OFFERING MEMORANDUM

2351 RIDGEVIEW AVE, LOS ANGELES, CA 90041



LIST PRICE

LYON STAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

$1,600,000

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Los Angeles, CA 90041

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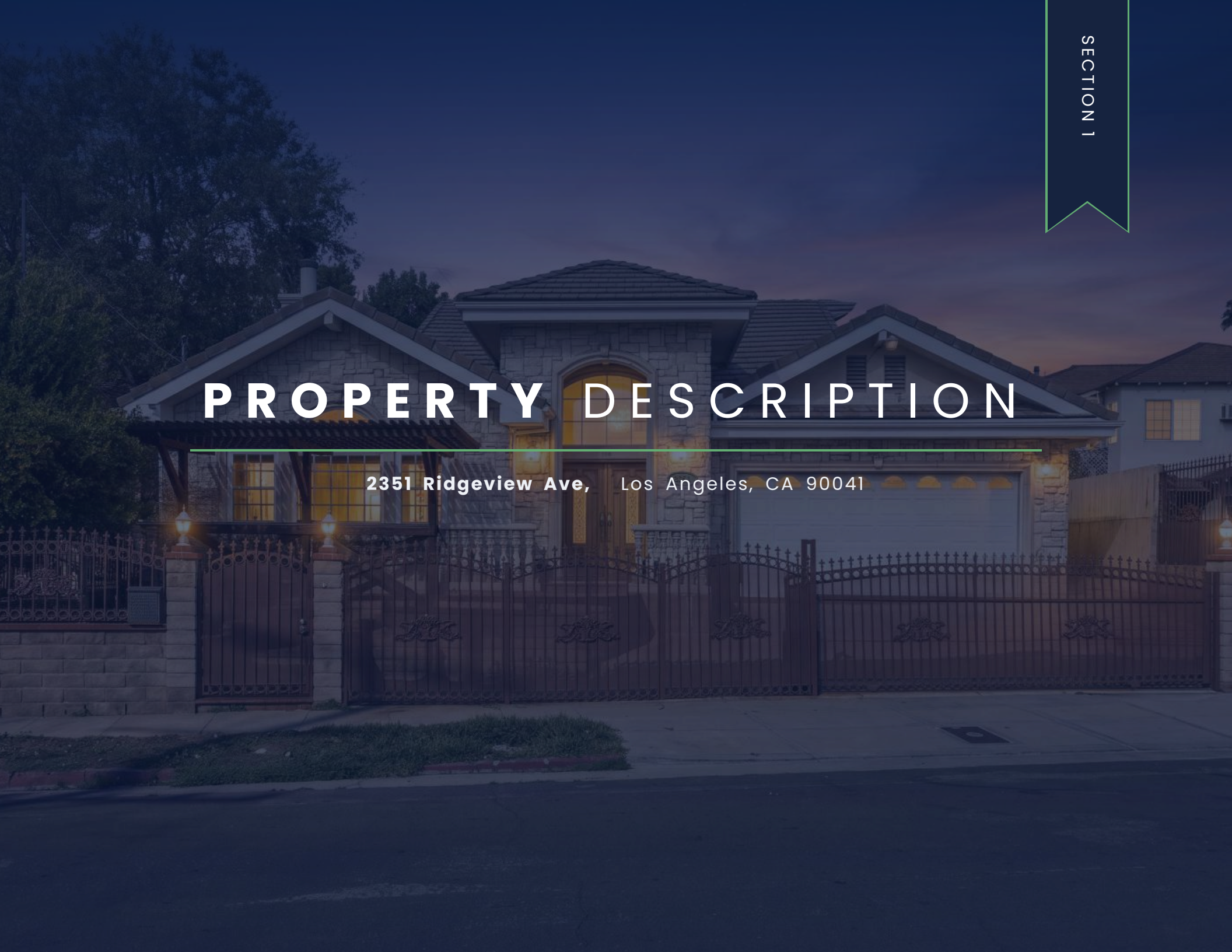
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SECTION 1

PROPERTY DESCRIPTION

2351 Ridgeview Ave, Los Angeles, CA 90041

THE OFFERING





2351 Ridgeview Ave is a detached VACANT 2-bedroom, 2-bathroom front house, custom built in 1923, 2003, plus a separate structure with two rental units at the back of the lot. The property has about 3,049 sq ft of living space on a 7,922 sq ft corner lot. It's fully gated, with a private driveway and an attached two-car garage.

The front house is a Mediterranean-style home with a stone exterior, a clay-tile roof, and brick stairs leading up to large double doors. Inside, you'll find high ceilings, crown molding, crystal chandeliers, and polished tile floors running through to a formal dining area. The living room has a vaulted ceiling, a carved stone fireplace, plantation shutters, and columns separating it from the dining area.

The kitchen has a center island with seating, black cabinets, granite counters, and stainless appliances, including a double-oven gas range. The primary bedroom has a vaulted ceiling and a large bathroom with a jetted tub and a glass walk-in shower.

The house will be delivered vacant, so the new owner can move right in. Behind the main house is a separate structure with two 2-bedroom, 1-bathroom units that generate $3,885/month, which helps subsidize the owner's mortgage.

The property is minutes from Colorado Blvd shops and restaurants, Occidental College, and offers easy freeway access to Pasadena, Glendale, and downtown LA.

