

Offering Memorandum

5 UNITS + 2 NC UNIT IN EAST LA

3733

Bostwick St

\$1,350,000

LOS ANGELES



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LYON STAHL
INVESTMENT REAL ESTATE

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3733 Bostwick St,
Los Angeles, CA 90063



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Property Overview

3733 Bostwick St
Los Angeles, CA 90063

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Property Overview

3733 Bostwick St,
Los Angeles, CA 90063

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Property Summary

Price	\$1,350,000
Address	3733 Bostwick St
City, State, Zip	Los Angeles, CA 90063
County	Los Angeles
Zoning	LCR2*
Year Built	1926
Number Of Units	5 Units + 2 Nonconforming Units
Parking	(2) Garages 4 Total Spaces
Building Size	3,810 SF
Lot Size	5,771 SF
Cap Rate	7.40%
Pro Forma Cap Rate	8.02%
Grm	8.39
Pro Forma Grm	7.95
Price / Bldg Sf	\$354.33
Price / Unit	\$192,857



Property Overview

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3733 Bostwick St,
Los Angeles, CA 90063



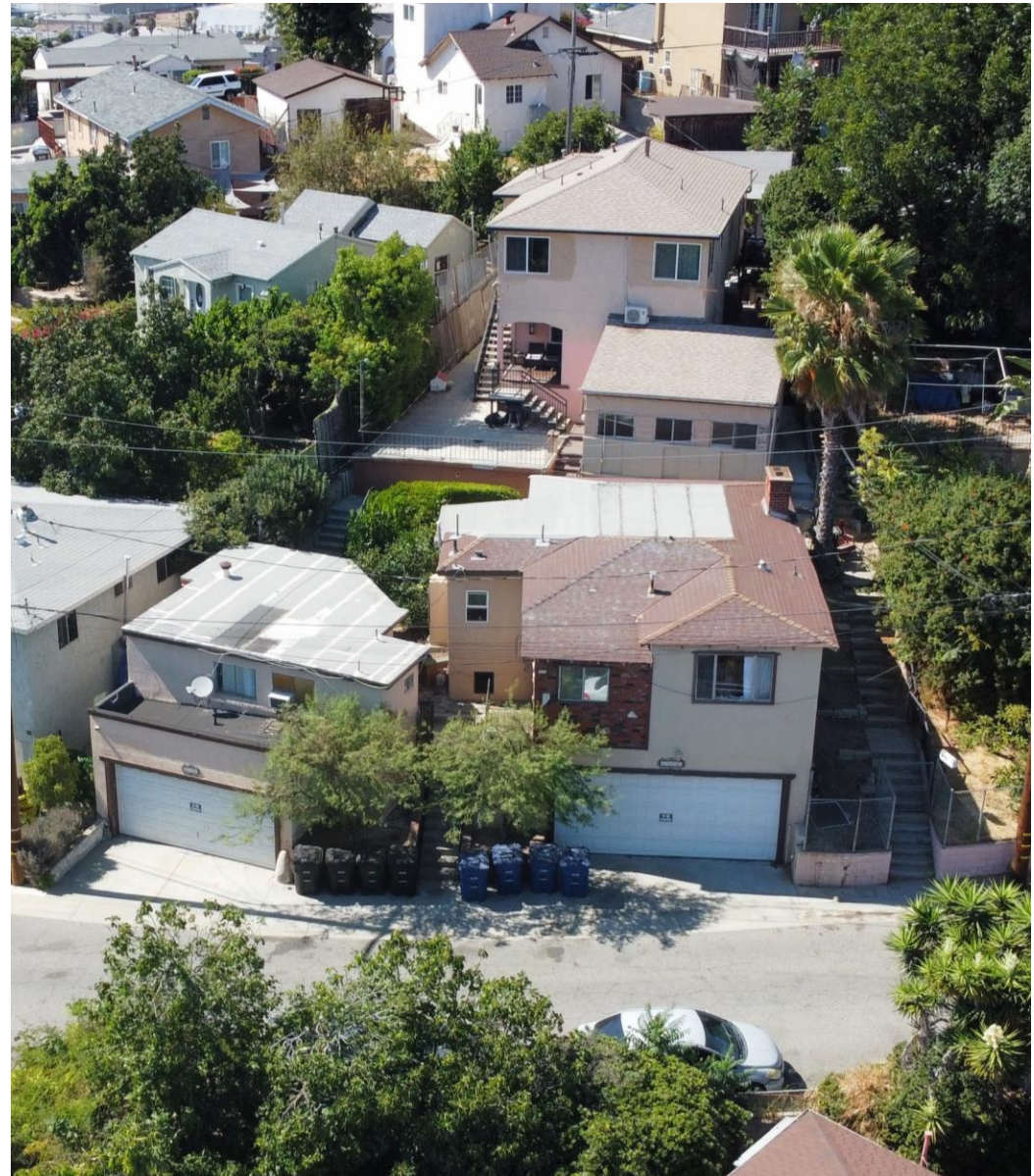
3733 Bostwick St, Los Angeles, CA 90063 **5 Units + 2 Nonconforming Units | \$1,350,000**

