

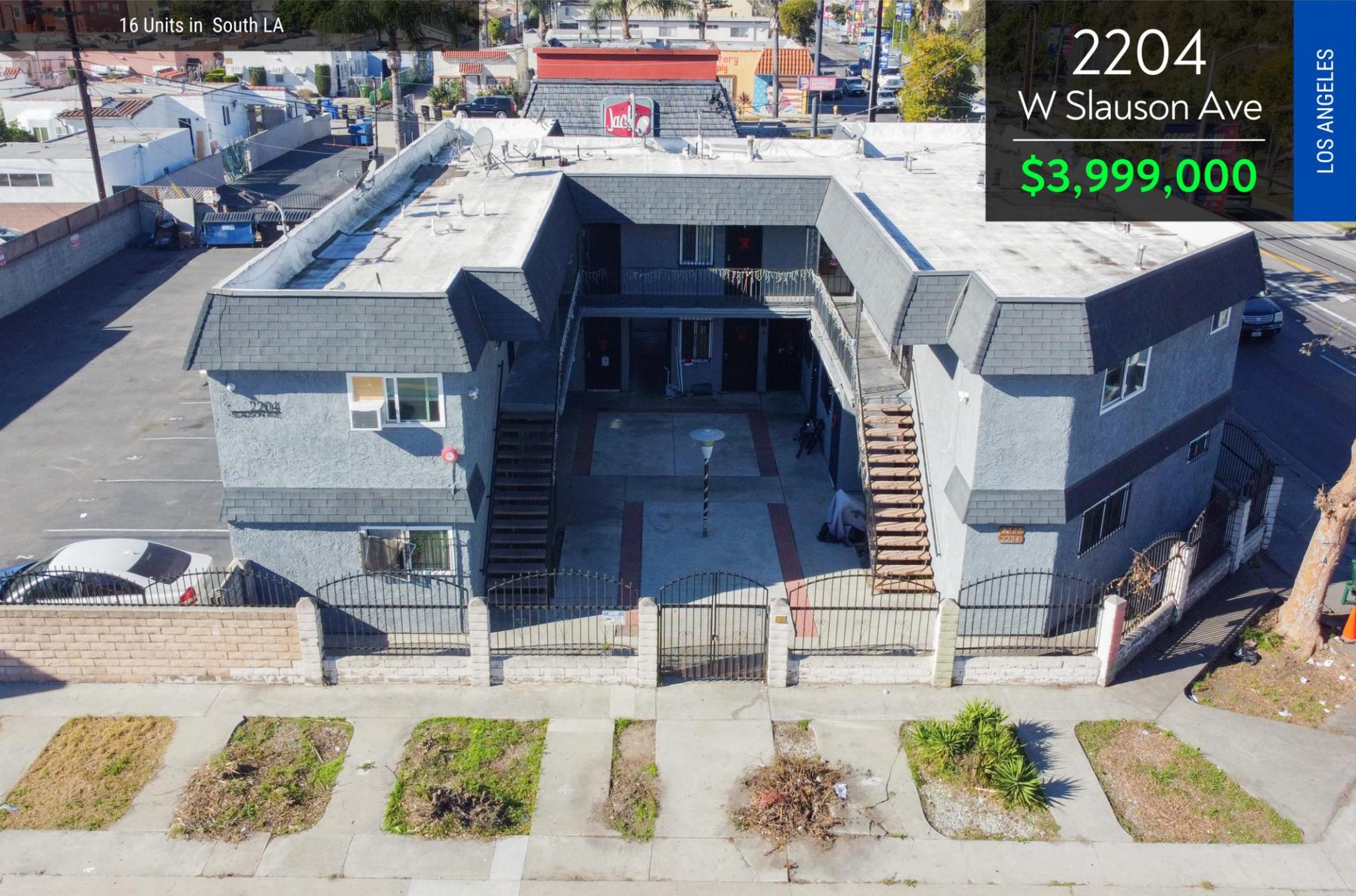
# Offering Memorandum



16 Units in South LA

2204  
W Slauon Ave  
\$3,999,000

LOS ANGELES



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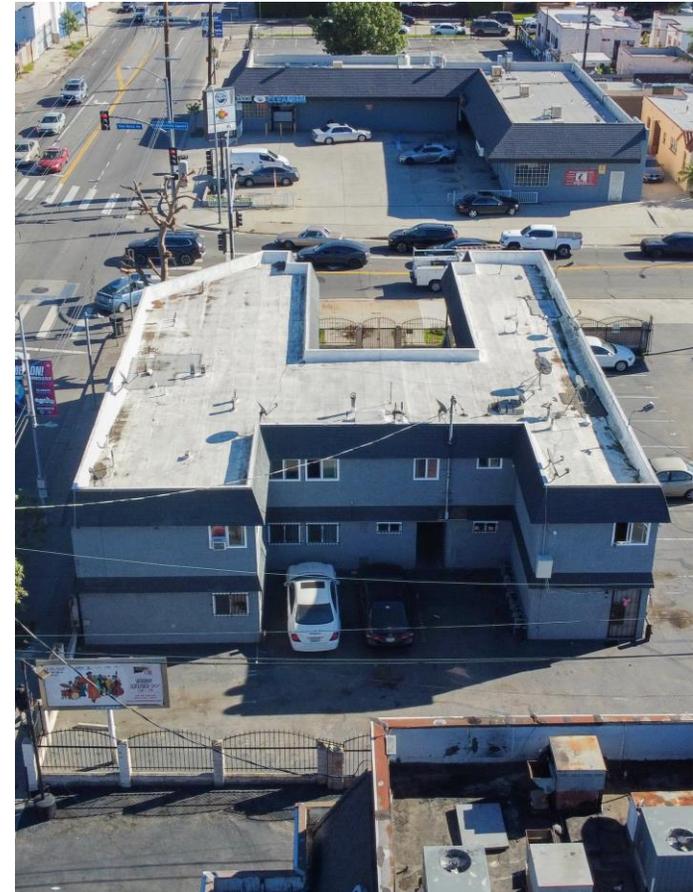
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Los Angeles, CA 90043