PROPERTY DETAILS

Address	2351 Ridgeview Ave, Los Angeles, CA 90041
List Price	$1,600,000
Total Units	3
Total Building Sq. Ft.	3,049 SF
Total Lot Size	7,922 SF
Year Built	1923/2003
Price / Unit	$533,333
Price / Sq. Ft.	$524.76
Zoning	LA RD2
APN	5685-027-001
Rent Control	LA RSO
Parking	3 spaces



INVESTMENT HIGHLIGHTS

- Detached 2-bed, 2-bath front house, custom built in 1923, 2003, plus a separate structure with two 2-bed, 1-bath rental units
- About 3,049 sq ft of living space on a 7,922 sq ft gated corner lot with a private driveway and an attached two-car garage
- Mediterranean-style home with high ceilings, crown molding, crystal chandeliers, and a vaulted living room with a carved stone fireplace
- Kitchen with a center island, granite counters, and stainless appliances, plus a primary bathroom with a jetted tub and a walk-in shower
- Front house delivered vacant, and the rear units bring in $3,885/month combined to help cover the owner's mortgage
- Minutes from Colorado Blvd, Occidental College, and the 2 and 134 freeways

PROPERTY PHOTOS









PROPERTY PHOTOS









PROPERTY PHOTOS









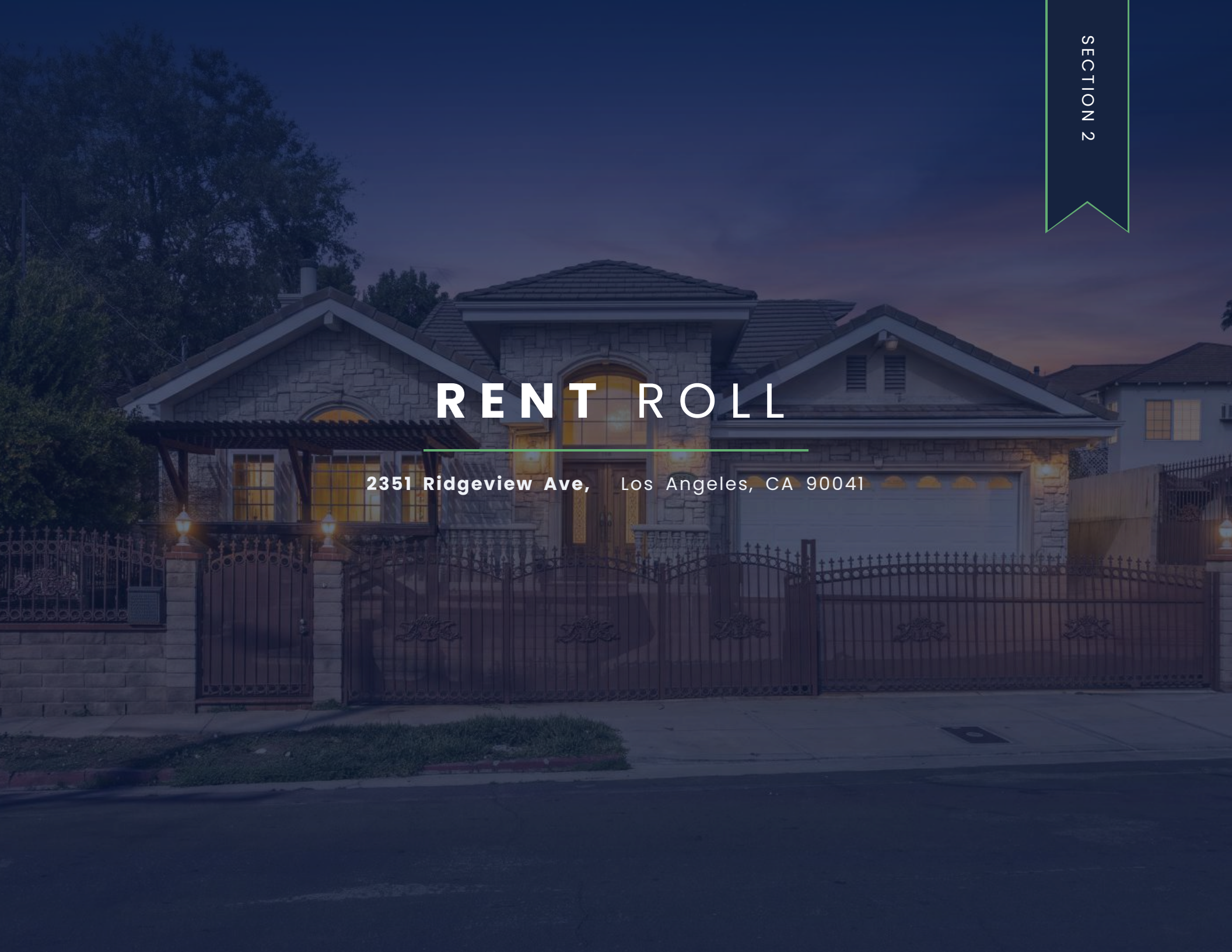
PROPERTY PHOTOS











RENT ROLL

2351 Ridgeview Ave, Los Angeles, CA 90041

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	2	67%	$1,943	$3,885	$2,500	$5,000	22%
2+2	1	33%	$4,250	$4,250	$4,250	$4,250	0%
TOTALS	**3**		**$2,712**	**$8,135**		**$9,250**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$8,135	$9,250
Monthly Scheduled Gross Income	$8,135	$9,250
Annualized Scheduled Gross Income	**$97,620**	**$111,000**

At a Glance	
Rental Upside	13.71%
Average Unit Size	1,016 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	67%

