

OFFERING MEMORANDUM

3206 W 27th ST LOS ANGELES, CA 90018



LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP 

LIST PRICE

\$1,350,000

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Los Angeles, CA 90018

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PROPERTY DESCRIPTION

3206 27th St Los Angeles, CA 90018

PROPERTY OVERVIEW

PROPERTY DETAILS



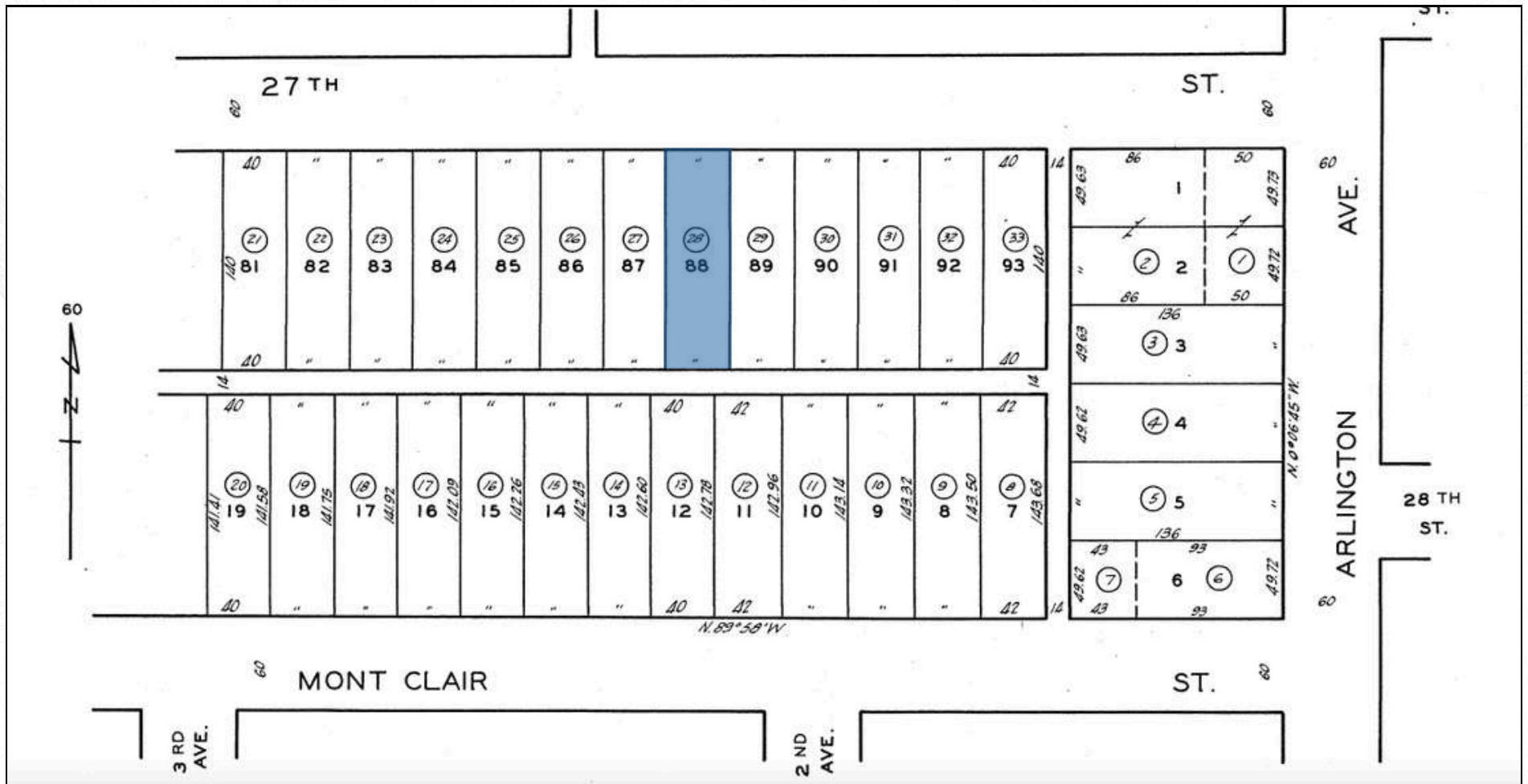
Address	3206 W 72th
City, State, Zip	Los Angeles, CA 90018
Units	3
Building Sq Ft.	3,144
Land Sq Ft.	5,611
Year Built	1909
Occupancy	100%
Zoning	LA RD5
Parking	3
APN	5052-012-028
Rent Control	LA RSO
Unit Mix	(1) 3 Bed/2 Bath (2) 2 Bed/2 Bath

