

Offering Memorandum

2020 Construction Quadplex in South LA

816
W 47th St

\$2,100,000

SOUTH LA

Brett Lyon DRE # 01717818
310.780.1899 | Brett@LyonStahl.com

Woody Stahl DRE # 01399621
310.710.3829 | Woody@LyonStahl.com

LYONSTAHLL
INVESTMENT REAL ESTATE

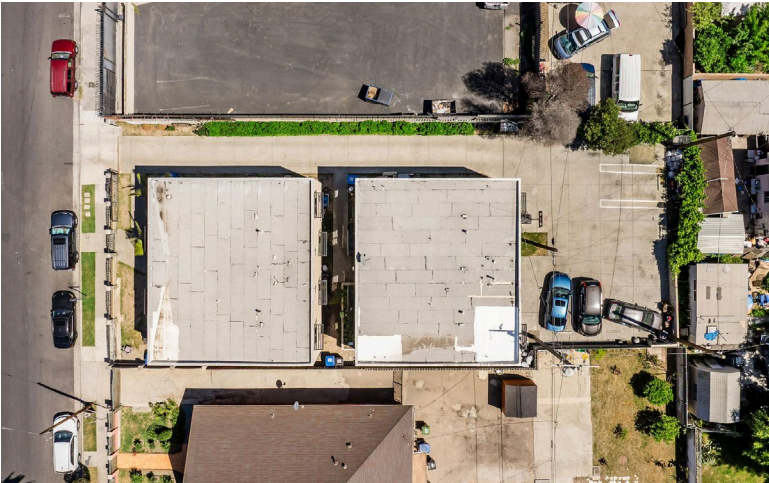
Table of Contents

816 W 47th St
Los Angeles, CA 90037



Index

Property Overview	3
Financial Overview	6
Property Photography	10
Comparables	21
Area Overview	26
Aerial Map	29
Disclaimer	31



Property Overview

816 W 47th St
Los Angeles, CA 90037

3

LYONSTAHLL
INVESTMENT REAL ESTATE



Property Overview

816 W 47th St
Los Angeles, CA 90037

4



Property Summary

Price	\$2,100,000
Address	816 W 47 th St
City, State, Zip	Los Angeles, CA, 90037
County	Los Angeles
Zoning	LARD2
Year Built	2020
Number Of Units	4
Parking	(5) Parking Spaces
Building Size	6,446 SF
Lot Size	8,534 SF
Cap Rate	4.94%
Pro Forma Cap Rate	6.67%
GRM	13.57
Pro Forma GRM	10.94
Price / Bldg Sf	\$325.78
Price / Unit	\$525,000