- Partially Renovated Asset, Renovations have been Completed to 71% of Units
- Dense Infill Location Central to Employment & Nightlife, Property is Located in Close Proximity to Restaurants, Bars, and Employment Opportunities in Downtown Los Angeles
- Recent Capital Improvements, Two out of the Three Structures at the Property have New Roofs
- Strong Employment Drivers, The Property is Located Within a 10 Minute Drive to 40 Million SF of Office Space which Drives Rental Growth
- Attractive Unit Mix: (2) Studios, (1) 1-Bedroom/1-Bath & (4) 2-Bedroom/1-Bath Units (Including 2 Non-Conforming Units)
- Excellent Freeway Access Located Minutes from the 5, 10, 60, 101 & 710 Freeways Allowing Tenants Easy Access Throughout the City
- Offered at a 7.40% Scheduled CAP Rate & 8.39 Scheduled GRM

3733 Bostwick Street presents the opportunity to acquire a partially renovated seven-unit multifamily investment consisting of five legal units and two non-conforming units in the highly accessible City Terrace neighborhood of East Los Angeles. Situated on a 5,771 square foot lot, the property contains approximately 3,810 square feet of rentable building area. Renovations have been completed to 71% of the units, allowing investors to benefit from immediate cash flow while completing the remaining value-add opportunities.

Offered at a 7.40% Scheduled CAP Rate and 8.39 Scheduled GRM, the property features an attractive unit mix of two studios, one one-bedroom/one-bath unit, and four two-bedroom/one-bath units, including two non-conforming units. Recent capital improvements include new roofs on two of the property's three buildings, reducing near-term capital expenditures while enhancing the property's long-term appeal.

Located just minutes from Downtown Los Angeles, the property is surrounded by a dense infill neighborhood with convenient access to restaurants, nightlife, and major employment centers. Within a 10-minute drive of approximately 40 million square feet of office space and offering immediate access to the 5, 10, 60, 101, and 710 Freeways, 3733 Bostwick Street benefits from strong rental demand driven by exceptional regional connectivity and proximity to one of Southern California's largest employment hubs.



Financial Overview

3733 Bostwick St
Los Angeles, CA 90063

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Financial Overview

3733 Bostwick St,
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Price

\$1,350,000

Property Summary			
ADDRESS	3733 Bostwick St, Los Angeles	YEAR BUILT	1926
DOWN PAYMENT	36.3% \$490,000	PARKING	(2) Garages 4 Total Spaces
NUMBER OF UNITS	5 Units + 2 Nonconforming Units	CURRENT NOI	\$99,866
COST PER UNIT	\$192,857	PRO FORMA NOI	\$108,279
LOT SIZE	5,771 SF	CURRENT CAP RATE	7.40%
GROSS RENTABLE SF	3,810 SF	PRO FORMA CAP RATE	8.02%
PRICE PER BLDG SF	\$354.33	CURRENT GRM	8.39
PRICE PER LAND SF	\$233.93	PRO FORMA GRM	7.95

Proposed Financing			
LOAN AMOUNT	\$860,000	LOAN-TO-VALUE	63.7%
DOWN PAYMENT	\$490,000	AMORTIZATION	30
INTEREST RATE	6.250%	LOAN TERM	3-YEAR FIXED
MONTHLY PAYMENT	\$5,295	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$63,542	DEBT COVERAGE RATIO (DCR)	1.20