INVESTMENT HIGHLIGHTS

- Desirable unit mix, consisting of (1) 3 Bed/2 Bath and (2) 2 Bed/2 Bath Units, spread across 3,144 SF
- All three units have been newly renovated, coming equipped with in-unit washer/dryer
- Conveniently located in West Adams, one of the city's most rapidly evolving neighborhoods, known for its central location, strong rental demand, historic charm, and ongoing revitalization

PARCEL MAP

APN: 5052-012-028



INVESTMENT SUMMARY



3206 W 27th Street presents an excellent opportunity to acquire a fully renovated turnkey triplex in the rapidly growing West Adams neighborhood of Los Angeles. The property features an attractive unit mix of (2) 2 Bed / 2 Bath units and (1) 3 Bed / 2 Bath unit, with units averaging over 1,000 square feet. All units have been upgraded with renovated kitchens and bathrooms, stainless steel appliances, modern finishes, and in-unit washer and dryers.

The property is projected to operate at a 6.28% cap rate and 11.36 GRM, offering investors a low-maintenance asset with strong rental income and long-term upside in one of Los Angeles' most sought-after rental markets.

Located in West Adams, the property benefits from close proximity to Culver City, USC, Downtown Los Angeles, and major transportation corridors including the I-10 Freeway and Metro Expo Line.

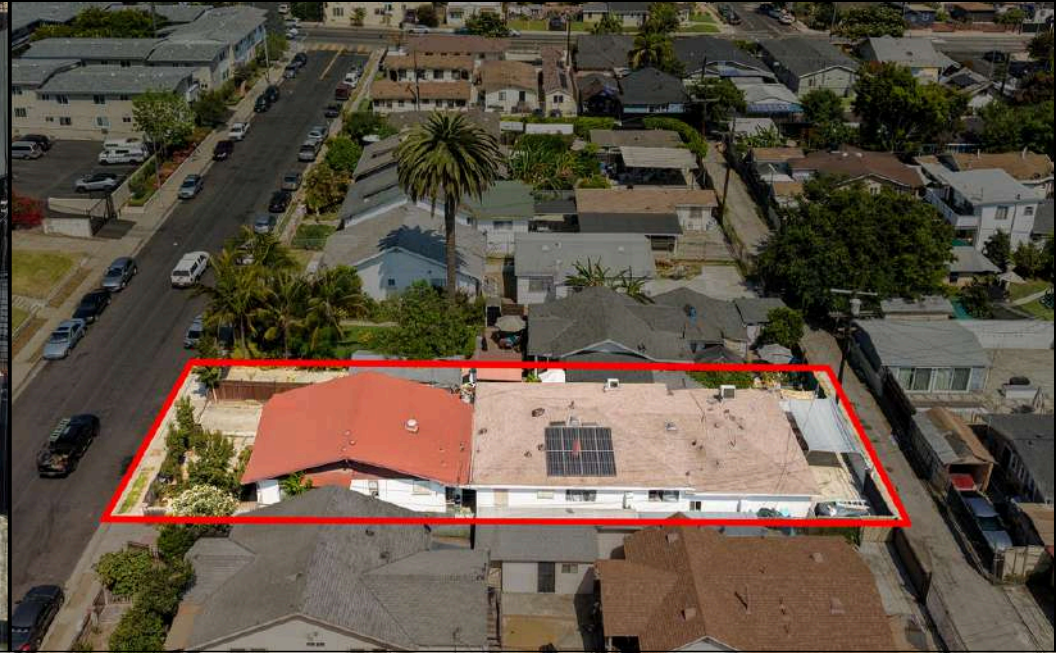
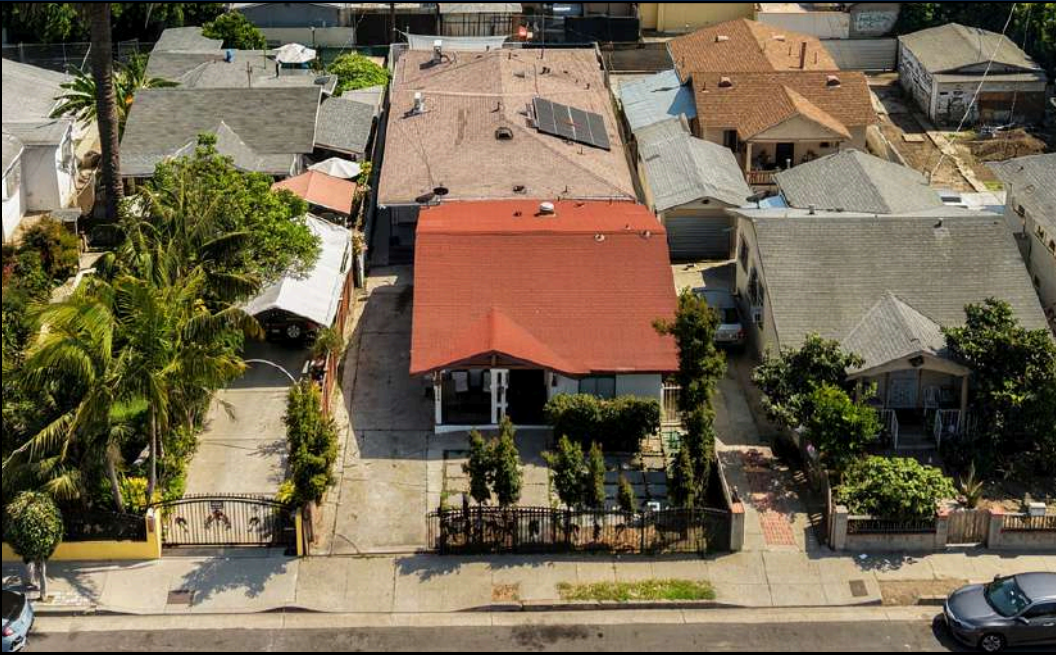
PROPERTY PHOTOS