INCOME BREAKDOWN · CURRENT



Scheduled Rent **100%**

RENT ROLL

Unit #	Bdrms / Baths	Notes	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	2+2	Vacant HOUSE	$4,250	$4,250	$4,250	$4,250
2	2+1		$2,100	$2,100	$2,500	$2,500
3	2+1		$1,785	$1,785	$2,500	$2,500
TOTAL RENTAL INCOME				**$8,135**		**$9,250**
TOTAL MONTHLY INCOME				**$8,135**		**$9,250**
TOTAL ANNUAL INCOME				**$97,620**		**$111,000**



INCOME & EXPENSES

2351 Ridgeview Ave, Los Angeles, CA 90041

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$97,620		$111,000	
Vacancy Rate Reserve	$2,929	3.00%	$3,330	3.00%
Gross Operating Income	$94,691		$107,670	
Operating Expenses	$30,339	31.08%	$30,339	27.33%
NET OPERATING INCOME	**$64,352**		**$77,331**	
Debt Service	$91,018		$91,018	
Pre-Tax Cash Flow	*-$26,665*	*-6.67%*	*-$13,687*	*-3.42%*
Principal Reduction	$13,413		$13,413	
Total Return Before Taxes	*-$13,253*	*-3.31%*	*-$274*	*-0.07%*

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)	$20,000	$20,000
Repairs & Maintenance ($650/Unit)	$1,950	$1,950
Insurance ($1/SF)	$3,049	$3,049
Utilities ($1300/Unit)	$3,900	$3,900
Landscaping ($120/Month)	$1,440	$1,440
TOTAL EXPENSES	**$30,339**	**$30,339**
Expenses as % of SGI	31.08%	27.33%
Per Sq. Ft.	$9.95	$9.95
Per Unit	$10,113	$10,113



FINANCIAL ANALYSIS

2351 Ridgeview Ave, Los Angeles, CA 90041

FINANCIAL ANALYSIS

Property Address	2351 Ridgeview Ave,	
List Price:		$1,600,000
Down Payment:	25.0%	$400,000
Number of Units:		3
Cost per Unit:		$533,333
Current GRM:		16.39
Pro Forma GRM:		14.41
Current CAP:		4.02%
Pro Forma CAP:		4.83%
Year Built:		1923/2003
Approx. Lot Size:		7,922 SF
Approx. Gross RSF:		3,049 SF
Cost per RSF:		$524.76

Proposed Financing

First Loan Amount:	$1,200,000
Interest Rate:	6.50%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$7,585
DCR:	0.71

Annualized Expenses *Estimated

New Taxes (1.25% Purchase Price):	$20,000
Repairs & Maintenance ($650/Unit):	$1,950
Insurance ($1/SF):	$3,049
Utilities ($1300/Unit):	$3,900
Landscaping ($120/Month):	$1,440
Total Expenses:	**$30,339**
Expenses as % of SGI:	31.08%
Per Unit:	$10,113

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$97,620		$111,000	
Vacancy Rate Reserve:	$2,929	3.00% *1	$3,330	3.00% *1
Gross Operating Income:	$94,691		$107,670	
Operating Expenses:	$30,339	31.08% *1	$30,339	27.33% *1
Net Operating Income:	$64,352		$77,331	
Loan Payments:	$91,018		$91,018	
Pre-Tax Cash Flow:	-$26,665	-6.67% *2	-$13,687	-3.42% *2
Principal Reduction:	$13,413		$13,413	
Total Return Before Taxes:	-$13,253	-3.31% *2	-$274	-0.07% *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+2	Vacant HOUSE	$4,250	$4,250	$4,250	$4,250
1	2+1		$2,100	$2,100	$2,500	$2,500
1	2+1		$1,785	$1,785	$2,500	$2,500
Monthly Scheduled Gross Income				**$8,135**		**$9,250**
Annualized Scheduled Gross Income				**$97,620**		**$111,000**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 13.71%

FINANCING

Proposed Financing		
List Price:		$1,600,000
Down Payment:	25.0%	$400,000
First Loan Amount:		$1,200,000
Loan-to-Value:		75%
Interest Rate:		6.50%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$7,585
Annual Debt Service:		$91,018
DCR:		0.71

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$64,352
Net Operating Income (Pro Forma):	$77,331
Pre-Tax Cash Flow (Current):	-$26,665
Pre-Tax Cash Flow (Pro Forma):	-$13,687
Cash-on-Cash (Current):	-6.67%
Cash-on-Cash (Pro Forma):	-3.42%
Total Return Before Taxes (PF):	-$274

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.



SECTION 5

SALE COMPARABLES

2351 Ridgeview Ave, Los Angeles, CA 90041

SALE COMPS



2351 RIDGEVIEW AVE,

Los Angeles, CA 90041

Subject Property

Price:	$1,600,000	Bldg Size:	3,049 SF
No. Units:	3	Price/SF:	$524.76
GRM:	16.39	CAP:	4.02%
$/Unit:	$533,333		



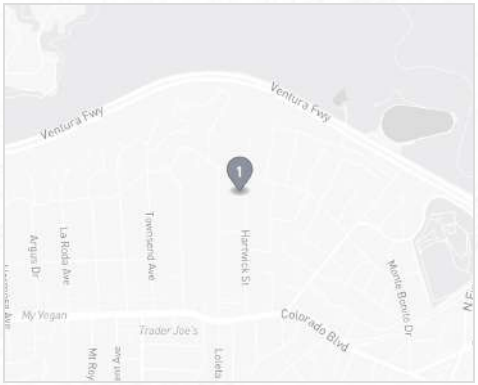


5333 HARTWICK ST

Los Angeles, CA 90041

Sold 6/17/2026

Price:	$1,730,000	Bldg Size:	1,856 SF
No. Units:	2	Price/SF:	$932.11
GRM:	N/A	CAP:	N/A
$/Unit:	$865,000		



