

9309 S WESTERN AVE LOS ANGELES, CA 90047

OFFERING MEMORANDUM



LIST PRICE

LYON STAHL
INVESTMENT REAL ESTATE

JACOBSON
INVESTMENT GROUP



\$995,000

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9309 S Western Ave

Los Angeles, CA 90047

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PROPERTY DESCRIPTION

9309 S Western Ave Los Angeles, CA 90047

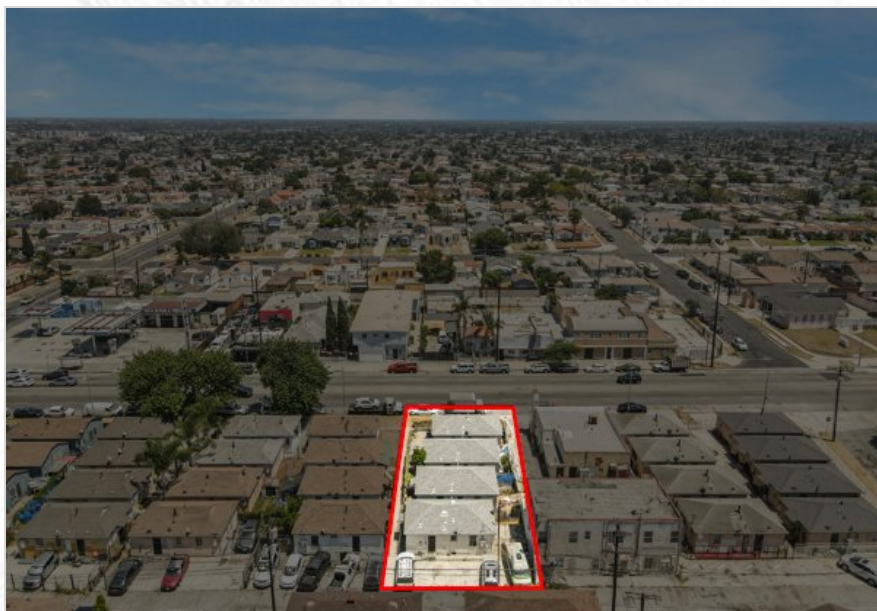
THE OFFERING



9309 S. Western Ave presents an exceptional opportunity to acquire a well-performing 4-unit bungalow-style multifamily property in Los Angeles, offered at \$995,000. The property is currently generating a strong 8.00% cap rate and 9.33 GRM, with pro forma rents reflecting approximately 26% upside in scheduled rental income. Three of the four units are occupied by Section 8 tenants, providing stable, reliable rental income backed by the housing assistance program.

Built in 1943, the property consists of approximately 2,560 square feet of improvements situated on a 5,704 square foot lot, equating to just \$388 per square foot. The property features four bungalow-style two-bedroom, one-bathroom units, offering residents added privacy and a highly desirable living arrangement, along with four on-site parking spaces.

Ideally located in Los Angeles, the property provides convenient access to major employment centers, shopping, dining, public transportation, and nearby freeways. Combining strong in-place cash flow, government-backed rental income, significant rental upside, and an attractive bungalow-style layout, 9309 S. Western Ave offers investors a compelling opportunity in a consistently strong rental market.



PROPERTY DETAILS

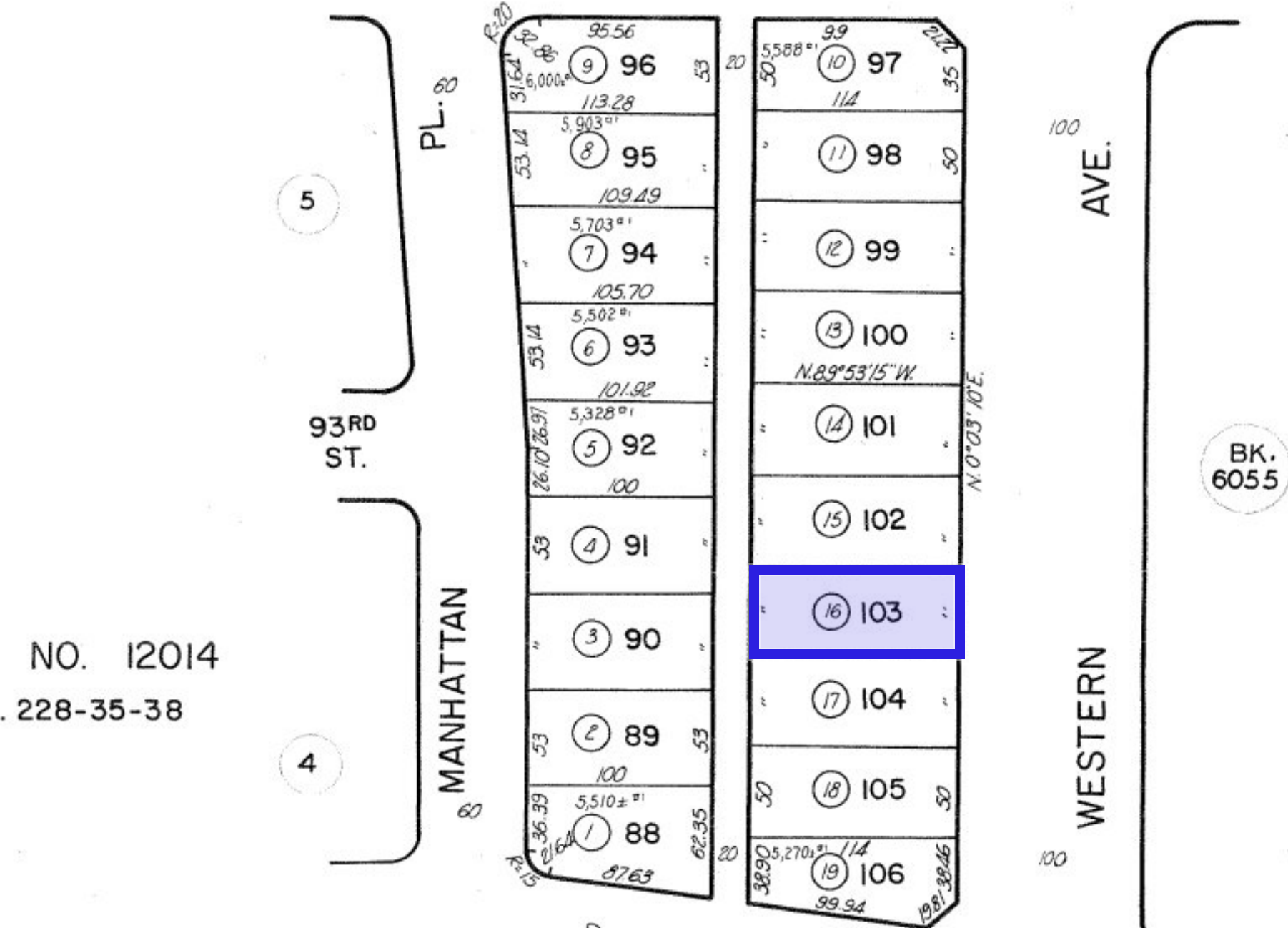
Address	9309 S Western Ave Los Angeles, CA 90047
List Price	\$995,000
Total Units	4
Total Building Sq. Ft.	2,560 SF
Total Lot Size	5,704 SF
Year Built	1943
Price / Unit	\$248,750
Price / Sq. Ft.	\$388.67
Zoning	LA RD 1.5
APN	6057-006-016
Rent Control	LA RSO
Parking	4 spaces



