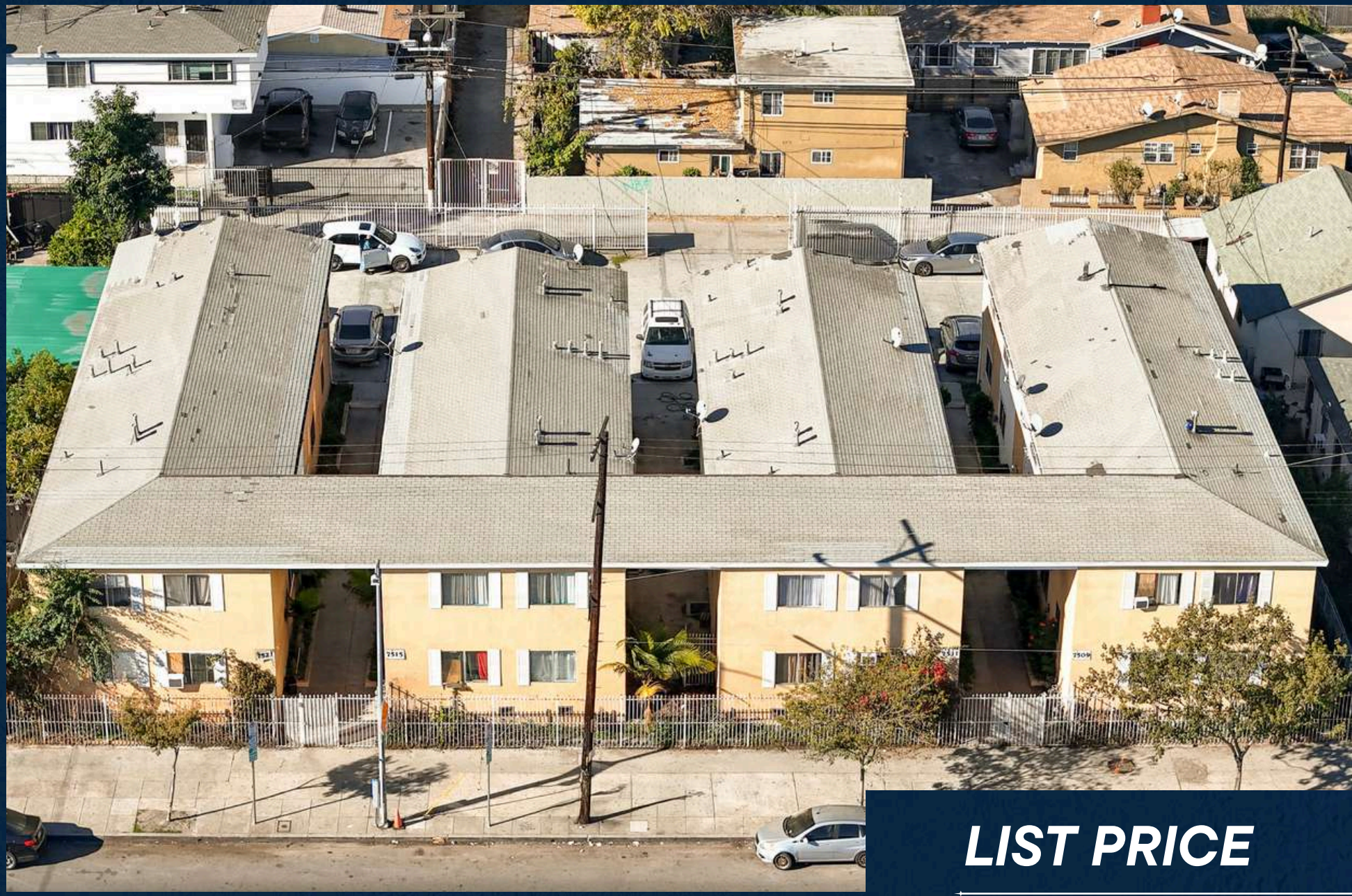
OFFERING MEMORANDUM

7509-7521 S Broadway St Los Angeles, CA 90003



LIST PRICE

$2,526,000

LYON STAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

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The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or 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 obligation therein have been satisfied or waived.

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Los Angeles, CA 90003

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SECTION 1

PROPERTY DESCRIPTION

7509-7521 S Broadway Los Angeles, CA 90003



PROPERTY OVERVIEW



PROPERTY DETAILS

No. of Units	16
Year Built	1960
Rentable SF	17,160
Lot Area	19,008
APN	6031-010-030
Zoning	LA C2
Rent Control	LA RSO
Unit Mix	(1) Studio
	(4) 1 Bed/1 Bath
	(4) 2 Bed/1 Bath
	(7) 3 Bed/1 Bath

INVESTMENT HIGHLIGHTS

- The property sits on a spacious lot measuring at over 19,000 SF and comprises of (1) Studio, (4) 1 Bed/1 Bath, (4) 2 Bed/1 Bath, and (7) 3 Bed/1 Bath Units
- It offers a going-in cap rate of 7.35% and a GRM of 7.87, with 58% in rental upside
- Conveniently located in South Los Angeles, the property is surrounded by several restaurants, shopping centers, and major metropolitan hubs

