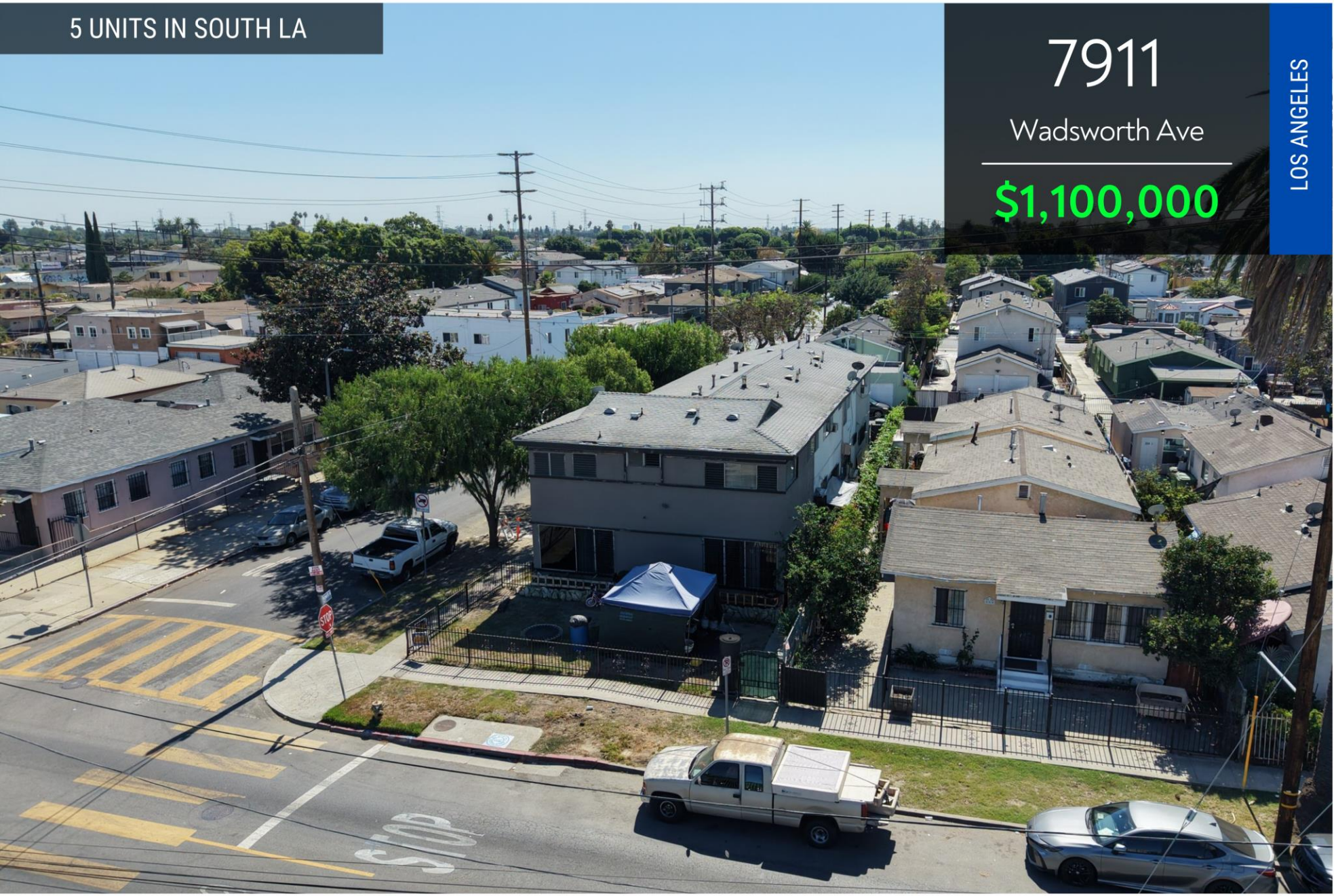
Offering Memorandum



Woody Stahl DRE # 01399621
310.880.0926 | Woody@LyonStahl.com

Brett Lyon DRE # 01717818
310.780.1899 | Brett@LyonStahl.com

LYON STAHL
INVESTMENT REAL ESTATE

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7911 Wadsworth Ave,
Los Angeles, CA 90001

LYON STAHL
INVESTMENT REAL ESTATE

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Property Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Property Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Property Summary	
Price	$1,100,000
Address	7911 Wadsworth Ave
City, State, Zip	Los Angeles, CA 90001
County	Los Angeles
Zoning	LARD2
Year Built	1965
Number Of Units	5
Parking	4 parking spaces
Building Size	4,428 SF
Lot Size	5,001 SF
Cap Rate	5.68%
Pro Forma Cap Rate	8.42%
Grm	10.29
Pro Forma Grm	7.97
Price / Bldg Sf	$248.42
Price / Unit	$220,000