INVESTMENT HIGHLIGHTS

- 4-unit multifamily asset in Los Angeles, built in 1943
- Priced at a 9.33 GRM and 8.00% current cap rate
- 26.02% rental upside to pro forma rents
- Unit mix of (4) 2+1
- Subject to LA RSO rent control
- 4 on-site parking spaces

PARCEL MAP



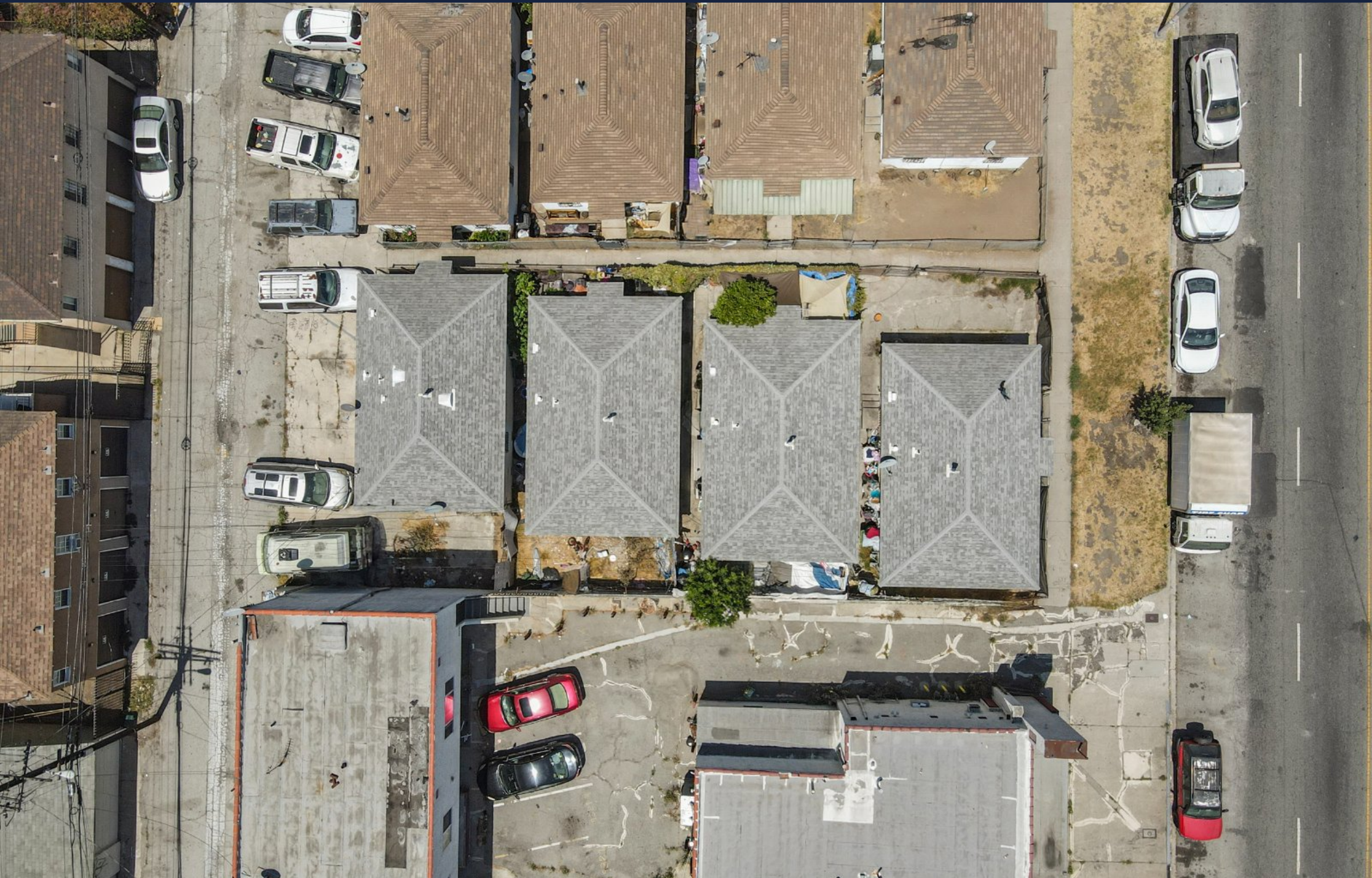
PROPERTY PHOTOS

9309 S Western Ave Los Angeles, CA 90047

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FINANCIAL ANALYSIS

9309 S Western Ave Los Angeles, CA 90047

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
2+1	4	100%	\$2,222	\$8,888	\$2,800	\$11,200	21%
TOTALS	4		\$2,222	\$8,888		\$11,200	

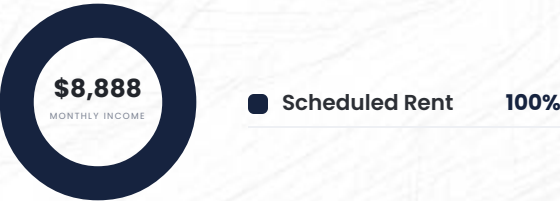
SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	\$8,888	\$11,200
Additional Income	\$0	\$0
Parking	\$0	\$0
SCEP	\$0	\$0
Monthly Scheduled Gross Income	\$8,888	\$11,200
Annualized Scheduled Gross Income	\$106,652	\$134,400

At a Glance

Rental Upside	26.02%
Average Unit Size	640 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN - CURRENT



RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Total Monthly Income	Pro Forma Total
9309	2+1	Section 8	640	\$2,284	\$2,800
9311	2+1	Section 8	640	\$2,718	\$2,800
9313	2+1		640	\$1,142	\$2,800
9315	2+1	Section 8	640	\$2,742	\$2,800
TOTAL RENTAL INCOME				\$8,888	\$11,200
Additional Income				\$0	\$0
TOTAL MONTHLY INCOME				\$8,888	\$11,200
TOTAL ANNUAL INCOME				\$106,652	\$134,400

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	\$106,652		\$134,400	
Vacancy Rate Reserve	\$3,200	3.00%	\$4,032	3.00%
Gross Operating Income	\$103,453		\$130,368	
Operating Expenses	\$23,843	22.36%	\$23,843	17.74%
NET OPERATING INCOME	\$79,609		\$106,525	
Debt Service	\$71,695		\$71,695	
<i>Pre-Tax Cash Flow</i>	<i>\$7,914</i>	<i>15.91%</i>	<i>\$34,829</i>	<i>70.01%</i>
Principal Reduction	\$10,565		\$10,565	
<i>Total Return Before Taxes</i>	<i>\$18,479</i>	<i>37.14%</i>	<i>\$45,394</i>	<i>91.24%</i>

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

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.18738% Purchase Price)	\$11,814	\$11,814
