OFFERING MEMORANDUM
IDEAL OWNER/USER INVESTMENT

9309 S WESTERN AVE LOS ANGELES, CA 90047



LIST PRICE

$995,000

LYON STAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lyon Stahl Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

9309 S Western Ave

Los Angeles, CA 90047

PROPERTY DESCRIPTION
SECTION 1

PROPERTY PHOTOS
SECTION 2

FINANCIAL ANALYSIS
SECTION 3

SALE COMPARABLES
SECTION 4

LOCATION OVERVIEW
SECTION 5



PROPERTY DESCRIPTION

9309 S Western Ave Los Angeles, CA 90047

PROPERTY DETAILS

Address	9309 S Western Ave Los Angeles, CA 90047
List Price	$995,000
Total Units	4
Total Building Sq. Ft.	2,560 SF
Total Lot Size	5,704 SF
Year Built	1943
Price / Unit	$248,750
Price / Sq. Ft.	$388.67
Zoning	LA RD 1.5
APN	6057-006-016
Rent Control	LA RSO
Parking	4 spaces

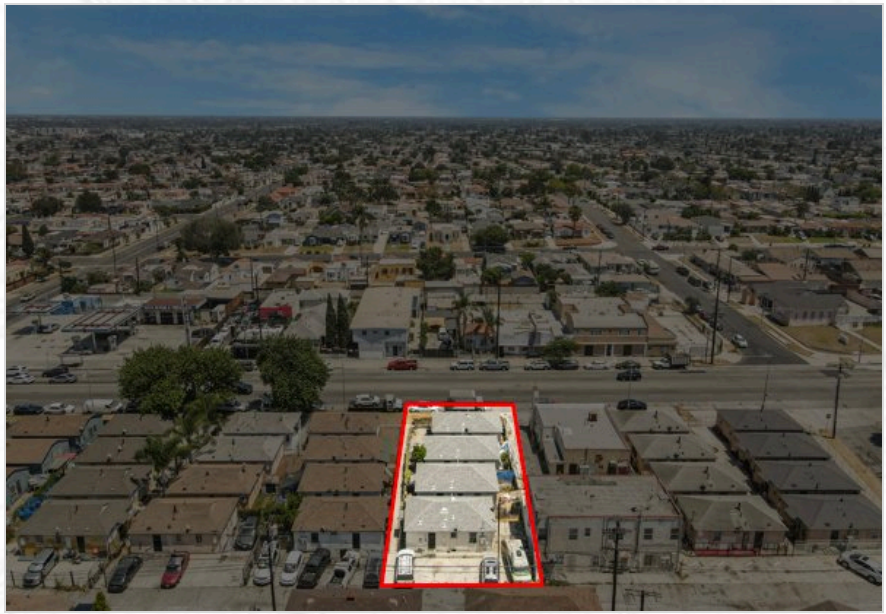


INVESTMENT HIGHLIGHTS

- 4-unit multifamily asset in Los Angeles, built in 1943
- Priced at a 9.46 GRM and 7.86% current cap rate
- 18.60% rental upside to pro forma rents
- Unit mix of (4) 2 Bed/1 Bath Units
- With (1) Unit delivered Vacant, this investment is ideal for an Owner/User
- 4 on-site parking spaces

