

OFFERING MEMORANDUM

722 W 79th St Los Angeles, CA 90044



LYON STAHL
INVESTMENT REAL ESTATE

LIST PRICE

\$750,000

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Los Angeles, CA 90044

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PROPERTY DESCRIPTION

722 W 79th St Los Angeles, CA 90044

PROPERTY OVERVIEW



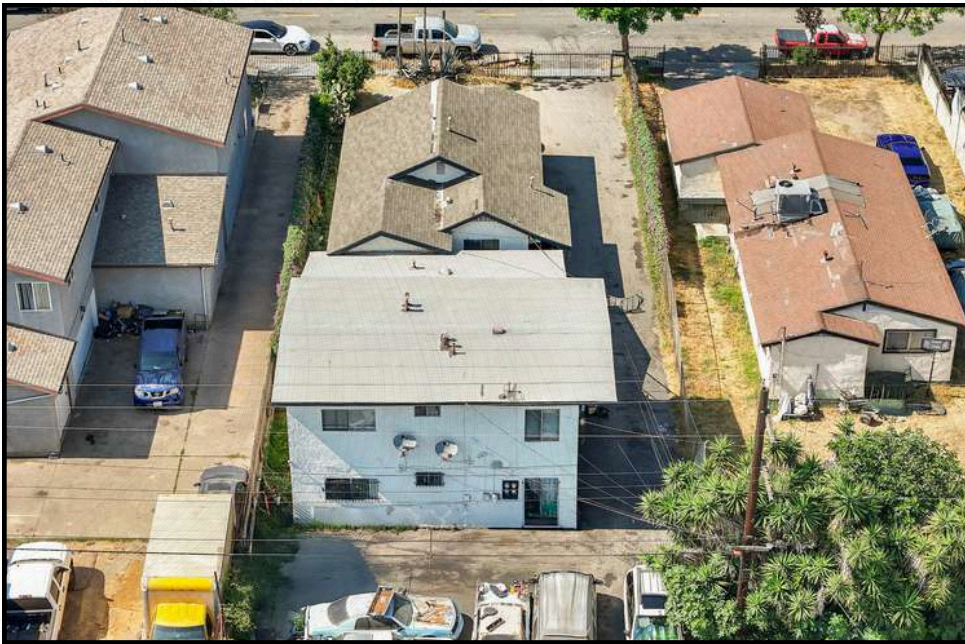
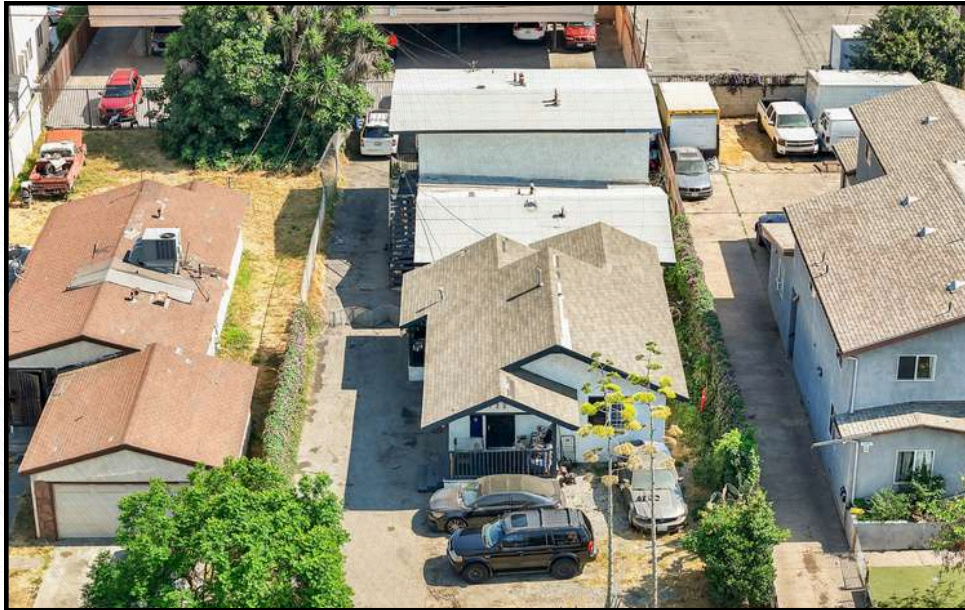
PROPERTY DETAILS

No. of Units	4
Year Built	1921
Rentable SF	3,226
Lot Area	7,056
APN	6032-027-020
Zoning	LA RD1.5
Rent Control	LA RSO
Unit Mix	(4) 2 Bed/1 Bath

INVESTMENT HIGHLIGHTS

- The property sits on a spacious lot just over 7,000 SF and comprises of (4) two-bedroom, one-bathroom units.
- With significant value-add potential, the property projects a potential 130% in rental upside.
- Conveniently located in South Los Angeles, the property is surrounded by restaurants, shopping centers, and major metropolitan hubs.

