

620 EAST 79TH STREET

LOS ANGELES, CA 90001



LYONSTAH
INVESTMENT REAL ESTATE

**FIVE-UNIT SOUTH LA INVESTMENT OPPORTUNITY
CLASSIC FOUR-PLEX & NEWLY CONSTRUCTED ADU
LOW 7.40 GRM AND 9.95% CAP WITH UPSIDE
DELIVERED WITH TWO VACANT UNITS**



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620 EAST 79TH STREET
LOS ANGELES, CA 90001

EXCLUSIVELY LISTED BY

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THE BEN LEE
GROUP

PRICING INFORMATION

Sale Price: \$925,000

Price per Unit: \$185,000

Price per SF: \$397

Current CAP Rate: 9.95%

Current GRM: 7.40

Market CAP Rate: 12.07%

Market GRM: 6.35

PROPERTY INFORMATION

Address: 620 E 79th St
Los Angeles, CA 90001

Number of Units: 5

Approx. Gross SF: 2,328 SF

Approx. Lot Size: 5,204 SF

Year built: 1949

Parcel Number: 6029-001-006

Property Type: Multifamily

Unit Mix:
(4) x 1+1
(1) x 2+1 ADU



INVESTMENT HIGHLIGHTS

620 EAST
79TH STREET
LOS ANGELES, CA 90001



The Ben Lee Group is pleased to present 620 E 79th St, a five-unit multifamily property in South Los Angeles. The offering consists of four one-bedroom, one-bath units and a 720 SF two-bedroom, one-bath ADU constructed in 2022, on a 5,204 SF lot. Priced at \$925,000, or \$185,000 per unit and \$397 per square foot, the property offers one of the more accessible points of entry into Los Angeles multifamily today, an increasingly scarce opportunity in a market where replacement costs continue to climb.



The subject's basis compares favorably to recent area trades. Comparable sales in the immediate 90001 submarket have closed above \$205,000 per unit, placing the subject well below that benchmark while including a recently built unit the comps do not offer. Those sales also traded at materially lower yields, with the subject's 9.95% in-place CAP and 7.40 GRM comfortably ahead of the 6.31% CAP and 10.75 GRM comp averages.



620 E 79th St is a bread-and-butter workforce housing asset at a low entry point. The property sits less than a mile from the USPS Los Angeles Processing & Distribution Center on Central Avenue, the largest mail processing facility in the nation. It is also within a short commute of the region's other major employment hubs, including the industrial and logistics corridors of Vernon, Commerce, and the Alameda Corridor, area hospitals, and Downtown Los Angeles. The unit mix appeals to postal and logistics workers, healthcare and service employees, and small households seeking quality, affordable rentals close to work.



The property can be delivered with two vacant units, including the rear two-bedroom ADU. An owner-user can occupy the ADU and collect income from the remaining four units, while an investor can select its own tenants and lease at market or to Section 8 voucher holders at HACLA payment standards. In-place rents on the occupied units sit as much as 29% below market, offering additional upside on turnover. Timing is favorable: HACLA is out of shortfall status, voucher issuance is resuming, and roughly 2,700 emergency voucher households are transitioning into the regular program this fall.



The property is entirely single-story, with no interior stairs and only small entry steps at each unit. This easy access broadens the renter pool to include seniors, families with young children, and tenants who prefer to avoid climbing to upper floors. For ownership, the absence of elevated exterior stairs and balconies means no SB 721 balcony inspection obligation and lower long-term maintenance and liability exposure.



The property qualifies for 100% bonus depreciation under the One Big Beautiful Bill Act, making it an ideal candidate for a cost segregation study to accelerate deductions in the early years of ownership. The asset is located just east of the 110 Harbor Freeway, with convenient access to the 105, the 10, and Downtown Los Angeles. Metro A (Blue) Line service is nearby, and John C. Fremont High School is within walking distance, a draw for family renters.



