OFFERING MEMORANDUM

801 NORTH ALVARADO ST

LOS ANGELES, CA 90026

56-UNIT 100% AFFORDABLE DEVELOPMENT SITE
DELIVERED RTI | LOW PRICE PER BUILDABLE UNIT
12,679 SF CORNER LOT

THE BEN LEE GROUP

LYONSTAHL INVESTMENT REAL ESTATE

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lyon Stahl Investment Real Estate and should not be made available to any other person or entity without the written consent of Lyon Stahl Investment Real Estate.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lyon Stahl Investment Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lyon Stahl Investment Real Estate has not verified, and will not verify, any of the information contained herein, nor has Lyon Stahl Investment Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Lyon Stahl Investment Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Lyon Stahl Investment Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Lyon Stahl Investment Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PRICING INFORMATION

Sale Price:	$2,450,000
Price per Buildable Unit:	$43,750
Price per Square Foot (Land):	$193
Price per Buildable Square Foot:	$74

PROPERTY & ENTITLEMENT SUMMARY

Address:	801 N Alvarado St Los Angeles, CA 90026
Parcel Number:	5402-037-003 5402-037-004
Zoning:	C2
Lot Size:	12,679 SF
Number of Units:	56
Unit Mix:	(55) x 1+1 (1) x 2+1
Number of Floors:	4
Construction Type:	Type V-A
Property Type:	Proposed Multifamily Apartment

INVESTMENT HIGHLIGHTS

The Ben Lee Group is pleased to present 801 N Alvarado Street, a 56-unit, 100% affordable development opportunity in Echo Park. The site sits roughly two miles from Downtown Los Angeles, the region's largest concentration of office, government, legal, and hospitality employment, and minutes from the Hospital Row corridor along Sunset Boulevard, which includes Kaiser Permanente Los Angeles Medical Center, Children's Hospital Los Angeles, and Hollywood Presbyterian. LA Downtown Medical Center and Dodger Stadium are also nearby. These employers support a large base of nurses, technicians, teachers, service staff, and public employees whose incomes exceed the limits for deeply subsidized housing but fall short of what new luxury product requires. For these renters, the existing options are largely older rent-stabilized units or newer buildings priced beyond their budget. 801 N Alvarado is positioned to serve that gap with new units priced within reach of a working household.

The approved plans call for an efficient four-story, Type V-A building with a stacked layout and no subterranean garage or parking structure, eliminating one of the most expensive components of urban multifamily construction. Type V wood-frame construction remains the most cost-effective path to delivering new housing in Los Angeles, and the simple, repeatable floor plates keep the build straightforward. The fully sprinklered R-2 building totals approximately 33,212 square feet and delivers 55 one-bedroom units and one two-bedroom unit complemented by a recreation room, landscaped common yard, secure bicycle storage, and private balconies on select units. The project will be delivered ready-to-issue (RTI), allowing a buyer to move directly into construction.

The surrounding area aligns closely with the expected tenant profile: single professionals and couples seeking a one-bedroom, one-bath unit near their place of work. Echo Park Lake, the Sunset Boulevard retail and dining corridor, and Silver Lake are all within a short distance, and the site is served by multiple Metro bus lines along Alvarado Street and Sunset Boulevard, providing direct access to Downtown and other employment centers. The combination of transit access, neighborhood amenities, and proximity to major employers supports consistent demand for smaller, well-located units in this part of the Eastside.