Property Overview

816 W 47th St
Los Angeles, CA 90037

5



816 W 47th Street Los Angeles CA, 90037

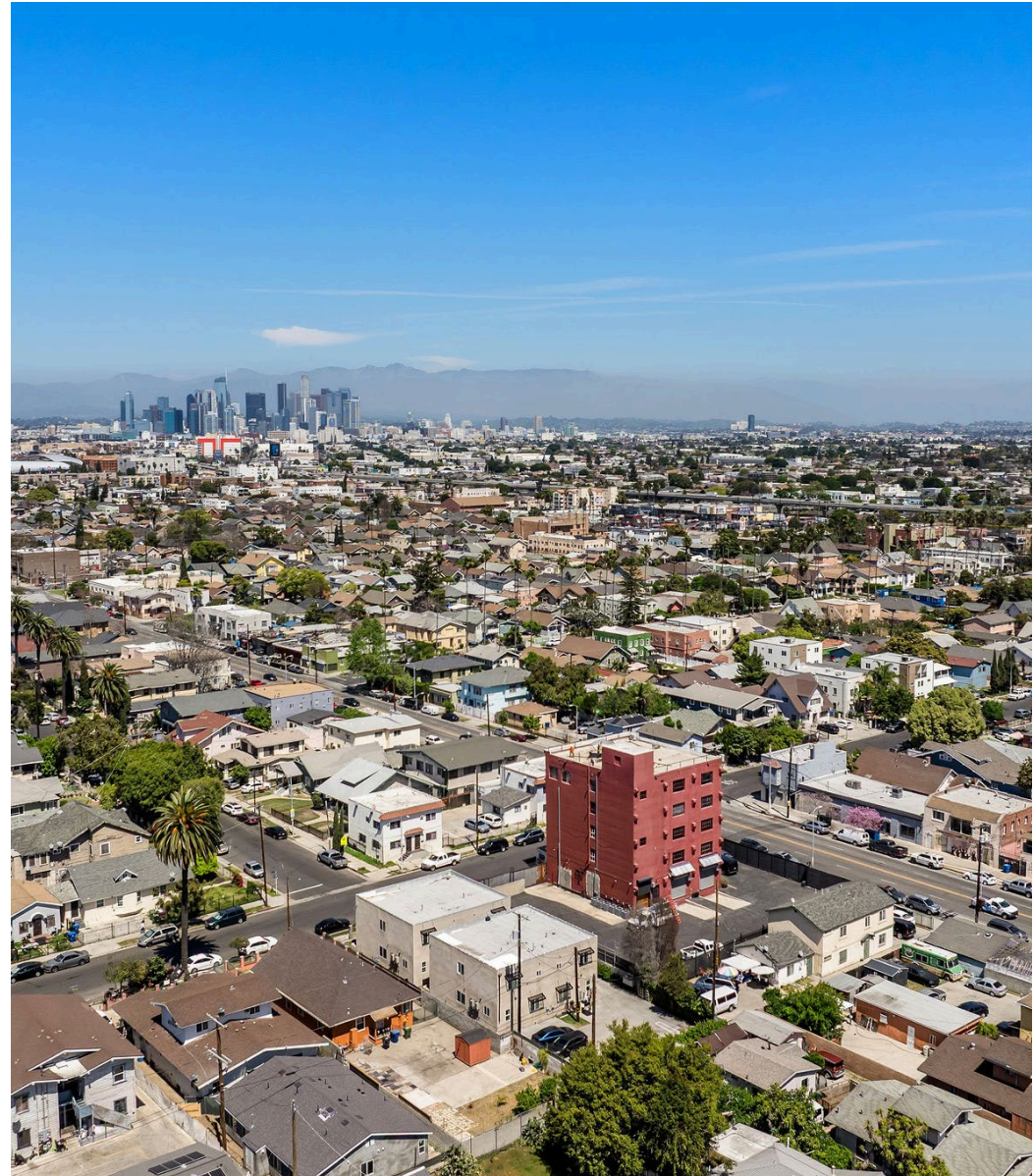
4 Units | \$2,100,000

- 2020 Construction – No Rent Control
- Great Unit Mix: (4) 4-Bed/3-Bath Units | 2 Separate Buildings
- Good In Place Income: 4.94% CAP | 13.57 GRM
- 24% Rental Upside | 6.67% Market Cap | 10.94 Market GRM
- 6,446 Rentable SF on a Generous 8,534 SF lot | 8 Outside Parking Spaces
- Great Location near USC & Downtown LA– Easy Access to Freeways & Transit

816 W 47th Street presents a rare opportunity to acquire a 2020 construction 4-unit property in a high-demand pocket of South Los Angeles, just minutes from USC and Downtown LA. With no rent control, modern construction, and minimal maintenance requirements, this asset is well-positioned for both seasoned investors and 1031 exchange buyers seeking long-term stability with built-in upside. The property consists of two separate buildings and offers an ideal unit mix of four 4-bedroom/3-bath units, totaling 6,446 rentable square feet on an 8,534 SF lot.

Current operations yield a 4.94% in-place CAP rate and 13.57 GRM, with approximately 24% rental upside. At market rents, the asset is projected to deliver a 6.67% CAP and a 10.94 GRM, making it a strong performer in today's market. Additional features include eight outdoor parking spaces—providing ample tenant convenience—and a layout that supports both family-oriented and co-living rental strategies.

Ideally located near major transit corridors, freeways, and employment hubs, 816 W 47th Street offers direct access to the 110 Freeway, Metro lines, and the broader Downtown LA area. With excellent unit sizes, strong in-place income, and non-rent-controlled flexibility, this property stands out as a premier investment in a rapidly evolving urban corridor.



Financial Overview

816 W 47th St
Los Angeles, CA 90037

6

LYONSTAHLL
INVESTMENT REAL ESTATE



Financial Overview

816 W 47th St
Los Angeles, CA 90037



Property Summary			
ADDRESS	816 W 47th Street	YEAR BUILT	2020
DOWN PAYMENT	35% \$735,000	PARKING	(5) Parking Spaces
NUMBER OF UNITS	4	CURRENT NOI	\$103,712
COST PER UNIT	\$525,000	PRO FORMA NOI	\$139,796
LOT SIZE	8,534 SF	CURRENT CAP RATE	4.94%
GROSS RENTABLE SF	6,446 SF	PRO FORMA CAP RATE	6.67%
PRICE PER BLDG SF	\$325.78	CURRENT GRM	13.57
PRICE PER LAND SF	\$246.07	PRO FORMA GRM	10.94

Proposed Financing			
LOAN AMOUNT	\$1,365,000	LOAN-TO-VALUE	65.0%
DOWN PAYMENT	\$735,000	AMORTIZATION	30-YEAR
INTEREST RATE	7.125%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	\$9,196	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$110,355	DEBT COVERAGE RATIO (DCR)	0.94