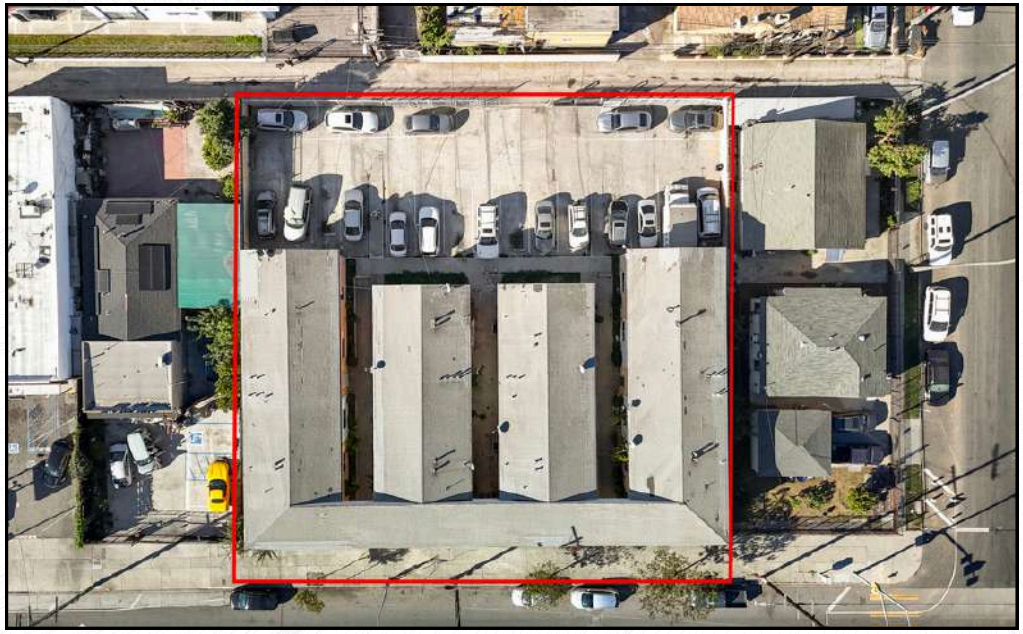
PARCEL MAP

APN: 6031-010-030



INVESTMENT SUMMARY





7509–7521 S Broadway presents an opportunity to acquire a high-yielding asset in South Los Angeles at a newly adjusted basis that is difficult to replicate in today's market.

Offered at just $147 per square foot and $157,875 per unit, the property delivers a strong 7.35% cap rate and 7.87 GRM from day one, providing immediate cash flow with clear upside potential. The revised pricing creates a compelling entry point for investors seeking both stability and long-term growth in a market where well-priced deals are getting real traction.

Beyond the in-place income, the property offers a clear path to further value creation through the potential addition of ADUs. With SB1211, a buyer can explore the opportunity to add up to eight units by utilizing the existing parking area, significantly increasing both income and overall asset value. Based on conservative assumptions, a fully executed ADU strategy could drive the property to a 5.96 GRM and an 11.36% cap rate.

Positioned along the South Broadway corridor, the asset benefits from consistent rental demand, access to major transit routes, and ongoing investment throughout South Los Angeles, supporting both near-term performance and long-term appreciation.

