



461
461
463

461

N VISTA ST

LOS ANGELES, CA 90036

LYONSTAHL
INVESTMENT REAL ESTATE



**THE KAMARA
MULTIFAMILY GROUP**

3 UNITS - FAIRFAX DISTRICT LOCATION - VALUE ADD OPPORTUNITY

DISCLAIMER NOTICE

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 LISTED BY



MICHAEL KAMARA

Vice President of Investments, Lyon Stahl

Cell: (310) 666-5837

Office: (310) 525-5833

Michael.Kamara@LyonStahl.com

License CA: #02062158





TABLE OF CONTENTS

01

PROPERTY DETAILS

Property Summary
The Opportunity
Investment Highlights

02

FINANCIAL ANALYSIS

Rent Roll
Pricing Details

03

MARKET COMPARABLES

Sold Comparables
Rent Comparables

04

AREA OVERVIEW

Location
Employment
Demographics



461
NORTH VISTA STREET
LOS ANGELES, CA 90036





01

PROPERTY
DETAILS



THE OPPORTUNITY

Michael Kamara of Lyon Stahl is pleased to present 461 N Vista St, a charming three-unit apartment building located in the highly desirable Fairfax District of Los Angeles. Built in 1937, the property features (2) two-bedroom + one-bathroom units and (1) three-bedroom + two-bathroom unit, totaling 4,112 square feet on a 6,103 square foot lot.

Situated in the heart of the vibrant Fairfax District, 461 N Vista St offers residents the perfect blend of historic character and central city convenience. The neighborhood is celebrated for its tree-lined streets, classic architecture, and culturally rich, energetic atmosphere, all just minutes from some of Los Angeles' most iconic destinations.

Residents benefit from easy access to Beverly Hills, Miracle Mile, and Mid-City, along with the shops, restaurants, and cultural institutions that define the Fairfax District. With its walkable location, strong connectivity, and timeless architectural appeal, the property stands out as a highly desirable rental opportunity in one of Los Angeles' most dynamic neighborhoods.

461 N Vista St also presents a compelling value-add investment opportunity, offering both an exceptional location and notable rental upside. The property currently delivers an initial CAP rate of 4.27%, with the potential to reach a 5.24% CAP rate upon unit turnover.

PROPERTY SUMMARY

PRICING

| | | |
|----------------|------------------|-----------------|
| Offering Price | \$1,700,000 | |
| Price/Unit | \$566,667 | |
| Price/SQFT | \$413.42 | |
| CAP Rate | 4.27% Current | 5.24% Market |
| GRM | 15.52 Current | 13.30 Market |

THE ASSET

| | |
|-----------------|--|
| Number of Units | 3 |
| Year Built | 1937 |
| Unit Mix | (2) 2 Bed + 1 Bath (1) 3 Bed + 2 Bath |
| Gross SqFt | 4,112 |
| Lot Size | 6,103 |
| Zoning | LARD1.5 |
| Parcel Number | 5526-032-002 |



INVESTMENT HIGHLIGHTS

Prime Fairfax District Location – Situated in one of Los Angeles' most vibrant and culturally rich neighborhoods, surrounded by tree-lined streets, historic architecture, and the unique energy of the Fairfax District.

Value-Add Opportunity – Potential to increase rental income through unit renovations and turnover, creating upside with market-rate leasing.

Walkable Lifestyle – Steps from neighborhood cafés, boutique shops, and popular restaurants, offering tenants a convenient and lively urban living experience.

Proximity to Iconic Destinations – Just minutes from The Grove, the Original Farmers Market, LACMA, and the Miracle Mile, putting some of Los Angeles' most popular cultural and entertainment destinations within easy reach.

Excellent Connectivity – Central access to Fairfax Ave, Melrose Ave, La Brea Ave, and major freeways, making commuting across Los Angeles simple and efficient.

Near Major Employers – Conveniently positioned near entertainment studios, medical centers, and employment hubs throughout Mid-Wilshire, Beverly Hills, and Century City.