THE OFFERING



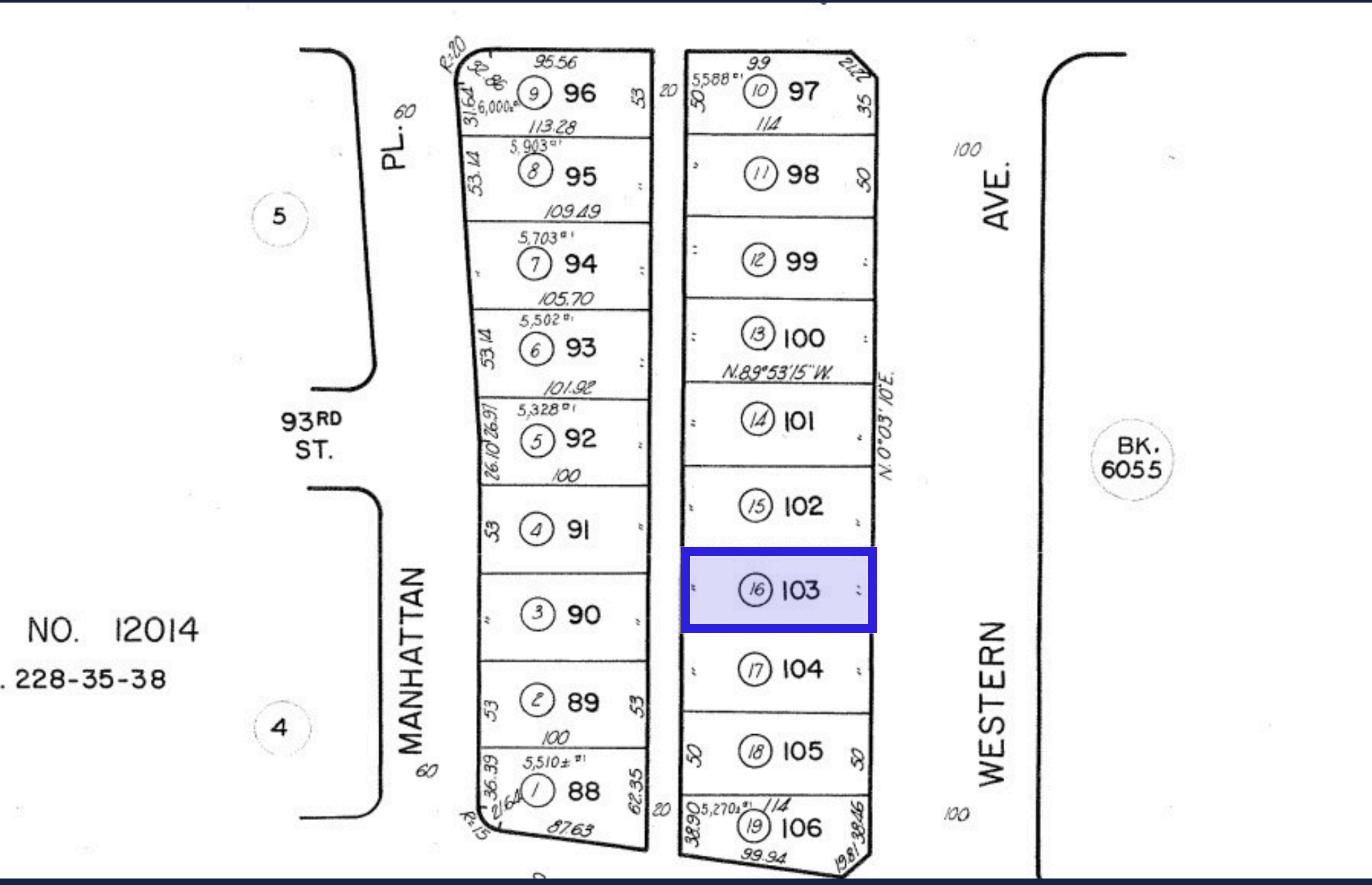


9309 S. Western Ave presents an excellent opportunity for an owner-user to acquire a charming 4-unit bungalow-style property in Los Angeles, offered at $995,000. With one unit currently Vacant, an owner-user has the flexibility to occupy a two-bedroom, one-bathroom residence while benefiting from rental income generated by the remaining three units. Two of the occupied units are leased to Section 8 tenants, providing a consistent stream of government-assisted rental income.

Built in 1943, the property consists of approximately 2,560 square feet of improvements situated on a 5,704 square foot lot. The property features four bungalow-style two-bedroom, one-bathroom units, offering residents added privacy and a desirable living arrangement, along with four on-site parking spaces.

Ideally located in Los Angeles, the property offers convenient access to major employment centers, shopping, dining, public transportation, and nearby freeways. Whether seeking to offset housing expenses through rental income or establish an owner-user presence in a well-located multifamily property, 9309 S. Western Ave offers a unique opportunity to combine comfortable living with the benefits of property ownership.

PARCEL MAP


93RD ST.
PL.
MANHATTAN
AVE.
WESTERN
BK. 6055
NO. 12014
228-35-38
N.89°53'15"W.
N.0°03'10"E.
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SECTION 2