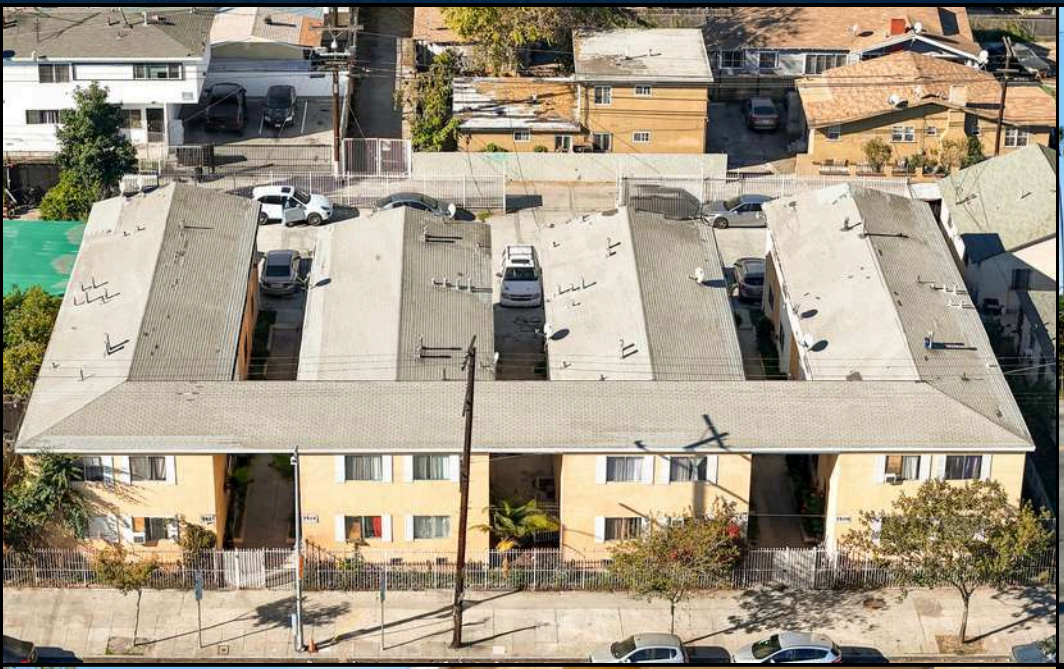
SECTION 2

PROPERTY PHOTOS

7509-7521 S Broadway Los Angeles, CA 90003



PROPERTY EXTERIOR

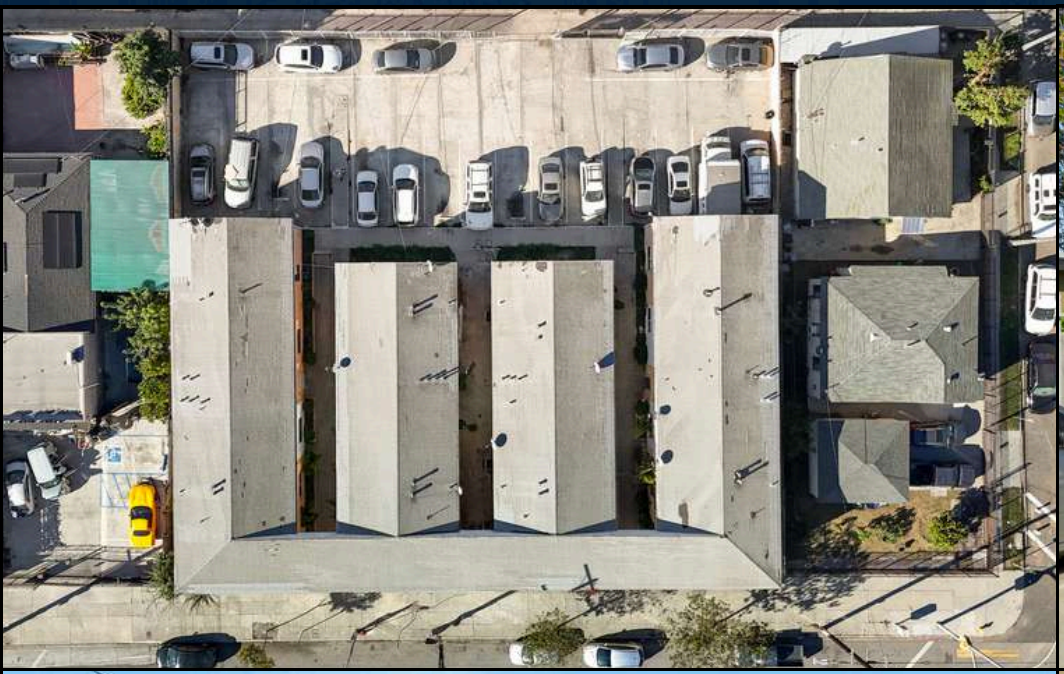








PROPERTY EXTERIOR









SECTION 3

LOCATION OVERVIEW

7509-7521 S Broadway Los Angeles, CA 90003



ABOUT THE AREA

South Los Angeles (South LA) is a vibrant and dynamic region of Los Angeles known for its rich history, cultural diversity, and proximity to major metropolitan amenities. The area has undergone significant revitalization recently, attracting new businesses, developments, and residents while preserving its unique character.