02

FINANCIAL ANALYSIS



RENT ROLL

| UNIT # | TYPE | CURRENT RENT | MARKET RENT | NOTES |
|---------------|----------------|----------------|-----------------|----------|
| 1 | 3 Bed + 2 Bath | \$3,910 | \$4,250 | Occupied |
| 2 | 2 Bed + 1 Bath | \$2,206 | \$3,200 | Occupied |
| 3 | 2 Bed + 1 Bath | \$3,068 | \$3,200 | Occupied |
| TOTAL: | | \$9,184 | \$10,650 | |

RENT ROLL SUMMARY

| # OF UNITS | UNIT TYPE | AVG CURRENT | CURRENT | AVG MARKET | MARKET |
|------------------------------|----------------|-------------|----------------|------------|-----------------|
| 2 | 2 Bed + 1 Bath | \$2,637 | \$5,274 | \$3,200 | \$6,400 |
| 1 | 3 Bed + 2 Bath | \$3,910 | \$3,910 | \$4,250 | \$4,250 |
| TOTAL SCHEDULED RENT: | | | \$9,184 | | \$10,650 |

PRICING DETAILS

| PRICING | |
|------------------------|--------------------|
| OFFERING PRICE | \$1,700,000 |
| Number of Units | 3 |
| Price per Unit | \$566,667 |
| Price per SqFt | \$413.42 |
| Gross SqFt | 4,112 |
| Lot Size | 6,103 |
| Year Built | 1937 |

| RETURNS | CURRENT | MARKET |
|-----------------|---------|--------|
| Cap Rate | 4.27% | 5.24% |
| GRM | 15.42 | 13.30 |

| ANNUALIZED INCOME | CURRENT | MARKET |
|-----------------------------|-----------------|--------------------|
| Gross Scheduled Income | \$110,211 | \$127,800 |
| Vacancy Reserve | (\$3,306) | 3% (\$6,390) 5% |
| Effective Gross Income | \$106,905 | \$121,410 |
| Less: Expenses | (\$34,358) | 31% (\$32,362) 25% |
| Net Operating Income | \$72,546 | \$89,048 |

| ANNUALIZED EXPENSES | CURRENT | MARKET |
|-----------------------|-----------------|-----------------|
| Real Estate Taxes | \$21,250 | \$21,250 |
| Main. & Repairs | \$1,800 | \$1,800 |
| Insurance | \$2,400 | \$2,400 |
| Utilities | \$3,600 | \$900 |
| Trash | - | - |
| Landscaping | \$600 | \$600 |
| Pest Control | \$300 | \$300 |
| Property Management | \$4,408 | \$5,112 |
| Total Expenses | \$34,358 | \$32,362 |
| Expenses/Unit | \$11,453 | \$10,787 |
| Expenses/SF | \$8.36 | \$7.87 |