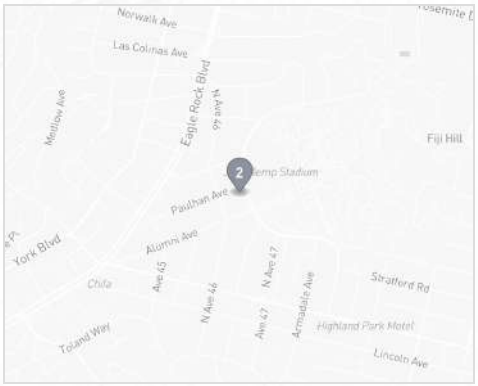


1621 CAMPUS RD

Los Angeles, CA 90041

Sold 3/17/2026

Price:	$1,725,000	Bldg Size:	2,458 SF
No. Units:	2	Price/SF:	$701.79
GRM:	17.32	CAP:	3.75%
$/Unit:	$862,500		



SALE COMPS

3

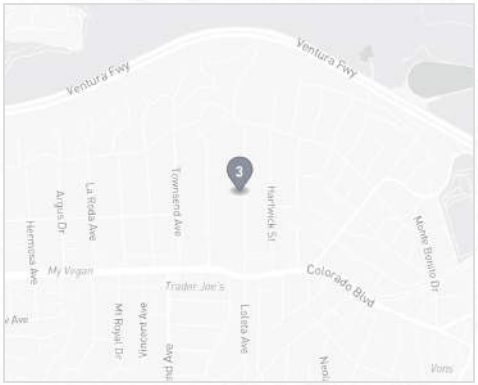


5231 LOLETA AVE

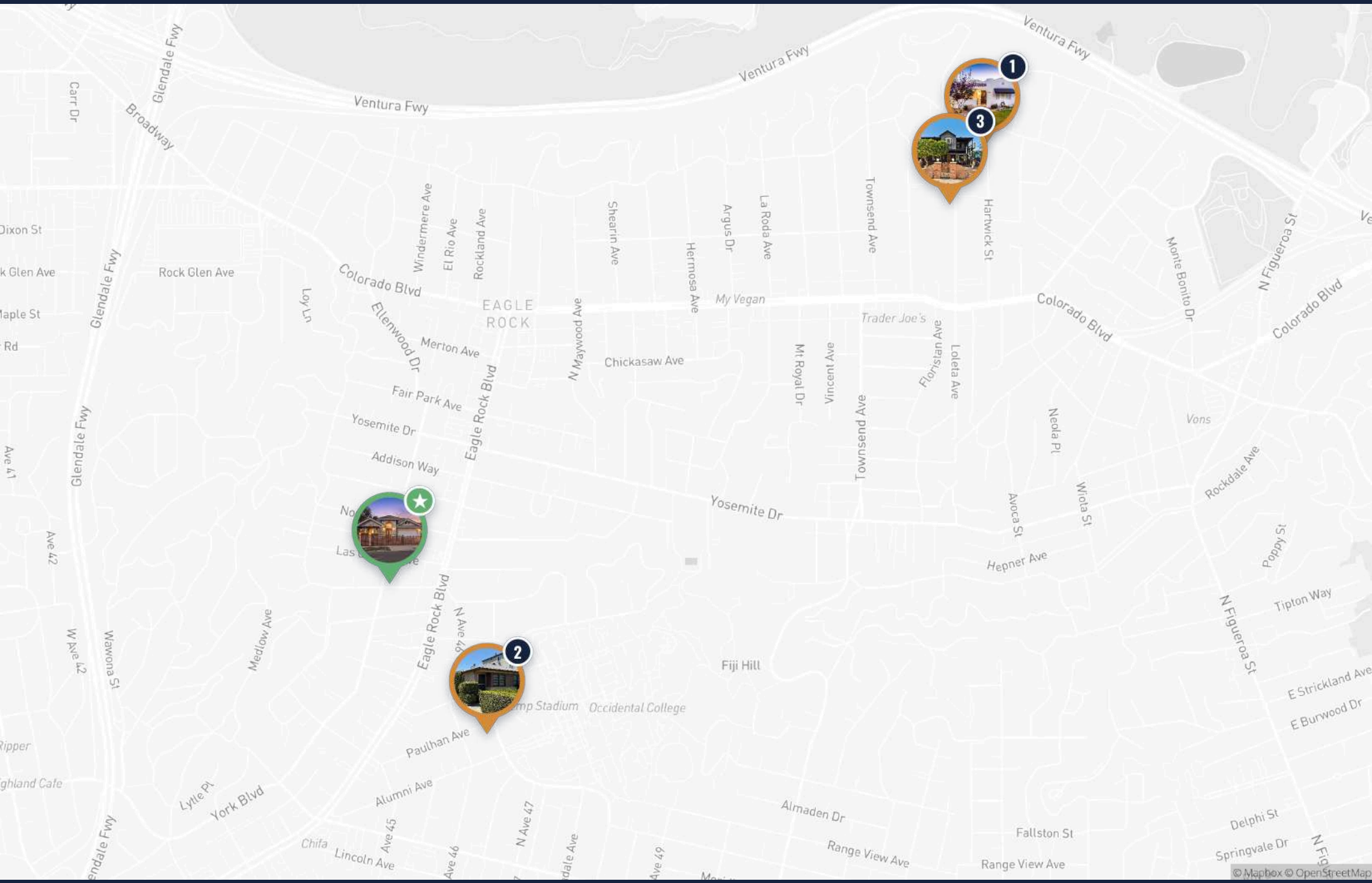
Los Angeles, CA 90041

Sold 1/23/2026

Price:	**$1,460,000**	Bldg Size:	**2,653 SF**
No. Units:	**3**	Price/SF:	**$550.32**
GRM:	**17.51**	CAP:	**3.71%**
$/Unit:	**$486,667**		



SALE COMPS MAP

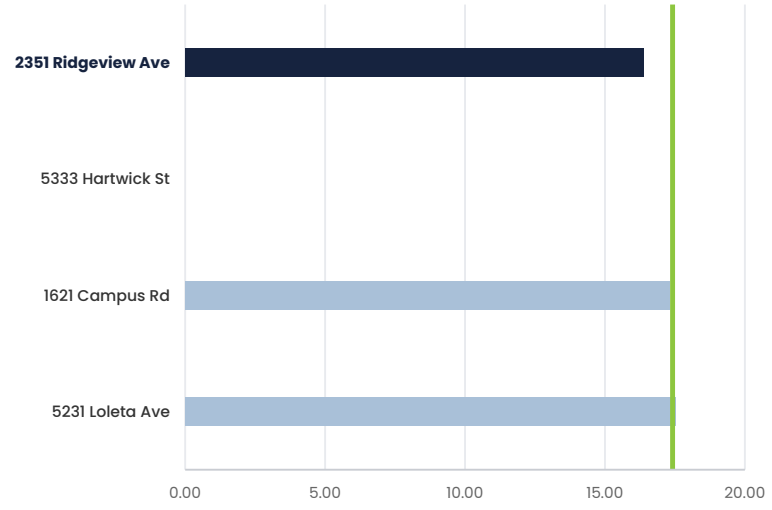


SALE COMPS ANALYSIS

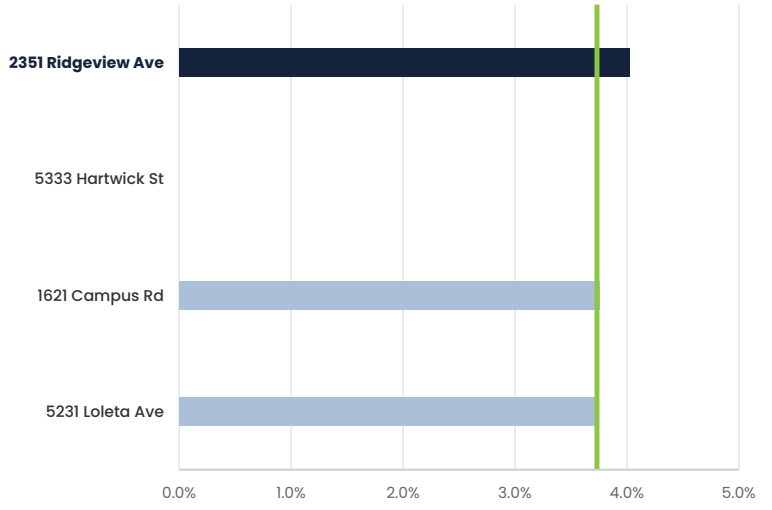
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
5333 Hartwick St Los Angeles, CA 90041	$1,730,000	2	1924	1,856	N/A	N/A	$932.11	$865,000	6/17/2026	(8) 1+1
1621 Campus Rd Los Angeles, CA 90041	$1,725,000	2	1938	2,458	17.32	3.75%	$701.79	$862,500	3/17/2026	(1) 2+1 (6) 1+1
5231 Loleta Ave Los Angeles, CA 90041	$1,460,000	3	1939	2,653	17.51	3.71%	$550.32	$486,667	1/23/2026	(4) 2+1 (2) 1+1
Average					*17.42*	*3.73%*	*$728.07*	*$738,056*		
2351 Ridgeview Ave, (Subject)	**$1,600,000**	**3**	**1923/2003**	**3,049**	**16.39**	**4.02%**	**$524.76**	**$533,333**	**On Market**	**(1) 2+2 (2) 2+1**