INVESTMENT SUMMARY



722 W 79th St is a value-add 4-unit apartment building located in the heart of a rapidly growing pocket of Los Angeles. The property offers an ideal unit mix of four (4) 2-bed/1-bath units with over 130% rental upside.

Aggressively priced at \$230/SF, many comparable 4-plexes in the area are trading above \$350/SF post-renovation. An investor has the potential to reposition the asset and exit at a valuation north of \$1.1M.

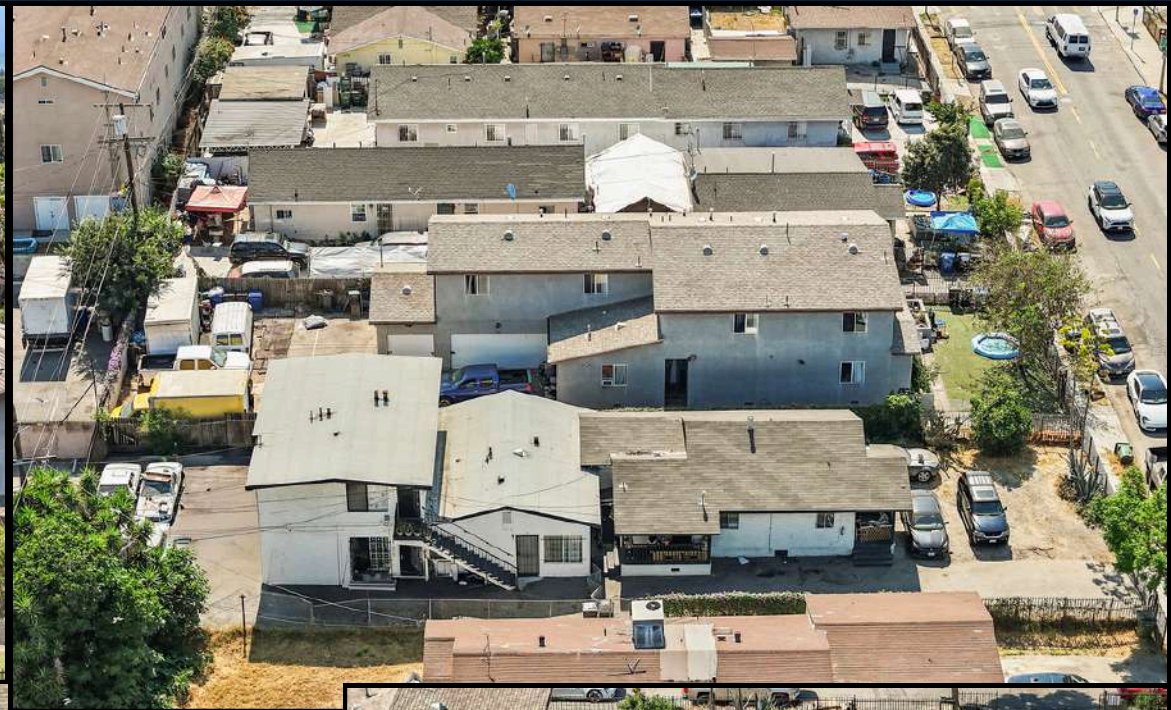
This property also works well as a long-term hold, with a pro forma cap rate of 12.02% based on conservative market rents. Sitting on a 7,056 SF lot, the oversized 3,226 SF building offers ample space and potential for value creation.

Located just minutes from USC, Downtown LA, Exposition Park, BMO Stadium, the Arts District, Lucas Museum, LA Live, and more, 722 W 79th St stands to benefit from the billions of dollars in development transforming the surrounding area.