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# Property Overview

2204 W Slauson Ave  
Los Angeles, CA 90043



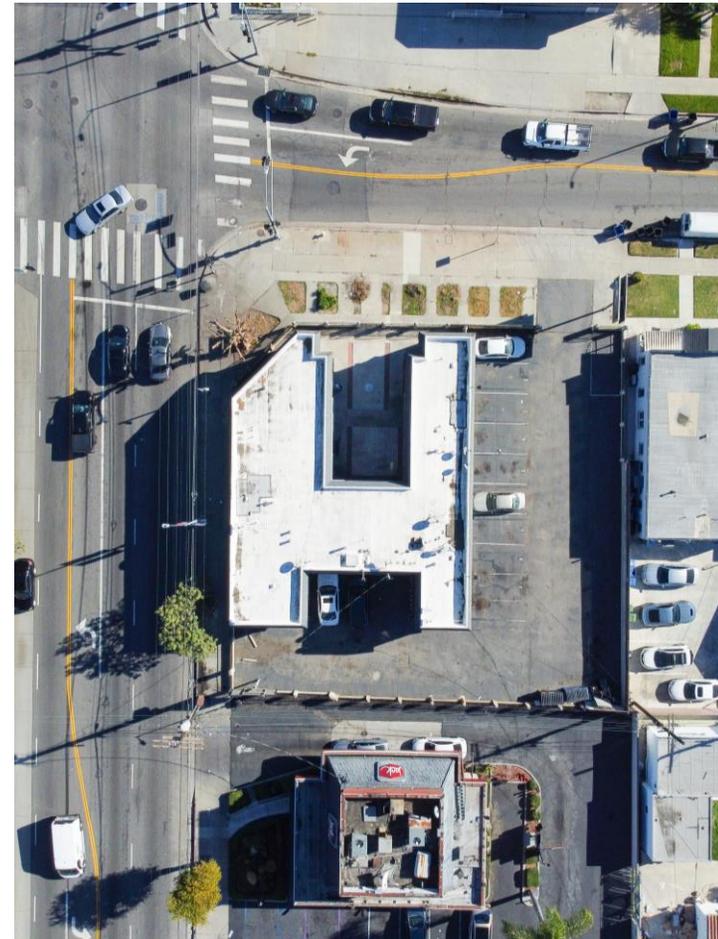
# Property Overview

2204 W Slauson Ave  
Los Angeles, CA 90043



## Property Summary

Price	\$3,999,000
Address	2204 W Slauson Ave
City, State, Zip	Los Angeles, CA 90043
County	Los Angeles
Zoning	LAC2
Year Built	1981
Number Of Units	16
Parking	13 Surface Spaces
Building Size	6,050 SF
Lot Size	11,206 SF
Price / Bldg Sf	\$660.99
Price / Unit	\$249,938
Cap Rate	6.17%
Pro Forma Cap Rate	6.84%
GRM	10.58
Pro Forma GRM	9.66



