

The OFFERING MEMORANDUM



213 E 87TH PL

LOS ANGELES, CA 90003

The Group
COMMERCIAL REAL ESTATE

LYONSTAHLL
INVESTMENT REAL ESTATE

THE GROUP IS PLEASED TO REPRESENT 213 E 87TH PLACE

THE OPPORTUNITY

THE INVESTMENT

THE STRATEGY

THE PARTNERSHIP

Taylor Avakian



213 215 217

The OPPORTUNITY

PROPERTY HIGHLIGHTS + OVERVIEW

1927 / 1984
YEAR BUILT / RENOVATED

2,723
BLDG SQFT

3
UNITS

9.55
GRM

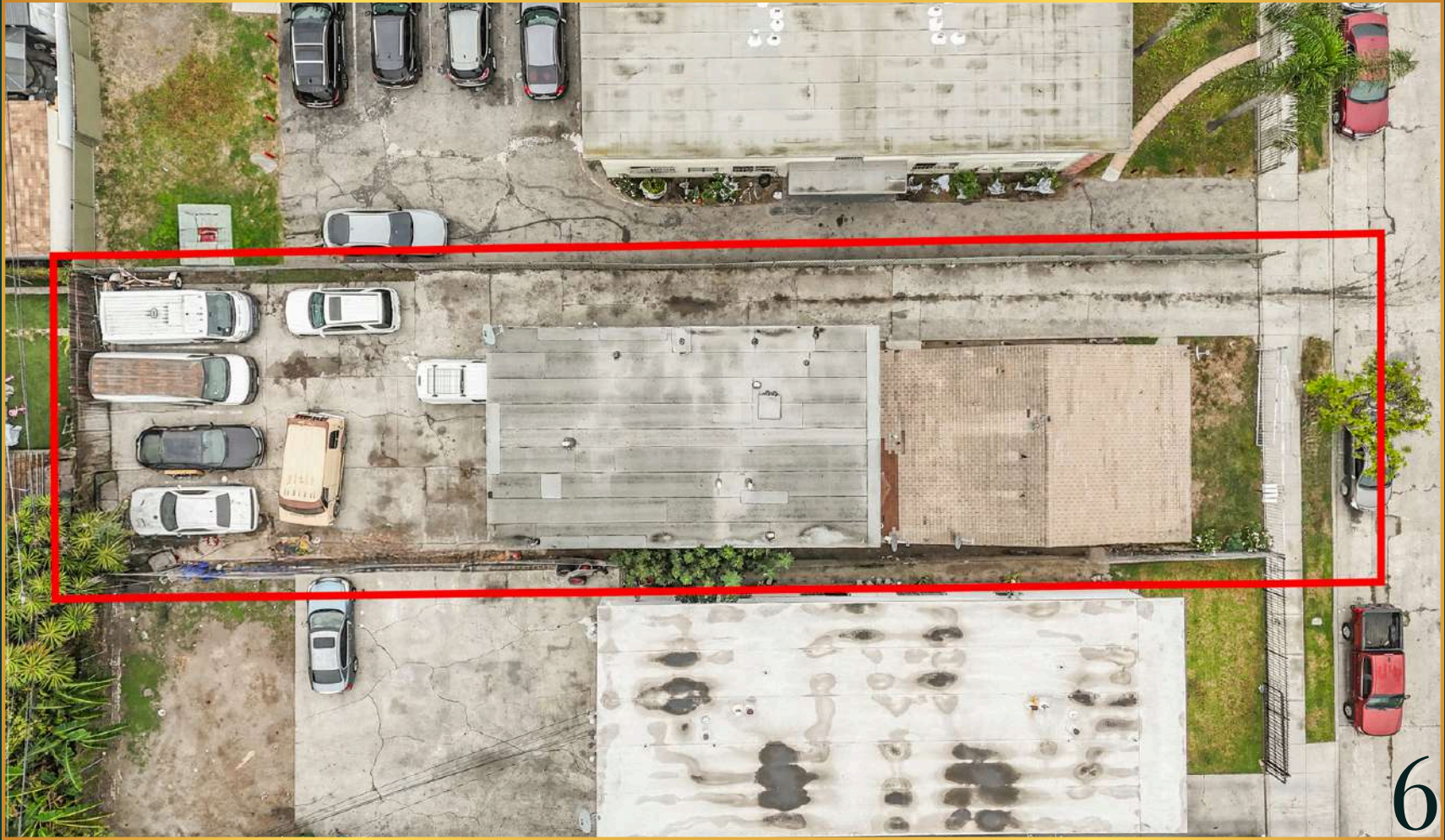
7.03%
CAP RATE

UNIT MIX

\$288.28
PPSF

(1) - 3+2, (1) - 3+1
VACANT, (1) - 2+1

\$262K
PPU



IMMEDIATE CASH FLOW WITH ROOM TO GROW

Current rents generate stable income today, while market rents show potential for a significant boost — from a 7.03% cap rate to an impressive 11.39% pro forma cap rate. Investors benefit from reliable returns on day one, with meaningful upside as leases turn over.

STRONG RENT GROWTH POTENTIAL IN AN IMPROVING SUBMARKET

Located in a rapidly evolving pocket of South Los Angeles, this property sits within one of the city’s most active affordable rental corridors. Continued infrastructure investment and renter demand support sustainable rent growth and long-term appreciation.

VALUE-ADD THROUGH UNIT TURNOVERS

With one unit delivered vacant, investors can immediately implement rent increases or cosmetic upgrades to capture market rents. As other leases naturally expire, repositioning each unit can drive income growth by over 45% across the portfolio.

IDEAL ENTRY-LEVEL MULTIFAMILY INVESTMENT

At a \$785K price point, 213 E 87th Pl offers an accessible way to enter the Los Angeles multifamily market with tangible cash flow, meaningful upside, and multiple exit strategies — ideal for both first-time buyers and seasoned investors diversifying into value-add assets.

