OFFERING MEMORANDUM

2947 West Blvd Los Angeles, CA 90016

LIST PRICE

$1,695,000

LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP

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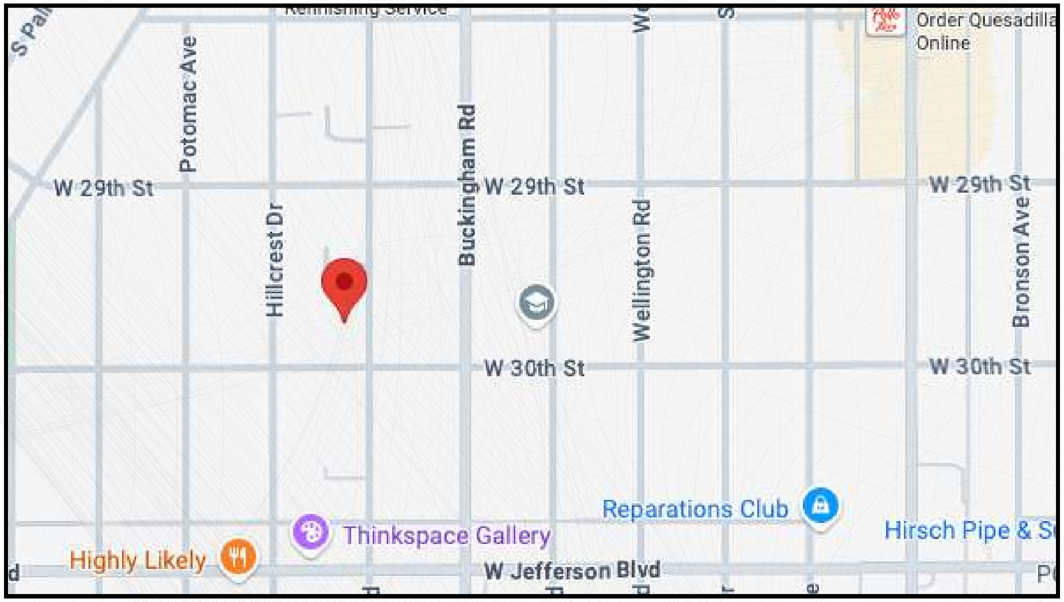
Los Angeles, CA 90016

