales Price	\$1,475,000	3	2+2
Price/Unit	\$295,000	2	1+1
Price/SF	\$539		
Cap Rate	N/A		
GRM	N/A		
Total Units	5		
Year Built	1911		

COE	11/19/2024	Units	Unit Type
Sales Price	\$1,239,500	8	1+1
Price/Unit	\$154,938		
Price/SF	\$304		
Cap Rate	7.33%		
GRM	8.70		
Total Units	8		
Year Built	1923		

SALES COMPARABLES

3860 Eagle St

Los Angeles, CA 90063

3



2100 City View Ave

Los Angeles, CA 90033

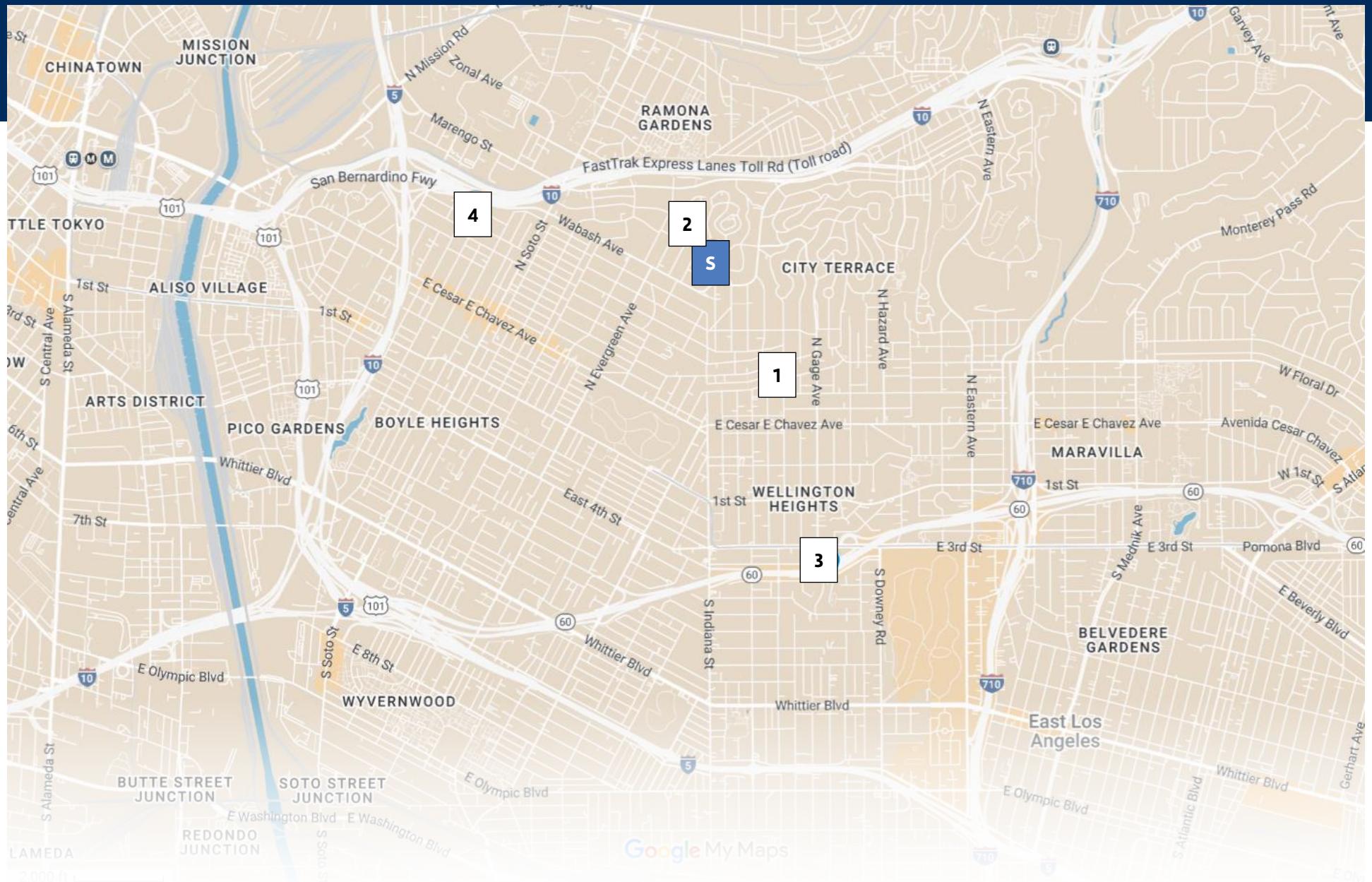
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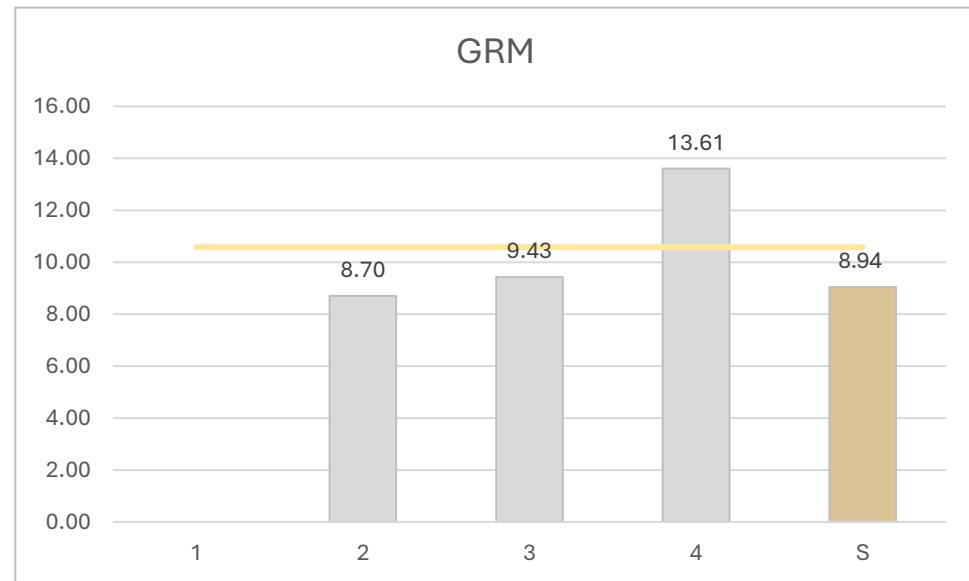
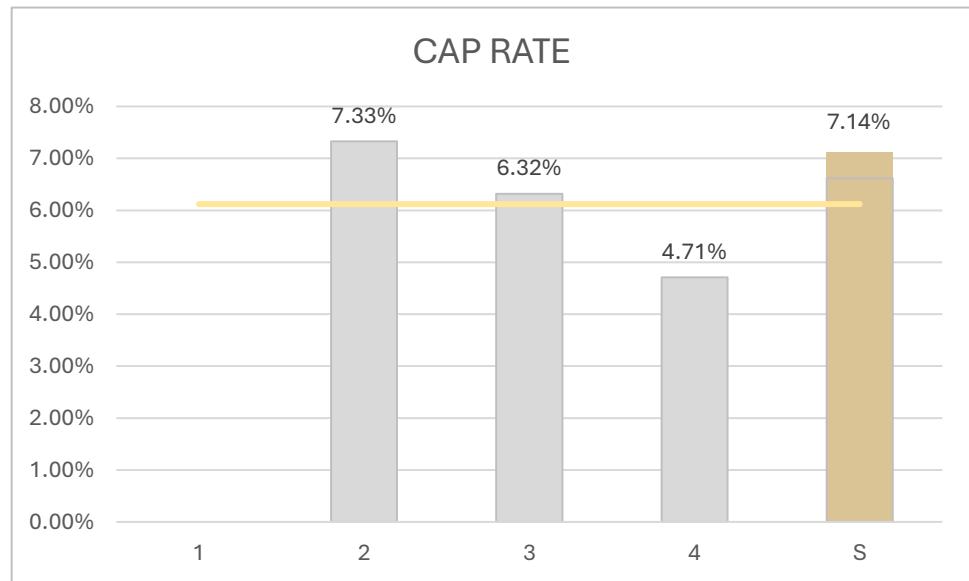
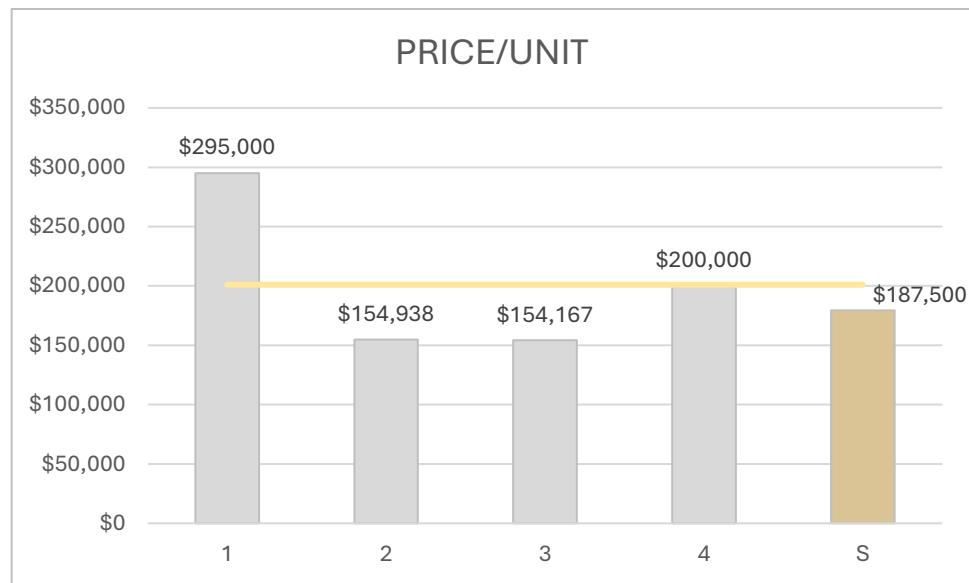
COE	10/17/2024	Units	Unit Type
Sales Price	\$1,850,000	3	2+1
Price/Unit	\$154,167	4	1+1
Price/SF	\$241	5	Studios
Cap Rate	6.32%		
GRM	9.43		
Total Units	12		
Year Built	1915		

