# OFFERING MEMORANDUM

## 605 N ST LOUIS ST LOS ANGELES, CA 90033


**LIST PRICE**

**$949,000**

LYONSTAHL INVESTMENT REAL ESTATE

JACOBSON INVESTMENT GROUP

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# 605 N St Louis St

Los Angeles, CA 90033

# PROPERTY DESCRIPTION

**605 N St Louis St** Los Angeles, CA 90033


605 N St Louis St presents an attractive 4-unit multifamily investment opportunity in Los Angeles, offered at $949,000 ($237,250/unit), reflecting a 6.82% current Cap Rate and 10.47 GRM. **Three of the four units will be delivered vacant**, providing an investor with immediate value-add potential through the opportunity to renovate, reposition, and achieve higher market rents. Pro Forma rents reflect a 13.59% increase in scheduled rental income, further highlighting the property's upside potential.

Originally built in 1923, the property encompasses approximately 2,598 SF on a 5,311 SF lot, equating to $365/SF. The property is separately metered for electric, gas, and trash, providing for a favorable expense structure and greater control over operating costs.

Strategically located in Los Angeles' 90033 neighborhood, 605 N St Louis St benefits from convenient access to major employment centers, established retail corridors, and public transportation. The surrounding rental market is supported by consistent tenant demand and long-term growth potential, positioning the property as an attractive opportunity for investors seeking a combination of immediate value-add upside, operational efficiency, and long-term appreciation.

# PROPERTY DETAILS

| | |
|---|---|
| **Address** | 605 N St Louis St<br>Los Angeles, CA 90033 |
| **List Price** | $949,000 |
| **Total Units** | 4 |
| **Total Building Sq. Ft.** | 2,598 SF |
| **Total Lot Size** | 5,311 SF |
| **Year Built** | 1923 |
| **Price / Unit** | $237,250 |
| **Price / Sq. Ft.** | $365.28 |
| **Zoning** | LA R2 |
| **APN** | 5175-027-002 |
| **Rent Control** | LA RSO |
| **Parking** | 4 |

## INVESTMENT HIGHLIGHTS

- 4-unit multifamily asset in Los Angeles, built in 1923
- Priced at a 10.47 GRM and 6.82% current cap rate
- 13.59% rental upside to pro forma rents
- Subject to LA RSO rent control
- Priced at $365/SF on the building

# PARCEL MAP

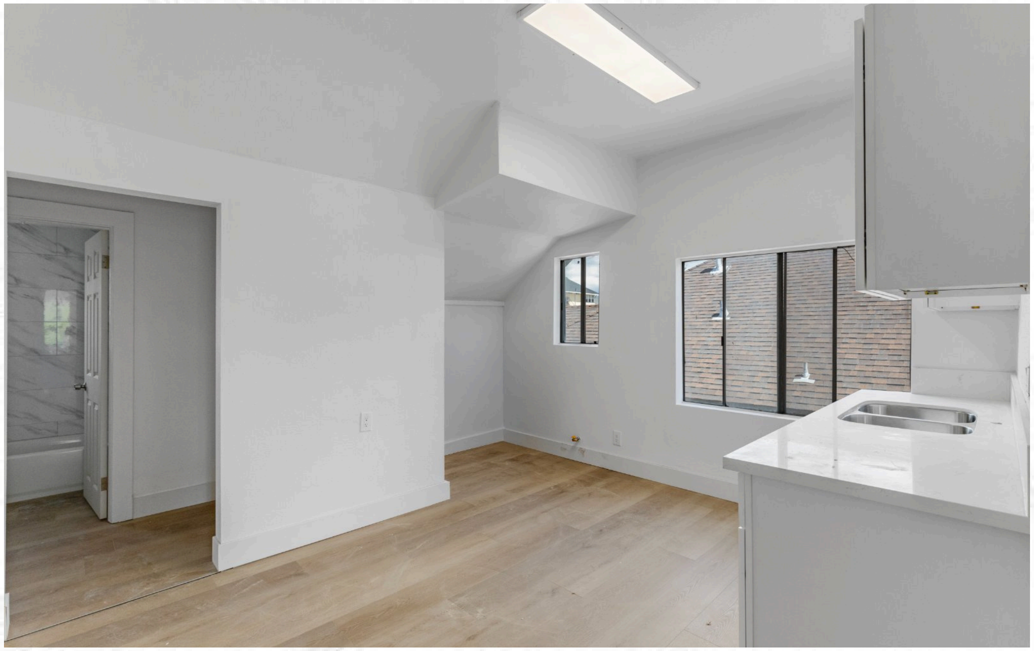
SHERIDAN
N.61° 40' 15"E.
PL.
BAILEY ST.
SHERIDAN ST.
CUMMINGS
ST.
ST. LOUIS
N.27° 57' 45"E.
123.5
42.52
44
43
42
60
80
20
10 30
11 31
12 32
13 33
14 34
15 35
16 36
20 37
19 38
9 29
8 28
7 27
6 26
5 25
4 24
3 23
2 22
1 21