Property Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

7911 Wadsworth Ave
5 Units | $1,100,000

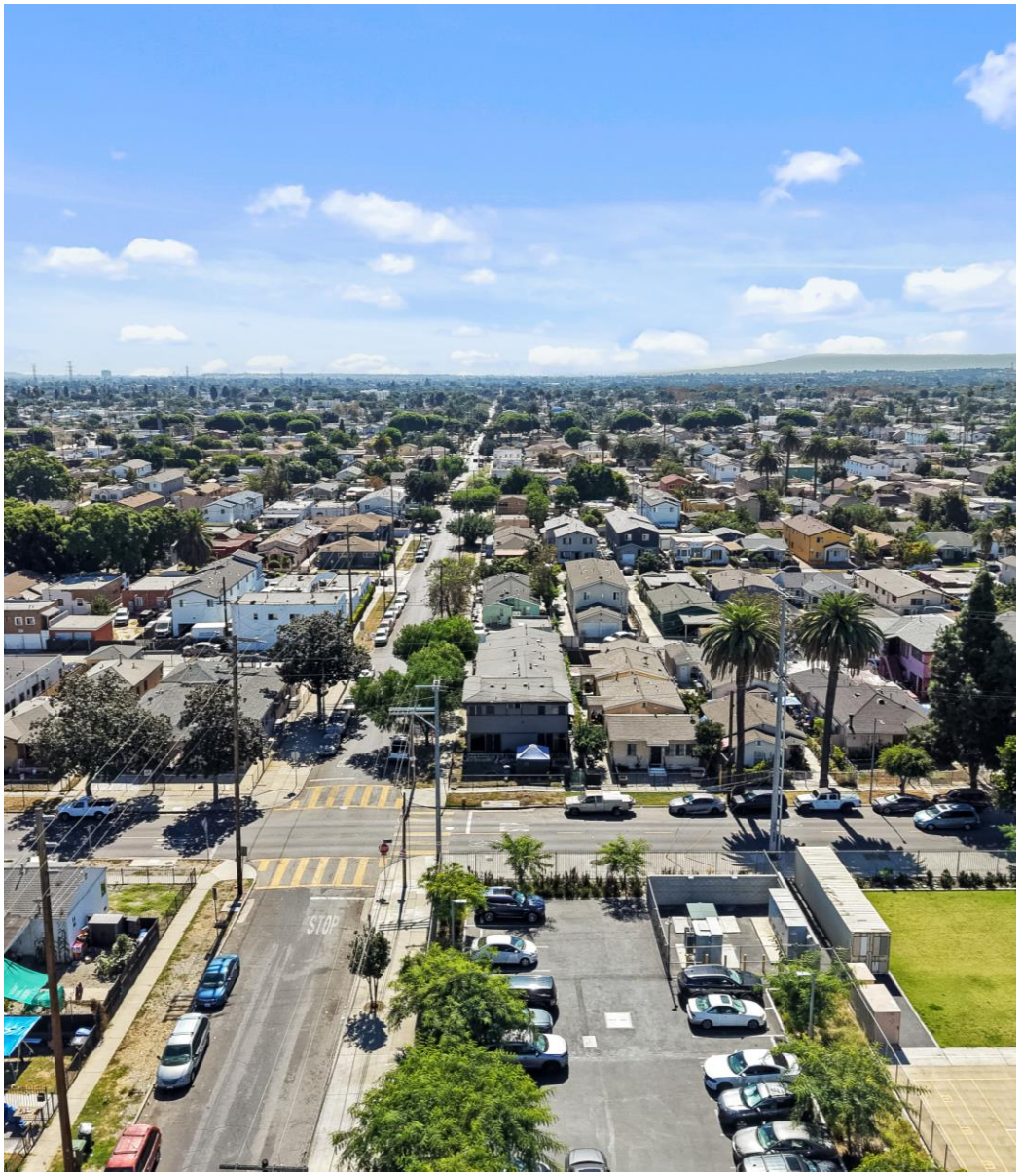
- **5.68% CAP Rate | 10.29 GRM |** Based on scheduled rents, with an 8.42% pro forma CAP rate and 7.97 pro forma GRM at projected market rents.
- **One Vacant Unit |** One 2-bedroom unit offers the opportunity to lease at market rents.
- **Desirable Unit Mix |** Three 2-bedroom/1-bath units, one 3-bedroom/1-bath unit, and one 1-bedroom/1-bath unit.
- **Approximately 29% Rental Upside |** Monthly scheduled rents of $8,906 compared with projected market rents of $11,500.
- **Recent Property Improvements |** The main electrical panel, stairs, landing, and railing were upgraded within the past year.
- **Four On-Site Parking Spaces |** The property features 4,428 SF of building area on a 5,001 SF lot.