PROPERTY PHOTOS

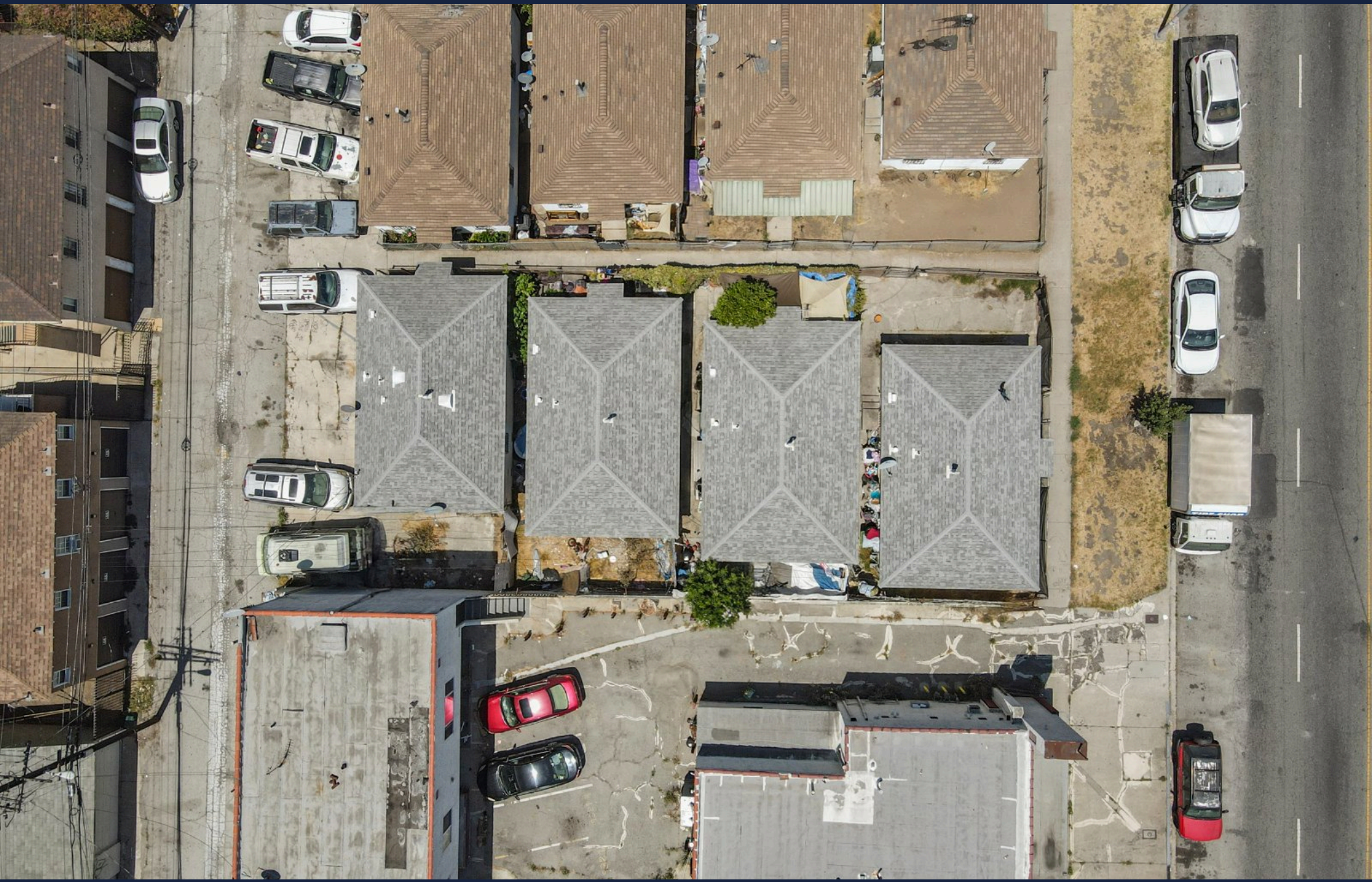
9309 S Western Ave Los Angeles, CA 90047



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS









SECTION 3

FINANCIAL ANALYSIS

9309 S Western Ave Los Angeles, CA 90047



RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
2+1	4	100%	$2,192	$8,769	$2,600	$10,400	16%
TOTALS	**4**		**$2,192**	**$8,769**		**$10,400**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$8,769	$10,400
Additional Income	$0	$0
Monthly Scheduled Gross Income	$8,769	$10,400
Annualized Scheduled Gross Income	**$105,231**	**$124,800**

At a Glance	
Rental Upside	18.60%
Average Unit Size	640 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	75%

INCOME BREAKDOWN · CURRENT



Scheduled Rent 100%

RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Total Monthly Income	Pro Forma Total	Notes
9309	2+1	640	$2,284	$2,600	*Section 8*
9311	2+1	640	$2,600	$2,600	*Vacant*
9313	2+1	640	$1,142	$2,600	
9315	2+1	640	$2,742	$2,600	*Section 8*
TOTAL RENTAL INCOME			**$8,769**	**$10,400**	
Additional Income			$0	$0	
TOTAL MONTHLY INCOME			**$8,769**	**$10,400**	
TOTAL ANNUAL INCOME			**$105,231**	**$124,800**	

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$105,231		$124,800	
Vacancy Rate Reserve	$3,157	3.00%	$3,744	3.00%
Gross Operating Income	$102,074		$121,056	
Operating Expenses	$23,843	22.66%	$23,843	19.11%
NET OPERATING INCOME	**$78,231**		**$97,213**	
Debt Service	$79,312		$79,312	
Pre-Tax Cash Flow	*-$1,081*	*-2.17%*	*$17,901*	*35.98%*
Principal Reduction	$8,714		$8,714	
Total Return Before Taxes	*$7,632*	*15.34%*	*$26,614*	*53.50%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.18738% Purchase Price)	$11,814	$11,814
Direct Assessments ($597.44)	$597	$597
Repairs & Maintenance ($/Unit)	$2,505	$2,505
Insurance ($/SF)	$3,380	$3,380
Utilities ($/Unit)	$4,227	$4,227
Trash ($0/Month)	$0	$0
Landscaping ($70/Month)	$840	$840
Pest Control ($40/Month)	$480	$480
TOTAL EXPENSES	**$23,843**	**$23,843**
Expenses as % of SGI	22.66%	19.11%
Per Sq. Ft.	$9.31	$9.31
Per Unit	$5,961	$5,961

FINANCIAL ANALYSIS

Property Address	9309 S Western Ave	
List Price:		$995,000
Down Payment:	5.0%	$49,750
Number of Units:		4
Cost per Unit:		$248,750
Current GRM:		9.46
Pro Forma GRM:		7.97
Current CAP:		7.86%
Pro Forma CAP:		9.77%
Year Built:		1943
Approx. Lot Size:		5,704 SF
Approx. Gross RSF:		2,560 SF
Cost per RSF:		$388.67