# PROPERTY PHOTOS

# PROPERTY PHOTOS

# PROPERTY PHOTOS


# PROPERTY PHOTOS



# FINANCIAL ANALYSIS

**605 N St Louis St** Los Angeles, CA 90033

# RENT ROLL

| Unit # | Bdrms / Baths | +/- Sq. Ft | Monthly Rent / Average | Total Monthly Income | Pro Forma Rent / Unit | Pro Forma Total | Notes |
|---|---|---|---|---|---|---|---|
| 605 | 1+1 | 600 | $1,995 | $1,995 | $1,995 | $1,995 | *Vacant* |
| 605.5 | 1+1 | 576 | $969 | $969 | $1,995 | $1,995 | |
| 607 | 1+1 | 622 | $1,995 | $1,995 | $1,995 | $1,995 | *Vacant* |
| 607.5 | 2+1 | 800 | $2,595 | $2,595 | $2,595 | $2,595 | *Vacant* |
| **TOTAL RENTAL INCOME** | | | | **$7,554** | | **$8,580** | |
| **TOTAL MONTHLY INCOME** | | | | **$7,554** | | **$8,580** | |
| **TOTAL ANNUAL INCOME** | | | | **$90,642** | | **$102,960** | |

# INCOME & EXPENSES

| Annualized Operating Data | Current | % | Pro Forma | % |
|---|---|---|---|---|
| Scheduled Gross Income | $90,642 | | $102,960 | |
| Vacancy Rate Reserve | $2,719 | 3.00% | $3,089 | 3.00% |
| Gross Operating Income | $87,923 | | $99,871 | |
| Operating Expenses | $23,210 | 25.61% | $23,210 | 22.54% |
| **NET OPERATING INCOME** | **$64,713** | | **$76,661** | |
| Debt Service | $61,449 | | $61,449 | |
| *Pre-Tax Cash Flow* | *$3,264* | *3.44%* | *$15,212* | *16.03%* |
| Principal Reduction | $10,488 | | $10,488 | |
| *Total Return Before Taxes* | *$13,752* | *14.49%* | *$25,701* | *27.08%* |

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

| **Annualized Expenses** (*estimated) | Current | Pro Forma |
|---|---|---|
| New Taxes (1.25% Purchase Price) | $11,863 | $11,863 |
| Repairs & Maintenance ($1000/Unit) | $4,000 | $4,000 |
| Insurance ($1.35/SF) | $3,507 | $3,507 |
| Utilities ($600/Unit) | $2,400 | $2,400 |
| Trash ($0/Month) | $0 | $0 |
| Landscaping+Pest Control ($120/Month) | $1,440 | $1,440 |
| **TOTAL EXPENSES** | **$23,210** | **$23,210** |
| Expenses as % of SGI | 25.61% | 22.54% |
| Per Sq. Ft. | $8.93 | $8.93 |
| Per Unit | $5,802 | $5,802 |

# FINANCIAL ANALYSIS

| Property Address | | 605 N St Louis St |
|---|---|---|
| List Price: | | **$949,000** |
| Down Payment: | 10.0% | $94,900 |
| Number of Units: | | 4 |
| Cost per Unit: | | $237,250 |
| Current GRM: | | 10.47 |
| Pro Forma GRM: | | 9.22 |
| Current CAP: | | 6.82% |
| Pro Forma CAP: | | 8.08% |
| Year Built: | | 1923 |
| Approx. Lot Size: | | 5,311 SF |
| Approx. Gross RSF: | | 2,598 SF |
| Cost per RSF: | | $365.28 |

## Proposed Financing

| | |
|---|---|
| First Loan Amount: | $854,100 |
| Interest Rate: | 6.00% |
| Amortization: | 30 yrs |
| Fixed Period: | 30 yrs |
| Monthly Payment: | $5,121 |
| DCR: | 1.05 |

## Annualized Expenses *Estimated

| | |
|---|---|
| New Taxes (1.25% Purchase Price): | $11,863 |
| Repairs & Maintenance ($1000/Unit): | $4,000 |
| Insurance ($1.35/SF): | $3,507 |
| Utilities ($600/Unit): | $2,400 |
| Landscaping+Pest Control ($120/Month): | $1,440 |
| **Total Expenses:** | **$23,210** |
| Expenses as % of SGI: | 25.61% |
| Per Unit: | $5,802 |