7911 Wadsworth Avenue presents a five-unit multifamily investment opportunity in South Los Angeles. The property features a 5.68% CAP rate and 10.29 GRM based on scheduled rents, with projected market rents supporting an 8.42% pro forma CAP rate and 7.97 GRM. The unit mix consists of three 2-bedroom/1-bath units, one 3-bedroom/1-bath unit, and one 1-bedroom/1-bath unit, with two or more bedrooms in four of the five apartments.

Built in 1965, the property consists of 4,428 square feet of improvements situated on a 5,001-square-foot lot and provides four on-site parking spaces. Improvements completed within the past year include upgrades to the main electrical panel, stairs, landing, and railing. One of the 2-bedroom/1-bath units is currently vacant, giving new ownership the opportunity to lease it at market rent upon acquisition.

Monthly scheduled rents total $8,906, including assumed rent for the vacant unit. At projected market rents, monthly income would increase to $11,500, representing approximately 29% upside over scheduled rents. Additional rental growth potential comes from the difference between current and projected market rents for the occupied units.

Located on Wadsworth Avenue in South Los Angeles, the property offers access to neighborhood shopping, dining, and services, as well as to employment and retail centers throughout greater Los Angeles. The available 2-bedroom unit, unit mix weighted toward two- and three-bedroom apartments, and on-site parking give new ownership an opportunity to lease up the property and grow rental income over time.



Financial Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Financial Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

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INVESTMENT REAL ESTATE

Price	$1,100,000

Property Summary

ADDRESS	7911 Wadsworth Ave	YEAR BUILT	1965
DOWN PAYMENT	40% $440,000	PARKING	4 parking spaces
NUMBER OF UNITS	5	CURRENT NOI	$62,459
COST PER UNIT	$220,000	PRO FORMA NOI	$92,653
LOT SIZE	5,001 SF	CURRENT CAP RATE	5.68%
GROSS RENTABLE SF	4,428 SF	PRO FORMA CAP RATE	8.42%
PRICE PER BLDG SF	$248.42	CURRENT GRM	10.29
PRICE PER LAND SF	$219.96	PRO FORMA GRM	7.97

Proposed Financing

LOAN AMOUNT	$660,000	LOAN-TO-VALUE	60%
DOWN PAYMENT	$440,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.25%	LOAN TERM	30-YEAR FIXED TERM
MONTHLY PAYMENT	$4,064	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$48,765	DEBT COVERAGE RATION (DCR)	1.28

Financial Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

LYON STAHL INVESTMENT REAL ESTATE

Annualized Operating Data

	Current Scheduled		Pro Forma	
GROSS SCHEDULED INCOME	$ 106,872		$ 138,000	
VACANCY RATE RESERVE	$ 3,206	3%	$ 4,140	3%
GROSS OPERATING INCOME	$ 103,666		$ 133,860	
EXPENSES	$ 41,207	39%	$ 41,207	30%
NET OPERATING INCOME	$ 62,459		$ 92,653	
LOAN PAYMENTS	$ 48,765		$ 48,765	
PRE TAX CASH FLOWS	$ 13,694	3.11%	$ 43,889	9.97%
PRINCIPAL REDUCTION	$ 7,734		$ 7,734	
TOTAL RETURN BEFORE TAXES	$ 21,428	4.87%	$ 51,622	11.73%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	$8,906	$11,500
ANNUALIZED SCHEDULED GROSS INCOME	$106,872	$138,000

Expense Summary	
New Taxes (New Estimated):	$14,053
Repairs and Maintenance (4%):	$4,275
Insurance ($1.5/SF):	$6,642
Utilities (Oct 26 T12 Actual):	$9,693
Landscaping ($100/Mo):	$1,200
Management (5%):	$5,344
Total Expenses:	**$41,207**
Expenses as %/SGI	**38.56%**
Per Net Sq. Ft:	**$9.31**
Per Unit:	**$8,241**

Rent Roll

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Unit	Unit Type	Actual Rent	Market Rent	Notes
1	3-Bed/1-Bath	$2,388	$2,800	
2	2-Bed/1-Bath	$1,522	$2,300	Section 8
3	1-Bed/1-Bath	$1,484	$1,800	
4	2-Bed/1-Bath	$2,300	$2,300	Vacant
5	2-Bed/1-Bath	$1,212	$2,300	Section 8
MONTHLY TOTALS		$8,906	$11,500	
ANNUALIZED TOTALS		$106,872	$138,000	