PROPERTY PHOTOS

722 W 79th St Los Angeles, CA 90044

PROPERTY PHOTOS



LOCATION OVERVIEW

722 W 79th St Los Angeles, CA 90044

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

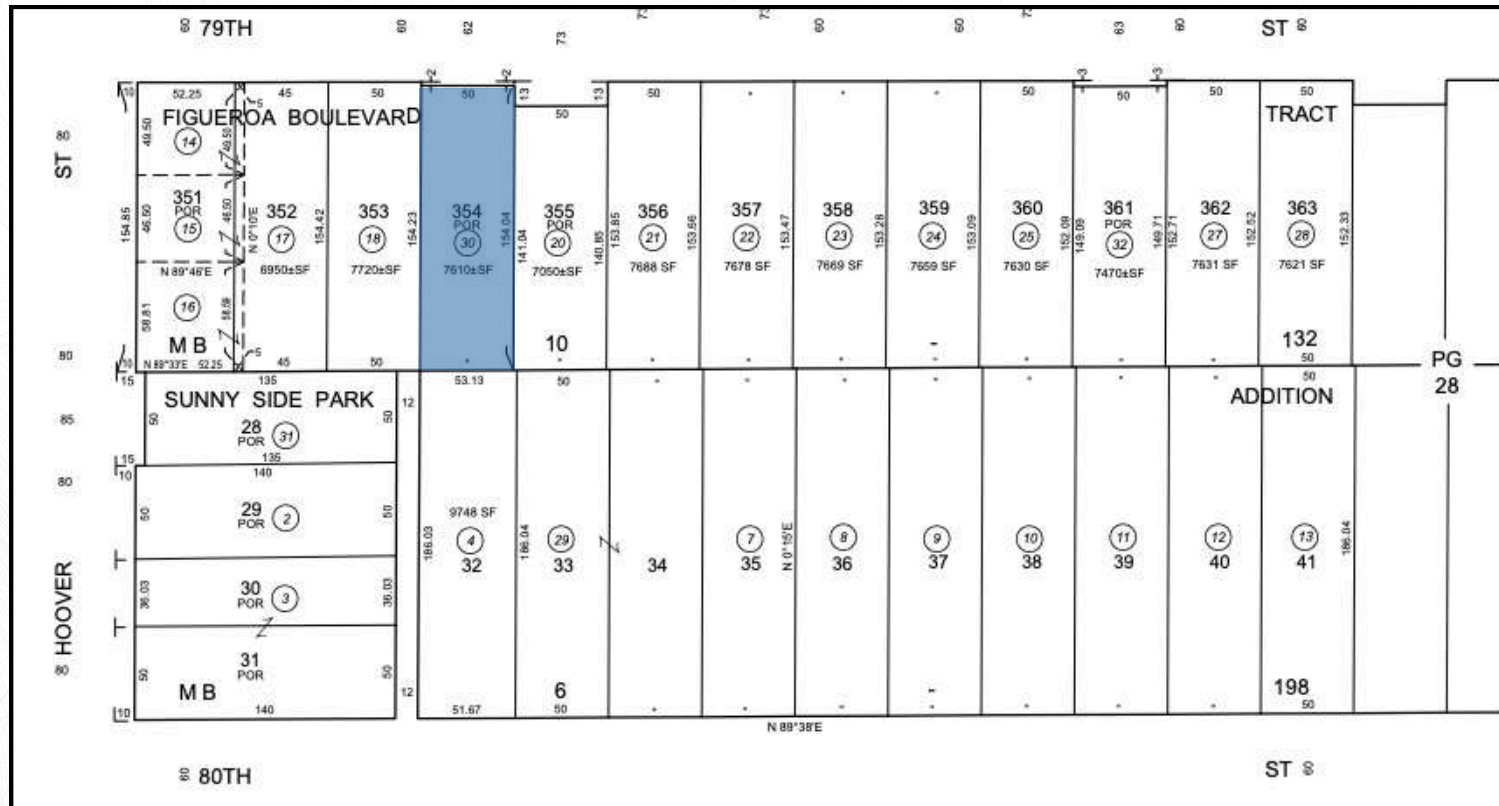


Exposition Park

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.

PARCEL MAP

APN: 6032-027-020



722 W 79th St
Los Angeles, CA 90044

FINANCIAL ANALYSIS

722 W 79th St Los Angeles, CA 90044

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Pro Forma Rents
1	2 Bed/1 Bath	807	\$1,058.00	\$2,500.00
2	2 Bed/1 Bath	807	\$1,058.00	\$2,500.00
3	2 Bed/1 Bath	807	\$1,058.00	\$2,500.00
4	2 Bed/1 Bath	807	\$1,170.00	\$2,500.00

Total Scheduled Rent	\$4,344.00
SCEP LAHD Income	\$17.76
Monthly Scheduled Gross Income	\$4,361.76
Annualized Scheduled Gross Income	\$52,341.12
Rental Upside	130%