# Property Overview

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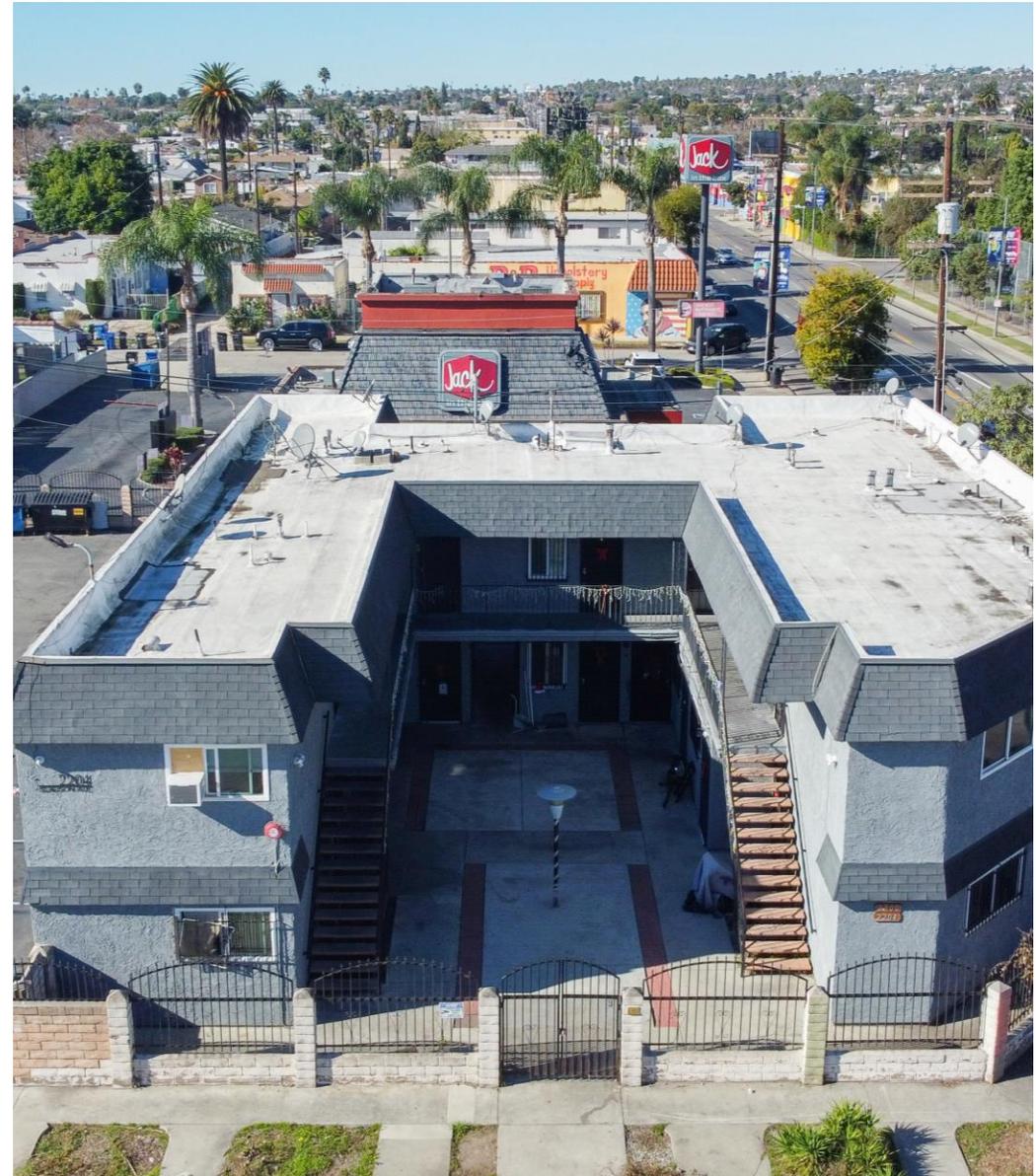
## 2204 Slauson Ave Los Angeles, CA 90043 | 16 Units

- **16 Units in South Los Angeles**
- Unit Mix: (6) Studio Units, (10) 1-Bed/1-Bath
- Strong In-Place Income – **6.17% CAP | 10.58 GRM**
- Great Potential for Upside – **6.84% Market CAP | 9.66 Market GRM**
- Low Cost Per Unit: **\$250K/Unit**
- Great South La Location in the Van Ness neighborhood, West of South Central and North East of Inglewood
- All Tenants Section 8, Providing Reliable And Consistent Rent Payments
- Property Was Legally Converted From 9 to 16 Units. Owner Has Put \$1.5M into the Property

Offered at an attractive basis of approximately \$249,938 per unit, **2204 Slauson Avenue** presents a compelling 16-unit multifamily investment opportunity in South Los Angeles. The property features a well-balanced unit mix of (6) Studio units and (10) One-Bedroom/One-Bathroom units, providing broad tenant appeal and consistent demand. Current in-place income delivers a strong 6.17% CAP rate and 10.58 GRM, offering immediate cash flow with room for future growth.

The asset also presents meaningful upside potential, with projected market performance reaching a 6.84% CAP rate and 9.66 market GRM through rental optimization. This combination of stable existing income and value-add opportunity positions the property well for both long-term hold and yield-focused investors.

Located in the Van Ness neighborhood of South Los Angeles, west of South Central and northeast of Inglewood, the property benefits from a central infill location with proximity to major employment centers, transportation corridors, and continued investment activity throughout the surrounding submarkets. 2204 Slauson Avenue offers investors a rare opportunity to acquire scale, cash flow, and upside at a compelling cost basis in a supply-constrained rental market.



# Financial Overview

2204 W Slauson Ave  
Los Angeles, CA 90043



# Financial Overview

2204 W Slauson Ave  
Los Angeles, CA 90043

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Price **\$3,999,000**

## Property Summary

ADDRESS	2204 W Slauson Ave	YEAR BUILT	1981
DOWN PAYMENT	30.0% \$1,199,700	PARKING	13 Surface Spaces
NUMBER OF UNITS	16	CURRENT NOI	\$246,842
COST PER UNIT	\$249,938	PRO FORMA NOI	\$273,435
LOT SIZE	11,206 SF	CURRENT CAP RATE	6.17%
GROSS RENTABLE SF	6,050 SF	PRO FORMA CAP RATE	6.84%
PRICE PER BLDG SF	\$660.99	CURRENT GRM	10.58
PRICE PER LAND SF	\$356.86	PRO FORMA GRM	9.66