Property Photography

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Exterior Photos

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Exterior Photos

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Comparables

7911 Wadsworth Ave,
Los Angeles, CA 90001



Sold Comparables

7911 Wadsworth Ave,
Los Angeles, CA 90001

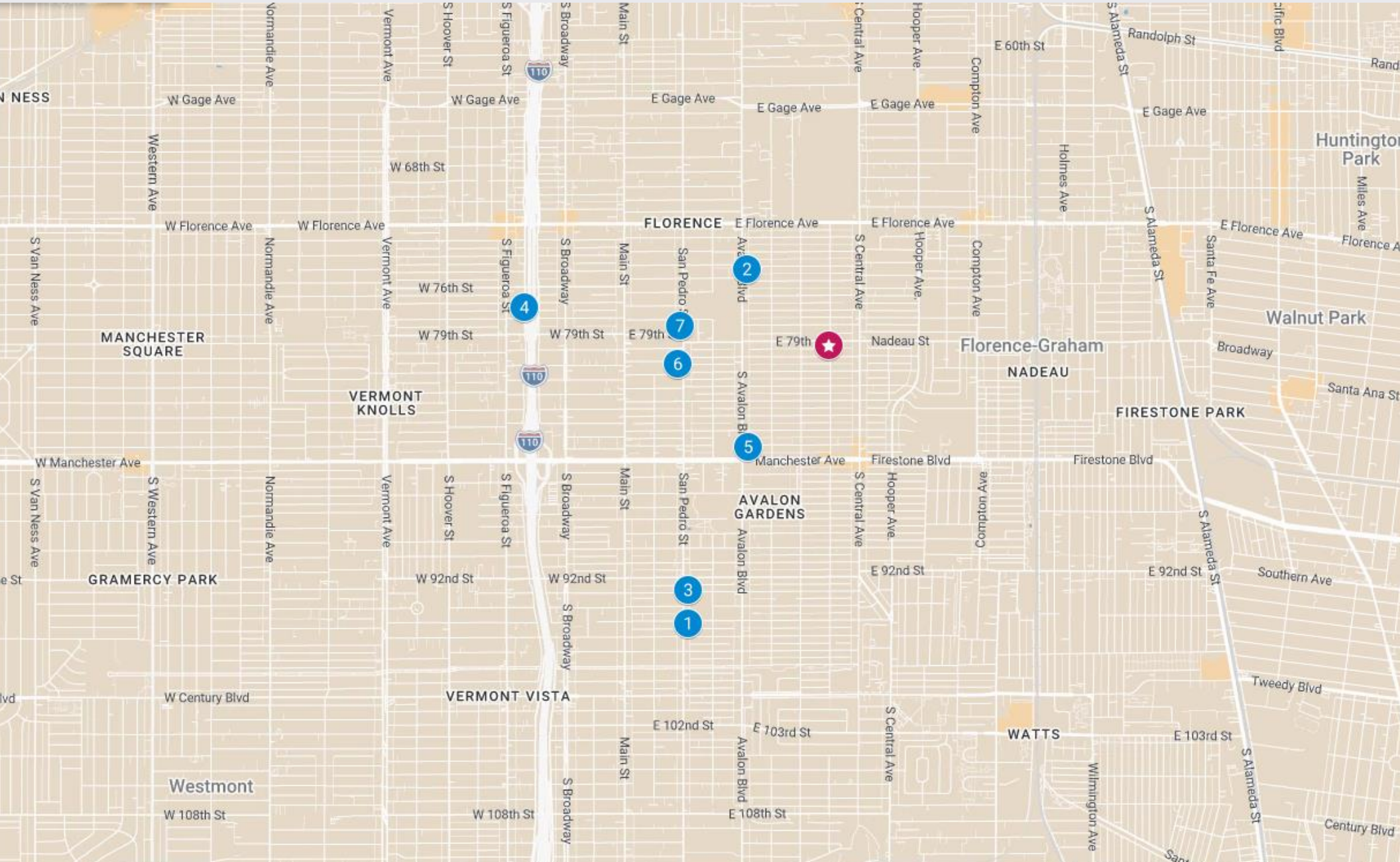
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	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM
1	304 E 95th St, 90003	$1,075,000	6	1966	4,788 SF	$179,167	$225	N/A	N/A
2	7500 Avalon Blvd, 90003	$925,000	8	1957	4,560 SF	$115,625	$203	5.33%	9.57
3	9222 S San Pedro Ave, 90003	$820,000	6	1956	3,520 SF	$136,667	$233	N/A	N/A
4	426-428 W 77th St, 90003	$1,315,000	6	1927	4,576 SF	$219,167	$287	10.21%	7.15
5	604 E 85th St, 90001	$825,000	5	1960	3,128 SF	$165,000	$264	5.21%	13.01
6	250 E 81st St, 90003	$700,000	6	1941	3,884 SF	$116,667	$180	7.80%	8.06
7	7811 S San Pedro St, 90003	$1,550,000	6	1961	5,815 SF	$258,333	$267	9.20%	7.86
	Averages	**$1,030,000**			**4,324 SF**	**$170,089**	**$237**	**7.55%**	**9.13**
*	7911 Wadsworth Ave	$1,100,000	5	1965	4,428 SF	$220,000	$248	5.68%	10.29

Sold
Comparables Map

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Lease Comparables

7911 Wadsworth Ave,
Los Angeles, CA 90001

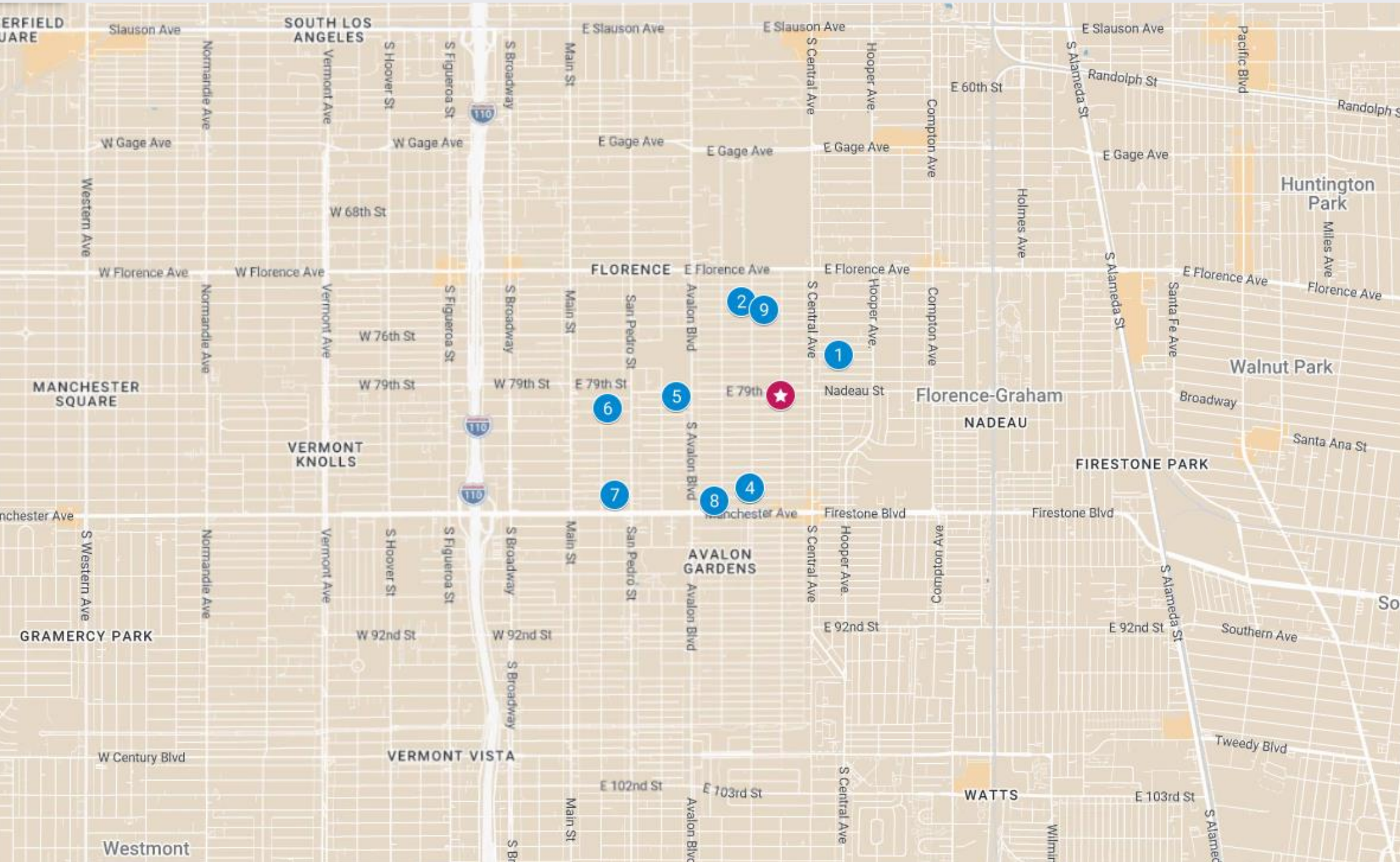
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	Address	Units	Unit Type	Rental Rate	Year Built
1	1152 E 77th St, 90001	3	1-Bed/1-Bath	$1,795	1948
2	736 E 74th St, 90001	4	1-Bed/1-Bath	$1,795	1941
3	754 E 84th Pl, 90001	5	1-Bed/1-Bath	$1,800	1926
4	754 E 84th Pl, 90001	5	2-Bed/1-Bath	$2,200	1926
5	426 E 79th St, 90003	4	2-Bed/1-Bath	$2,300	1965
6	211 E 81st St, 90003	4	2-Bed/1-Bath	$2,500	1963
7	229 E 85th St, 90003	3	3-Bed/1-Bath	$2,750	1949
8	638 E 85th St, 90001	2	3-bed/1-Bath	$2,900	1937
9	821 E 75th St, 90001	2	3-Bed/1-Bath	$3,200	1963
	Average		**1-Bed/1-Bath** **2-Bed/1-Bath** **3-Bed/1-Bath**	**$1,797** **$2,333** **$2,950**	
*	7911 Wadsworth Ave		1-Bed/1-Bath 2-Bed/1-Bath 3-Bed/1-Bath	$1,484 $1,367 $2,388	