SECTION 1

PROPERTY DESCRIPTION

2947 West Blvd Los Angeles, CA 90016

PROPERTY OVERVIEW



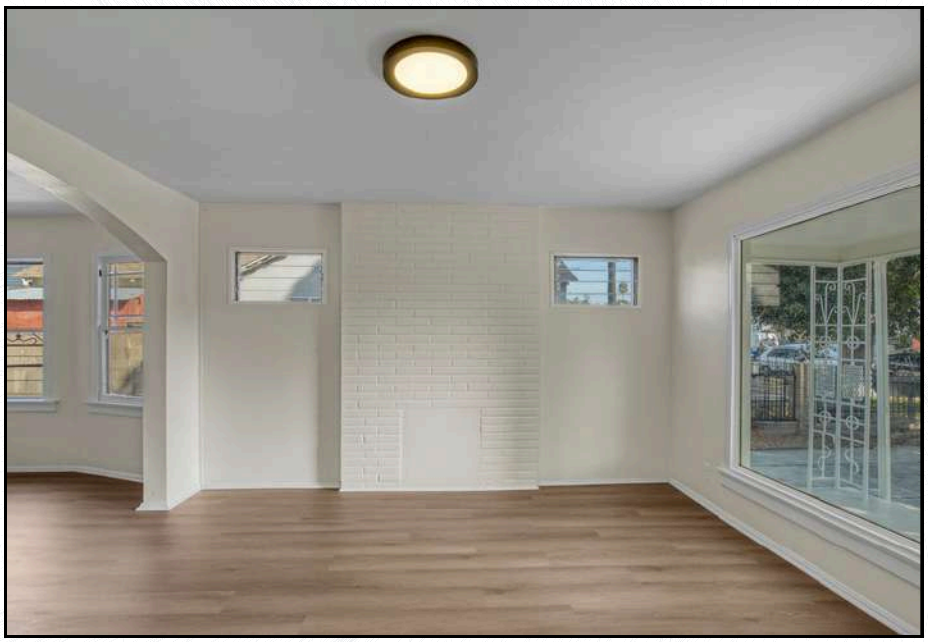
PROPERTY DETAILS

No. of Units	4
Year Built	1924/2024
Rentable SF	3,384
Lot Area	7,786
APN	5050-024-010
Zoning	LA R2
Rent Control	LA RSO
Unit Mix	(1) 4 Bed/2 Bath
	(1) 3 Bed/2 Bath
	(2) 1 Bed/1 Bath

INVESTMENT HIGHLIGHTS

- Desirable unit mix, consisting of (1) 4 Bed/2 Bath, (1) 3 Bed/ 2 Bath, and (2) 1 Bed/ 1 Bath units
- (1) 3 Bed/ 2 Bath Unit to be delivered vacant, while occupied units are Section 8 tenants, guaranteeing government income
- 2 Newly constructed ADUs, rented very close to market, providing stable cash flow to an Owner/User
- Conveniently located in West Adams, in proximity to major metropolitan amenities as well as trendy restaurants and coffee shops