Proposed Financing

First Loan Amount:	$945,250
Interest Rate:	7.50%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$6,609
DCR:	0.58

Annualized Expenses	*Estimated
New Taxes (1.18738% Purchase Price):	$11,814
Direct Assessments ($597.44):	$597
Repairs & Maintenance ($/Unit):	$2,505
Insurance ($/SF):	$3,380
Utilities ($/Unit):	$4,227
Landscaping ($70/Month):	$840
Pest Control ($40/Month):	$480
Total Expenses:	**$23,843**
Expenses as % of SGI:	22.66%
Per Unit:	$5,961

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$105,231		$124,800	
Vacancy Rate Reserve:	$3,157	3.00% *1	$3,744	3.00% *1
Gross Operating Income:	$102,074		$121,056	
Operating Expenses:	$23,843	22.66% *1	$23,843	19.11% *1
Net Operating Income:	$78,231		$97,213	
Loan Payments:	$79,312		$79,312	
Pre-Tax Cash Flow:	-$1,081	-2.17% *2	$17,901	35.98% *2
Principal Reduction:	$8,714		$8,714	
Total Return Before Taxes:	$7,632	15.34% *2	$26,614	53.50% *2

*1 As a percent of Scheduled Gross Income *2 As a percent of Down Payment

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
1	2+1	Section 8	$2,284	$2,284	$2,600	$2,600
1	2+1	Vacant	$2,600	$2,600	$2,600	$2,600
1	2+1		$1,142	$1,142	$2,600	$2,600
1	2+1	Section 8	$2,742	$2,742	$2,600	$2,600
Monthly Scheduled Gross Income				**$8,769**		**$10,400**
Annualized Scheduled Gross Income				**$105,231**		**$124,800**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 18.60%

FINANCING

Proposed Financing		
List Price:		$995,000
Down Payment:	5.0%	$49,750
First Loan Amount:		$945,250
Loan-to-Value:		95%
Interest Rate:		7.50%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$6,609
Annual Debt Service:		$79,312
DCR:		0.58

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$78,231
Net Operating Income (Pro Forma):	$97,213
Pre-Tax Cash Flow (Current):	-$1,081
Pre-Tax Cash Flow (Pro Forma):	$17,901
Cash-on-Cash (Current):	-2.17%
Cash-on-Cash (Pro Forma):	35.98%
Total Return Before Taxes (PF):	$26,614

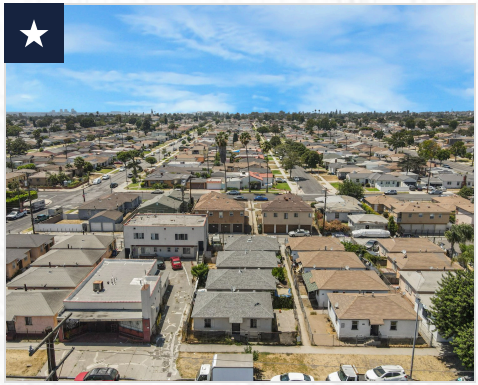
Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.



SALE COMPARABLES

9309 S Western Ave Los Angeles, CA 90047

SALE COMPS

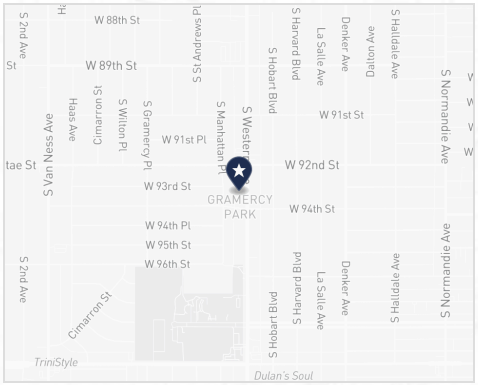


9309 S WESTERN AVE

Los Angeles, CA 90047

Subject Property

Price:	$995,000	Bldg Size:	2,560 SF
No. Units:	4	Price/SF:	$388.67
GRM:	9.46	CAP:	7.86%
$/Unit:	$248,750		



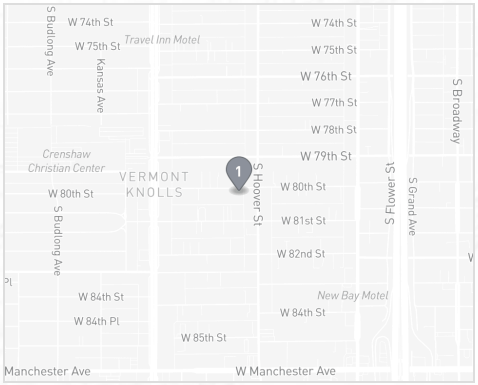


820 W 80TH ST

Los Angeles, CA 90044

Sold 5/13/2026

Price:	$950,000	Bldg Size:	2,698 SF
No. Units:	4	Price/SF:	$352.11
GRM:	12.11	CAP:	5.37%
$/Unit:	$237,500		