3206 27th St Los Angeles, CA 90018

PROPERTY EXTERIOR



PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



FLOOR PLAN



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

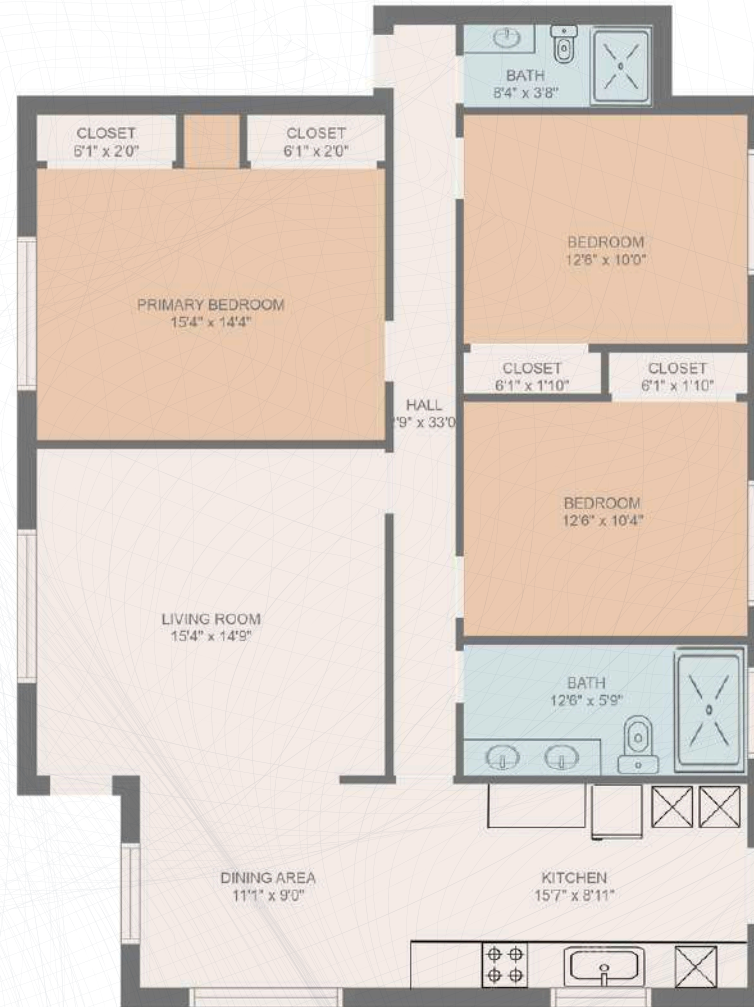
PROPERTY INTERIOR



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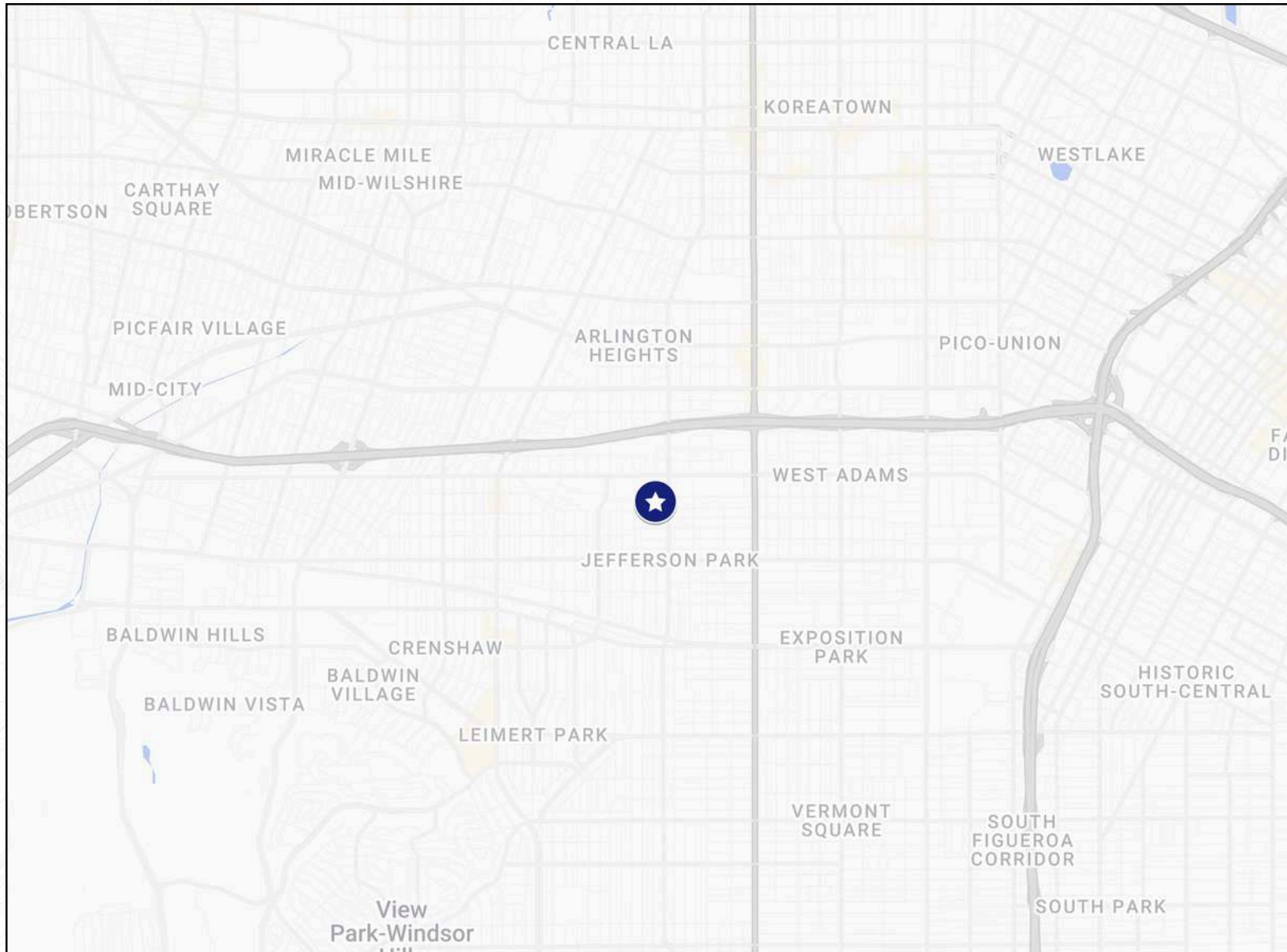
PROPERTY INTERIOR