INVESTMENT SUMMARY

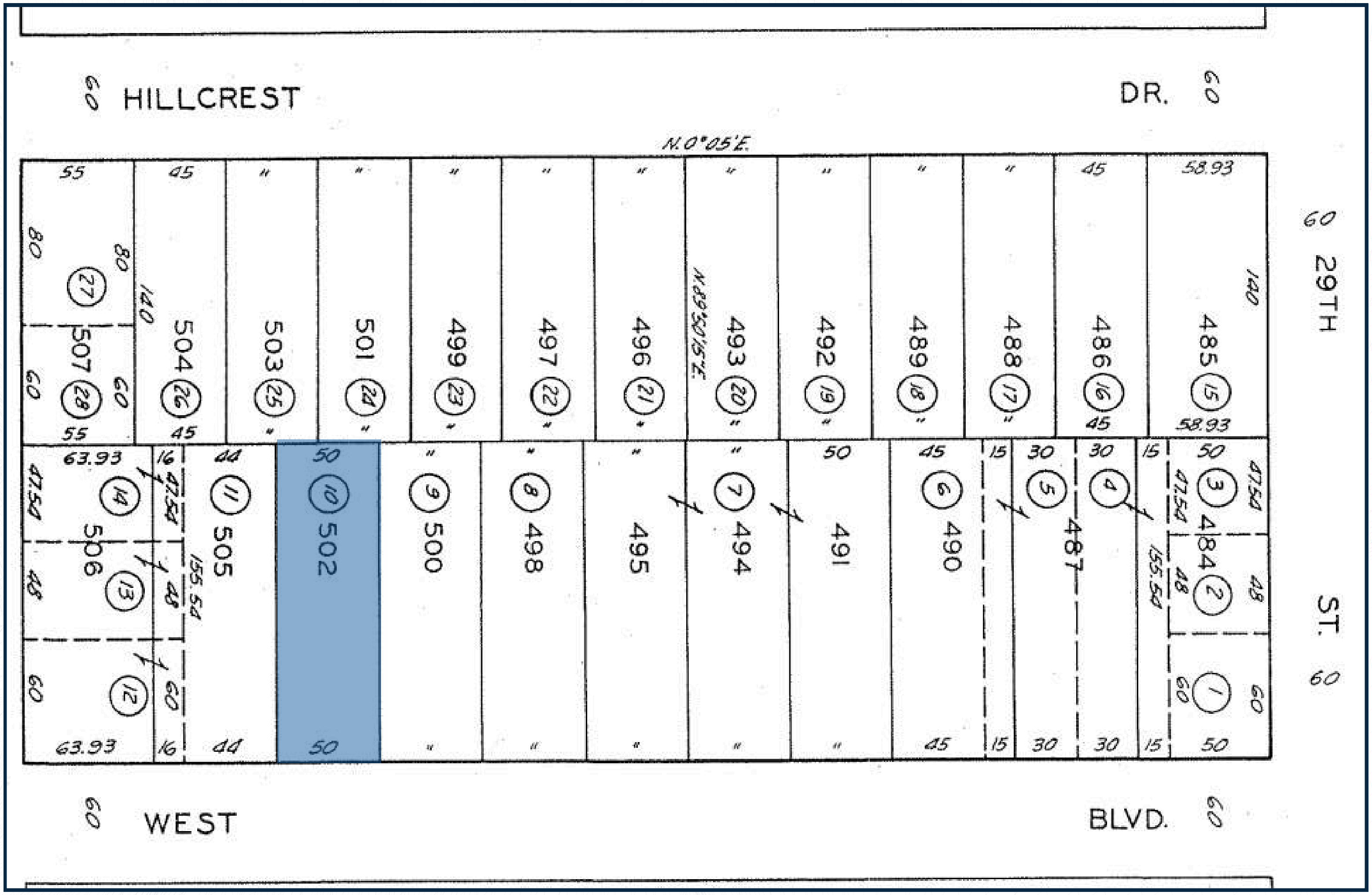


2947 West Blvd offers an exceptional opportunity for a homeowner who wants the best of both worlds — a beautiful place to live and strong supplemental income. Located in the heart of the rapidly growing West Adams neighborhood, this well-maintained property provides a rare chance to enjoy modern living in a vibrant, central Los Angeles community while offsetting your mortgage with reliable rental income. Three of the units are occupied by long-term Section 8 tenants, giving you peace of mind with consistent, guaranteed monthly payments. The two newly constructed ADUs are leased near market rate and offer clean, updated finishes, ideal for creating steady financial security. Whether you plan to live in one of the units or simply enjoy the benefits of a low-maintenance property, this setup is perfect for anyone seeking stability and flexibility.

Beyond the numbers, 2947 West Blvd is all about lifestyle. West Adams has become one of LA's most exciting and evolving neighborhoods, known for its charming historic streets, trendy cafés and restaurants, and easy access to Culver City, Mid-City, and Downtown LA. You'll enjoy convenient connections to major job centers, transit, and everyday amenities, all while being part of a community that continues to grow in value and appeal.

This offering delivers a rare chance to live comfortably while building wealth in one of LA's most desirable, fast-rising areas. An incredible price adjustment makes it even more attainable — ideal for the buyer who wants to plant roots and benefit from strong, long-term upside.

APN: 5050-024-010



SECTION 2

PROPERTY PHOTOS

2947 West Blvd Los Angeles, CA 90016

PROPERTY EXTERIOR

PROPERTY INTERIOR

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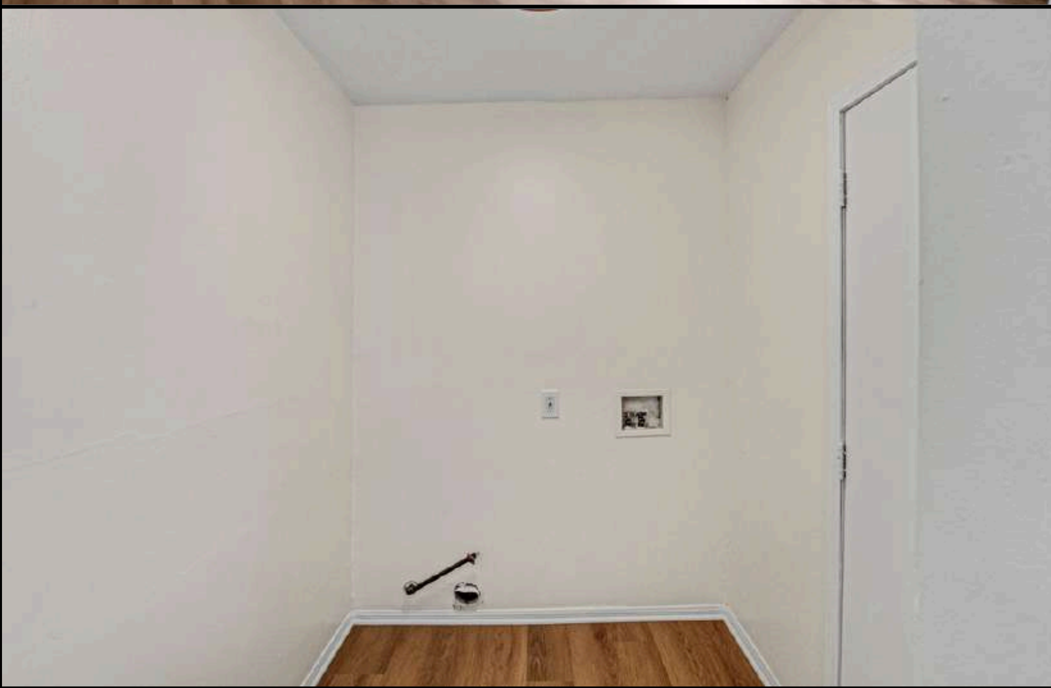
PROPERTY INTERIOR