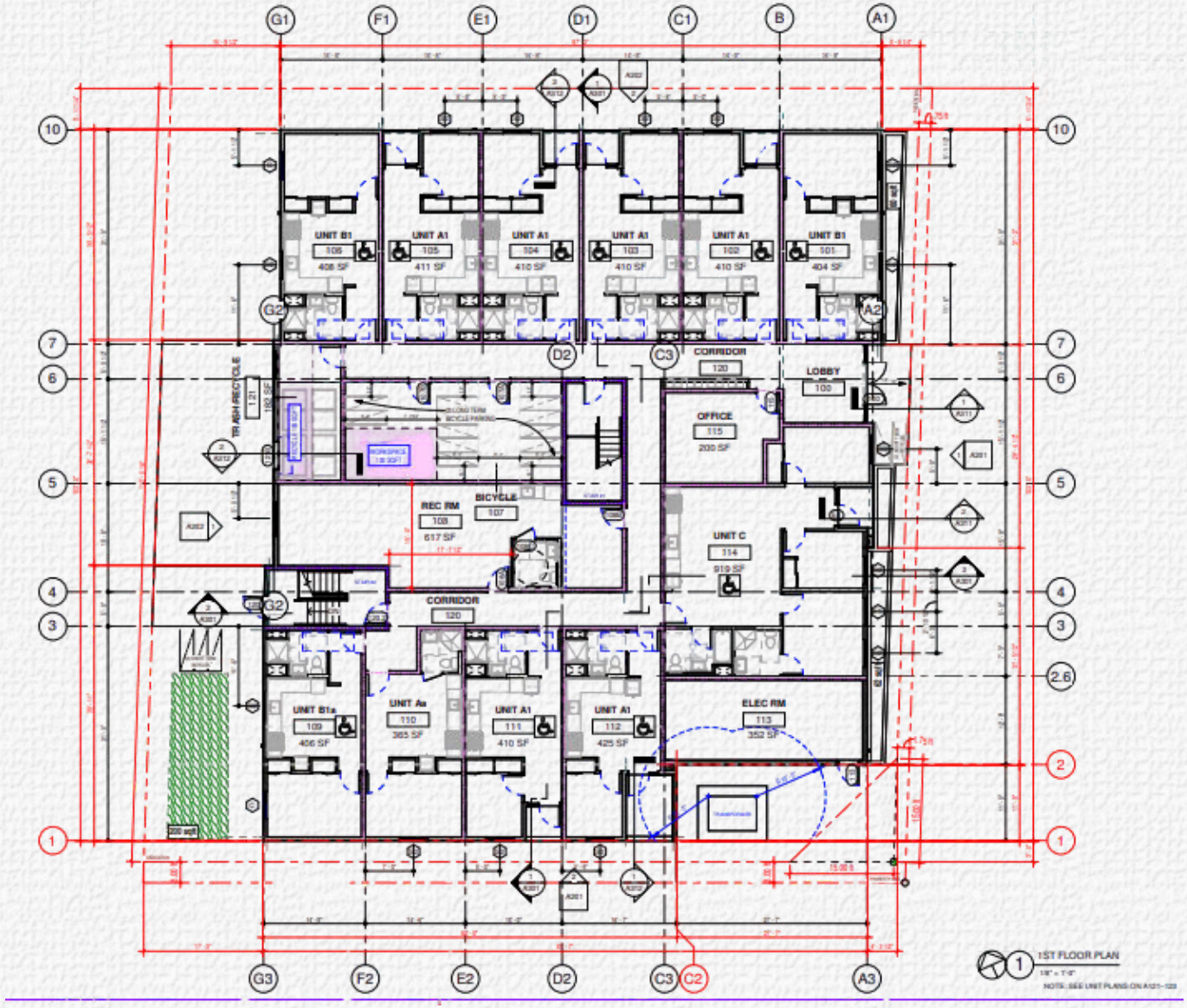
Effective July 1, 2026, LAHD's updated Land Use rent schedules materially strengthen the investment profile. Schedule IX (TCAC) now permits $2,499 for a one-bedroom unit, while Schedule VI (HCD) allows $2,247. With 20% of units under Schedule VI and the remaining 80% under Schedule IX, the large majority of the rent roll falls under the higher schedule. Notably, submarket one-bedroom rents of approximately $2,310 currently sit below the Schedule IX ceiling. In practice, those units can lease at full market rent today while remaining covenant-compliant, with built-in headroom as neighborhood rents rise. The affordability covenant also opens the door to the Welfare Tax Exemption and mission-driven financing sources unavailable to conventional market-rate projects. For buyers pursuing additional yield, voucher participation offers further upside, as HACLA payment standards can exceed current LAHD rent limits and support voucher mobility into well-located neighborhoods.

Buyer to conduct own due diligence and verify the entitlement status, approved unit count, and permit readiness. Lyon Stahl Investment Real Estate and the Seller have not made any investigation nor make any warranty or representation with respect to the entitlements, ED1 eligibility, buildable unit count, development costs, or feasibility of the proposed project. 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 with the appropriate city agencies.