FUTURE REDEVELOPMENT OPPORTUNITY

Situated on a 6,269 SF LAR3-zoned lot, the property offers long-term development potential. Investors can explore the addition of ADUs or a full multifamily redevelopment in the future, leveraging the site’s zoning for higher density and increased value.

STRATEGIC SOUTH LA LOCATION

Positioned minutes from Downtown LA, USC, and major employment centers, 213 E 87th Pl sits in an area seeing renewed public and private investment. The combination of affordability, access, and community growth ensures long-term rental stability and appreciation potential.



The INVESTMENT

FINANCIAL OVERVIEW

<i>The</i> VALUE SUMMARY						
Price	PPU	PPSF	Current		Pro Forma	
			Cap Rate	GRM	Cap Rate	GRM
\$785,000	\$261,667	\$288.28	7.03%	9.55	11.39%	6.55

<i>The</i> PROPERTY	
Address	213 E 87th Pl
City, State	Los Angeles, CA
Zip Code	90003
APN	6041-015-034
Zoning	LAR3
Rent Control	Yes
Number of Units	3
Year Built	1927 / 1984
Building SF	2,723
Lot Size SF	6,269
Unit Mix	(1) - 3+2, (1) - 3+1, (1) - 2+1

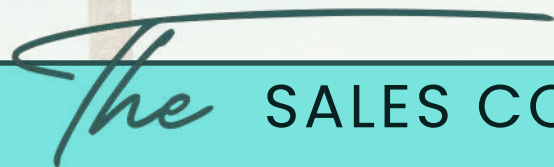
<i>The</i> UNIT MIX & SCHEDULED INCOME						
Unit Mix & Scheduled Income			Current		Pro Forma	
Type	Unit Count	Avg SF	Monthly Avg Rent	Total Monthly Rent	Market Rent	Total Monthly Rent
2+1	1	908	\$939.00	\$939.00	\$2,649	\$2,649
3+1	1	908	\$3,668.00	\$3,668.00	\$3,668	\$3,668
3+2	1	908	\$2,241.00	\$2,241.00	\$3,668	\$3,668
Total	3	2723	\$6,848.00	\$6,848.00		\$9,985.00
Annual Total				\$82,176.00		\$119,820.00