## Proposed Financing

LOAN AMOUNT	\$2,799,300	LOAN-TO-VALUE	70%
DOWN PAYMENT	\$1,200,000	AMORTIZATION	30-YEAR
INTEREST RATE	5.600%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	\$16,070	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$192,842	DEBT COVERAGE RATIO (DCR)	1.28

# Financial Overview

2204 W Slauson Ave  
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Price **\$3,999,000**

## Annualized Operating Data

	Current Actuals		Pro Forma Actuals		
GROSS SCHEDULED INCOME	\$	378,048		\$414,000	
VACANCY RATE RESERVE	\$	11,341	3%	\$20,700	5%
GROSS OPERATING INCOME	\$	366,707		\$393,300	
EXPENSES	\$	119,865	32%	\$119,865	29%
NET OPERATING INCOME	\$	246,842		\$273,435	
LOAN PAYMENTS	\$	192,842		\$192,842	
PRE TAX CASH FLOWS	\$	53,999	4.50%	\$80,593	6.72%
PRINCIPAL REDUCTION	\$	37,022		\$37,022	
TOTAL RETURN BEFORE TAXES	\$	91,022	7.59%	\$117,615	9.80%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$31,504	\$34,500
ANNUALIZED SCHEDULED GROSS INCOME	\$378,048	\$414,000

## Estimated Expense Summary

Real Estate Taxes and Special Assessment Tax	(New Estimated)	\$49,988
Maintenance/Repairs	(5%)	\$18,902
Insurance	(From 2024)	\$9,075
Utilities		\$20,000
Landscaping	(\$150/Mo)	\$1,200
Property Management	(5%)	20,700
<b>Total Expenses</b>		<b>\$119,865</b>
<b>Expense Per Unit</b>		<b>\$7,492</b>
<b>Expense Per SF</b>		<b>\$10.70</b>

# Rent Roll

2204 W Slauson Ave  
 Los Angeles, CA 90043



	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
1	Studio	\$1,735	\$2,000		
2	Studio	\$1,795	\$2,000		
3	1-Bed/1-Bath	\$1,944	\$2,250		
4	1-Bed/1-Bath	\$1,996	\$2,250		
5	1-Bed/1-Bath	\$2,065	\$2,250		
6	Studio	\$1,719	\$2,000		
7	Studio	\$1,980	\$2,000		
8	1-Bed/1-Bath	\$2,006	\$2,250		
9	Studio	\$1,795	\$2,000		
10	Studio	\$1,751	\$2,000		
11	1-Bed/1-Bath	\$2,210	\$2,250		
12	1-Bed/1-Bath	\$2,132	\$2,250		
13	1-Bed/1-Bath	\$1,929	\$2,250		
14	1-Bed/1-Bath	\$1,929	\$2,250		
15	1-Bed/1-Bath	\$2,310	\$2,250		
16	1-Bed/1-Bath	\$2,208	\$2,250		
MONTHLY TOTALS		\$31,504	\$34,500		
ANNUALIZED TOTALS		\$378,048	\$414,000		