FLOOR PLANS

THE BEN LEE GROUP

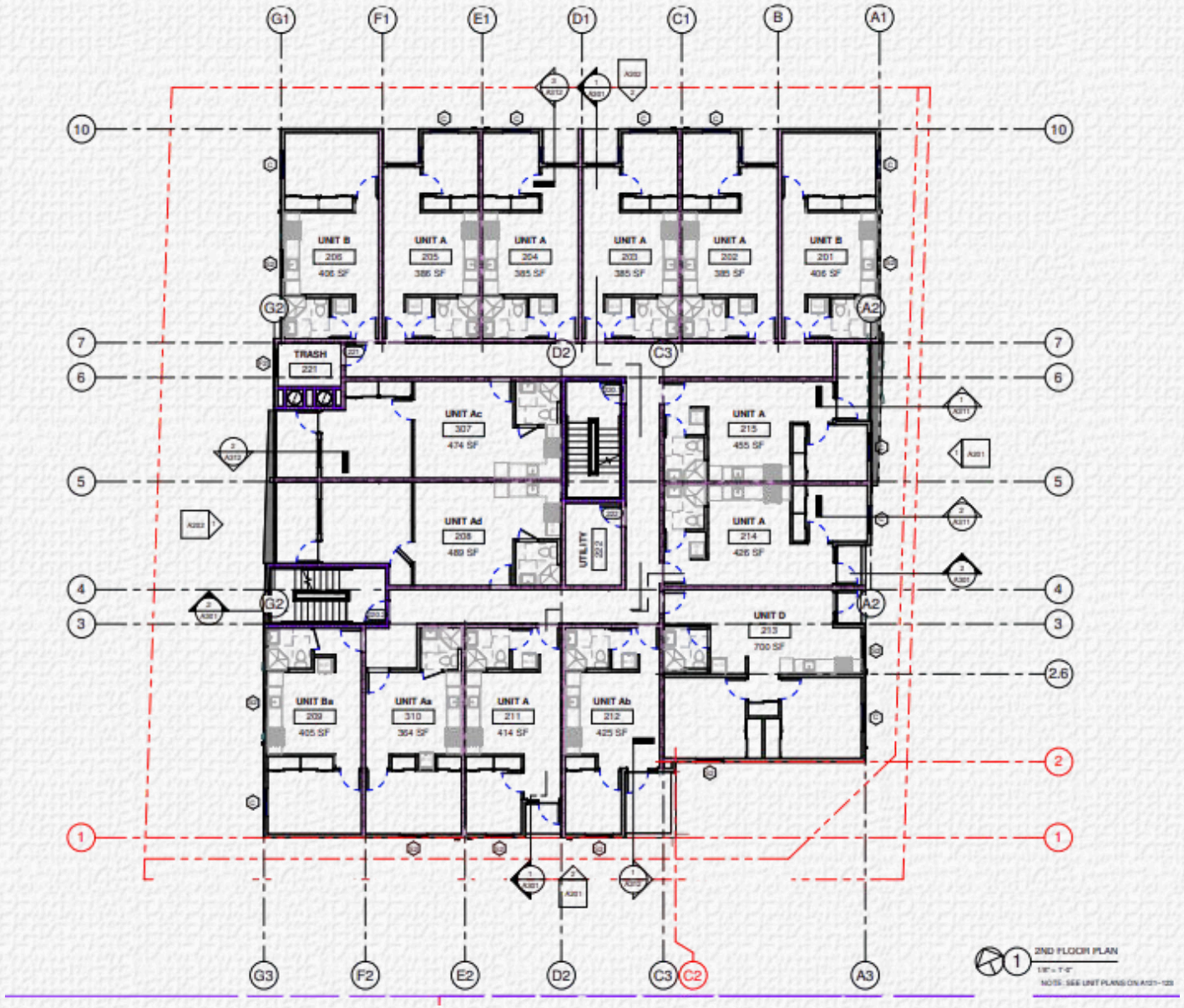
1st Floor



FLOOR PLANS

THE BEN LEE GROUP

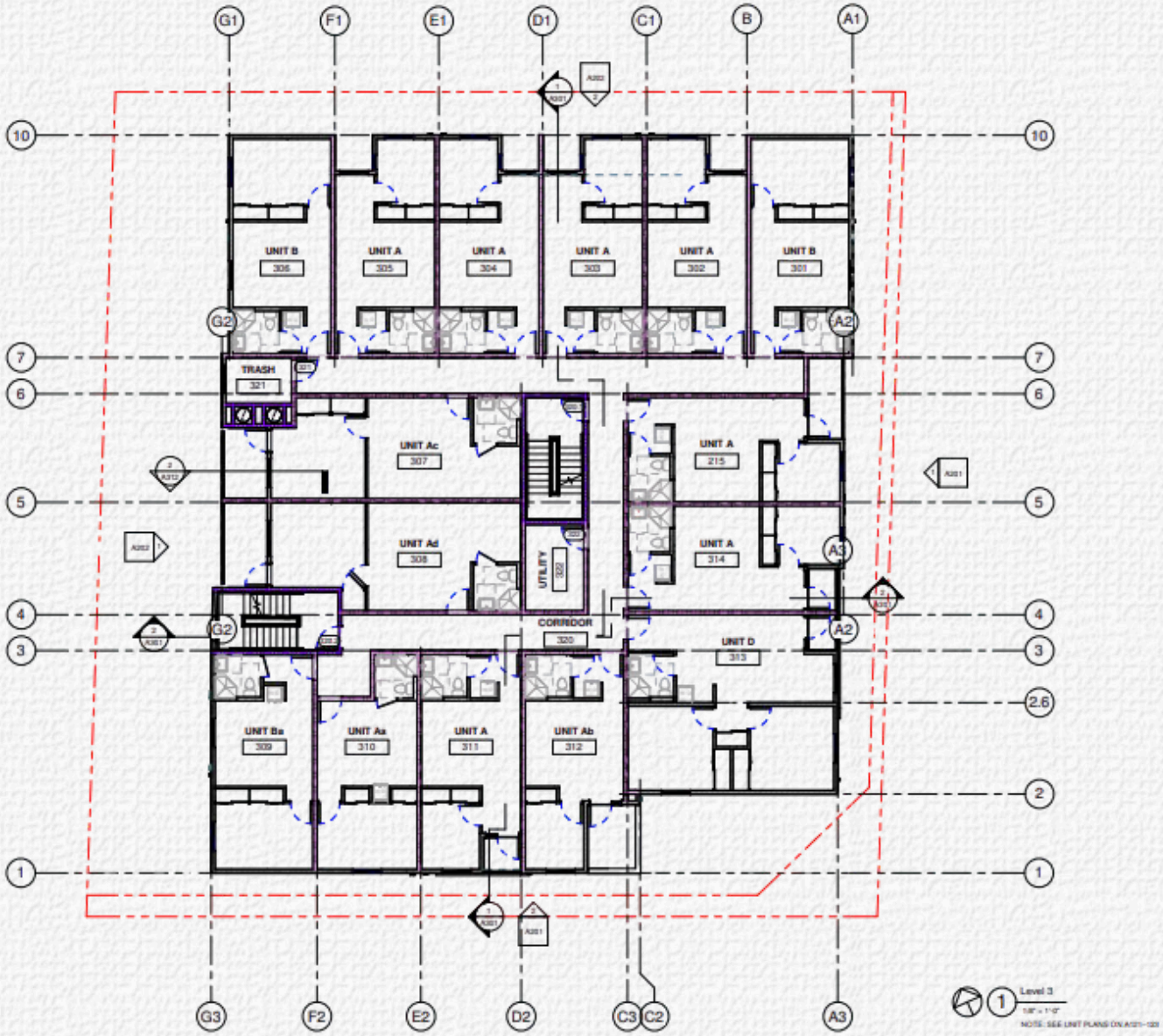
2nd Floor



FLOOR PLANS

THE BEN LEE GROUP

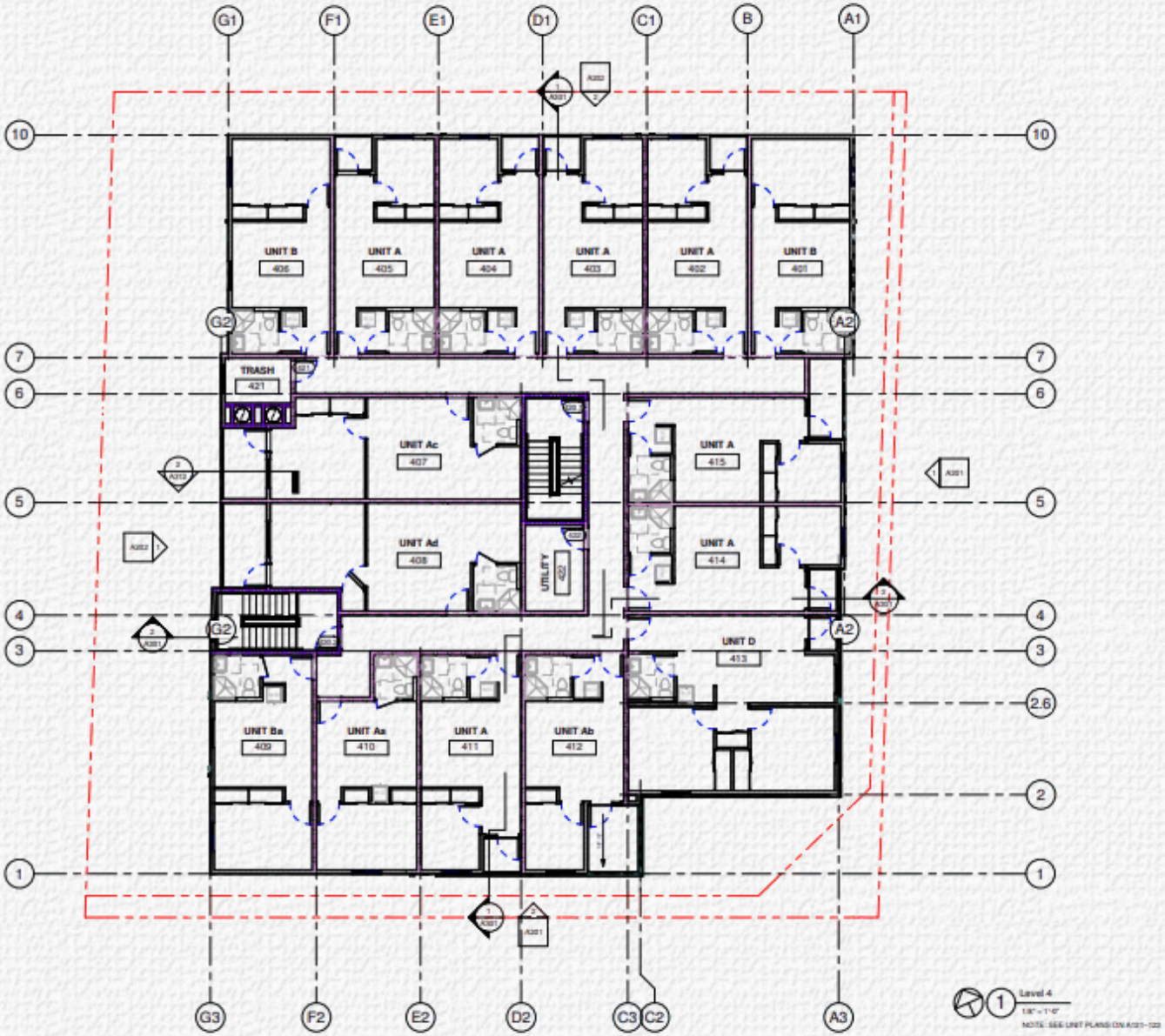
3rd Floor



FLOOR PLANS

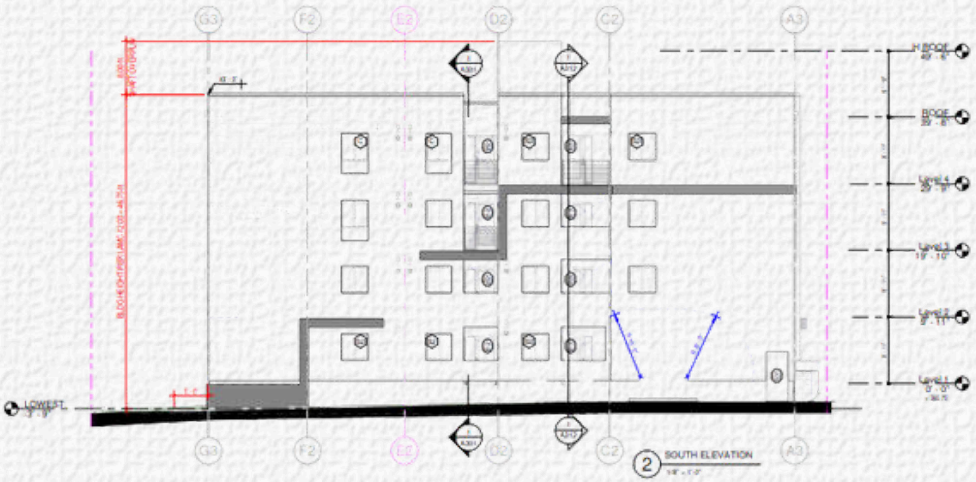
THE BEN LEE GROUP

4th Floor

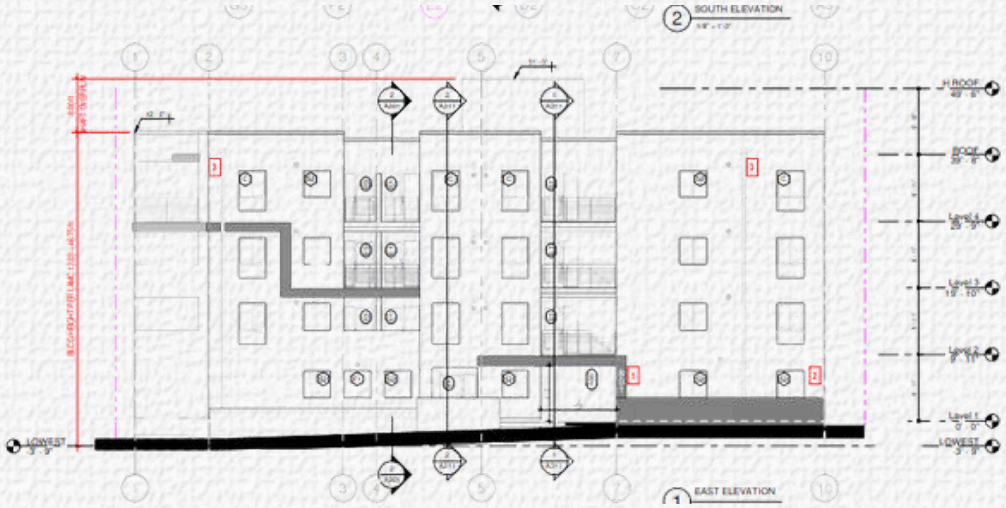


THE BEN LEE GROUP

