Offering Memorandum

11 UNITS IN EL SEGUNDO

508
W Imperial Ave

$3,400,000

EL SEGUNDO

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INVESTMENT REAL ESTATE

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El Segundo, CA 90245

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Property Overview

508 W Imperial Ave
El Segundo, CA 90245

Property Summary	
Price	$3,400,000
Address	508 W Imperial
City, State, Zip	El Segundo, CA 90245
County	Los Angeles
Zoning	ESR3VV
Year Built	1974
Number Of Units	11
Parking	12 Carport Spaces
Building Size	5,322 SF
Lot Size	11,171 SF
Cap Rate	4.26%
Pro Forma Cap Rate	5.90%
Grm	14.40
Pro Forma Grm	11.57
Price / Bldg Sf	$638.86
Price / Unit	$309,091

Property Overview

508 W Imperial Ave
El Segundo, CA 90245

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508 W Imperial Ave
El Segundo, CA 90245
11-Units | $3,400,000

- Long Term Ownership, Generational Asset Available for Purchase for the First Time in 40 Years
- Extremely Attractive Cost Per Unit of $309,091 – the Average Cost Per Unit for Multi-Family Properties Sold in El Segundo over the Last 12 Months is $428,636
- Potential Attached ADU Opportunity, New Ownership has Potential to Convert Garages Through the State's Favorable Attached Accessory Dwelling Unit (ADU) Program – Buyer to Verify
- Strong Value Add Component - There is 30% Remaining Rental Upside that can be Captured Through Interior Renovations
- Strong Employment Driver, The Property is Located Within a 10 Minute Drive to 20 Million SF of Office Space which Drives Rental Growth
- Property is Located in a Highly Desirable Pocket of El Segundo with Relatively Low Density

508 W Imperial Ave is an 11-unit apartment building located in the highly desirable El Segundo submarket, available for purchase for the first time in approximately 40 years. Built in 1974, the property features an attractive unit mix of four 1-bedroom/1-bath units and seven studio units totaling approximately 5,322 square feet on an 11,171 square foot lot. Offered at $3,400,000, the asset represents an attractive basis of approximately $309,091 per unit, well below the average cost per unit for multifamily properties sold in El Segundo over the last 12 months.

The property offers a strong value-add component with approximately 30% remaining rental upside and a projected market CAP rate of 5.93%. New ownership has the opportunity to capture additional income through interior renovations and potentially convert the existing garages into attached ADUs through California's favorable Accessory Dwelling Unit program (buyer to verify).

Ideally situated in a desirable, relatively low-density pocket of El Segundo, 508 W Imperial Ave is within a 10-minute drive of approximately 20 million square feet of office space and benefits from convenient access to major employment hubs, LAX, the beach, Downtown El Segundo, dining, retail, and transportation corridors.

Financial Overview

508 W Imperial Ave
El Segundo, CA 90245

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Financial Overview

508 W Imperial Ave
El Segundo, CA 90245

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Price	$3,400,000

Property Summary

ADDRESS	508 W Imperial Ave, El Segundo	YEAR BUILT	1974
DOWN PAYMENT	40% $1,360,000	PARKING	12 Carport Spaces
NUMBER OF UNITS	11	CURRENT NOI	$144,751
COST PER UNIT	$309,091	PRO FORMA NOI	$200,662
LOT SIZE	11,171 SF	CURRENT CAP RATE	4.26%
GROSS RENTABLE SF	5,322 SF	PRO FORMA CAP RATE	5.90%
PRICE PER BLDG SF	$638.86	CURRENT GRM	14.40
PRICE PER LAND SF	$304.36	PRO FORMA GRM	11.57

Proposed Financing

LOAN AMOUNT	$1,505,000	LOAN-TO-VALUE	56%
DOWN PAYMENT	$1,895,000	AMORTIZATION	30-YEAR
INTEREST RATE	5.99%	LOAN TERM	30-YEAR FIXED
MONTHLY PAYMENT	$9,014	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$108,163	DEBT COVERAGE RATIO (DCR)	1.34

Financial Overview

508 W Imperial Ave
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Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	$236,191		$293,832	
VACANCY RATE RESERVE	$7,086	3%	$8,815	3%
GROSS OPERATING INCOME	$229,105		$285,017	
EXPENSES	$84,355	36%	$84,355	29%
NET OPERATING INCOME	$144,751		$200,662	
LOAN PAYMENTS	$108,163		$108,163	
PRE TAX CASH FLOWS	$36,588	1.93%	$92,500	4.88%
PRINCIPAL REDUCTION	$18,516		$18,516	
TOTAL RETURN BEFORE TAXES	$55,104	2.91%	$111,016	5.86%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	$19,597	$24,400
Laundry	$86	$86
ANNUALIZED SCHEDULED GROSS INCOME	$236,191	$293,832

Expense Summary	
New Taxes (New Estimated):	$39,134
Maintenance (4%):	$9,448
Insurance ($1.5/SF):	$7,983
Utilities (2026 Annualized)*:	$14,900
Landscaping (2025 Actual):	$1,080
Management (5%):	$11,810
Total Expenses	**$84,355**
Expense Per Unit	**$7,669**
Expense Per SF	**$7.55**

