



12-Unit Residential Income Property

Offering Memorandum

2718 S Cochran Ave
Los Angeles, CA
90016



Property *Overview*

2718 S Cochran Ave presents a multifamily investment opportunity located in the highly desirable West Adams neighborhood of Los Angeles. The property offers investors stable in-place income with meaningful potential to enhance revenue through strategic rent adjustments over time.

The asset benefits from a desirable unit composition that appeals to a broad tenant base, supporting strong occupancy and consistent rental demand. With several units currently leased below market levels, the property presents a clear value-add opportunity to increase income through natural tenant turnover.

Situated in a centrally located Los Angeles submarket, the property provides convenient access to major employment centers including Downtown Los Angeles, Culver City, and the Westside. Residents also enjoy proximity to major transportation corridors, retail destinations, and cultural amenities throughout West Adams and the Miracle Mile district.

1962

Year Built

9,583^{SF}

Lot Size

7,903^{SF}

Building Size

12

(6) – 2+1,
(5) – 1+1,
(1) – Studio

Units

Unit Mix

Investment *Highlights*

Significant Rental Upside

Current rents average approximately \$2,042 per unit, while projected market rents average \$2,588 per unit, representing an estimated 25% rental upside across the property. This provides investors with a clear path to increasing revenue through natural tenant turnover and strategic rent adjustments.

Strong Value—Add Opportunity

At the offering price of \$3,000,000 (\$250,000 per unit / \$379.60 per square foot), the asset presents an opportunity to acquire a stabilized property with meaningful operational upside, increasing the cap rate from 6.36% current to 8.60% pro forma through rent optimization.

Attractive Unit Mix

The property's mix of (6) two-bedroom units, (5) one-bedroom units, and (1) studio appeals to a wide tenant base including small families, roommates, and working professionals, helping maintain consistent occupancy and tenant demand.

Stable Income with Immediate Cash Flow

The property currently generates approximately \$190,675.99 in net operating income, providing investors with immediate cash flow while maintaining the opportunity to significantly grow income over time.