Direct Assessments (\$597.44)	\$597	\$597
Repairs & Maintenance (\$/Unit)	\$2,505	\$2,505
Insurance (\$/SF)	\$3,380	\$3,380
Utilities (\$/Unit)	\$4,227	\$4,227
Trash (\$0/Month)	\$0	\$0
Landscaping (\$70/Month)	\$840	\$840
Pest Control (\$40/Month)	\$480	\$480
TOTAL EXPENSES	\$23,843	\$23,843
Expenses as % of SGI	22.36%	17.74%
Per Sq. Ft.	\$9.31	\$9.31
Per Unit	\$5,961	\$5,961

FINANCIAL ANALYSIS

Property Address	9309 S Western Ave	
List Price:		\$995,000
Down Payment:	5.0%	\$49,750
Number of Units:		4
Cost per Unit:		\$248,750
Current GRM:		9.33
Pro Forma GRM:		7.40
Current CAP:		8.00%
Pro Forma CAP:		10.71%
Year Built:		1943
Approx. Lot Size:		5,704 SF
Approx. Gross RSF:		2,560 SF
Cost per RSF:		\$388.67

Proposed Financing	
First Loan Amount:	\$945,250
Interest Rate:	6.50%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	\$5,975
DCR:	0.67

Annualized Expenses	*Estimated
New Taxes (1.18738% Purchase Price):	\$11,814
Direct Assessments (\$597.44):	\$597
Repairs & Maintenance (\$/Unit):	\$2,505
Insurance (\$/SF):	\$3,380
Utilities (\$/Unit):	\$4,227
Landscaping (\$70/Month):	\$840
Pest Control (\$40/Month):	\$480
Total Expenses:	\$23,843
Expenses as % of SGI:	22.36%
Per Unit:	\$5,961

Annualized Operating Data				
	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	\$106,652		\$134,400	
Vacancy Rate Reserve:	\$3,200	3.00% ^{*1}	\$4,032	3.00% ^{*1}
Gross Operating Income:	\$103,453		\$130,368	
Operating Expenses:	\$23,843	22.36% ^{*1}	\$23,843	17.74% ^{*1}
Net Operating Income:	\$79,609		\$106,525	
Loan Payments:	\$71,695		\$71,695	
Pre-Tax Cash Flow:	\$7,914	15.91% ^{*2}	\$34,829	70.01% ^{*2}
Principal Reduction:	\$10,565		\$10,565	
Total Return Before Taxes:	\$18,479	37.14% ^{*2}	\$45,394	91.24% ^{*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	2+1	Section 8	\$2,284	\$2,284	\$2,800	\$2,800
1	2+1	Section 8	\$2,718	\$2,718	\$2,800	\$2,800
1	2+1		\$1,142	\$1,142	\$2,800	\$2,800
1	2+1	Section 8	\$2,742	\$2,742	\$2,800	\$2,800
Monthly Scheduled Gross Income			\$8,888			\$11,200
Annualized Scheduled Gross Income			\$106,652			\$134,400