Financial Overview

3733 Bostwick St,
Los Angeles, CA 90063



Annualized Operating Data				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$	160,944	\$	169,800
VACANCY RATE RESERVE	\$	8,047	5%	\$ 8,490 5%
GROSS OPERATING INCOME	\$	152,897	\$	161,310
EXPENSES	\$	53,031	33%	\$ 53,031 31%
NET OPERATING INCOME	\$	99,866	\$	108,279
LOAN PAYMENTS	\$	63,542	\$	63,542
PRE TAX CASH FLOWS	\$	36,324	7.41%	\$ 44,737 9.13%
PRINCIPAL REDUCTION	\$	10,077	\$	10,077
TOTAL RETURN BEFORE TAXES	\$	46,402	9.47%	\$ 54,815 11.19%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$13,212	\$13,950
LAUNDRY	\$200	\$200
ANNUALIZED SCHEDULED GROSS INCOME	\$160,944	\$169,800

Expense Summary	
New Taxes (New Estimated):	\$ 20,740
Maintenance (4%):	\$ 6,438
Insurance (\$1.5/SF):	\$ 6,668
Utilities (2025 Actual):	\$ 9,438
Landscaping (2025 Actual):	\$ 1,100
Management (5%):	\$ 8,047
Pest Control (2025 Actual):	\$ 600
Total Expenses	\$53,031
Expense Per Unit	\$8,838
Expense Per SF	\$9.19

Loan Quote

3733 Bostwick St,
Los Angeles, CA 90063

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Prepared for:
Property Address:

C/O Brett Lyon & Woody Stahl
3733 Bostwick St
Los Angeles, CA 90063

7/22/2026
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	\$1,350,000	\$1,350,000	\$1,350,000
Loan Amount	\$860,000	\$860,000	\$945,000
Down Payment	\$490,000	\$490,000	\$405,000
Loan-to-Value	64%	64%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	6.25%	6.25%	6.42%
Index	3-Year CMT	5-Year CMT	1 Mo. SOFR CME
Margin	2.75%	2.75%	2.75%
Floor / Ceiling	6.25% / 11.25%	6.25% / 11.25%	5.42% / 14.42%
Loan Term	10	10	10
Interest-Only Term	N/A	N/A	3 Years
Amortization in Years	30	30	27
I/O Monthly Payment	N/A	N/A	\$5,056
Monthly Payment	\$5,295	\$5,295	\$6,147
Recourse	Yes	Yes	Yes
Impounds	No	No	3 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2	Years 1-4	Year 1
	2-1%	3-3-2-1%	1%
Loan Fee	1%	1%	1.25%
Estimated Costs:			
Appraisal/Due Diligence	\$4,500	\$4,500	\$8,500
Closing/Processing/Underwriting	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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Rent Roll

3733 Bostwick St,
Los Angeles, CA 90063



Unit	Unit Type	Actual Rent	Market Rent	Notes
A	Studio	\$1,318	\$1,425	
B	2-Bed/1-Bath	\$2,150	\$2,400	
C	2-Bed/1-Bath	\$2,000	\$2,000	Non-Conforming Vacant
D	2-Bed/1-Bath	\$2,200	\$2,400	
E1	1-Bed/1-Bath	\$1,775	\$1,900	Non-Conforming
E2	2-Bed/1-Bath	\$2,379	\$2,400	
F	Studio	\$1,390	\$1,425	
MONTHLY TOTALS		\$13,212	\$13,950	
LAUNDRY		\$200	\$200	
ANNUALIZED TOTALS		\$160,944	\$169,800	

*Property operates as 7 units. According to the LA County Assessor there are 4 total units, according to the Realist Tax Report there are 7 total units. Buyer to do their own due diligence regarding this matter