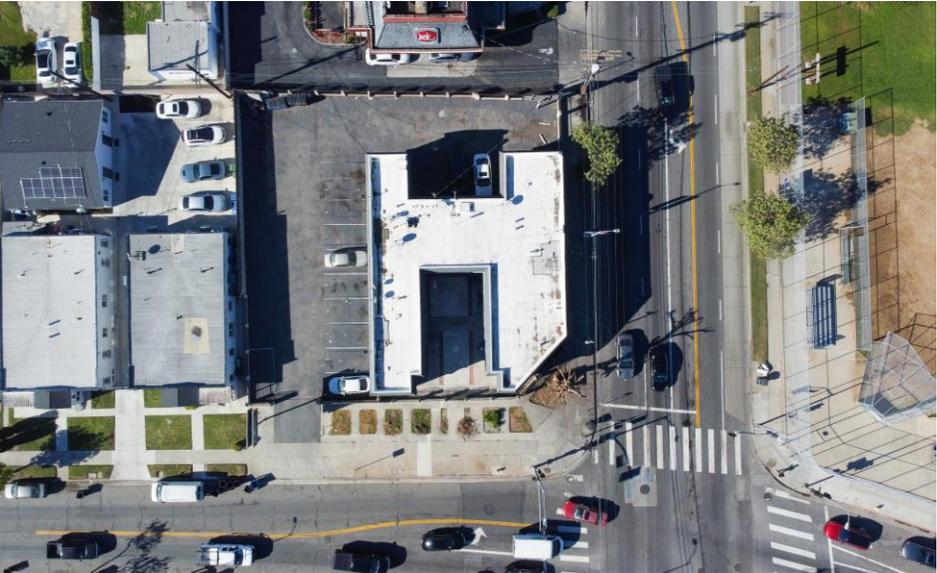
# Property Photography

2204 W Slauson Ave  
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# Exterior Photos

2204 W Slauson Ave  
Los Angeles, CA 90043



# Comparables

2204 W Slauson Ave  
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# Sold Comparables

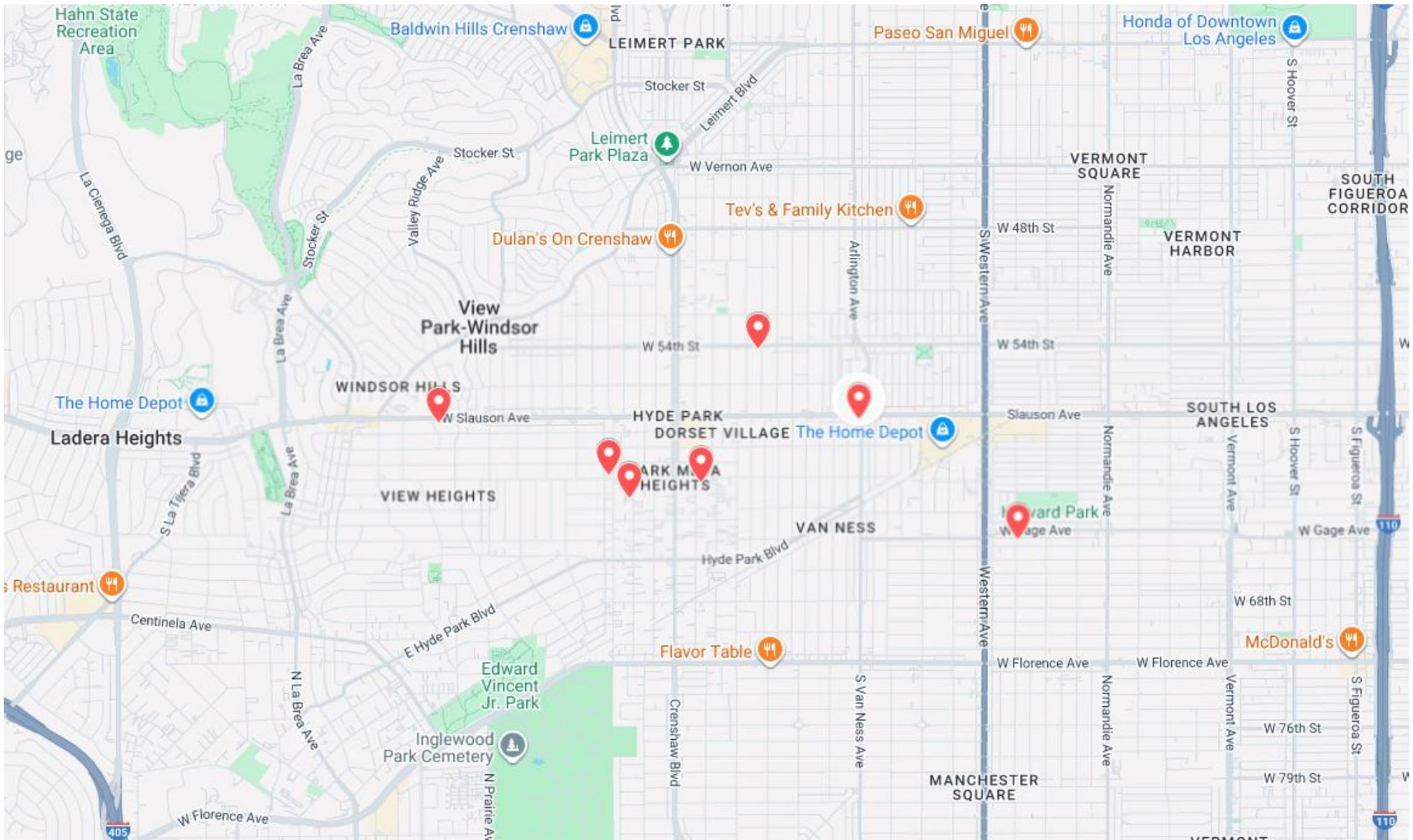
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	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	6318 S Harvard Blvd Los Angeles, CA 90047	\$1,100,00	6	1930	3,854 SF	\$192,500	\$285.42	6.08%	08/15/2024
2	3617 W 60 <sup>th</sup> St Los Angeles, CA 90043	\$1,675,000	8	1964	9,428 SF	\$237,500	\$177.66	6.47%	09/18/2024
3	4140 W Slauson Los Angeles, CA 90043	\$1,000,000	7	1950	4,114 SF	\$178,571	\$243.07	4.60%	06/11/2024
4	2900 W 54 <sup>th</sup> St Los Angeles, CA 90062	\$1,500,000	10	1956	6,755 SF	\$169,900	\$222.06	8.72%	12/30/2024
5	6109 Brynhurst Ave Los Angeles, CA 90024	\$2,100,000	14	1958	9,218 SF	\$157,143	\$227.82	5.60%	07/30/2025
6	3236 W 60 <sup>th</sup> St Los Angeles, CA 90043	\$3,900,000	21	1962	12,040 SF	\$209,524	\$323.92	6.10%	01/16/2025
<b>Averages</b>		<b>\$2,035,000</b>	<b>11</b>	<b>1953</b>	<b>7,568 SF</b>	<b>\$190,856</b>	<b>\$246.65</b>	<b>6.26%</b>	
*	2204 W Slauson Ave Los Angeles, CA 90043	\$3,999,000	16	1981	6,050 SF	\$249,938	\$356.86	6.17%	ACTIVE