FINANCIAL ANALYSIS

722 W 79th St		
List Price:		\$750,000
Down Payment:	60.0%	\$450,000
Number of units:		4
Cost per Unit:		\$187,500
Current GRM:		14.33
Pro Forma GRM:		6.24
Current Cap Rate:		3.24%
Pro Forma Cap Rate:		12.02%
Year Built:		1921
Approx. Lot Size:		7,056
Approx. Gross RSF:		3,226
Cost per Net RSF:		\$232.49

Proposed Financing			
First Loan Amount:	\$300,000	Amort:	30
Terms:	6.500%	Fixed:	7
Payment	\$1,896	DCR:	1.07

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.25% Purchase Price):	\$9,375	\$9,375
Repairs & Maintenance (\$1000/Unit):	\$4,000	\$4,000
Insurance (\$1.5/SF):	\$4,839	\$4,839
Utilities (T-12):	\$6,458	\$6,458
Landscaping (\$100/Month):	\$1,200	\$1,200
Pest Control (\$50/Month):	\$600	\$600
Total Expenses:	\$26,472	\$26,472
Expenses as %/SGI	50.58%	22.02%
Per Net Sq. Ft:	\$8.21	\$8.21
Per Unit:	\$6,618	\$6,618

Annualized Operating Data		Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$	52,341		\$	120,213
Vacancy Rate Reserve:	\$	1,570	3% ¹	\$	3,606 3% ¹
Gross Operating Income:	\$	50,771		\$	116,607
Expenses:	\$	26,472	51% ¹	\$	26,472 22% ¹
Net Operating Income:	\$	24,299		\$	90,135
Debt Service:	\$	22,754		\$	22,754
Pre Tax Cash Flows:	\$	1,545	0.34% ²	\$	67,381 14.97% ²
Principal Reduction:	\$	3,353		\$	3,353
Total Return Before Taxes:	\$	4,898	1.09% ²	\$	70,734 15.72% ²

¹ As a percent of Scheduled Gross Income

² As a percent of Down Payment

Scheduled Income:						
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income	
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	2+1		\$ 1,058.00	\$ 1,058.00	\$ 2,500.00	\$ 2,500.00
1	2+1		\$ 1,058.00	\$ 1,058.00	\$ 2,500.00	\$ 2,500.00
1	2+1		\$ 1,058.00	\$ 1,058.00	\$ 2,500.00	\$ 2,500.00
1	2+1		\$ 1,170.00	\$ 1,170.00	\$ 2,500.00	\$ 2,500.00
Total Scheduled Rent:			\$4,344.00		\$10,000.00	
SCEP:			\$17.76		\$17.76	
Additional Income:			\$0.00		\$0.00	
SCEP:			\$0.00		\$0.00	
Monthly Scheduled Gross Income:			\$4,361.76		\$10,017.76	
Annualized Scheduled Gross Income:			\$52,341.12		\$120,213.12	
Utilities Paid by Tenant:			Gas and Electric		Rental Upside:	130%

VALUE ADD POTENTIAL

Exit Metrics		
PPU:	\$1,200,000	\$300,000
PPSF:	\$1,129,100	\$350
Pro Forma GRM:	\$1,202,131	10.00
Pro Forma Cap:	\$1,288,957	6.75%
Blended Averages:	\$1,205,047	

All In Cost:	Buyouts/Unit:	\$20,000
\$910,000	Capex/Unit:	\$20,000

Exit Proceeds:		
Sale Price	\$1,200,000	
Closing Costs	\$6,000	0.50%
Broker Fees	\$60,000	5.00%
Loan Amount:	\$562,500	
Transfer Tax:	\$4,200	
Net Proceed:	\$567,300	
Acquisition Breakdown		
Acquisition Cost:	\$750,000	
Down Payment	\$187,500	
Buyouts	\$80,000	
Renovations	\$80,000	
All in Cost:	\$347,500	
Return		
Return (% of Cash)	63.3%	
Profit (\$ of Cash)	\$219,800	

This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to value are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.