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 26.02%

FINANCING

Proposed Financing		
List Price:		\$995,000
Down Payment:	5.0%	\$49,750
First Loan Amount:		\$945,250
Loan-to-Value:		95%
Interest Rate:		6.50%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		\$5,975
Annual Debt Service:		\$71,695
DCR:		0.67

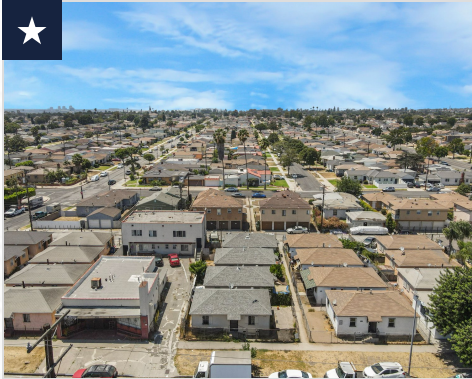
Debt Coverage & Cash Flow	
Net Operating Income (Current):	\$79,609
Net Operating Income (Pro Forma):	\$106,525
Pre-Tax Cash Flow (Current):	\$7,914
Pre-Tax Cash Flow (Pro Forma):	\$34,829
Cash-on-Cash (Current):	15.91%
Cash-on-Cash (Pro Forma):	70.01%
Total Return Before Taxes (PF):	\$45,394

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

9309 S Western Ave Los Angeles, CA 90047

SALE COMPS

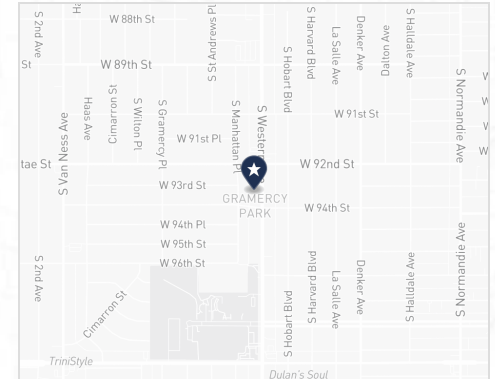


9309 S WESTERN AVE

Los Angeles, CA 90047

Subject Property

Price:	\$995,000	Bldg Size:	2,560 SF
No. Units:	4	Price/SF:	\$388.67
GRM:	9.33	CAP:	8.00%
\$/Unit:	\$248,750		

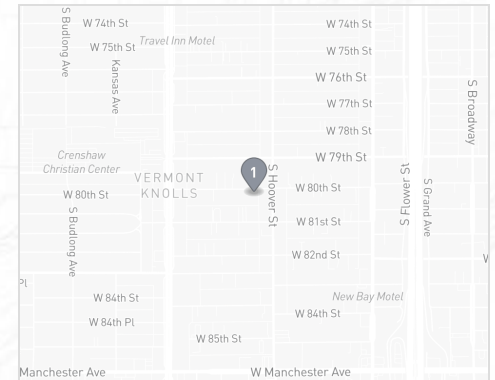


820 W 80TH ST

Los Angeles, CA 90044

Sold 5/13/2026

Price:	\$950,000	Bldg Size:	2,698 SF
No. Units:	4	Price/SF:	\$352.11
GRM:	12.11	CAP:	5.37%
\$/Unit:	\$237,500		

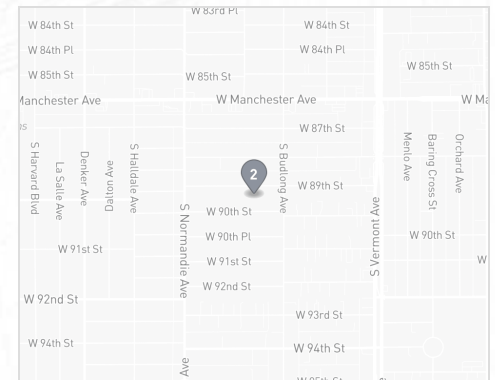


1234 W 89TH ST

Los Angeles, CA 90044

Sold 4/15/2026

Price:	\$1,560,000	Bldg Size:	3,867 SF
No. Units:	4	Price/SF:	\$403.41
GRM:	10.83	CAP:	6.46%
\$/Unit:	\$390,000		



SALE COMPS

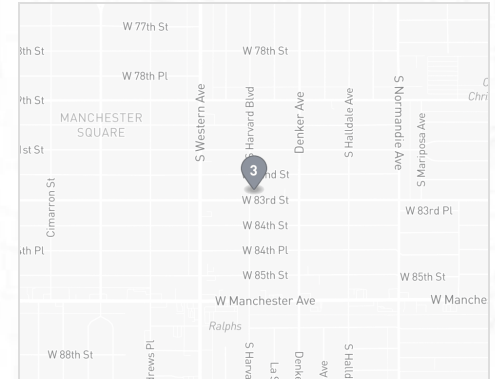


1659 W 83RD ST

Los Angeles, CA 90047

Sold 3/10/2026

Price:	\$1,415,000	Bldg Size:	4,524 SF
No. Units:	4	Price/SF:	\$312.78
GRM:	14.77	CAP:	4.40%
\$/Unit:	\$353,750		