University of Southern California

SoFi Stadium

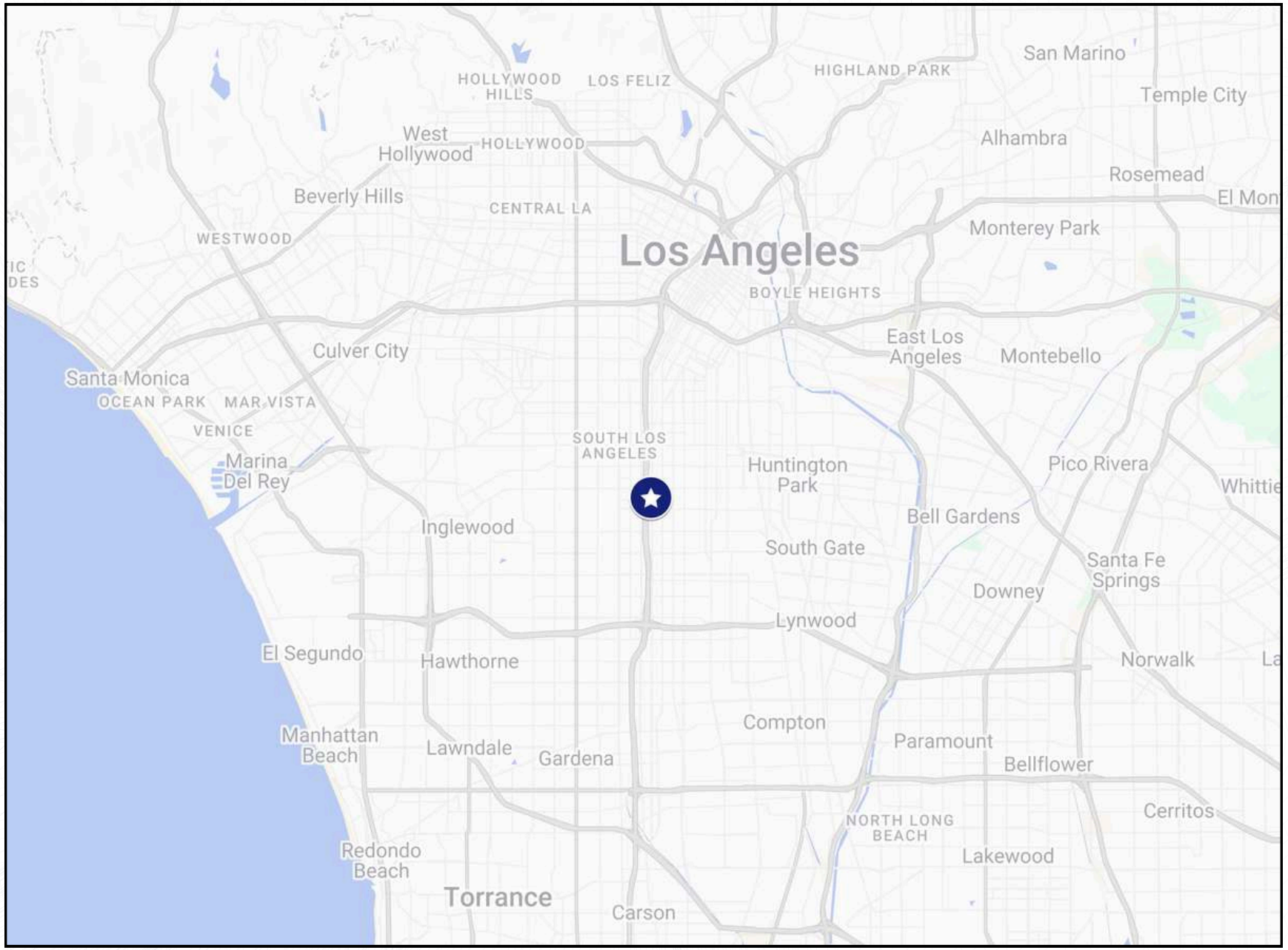




Exposition Park

South Los Angeles benefits from its strategic location with easy access to major freeways such as the I-10, I-110, and I-405. Additionally, its proximity to LAX and the Port of Los Angeles makes it an ideal location for residents and businesses seeking connectivity to national and international markets.

LOCATION MAP



SECTION 4

FINANCIAL ANALYSIS

7509-7521 S Broadway Los Angeles, CA 90003



INVESTMENT SUMMARY

7509-7521 S Broadway	
List Price:	$2,526,000
Cost Per Unit:	$157,875
Cost Per SF:	$147.20
Current GRM:	7.87
Pro Forma GRM:	4.98
Current Cap Rate:	7.35%
Pro Forma Cap Rate:	11.87%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
1	0+1	6%	$1,721	$1,721	$1,800	$1,800
4	1+1	25%	$1,665	$6,660	$2,100	$8,400
4	2+1	25%	$1,539	$6,159	$2,600	$10,400
7	3+1	44%	$1,745	$12,217	$3,100	$21,700

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents	Notes
7509-1	3+1	1100	$ 1,654.50	$ 3,100.00	
7511-1	3+1	1100	$ 1,654.50	$ 3,100.00	
7515-1	3+1	1100	$ 1,544.40	$ 3,100.00	
7521-1	3+1	1100	$ 2,600.00	$ 3,100.00	
7509-2	2+1	1000	$ 1,113.29	$ 2,600.00	
7511-2	1+1	750	$ 793.60	$ 2,100.00	
7515-2	1+1	750	$ 2,100.00	$ 2,100.00	*Manager pays $1,450/Month*
7521-2	2+1	900	$ 1,503.96	$ 2,600.00	
7509-3	0+1	400	$ 1,721.20	$ 1,800.00	
7511-3	3+1	1100	$ 1,456.00	$ 3,100.00	
7515-3	3+1	1100	$ 1,678.52	$ 3,100.00	
7521-3	3+1	1100	$ 1,629.63	$ 3,100.00	
7509-4	2+1	1000	$ 1,378.99	$ 2,600.00	
7511-4	1+1	750	$ 1,967.30	$ 2,100.00	
7515-4	1+1	750	$ 1,800.00	$ 2,100.00	
7521-4	2+1	1000	$ 2,163.00	$ 2,600.00	