# Sold Comparables Map

2204 W Slauson Ave  
Los Angeles, CA 90043



# Lease Comparables

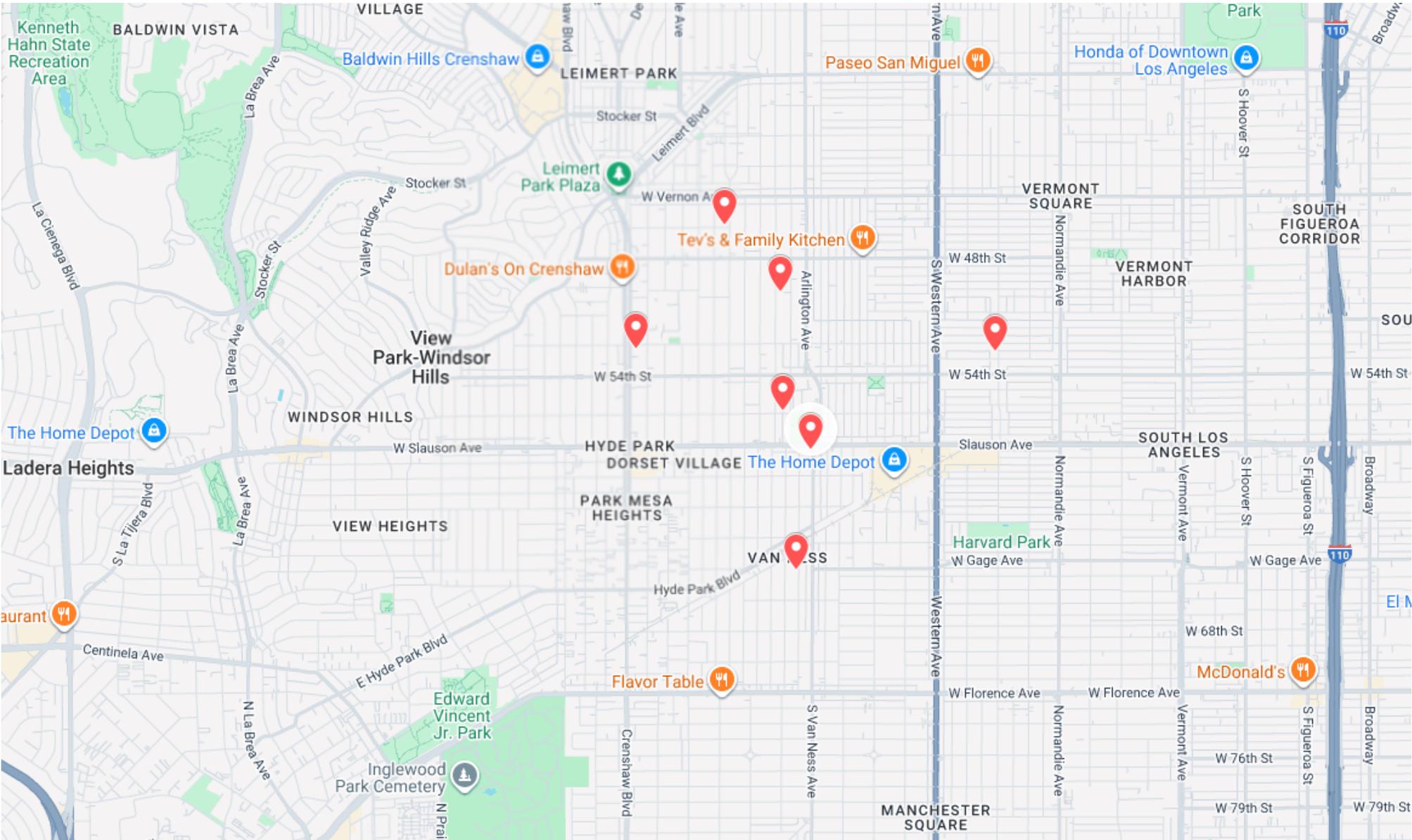
2204 W Slauson Ave  
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	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	6403 Arlington Ave Los Angeles, CA 90043	JAN 2025	Studio	440 SF	\$1,995
2	2417 57 <sup>th</sup> St Los Angeles, CA 90043	JAN 2025	Studio	400 SF	\$1,850
3	4928 3 <sup>rd</sup> Ave Los Angeles, CA 90043	APR 2025	Studio	400 SF	\$1,650
4	5219 Denker Ave, Los Angeles, CA 90062	JAN 2025	1-Bed/1-Bath	650 SF	\$2,000
5	2809 W 46 <sup>th</sup> St, Los Angeles, CA 90043	JAN 2025	1-Bed/1-Bath	575 SF	\$2,100
6	5300 Crenshaw Blvd, Los Angeles, CA 90043	OCT 2025	1-Bed/1-Bath	490 SF	\$2,145
<b>Average</b>			<b>Studio</b>		<b>\$1,831</b>
			<b>1-Bed</b>		<b>\$2,081</b>
*	2204 Slauson Ave Los Angeles CA 90043		<b>Studio</b>		\$1,816
			<b>1-Bed</b>		\$2,217

# Lease Comparables Map

2204 W Slouson Ave  
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# Area Overview

2204 W Slauson Ave  
Los Angeles, CA 90043



# City Overview

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Los Angeles, CA 90043



## South Los Angeles

South Los Angeles is a large and culturally rich region located in the southern portion of the City of Los Angeles. Known for its strong sense of community, diverse population, and deep historical roots, South L.A. has long served as an essential residential and economic hub for the city. Today, the area is experiencing steady revitalization driven by infrastructure investment, new development, and growing demand for centrally located housing.