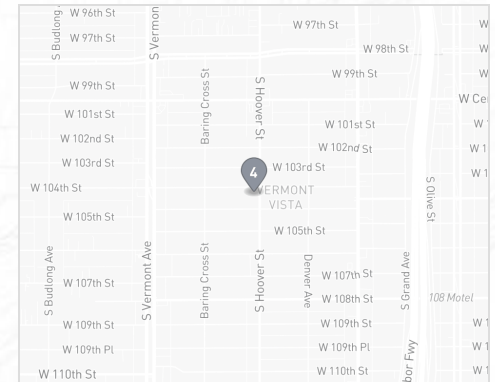


10405 S HOOVER ST

Los Angeles, CA 90044

Sold 3/5/2026

Price:	\$1,080,000	Bldg Size:	2,629 SF
No. Units:	4	Price/SF:	\$410.80
GRM:	11.68	CAP:	5.57%
\$/Unit:	\$270,000		

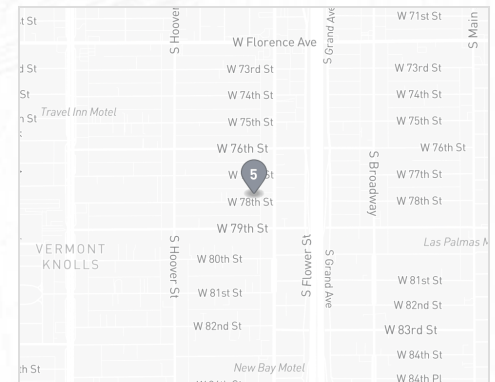


521 W 78TH ST

Los Angeles, CA 90044

Sold 1/8/2026

Price:	\$1,115,000	Bldg Size:	1,963 SF
No. Units:	4	Price/SF:	\$568.01
GRM:	10.32	CAP:	6.30%
\$/Unit:	\$278,750		