* Vacant unit is underwritten at market rental rate

Comparables

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Los Angeles, CA 90063

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Sold Comparables

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Los Angeles, CA 90063

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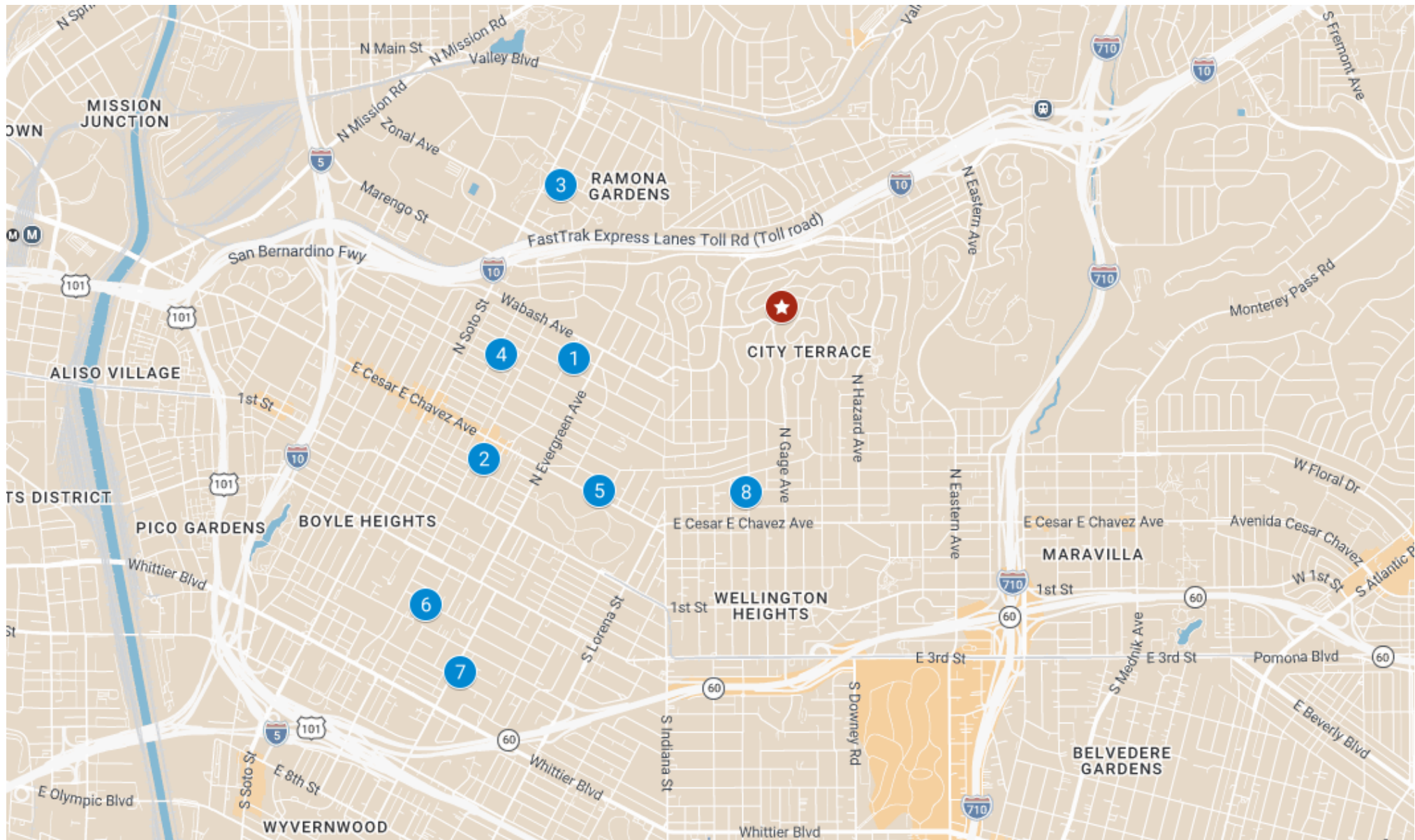
	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	GRM	CAP Rate	Sold Date
1	2800 Fairmount St, 90033	\$1,410,000	6	1922	5,514	\$235,000	\$256	11.10	6.05%	5/29/2026
2	2710 New Jersey St, 90033	\$1,460,000	6	1955	5,290	\$243,333	\$276	9.57	7.55%	5/22/2026
3	2466 Lancaster Ave, 90033	\$1,230,000	6	1959	4,402	\$205,000	\$279	11.69	6.22%	5/14/2026
4	2505 Malabar St, 90033	\$1,200,000	10	1924	4,974	\$120,000	\$241	10.70	5.50%	12/31/2025
5	3149 E Cesar Chavez Ave, 90063	\$1,025,000	8	1960	5,986	\$128,125	\$171	9.26	6.48%	11/24/2025
6	2744 Lanfranco St, 90033	\$1,100,000	6	1908	3,816	\$183,333	\$288	15.66	4.47%	10/30/2025
7	642 Euclid Ave, 90023	\$1,065,000	5	1968	3,650	\$213,000	\$292	N/A	N/A	8/22/2025
8	459 N Rowan Ave, 90063	\$1,200,000	5	1911	2,735	\$240,000	\$439	N/A	N/A	7/3/2025
Averages		\$1,211,250			4546	\$195,974	\$280	11.33	6.04%	
*	3733 Bostwick St, 90063	\$1,350,000	5 + 2 NC	1926	3,810	\$192,857	\$354	8.39	7.40%	ACTIVE