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INTERIOR PHOTOS





620 EAST
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USPS Central
Avenue Hub

Avalon Blvd

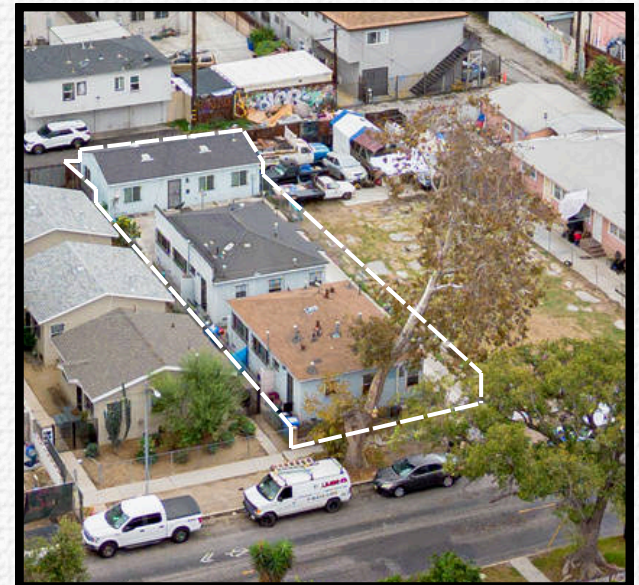
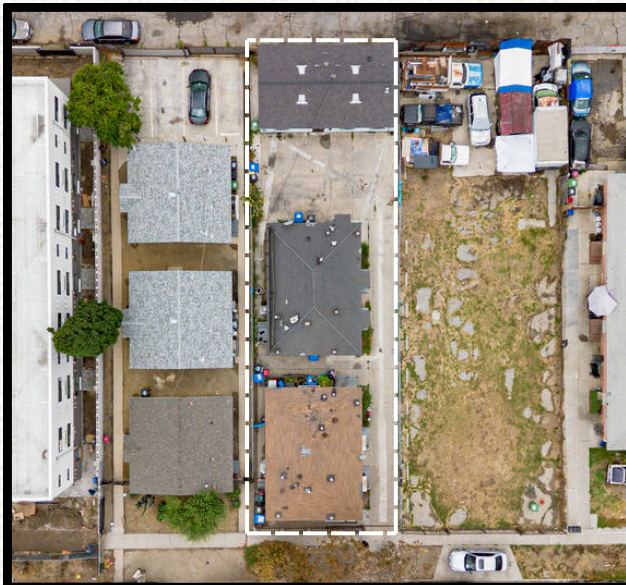
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Fremont
Highschool

RENT ROLL

	Unit	Unit Type	Unit Size (SF)	Current Rents	Market Rents	Notes
1	620	1+1	450	\$1,616	\$2,289	
2	622	1+1	450	\$1,673	\$2,289	
3	622 1/4	1+1	450	\$1,854	\$2,289	
4	622 1/2	1+1	450	\$2,289	\$2,289	Vacant
5	622 3/4	2+1	720	\$2,887	\$2,887	Vacant
				\$10,320	\$12,043	



****Buyer to conduct their own due diligence and independently verify all square footage. Square footage measurements are inherently subjective and can vary materially depending on the methodology used; the figures referenced herein were obtained from ZIMAS (Zone Information & Map Access System) and have not been independently measured or verified. Lyon Stahl Investment Real Estate and the Seller have not made any investigation, nor make any warranty or representation, with respect to the square footage of the property or any improvements thereon, and assume no responsibility for its accuracy. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.**

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$124,970	\$145,642
Less Vacancy Rate Reserve:	(6,249) 5.0%	(7,282) 5.0%
Gross Operating Income:	\$118,722	\$138,360
Less Expenses:	(\$26,710) 21.4%	(\$26,710) 18.3%
Net Operating Income:	\$92,012	\$111,650
Reserves:	(\$1,000)	(\$1,000)
Less Debt Service:	(\$44,190)	(\$44,190)
Pre-Tax Cash Flow:	\$46,822 14.5%	\$66,461 20.5%
Plus Principal Reduction:	\$7,112	\$7,112
Total Return Before Taxes:	\$53,934 16.7%	\$73,573 22.7%

ESTIMATED ANNUAL EXPENSES

Taxes:	\$11,100
Insurance:	\$1,025
Utilities:	\$5,070
Property Management	\$5,936 5%
Repairs & Maintenance:	\$2,500
Contract Services:	\$640
Direct Assessment:	\$439
Total Expenses	\$26,710

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type:	Current Rent Per Unit:	Current Monthly Income:	Market Rent Per Unit:	Market Monthly Income:
4	1+1	\$1,858	\$7,433	\$2,289	\$9,156
1	2+1 ADU	\$2,887	\$2,887	\$2,887	\$2,887
Total Scheduled Rent:			\$10,320		\$12,043
Other Income:			\$94		\$94
Monthly Scheduled Gross Income:			\$10,414		\$12,137
Yearly Scheduled Gross Income:			\$124,970		\$145,642

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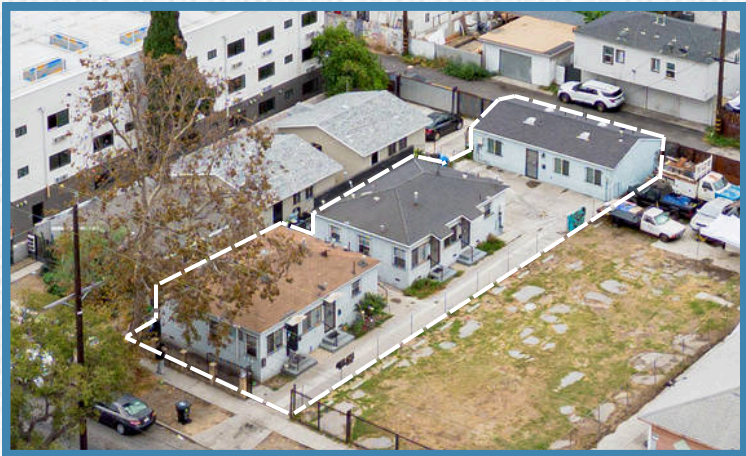
PRICING SUMMARY

PRICE:	\$925,000
NUMBER OF UNITS:	5
PRICE PER UNIT:	\$185,000
CURRENT GRM:	7.40
CURRENT CAP:	9.95%
YEAR BUILT:	1949
APPROX. GROSS SF:	2,328 SF
APPROX. LOT SIZE:	5,204 SF
PRICE PER SF:	\$397

NEW POTENTIAL FINANCING

Down Payment (35%)	\$323,750
New First Loan:	\$601,250
Interest Rate:	6.20%
Amortization:	30
Monthly Payment:	\$3,682
DCR:	2.08

Contact listing agents for current terms. Debt terms are illustrative only and subject to change based on market conditions, lender approval, and borrower qualifications; contact listing agents for updated quotes.



SOLD COMPARABLES

★ 620 E 79TH ST
LOS ANGELES, CA 90001



Price	\$925,000
Number of Units	5
Cost per Unit	\$185,000
Current CAP	9.95%
Current GRM	7.40
Year Built	1949
Sale Date	On Market

604 E 85TH ST
LOS ANGELES, CA 90001



Price	\$825,000
Number of Units	4
Cost per Unit	\$206,250
Current CAP	3.57%
Current GRM	13.77
Year Built	1960
Sale Date	3/11/2026

1412 W FLORENCE AVE
LOS ANGELES, CA 90047



Price	\$980,000
Number of Units	6
Cost per Unit	\$163,333
Current CAP	9.31%
Current GRM	6.89
Year Built	1948
Sale Date	2/10/2026

922 E 82ND ST
LOS ANGELES, CA 90001



Price	\$850,000
Number of Units	4
Cost per Unit	\$212,500
Current CAP	6.05%
Current GRM	11.58
Year Built	1939
Sale Date	9/23/2025

COMP AVERAGES

6.31%
AVG. CAP RATE

10.75
AVG. GIM

AREA OVERVIEW

SOUTH LOS ANGELES

ONE OF LOS ANGELES' MOST SUPPLY-CONSTRAINED RENTAL MARKETS

South Los Angeles holds one of the largest renter bases in the city, with renter households above 70% across the submarket. New construction remains minimal against rising development costs, while the renter base keeps growing. Demand for attainable workforce and affordable housing continues to outpace supply, holding occupancy high and vacancy low.

DIRECT ACCESS TO THE 110 AND 105 FREEWAY NETWORK

The property sits within roughly half a mile of the 110 Harbor Freeway, with on-ramps at Century Boulevard just to the north. The 105 Century Freeway runs immediately to the south, and its interchange with the 110 opens the entire basin, connecting to the 405, 710, and 605 without leaving the freeway system. Transit access is just as strong. The Metro C Line Harbor Freeway Station sits about half a mile from the site, running west toward LAX and the South Bay and east to Norwalk. The A Line 103rd Street/Watts Towers Station links Downtown Los Angeles to Long Beach a short drive east, and the J Line bus rapid transit runs the 110 corridor straight into Downtown.