Total Scheduled Rent	$ 26,758.89	$ 42,300.00
Annualized Total Scheduled Rent	$ 321,106.68	$ 507,600.00
Rental Upsisde	58%	

INCOME & EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	$321,107	$507,600
Vacancy Cost (3% SGI)	$9,633	$15,228
Gross Operating Income	$311,473	$492,372

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.18738% Purchase Price)	$29,993	$29,993
Repairs & Maintenance ($1,000/Unit)	$16,000	$16,000
Insurance ($1.25/SF)	$21,450	$21,450
Utilities ($1,400/Unit)	$22,400	$22,400
Trash ($774/Month)	$9,293	$9,293
Landscaping ($150/Month)	$1,800	$1,800
Pest Control ($100/Month)	$1,200	$1,200
Property Management (4%/SGI)	$12,844	$20,304
Onsite Management ($650/Month)	$7,800	$7,800
Direct Assessments	$3,006	$3,006

FINANCIAL ANALYSIS

7509-7521 S Broadway		
List Price:		**$2,526,000**
Down Payment:	30.0%	$757,800
Number of units:		16
Price per Unit:		$157,875
Current GRM		7.87
Pro Forma GRM		4.98
Current Cap Rate:		7.35%
Pro Forma Cap Rate:		14.22%
Year Built:		1960
Approximate Lot Size:		19,008
Approximate Building SF:		17,160
Price per Building SF:		$147.20

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$ 321,107		$ 507,600	
Vacancy Rate Reserve:	$ 9,633	3%[1]	$ 15,228	3%[1]
Gross Operating Income:	$ 311,473		$ 492,372	
Expenses:	$ 125,786	39%[1]	$ 133,246	26%[1]
Net Operating Income:	$ 185,687		$ 359,126	
Debt Service:	$ 120,476		$ 120,476	
Pre Tax Cash Flows:	$ 65,211	8.61%[2]	$ 238,650	31.49%[2]
Principal Reduction:	$ 23,819		$ 23,819	
Total Return Before Taxes:	$ 89,031	11.75%[2]	$ 262,469	34.64%[2]

1 As a percent of Scheduled Gross Income

2 As a percent of Down Payment

Proposed Financing			
First Loan Amount:	$1,768,200	Amort:	30
Terms:	**5.500%**	Fixed:	5
Payment	$10,040	DCR:	1.54

Annualized Expenses:		
***Estimated**	**Current**	**Pro Forma**
New Taxes (1.18738% Purchase Price):	$29,993	$29,993
Repairs & Maintenance ($1000/Unit):	$16,000	$16,000
Insurance ($1.25/SF):	$21,450	$21,450
Utilities ($1400/Unit):	$22,400	$22,400
Trash ($774.38/Month):	$9,293	$9,293
Landscaping ($150/Month):	$1,800	$1,800
Pest Control ($100/Month):	$1,200	$1,200
Property Management ($4% SGI):	$12,844	$20,304
Onsite Management ($/Month):	$7,800	$7,800
Direct Assessments:	$3,006	$3,006
Total Expenses:	$125,786	$133,246
Expenses as %/SGI	39.17%	26.25%
Per Net Sq. Ft:	$7.33	$7.76
Per Unit:	$7,862	$8,328

Scheduled Income:

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Pro Forma Income: Monthly Rent/Unit	Pro Forma Income: Total Income
1	0+1		$ 1,721.20	$ 1,721.20	$ 1,800.00	$ 1,800.00
4	1+1		$ 1,665.23	$ 6,660.90	$ 2,100.00	$ 8,400.00
4	2+1		$ 1,539.81	$ 6,159.24	$ 2,600.00	$ 10,400.00
7	3+1		$ 1,745.36	$ 12,217.55	$ 3,100.00	$ 21,700.00

Total Scheduled Rent:	$26,758.89	$42,300.00
Laundry:	**$0.00**	**$0.00**
Additional Income:	**$0.00**	**$0.00**
SCEP:	**$0.00**	**$0.00**
Monthly Scheduled Gross Income:	$26,758.89	$42,300.00
Annualized Scheduled Gross Income:	$321,106.68	$507,600.00
Utilities Paid by Tenant:	Gas and Electric	Rental Upside: **58%**

FINANCIAL ANALYSIS W/ ADU

7509-7521 S Broadway		
List Price:		**$2,526,000**
ADU Construction Cost ($250/SF):		$875,000
All In Cost:		**$3,401,000**
Down Payment:	30.0%	$757,800
Total Cash Needed:		$1,632,800
Number of units:		24
Price per Unit:		$141,708
Current GRM		5.96
Pro Forma GRM		4.49
Current Cap Rate:		11.36%
Pro Forma Cap Rate:		16.46%
Year Built / Age:		1960
Approximate Lot Size:		19,008
Approximate Building SF Before Construction:		17,160
Approximate Building SF After Construction:		20,660
Price per Building SF:		$164.62

Proposed Financing			
First Loan Amount:	$1,768,200	Amort:	30
Terms:	**5.300%**	Fixed:	5
Payment	$9,819	DCR:	3.28