Sold

Comparables Map

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Lease Comparables

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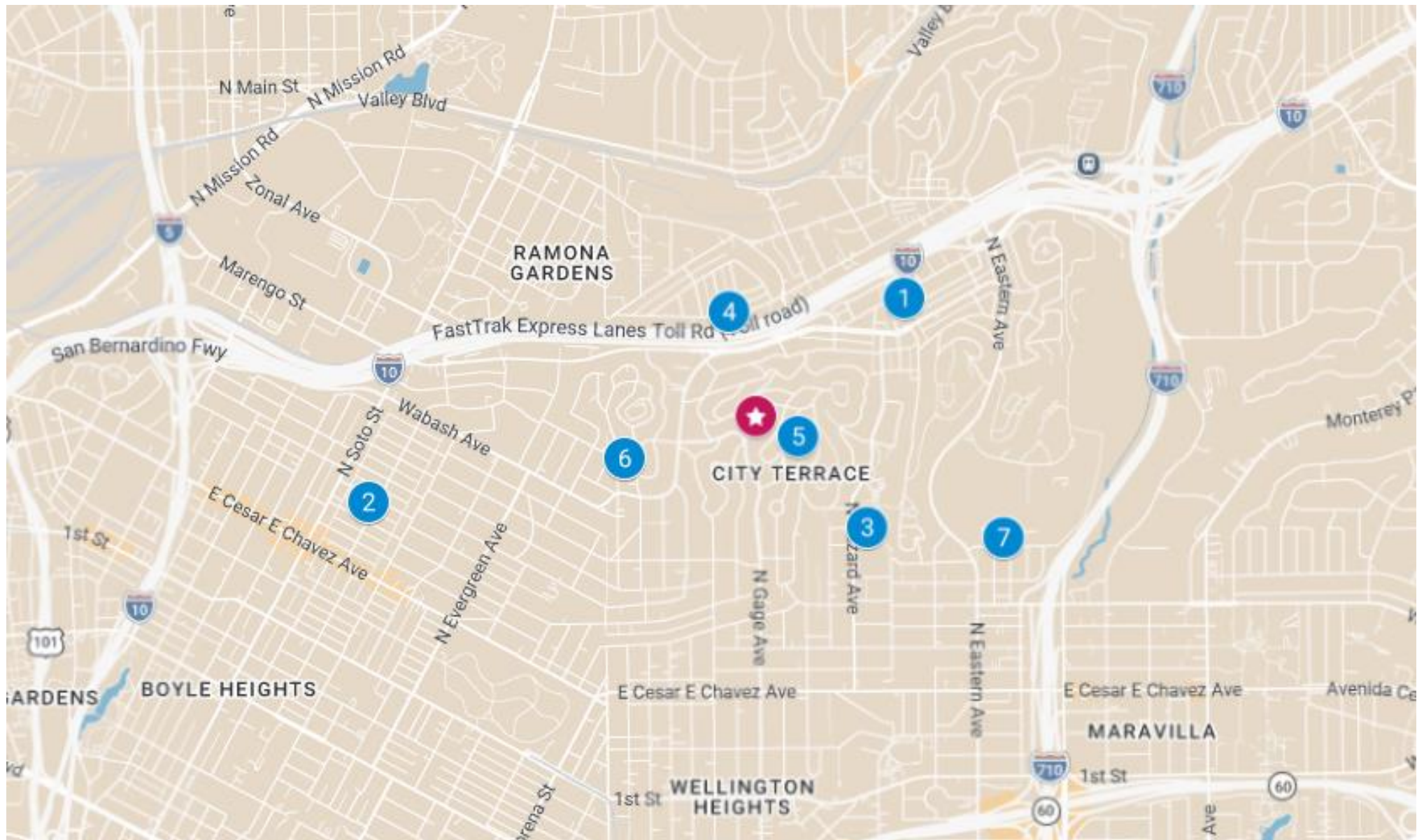