## Annualized Operating Data

| | Current Rents | | Pro Forma Rents | |
|---|---|---|---|---|
| Scheduled Gross Income: | $90,642 | | $102,960 | |
| Vacancy Rate Reserve: | $2,719 | 3.00% *1 | $3,089 | 3.00% *1 |
| Gross Operating Income: | $87,923 | | $99,871 | |
| Operating Expenses: | $23,210 | 25.61% *1 | $23,210 | 22.54% *1 |
| Net Operating Income: | $64,713 | | $76,661 | |
| Loan Payments: | $61,449 | | $61,449 | |
| Pre-Tax Cash Flow: | $3,264 | 3.44% *2 | $15,212 | 16.03% *2 |
| Principal Reduction: | $10,488 | | $10,488 | |
| Total Return Before Taxes: | $13,752 | 14.49% *2 | $25,701 | 27.08% *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 | 1+1 | Vacant | $1,995 | $1,995 | $1,995 | $1,995 |
| 1 | 1+1 | | $969 | $969 | $1,995 | $1,995 |
| 1 | 1+1 | Vacant | $1,995 | $1,995 | $1,995 | $1,995 |
| 1 | 2+1 | Vacant | $2,595 | $2,595 | $2,595 | $2,595 |
| **Monthly Scheduled Gross Income** | | | | **$7,554** | | **$8,580** |
| **Annualized Scheduled Gross Income** | | | | **$90,642** | | **$102,960** |

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 13.59%

# FINANCING

| Proposed Financing | | |
|---|---|---|
| List Price: | | $949,000 |
| Down Payment: | 10.0% | $94,900 |
| First Loan Amount: | | $854,100 |
| Loan-to-Value: | | 90% |
| Interest Rate: | | 6.00% |
| Amortization: | | 30 years |
| Fixed Period: | | 30 years |
| Monthly Payment (P&I): | | $5,121 |
| Annual Debt Service: | | $61,449 |
| DCR: | | 1.05 |

| Debt Coverage & Cash Flow | |
|---|---|
| Net Operating Income (Current): | $64,713 |
| Net Operating Income (Pro Forma): | $76,661 |
| Pre-Tax Cash Flow (Current): | $3,264 |
| Pre-Tax Cash Flow (Pro Forma): | $15,212 |
| Cash-on-Cash (Current): | 3.44% |
| Cash-on-Cash (Pro Forma): | 16.03% |
| Total Return Before Taxes (PF): | $25,701 |

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

**605 N St Louis St** Los Angeles, CA 90033

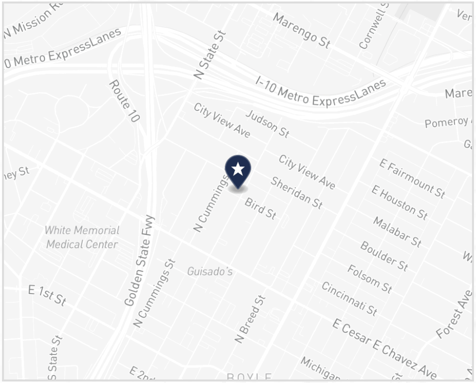
# SALE COMPS

## 605 N ST LOUIS ST

Los Angeles, CA 90033

**Subject Property**

| | | | |
|---|---|---|---|
| Price: | $949,000 | Bldg Size: | 2,598 SF |
| No. Units: | 4 | Price/SF: | $365.28 |
| GRM: | 10.47 | CAP: | 6.82% |
| $/Unit: | $237,250 | | |

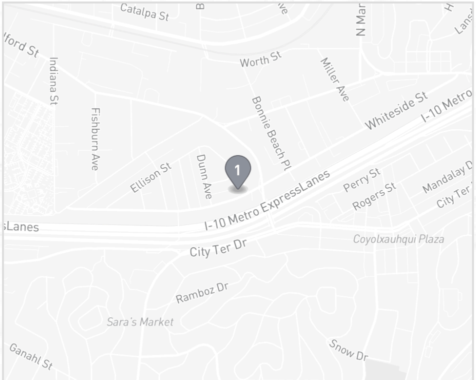



## 3737 WHITESIDE ST

Los Angeles, CA 90063

**Sold 5/22/2026**

| | | | |
|---|---|---|---|
| Price: | $1,200,000 | Bldg Size: | 2,256 SF |
| No. Units: | 4 | Price/SF: | $531.91 |
| GRM: | 8.55 | CAP: | 7.60% |
| $/Unit: | $300,000 | | |

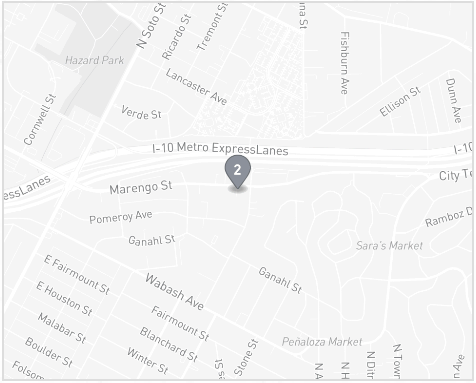



## 2770 MARENGO ST

Los Angeles, CA 90033

**Sold 12/23/2025**

| | | | |
|---|---|---|---|
| Price: | $1,000,000 | Bldg Size: | 2,300 SF |
| No. Units: | 4 | Price/SF: | $434.78 |
| GRM: | 16.78 | CAP: | 3.87% |
| $/Unit: | $250,000 | | |