PROPERTY INTERIOR




ADU INTERIOR

ADU INTERIOR

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SECTION 3

LOCATION OVERVIEW

2947 West Blvd Los Angeles, CA 90016

ABOUT THE AREA

West Adams is a historic neighborhood in Los Angeles, known for its charming early 20th-century architecture and diverse cultural vibe. In addition to its historical charm, West Adams boasts a variety of restaurants, coffee shops, and local businesses, offering residents and visitors plenty of dining and amenities. It's a vibrant, up-and-coming community that blends the old with the new.

Highly Likely

Mizlala

Cento Pasta Bar

With its proximity to major transit routes and nearby cultural landmarks like the Los Angeles County Museum of Art (LACMA), West Adams is an exciting area that is both a peaceful residential enclave and a dynamic center of activity.

SECTION 4

FINANCIAL ANALYSIS

2947 West Blvd Los Angeles, CA 90016

INVESTMENT SUMMARY

2947 West Blvd	
List Price:	$1,695,000
Cost Per Unit:	$423,750
Cost Per SF:	$500.89
Current GRM:	11.67
Pro Forma GRM:	10.80
Current Cap Rate:	6.41%
Pro Forma Cap Rate:	7.08%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
2	1+1	50%	$2,270	$4,539	$2,395	$4,790
1	3+2	25%	$3,995	$3,995	$3,995	$3,995
1	4+2	25%	$3,569	$3,569	$4,295	$4,295

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents	Notes
2945	4 Bed/2 Bath	1242	$3,569.00	$4,295.00	*Section 8*
2947	3 Bed/2 Bath	1242	$3,995.00	$3,995.00	*Vacant*
2949	1 Bed/1 Bath	450	$2,244.00	$2,395.00	*Brilliant Corners*
2949.5	1 Bed/1 Bath	450	$2,295.00	$2,395.00	*Brilliant Corners*

Total Scheduled Rent	$12,103.00
Monthly Scheduled Gross Income	$12,103.00
Annualized Scheduled Gross Income	$145,236.00
Total Expenses	$32,264.00

INCOME & EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	$145,236	$156,960
Vacant Cost (3% SGI)	$4,357	$4,709
Gross Operating Income	$140,879	$125,251

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.25% Purchase Price)	$21,188	$21,188
Repairs & Maintenance ($600/Unit)	$2,400	$2,400
Insurance ($0.85/SF)	$2,876	$2,876
Utilities ($1,000/Unit)	$4,000	$4,000
Trash ($0/Month)	-	-
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($50/Month)	$600	$600

FINANCIAL ANALYSIS

2947 West Blvd		
List Price:		**$1,695,000**
Down Payment:	20.0%	$339,000
Number of units:		4
Cost per Unit:		$423,750
Current GRM:		11.67
Pro Forma GRM:		10.80
Current Cap Rate:		6.41%
Pro Forma Cap Rate:		7.08%
Year Built:		1924/2024
Approx. Lot Size:		7,786
Approx. Gross RSF:		3,384
Cost per Net RSF:		$500.89