The neighborhood offers a wide range of housing options, including classic early- and mid-20th-century apartment buildings, bungalow-style homes, duplexes, and newer multifamily developments. Many properties feature efficient unit layouts that appeal to both renters and investors, while ongoing renovations and infill projects continue to modernize the housing stock. This blend of established residences and new construction supports long-term growth while preserving neighborhood character.

South Los Angeles provides residents with access to numerous parks, recreational facilities, and community spaces that support an active and family-oriented lifestyle. Local recreation centers, sports fields, and open green spaces play a key role in neighborhood life, hosting programs, events, and gatherings that strengthen community ties. The area's mild climate further encourages outdoor activities year-round.

Shopping and dining options throughout South L.A. continue to expand, with a mix of long-standing local businesses, neighborhood retail corridors, and emerging food destinations. Residents enjoy convenient access to grocery stores, cafes, and everyday services, while nearby commercial corridors provide additional employment opportunities and economic activity.

Economically, South Los Angeles benefits from its proximity to major employment centers throughout Los Angeles. Easy access to Downtown Los Angeles, West Los Angeles, and surrounding submarkets supports a diverse workforce across industries including healthcare, education, logistics, entertainment, and public services. Continued public and private investment has further enhanced the area's appeal to both residents and businesses.

Transportation and accessibility are key advantages of South Los Angeles. The neighborhood is well connected via major surface streets, freeways, and public transit lines, allowing for efficient commuting throughout the greater Los Angeles area. This central location makes South L.A. an attractive option for renters seeking affordability without sacrificing connectivity.

In summary, South Los Angeles combines cultural depth, community strength, and growing economic momentum. With diverse housing options, improving amenities, strong rental demand, and ongoing reinvestment, South L.A. continues to emerge as a compelling neighborhood for residents and investors alike within the broader Los Angeles market.



# County Overview

2204 W Slauson Ave  
Los Angeles, CA 90043



## 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.

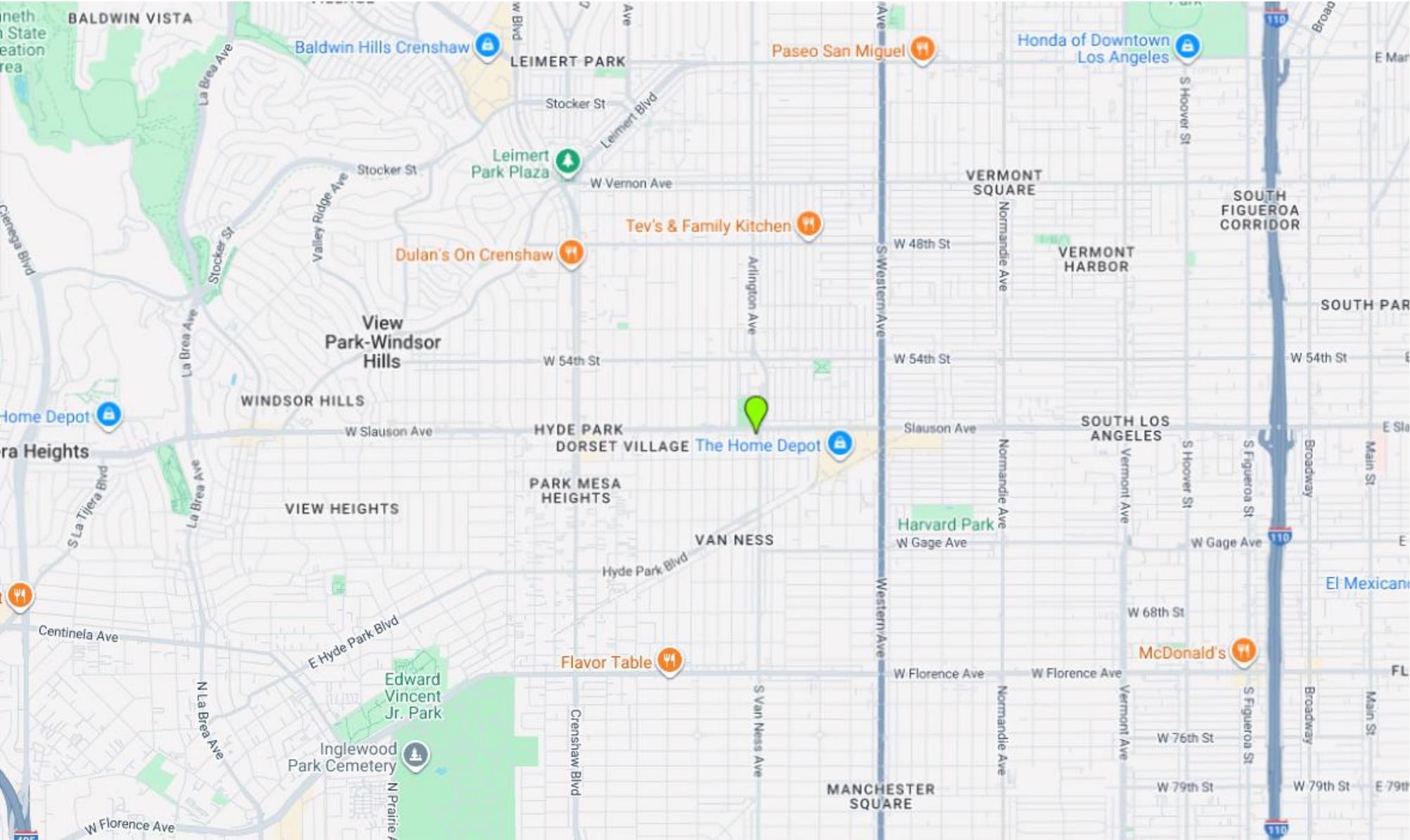
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration 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.