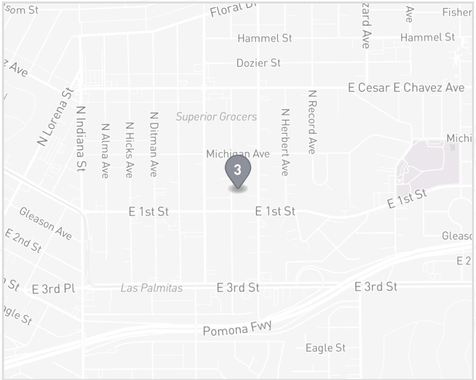


## 3

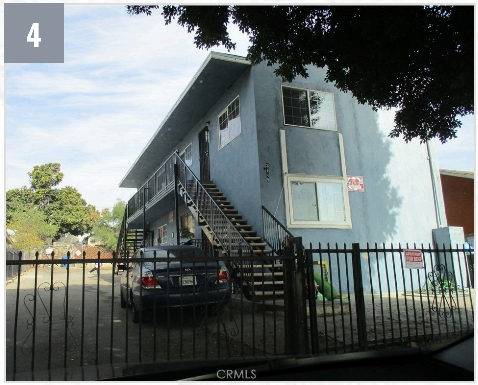
### 126 N EASTMAN AVE
Los Angeles, CA 90063

**Sold 12/10/2025**

| | | | |
|---|---|---|---|
| Price: | **$1,050,000** | Bldg Size: | **2,976 SF** |
| No. Units: | **4** | Price/SF: | **$352.82** |
| GRM: | **10.54** | CAP: | **6.17%** |
| $/Unit: | **$262,500** | | |



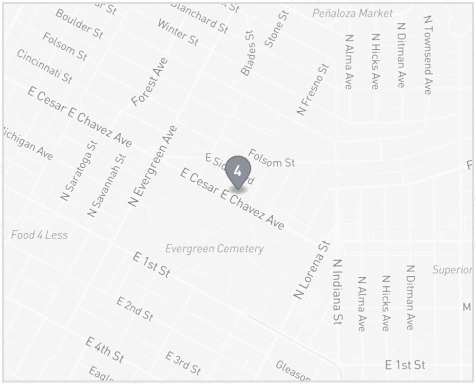

## 4




### 3149 E CESAR CHAVEZ AVE
Los Angeles, CA 90063

**Sold 12/2/2025**

| | | | |
|---|---|---|---|
| Price: | **$1,025,000** | Bldg Size: | **2,420 SF** |
| No. Units: | **4** | Price/SF: | **$423.55** |
| GRM: | **9.26** | CAP: | **7.02%** |
| $/Unit: | **$256,250** | | |