COE	9/26/2025	Units	Unit Type
Sales Price	\$1,200,000	3	1+1
Price/Unit	\$200,000	3	2+1
Price/SF	\$163		
Cap Rate	4.71%		
GRM	13.61		
Total Units	6		
Year Built	1928		

SALES COMPARABLES



SALES COMPARABLES



LOCATION OVERVIEW

04



EAST LOS ANGELES

East Los Angeles is an unincorporated area and census-designated place (CDP) in Los Angeles County, California. It is located immediately east of the Boyle Heights district of the City of Los Angeles, south of the El Sereno district of Los Angeles, north of the city of Commerce, and west of the cities of Monterey Park and Montebello.

118,964
EST. POPULATION

\$54,629
MEDIAN HH INCOME

\$476,200
MEDIAN HOME VALUE

East Los Angeles is notable for being the most populous CDP in California, as the area had a total population of over 126,000, up from 124,283 at the 2000 census. The area's population density is approximately 16,973.5 people per square mile, and there are over 32,000 housing units at an average density of 4,320.8 per square mile.

AREA SNAPSHOT

East Los Angeles is a unique environment, not just within context of the Southern California region, but as a national focus of growth, change, challenges and opportunities. Its history is a reflection of the multicultural growth pattern of the City of Los Angeles. From its modern founding in the late 1880s to the present, it has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles.

Historically, when it was founded in 1873, the neighborhood northeast of downtown known today as Lincoln Heights was originally named East Los Angeles, but in 1917 residents voted to change the name to its present name. Today it is considered part of L.A.'s Eastside, the geographic region east of the Los Angeles River that includes three neighborhoods within the city of Los Angeles (Boyle Heights, El Sereno and Lincoln Heights) and the unincorporated community in Los Angeles County known today as "East Los Angeles". Lincoln Heights is 4 miles (6 km) northwest of present-day East Los Angeles.