	Address	Units	Unit Mix	Rental Rate	Year Built
1	1441 N Carmelita Ave, 90063	2	0+1	\$1,475	1959
2	2448 Boulder St, 90063	8	0+1	\$1,495	1964
3	4010 Rockwood St, 90063	4	1+1	\$1,900	1924
4	3613 Whiteside St, 90063	2	1+1	\$1,950	1958
5	3828 E Pomeroy St, 90063	2	2+1	\$2,300	1924
6	1100 N Alma Ave, 90063	2	2+1	\$2,400	1929
7	4341 Blanchard St, 90022	2	2+1	\$2,450	1926
Average			0+1	\$1,485	
			1+1	\$1,925	
			2+1	\$2,383	
*	3733 Bostwick St, 90063		0+1	\$1,354	
			1+1	\$1,775	
			2+1	\$2,182	

Lease Comparables Map

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Area Overview

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City Overview

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City Overview

City Terrace is a well-established residential community in East Los Angeles, ideally situated just minutes from Downtown Los Angeles and bordered by Boyle Heights, Monterey Park, East Los Angeles, and Alhambra. Its central location provides residents with convenient access to many of the region's largest employment centers while maintaining a neighborhood-oriented atmosphere with panoramic hillside views.

The neighborhood offers excellent regional connectivity through nearby Interstate 10, Interstate 5, Interstate 710, State Route 60, and State Route 101, allowing for convenient travel throughout Los Angeles County. Residents also enjoy close proximity to Downtown Los Angeles, USC Medical Center, Cal State LA, Union Station, and a wide variety of shopping, dining, and cultural attractions.

City Terrace is characterized by its diverse housing stock, established residential streets, and strong sense of community. The neighborhood continues to benefit from its proximity to Downtown Los Angeles and the ongoing investment occurring throughout East Los Angeles and the surrounding communities, supporting long-term residential demand.

Supported by its central location, excellent transportation access, and consistent rental demand, City Terrace remains an attractive residential and investment market, offering investors a compelling combination of accessibility, stable occupancy, and long-term appreciation potential.



County Overview

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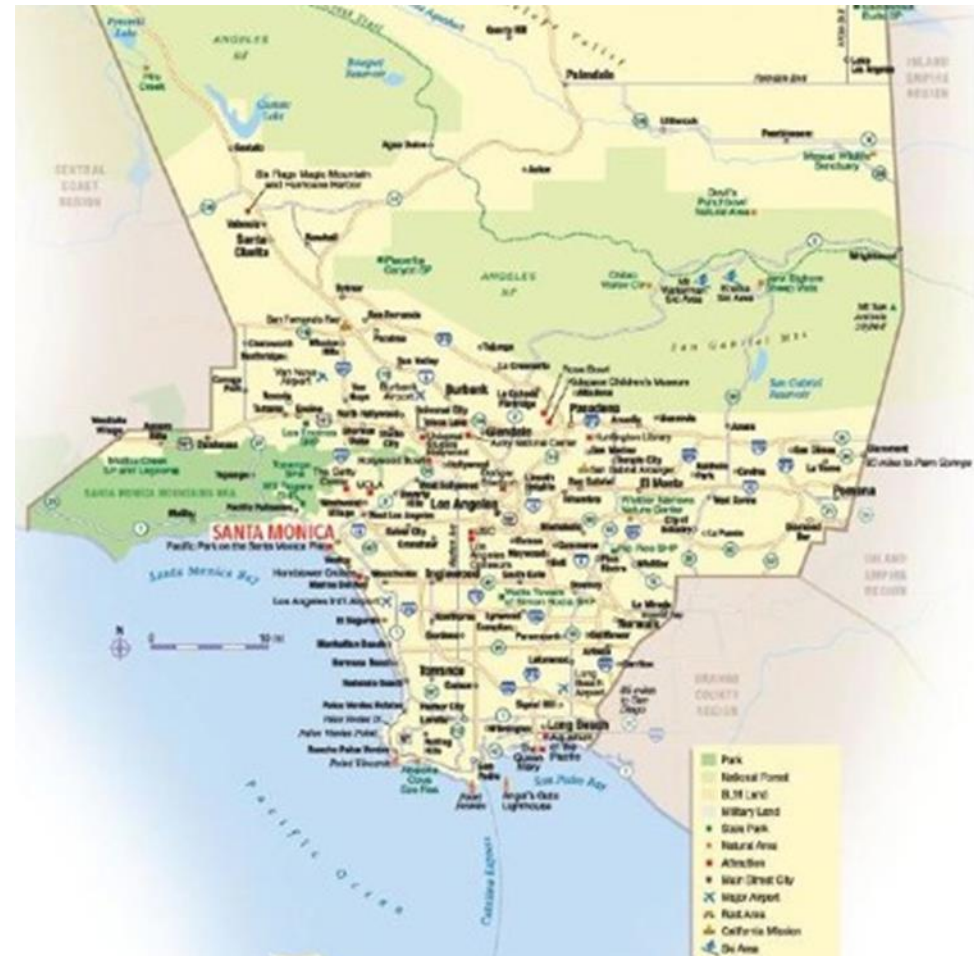


Los Angeles

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.