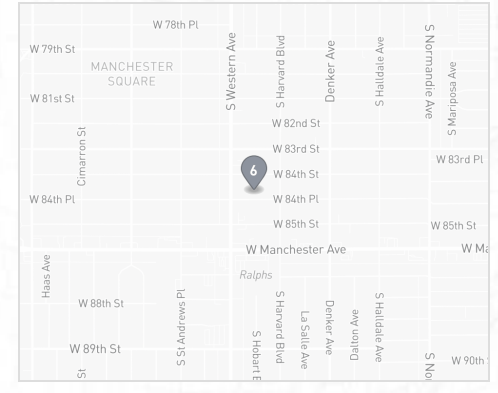


Los Angeles, CA 90047

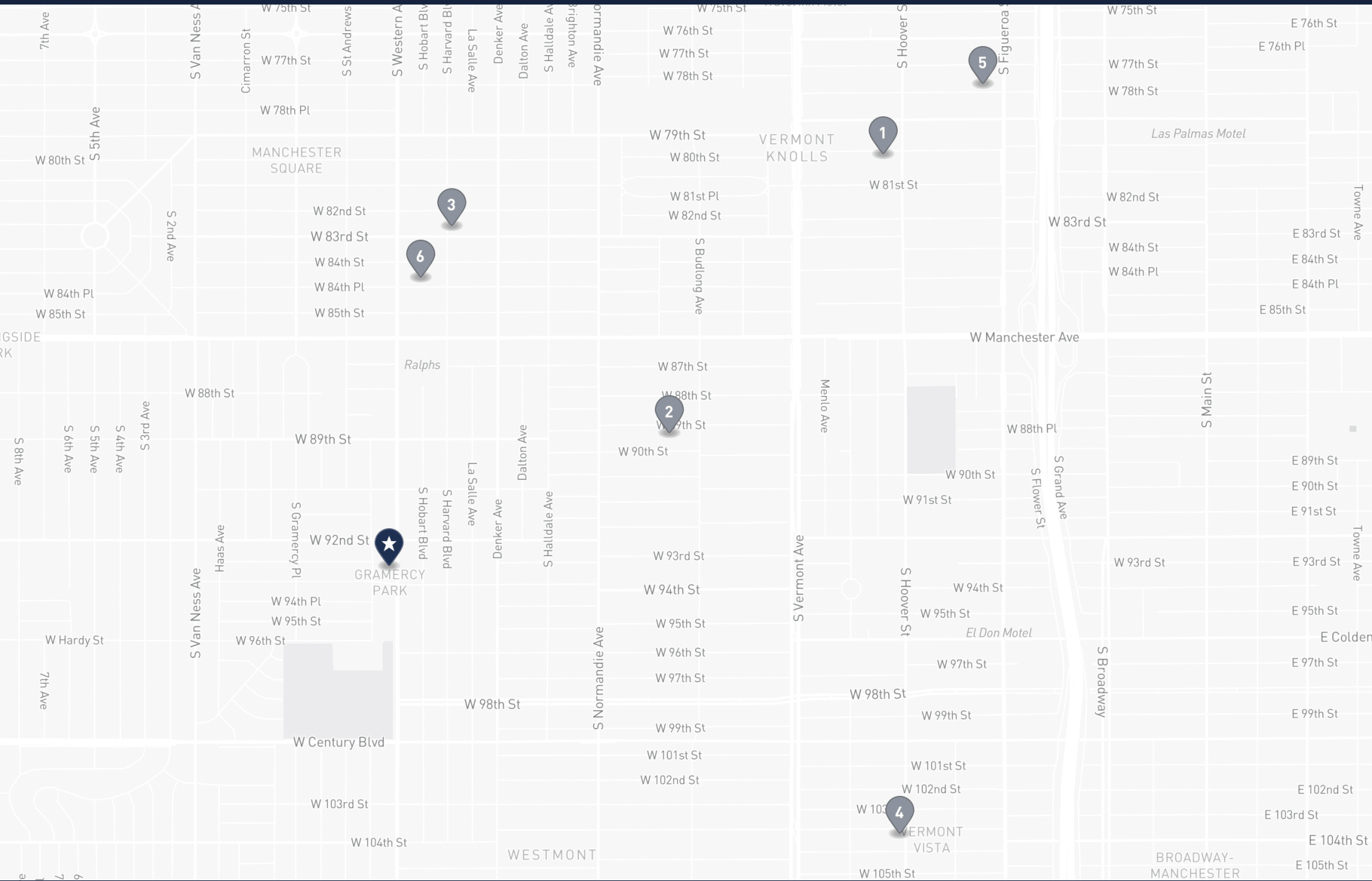
Sold 9/12/2025

\$/Unit: \$260,000

CAP: 6.45%



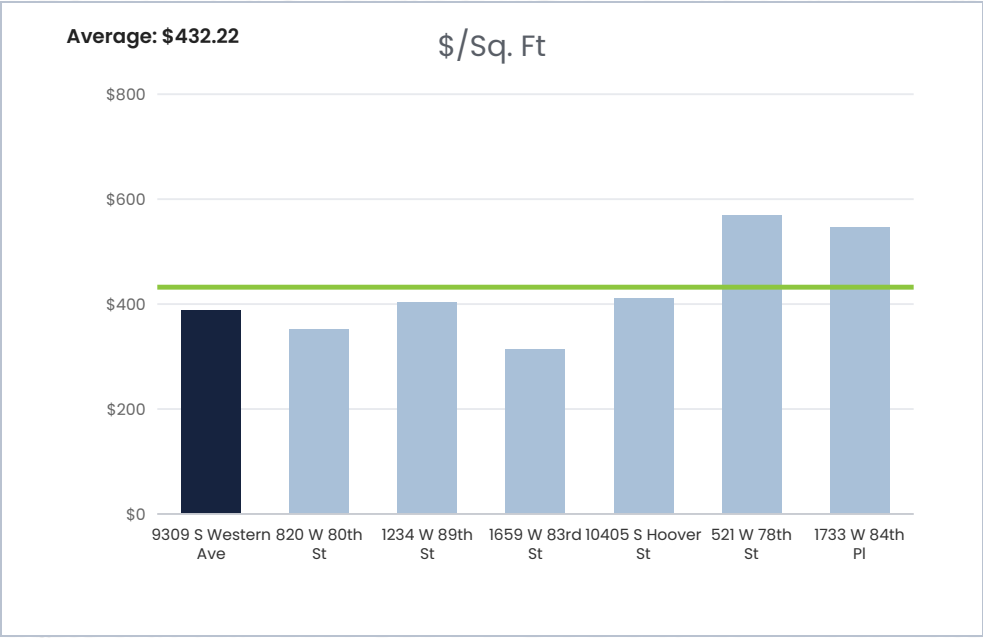
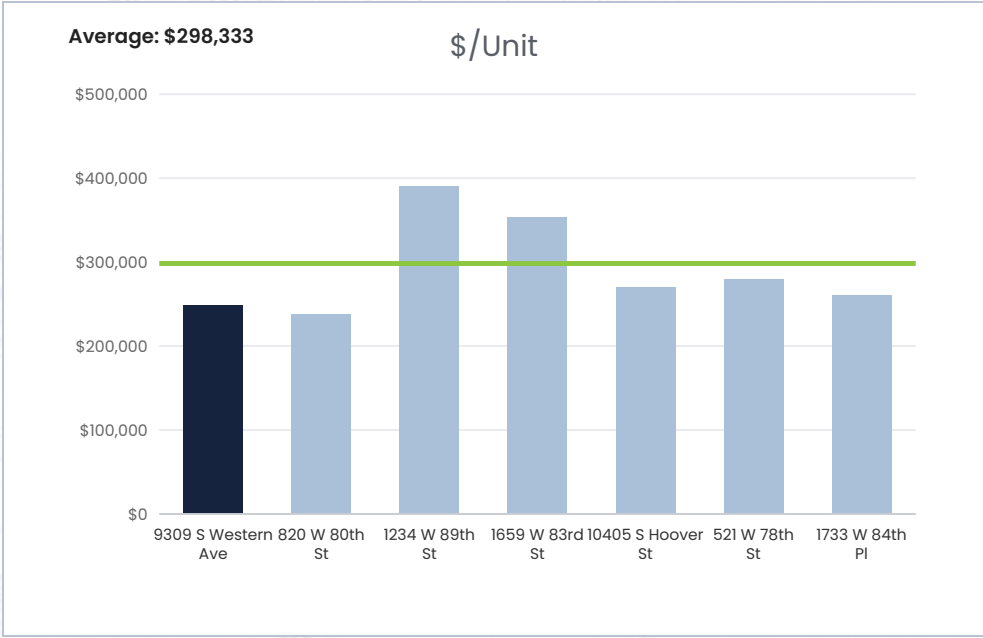
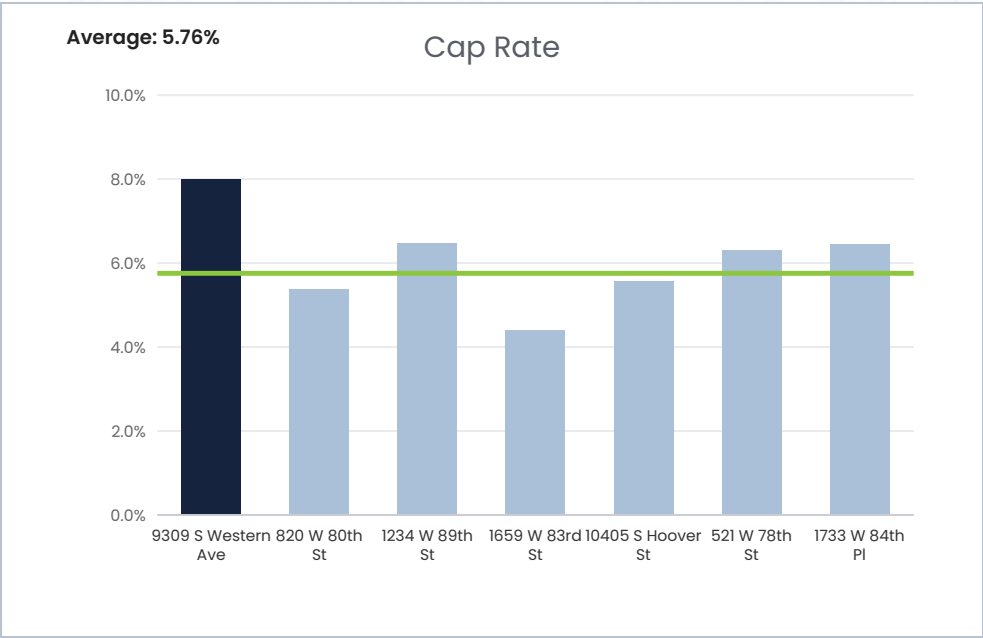
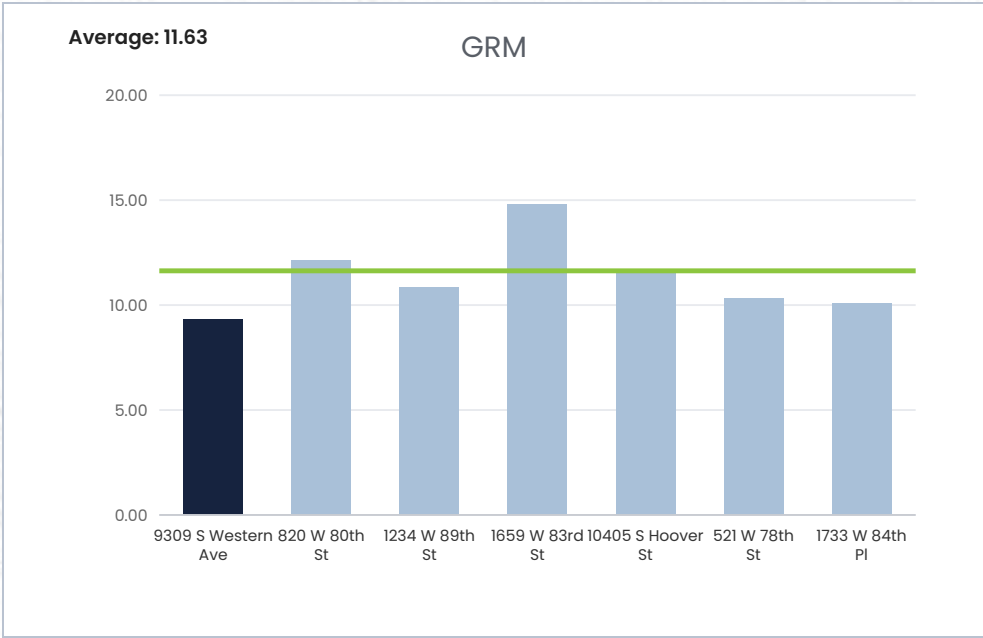
SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
820 W 80th St Los Angeles, CA 90044	\$950,000	4	1937	2,698	12.11	5.37%	\$352.11	\$237,500	5/13/2026	(1) 3+2 (2) 1+1 (1) 0+1
1234 W 89th St Los Angeles, CA 90044	\$1,560,000	4	1916	3,867	10.83	6.46%	\$403.41	\$390,000	4/15/2026	(4) 3+2
1659 W 83rd St Los Angeles, CA 90047	\$1,415,000	4	1949	4,524	14.77	4.40%	\$312.78	\$353,750	3/10/2026	(1) 4+3 (3) 1+1
10405 S Hoover St Los Angeles, CA 90044	\$1,080,000	4	1942	2,629	11.68	5.57%	\$410.80	\$270,000	3/5/2026	(2) 3+1 (2) 1+1
521 W 78th St Los Angeles, CA 90044	\$1,115,000	4	1913	1,963	10.32	6.30%	\$568.01	\$278,750	1/8/2026	(3) 2+1 (1) 0+1
1733 W 84th Pl Los Angeles, CA 90047	\$1,040,000	4	1924	1,904	10.08	6.45%	\$546.22	\$260,000	9/12/2025	(2) 2+1 (2) 1+1
Average					11.63	5.76%	\$432.22	\$298,333		
9309 S Western Ave (Subject)	\$995,000	4	1943	2,560	9.33	8.00%	\$388.67	\$248,750	On Market	(4) 2+1

