EXCLUSIVE OFFERING MEMORANDUM

2819 3rd Ave

Los Angeles, California 90018

5-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

$1,499,000

INVESTMENT OVERVIEW

A Compelling Los Angeles Multifamily Offering

Five units with current income and identified pro forma upside.

OFFERING PRICE	UNITS	BUILDING	LOT
$1.499M	**5**	**2,541 SF**	**5,823 SF**

2819 3rd Ave is presented as a five-unit multifamily investment opportunity. The property profile identifies a 1925 original building and a 2022 ADU, with onsite parking and current annual income of $125,796.

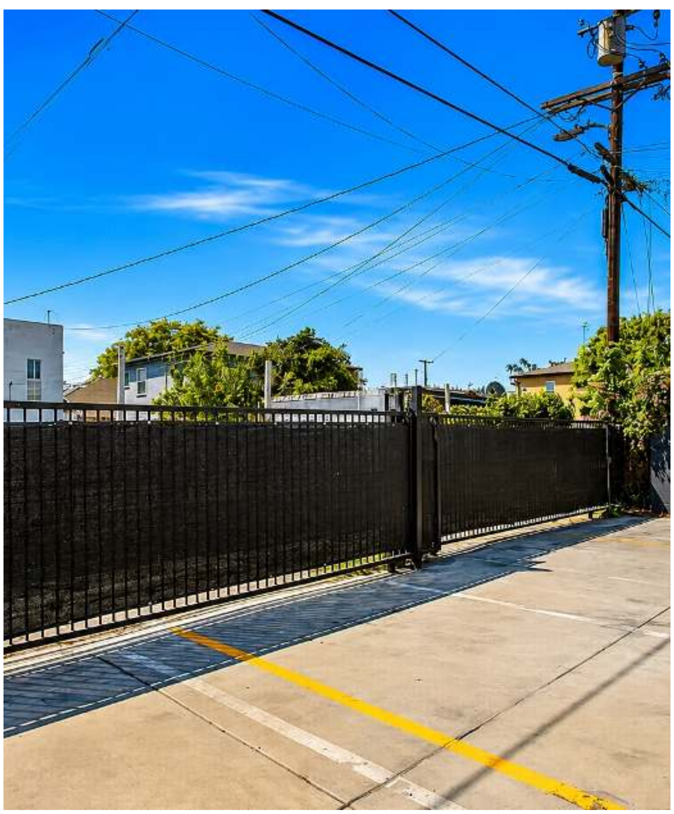
INVESTMENT HIGHLIGHTS

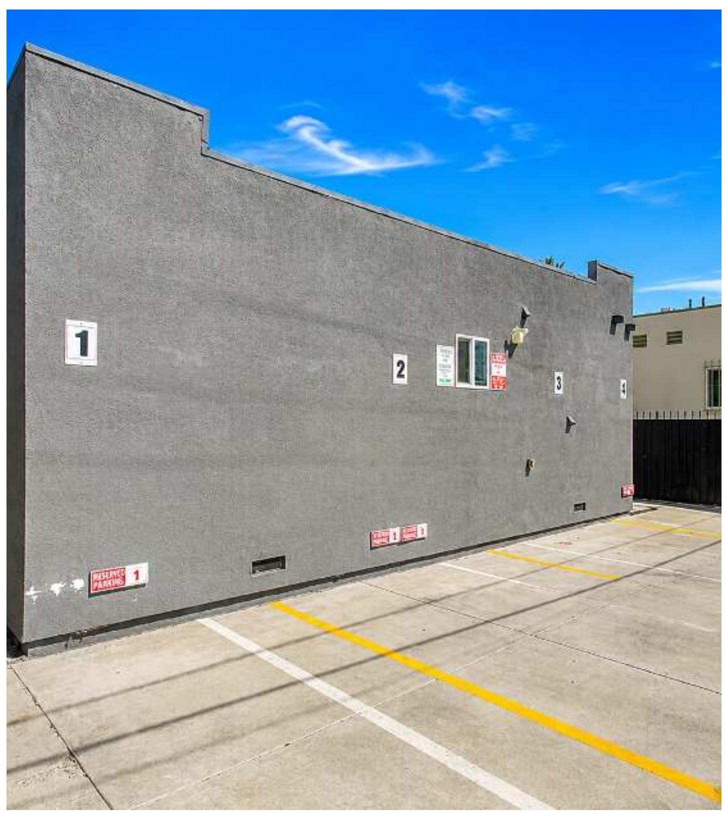
Property at a Glance

- **5 Units**
  Existing multifamily configuration.
- **2022 ADU**
  Property profile notes an ADU completed in 2022.
- **$10,483 / Month**
  Total current monthly income including pet rent and parking.
- **11.92 Current GRM**
  Stated at the $1,499,000 offering price.
- **6.77% Pro Forma Cap**
  Primary capitalization rate highlighted for the offering.
- **4 Onsite Parking Spaces**
  1BR pays $10/month; 2BR units receive parking at no charge.

PROPERTY PHOTOGRAPHY

Exterior & Common Areas





PROPERTY PHOTOGRAPHY

Interior Presentation

PROPERTY PHOTOGRAPHY

Bedrooms, Baths & Laundry

FINANCIAL ANALYSIS

Current Income Overview

Figures below are drawn from the seller financial analysis provided for the offering.

Income Source	Monthly	Annual
Base Rental Income	$10,373	$124,476
Pet Rent - 2 Units	$100	$1,200
Parking - 1 Space	$10	$120
Total Current Income	$10,483	$125,796

CURRENT GRM

11.92

PRO FORMA GRM

10.20

PRO FORMA CAP

6.77%

PARKING

4 SPACES

1 paid (1BR); 2BR parking included

PRICE / UNIT

$299,800

calculated

PRICE / SF

$590

approx. calculated