Annualized Operating Data	Current Rents			Pro Forma Rents		
Scheduled Gross Income:	$	145,236		$	156,960	
Vacancy Rate Reserve:	$	4,357	3%1	$	4,709	3%1
Gross Operating Income:	$	140,879		$	152,251	
Expenses:	$	32,264	22%1	$	32,264	21%1
Net Operating Income:	$	108,615		$	119,987	
Debt Service:	$	92,391		$	92,391	
Pre Tax Cash Flows:	$	16,224	4.79% 2	$	27,597	8.14% 2
Principal Reduction:	$	18,267		$	18,267	
Total Return Before Taxes:	$	34,491	10.17% 2	$	45,863	13.53% 2

1 As a percent of Scheduled Gross Income

2 As a percent of Down Payment

Proposed Financing			
First Loan Amount:	$1,356,000	Amort:	30
Terms:	**5.500%**	Fixed:	7
Payment	$7,699	DCR:	1.18

Annualized Expenses:		
***Estimated**	**Current**	**Pro Forma**
New Taxes (1.25% Purchase Price):	$21,188	$21,188
Repairs & Maintenance ($600/Unit):	$2,400	$2,400
Insurance ($0.85/SF):	$2,876	$2,876
Utilities ($1000/Unit):	$4,000	$4,000
Trash ($0/Month):	$0	$0
Landscaping ($100/Month):	$1,200	$1,200
Pest Control ($50/Month):	$600	$600
Total Expenses:	$32,264	$32,264
Expenses as %/SGI	22.21%	20.56%
Per Net Sq. Ft:	$9.53	$9.53
Per Unit:	$8,066	$8,066

Scheduled Income:

			Current Income				Pro Forma Income			
# of Units	**Bdrms/ Baths**	***Notes***		**Monthly Rent/Average**		**Total Monthly Income**		**Monthly Rent/Unit**		**Total Income**
1	4+2	*Section 8*	$	3,569.00	$	3 ,569.00	$	4,295.00	$	4,295.00
1	3+2	*Vacant*	$	3,995.00	$	3 ,995.00	$	3,995.00	$	3,995.00
1	1+1	*Brilliant Corners*	$	2,244.00	$	2,244.00	$	2,395.00	$	2,395.00
1	1+1	*Brilliant Corners*	$	2 ,295.00	$	2,295.00	$	2,395.00	$	2,395.00

Total Scheduled Rent:	$12,103.00		$13,080.00
Laundry:	**$0.00**		**$0.00**
Additional Income:	**$0.00**		**$0.00**
SCEP:	**$0.00**		**$0.00**
Monthly Scheduled Gross Income:	$12,103.00		$13,080.00
Annualized Scheduled Gross Income:	$145,236.00		$156,960.00
Utilities Paid by Tenant:	Gas and Electric	Rental Upside:	**8%**

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SECTION 5

SALES COMPARABLES

2947 West Blvd Los Angeles, CA 90016

SALES COMPARABLES

Address	Price	Units	Yr Built	RSF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
2747 S Mansfield Ave	$1,250,000	4	1924	2,630	11.69	5.99%	$475.29	$312,500	1/4/25	(1) 2+1 (1) 0+1 (2) 1+1
3020 West Blvd	$1,974,000	4	1927	3,476	13.93	5.02%	$567.89	$493,500	1/3/25	(1) 3+2 (1) 1+1 (2) 0+1
2810 Somerset Dr	$1,175,000	4	1929	4,643	17.89	3.91%	$253.07	$293,750	11/25/24	(4) 1+1
3412 S Victoria Ave	$1,650,000	4	1937	2,668	13.35	5.24%	$618.44	$412,500	7/11/24	(1) 2+1 (3) 1+1
2738 S Mansfield Ave	$1,059,000	4	1964	3,640	13.24	5.29%	$290.93	$264,750	7/9/24	(1) 3+1 (3) 2+1
2615 Somerset Dr	$1,275,000	4	1927	2,083	14.30	4.90%	$612.10	$318,750	6/14/24	(4) 1+1
					14.07	*5.06%*	*$469.62*	*$349,292*		
2947 West Blvd	***$1,695,000***	***4***	***1924/2024***	***3,384***	***11.67***	***6.41%***	***$500.89***	***$423,750***		***(1) 4+2 (1) 3+2 (2) 1+1***