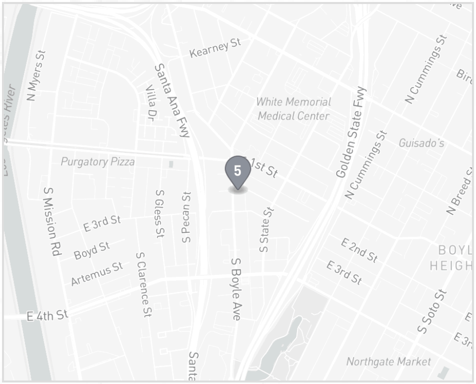



## 5

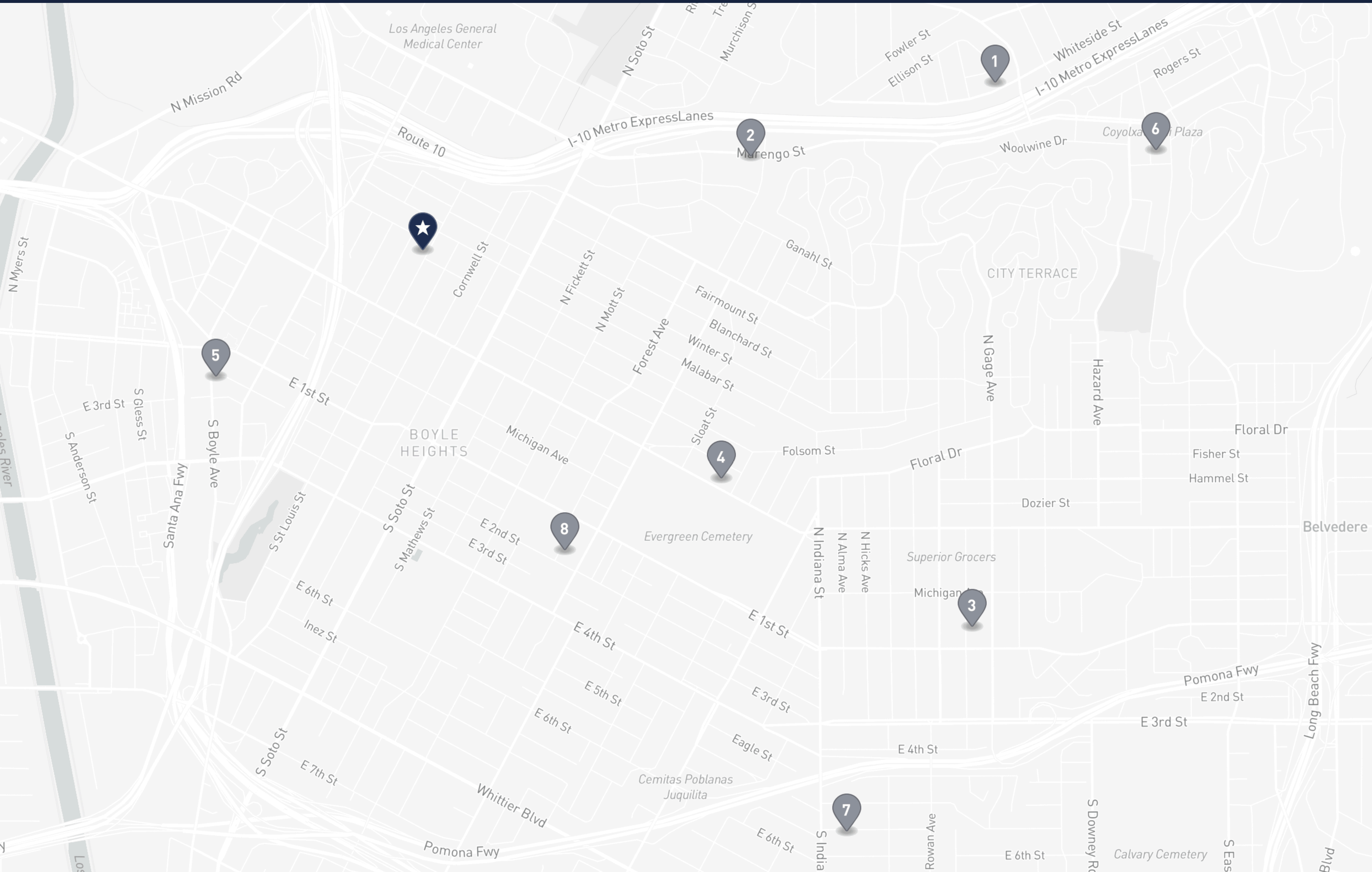
### 202 S BOYLE AVE
Los Angeles, CA 90033

**Sold 11/20/2025**

| | | | |
|---|---|---|---|
| Price: | **$1,150,000** | Bldg Size: | **5,112 SF** |
| No. Units: | **4** | Price/SF: | **$224.96** |
| GRM: | **9.21** | CAP: | **7.05%** |
| $/Unit: | **$287,500** | | |