Annualized Expenses:		
***Estimated** New Taxes (1.18738% Purchase Price):	**Current**	**Pro Forma**
Direct Assessments:	$29,993	$29,993
Repairs & Maintenance ($1000/Unit):	$3,006	$3,006
Insurance ($1.25/SF):	$24,000	$24,000
Utilities ($1400/Unit):	$25,825	$25,825
Trash ($774.38/Month):	$33,600	$33,600
Landscaping ($150/Month):	$9,293	$9,293
Pest Control ($100/Month):	$1,800	$1,800
Property Management (4% SGI):	$1,200	$1,200
Onsite Management ($650/Unit):	$22,828	$30,288
	$15,600	$15,600
Total Expenses:	$167,145	$174,605
Expenses as %/SGI	29.29%	23.06%
Per Net Sq. Ft:	$8.79	$8.45
Per Unit:	$6,964	$7,275

Estimated Proposed Construction:

Potential (8) 2-Bed/1-Bath ADUs at +/- 700 SF Each

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$ 570,707		$ 757,200	
Vacancy Rate Reserve:	$ 17,121	3%[1]	$ 22,716	3%[1]
Gross Operating Income:	$ 553,585	29%[1]	$ 734,484	23%[1]
Expenses:	$ 167,145		$ 174,605	
Net Operating Income:	$ 386,440		$ 559,879	
Loan Payments:	$ 117,827		$ 117,827	
Pre Tax Cash Flows:	$ 268,613	35.45% [2]	$ 442,052	58.33% [2]
Principal Reduction:	$ 23,819		$ 2 3,819	
Total Return Before Taxes:	$ 292,433	38.59% [2]	$ 465,871	61.48% [2]

1 As a percent of Scheduled Gross Income

2 As a percent of Cash

Scheduled Income:

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Pro Forma Income: Monthly Rent/Unit	Pro Forma Income: Total Income
1	0+1		$ 1,721.20	$ 1,721.20	$ 1,800.00	$ 1,800.00
4	1+1		$ 1,665.23	$ 6,660.90	$ 2,100.00	$ 8,400.00
4	2+1		$ 1,539.81	$ 6,159.24	$ 2,600.00	$ 10,400.00
7	3+1		$ 1,745.36	$ 12,217.55	$ 3,100.00	$ 2 1,700.00
8	2+1 ADU		$ 2,600.00	$ 20,800.00	$ 2,600.00	$ 20,800.00

Total Scheduled Rent:	$47,558.89	$63,100.00
Laundry:	**$0.00**	**$0.00**
Additional Income:	**$0.00**	**$0.00**
SCEP:	**$0.00**	**$0.00**
Monthly Scheduled Gross Income:	$47,558.89	$63,100.00
Annualized Scheduled Gross Income:	$570,706.68	$757,200.00
Utilities Paid by Tenant:	Gas & Electric	Rental Upside: **33%**

SECTION 5

SALES COMPARABLES

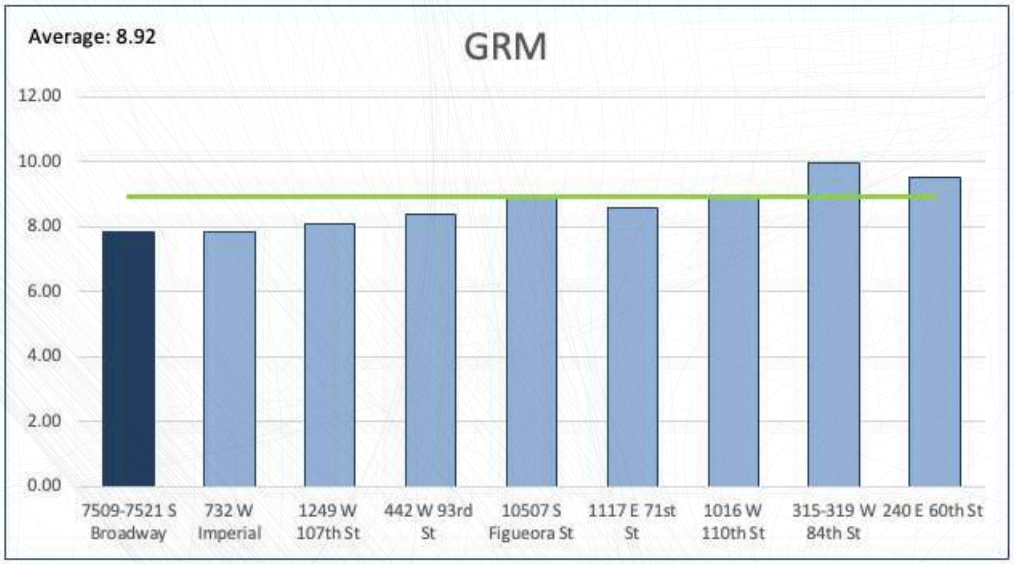
7509-7521 S Broadway Los Angeles, CA 90003