Elevations

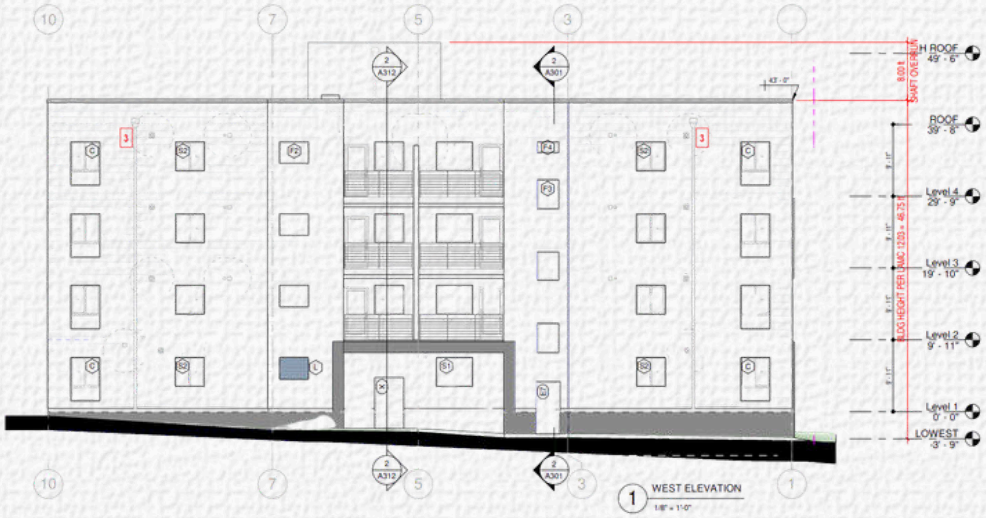


South Elevation



East Elevation

North Elevation



West Elevation

801 NORTH ALVARADO ST

LOS ANGELES, CA 90026

THE BEN LEE GROUP

LADMC
LA DOWNTOWN
MEDICAL CENTER
DTLA
LOS ANGELES CENTER STUDIOS
ECHO PARK
Welcomes You . . .
CITY OF LOS ANGELES - RECREATION & PARKS DEPARTMENT
PARK PROUD LA
801 NORTH ALVARADO ST
LOS ANGELES, CA 90026