SALE COMP CHARTS

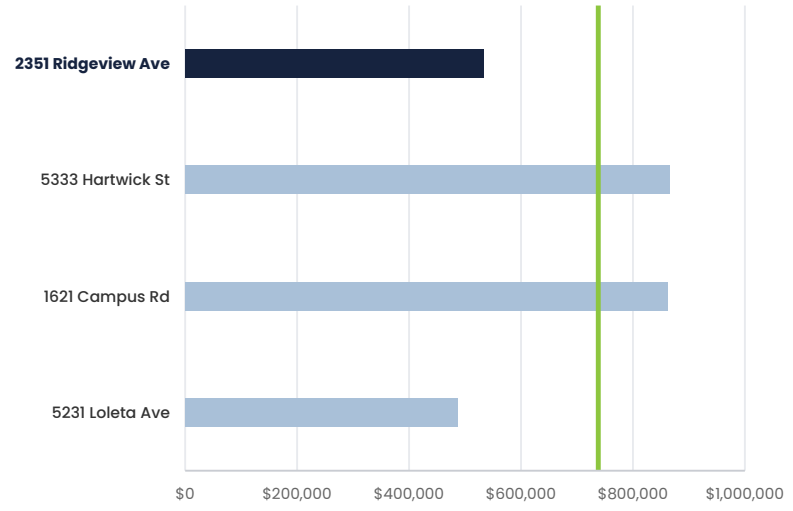
Average: 17.42



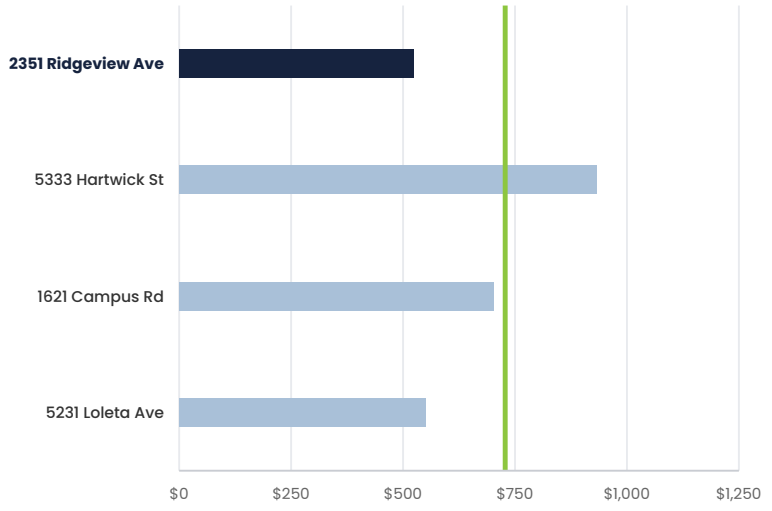
Average: 3.73%



Average: $738,056



Average: $728.07





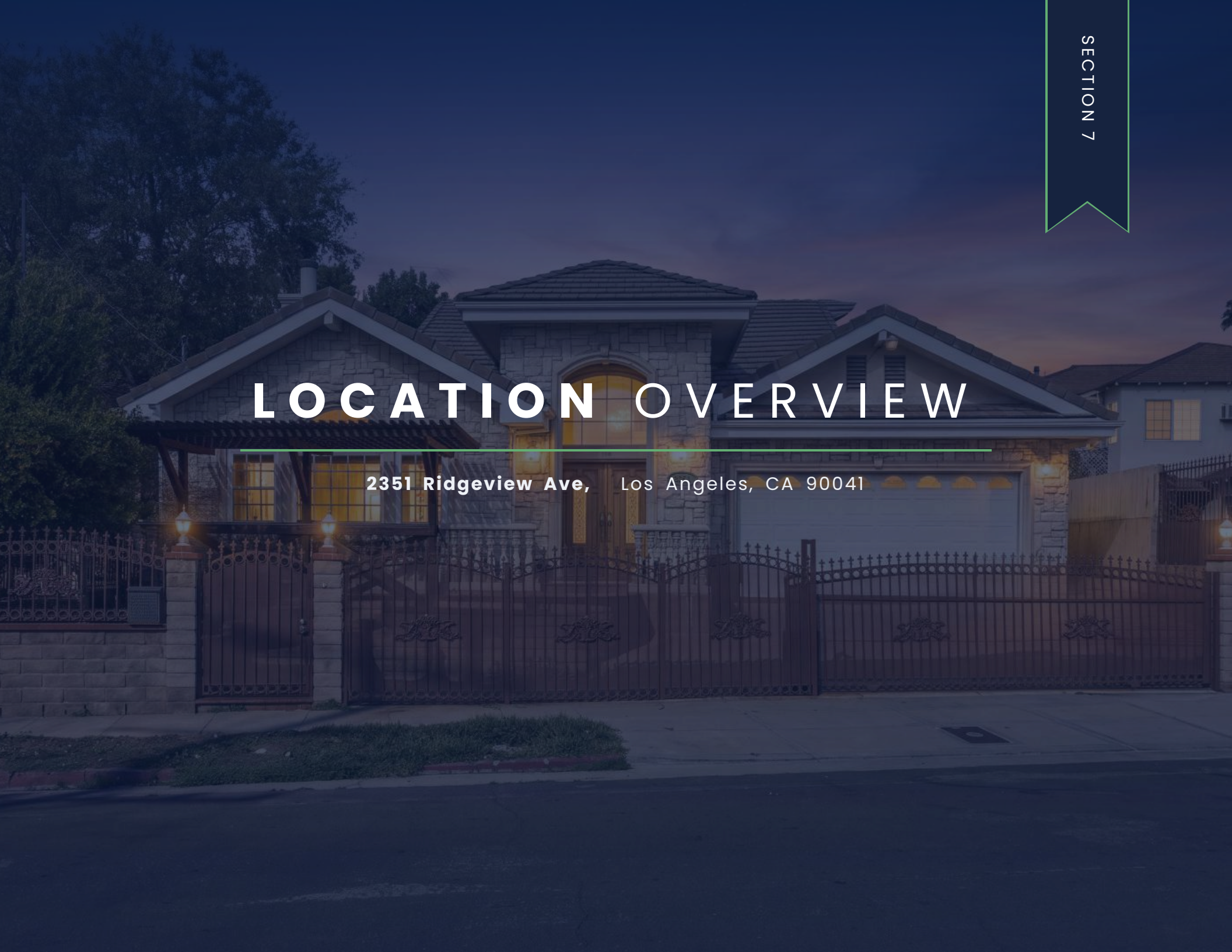
RENT COMPARABLES

2351 Ridgeview Ave, Los Angeles, CA 90041

RENT COMPS

Closed Leases

Address	Type	Rent	Bed+Bath	Sq. Ft	Rent/SF	Condition	Notes	COE
4921, LA Roda Ave	Apartment	$3,599	2+1	1,000	$3.60	N/A	N/A	5/1/2026
4958 N Maywood Ave	Apartment	$2,395	2+1	850	$2.82	N/A	N/A	5/1/2026
2217 Addison Way	Apartment	$3,095	2+1	900	$3.44	N/A	N/A	2/1/2026
2210 Las Flores Dr	Apartment	$4,395	2+2	820	$5.36	N/A	N/A	1/1/2026
4543 N Eagle Rock Blvd	Apartment	$3,300	2+2	961	$3.43	N/A	N/A	9/1/2026
2267 Las Flores Dr	House	$5,250	2+2	704	$7.46	N/A	N/A	5/1/2026