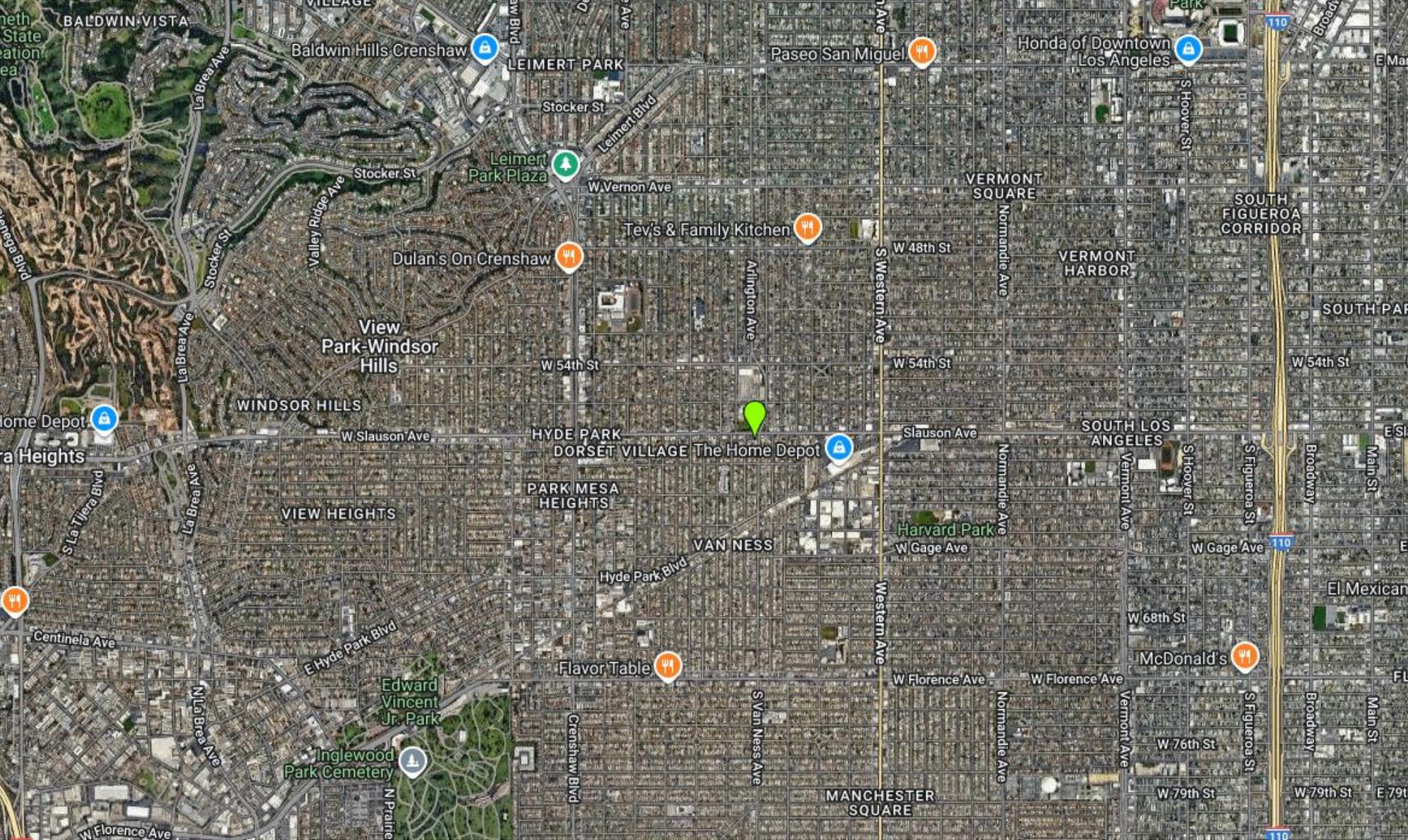
# Local Map

2204 W Slouson Ave  
Los Angeles, CA 90043



# Local Map

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Los Angeles, CA 90043



# 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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