Note: The source financial analysis states the current and pro forma GRM and capitalization rates shown above. No unit-by-unit rent roll or market-rent schedule was provided, so this memorandum does not infer or fabricate those figures.

FINANCIAL ANALYSIS

Operating Expense Summary

Operating Expense	Annual
Property Taxes & D.A.	$16,824
Insurance	$3,081
Water & Electricity	$5,700
Solar Lease	$4,356
Landscaping	$1,440
Professional Management (5%)*	$6,101
Repairs & Maintenance	$5,433
Total Operating Expenses	$42,936

SOLAR OBLIGATION

$363 / month

Annual solar payment: $4,356. The seller analysis states that the solar payment is tied to the property and is to be assumed by the buyer, subject to provider and contract terms.

* Professional management is estimated at 5% of effective operating income and may be eliminated if the next owner self-manages.

PROPERTY PROFILE

Physical Overview

ADDRESS

2819 3rd Ave, Los Angeles, CA 90018

UNITS

5

YEAR BUILT

1925 / ADU 2022

BUILDING SIZE

2,541 SF

LOT SIZE

5,823 SF

PARKING

4 onsite spaces

1BR pays $10/month; 2BR units receive parking at no charge.

OFFERING PRICE

$1,499,000

The property profile and financial figures shown in this memorandum are based on the seller analysis supplied for the offering.

INVESTMENT POSITIONING

Pro Forma Yield & Upside

$125,796
CURRENT ANNUAL INCOME

6.77%
PRO FORMA CAP RATE

4 SPACES
ONSITE PARKING

The offering is positioned around its 6.77% pro forma capitalization rate and identified income upside. Four onsite parking spaces serve the property: the one-bedroom unit pays $10 per month for parking, while parking is included at no additional charge for the two-bedroom units.

2819 3rd Ave | Los Angeles

OFFERING MEMORANDUM

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Los Angeles, CA 90018

$1,499,000

5-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY