OFFERING MEMORANDUM

1061 W 57TH ST LOS ANGELES, CA 90037

LIST PRICE

$1,595,000

LYONSTAHL INVESTMENT REAL ESTATE

THE JAMES GROUP

JACOBSON INVESTMENT GROUP

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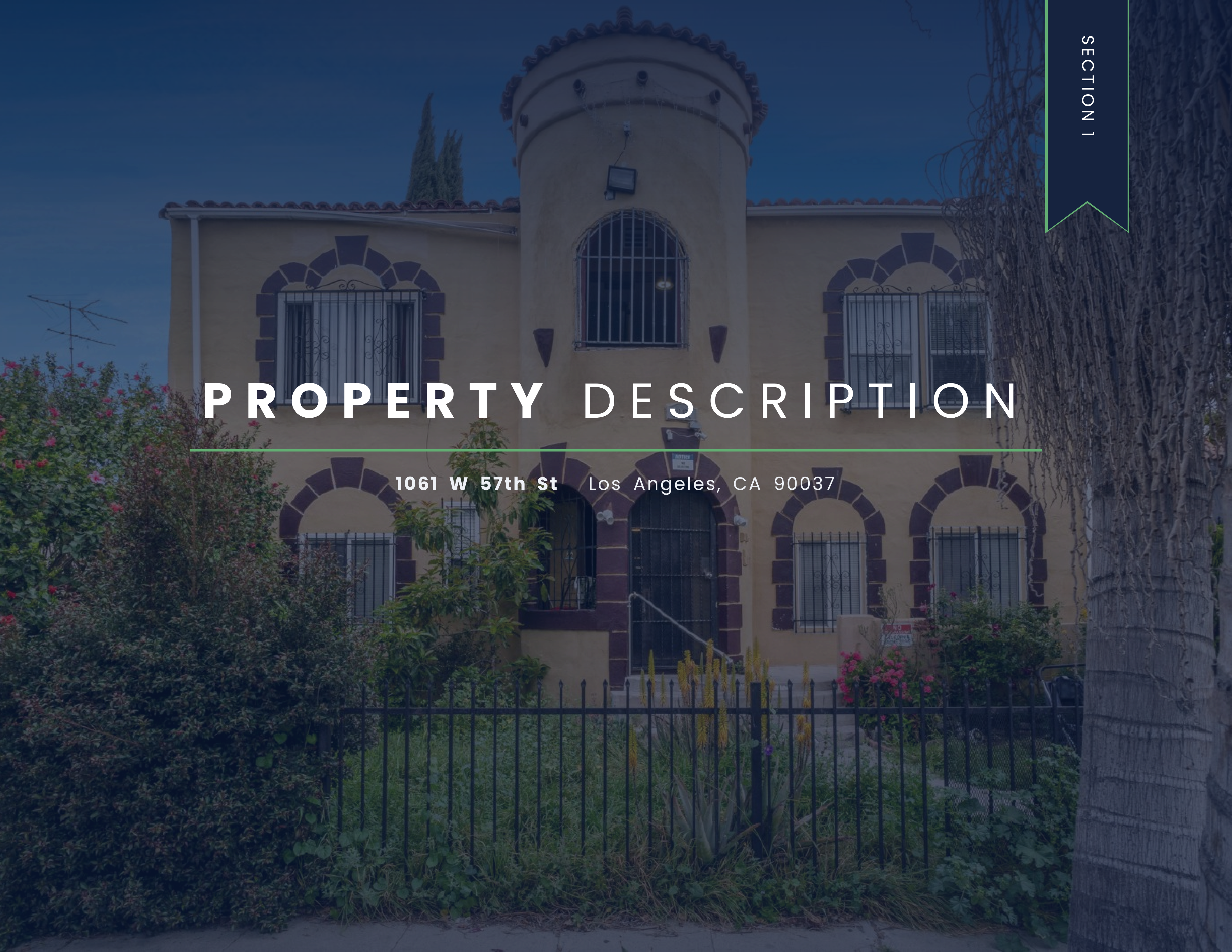
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lyon Stahl Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

1061 W 57th St

Los Angeles, CA 90037



PROPERTY DESCRIPTION

1061 W 57th St Los Angeles, CA 90037

1061 W 57th St is a 12-unit multifamily investment opportunity in Los Angeles, offered at $1,595,000 ($132,917/unit), reflecting a 7.62% current cap rate and a 7.96 GRM. Pro forma rents reflect a 11.33% increase in scheduled income, highlighting meaningful value-add upside.

Built in 1929, the property totals approximately 6,997 SF on a 5,170 SF lot ($228/SF). The property features a unit mix of (3) 0+1, (8) 1+1, (1) 2+1.

1061 W 57th St is well positioned in Los Angeles, CA 90037, close to major employment centers, retail corridors and transit, in a rental market characterized by consistent demand and long-term appreciation.