Lease Comparables Map

7911 Wadsworth Ave,
Los Angeles, CA 90001

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Area Overview

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Los Angeles, CA 90001

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City Overview

7911 Wadsworth Ave,
Los Angeles, CA 90001

Los Angeles

Located in Southern California, Los Angeles, California, is a globally recognized city known for its diverse communities, strong economy, cultural influence, and central role in the region's commercial and entertainment industries. Home to approximately 3.9 million residents, Los Angeles is the second-largest city in the United States and serves as the economic and cultural center of the greater Los Angeles metropolitan area. The city offers a combination of established residential neighborhoods, thriving commercial districts, and convenient access to major employment centers throughout Southern California.

The real estate market in Los Angeles features a diverse mix of housing options, including single-family residences, multifamily properties, condominiums, and townhomes. The city's large population, established neighborhoods, and proximity to major employment hubs have contributed to continued housing demand and a substantial rental market. Its diverse residential communities and range of housing options make Los Angeles an attractive location for both homeowners and multifamily investors.

Residents of Los Angeles enjoy access to numerous parks, recreational facilities, and cultural attractions. Griffith Park, Echo Park, Runyon Canyon, and Exposition Park provide opportunities for outdoor recreation, sports, and community gatherings. The city is also home to notable destinations such as the Griffith Observatory and the Getty Center. Its location provides convenient access to the beaches of Santa Monica, Venice, and the South Bay, offering residents a variety of recreational and coastal lifestyle amenities.

Shopping and dining options are abundant throughout Los Angeles, with a variety of neighborhood restaurants, retail centers, and commercial establishments serving local communities. Major destinations such as Downtown Los Angeles, Hollywood, Beverly Grove, and Century City offer extensive shopping, dining, and entertainment options. Prominent retail destinations including The Grove and Westfield Century City further contribute to the city's diverse retail environment. Nearby communities throughout the greater Los Angeles region provide additional shopping, dining, and entertainment opportunities.

Los Angeles has established itself as an internationally recognized center for entertainment, media, technology, and innovation. The city is home to major film and television studios, production companies, and creative businesses, reflecting its longstanding connection to the entertainment industry. Beyond entertainment, Los Angeles maintains a diverse economic base supported by healthcare, aerospace, manufacturing, finance, education, and international trade. Major institutions and employers, including the University of Southern California, UCLA, and Cedars-Sinai Medical Center, further strengthen the region's employment base and economic significance.

The city's economy benefits from its strategic location near major employment centers and extensive transportation infrastructure. Los Angeles International Airport (LAX) and the Port of Los Angeles serve as major gateways for international travel and commerce. The city's freeway network, including the 5, 10, 101, 110, and 405 freeways, provides connectivity throughout Southern California. Public transportation options, including the Metro Rail and bus systems, further enhance accessibility between residential neighborhoods, commercial districts, and major employment destinations.

Los Angeles also benefits from its extensive sports and entertainment destinations. Crypto.com Arena, home to the Los Angeles Lakers and Los Angeles Kings, along with Dodger Stadium and the Hollywood Bowl, serve as major attractions for residents and visitors. Nearby destinations such as SoFi Stadium and Intuit Dome further contribute to the region's prominence as a center for professional sports, entertainment, and tourism.

Continued investment in residential housing, transportation infrastructure, commercial development, and entertainment, along with Los Angeles' established employment base and international economic connections, supports the city's long-term appeal. Its combination of diverse residential neighborhoods, major commercial districts, cultural amenities, and proximity to significant employment centers positions Los Angeles as one of the most important residential and investment markets in the country.

In summary, Los Angeles offers a compelling combination of established residential communities, economic diversity, major employment opportunities, and proximity to some of Southern California's most significant commercial and entertainment destinations. Its extensive transportation network, global business presence, and diverse housing market make it an attractive place to live, work, and invest in Southern California.