Financial Overview

816 W 47th St
Los Angeles, CA 90037



Annualized Operating Data				
	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$154,800		\$192,000	
VACANCY RATE RESERVE	\$4,644	3%	\$5,760	3%
GROSS OPERATING INCOME	\$150,156		\$186,240	
EXPENSES	\$46,444	30%	\$46,444	24%
NET OPERATING INCOME	\$103,712		\$139,796	
LOAN PAYMENTS	\$110,355		\$110,355	
PRE TAX CASH FLOWS	\$(6,643)	-0.90%	\$29,441	4.01%
PRINCIPAL REDUCTION	\$13,535		\$13,535	
TOTAL RETURN BEFORE TAXES	\$6,892	0.94%	\$42,976	5.85%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$12,900	\$16,000
ANNUALIZED SCHEDULED GROSS INCOME	\$154,800	\$192,000

Expense Summary	
New Taxes:	(New Estimated) \$25,983
Repairs and Maintenance(4%)	\$6,192
Insurance: (\$1.5/SF)	\$9,669
Landscaping: (\$100/Mo)	\$1,200
Utilities (\$850/Unit)	\$3,400
Total Expenses	\$46,444
Expense Per Unit	\$11,611
Expense Per SF	\$5.44

Financial Overview

816 W 47th St
Los Angeles, CA 90037

9



Jonathan Yoo
(323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
NMLS #1590915



Jonathan Yoo
(323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
NMLS #1590915

Prepared for:
Address: 816 W 47th St

4/7/25
Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed with 10 Year IO	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000
Loan Amount	\$1,800,000	\$1,680,000	\$1,560,000	\$1,680,000	\$1,560,000
Doc Type	Conventional Investment	Conventional Investment	Conventional Investment	Portfolio Investment	Portfolio Investment
Loan-to-Value	75%	70%	65%	70%	65%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with <u>NO</u> Buydown	7.375%	7.125%	7.125%	6.999%	6.999%
Rate <u>with</u> Buydown	6.625%	6.875%	6.750%	6.400%	6.499%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	20	20
I/O Monthly Payment					
Monthly Payment (P+H+MI)	\$12,432	\$11,318	\$10,510	\$9,799	\$9,099
Monthly Payment with Buydown	\$11,526	\$11,036	\$10,118	\$8,960	\$8,449
PMI (Private Mortgage Insurance)	No	No	No	No	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	3 Years 3%-2-1%	3 Years 3%-2-1%
Loan Origination	0.00%	0.00%	0.00%	0.00%	0.00%
Buydown (If Selected)	1.25%	1.25%	1.50%	1.50%	1.50%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

© 2025 Convoy Home Loans is headquartered at 2100 E Grand Ave. STE 145, El Segundo, CA 90245 and is a
licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

Rent Roll

816 W 47th St
Los Angeles, CA 90037



	Unit Type	Actual Rent	Market Rent	Move-in-Date	Next Rent Increase Date	Notes
1	4-Bed/3-Bath	\$3,150	\$4,000			
2	4-Bed/3-Bath	\$3,250	\$4,000			
3	4-Bed/3-Bath	\$3,250	\$4,000			
4	4-Bed/3-Bath	\$3,250	\$4,000			
MONTHLY TOTALS		\$12,900	\$16,000			
ANNUALIZED TOTALS		\$154,800	\$192,000			