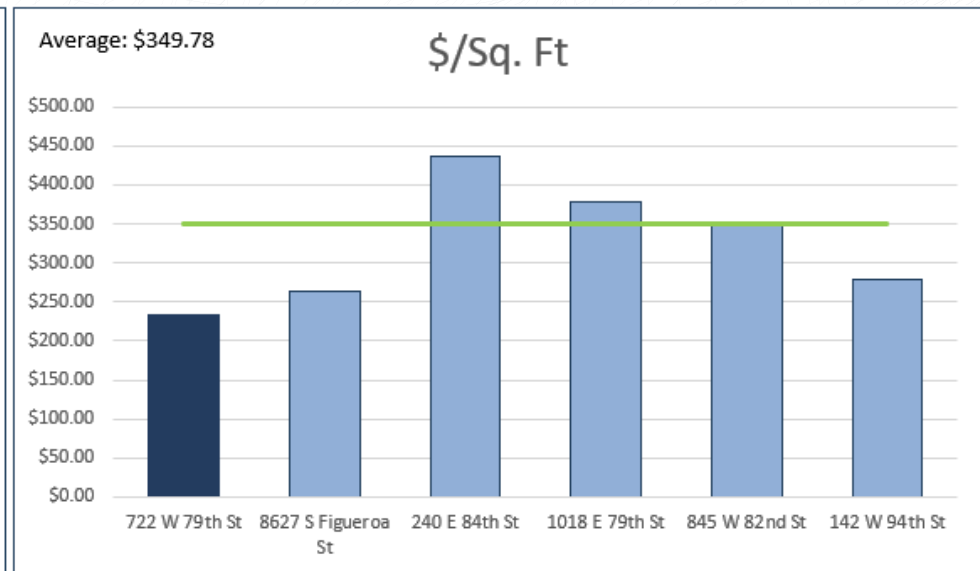
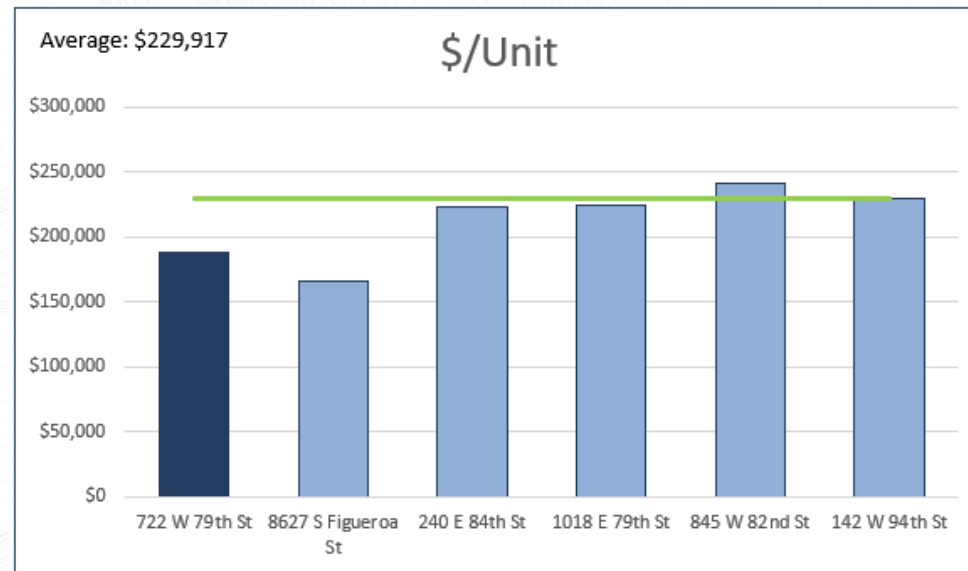
SALES COMPARABLES

722 W 79th St Los Angeles, CA 90044

SALES COMPARABLES

Closed

Address	City/State/Zip	Price	Units	Yr. Built	RSF	Price/Sq.Ft	Price/Unit	COE	Unit Mix
8627 S Figueroa St	Los Angeles, CA 90003	\$665,000	4	1949	2,518	\$264.10	\$166,250	5/19/2025	(4) 1+1
423 E 82nd St	Los Angeles, CA 90003	\$1,180,000	4	1966	3,031	\$389.31	\$295,000	5/19/2025	(4) 3+1
240 E 84th St	Los Angeles, CA 90003	\$890,000	4	1942	2,039	\$436.49	\$222,500	4/22/2025	(4) 1+1
1018 E 79th St	Los Angeles, CA 90001	\$900,000	4	1928	2,380	\$378.15	\$225,000	4/1/2025	(4) 1+1
845 W 82nd St	Los Angeles, CA 90044	\$965,000	4	1934	2,738	\$352.45	\$241,250	3/27/2025	(2) 2+1 (2) 1+1
142 W 94th St	Los Angeles, CA 90003	\$918,000	4	1964	3,300	\$278.18	\$229,500	2/27/2025	(4) 2+1
Average						\$349.78	\$229,917		
722 W 79th St	Los Angeles, CA 90044	\$750,000	4	1921	3,226	\$232.49	\$187,500		