4307 York Blvd	House	$5,400	2+2	1,443	$3.74	N/A	N/A	5/1/2026
Average		*$3,919*			*$4.26*			



LOCATION OVERVIEW

2351 Ridgeview Ave, Los Angeles, CA 90041

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

Gross Domestic Product





LOCATION OVERVIEW - LOS ANGELES



100
Over 100 colleges and universities, including UCLA, USC, and Caltech

5M
Highly educated and diverse workers

950B
GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

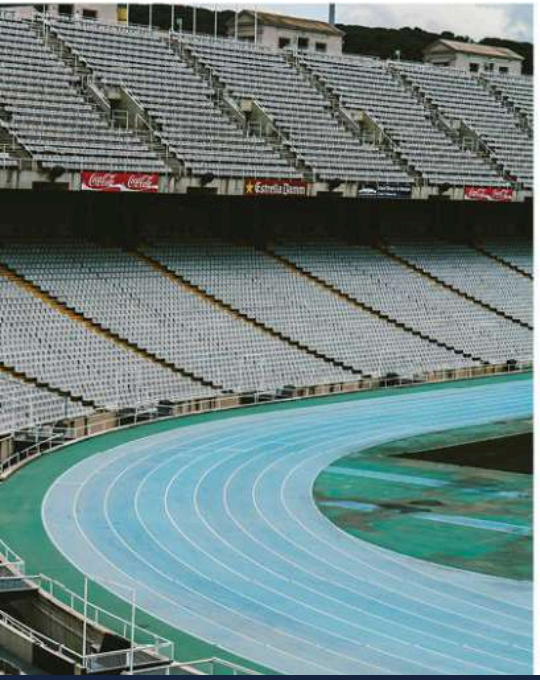
UCLA USC Caltech

Occidental College Los Angeles · Pepperdine University

LOCATION OVERVIEW - LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

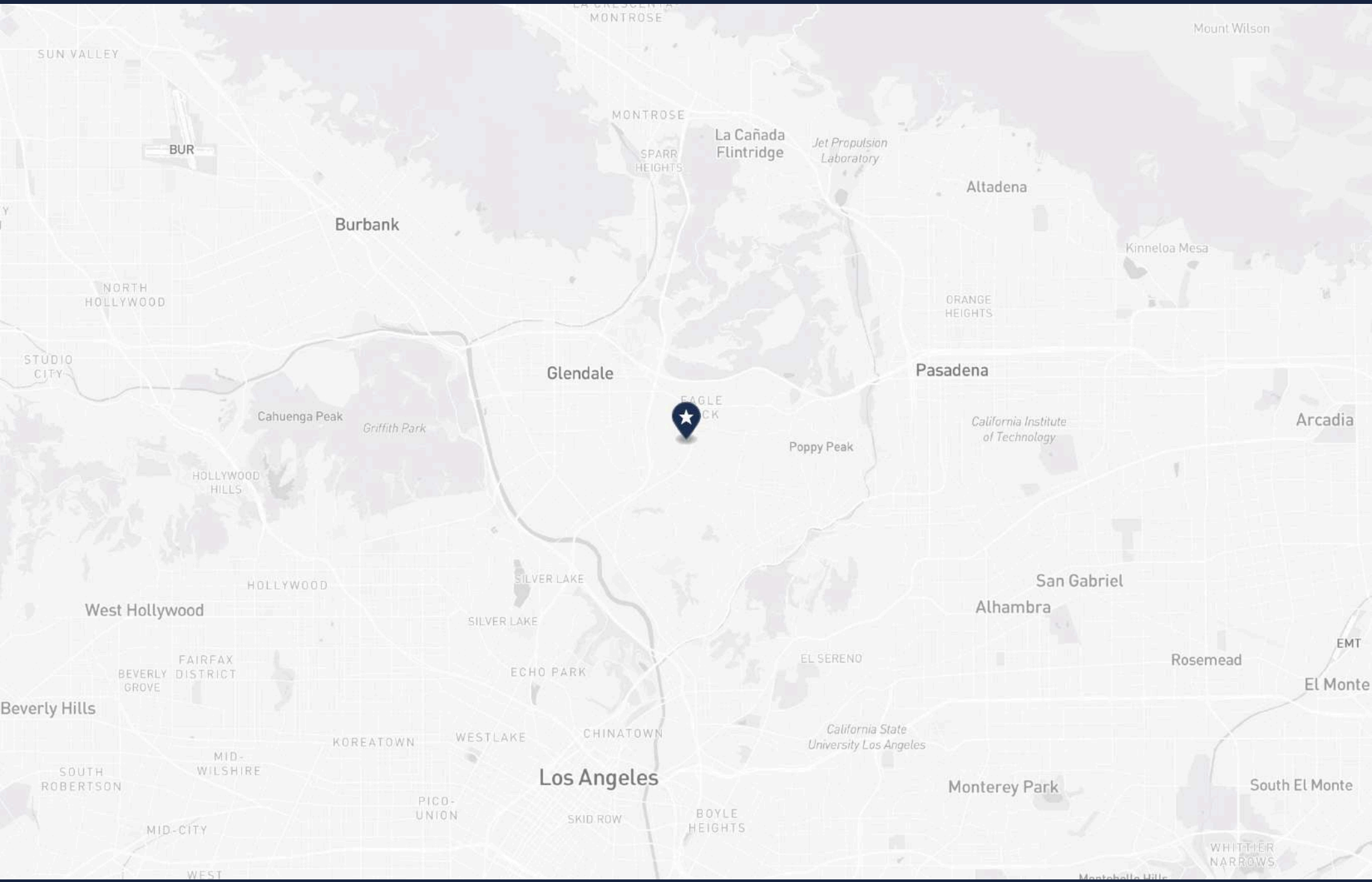
The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