Property Photography

816 W 47th St
Los Angeles, CA 90037

11

LYONSTAHLL
INVESTMENT REAL ESTATE



Exterior Photos

816 W 47th St
Los Angeles, CA 90037

12

LYON STAHL
INVESTMENT REAL ESTATE



Interior Photos

816 W 47th St
Los Angeles, CA 90037

13

LYON STAHL
INVESTMENT REAL ESTATE



Interior Photos

816 W 47th St
Los Angeles, CA 90037

14

LYON STAHL
INVESTMENT REAL ESTATE

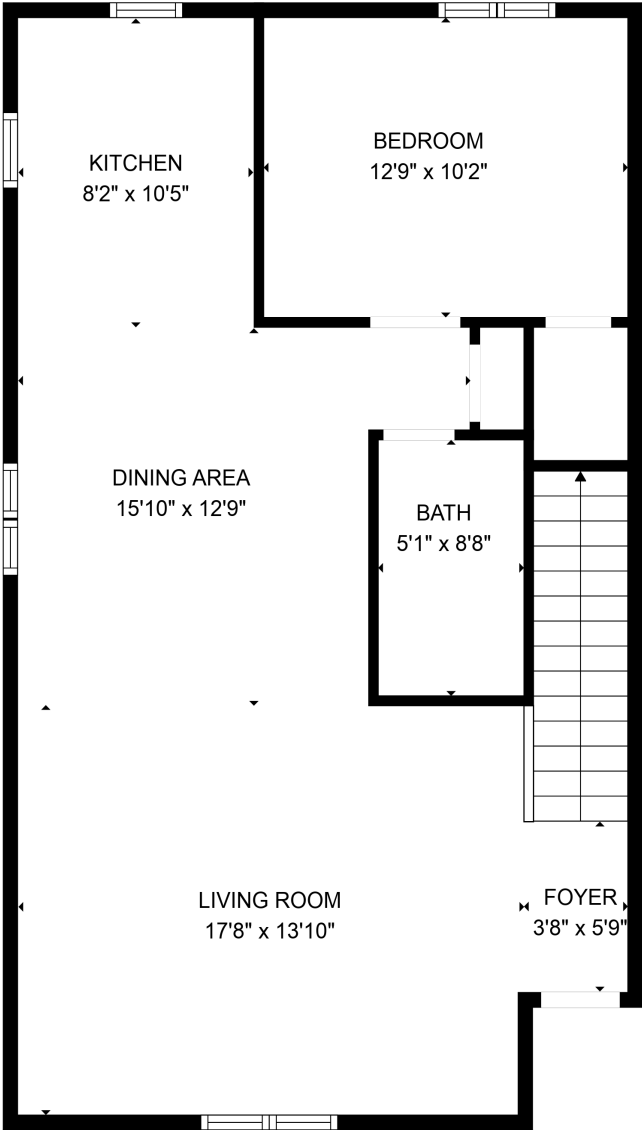


Floor Plans

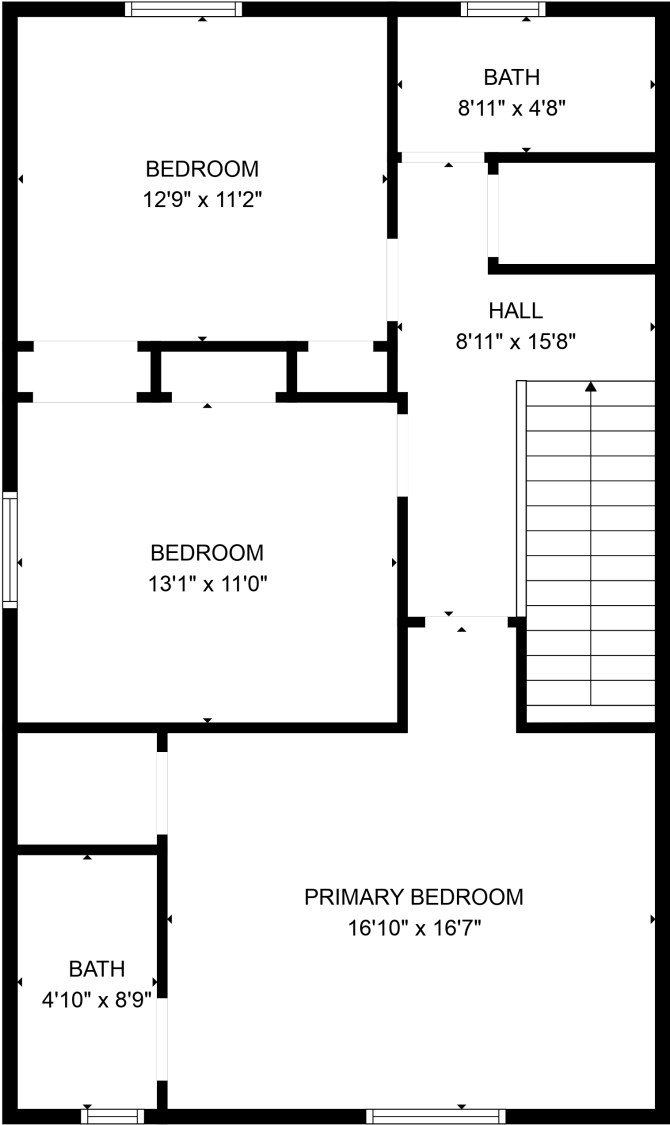
816 W 47th St
Los Angeles, CA 90037



Unit 814 (First Floor)



Unit 814 (Second Floor)