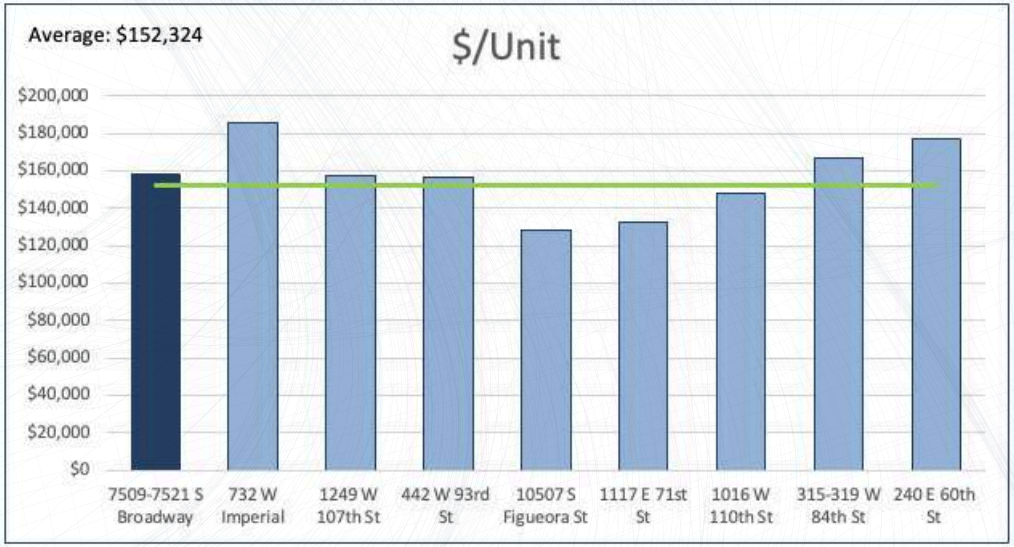
SALES COMPARABLES

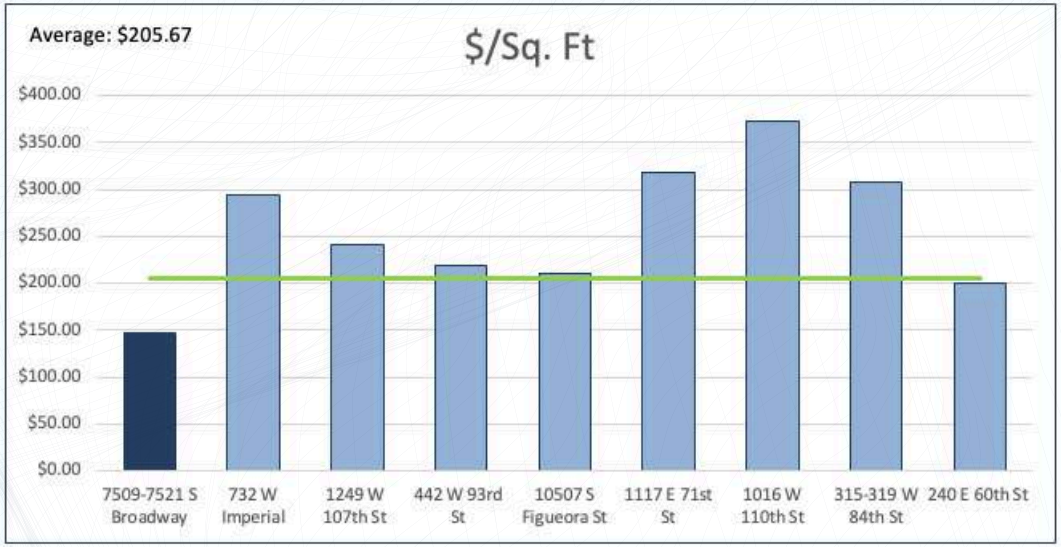
Address	Price	Units	Yr Built	RSF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
732 W Imperial	$1,860,000	10	1958	6,336	7.86	6.74%	$293.56	$186,000	1/27/26	(4) 2+1 (6) 1+1
1249 W 107th St	$1,890,000	12	1959	7,816	8.11	6.54%	$241.81	$157,500	6/4/25	(8) 1+1 (4) 2+1
442 W 93rd St	$2,500,000	16	1939	11,386	8.38	6.33%	$219.57	$156,250	7/3/25	(1) 3+2 (10) 2+1 (5) 1+1 (1) 0+1
10507 S Figueroa St	$2,050,000	16	1956	9,760	8.98	5.90%	$210.04	$128,125	7/3/25	(16) 1+1
1117 E 71st St	$1,325,000	10	1924	4,160	8.57	6.19%	$318.51	$132,500	7/3/25	(10) 1+1
1016 W 110th St	$1,625,000	11	1950	4,358	8.96	5.91%	$372.88	$147,727	10/2/24	(10) 0+1 (1) 4+3
315-319 W 84th St	$2,000,000	12	1924	6,480	9.95	5.32%	$308.64	$166,667	5/24/24	(12) 1+1
240 E 60th St	$1,775,000	10	1965	8,864	9.51	5.57%	$200.25	$177,500	8/27/24	(3) 3+1 (7) 2+1
Average					***8.92***	***5.97%***	***$205.67***	***$152,324***		
7509-7521 S Broadway	***$2,526,000***	***16***	***1960***	***17,160***	***7.87***	***7.35%***	***$147.20***	***$157,875***		***(7) 3+1 (4) 2+1 (4) 1+1 (1) 0+1***
With ADU:										
7509-7521 S Broadway	***$3,401,000***	***24***	***1960***	***20,660***	***5.96***	***11.36%***	***$164.62***	***$141,708***		***(8) 2+1 ADU (7) 3+1 (4) 2+1 (4) 1+1 (1) 0+1***