LOCATION OVERVIEW

3206 27th St Los Angeles, CA 90018

LOCATION MAP



CITY OVERVIEW: LOS ANGELES

As the most populous county in the nation, Los Angeles remains a global center for culture, innovation, and commerce. The region's diverse economy is driven by entertainment, technology, healthcare, logistics, and aerospace, supported by a highly educated workforce, world-class universities, and unparalleled infrastructure. Los Angeles continues to attract residents, investors, and businesses from around the world.

Across the county, major development projects continue to redefine the skyline and strengthen local communities. Thousands of new housing units, creative office campuses, and mixed-use developments are underway – from the revitalization of Downtown Los Angeles and Hollywood to large-scale projects in Inglewood, Culver City, and the Westside.



Landmark developments such as SoFi Stadium – a \$5 billion sports and entertainment destination – and the new \$2 billion Intuit Dome, home of the Los Angeles Clippers, have catalyzed a wave of surrounding investment.

As a hub for Fortune 500 companies, global media production, and international trade through the Ports of Los Angeles and Long Beach, the region's economy remains resilient and diverse. With continuous infrastructure improvements, housing growth, and private investment, Greater Los Angeles is well positioned for long-term economic strength and cultural leadership.



ABOUT THE AREA

West Adams is a historic neighborhood in Los Angeles, known for its charming early 20th-century architecture and diverse cultural vibe. In addition to its historical charm, West Adams boasts a variety of restaurants, coffee shops, and local businesses, offering residents and visitors plenty of dining and amenities. It's a vibrant, up-and-coming community that blends the old with the new.



Highly Likely

Mizlala



Cento Pasta Bar

With its proximity to major transit routes and nearby cultural landmarks like the Los Angeles County Museum of Art (LACMA), West Adams is an exciting area that is both a peaceful residential enclave and a dynamic center of activity.

FINANCIAL ANALYSIS

3206 27th St Los Angeles, CA 90018

INVESTMENT SUMMARY

3206 W 27th St

List Price:	\$1,350,000
Cost Per Unit:	\$450,000
Cost Per SF:	\$429.39
Current GRM:	11.36
Pro Forma GRM:	10.94
Current Cap Rate:	6.28%
Pro Forma Cap Rate:	6.79%

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
2	2+2	67%	\$3,050	\$6,100	\$3,195	\$6,390
1	3+2	33%	\$3,800	\$3,800	\$3,895	\$3,895

RENT ROLL

<u>Unit No.</u>	<u>Unit Type</u>	<u>Unit SF</u>	<u>Monthly Rent</u>		<u>Pro Forma Rents</u>	
3206	2+2	1000	\$	2,950.00	\$	3,195.00
3204	3+2	1328	\$	3,800.00	\$	3,895.00
3204.5	2+2	703	\$	3,150.00	\$	3,195.00

	<u>Current</u>	<u>Pro Forma</u>
Total Scheduled Rent	\$9,900.00	\$10,285.00
Annualized Total Scheduled Rent	\$118,800.00	\$123,420.00
Rental Upside		4%

INCOME AND EXPENSES

Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 118,800	\$ 123,420
Vacancy Cost (5% SGI)	\$ 5,940	\$ 3,703
Gross Operating Income	\$ 112,860	\$ 119,717

Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.19% Purchase Price)	\$ 16,030	\$ 16,030
Repairs & Maintenance (\$750/Unit)	\$ 2,250	\$ 2,250
Insurance (\$1.25/SF)	\$ 3,930	\$ 3,930
Utilities (\$1,200/Unit)	\$ 3,600	\$ 3,600
Trash (\$0)	\$ -	\$ -
Landscaping (\$100/Month)	\$ 1,200	\$ 1,200
Pest Control (\$50/Month)	\$ 600	\$ 600
Direct Assessments (\$455)	\$ 455	\$ 455
Total Operating Expenses	\$ 28,065	\$ 28,065
Net Operating Income	\$ 84,795	\$ 91,653

FINANCIAL ANALYSIS

3206 W 27th St		
List Price:		\$1,350,000
Down Payment:	25.0%	\$337,500
Number of units:		3
Cost per Unit:		\$450,000
Current GRM:		11.36
Pro Forma GRM:		10.94
Current Cap Rate:		6.28%
Pro Forma Cap Rate:		6.79%
Year Built:		1909
Approx. Lot Size:		5,611
Approx. Gross RSF:		3,144
Cost per Net RSF:		\$429.39

Proposed Financing			
First Loan Amount:	\$1,012,500	Amort:	30
Terms:	5.750%	Fixed:	30
Payment	\$5,909	DCR:	1.20

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.18738% Purchase Price):	\$16,030	\$16,030
Direct Assessments (\$455.25):	\$455	\$455
Repairs & Maintenance (\$750/Unit):	\$2,250	\$2,250
Insurance (\$1.25/SF):	\$3,930	\$3,930
Utilities (\$1200/Unit):	\$3,600	\$3,600
Trash (\$0/Month):	\$0	\$0
Landscaping (\$100/Month):	\$1,200	\$1,200
Pest Control (\$50/Month):	\$600	\$600
Total Expenses:	\$28,065	\$28,065
Expenses as %/SGI	23.62%	22.74%
Per Net Sq. Ft:	\$8.93	\$8.93
Per Unit:	\$9,355	\$9,355

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$	118,800	\$	123,420
Vacancy Rate Reserve:	\$	5,940	\$	3,703
Gross Operating Income:	\$	112,860	\$	119,717
Expenses:	\$	28,065	\$	28,065
Net Operating Income:	\$	84,795	\$	91,653
Debt Service:	\$	70,904	\$	70,904
Pre Tax Cash Flows:	\$	13,891	\$	20,748
Principal Reduction:	\$	13,025	\$	13,025
Total Return Before Taxes:	\$	26,916	\$	33,773

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 Monthly Income
1	2+2		\$ 2,950.00	\$ 2,950.00	\$ 3,195.00	\$ 3,195.00
1	3+2		\$ 3,800.00	\$ 3,800.00	\$ 3,895.00	\$ 3,895.00
1	2+2	ADU	\$ 3,150.00	\$ 3,150.00	\$ 3,195.00	\$ 3,195.00
Total Scheduled Rent:				\$9,900.00		\$10,285.00
Laundry:	In unit Washer/Dryer			\$0.00		\$0.00
Parking:				\$0.00		\$0.00
SCEP:				\$0.00		\$0.00
Monthly Scheduled Gross Income:				\$9,900.00		\$10,285.00
Annualized Scheduled Gross Income:				\$118,800.00		\$123,420.00
Utilities Paid by Tenant:				Gas and Electric	Rental Upside:	4%