Meter Photos

816 W 47th St
Los Angeles, CA 90037

16

LYON STAHL
INVESTMENT REAL ESTATE



Comparables

816 W 47th St
Los Angeles, CA 90037

17

LYONSTAHLL
INVESTMENT REAL ESTATE



Sold Comparables

816 W 47th St
Los Angeles, CA 90037

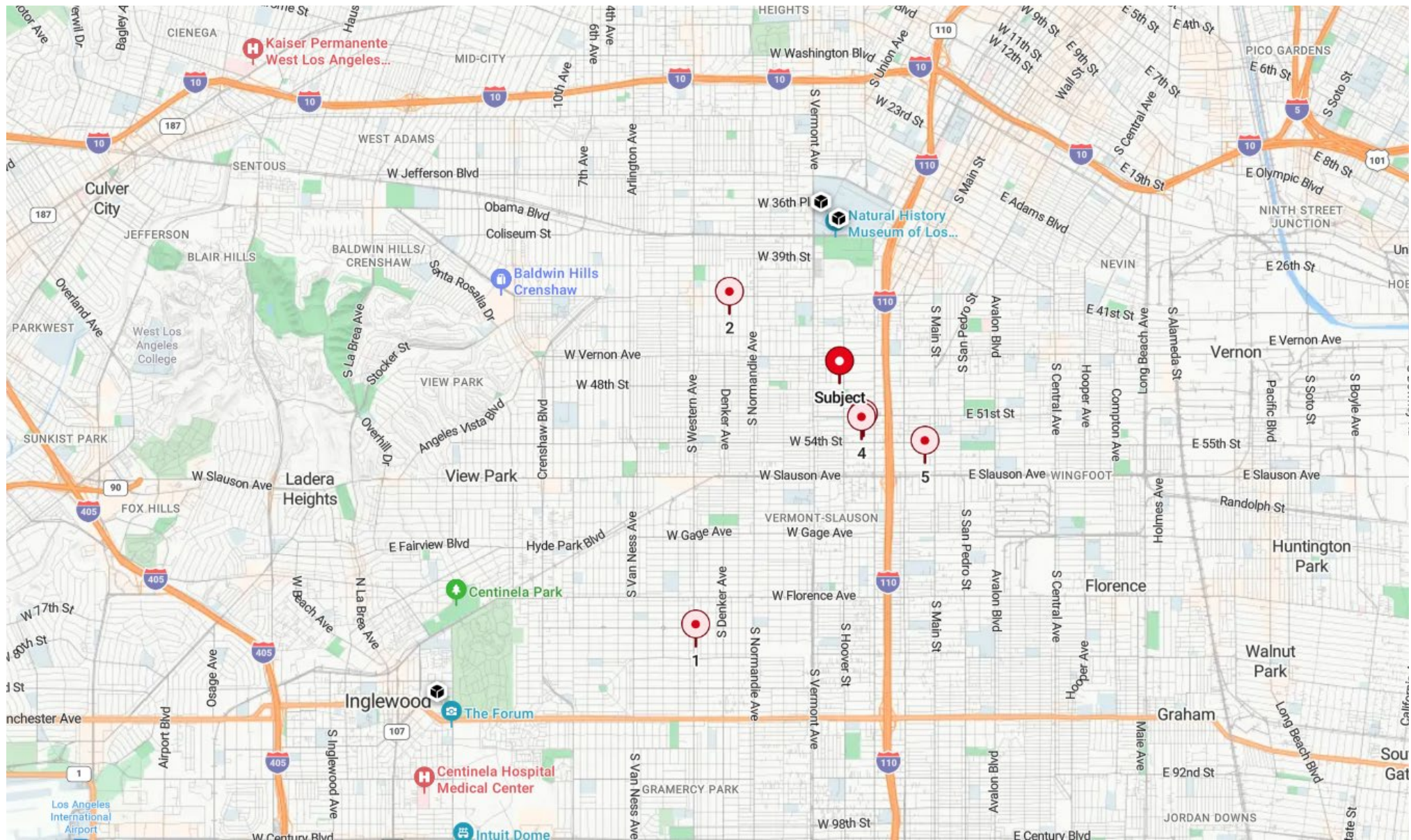


	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	7814 S Western Ave Los Angeles, CA 90047	\$915,000	2	2018	2,392 SF	\$464,500	\$382.53	5.69%	07/29/2024
2	4111 Dalton Ave Los Angeles, CA 90062	\$1,395,000	2	2024	3,882 SF	\$697,500	\$359.35	New Construction	09/04/2024
3	602 W 53 rd St Los Angeles, CA 90037	\$1,285,000	2	2024	3,321 SF	\$642,500	\$386.93	New Construction	09/10/2024
4	609 W 54 th St Los Angeles, CA 90037	\$1,325,000	2	2024	3,715 SF	\$662,500	\$356.66	New Construction	12/27/2024
5	139 W 57 th St Los Angeles, CA 90037	\$1,325,000	2	2024	3,640 SF	\$662,500	\$364.01	New Construction	03/29/2024
Averages		\$1,249,000	2	2023	3,390 SF	\$625,900	\$369.90	5.69%	
*	816 W 47 th St Los Angeles, CA 90037	\$2,100,000	4	2020	6,446 SF	\$525,000	\$325.78	4.94%	ACTIVE