County Overview

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Los Angeles, CA 90001

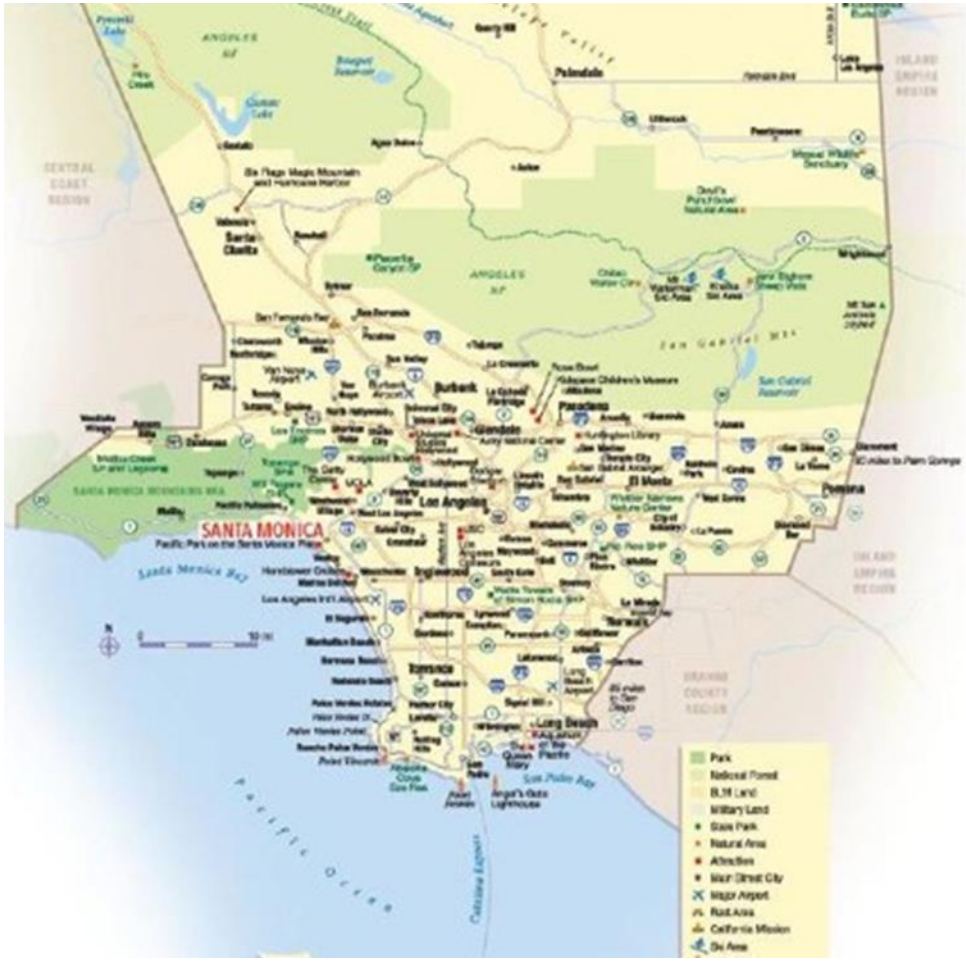
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Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately $446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

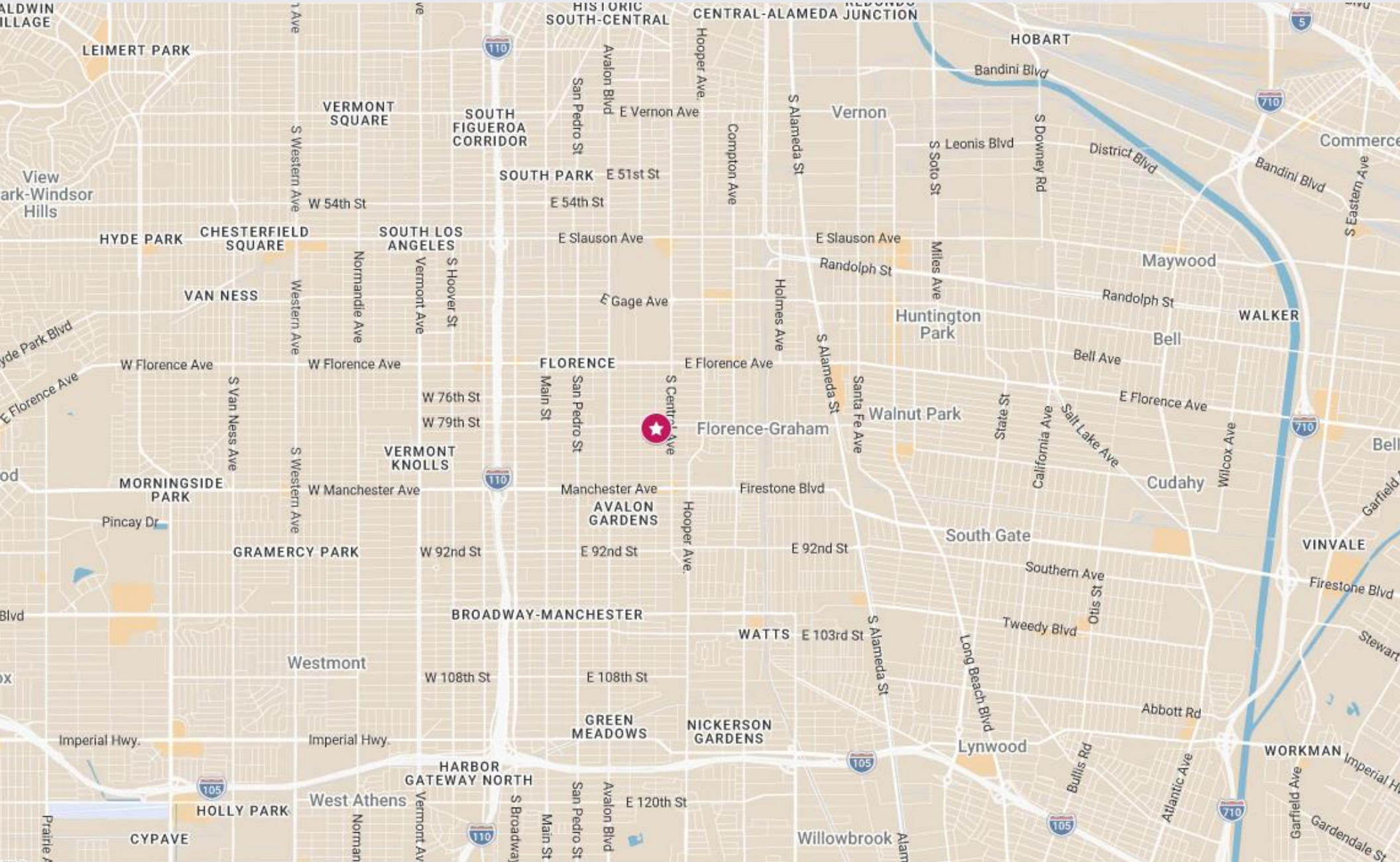
If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