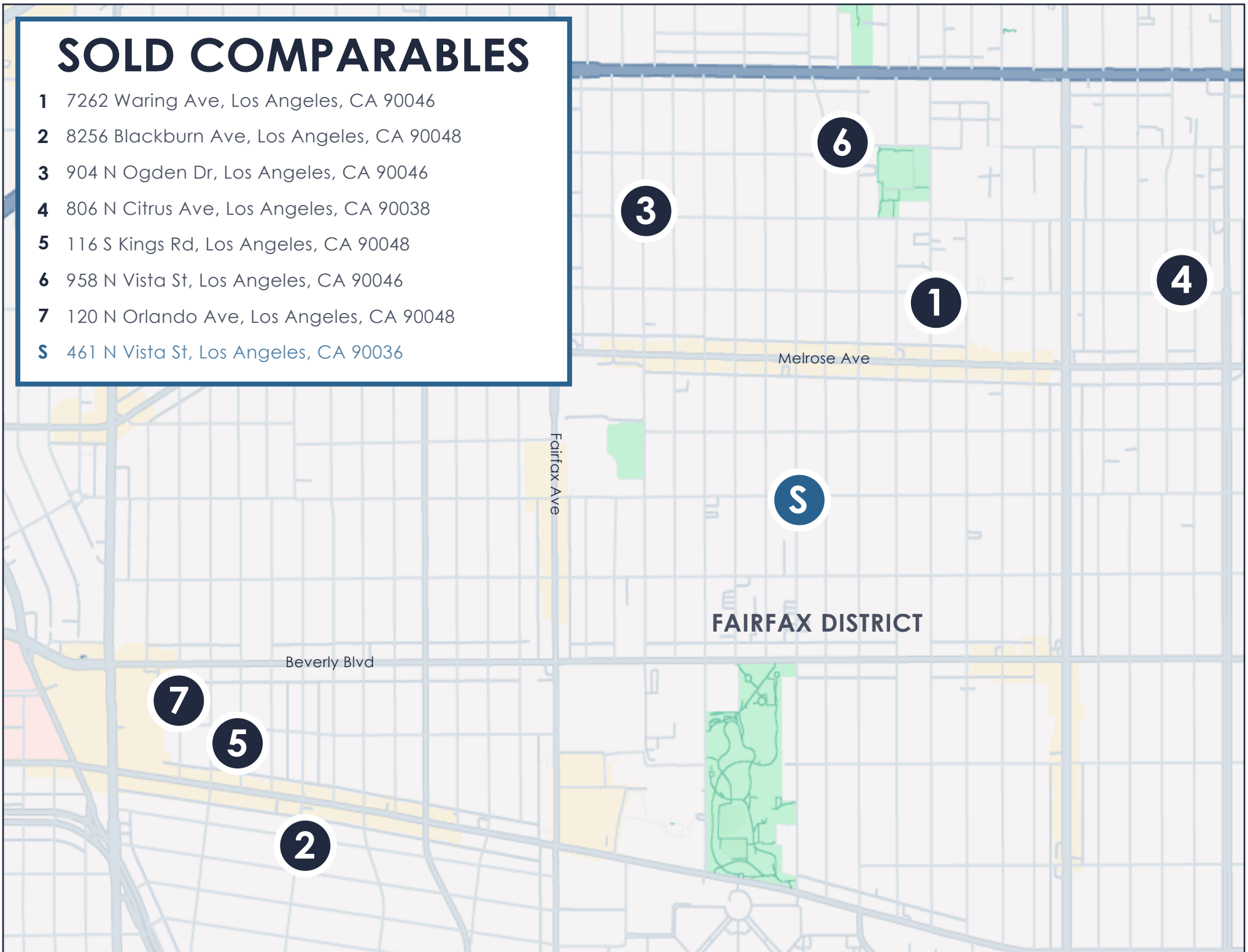
03

**MARKET
COMPARABLES**



SOLD COMPARABLES

- 1 7262 Waring Ave, Los Angeles, CA 90046
- 2 8256 Blackburn Ave, Los Angeles, CA 90048
- 3 904 N Ogden Dr, Los Angeles, CA 90046
- 4 806 N Citrus Ave, Los Angeles, CA 90038
- 5 116 S Kings Rd, Los Angeles, CA 90048
- 6 958 N Vista St, Los Angeles, CA 90046
- 7 120 N Orlando Ave, Los Angeles, CA 90048
- S 461 N Vista St, Los Angeles, CA 90036



SOLD COMPARABLES



S

**461 N VISTA ST
LOS ANGELES, CA 90036**

| | |
|-----------------|------------------------|
| Price | \$1,700,000 |
| Units | 3 |
| Bldg SF | 4,112 |
| Year Built | 1937 |
| Cap Rate | 4.27% |
| GRM | 15.42 |
| Price/SF | \$413.42 |
| Price/Unit | \$566,667 |
| Close of Escrow | N/A |
| Unit Mix | (2) 2 + 1 (1) 3 + 2 |

1

**7262 WARING AVE
LOS ANGELES, CA 90046**

| | |
|-----------------|-------------|
| Price | \$1,520,000 |
| Units | 3 |
| Bldg SF | 2,989 |
| Year Built | 1926 |
| Cap Rate | 3.95% |
| GRM | 17.27 |
| Price/SF | \$508.53 |
| Price/Unit | \$506,667 |
| Close of Escrow | 1/31/2025 |
| Unit Mix | (3) 2 + 2 |