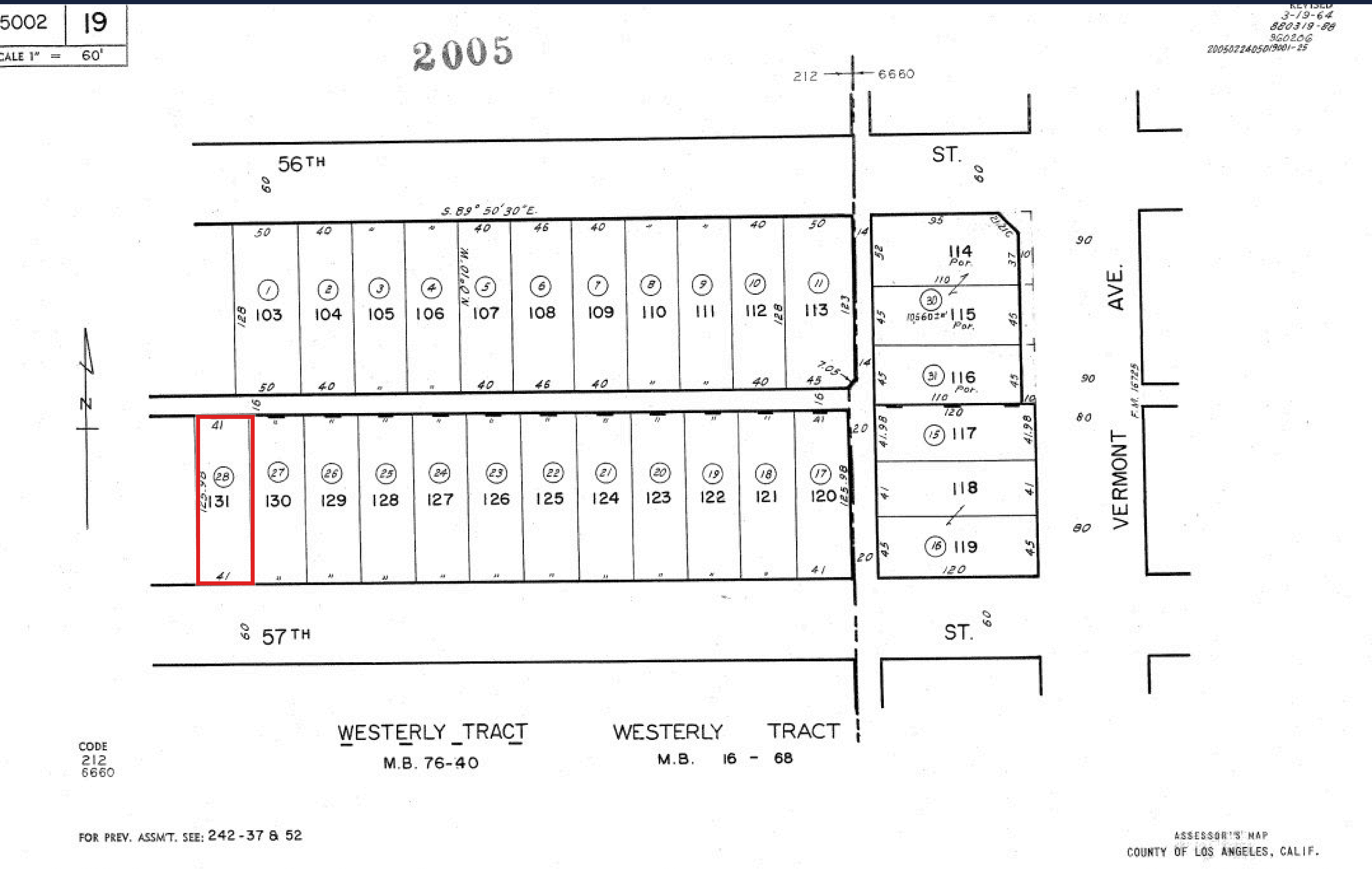
PROPERTY DETAILS

Address	1061 W 57th St Los Angeles, CA 90037
List Price	$1,595,000
Total Units	12
Total Building Sq. Ft.	6,997 SF
Total Lot Size	5,170 SF
Year Built	1929
Price / Unit	$132,917
Price / Sq. Ft.	$227.95
Zoning	LA RD2
APN	5002-019-028
Rent Control	LA RSO

INVESTMENT HIGHLIGHTS

- 12-unit multifamily asset in Los Angeles, built in 1929
- Priced at a 7.96 GRM and 7.62% current cap rate
- 11.33% rental upside to pro forma rents
- Unit mix of (3) 0+1, (8) 1+1, (1) 2+1
- Subject to LA RSO rent control
- Priced at $228/SF on the building

PARCEL MAP



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WESTERLY TRACT
M.B. 16 - 68
CODE
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6660
FOR PREV. ASSM'T. SEE: 242-37 & 52
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PROPERTY PHOTOS