ANNUALIZED OPERATING SUMMARY						
Annualized Operating Summary				Current		Pro Forma
Scheduled Gross Rent				\$82,176		\$119,820
Vacancy Reserve	5%			-\$4,109		-\$5,991
Net Rental Income				\$78,067		\$113,829
Effective Gross Income (EGI)				\$78,067		\$113,829
Expenses	Estimates		Per Unit	Current Estimates	Per Unit	Proforma Estimates
Real Estate Taxes *	1.25%	% of Purchase Price	\$3,270.83	\$9,813	\$3,270.83	\$9,813
Insurance	\$600	Per Unit	\$600.00	\$1,800	\$600.00	\$1,800
Management Fee's	4.00%	X GOI	\$1,095.68	\$3,287	\$1,597.60	\$4,793
Administrative	\$200	Per Unit	\$200.00	\$600	\$200.00	\$600
Repairs & Maintenance	\$1,500	Per Unit	\$1,500.00	\$4,500	\$1,500.00	\$4,500
Utilities						
Electric	\$320	Per Unit	\$320.00	\$960	\$320.00	\$960
Gas	\$320	Per Unit	\$320.00	\$960	\$320.00	\$960
Sewer/Water	\$320	Per Unit	\$320.00	\$960	\$320.00	\$960
Total Expenses				\$22,879.54		\$24,385.30
Per Unit				\$7,626.51		\$8,128.43
Per SF				\$8.40		\$8.96
% of EGI				29.31%		21.42%
* RE Tax adjusted						
Net Operating Income				\$55,187.66		\$89,443.70

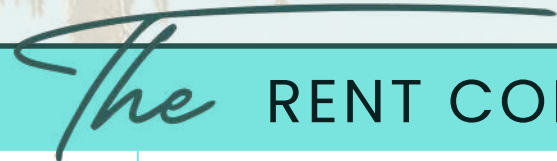
The RENT ROLL								
Unit #	Unit Type	Estimated SF	Current Rent	Current Rent PSF	Market Rent	Market Rent PSF	Status	Upside %
213	2+1	908	\$939.00	\$1.03	\$ 2,649.00	\$ 2.92	Occupied	182.11%
215	3+1	908	\$3,668.00	\$4.04	\$ 3,668.00	\$ 4.04	Vacant	0.00%
217	3+2	908	\$2,241.00	\$2.47	\$ 3,668.00	\$ 4.04	Occupied	63.68%
Totals		2,723	\$6,848.00	\$7.54	\$9,985.00	\$11.00		
Averages		908	\$2,282.67	\$2.51	\$3,328.33	\$3.67		81.93%

The PROPOSED FINANCING	
Loan Amount	\$639,000.00
Down Payment	\$146,000.00
Interest Rate	6.00%
Term (Years)	5
Amortization Period	30
Annual Debt Service (Amortizing)	\$45,973.53
DCR	1.20



SALES COMPARABLES

Number	Address	Date Closed	Year Built	Total Units	Sale Price	Building SF	Price/Unit	Price/SF	Cap Rate	GRM	Unit Mix	Parking Spaces
Subject	213 E 87th PI	N/A	1927 / 1984	3	\$785,000	2,723	\$261,666.67	\$288.28	7.03%	9.55	(1) - 3+2, (1) - 3+1, (1) - 2+1	3
1	3566 Mulford Ave	6/2/2025	1948	4	\$1,050,000	2161	\$262,500.00	\$485.89	6.16%	12.46	4(1 + 1)	
2	4416 S San Pedro St	3/20/2025	1957	4	\$1,095,000	2420	\$273,750.00	\$452.48			4(0 + 0)	
3	4075 8th Ave	3/11/2025	1941	3	\$1,180,000	2494	\$393,333.00	\$473.14		15.15	3(2 + 1)	3
4	2447 E El Segundo Blvd	1/31/2025	1950	4	\$988,000	2205	\$247,000.00	\$448.07			4(2 + 1)	
5	3427 Bell Ave	11/25/2024	1960	5	\$1,130,000	2878	\$226,000.00	\$392.63			5(2 + 1)	5
6	11121 S Freeman Ave		1953	4	\$1,200,000	2,964	\$300,000	\$404.86	3.70%	14.97	4(2 + 1)	
Total/Average				4	\$1,107,167	2520	\$283,764	\$442.85	4.93%	14.19		4