2

**8256 BLACKBURN AVE
LOS ANGELES, CA 90048**

| | |
|-----------------|-------------|
| Price | \$1,625,000 |
| Units | 3 |
| Bldg SF | 3,758 |
| Year Built | 1929 |
| Cap Rate | 3.87% |
| GRM | 17.48 |
| Price/SF | \$432.41 |
| Price/Unit | \$541,667 |
| Close of Escrow | 10/4/2024 |
| Unit Mix | (3) 2 + 2 |

SOLD COMPARABLES



3 904 N OGDEN DR LOS ANGELES, CA 90046

| | |
|-----------------|------------------------|
| Price | \$1,560,000 |
| Units | 3 |
| Bldg SF | 4,534 |
| Year Built | 1926 |
| Cap Rate | 4.63% |
| GRM | 14.5 |
| Price/SF | \$344.07 |
| Price/Unit | \$520,000 |
| Close of Escrow | 5/7/2024 |
| Unit Mix | (1) 1 + 1 (2) 3 + 2 |

4 806 N CITRUS AVE LOS ANGELES, CA 90038

| | |
|-----------------|------------------------|
| Price | \$1,685,000 |
| Units | 3 |
| Bldg SF | 2,373 |
| Year Built | 1924 |
| Cap Rate | 4.95% |
| GRM | 14.11 |
| Price/SF | \$710.07 |
| Price/Unit | \$561,667 |
| Close of Escrow | 7/22/2024 |
| Unit Mix | (1) 1 + 1 (2) 2 + 2 |

5 116 S KINGS RD LOS ANGELES, CA 90048

| | |
|-----------------|-------------|
| Price | \$2,175,000 |
| Units | 3 |
| Bldg SF | 3,460 |
| Year Built | 1937 |
| Cap Rate | 2.57% |
| GRM | 20.58 |
| Price/SF | \$628.61 |
| Price/Unit | \$725,000 |
| Close of Escrow | 5/1/2025 |
| Unit Mix | (3) 2 + 2 |

SOLD COMPARABLES



6

**958 N VISTA ST
LOS ANGELES, CA 90046**

| | |
|-----------------|------------------------|
| Price | \$1,750,000 |
| Units | 3 |
| Bldg SF | 2,740 |
| Year Built | 1937 |
| Cap Rate | N/A |
| GRM | 12.66 |
| Price/SF | \$638.69 |
| Price/Unit | \$583,333 |
| Close of Escrow | 7/21/2025 |
| Unit Mix | (2) 1 + 1 (1) 3 + 2 |