MINUTES FROM THE REGION'S LARGEST EMPLOYMENT HUBS

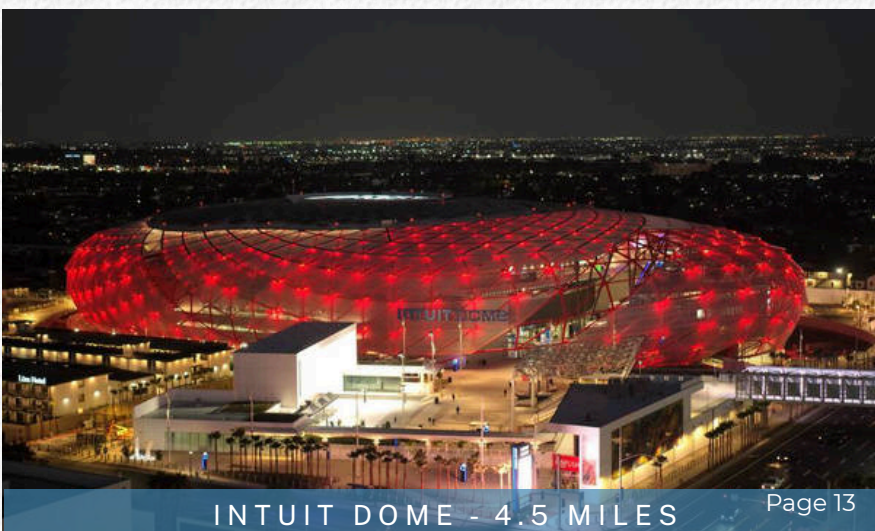
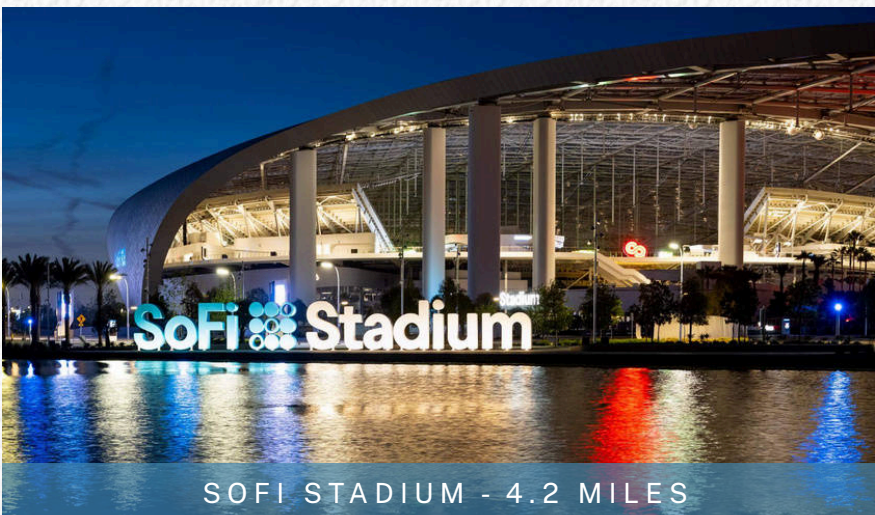
Downtown Los Angeles sits roughly eight miles north, a straight shot up the 110. LAX and the surrounding aviation and logistics economy sit about seven miles west via the 105. The Ports of Los Angeles and Long Beach, the largest port complex in the country, sit south along the 110 and 710. Inglewood, Hawthorne, and El Segundo add aerospace, entertainment, and tech payrolls within a short drive west, while the industrial corridors of Vernon, Commerce, and the Alameda Corridor anchor tens of thousands of logistics and blue-collar jobs to the north and east. The location places tenants within reach of nearly every major employment sector in the regional economy.

POSITIONED AT THE EPICENTER OF REGIONAL TRANSFORMATION

Inglewood anchors the largest wave of private investment in the region, minutes west of the property. SoFi Stadium and the surrounding Hollywood Park development represent more than \$5 billion in investment, the \$2 billion Intuit Dome has opened nearby, and the Metro K Line extension has reshaped mobility across the submarket. The 2028 Summer Olympics will center multiple events in and around Inglewood and South Los Angeles, pulling additional public and private capital into the corridor. These projects are generating thousands of jobs and sustained long-term housing demand across the area.

COMPELLING MARKET FOR STRATEGIC YIELD AND STABILITY

For investors, the submarket pairs government-backed income stability with strong yield potential. Renter populations exceeding 70% and a persistent shortage of quality housing position the property to capture the area's rental demand. Section 8 voucher payment standards run competitive with market-rate rents, making a voucher lease-up strategy a viable and attractive path to stabilized occupancy. This supply-demand imbalance supports a high-durability income stream that is decoupled from economic volatility, providing both immediate cash flow and long-term appreciation as the regional transformation continues.



OFFERING MEMORANDUM

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