FINANCIAL ANALYSIS

1061 W 57th St Los Angeles, CA 90037

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
0+1	3	25%	$886	$2,658	$1,200	$3,600	26%
1+1	8	67%	$1,588	$12,707	$1,600	$12,800	1%
2+1	1	8%	$1,336	$1,336	$2,200	$2,200	39%
TOTALS	**12**		**$1,392**	**$16,701**		**$18,600**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$16,701	$18,600
SCEP	$53	$53
Monthly Scheduled Gross Income	$16,754	$18,653
Annualized Scheduled Gross Income	**$201,051**	**$223,839**

At a Glance	
Rental Upside	11.33%
Average Unit Size	583 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	LA RSO
Occupancy	92%

INCOME BREAKDOWN · CURRENT

Scheduled Rent	100%
SCEP	0%

RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	2+1		900	$1,336	$1,336	$2,200	$2,200
2	1+1		600	$1,500	$1,500	$1,600	$1,600
3	1+1		600	$1,600	$1,600	$1,600	$1,600
4	1+1		600	$1,550	$1,550	$1,600	$1,600
5	0+1		450	$828	$828	$1,200	$1,200
6	0+1		400	$973	$973	$1,200	$1,200
7	1+1		600	$1,500	$1,500	$1,600	$1,600
8	1+1	HACLA	600	$1,673	$1,673	$1,600	$1,600
9	1+1	County Voucher	600	$2,164	$2,164	$1,600	$1,600
10	1+1	HACLA	600	$1,120	$1,120	$1,600	$1,600
11	1+1	Vacant	600	$1,600	$1,600	$1,600	$1,600
12	0+1		450	$857	$857	$1,200	$1,200
TOTAL RENTAL INCOME					**$16,701**		**$18,600**
SCEP					$53		$53
TOTAL MONTHLY INCOME					**$16,754**		**$18,653**
TOTAL ANNUAL INCOME					**$201,051**		**$223,839**

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$201,051		$223,839	
Vacancy Rate Reserve	$6,032	3.00%	$6,715	3.00%
Gross Operating Income	$195,020		$217,124	
Operating Expenses	$73,486	36.55%	$74,625	33.34%
NET OPERATING INCOME	**$121,534**		**$142,499**	
Debt Service	$80,328		$80,328	
Pre-Tax Cash Flow	*$41,206*	*8.61%*	*$62,171*	*12.99%*
Principal Reduction	$13,711		$13,711	
Total Return Before Taxes	*$54,917*	*11.48%*	*$75,882*	*15.86%*

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)	$19,938	$19,938
Repairs & Maintenance ($1000/Unit)	$12,000	$12,000
Insurance ($1.5/SF)	$10,496	$10,496
Utilities ($1600/Unit)	$19,200	$19,200
Trash ($0/Month)	$0	$0
Landscaping ($100/Month)	$1,200	$1,200
Pest Control ($50/Month)	$600	$600
Property Management (5% SGI)	$10,053	$11,192
TOTAL EXPENSES	**$73,486**	**$74,625**
Expenses as % of SGI	36.55%	33.34%
Per Sq. Ft.	$10.50	$10.67
Per Unit	$6,124	$6,219

FINANCIAL ANALYSIS

Property Address		1061 W 57th St
List Price:		**$1,595,000**
Down Payment:	30.0%	$478,500
Number of Units:		12
Cost per Unit:		$132,917
Current GRM:		7.93
Pro Forma GRM:		7.13
Current CAP:		7.62%
Pro Forma CAP:		8.93%
Year Built:		1929
Approx. Lot Size:		5,170 SF
Approx. Gross RSF:		6,997 SF
Cost per RSF:		$227.95

Proposed Financing

First Loan Amount:	$1,116,500
Interest Rate:	6.00%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$6,694
DCR:	-0.26

Annualized Expenses

*Estimated

New Taxes (1.25% Purchase Price):	$19,938
Repairs & Maintenance ($1000/Unit):	$12,000
Insurance ($1.5/SF):	$10,496
Utilities ($1600/Unit):	$19,200
Landscaping ($100/Month):	$1,200
Pest Control ($50/Month):	$600
Property Management (5% SGI):	$10,053
Total Expenses:	**$73,486**
Expenses as % of SGI:	36.55%
Per Unit:	$6,124

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$201,051		$223,839	
Vacancy Rate Reserve:	$6,032	3.00% *1	$6,715	3.00% *1
Gross Operating Income:	$195,020		$217,124	
Operating Expenses:	$73,486	36.55% *1	$74,625	33.34% *1
Net Operating Income:	$121,534		$142,499	
Loan Payments:	$80,328		$80,328	
Pre-Tax Cash Flow:	$41,206	8.61% *2	$62,171	12.99% *2
Principal Reduction:	$13,711		$13,711	
Total Return Before Taxes:	$54,917	11.48% *2	$75,882	15.86% *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
3	0+1		$886	$2,658	$1,200	$3,600
8	1+1		$1,588	$12,707	$1,600	$12,800
1	2+1		$1,336	$1,336	$2,200	$2,200
Monthly Scheduled Gross Income				**$16,754**		**$18,653**
Annualized Scheduled Gross Income				**$201,051**		**$223,839**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 11.33%

FINANCING

Proposed Financing		
List Price:		$1,595,000
Down Payment:	30.0%	$478,500
First Loan Amount:		$1,116,500
Loan-to-Value:		70%
Interest Rate:		6.00%
Amortization:		30 years
Fixed Period:		30 years
Monthly Payment (P&I):		$6,694
Annual Debt Service:		$80,328
DCR:		-0.26

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$121,534
Net Operating Income (Pro Forma):	$142,499
Pre-Tax Cash Flow (Current):	$41,206
Pre-Tax Cash Flow (Pro Forma):	$62,171
Cash-on-Cash (Current):	8.61%
Cash-on-Cash (Pro Forma):	12.99%
Total Return Before Taxes (PF):	$75,882

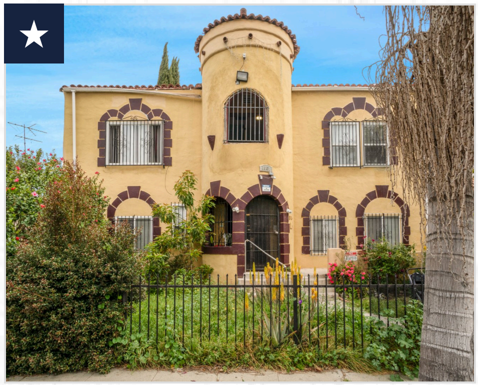
Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.

SECTION 3

SALE COMPARABLES

1061 W 57th St Los Angeles, CA 90037

SALE COMPS

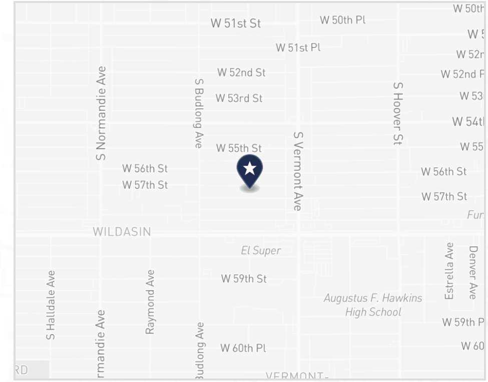


1061 W 57TH ST

Los Angeles, CA 90037

Subject Property

Price:	$1,595,000	Bldg Size:	6,997 SF
No. Units:	12	Price/SF:	$227.95
GRM:	7.93	CAP:	7.62%
$/Unit:	$132,917		

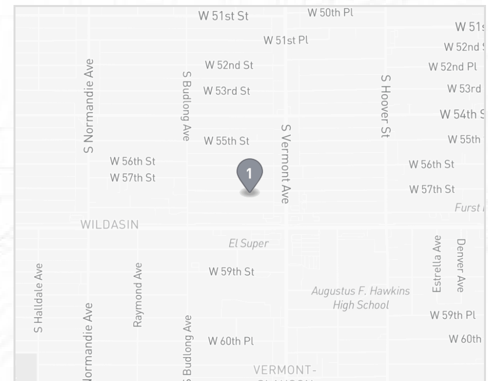


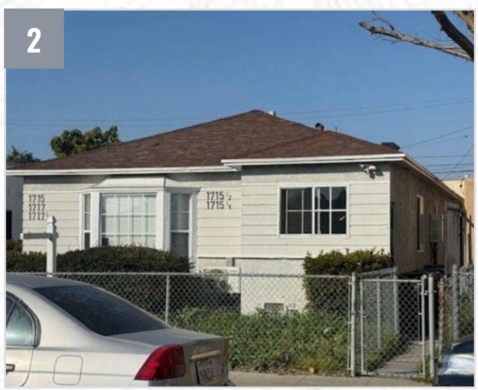
1038 W 57TH ST

Los Angeles, CA 90037

Sold 6/17/2026

Price:	$1,585,000	Bldg Size:	5,320 SF
No. Units:	8	Price/SF:	$297.93
GRM:	9.70	CAP:	7.37%
$/Unit:	$198,125		



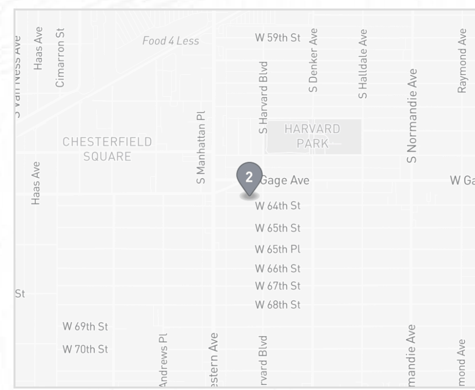


1715 W 64TH ST

Los Angeles, CA 90047

Sold 4/22/2026

Price:	$1,100,000	Bldg Size:	2,911 SF
No. Units:	5	Price/SF:	$377.88
GRM:	7.33	CAP:	8.18%
$/Unit:	$220,000		