7

**120 N ORLANDO AVE
LOS ANGELES, CA 90048**

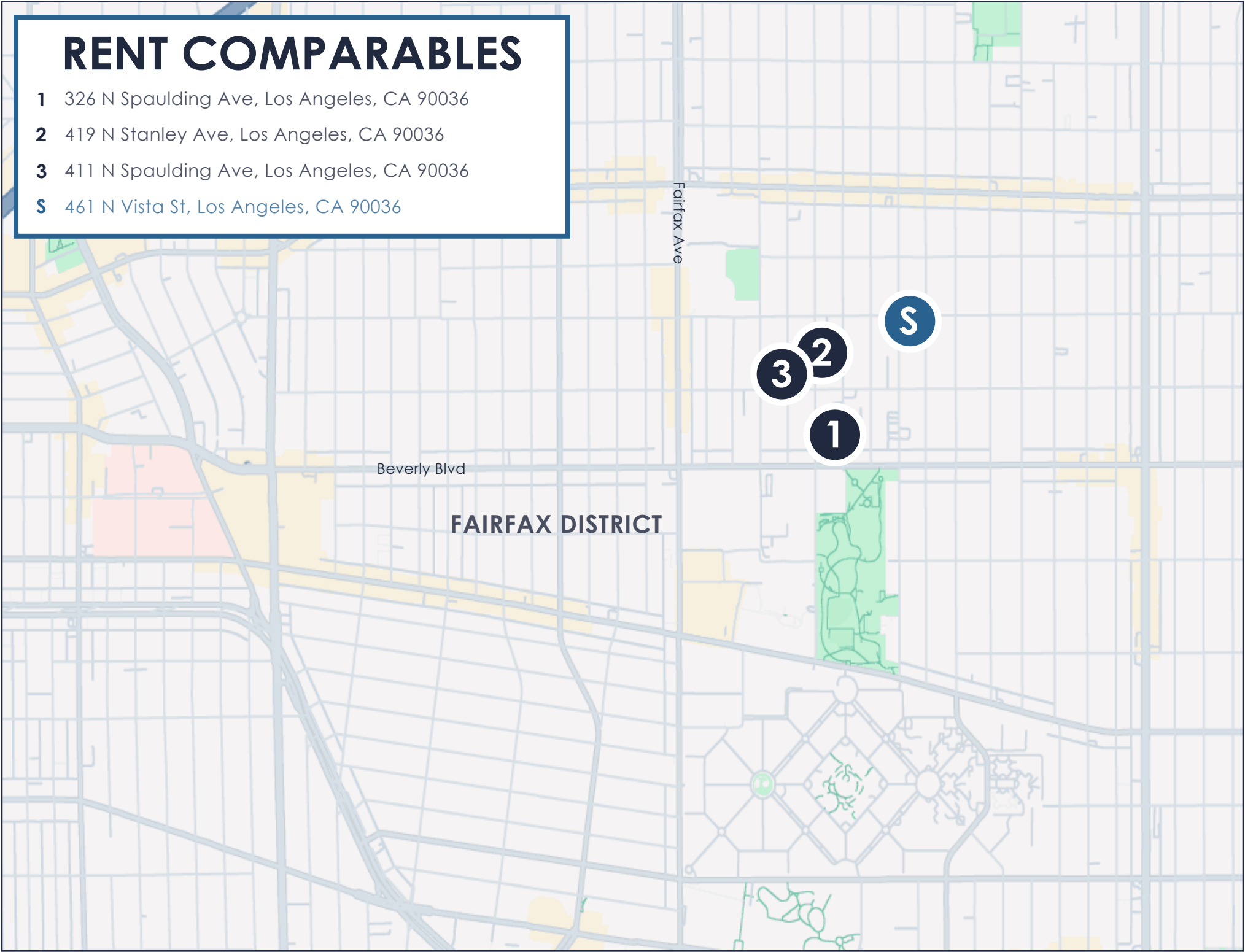
| | |
|-----------------|-------------|
| Price | \$2,150,000 |
| Units | 3 |
| Bldg SF | 3,988 |
| Year Built | 1937 |
| Cap Rate | 2.78% |
| GRM | 19.14 |
| Price/SF | \$539.12 |
| Price/Unit | \$716,667 |
| Close of Escrow | 4/17/2024 |
| Unit Mix | (3) 2 + 2 |

SOLD COMPARABLES




| | PROPERTY ADDRESS | UNITS | COE | BUILT | UNIT MIX | PRICE | \$/UNIT | \$/SQFT | CAP | GRM |
|--|---|-------|-----------|-------|------------------------|--------------------|------------------|-----------------|--------------|--------------|
|  | 461 N Vista St Los Angeles, CA 90036 | 3 | N/A | 1937 | (2) 2 + 1 (1) 3 + 2 | \$1,700,000 | \$566,667 | \$413.42 | 4.27% | 15.42 |
|  | 7262 Waring Ave Los Angeles, CA 90046 | 3 | 1/31/2025 | 1926 | (3) 2 + 2 | \$1,520,000 | \$506,667 | \$508.53 | 3.95% | 17.27 |
|  | 8256 Blackburn Ave Los Angeles, CA 90048 | 3 | 10/4/2024 | 1929 | (3) 2 + 2 | \$1,625,000 | \$541,667 | \$432.41 | 3.87% | 17.48 |
|  | 904 N Ogden Dr Los Angeles, CA 90046 | 3 | 5/7/2024 | 1926 | (1) 1 + 1 (2) 3 + 2 | \$1,560,000 | \$520,000 | \$344.07 | 4.63% | 14.5 |
|  | 806 N Citrus Ave Los Angeles, CA 90038 | 3 | 7/22/2024 | 1924 | (1) 1 + 1 (2) 2 + 2 | \$1,685,000 | \$561,667 | \$710.07 | 4.95% | 14.11 |
|  | 116 S Kings Rd Los Angeles, CA 90048 | 3 | 5/1/2025 | 1937 | (3) 2 + 2 | \$2,175,000 | \$725,000 | \$628.61 | 2.57% | 20.58 |
|  | 958 N Vista St Los Angeles, CA 90046 | 3 | 7/21/2025 | 1937 | (2) 1 + 1 (1) 3 + 2 | \$1,750,000 | \$583,333 | \$638.69 | N/A | 12.66 |
|  | 120 N Orlando Ave Los Angeles, CA 90048 | 3 | 4/17/2024 | 1937 | (3) 2 + 2 | \$2,150,000 | \$716,667 | \$539.12 | 2.78% | 19.14 |
| | | | | | | \$1,780,714 | \$593,572 | \$543.07 | 3.79% | 16.53 |