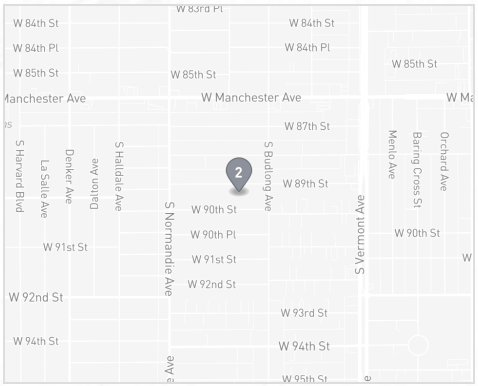


1234 W 89TH ST

Los Angeles, CA 90044

Sold 4/15/2026

Price:	$1,560,000	Bldg Size:	3,867 SF
No. Units:	4	Price/SF:	$403.41
GRM:	10.83	CAP:	6.46%
$/Unit:	$390,000		



SALE COMPS

3

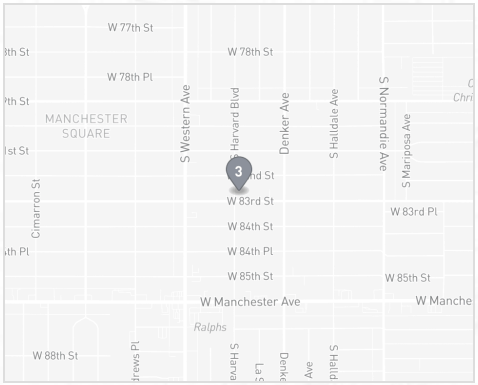


1659 W 83RD ST

Los Angeles, CA 90047

Sold 3/10/2026

Price:	$1,415,000	Bldg Size:	4,524 SF
No. Units:	4	Price/SF:	$312.78
GRM:	14.77	CAP:	4.40%
$/Unit:	$353,750		



4

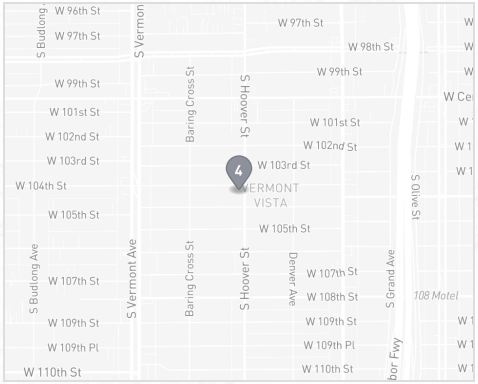


10405 S HOOVER ST

Los Angeles, CA 90044

Sold 3/5/2026

Price:	$1,080,000	Bldg Size:	2,629 SF
No. Units:	4	Price/SF:	$410.80
GRM:	11.68	CAP:	5.57%
$/Unit:	$270,000		