SALES COMPARABLES









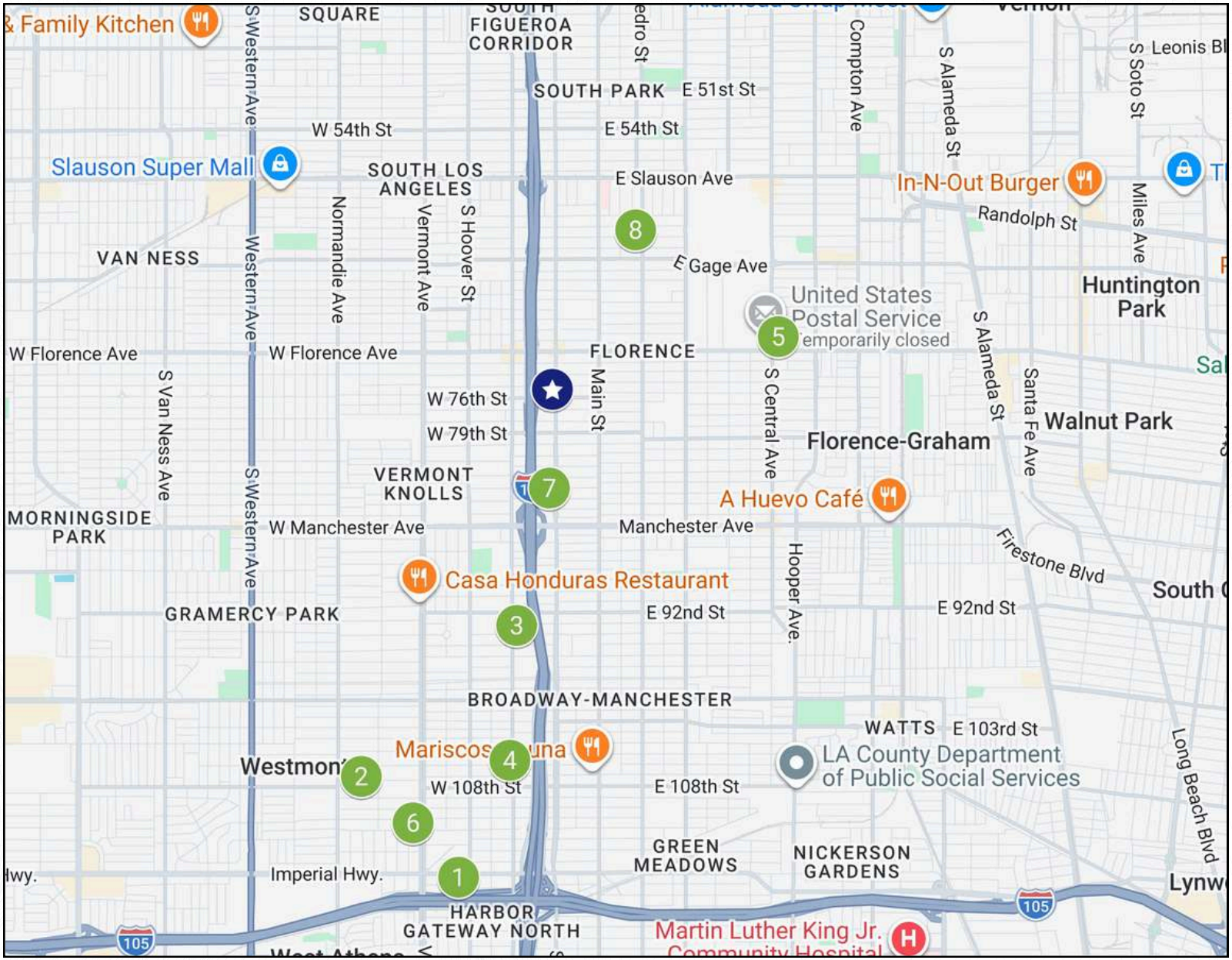
SALES COMPARABLES: BY LOCATION

Subject Property

- 7509 S Broadway

Sales Comparables

1. 732 W Imperial Hwy
2. 1249 W 107th St
3. 442 W 93rd St
4. 10507 S Figueroa St
5. 1117 E 71st St
6. 1016 W 110th St
7. 315 W 84th St
8. 240 E 60th St



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