amazon **Deloitte.** **Target** **Google**



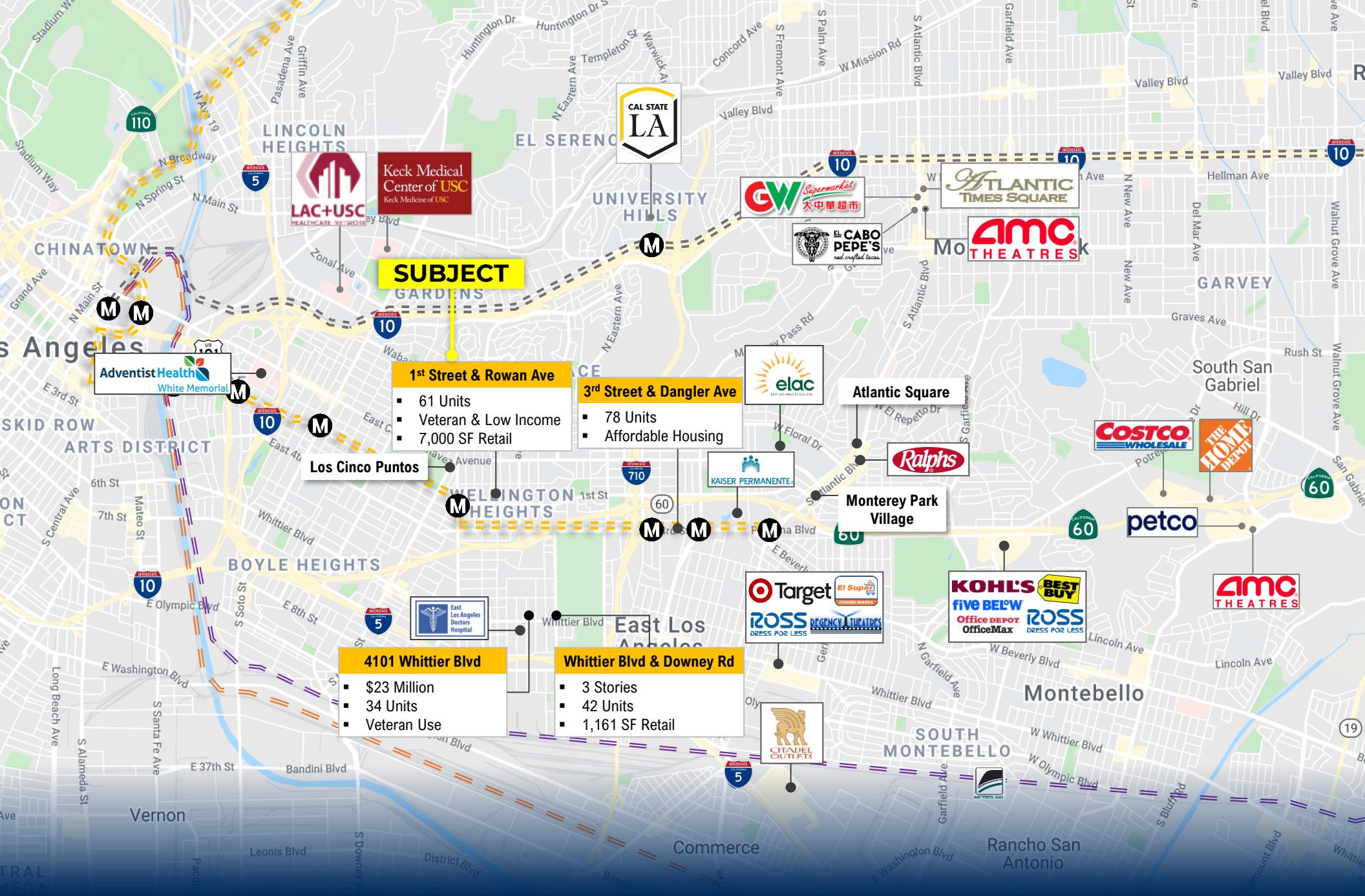
EAST LA LIBRARY



ATLANTIC STATION



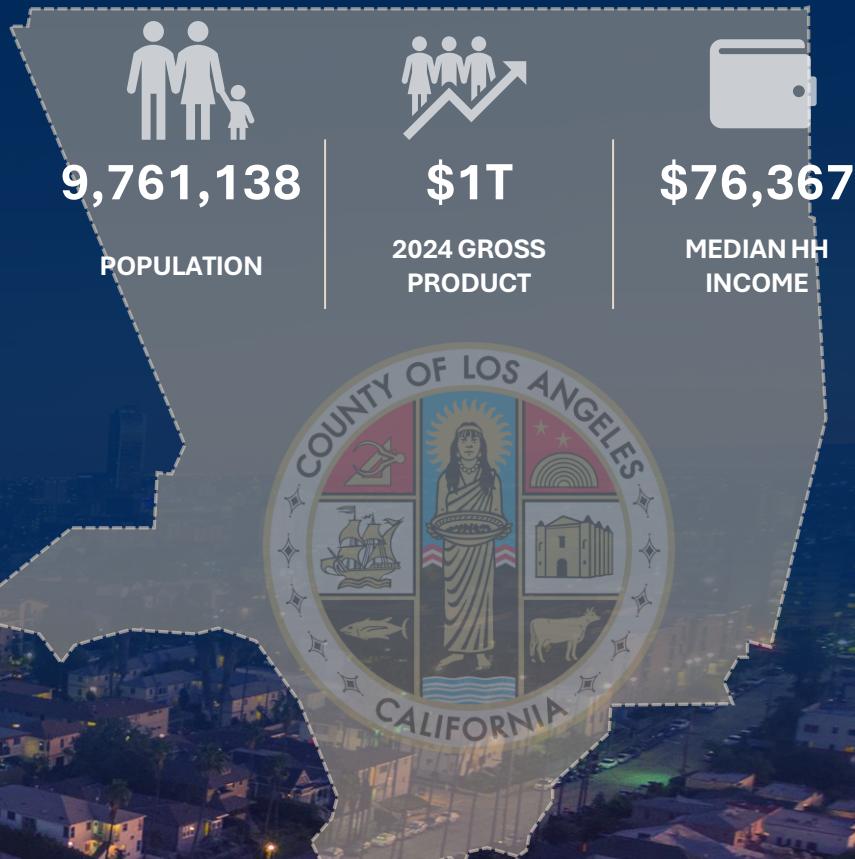
CIVIC CENTER PARK



LA COUNTY

→ SNAPSHOT

Los Angeles County, officially the County of Los Angeles, is the most populous county in the United States and a dynamic powerhouse within the Los Angeles metropolitan area of Southern California. Home to approximately 9.8 million residents as of 2024—more than the population of 40 individual U.S. states—Los Angeles County stands as the largest non-state government entity in the nation. Its thriving economy generates an impressive nominal GDP of nearly \$1 trillion, exceeding the entire economies of countries such as Belgium, Norway, and Taiwan.



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