Sold Comparables Map

816 W 47th St
Los Angeles, CA 90037

19



Lease Comparables

816 W 47th St
Los Angeles, CA 90037

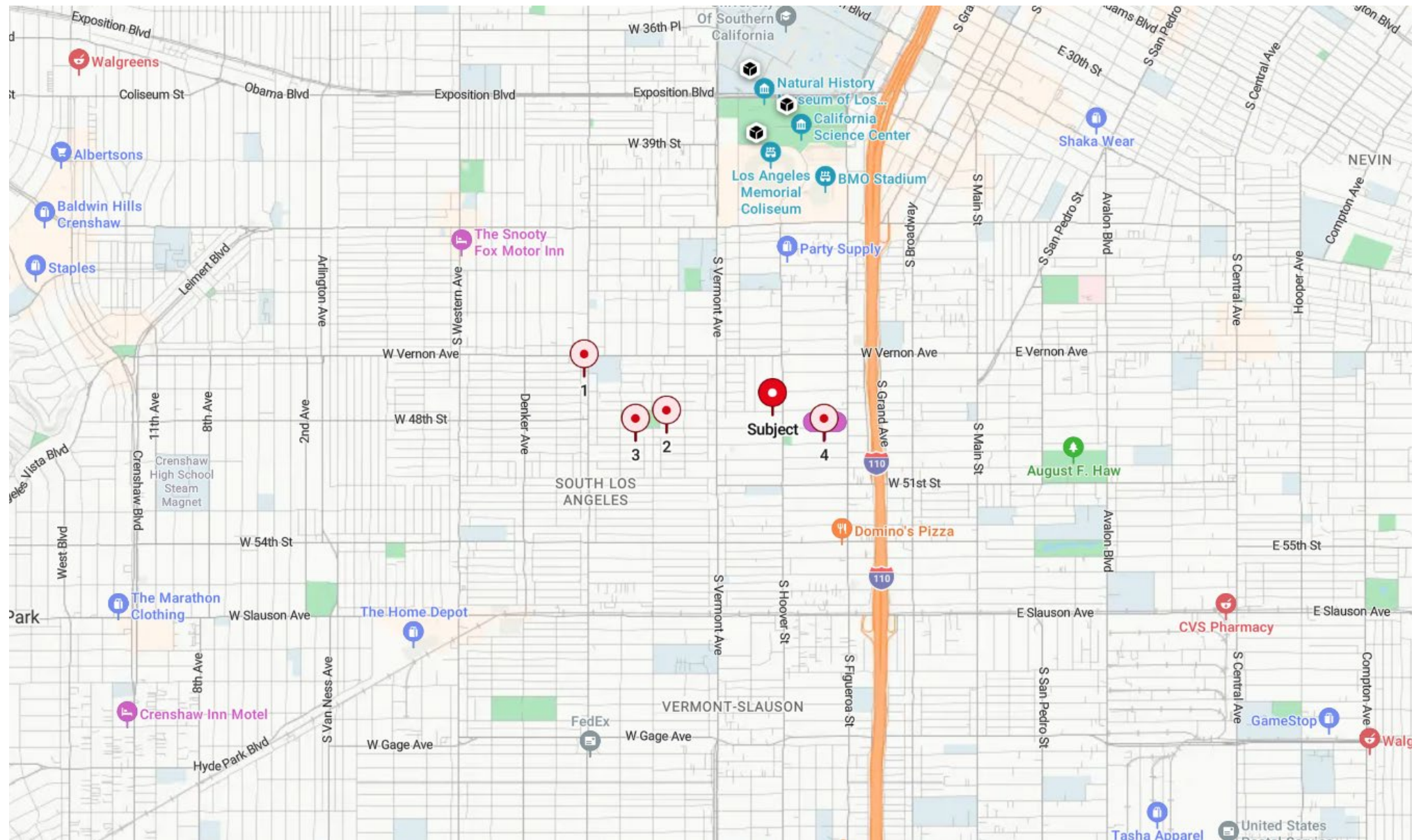


	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	4507 S Normandie Ave Los Angeles, CA 90037	OCT 2024	4-Bed/3-Bath	3,351 SF	\$3,200
2	1130 W 48 th St Los Angeles, CA 90037	FEB 2025	3-Bed/2-Bath	1,172 SF	\$3,700
3	1231 W 49 th St Los Angeles, CA 90037	SEP 2024	3-Bed/3-Bath	1,641 SF	\$4,200
4	601 W 49 th St Los Angeles, CA 90037	OCT 2024	4-Bed/2-Bath	1,150 SF	\$3,850
Average					\$3,738
*	816 W 47 th St Los Angeles, CA 90037		4-Bed/3-Bath		\$3,225

Lease Comparables Map

816 W 47th St
Los Angeles, CA 90037

21



Area Overview

816 W 47th St
Los Angeles, CA 90037

22

LYONSTAHLL
INVESTMENT REAL ESTATE



City Overview

816 W 47th St
Los Angeles, CA 90037

23



South LA

South Los Angeles, a vibrant and historic region in the heart of Los Angeles County, California, offers a dynamic blend of cultural richness, community pride, and urban living. With a population of approximately 500,000 residents, South LA is known for its resilience, diversity, and profound cultural contributions.

The area features a variety of housing options, ranging from charming Craftsman-style homes and contemporary apartments to affordable multi-family units and revitalized developments. These options cater to a broad range of residents, creating a sense of inclusivity and accessibility. Recent urban renewal projects and investments in infrastructure have further enhanced the appeal of South LA as an evolving and vibrant place to call home.