THE BEN LEE GROUP

RENT ROLL

	Unit No.	Unit Type	Square Footage	Deed Restriction	Rent Type
1	101	1+1	410	Manager's Unit	
2	102	1+1	415	Low Income	CTCAC Sch. 9
3	103	1+1	415	Low Income	CTCAC Sch. 9
4	104	1+1	415	Low Income	CTCAC Sch. 9
5	105	1+1	416	Low Income	CTCAC Sch. 9
6	106	1+1	409	Low Income	CTCAC Sch. 9
7	109	1+1	410	Low Income	CTCAC Sch. 9
8	110	1+1	377	Moderate Income	HCD Sch. 6
9	111	1+1	415	Low Income	CTCAC Sch. 9
10	112	1+1	430	Low Income	CTCAC Sch. 9
11	114	3+2	919	Low Income	HCD Sch. 6
12	201	1+1	406	Low Income	CTCAC Sch. 9
13	202	1+1	385	Moderate Income	HCD Sch. 6
14	203	1+1	385	Moderate Income	HCD Sch. 6
15	204	1+1	385	Moderate Income	HCD Sch. 6
16	205	1+1	386	Moderate Income	HCD Sch. 6
17	206	1+1	406	Low Income	CTCAC Sch. 9
18	207	1+1	474	Low Income	CTCAC Sch. 9
19	208	1+1	490	Low Income	CTCAC Sch. 9
20	209	1+1	405	Low Income	CTCAC Sch. 9
21	210	1+1	376	Moderate Income	HCD Sch. 6
22	211	1+1	414	Low Income	CTCAC Sch. 9
23	212	1+1	425	Low Income	CTCAC Sch. 9
24	213	2+1	700	Very Low Income	HCD Sch. 6
25	214	1+1	426	Low Income	CTCAC Sch. 9
26	215	1+1	455	Low Income	CTCAC Sch. 9
27	301	1+1	406	Low Income	CTCAC Sch. 9
28	302	1+1	385	Moderate Income	HCD Sch. 6
29	303	1+1	385	Moderate Income	HCD Sch. 6
30	304	1+1	385	Moderate Income	HCD Sch. 6

	Unit No.	Unit Type	Square Footage	Deed Restriction	Rent Type
31	305	1+1	386	Moderate Income	HCD Sch. 6
32	306	1+1	406	Low Income	CTCAC Sch. 9
33	307	1+1	474	Low Income	CTCAC Sch. 9
34	308	1+1	490	Low Income	CTCAC Sch. 9
35	309	1+1	405	Low Income	CTCAC Sch. 9
36	310	1+1	376	Low Income	CTCAC Sch. 9
37	311	1+1	414	Low Income	CTCAC Sch. 9
38	312	1+1	425	Low Income	CTCAC Sch. 9
39	313	2+1	700	Low Income	CTCAC Sch. 9
40	314	1+1	426	Low Income	CTCAC Sch. 9
41	315	1+1	455	Low Income	CTCAC Sch. 9
42	401	1+1	406	Low Income	CTCAC Sch. 9
43	402	1+1	385	Low Income	CTCAC Sch. 9
44	403	1+1	385	Low Income	CTCAC Sch. 9
45	404	1+1	385	Low Income	CTCAC Sch. 9
46	405	1+1	386	Low Income	CTCAC Sch. 9
47	406	1+1	406	Low Income	CTCAC Sch. 9
48	407	1+1	474	Low Income	CTCAC Sch. 9
49	408	1+1	490	Low Income	CTCAC Sch. 9
50	409	1+1	405	Low Income	CTCAC Sch. 9
51	410	1+1	376	Low Income	CTCAC Sch. 9
52	411	1+1	414	Low Income	CTCAC Sch. 9
53	412	1+1	425	Low Income	CTCAC Sch. 9
54	413	2+1	700	Low Income	CTCAC Sch. 9
55	414	1+1	426	Low Income	CTCAC Sch. 9
56	415	1+1	455	Low Income	CTCAC Sch. 9

Unit Type	No. of Units	Section 8 (Max VPS)	Projected Rents
1+1	52	$2,310	$120,120
2+1	3	$2,880	$8,640
3+2	1	$3,650	$3,650
TOTAL	56		$132,410