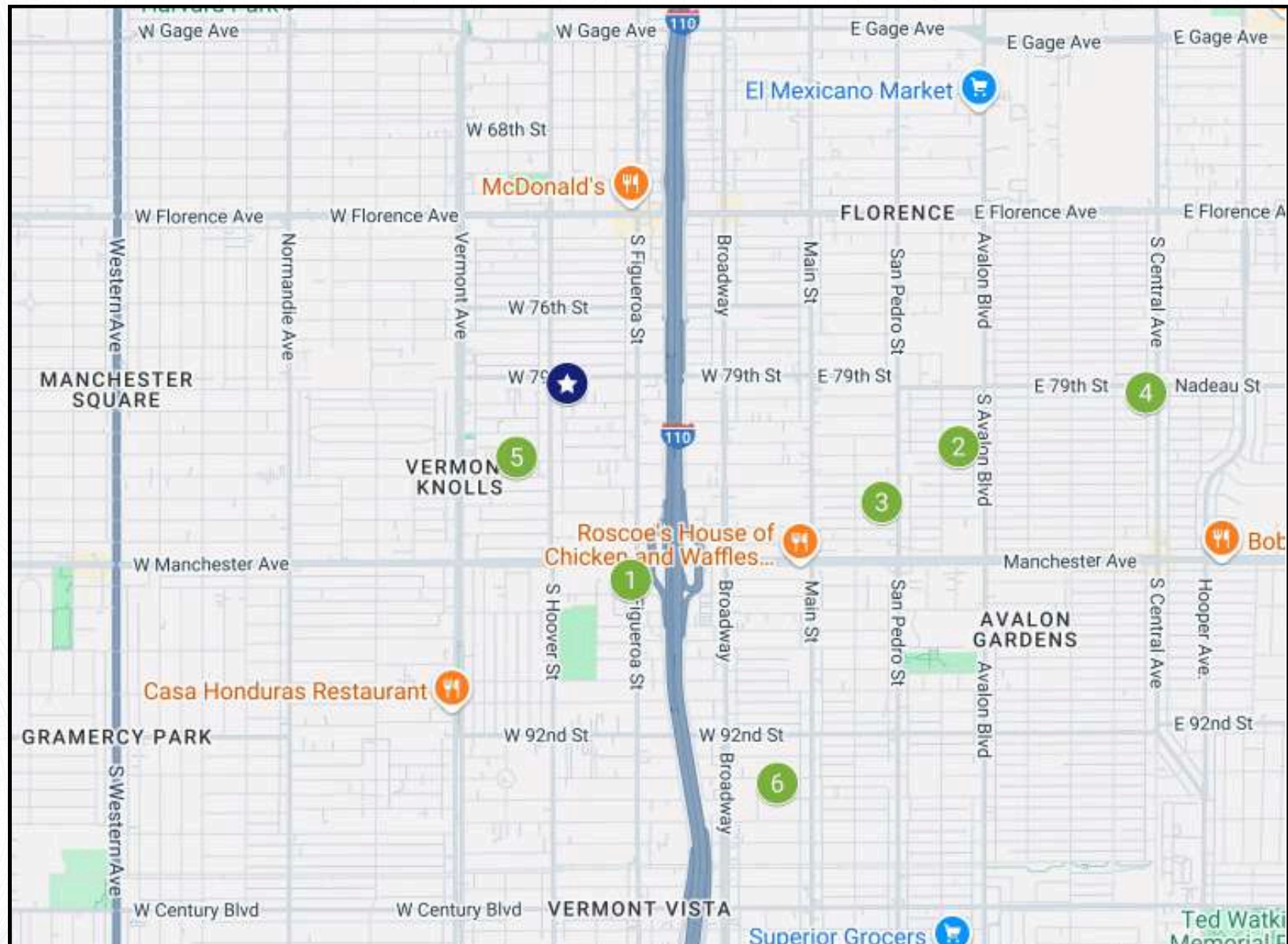
SALES COMPARABLES: BY LOCATION

Subject Property

★ 722 W 79th St

Sales Comparables

- 1 8627 S Figueroa St
- 2 423 E 82nd St
- 3 240 E 84th St
- 4 1018 E 79th St
- 5 845 W 82nd St
- 6 142 W 94th St



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