South LA is home to numerous recreational opportunities and landmarks. Residents and visitors can explore parks such as Exposition Park, which houses iconic attractions like the California Science Center, the Natural History Museum, and the Los Angeles Memorial Coliseum. Leimert Park, often referred to as the cultural hub of African American arts in Los Angeles, offers a lively atmosphere filled with music, festivals, and art galleries that celebrate the area's rich heritage.

For dining and shopping, South LA boasts a mix of local eateries, bustling markets, and retail districts. From soul food and Mexican cuisine to fusion and vegan dining experiences, the culinary scene reflects the diverse cultures that thrive in the community. Additionally, historic areas such as Central Avenue showcase a rich jazz history and a growing number of creative spaces, fostering artistic expression and innovation.

Economically, South LA continues to grow with a focus on small businesses, tech startups, and community-based enterprises. Initiatives aimed at empowering residents through workforce development and education contribute to the region's progress, creating opportunities for economic mobility and sustainability.

South LA's residents take pride in their strong sense of community and activism. Numerous neighborhood events, cultural festivals, and farmers' markets bring people together, fostering connections and celebrating the area's vibrant spirit. Community organizations and local leaders play a vital role in addressing challenges and advocating for continued investment and growth.

With its central location, South LA provides convenient access to major freeways, public transportation, and downtown Los Angeles, making it an ideal hub for professionals, families, and students alike. The area's proximity to major institutions, including the University of Southern California (USC), adds to its appeal as a place of learning and opportunity.

In summary, South Los Angeles offers a unique urban lifestyle rich in history, culture, and community. Its evolving landscape, diverse amenities, and resilient spirit make it a vital and inspiring part of the greater Los Angeles region.



County Overview

24

816 W 47th St
Los Angeles, CA 90037



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.