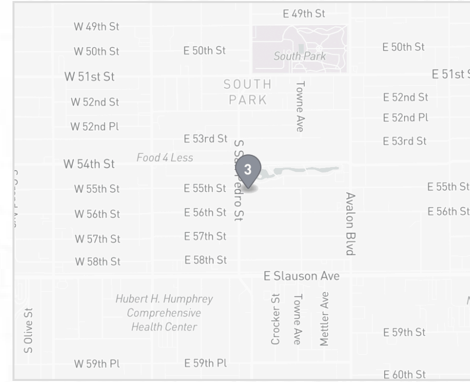
SALE COMPS

3

300 E 55TH ST
Los Angeles, CA 90011

Sold 3/17/2026

Price:	**$1,160,000**	Bldg Size:	**4,222 SF**
No. Units:	**7**	Price/SF:	**$274.75**
GRM:	**8.73**	CAP:	**7.28%**
$/Unit:	**$165,714**		

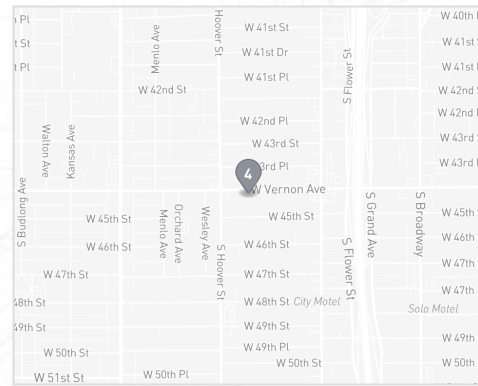


4

702 W VERNON AVE
Los Angeles, CA 90037

Sold 1/23/2026

Price:	**$1,050,000**	Bldg Size:	**4,616 SF**
No. Units:	**6**	Price/SF:	**$227.47**
GRM:	**8.51**	CAP:	**7.05%**
$/Unit:	**$175,000**		