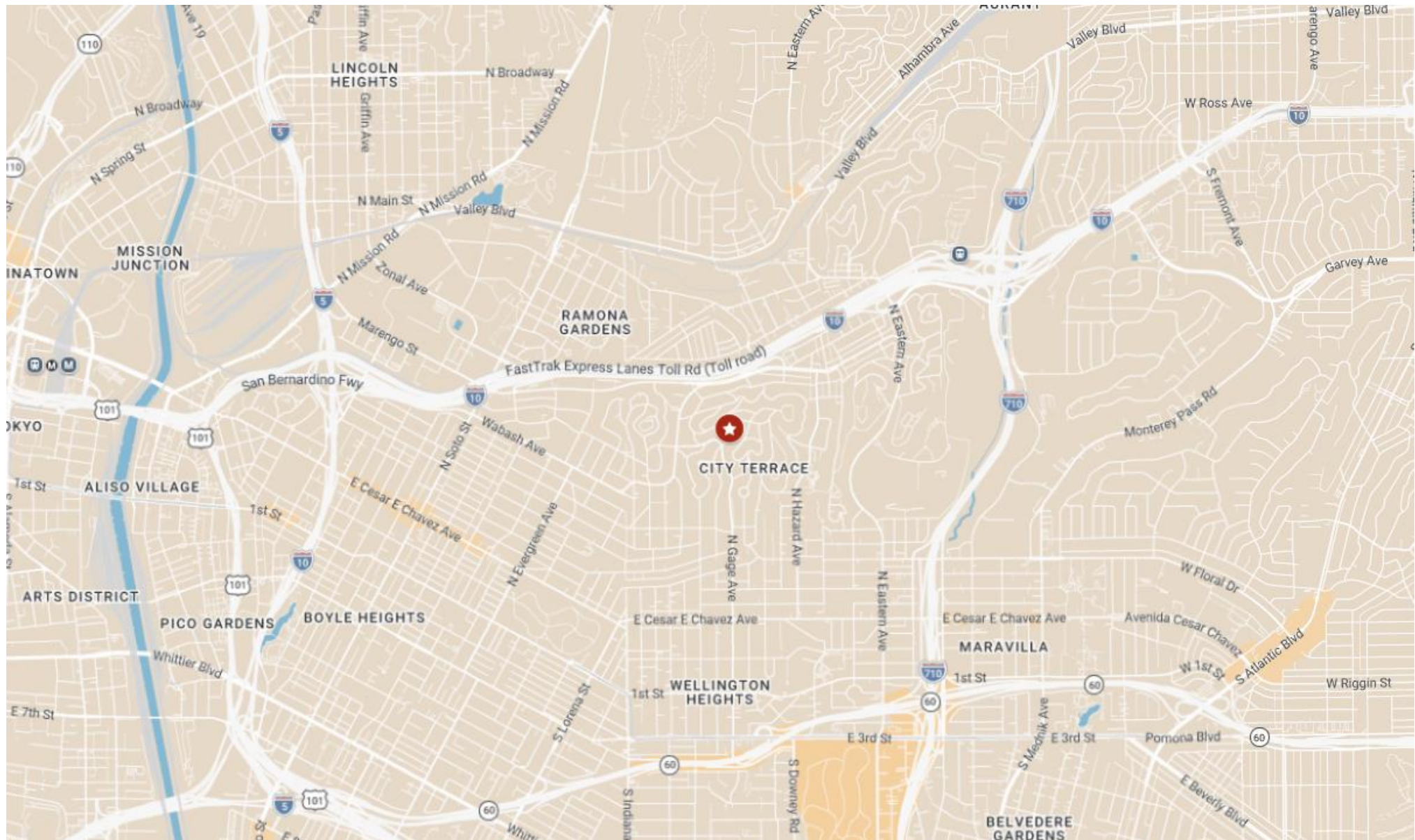


Aerial Map

3733 Bostwick St,
Los Angeles, CA 90063

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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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