5

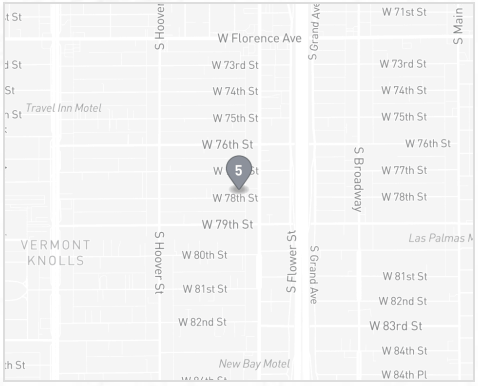


521 W 78TH ST

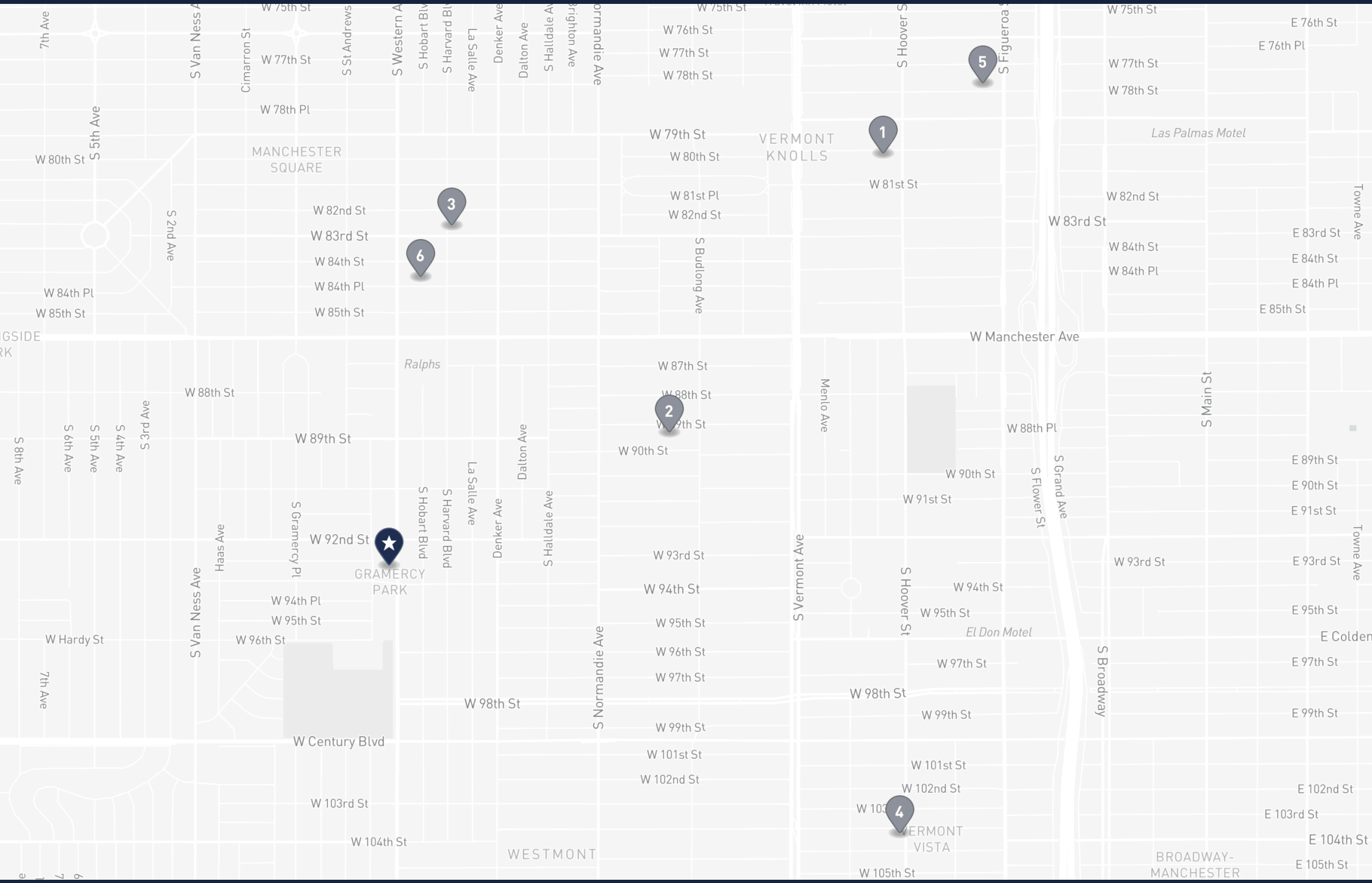
Los Angeles, CA 90044

Sold 1/8/2026

Price:	$1,115,000	Bldg Size:	1,963 SF
No. Units:	4	Price/SF:	$568.01
GRM:	10.32	CAP:	6.30%
$/Unit:	$278,750		