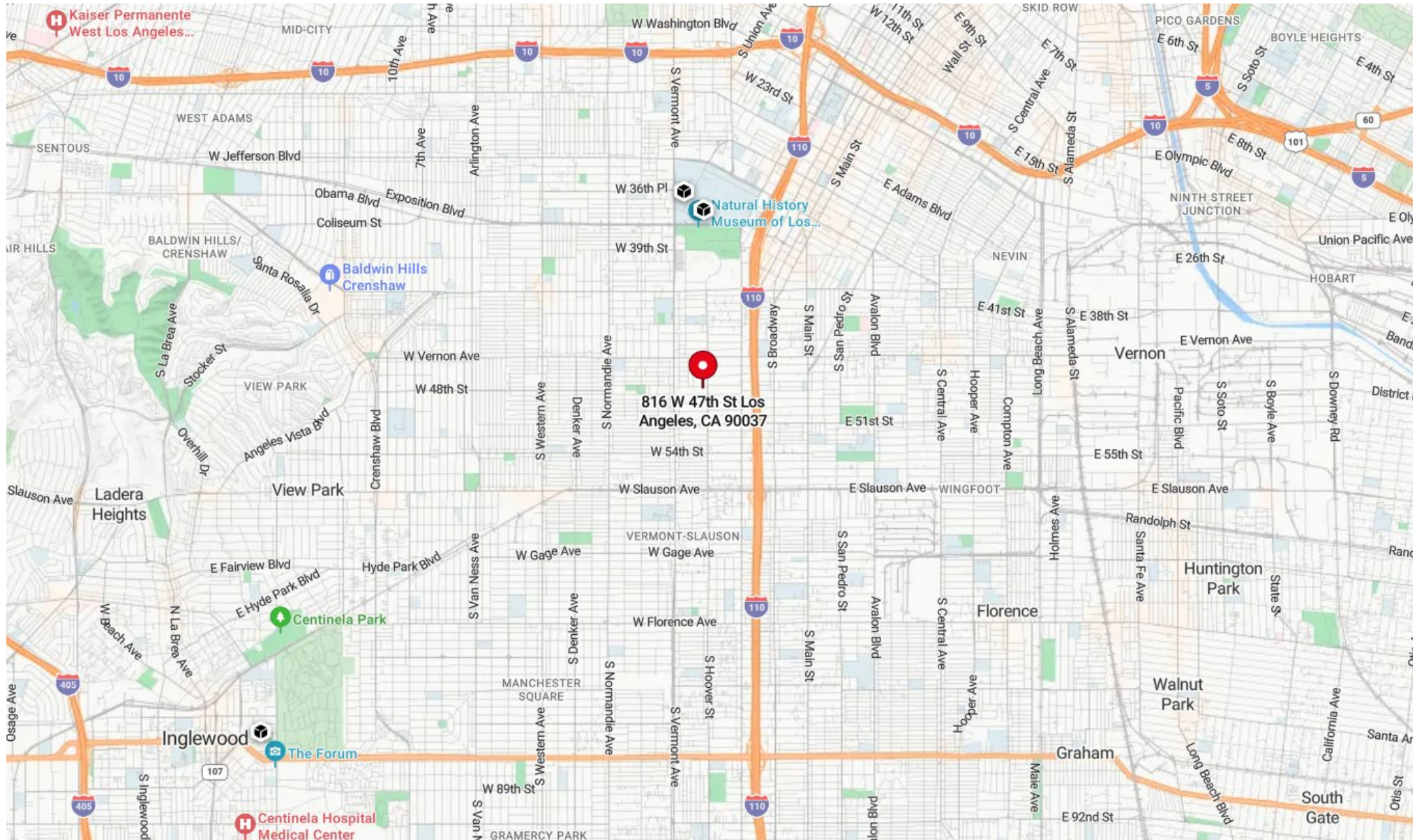


Local Map

816 W 47th St
Los Angeles, CA 90037

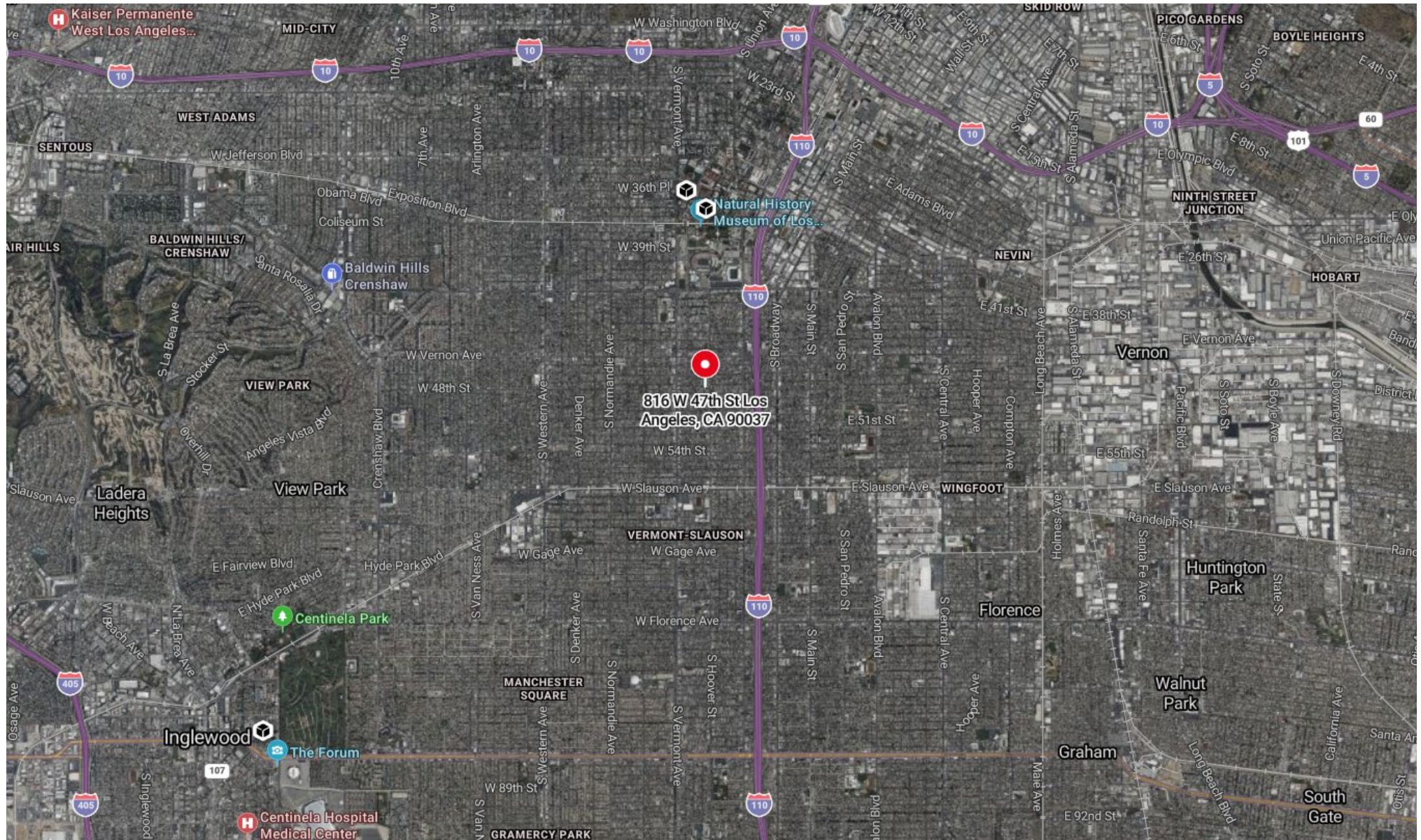
25

LYON STAHL
INVESTMENT REAL ESTATE



Local Map

816 W 47th St
Los Angeles, CA 90037



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



Brett Lyon

(310) 780-1899

BRETT@LYONSTAHL.COM

DRE - 01717818

Woody Stahl

(310) 710-3829

WOODY@LYONSTAHL.COM

DRE - 01399621