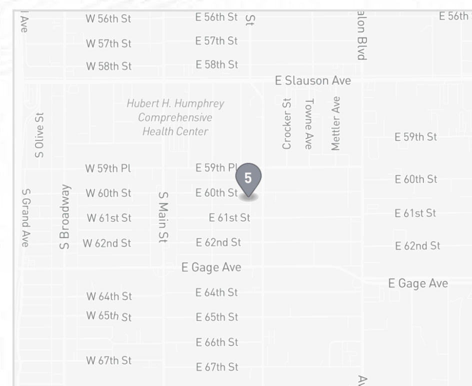


5

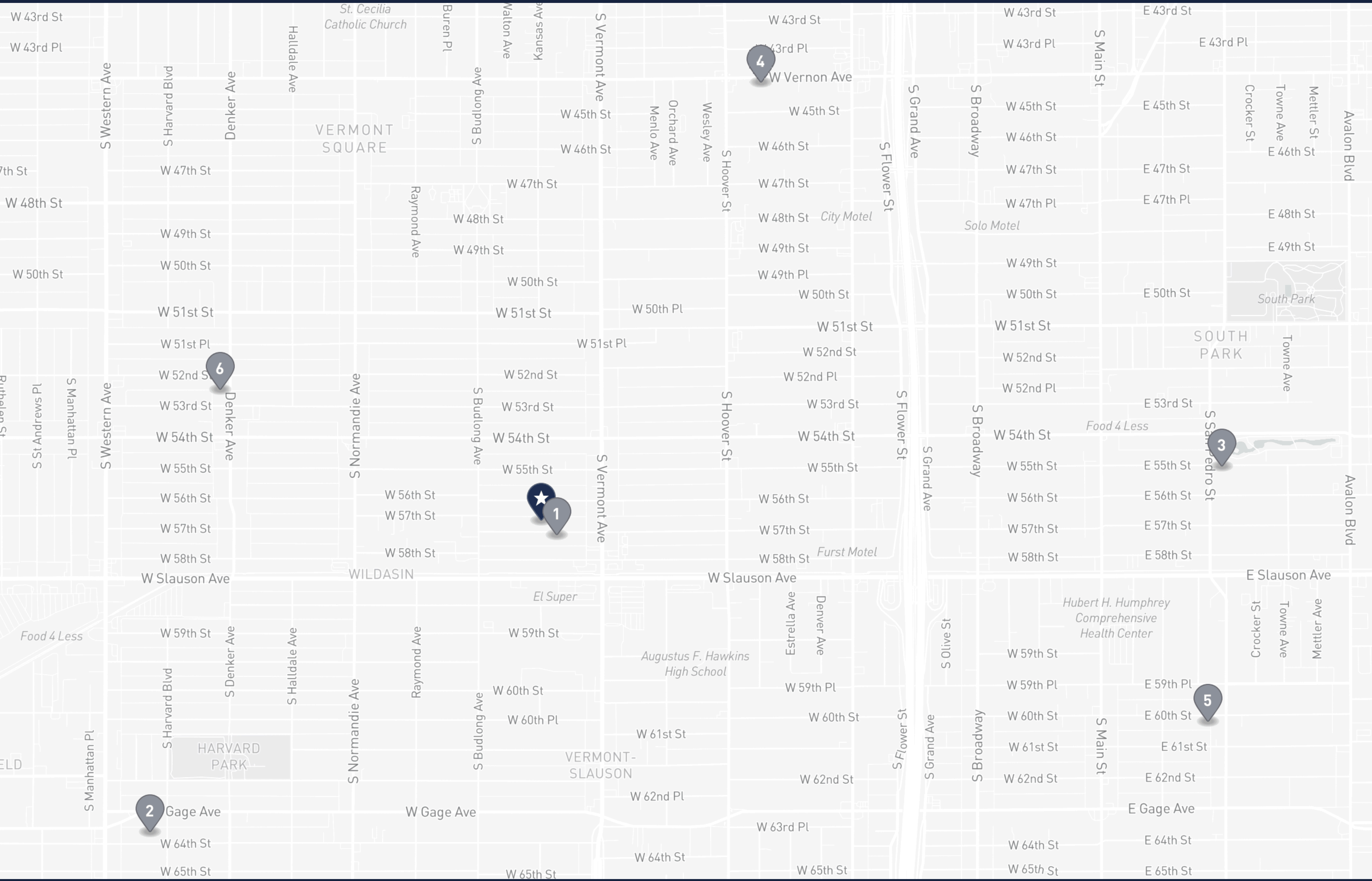
240 E 60TH ST
Los Angeles, CA 90003

Sold 12/31/2025

Price:	**$1,735,000**	Bldg Size:	**8,864 SF**
No. Units:	**10**	Price/SF:	**$195.74**
GRM:	**7.94**	CAP:	**7.98%**
$/Unit:	**$173,500**		