SALE COMPS MAP

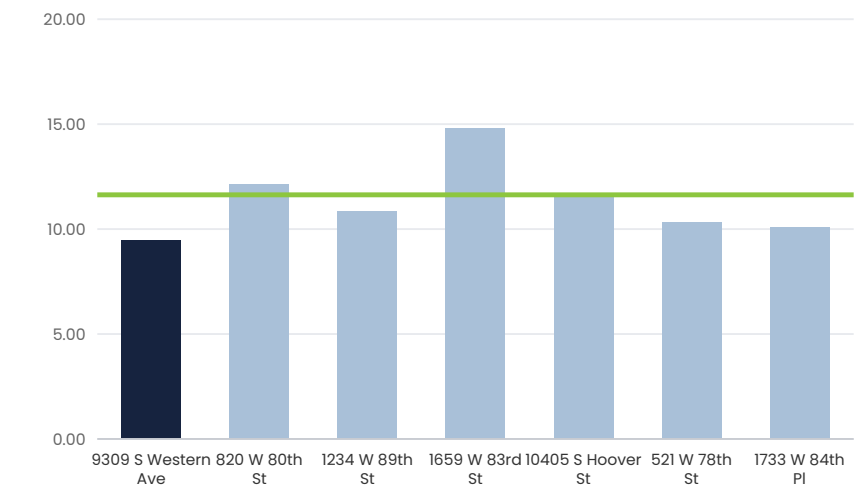


SALE COMPS ANALYSIS

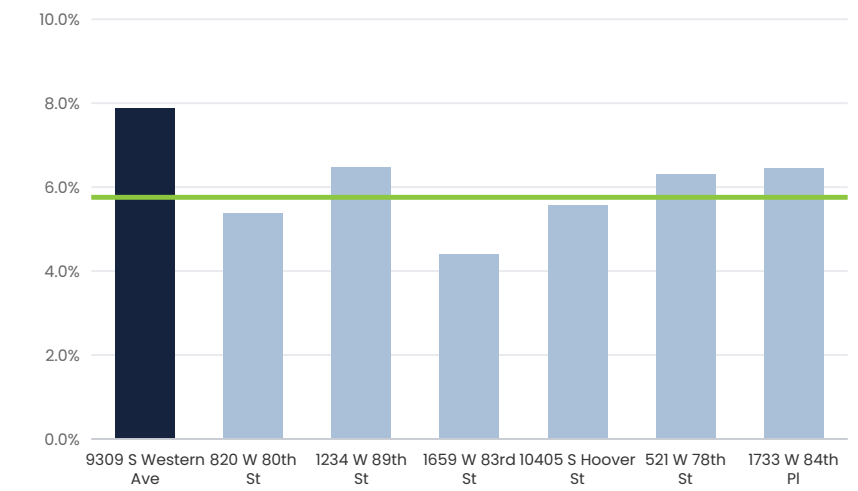
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
820 W 80th St Los Angeles, CA 90044	$950,000	4	1937	2,698	12.11	5.37%	$352.11	$237,500	5/13/2026	(1) 3+2 (2) 1+1 (1) 0+1
1234 W 89th St Los Angeles, CA 90044	$1,560,000	4	1916	3,867	10.83	6.46%	$403.41	$390,000	4/15/2026	(4) 3+2
1659 W 83rd St Los Angeles, CA 90047	$1,415,000	4	1949	4,524	14.77	4.40%	$312.78	$353,750	3/10/2026	(1) 4+3 (3) 1+1
10405 S Hoover St Los Angeles, CA 90044	$1,080,000	4	1942	2,629	11.68	5.57%	$410.80	$270,000	3/5/2026	(2) 3+1 (2) 1+1
521 W 78th St Los Angeles, CA 90044	$1,115,000	4	1913	1,963	10.32	6.30%	$568.01	$278,750	1/8/2026	(3) 2+1 (1) 0+1
1733 W 84th Pl Los Angeles, CA 90047	$1,040,000	4	1924	1,904	10.08	6.45%	$546.22	$260,000	9/12/2025	(2) 2+1 (2) 1+1
Average					*11.63*	*5.76%*	*$432.22*	*$298,333*		
9309 S Western Ave (Subject)	**$995,000**	**4**	**1943**	**2,560**	**9.46**	**7.86%**	**$388.67**	**$248,750**	**On Market**	**(4) 2+1**