RENT COMPARABLES

- 1 326 N Spaulding Ave, Los Angeles, CA 90036
- 2 419 N Stanley Ave, Los Angeles, CA 90036
- 3 411 N Spaulding Ave, Los Angeles, CA 90036
- S 461 N Vista St, Los Angeles, CA 90036



RENT COMPARABLES

| | ADDRESS | UNIT MIX | PRICE | SQFT | PRICE/SQFT |
|--|--|------------------|---------|-------|------------|
| TWO BEDROOM | | | | | |
|  | 326 N Spaulding Ave Los Angeles, CA 90036 | 2 Bed + 1.5 Bath | \$3,250 | 1,300 | \$2.50 |
|  | 419 N Stanley Ave Los Angeles, CA 90036 | 2 Bed + 1 Bath | \$3,200 | 1,345 | \$2.38 |
|  | 411 N Spaulding Ave Los Angeles, CA 90036 | 2 Bed + 1 Bath | \$3,200 | 1,200 | \$2.67 |

04

AREA
OVERVIEW





WELCOME TO

FAIRFAX DISTRICT

FAIRFAX DISTRICT

Situated between West Hollywood and La Brea, the Fairfax District is best known for the renowned Original Farmers Market, its major shopping destination The Grove, and the iconic CBS Television City.

Fairfax is the epicenter of Los Angeles' fashion and food scene, filled with eclectic eateries, upscale boutiques, and chic hotels.

The neighborhood is also in close proximity to Museum Row, home to the Peterson Automotive Museum, LACMA and the La Brea Tar Pits.

With easy access to major freeways and a prime location between West Hollywood and Beverly Grove, the Fairfax District remains one of LA's most desirable and vibrant neighborhoods.

NEARBY ATTRACTIONS



LACMA

The Los Angeles County Museum of Art (LACMA) is renowned for its diverse and expansive collection spanning thousands of years and cultures.



THE GROVE

Popular outdoor shopping and entertainment destination in Los Angeles, known for its stylish boutiques, dining options, and iconic trolley that adds a nostalgic charm.