SALE COMPS MAP

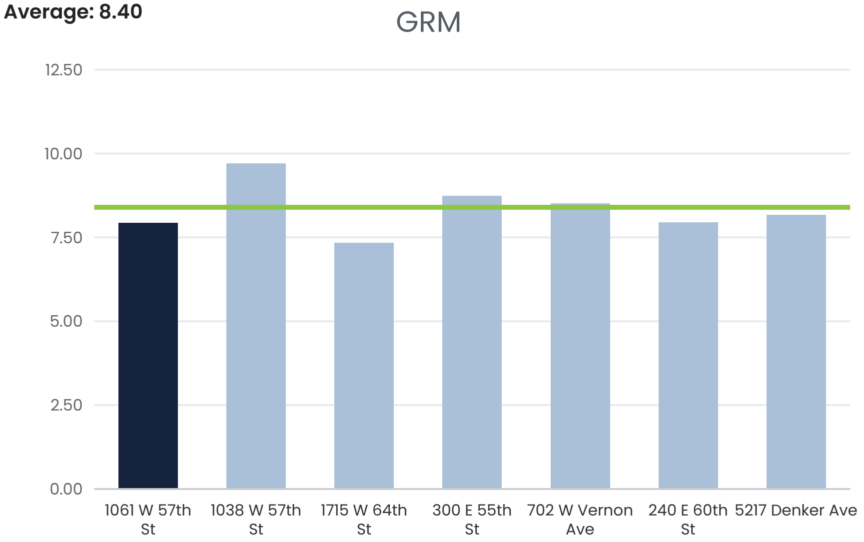


SALE COMPS ANALYSIS

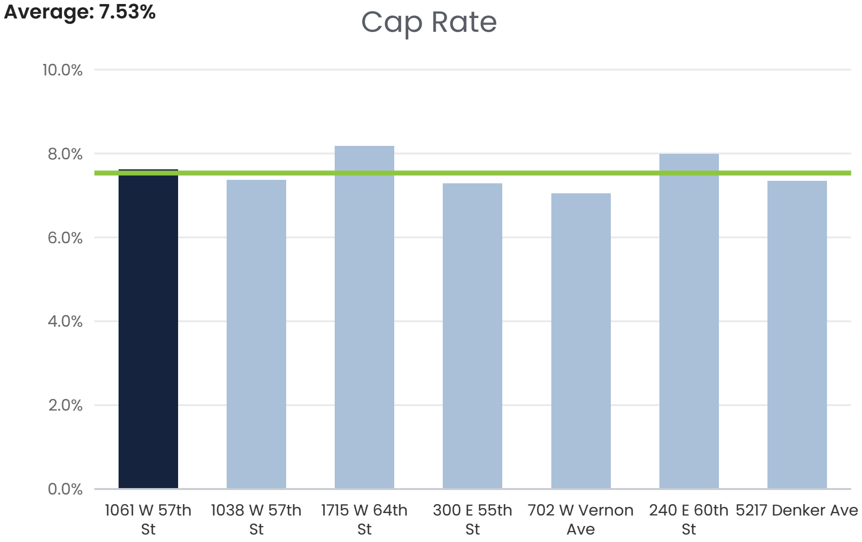
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
1038 W 57th St Los Angeles, CA 90037	$1,585,000	8	1928	5,320	9.70	7.37%	$297.93	$198,125	6/17/2026	(8) 1+1
1715 W 64th St Los Angeles, CA 90047	$1,100,000	5	1949	2,911	7.33	8.18%	$377.88	$220,000	4/22/2026	(4) 2+1 (1) 1+1
300 E 55th St Los Angeles, CA 90011	$1,160,000	7	1950	4,222	8.73	7.28%	$274.75	$165,714	3/17/2026	(1) 2+1 (6) 1+1
702 W Vernon Ave Los Angeles, CA 90037	$1,050,000	6	1924	4,616	8.51	7.05%	$227.47	$175,000	1/23/2026	(4) 2+1 (2) 1+1
240 E 60th St Los Angeles, CA 90003	$1,735,000	10	1965	8,864	7.94	7.98%	$195.74	$173,500	12/31/2025	(3) 3+1 (7) 2+1
5217 Denker Ave Los Angeles, CA 90062	$1,180,000	6	1923	3,090	8.17	7.34%	$381.88	$196,667	12/26/2025	(6) 1+1
Average					*8.40*	*7.53%*	*$292.61*	*$188,168*		
1061 W 57th St (Subject)	**$1,595,000**	**12**	**1929**	**6,997**	**7.93**	**7.62%**	**$227.95**	**$132,917**	**On Market**	**(3) 0+1, (8) 1+1, (1) 2+1**