The RENT COMPARABLES						
Number	Address	Year Built	Unit Mix/Floor Plan	Monthly Rent	Rent/SF	Avg Unit SF
Subject Property	213 E 87th Pl	1927 / 1984	(1) - 3+2, (1) - 3+1, (1) - 2+1	2 bed - \$939 3 bed - \$2,955	2 bed - \$1.03 3 bed - \$3.26	2 bed - 908 3 bed - 908
1	211 W 88th Pl		2+1	\$2,748	\$4.31	637
2	8307 S Figueroa St	1991	2+1	\$2,550	\$3.03	843
3	327 E 106th St	2008	3+1	\$3,500	\$4.19	836
4	454 W 59th Pl	1905	3+1	\$3,195	\$1.78	1800
5	132 E 79th St		3+2	\$3,550	\$3.76	945
6	9031 S Avalon Blvd	2015	3+2	\$3,650	\$2.96	1234
Total/Average			2+1	\$2,649	\$3.67	740
			3+1	\$3,348	\$2.98	1318
			3+2	\$3,600	\$3.36	1090

The STRATEGY

STABLE INCOME, GROWTH
POTENTIAL, & SIMPLE MANAGEMENT

213 E 87TH PL IS AN ACCESSIBLE SOUTH LA TRIPLEX OFFERING INVESTORS THE PERFECT MIX OF IMMEDIATE INCOME, LONG-TERM RENT GROWTH, AND REDEVELOPMENT UPSIDE.



✓ IMMEDIATE CASH FLOW
& RENT GROWTH

✓ STRONG SUBMARKET
FUNDAMENTALS

✓ FUTURE REDEVELOPMENT
POTENTIAL





IS DEDICATED TO HELPING MULTIFAMILY OWNERS AND INVESTORS NAVIGATE THE DYNAMIC GREATER LOS ANGELES REAL ESTATE LANDSCAPE. FROM EVER-CHANGING REGULATIONS TO EVOLVING TENANT DEMANDS, WE RECOGNIZE THE CHALLENGES THAT CAN HINDER YOUR SUCCESS IN THIS COMPETITIVE MARKET. AS YOUR TRUSTED PARTNER, WE OFFER PERSONALIZED SOLUTIONS AND STRATEGIC INSIGHTS TO ENHANCE YOUR INVESTMENT RETURNS WHILE MINIMIZING RISKS.

OUR DEEP KNOWLEDGE OF THE MARKET, PROFOUND EXPERTISE IN THE INDUSTRY, AND UNWAVERING COMMITMENT TO CLIENT SATISFACTION HAS HELPED US CLOSE OVER \$300M IN DEALS OVER THE LAST 6 YEARS. THESE VALUES PROVIDE THE GROUNDWORK FOR FUTURE SUCCESS AND SUSTAINED PROSPERITY IN YOUR MULTIFAMILY INVESTMENTS.

LET US HELP YOU UNLOCK THE FULL POTENTIAL OF YOUR PORTFOLIO AND ACHIEVE YOUR LONG-TERM FINANCIAL OBJECTIVES.

A handwritten signature in dark blue ink that reads 'Taylor Avakian'. The signature is fluid and cursive, with a large initial 'T' and 'A'.