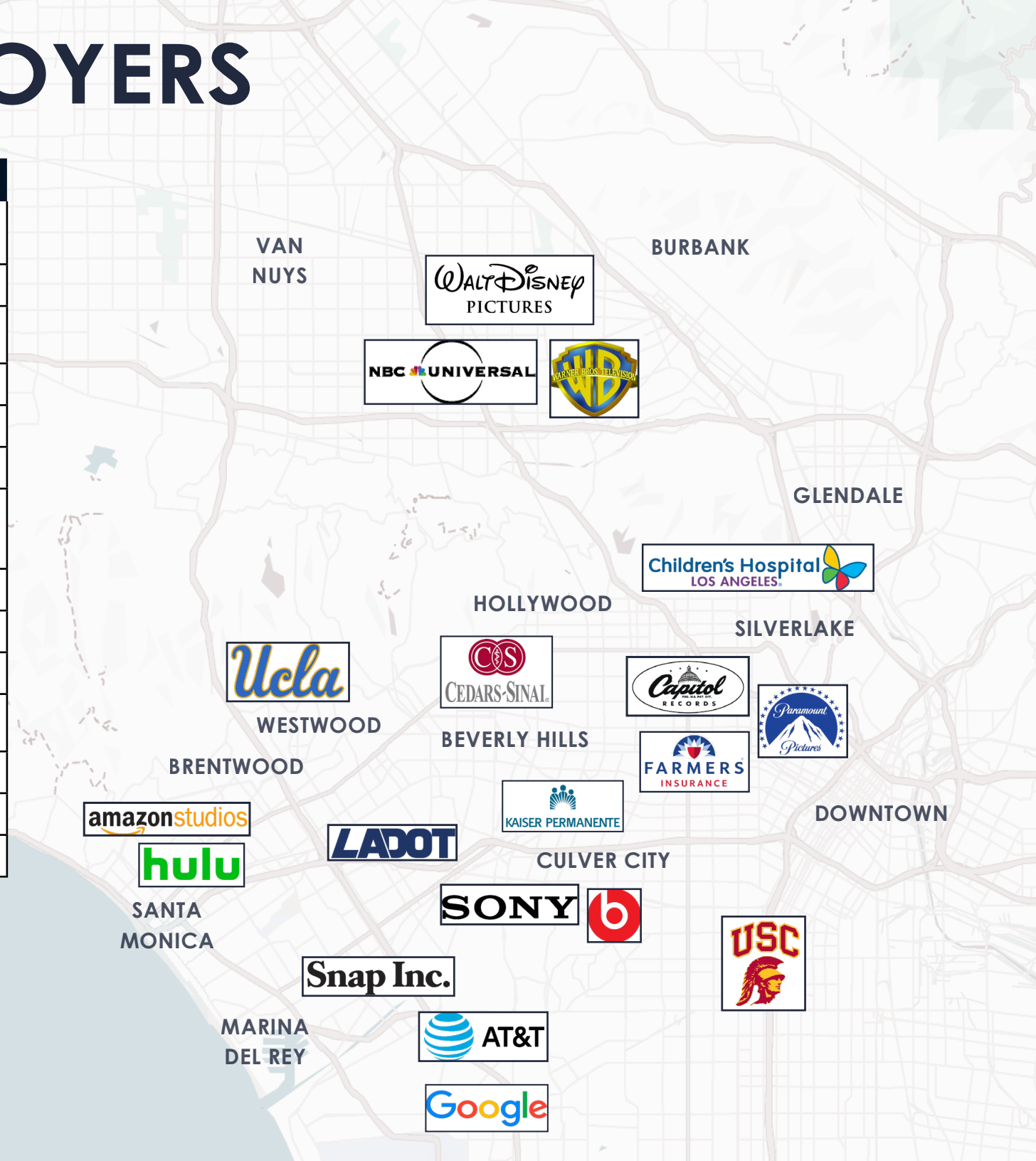


BEVERLY CENTER

Premier Los Angeles shopping destination with high-end retailers, trendy boutiques, and dining options.

TOP EMPLOYERS

| EMPLOYERS | EMPLOYEES |
|---|-----------|
| University of California, Los Angeles | 50,200 |
| Kaiser Permanente | 40,800 |
| University of Southern California | 22,400 |
| Target Corp | 20,000 |
| Cedars-Sinai Medical Center | 16,300 |
| Walt Disney Co. | 12,200 |
| Los Angeles County Metro Transportation Authority | 11,700 |
| NBCUniversal | 11,000 |
| AT&T Inc. | 10,500 |
| Children's Hospital Los Angeles | 6,400 |
| Warner Bros. Entertainment Inc. | 4,100 |
| Farmer's Insurance Group | 2,800 |
| Paramount Pictures | 1,700 |
| Capitol Records | 600 |



VAN NUYS

BURBANK



GLENDALE



HOLLYWOOD

SILVERLAKE



WESTWOOD

BEVERLY HILLS



BRENTWOOD



DOWNTOWN

CULVER CITY



SANTA MONICA



MARINA DEL REY



461

N VISTA STREET
LOS ANGELES, CA 90036

EXCLUSIVELY LISTED BY:



MICHAEL KAMARA

Vice President of Investments , Lyon Stahl

Tel: (310) 212-525-5833

Michael.Kamara@LyonStahl.com

License CA: #02062158