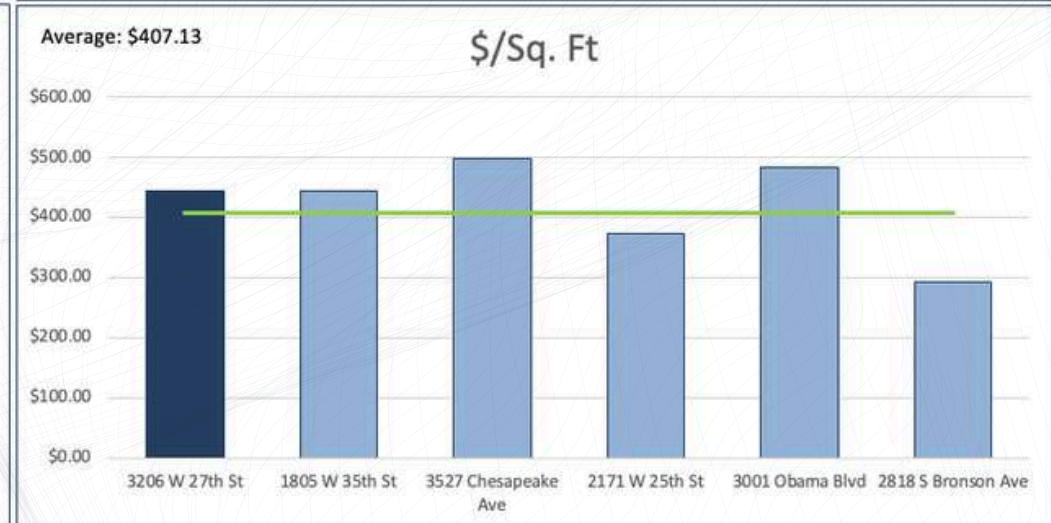
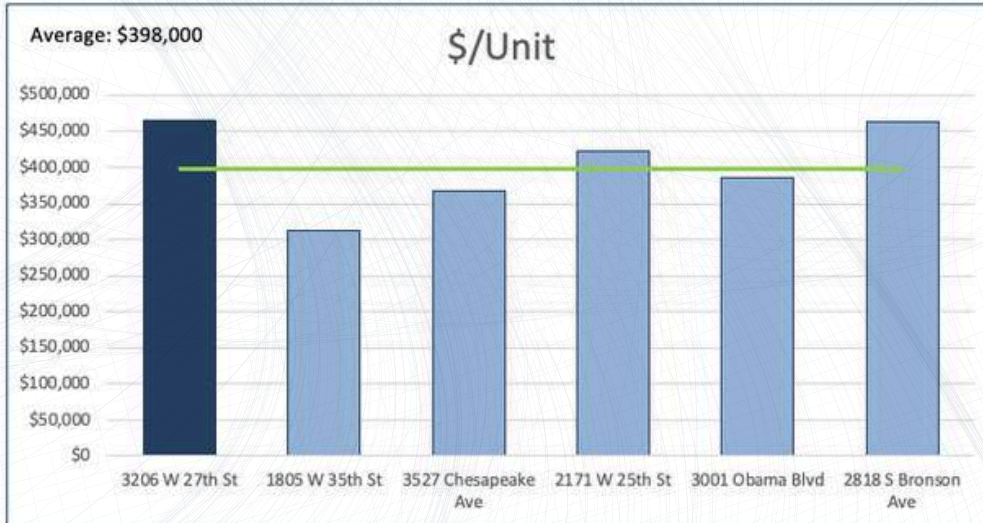
SALES COMPARABLES

3206 27th St Los Angeles, CA 90018

SALES COMPARABLES

<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr Built</u>	<u>RSF</u>	<u>GRM</u>	<u>Cap Rate</u>	<u>\$/SF</u>	<u>\$/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
3527 Chesapeake Ave	\$1,100,000	3	1944	2,212	15.28	4.25%	\$497.29	\$366,667	1/30/26	(2) 2+1 (1) 1+1
2171 W 25th St	\$1,270,000	3	1905	3,402	13.99	4.64%	\$373.31	\$423,333	12/10/25	(2) 2+2 (1) 1+1
3001 Obama Blvd	\$1,160,000	3	1944	2,402	12.81	5.07%	\$482.93	\$386,667	11/25/25	(1) 3+1 (2) 2+1
2818 S Bronson Ave	\$1,390,000	3	1930	4,754	12.73	5.11%	\$292.39	\$463,333	9/23/25	(1) 3+2 (2) 2+2
2919 S Palm Grove Ave	\$1,050,000	3	1923	2,694	11.08	5.87%	\$389.76	\$350,000	5/1/25	(1) 4+2 (1) 2+2 (1) 1+1
Average					14.64	4.99%	\$407.13	\$398,000		
3206 W 27th St	\$1,350,000	3	1909	3,144	11.36	6.28%	\$429.39	\$450,000		(1) 3+2 (2) 2+2