SALE COMP CHARTS

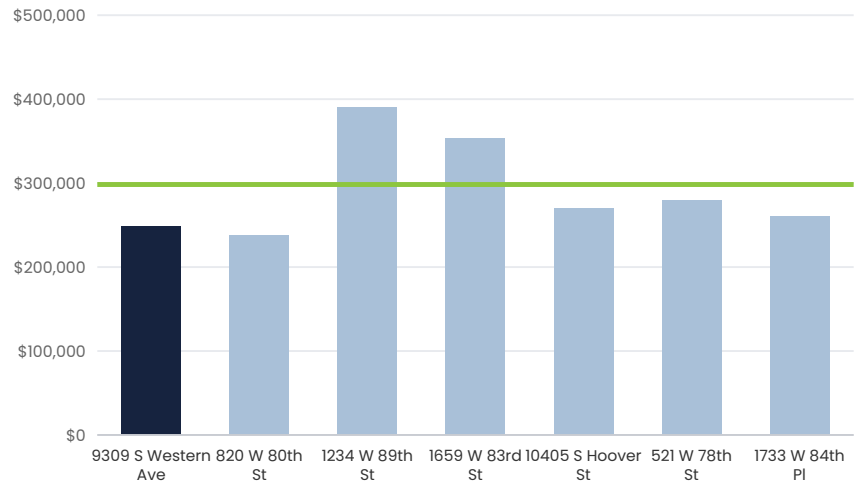
Average: 11.63



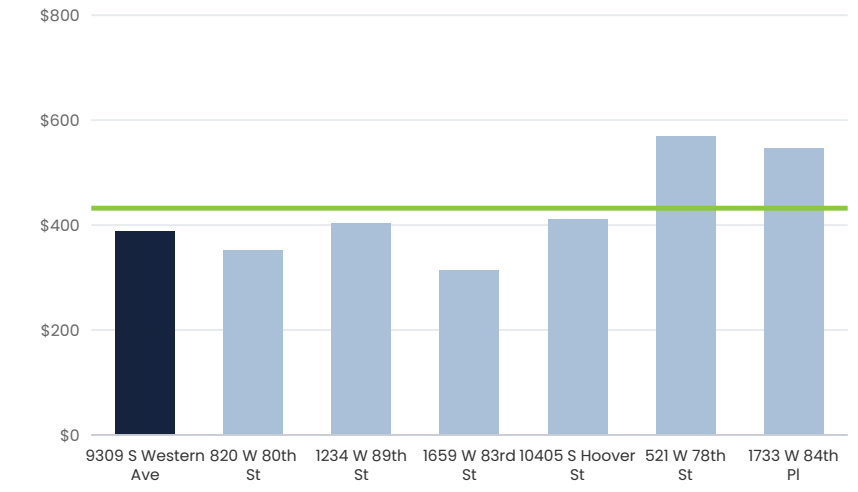
Average: 5.76%



Average: $298,333



Average: $432.22



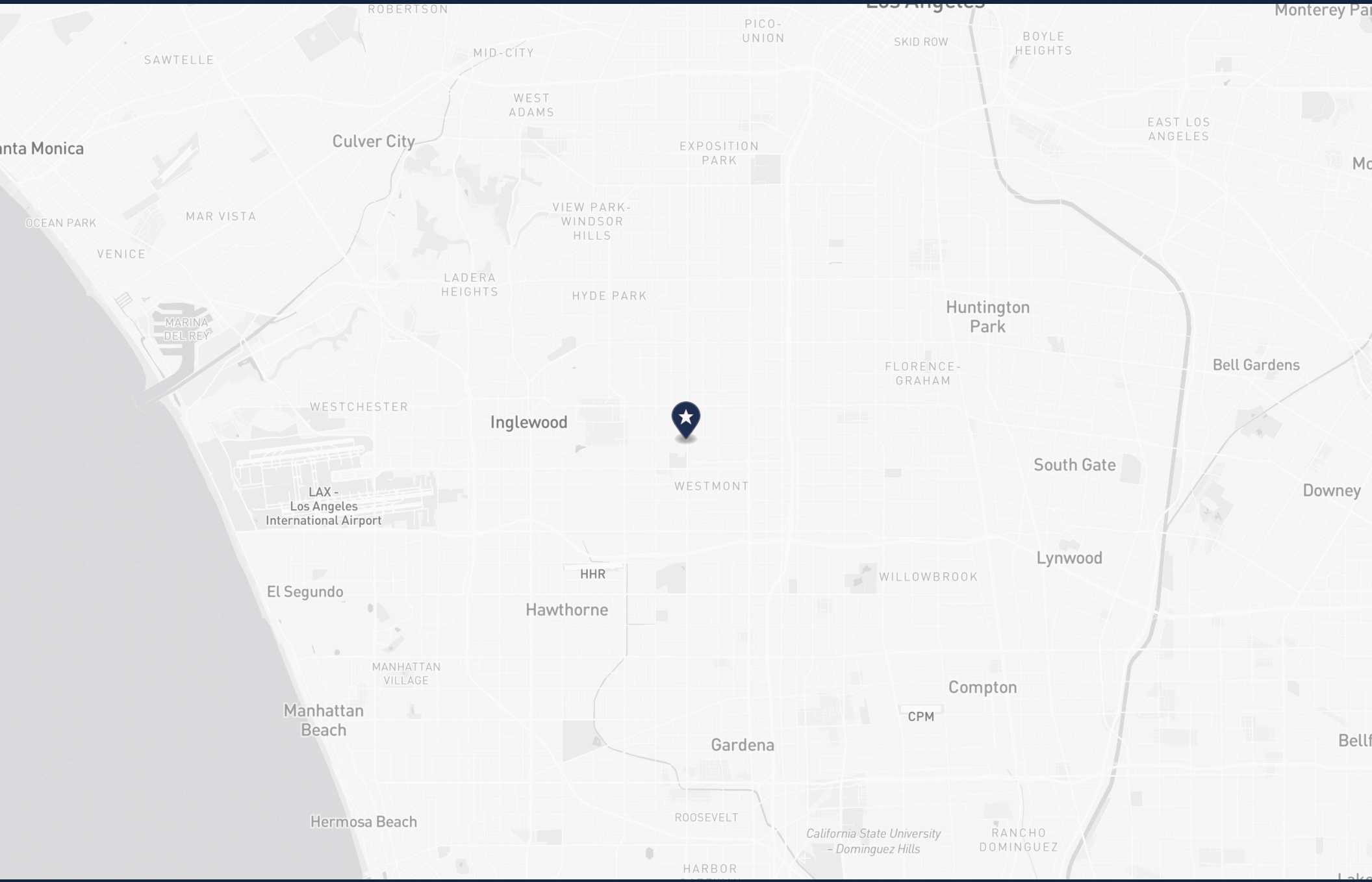
SECTION 5

LOCATION OVERVIEW

9309 S Western Ave Los Angeles, CA 90047



LOCATION MAP



LOS ANGELES

Los Angeles, officially the City of Los Angeles and often known by its initials L.A., is the most populous city in the United States after New York City, and the third most populous city in North America after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities in the expanding technology industry, Los Angeles is the place to be. The city is on the leading edge of several growth industries.



The Los Angeles metropolitan area, with more than 23,000 arts jobs, is the country's leading artistic center, surpassing the previous champion, New York — meaning Los Angeles now has both a larger concentration and a greater absolute number of artists than New York. The five-county L.A. area is also a major technology hub, with more than 700,000 people working in health services and biomedical activities, and 190,000 people employed in aerospace.



RETAILER MAP



LOCATION SPOTLIGHT: SOFI STADIUM



SoFi Stadium is a world-class sports and entertainment venue, home to the NFL's Los Angeles Rams and Los Angeles Chargers, hosting major concerts, international events, and the 2028 Olympic Opening Ceremony, making it a powerful economic driver for the surrounding area.

LOCATION SPOTLIGHT: INTUIT DOME



Intuit Dome, the state-of-the-art home of the Los Angeles Clippers, has transformed Inglewood into a premier sports and entertainment destination, driving significant investment, tourism, and economic growth throughout the area.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

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