Taylor Avakian

The RECORD

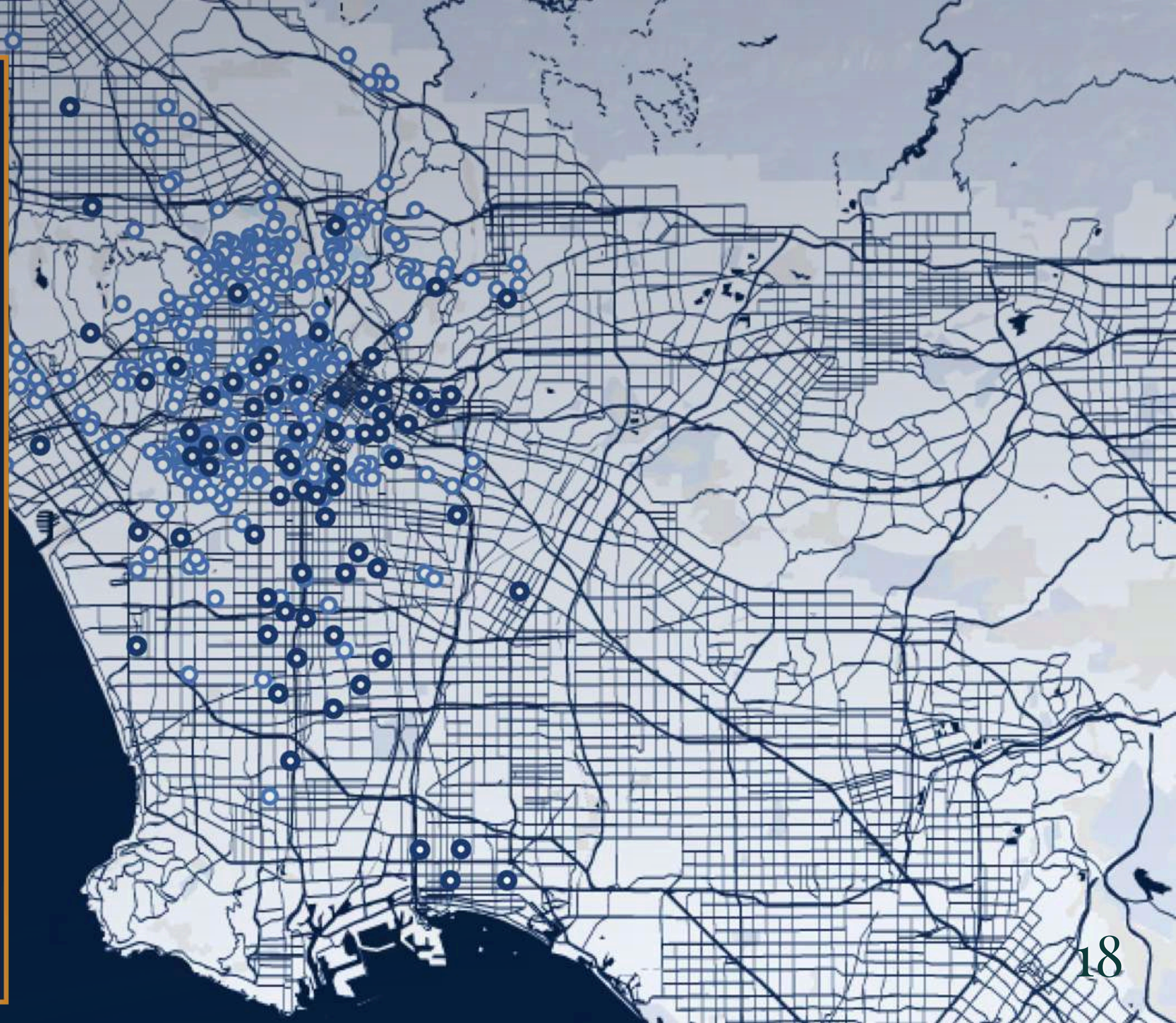
1040
APARTMENTS
VALUATED

\$300M

PROPERTY VALUE
SOLD

96%

LIST/SALES
RATIO



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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Lyon Stahl and The Group CRE or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



EXCLUSIVE LISTING BY



TAYLOR AVAKIAN

Founder (TGCRE)

916.996.4421

taylor@thegroupcre.com

License: 02060040