SALE COMP CHARTS

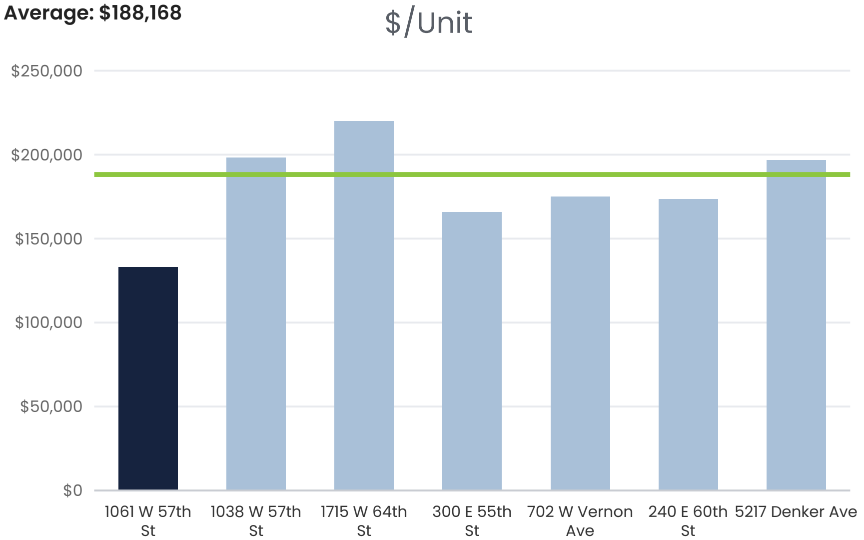
Average: 8.40



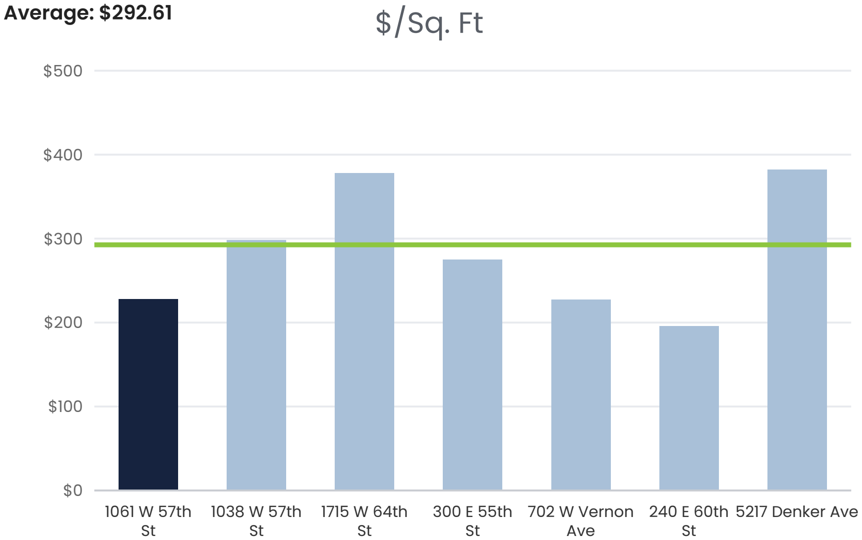
Average: 7.53%



Average: $188,168



Average: $292.61



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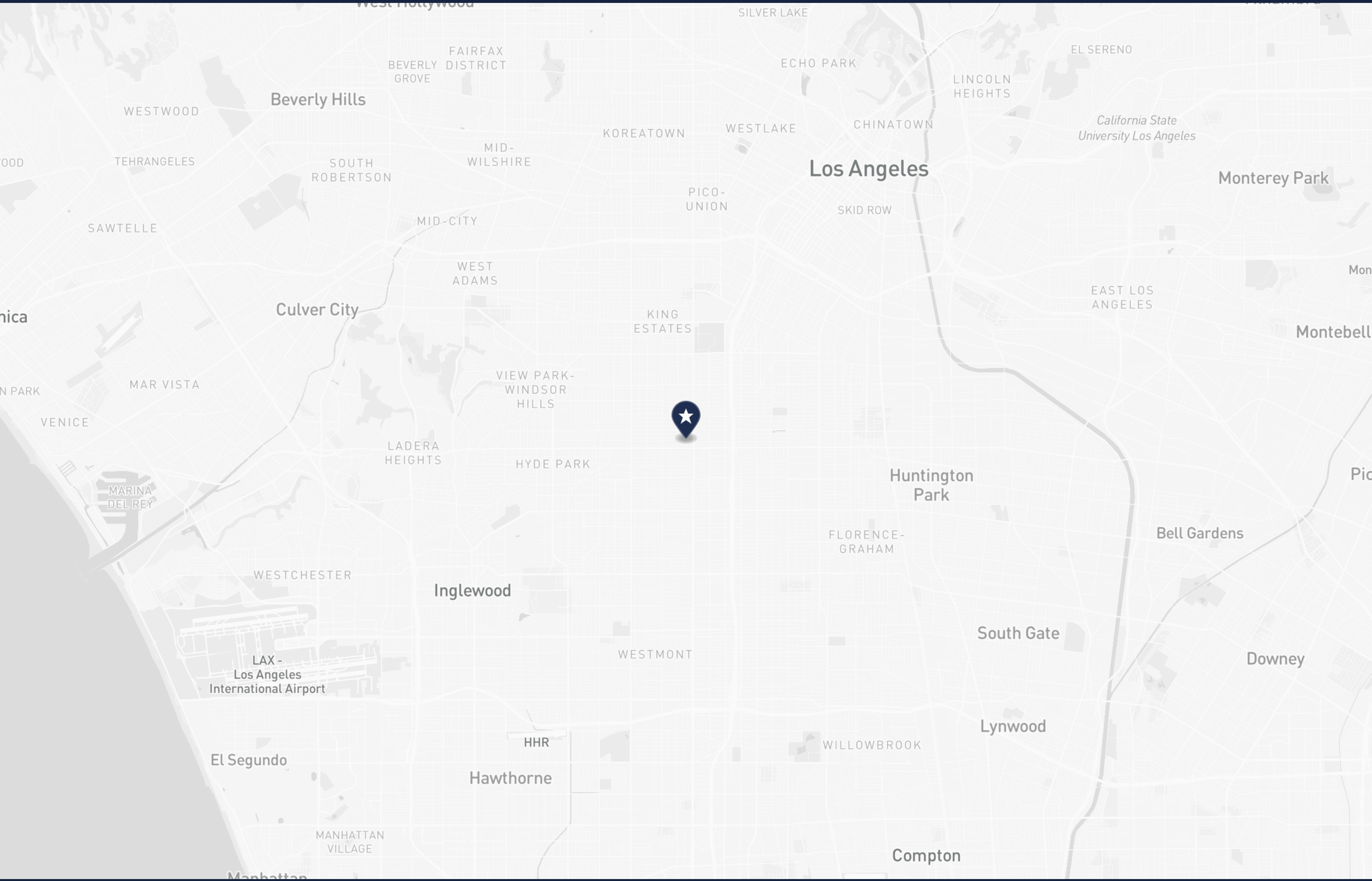
SECTION 4

LOCATION OVERVIEW

1061 W 57th St Los Angeles, CA 90037

LOCATION MAP



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

The University of Southern California (USC) is a nationally recognized private research university that serves as a major economic and educational anchor for the area. With a large student population and workforce, USC generates strong, year-round demand for housing and supports long-term neighborhood growth.

SoFi Stadium is a world-class sports and entertainment venue and home to both the Los Angeles Rams and Los Angeles Chargers. Hosting NFL games, major concerts, international sporting events, and marquee entertainment experiences year-round, SoFi Stadium serves as a significant regional destination that drives tourism, economic activity, and continued investment throughout the greater Los Angeles area.

EXCLUSIVELY MARKETED BY

JACOBSON INVESTMENT GROUP

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