6.36%

Cap Rate

10.20

GRM

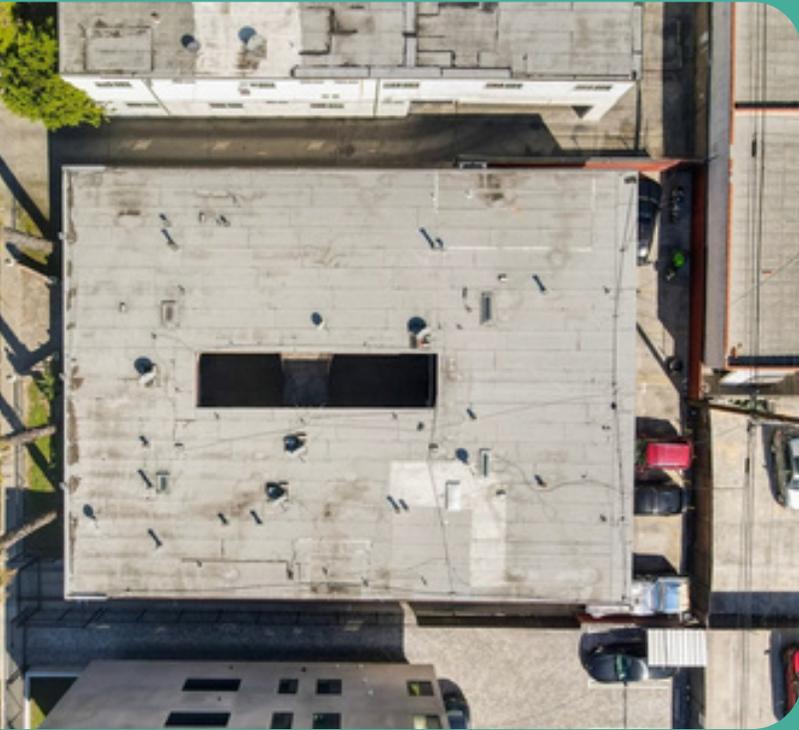
\$250,000

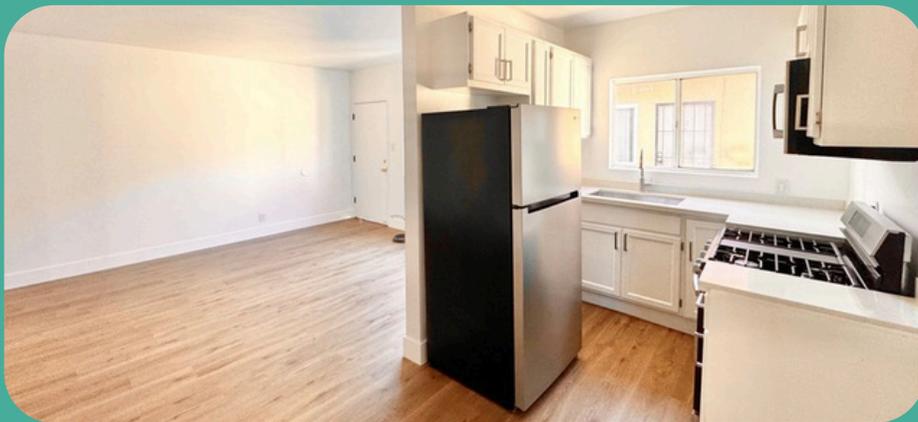
Price Per Unit

\$379.60

Price Per Square Foot









Welcome to the *Neighborhood*

A centrally located
LA submarket
supported by
strong rental
demand and lasting
investment appeal.

West Adams | Location Overview

2718 S Cochran Ave is located in the West Adams neighborhood of Los Angeles, a centrally located and highly accessible residential corridor that continues to attract renters seeking proximity to major employment centers, cultural destinations, and lifestyle amenities.

Connectivity & Long-Term Demand

Located in the highly accessible West Adams area of Los Angeles, the property benefits from strong tenant demand driven by proximity to major employment centers, retail corridors, and key transportation routes connecting residents to Downtown Los Angeles, Culver City, and the Westside.

Financial Summary

VALUE

PRICE	PPU	PPSF	CURRENT		PRO FORMA	
			CAP RATE	GRM	CAP RATE	GRM
\$3,000,000	\$250,000	\$379.60	6.36%	10.20	8.60%	8.16

UNIT MIX & SCHEDULED INCOME

TYPE	UNIT COUNT	AVG SF	CURRENT		PRO FORMA	
			MONTHLY AVG RENT	TOTAL MONTHLY RENT	MARKET RENT	TOTAL MONTHLY RENT
Studio	1	659	\$1,429.00	\$1,429.00	\$2,150	\$2,150
1+1	5	659	\$1,775.71	\$8,878.55	\$2,400	\$12,000
2+1	6	659	\$2,366.87	\$14,201.24	\$2,750	\$16,500
Total	12	7,903	\$24,508.79	\$24,508.79		\$30,649.50
Annual Total				\$294,105.48		\$367,794.00

Financial Summary

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INCOME				CURRENT			Pro Forma
Scheduled Gross Rent				\$294,105			\$367,794
Vacancy Reserve	5%			-\$14,705			-\$18,390
Net Rental Income				\$279,400			\$349,404
RUB's Income	\$10,000.00	Total		\$10,000			\$10,300
Effective Gross Income				\$289,400			\$359,704
EXPENSES	ESTIMATES		PER UNIT			PER UNIT	
Real Estate Taxes *	1.25%	% of Purchase Price	\$3,125	\$37,500		\$3,125	\$37,500
Insurance	\$850	Per Unit	\$850	\$10,200		\$850	\$10,200
Management Fee's	4.00%	X GOI	\$980.35	\$11,764		\$1,225.98	\$14,712
Administrative	\$200	Per Unit	\$200	\$2,400		\$200	\$2,400
Repairs & Maintenance	\$217	Per Unit	\$216.67	\$2,600		\$217	\$2,600
Utilities							
Electric	\$500	Per Unit	\$500	\$6,000		\$500	\$6,000
Gas	\$350	Per Unit	\$350	\$4,200		\$350	\$4,200
Sewer/Water	\$1,100	Per Unit	\$1,100	\$13,200		\$1,100	\$13,200
Trash	\$450	Per Unit	\$450	\$5,400		\$450	\$5,400
Contract Services	\$355	Per Unit	\$355	\$4,260		\$355	\$4,260
Reserves	\$100	Per Unit	\$100	\$1,200		\$100	\$1,200
Total Expenses				\$98,724.22			\$101,671.76
Per Unit				\$8,227.02			\$8,472.65
Per SF				\$12.49			\$12.86
% of EGI				34.11%			28.27%
* RE Tax adjusted							
Net Operating Income				\$190,675.99			\$258,032.54