# SALE COMPS MAP



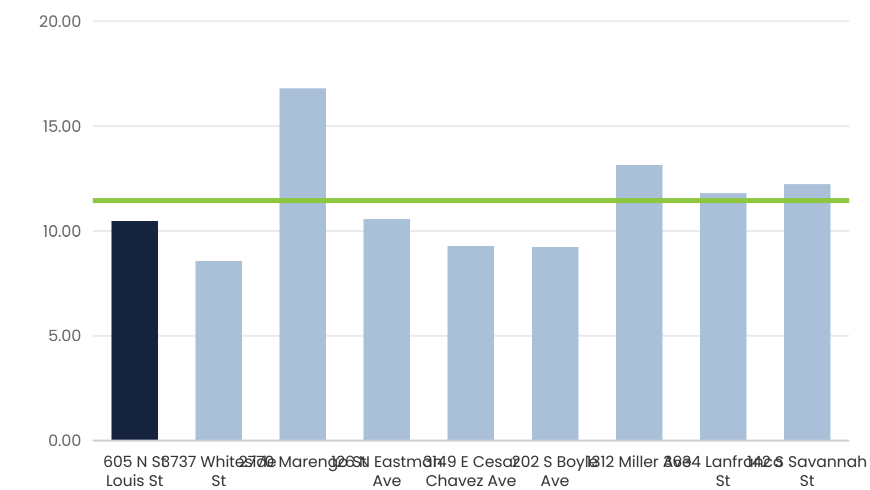
# SALE COMPS ANALYSIS

| Address | Price | Units | Yr Built | Bldg SF | GRM | Cap Rate | $/SF | $/Unit | COE | Unit Mix |
|---|---|---|---|---|---|---|---|---|---|---|
| **3737 Whiteside St**<br>Los Angeles, CA 90063 | $1,200,000 | 4 | 1958 | 2,256 | 8.55 | 7.60% | $531.91 | $300,000 | 5/22/2026 | |
| **2770 Marengo St**<br>Los Angeles, CA 90033 | $1,000,000 | 4 | 1950 | 2,300 | 16.78 | 3.87% | $434.78 | $250,000 | 12/23/2025 | |
| **126 N Eastman Ave**<br>Los Angeles, CA 90063 | $1,050,000 | 4 | 1909 | 2,976 | 10.54 | 6.17% | $352.82 | $262,500 | 12/10/2025 | |
| **3149 E Cesar Chavez Ave**<br>Los Angeles, CA 90063 | $1,025,000 | 4 | 1960 | 2,420 | 9.26 | 7.02% | $423.55 | $256,250 | 12/2/2025 | |
| **202 S Boyle Ave**<br>Los Angeles, CA 90033 | $1,150,000 | 4 | 1907 | 5,112 | 9.21 | 7.05% | $224.96 | $287,500 | 11/20/2025 | |
| **1312 Miller Ave**<br>Los Angeles, CA 90063 | $1,330,000 | 4 | 1940 | 3,498 | 13.15 | 5.70% | $380.22 | $332,500 | 9/17/2025 | |
| **3634 Lanfranco St**<br>Los Angeles, CA 90063 | $1,085,000 | 4 | 1911 | 3,132 | 11.77 | 5.52% | $346.42 | $271,250 | 9/4/2025 | |
| **142 S Savannah St**<br>Los Angeles, CA 90033 | $1,300,000 | 4 | 1959 | 2,656 | 12.22 | 5.32% | $489.46 | $325,000 | 9/3/2025 | |
| *Average* | | | | | *11.44* | *6.03%* | *$398.02* | *$285,625* | | |
| **605 N St Louis St** (Subject) | **$949,000** | **4** | **1923** | **2,598** | **10.47** | **6.82%** | **$365.28** | **$237,250** | **On Market** | |