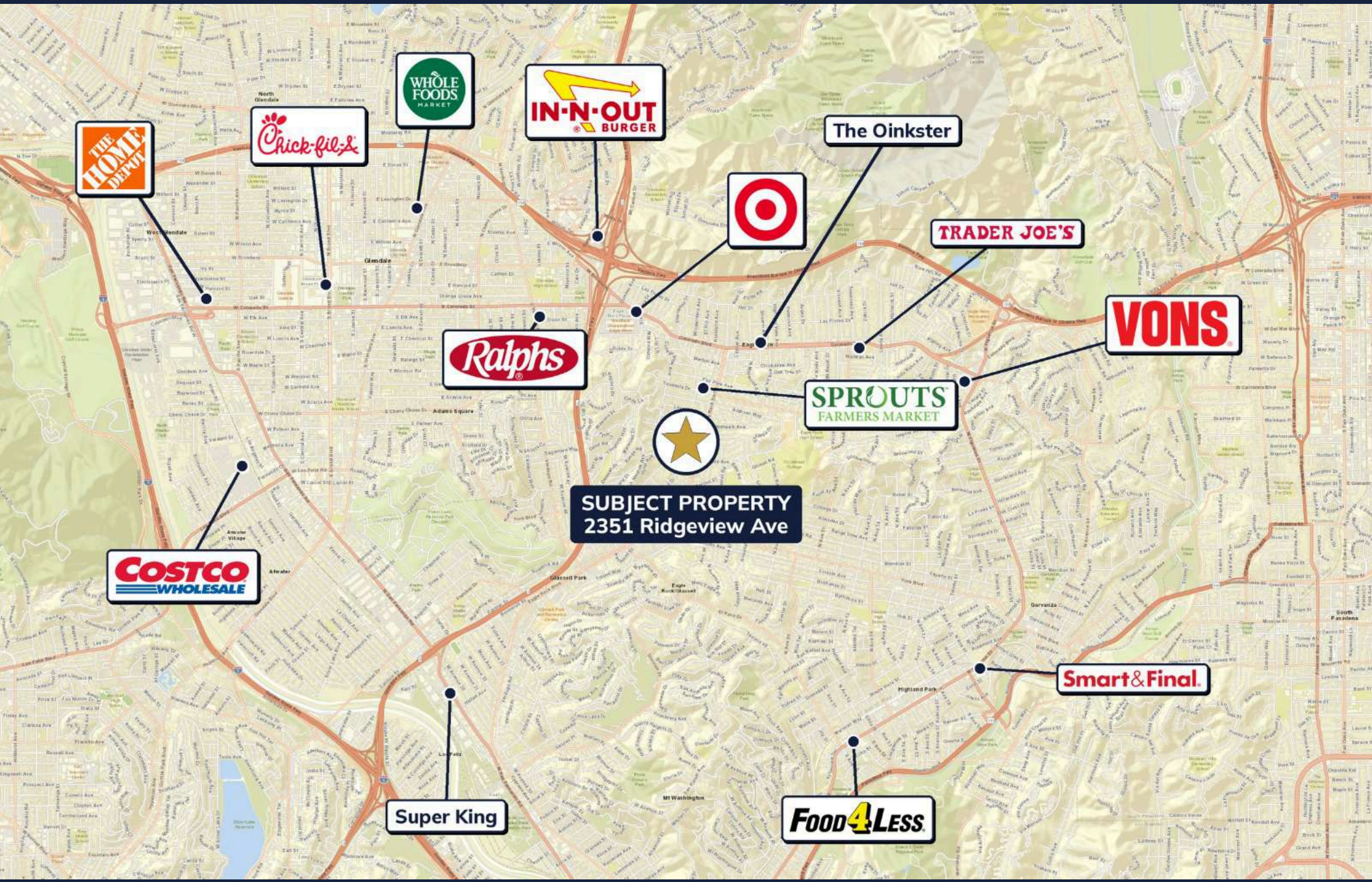
INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

LOCATION MAP



RETAILER MAP





EXCLUSIVELY MARKETED BY

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