Rent Roll

UNIT #	UNIT TYPE	ESTIMATED SF	CURRENT RENT	CURRENT RENT PSF	MARKET RENT	MARKET RENT PSF	STATUS	UPSIDE %
1	1+1	659	\$1,343.15	\$2.04	\$ 2,400.00	\$ 3.64	Occupied	78.68%
2	2+1	659	\$2,089.58	\$3.17	\$ 2,750.00	\$ 4.18	Occupied	31.61%
3	Studio	659	\$1,429	\$2.17	\$ 2,149.50	\$ 3.26	Occupied	50.42%
4	1+1	659	\$1,695	\$2.57	\$ 2,400.00	\$ 3.64	Occupied	41.59%
5	2+1	659	\$2,025.66	\$3.08	\$ 2,750.00	\$ 4.18	Occupied	35.76%
6	2+1	659	\$2,417	\$3.67	\$ 2,750.00	\$ 4.18	Occupied	13.78%
7	1+1	659	\$2,038.40	\$3.10	\$ 2,400.00	\$ 3.64	Occupied	17.74%
8	1+1	659	\$1,800	\$2.73	\$ 2,400.00	\$ 3.64	Occupied	33.33%
9	2+1	659	\$2,500	\$3.80	\$ 2,750.00	\$ 4.18	Occupied	10.00%
10	2+1	659	\$2,469	\$3.75	\$ 2,750.00	\$ 4.18	Occupied	11.38%
11	1+1	659	\$2,002	\$3.04	\$ 2,400.00	\$ 3.64	Occupied	19.88%
12	2+1	659	\$2,700	\$4.10	\$ 2,750.00	\$ 4.18	Occupied	1.85%
Totals		7,903	\$24,508.79		\$30,649.50			
Averages		659	\$2,042.40	\$3.10	\$2,554.13	\$3.88		28.84%

Sales Comparable Analysis

NUMBER	ADDRESS	ZIP CODE	DATE CLOSED	YEAR BUILT	TOTAL UNITS	SALE PRICE	BUILDING SF	PRICE/UNIT	CAP RATE	GRM
Subject	2718 S Cochran Ave	90016	N/A	1962	12	\$3,000,000	7,903	\$250,000	6.36%	10.20
1	3712-3716 Carmona Ave	90016	10/23/2025	1950	8	\$1,631,000	7,316	\$203,875	6.65%	10.8
2	3644-3646 Carmona Ave	90016	9/19/2025	1951	8	\$1,733,550	9,450	\$216,694	6.15%	
3	3638-3640 Carmona Ave	90016	9/16/2025	1951	8	\$1,733,550	9,450	\$216,694	5.46%	
4	3650 Carmona Ave	90016	9/16/2025	1951	8	\$1,733,550	9,450	\$216,694	5.56%	
5	4500 W Martin Luther King Jr Blvd	90016	7/25/2025	1958	10	\$1,975,000	11,596	\$197,500		
6	5030 Coliseum St	90016	3/6/2025	1955	12	\$3,150,000	6,878	\$262,500		

Let's *Connect*

For additional information, to request an in-depth financial review, or to schedule a private tour, please contact the team below. We are available to answer questions, walk through the opportunity, and provide next steps.



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12-Unit Multifamily Property