# SALE COMP CHARTS

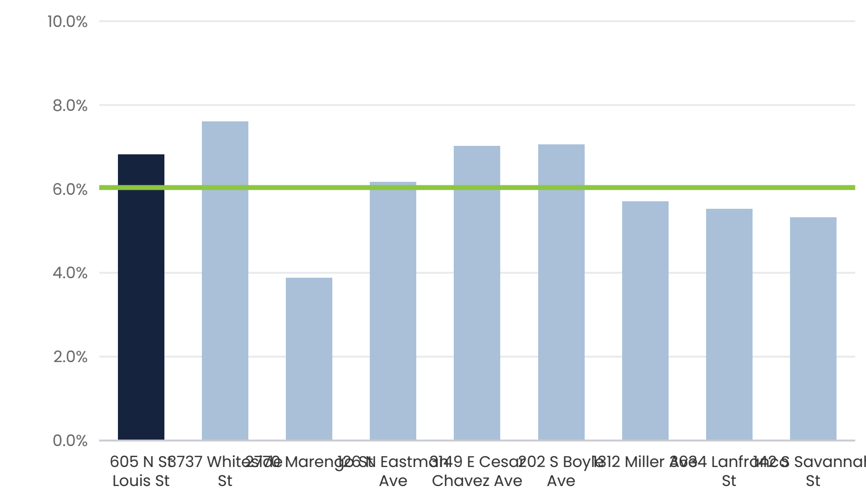
**Average: 11.44**

GRM



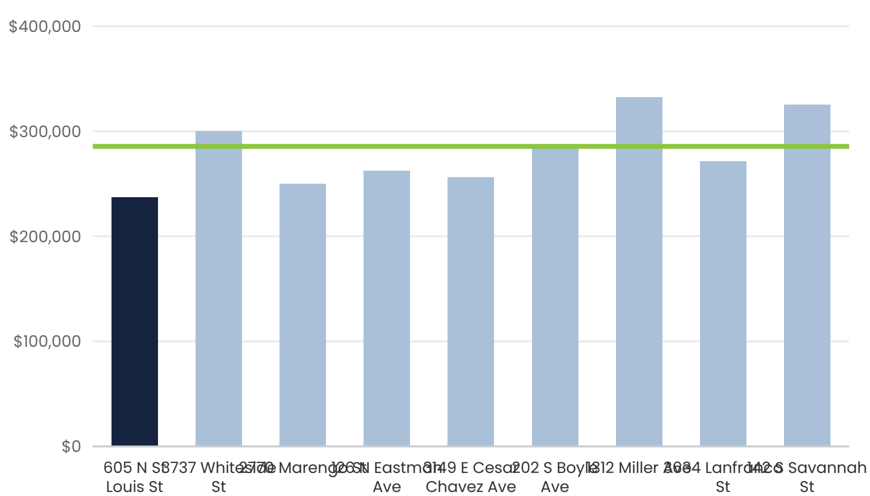

**Average: 6.03%**

Cap Rate



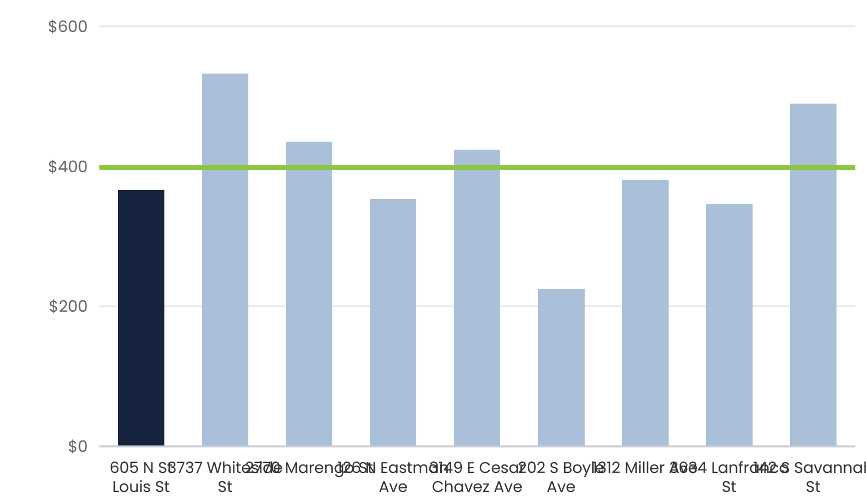

**Average: $285,625**

$/Unit




**Average: $398.02**

$/Sq. Ft

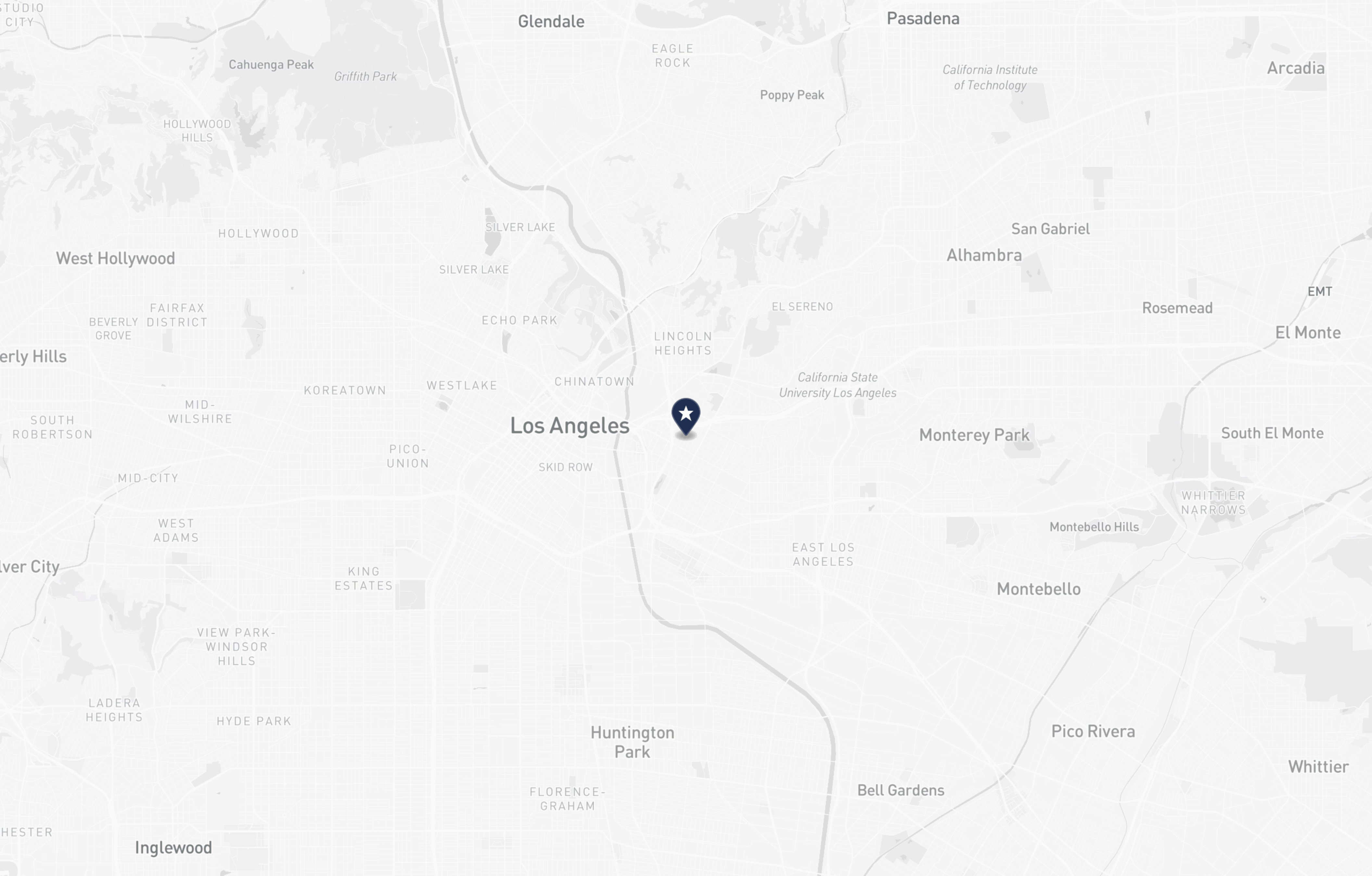




# LOCATION OVERVIEW

**605 N St Louis St** Los Angeles, CA 90033

# LOCATION MAP



# LOCATION OVERVIEW

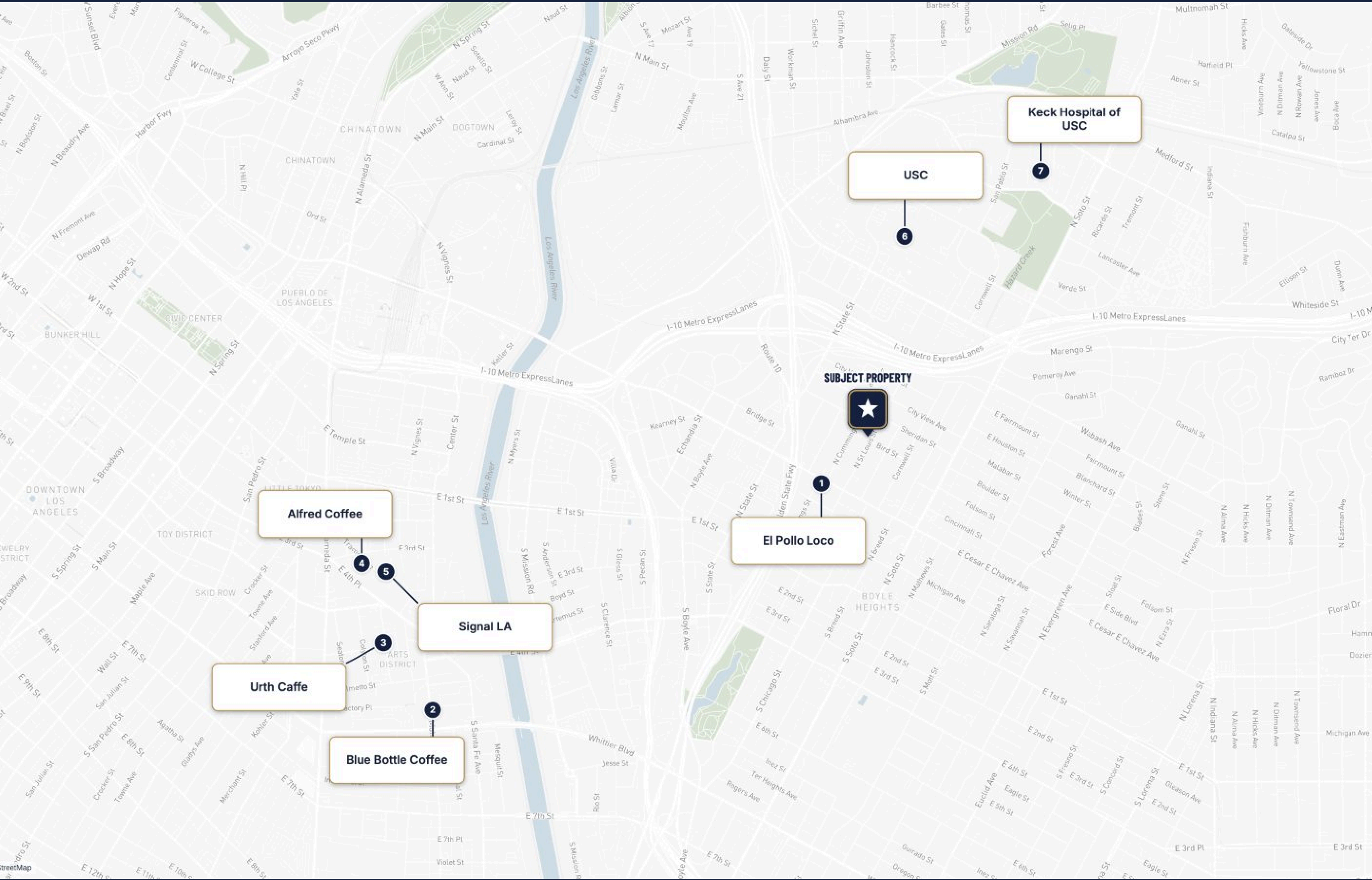
## LOS ANGELES

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: KECK MEDICINE OF USC


Keck Medicine of USC is a nationally recognized academic medical center providing world-class healthcare, research, and education. Its expansive campus and thousands of employees make it a key economic driver and a significant source of stable housing demand in the surrounding area.

# LOCATION SPOTLIGHT: SOFREH


Sofreh is a highly regarded Persian restaurant celebrated for its authentic flavors, elegant presentation, and warm hospitality. Located near the heart of Northeast Los Angeles, Sofreh has become a sought-after dining destination, contributing to the area's vibrant culinary scene and growing appeal among residents and visitors alike.

EXCLUSIVELY MARKETED BY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