THE BEN LEE GROUP

SALES COMPARABLES

★801 N ALVARADO ST
LOS ANGELES, CA 90026

Price	$2,450,000
# of Buildable Units	56
Price per Unit	$43,750
Lot Size	12,679
Price per Sqft	$193
Sale Date	Subject Property

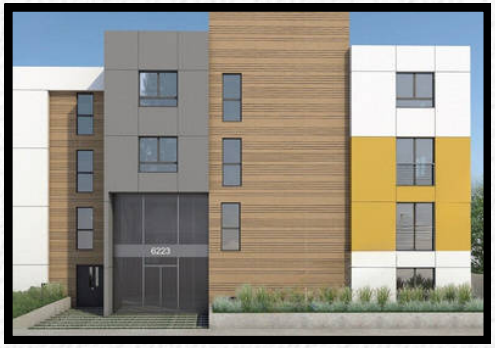
5820 LEXINGTON AVE
LOS ANGELES, CA 90038

Price	$4,650,000
# of Buildable Units	97
Price per Unit	$47,938
Lot Size	15,010
Price per Square Foot	$310
Sale Date	11/24/2025

1233 S BEDFORD ST
LOS ANGELES, CA 90035

Price	$1,750,000
# of Buildable Units	36
Price per Unit	$48,611
Lot Size	6,840
Price per Square Foot	$256
Sale Date	11/24/2025

6219 BANNER AVE
LOS ANGELES, CA 90038



Price	$3,325,000
# of Buildable Units	64
Price per Unit	$51,953
Lot Size	13,761
Price per Square Foot	$242
Sale Date	6/20/2024

AREA OVERVIEW

ECHO PARK / SILVER LAKE / DOWNTOWN LOS ANGELES

THE BEN LEE GROUP

ECHO PARK

Positioned in the 90026 zip code at the corner of Alvarado Street and Kent Street, 801 N Alvarado St sits in the heart of Echo Park, just south of Sunset Boulevard. The neighborhood is one of the densest and most supply-constrained renter markets on the Eastside, anchored by independent restaurants, coffee shops, music venues, and neighborhood retail along Sunset Boulevard, Alvarado Street, and Echo Park Avenue. Much of the housing stock is decades-old rent-stabilized product, leaving a deep pool of working renters with few new options.

SILVER LAKE & WESTLAKE

Just minutes away, Silver Lake offers some of the most sought-after neighborhood living in Los Angeles, with boutiques, dining, and nightlife along Sunset Junction and the Silver Lake Reservoir. To the south, Westlake and MacArthur Park connect the area to Downtown. Echo Park's position between the two makes it a natural fit for young professionals and service workers who want to live close to work.

MAJOR DESTINATIONS NEARBY

Downtown Los Angeles, the region's largest concentration of office, government, legal, and hospitality employment, is roughly two miles away. The property is also close to LA Downtown Medical Center in Westlake and the Sunset Boulevard Hospital Row, home to Kaiser Permanente Los Angeles Medical Center, Children's Hospital Los Angeles, and Hollywood Presbyterian Medical Center. Dodger Stadium sits just to the east, adding another major source of service and hospitality jobs.

TRANSPORTATION

Metro Local Line 2 stops directly at the Alvarado and Kent intersection, giving residents a one-seat ride west along Sunset Boulevard through Hospital Row, Hollywood, and on to Westwood, and south along Alvarado toward Westlake and Exposition Park. The Westlake/MacArthur Park (Metro B and D Lines) and Vermont/Sunset (Metro B Line) stations are a short ride away, and the 101 Freeway is minutes from the site. Located in an AB 2334 very low VMT area and a TOC Tier 2 zone, the property supports a car-free lifestyle, well suited to a project with no on-site parking.

PARKS & RECREATION

Residents are steps from Echo Park Lake, known for its lotus beds, pedal boats, and Downtown skyline views. Elysian Park, the oldest public park in Los Angeles, offers hiking trails and open space next to Dodger Stadium, while the Silver Lake Reservoir walking loop and Vista Hermosa Park are a short trip away.

OFFERING MEMORANDUM

801 NORTH ALVARADO ST

LOS ANGELES, CA 90026

EXCLUSIVELY LISTED BY

Ben Lee
Founder - The Ben Lee Group
Vice President - Lyon Stahl Investment RE
DRE License #02123715
Cell: 347-579-3071
Ben@TheBenLeeGroup.com

THE BEN LEE GROUP