SALES COMPARABLES



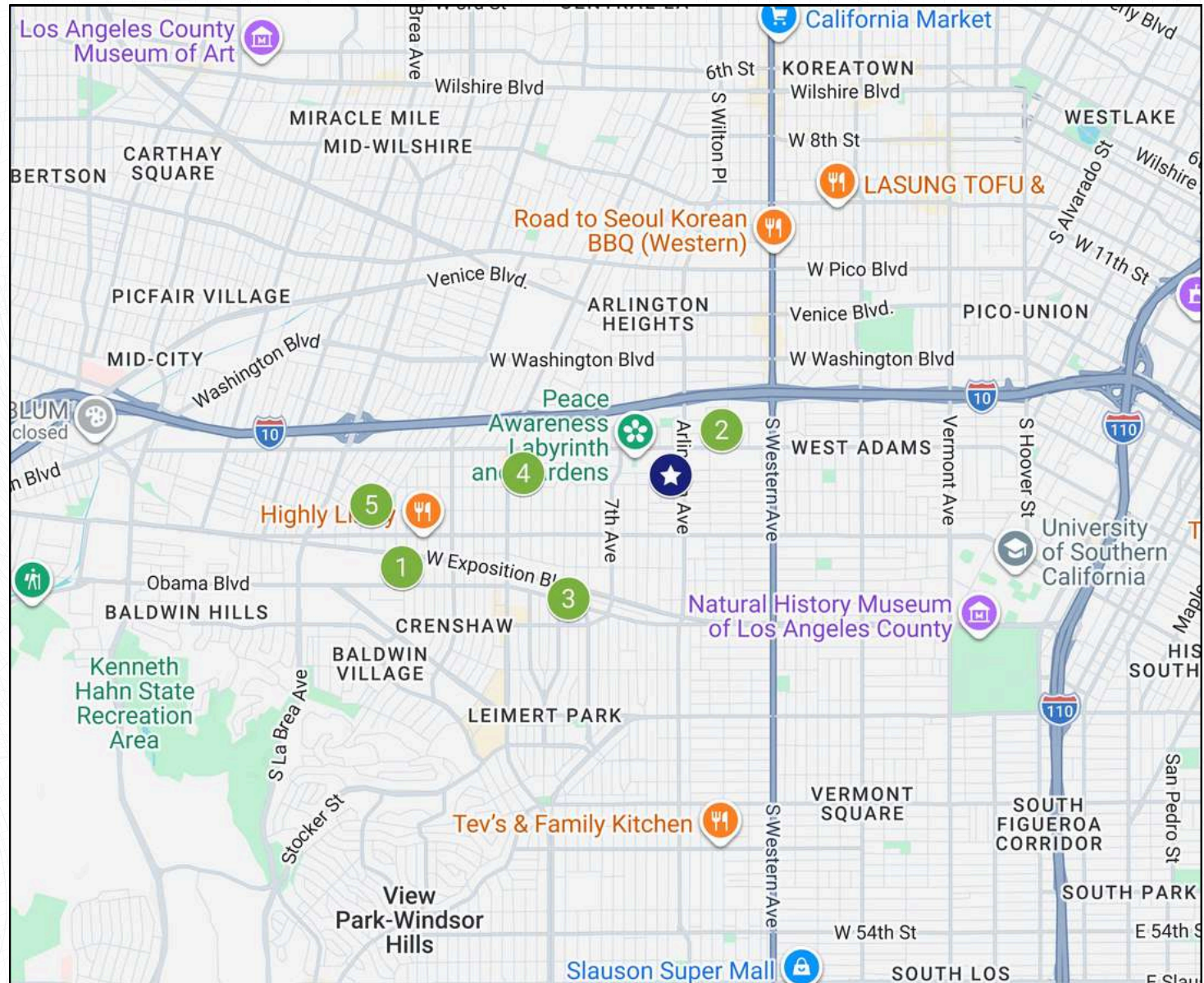
SALES COMPARABLES: BY LOCATION

Subject Property

★ 3206 W 27th St

Sales Comparables

- 1 3527 Chesapeake Ave
- 2 2171 W 25th St
- 3 3001 Obama Blvd
- 4 2818 S Bronson Ave
- 5 2919 S Palm Grove Ave



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