2747 S Mansfield Ave


2810 Somerset Dr

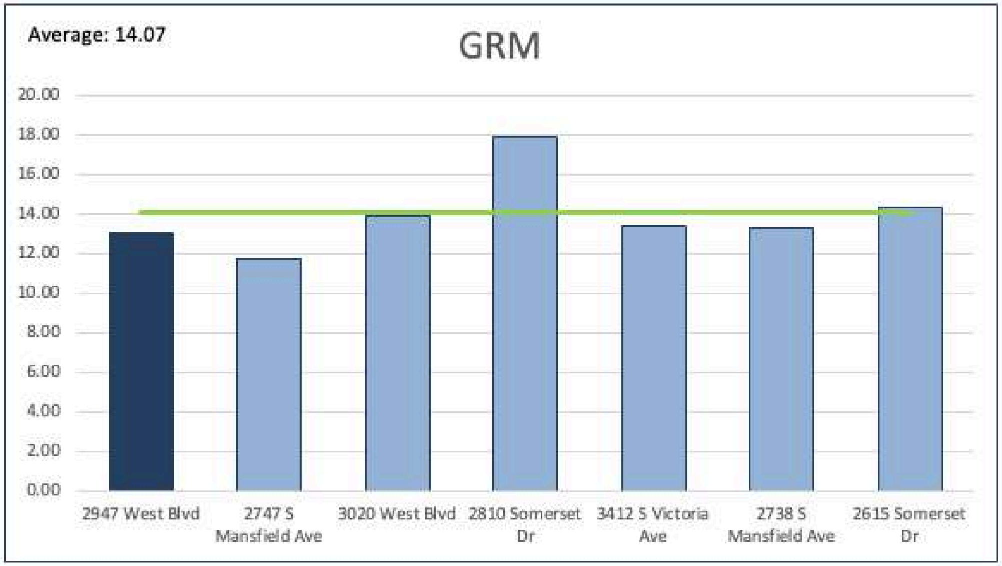

2738 S Mansfield Ave

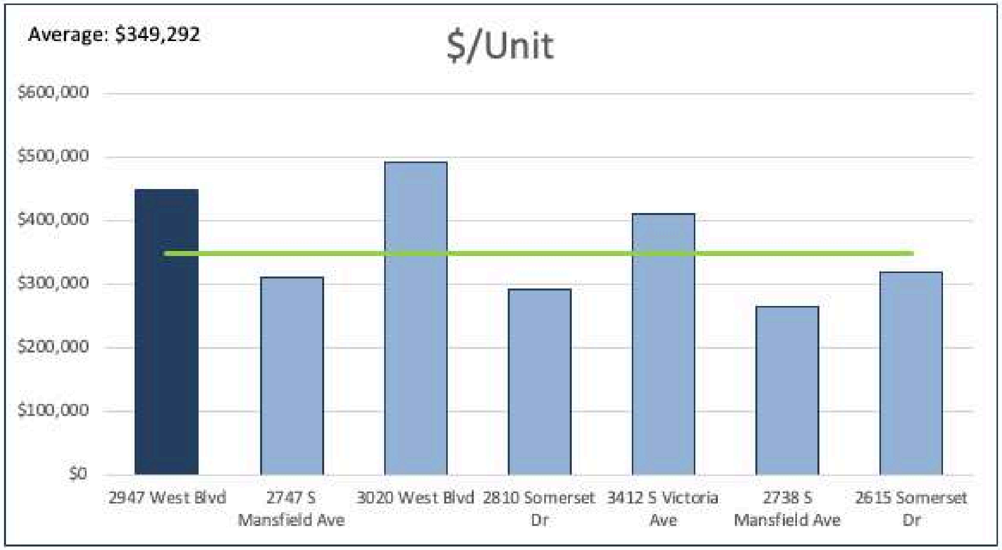

3020 West Blvd


3412 S Victoria Ave


2615 Somerset Dr

SALES COMPARABLES





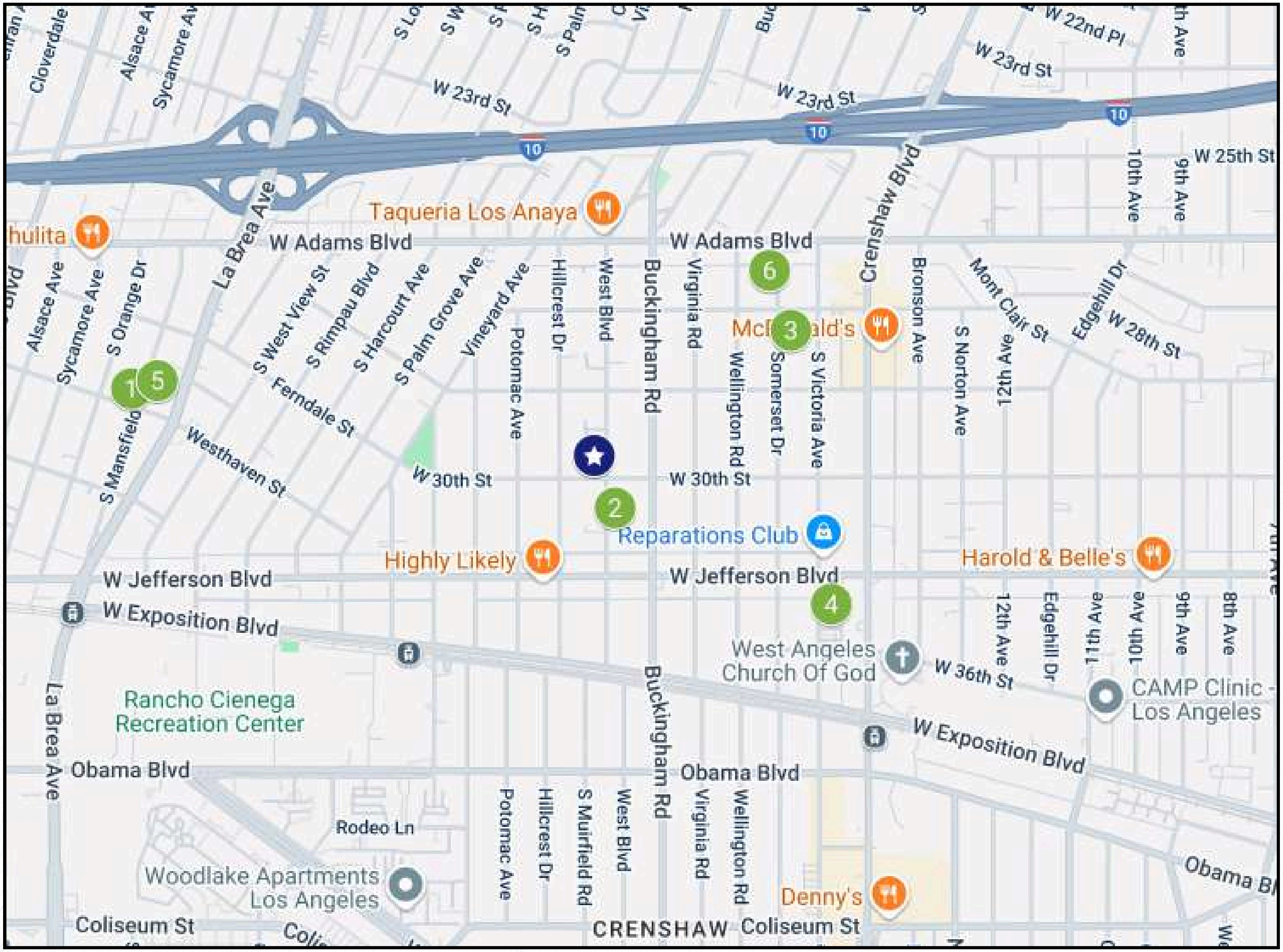
SALES COMPARABLES: BY LOCATION

Subject Property

- 2947 West Blvd

Sales Comparables

1. 2747 S Mansfield Ave
2. 3020 West Blvd
3. 2810 Somerset Dr
4. 3412 S Victoria Ave
5. 2738 S Mansfield Ave
6. 2615 Somerset Dr



Exclusively Prepared By:

Aaron Jacobson
(310) 729-1559
Aaron@LyonStahl.com
DRE 02100737

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