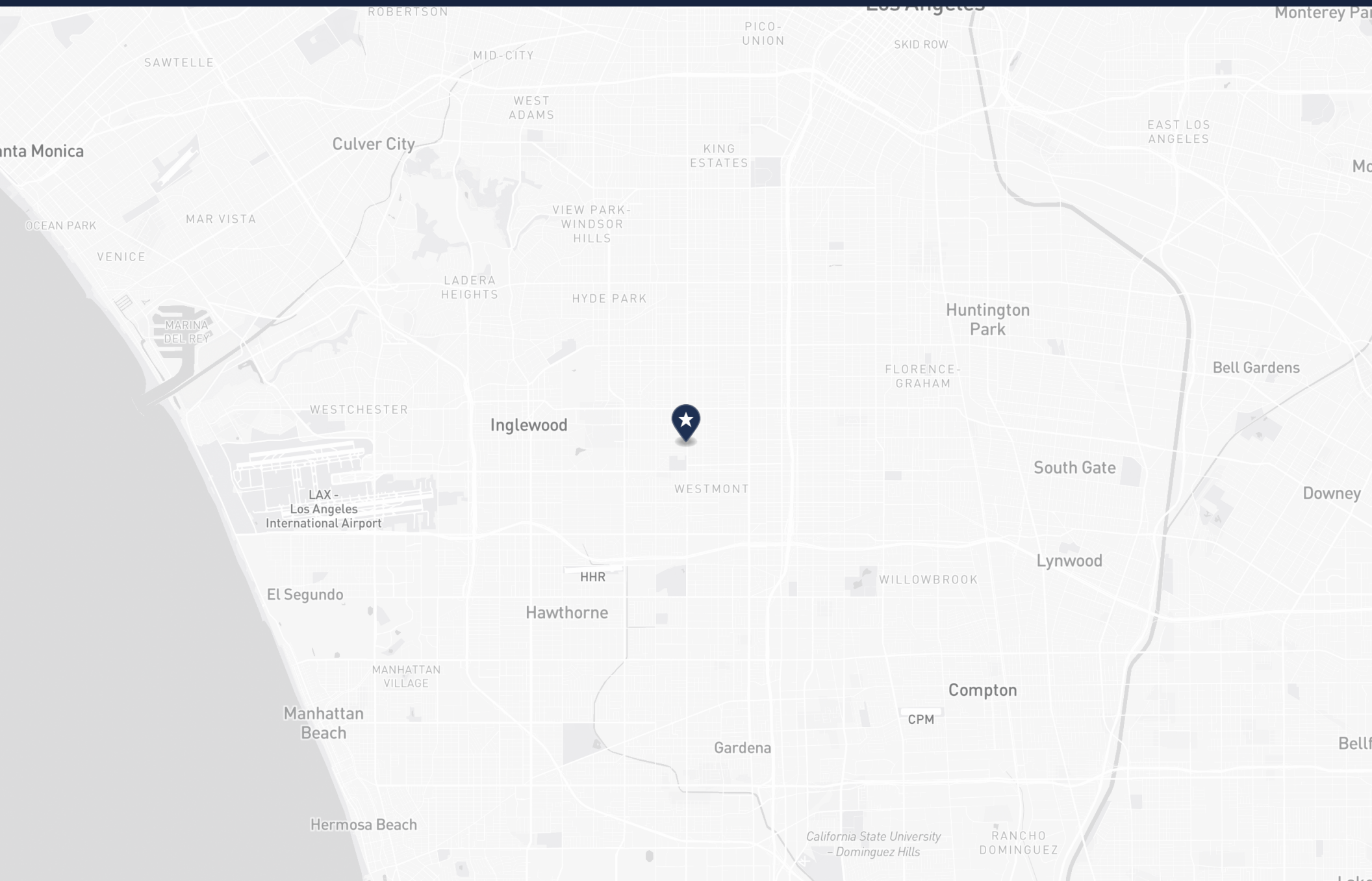
SALE COMP CHARTS



LOCATION OVERVIEW

9309 S Western Ave Los Angeles, CA 90047

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.



A map of the Hollywood area in Los Angeles, California. The map shows the subject property, a blue star icon, located at the intersection of W Century Blvd and S Western Ave. Surrounding the subject property are several businesses and landmarks, each marked with a number in a blue circle:

- 1. ALDI
- 2. Target
- 3. Century Plaza
- 4. SoFi Stadium
- 5. Intuit Dome
- 6. Kia Forum
- 7. Hollywood Park
- 8. Chili's Grill and Bar
- 9. Ralphs
- 10. Costco
- 11. Cinepolis Luxury Cinemas Inglewood

The map also shows major roads such as W Century Blvd, W 104th St, W 106th St, W 108th St, W 110th St, W 112th St, W 114th St, W 116th St, W 118th St, W 120th St, W 122nd St, W 124th St, W 126th St, W 128th St, W 130th St, W 132nd St, W 134th St, W 136th St, W 138th St, W 140th St, W 142nd St, W 144th St, W 146th St, W 148th St, W 150th St, W 152nd St, W 154th St, W 156th St, W 158th St, W 160th St, W 162nd St, W 164th St, W 166th St, W 168th St, W 170th St, W 172nd St, W 174th St, W 176th St, W 178th St, W 180th St, W 182nd St, W 184th St, W 186th St, W 188th St, W 190th St, W 192nd St, W 194th St, W 196th St, W 198th St, W 200th St, W 202nd St, W 204th St, W 206th St, W 208th St, W 210th St, W 212nd St, W 214th St, W 216th St, W 218th St, W 220th St, W 222nd St, W 224th St, W 226th St, W 228th St, W 230th St, W 232nd St, W 234th St, W 236th St, W 238th St, W 240th St, W 242nd St, W 244th St, W 246th St, W 248th St, W 250th St, W 252nd St, W 254th St, W 256th St, W 258th St, W 260th 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LOCATION SPOTLIGHT: SOFI STADIUM



SoFi Stadium is a world-class sports and entertainment venue, home to the NFL's Los Angeles Rams and Los Angeles Chargers, hosting major concerts, international events, and the 2028 Olympic Opening Ceremony, making it a powerful economic driver for the surrounding area.

LOCATION SPOTLIGHT: INTUIT DOME



Intuit Dome, the state-of-the-art home of the Los Angeles Clippers, has transformed Inglewood into a premier sports and entertainment destination, driving significant investment, tourism, and economic growth throughout the area.

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