7911 Wadsworth Ave,
Los Angeles, CA 90001

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LEIMERT PARK
VERMONT SQUARE
SOUTH FIGUEROA CORRIDOR
HISTORIC SOUTH-CENTRAL
CENTRAL-ALAMEDA JUNCTION
HOBART
Vernon
Commerce
View Park-Windsor Hills
HYDE PARK
CHESTERFIELD SQUARE
SOUTH LOS ANGELES
SOUTH PARK
VAN NESS
FLORENCE
Maywood
Huntington Park
Bell
WALKER
Walnut Park
Florence-Graham
Cudahy
VERMONT KNOLLS
MORNINGSIDE PARK
AVALON GARDENS
South Gate
VINVALE
GRAMERCY PARK
BROADWAY-MANCHESTER
WATTS
Westmont
GREEN MEADOWS
NICKERSON GARDENS
Lynwood
WORKMAN
HARBOR GATEWAY NORTH
West Athens
HOLLY PARK
CYPAVE
Willowbrook
E Vernon Ave
E 51st St
E 54th St
W 54th St
E Slauson Ave
Randolph St
E Gage Ave
W Florence Ave
E Florence Ave
Bell Ave
W 76th St
W 79th St
W Manchester Ave
Manchester Ave
Firestone Blvd
Pincay Dr
W 92nd St
E 92nd St
Southern Ave
Tweedy Blvd
E 103rd St
W 108th St
E 108th St
Abbott Rd
Imperial Hwy.
E 120th St
Bandini Blvd
District Blvd
Randolph St
Bell Ave
E Florence Ave
Firestone Blvd
Imperial Hwy.
Gardendale St
Garfield Ave
Wilcox Ave
Salt Lake Ave
California Ave
Santa Fe Ave
Long Beach Blvd
Bullis Rd
Atlantic Ave
Otis St
S Eastern Ave
S Western Ave
Normandie Ave
Vermont Ave
S Hoover St
Western Ave
S Van Ness Ave
Main St
San Pedro St
S Central Ave
Hooper Ave
Avalon Blvd
Compton Ave
S Alameda St
Holmes Ave
Miles Ave
S Soto St
S Downey Rd
S Leonis Blvd
Prairie Ave
Broadway
Main St
San Pedro St
Avalon Blvd
Vermont Ave
Normandie Ave
S Western Ave
S Van Ness Ave
Western Ave
S Hoover St
Vermont Ave
Normandie Ave
S Western Ave
Pincay Dr
Blvd
Ave
Florence Ave
Park Blvd
Hooper Ave
Compton Ave
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S Downey Rd
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Santa Fe Ave
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Wilcox Ave
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Stewart
Gardendale St
Imperial Hwy
Bandini Blvd
District Blvd
Bell
Commerce
Lynwood
Cudahy
Maywood
Huntington Park
Walnut Park
Florence-Graham
South Gate
Willowbrook
Westmont
West Athens
Bell
Vernon
Bandini Blvd
Abbott Rd
Tweedy Blvd
Southern Ave
Firestone Blvd
Garfield Ave
Gardendale St
Imperial Hwy

Disclaimer & Confidentiality Agreement

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

Exclusively Marketed By

LYON STAHL
INVESTMENT REAL ESTATE

Woody Stahl

(310) 880-0926
WOODY@LYONSTAHL.COM
DRE - 01399621

Brett Lyon

(310) 780-1899
BRETT@LYONSTAHL.COM
DRE - 01717818