***Trash is April 2026 - July 2026 Owner Actual Annualized. All other Utilities are January 2026 - June 2026 Owner Actual Annualized.**

Loan Quote

508 W Imperial Ave
El Segundo, CA 90245

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CONVOY CAPITAL

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Prepared for: C/O Brett Lyon & Woody Stahl
Property Address: 508 W. Imperial Ave, El Segundo, CA 90245

8/18/2026
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 5-Year Fixed	Option 4 7-Year Fixed	Option 5 Floating Bridge-ARM
Purchase Price	$3,400,000	$3,400,000	$3,400,000	$3,400,000	$3,400,000
Loan Amount	$1,505,000	$1,485,000	$1,500,000	$1,460,000	$2,110,000
Down Payment	$1,895,000	$1,915,000	$1,900,000	$1,940,000	$1,290,000
Loan-to-Value	44%	44%	44%	43%	62%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20	1.20
Current Interest Rate	**5.99%**	**6.06%**	**6.00%**	**6.26%**	**6.39%**
Index	7-Year CMT	5-Year CMT	N/A	3-Year CMT	1 Mo. SOFR CME
Margin	2.50%	2.50%	N/A	2.50%	2.75%
Floor / Ceiling	5.99% / 10.99%	6.11% / 11.11%	N/A	6.26% / 11.26%	5.39% / 14.39%
Loan Term	10	10	5	10	10
Amortization in Years	30	30	30	30	27
I/O Monthly Payment	**$7,512**	**$7,499**	**N/A**	**$7,616**	**$11,236**
Monthly Payment	**$9,014**	**$8,961**	**$8,993**	**$8,999**	**$13,684**
Recourse	Yes	Yes	Yes	Yes	Yes
Impounds	No	No	No	No	No
Pre-Payment Penalty	Years 1-2 2-1%	Years 1-3 5-4-3%	Years 1-4 5-4-3-2%	Years 1-5 5-5-4-3-2%	Year 1 1%
Loan Fee	1%	1%	1%	1%	1.25%
Estimated Costs:					
Appraisal/Due Diligence	$7,500	$7,500	$7,500	$7,500	$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

Rent Roll

508 W Imperial Ave
El Segundo, CA 90245

Unit	Unit Type	Actual Rent	Market Rent	Unit Size	Move-In Dates
1	1+1	$1,845	$2,600	620 SF	4/19/2017
2	1+1	$1,360	$2,600	620 SF	9/1/2004
3	1+1	$2,277	$2,600	620 SF	10/25/2025
4	1+1	$1,995	$2,600	620 SF	2/7/2026
5	0+1	$1,895	$2,000	406 SF	9/4/2026
6	0+1	$1,692	$2,000	406 SF	3/9/2021
7	0+1	$1,319	$2,000	406 SF	9/1/2013
8	0+1	$1,895	$2,000	406 SF	5/22/2026
9	0+1	$1,795	$2,000	406 SF	1/26/2026
10	0+1	$1,627	$2,000	406 SF	4/1/2020
11	0+1	$1,895	$2,000	406 SF	7/1/2026
MONTHLY TOTALS		$19,597	$24,400		
ANNUALIZED TOTALS		$236,191	$293,832		

*Unit Size is Estimated – Buyer to Verify

Property Photography

508 W Imperial Ave
El Segundo, CA 90245

Exterior Photos

508 W Imperial Ave
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Interior Photos

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Comparables

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508 W Imperial Ave
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Sold Comparables

508 W Imperial Ave
El Segundo, CA 90245

	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM	Sold Date
1	1204 E Imperial Ave, El Segundo	$2,085,000	6	1955	4,459	$417,000	$468	5.16%	5.16%	7/16/2026
2	127 Loma Vista St, El Segundo	$4,000,000	10	1961	7,189	$800,000	$556	N/A	N/A	7/2/2026
3	529 E Walnut Ave, El Segundo	$1,700,000	5	1940	2,520	$340,000	$675	5.35%	5.35%	6/30/2026
4	118 Virginia St, El Segundo	$2,935,000	5	1959	9,386	$587,000	$313	3.48%	3.48%	9/23/2025
5	425 Sierra St, El Segundo	$5,662,500	11	1984	12,444	$514,773	$455	4.12%	4.12%	5/8/2025
6	216 Sheldon St, El Segundo	$2,681,000	6	1987	6,314	$446,833	$425	5.85%	5.85%	4/28/2025
7	1740 E Sycamore Ave, El Segundo	$2,400,000	6	1956	5,374	$400,000	$447	4.29%	4.29%	1/31/2025
8	702 Virginia St, El Segundo	$2,750,000	5	1981	4,090	$550,000	$672	N/A	N/A	1/14/2025
	Averages	**$3,026,688**			**6472**	**$506,951**	**$501**	**4.71%**	**15.63**	7/16/2026
*	508 W Imperial Ave, El Segundo	$3,400,000	11	1974	5,322	$309,091	$639	4.26%	14.40	

Sold Comparables Map

508 W Imperial Ave
El Segundo, CA 90245

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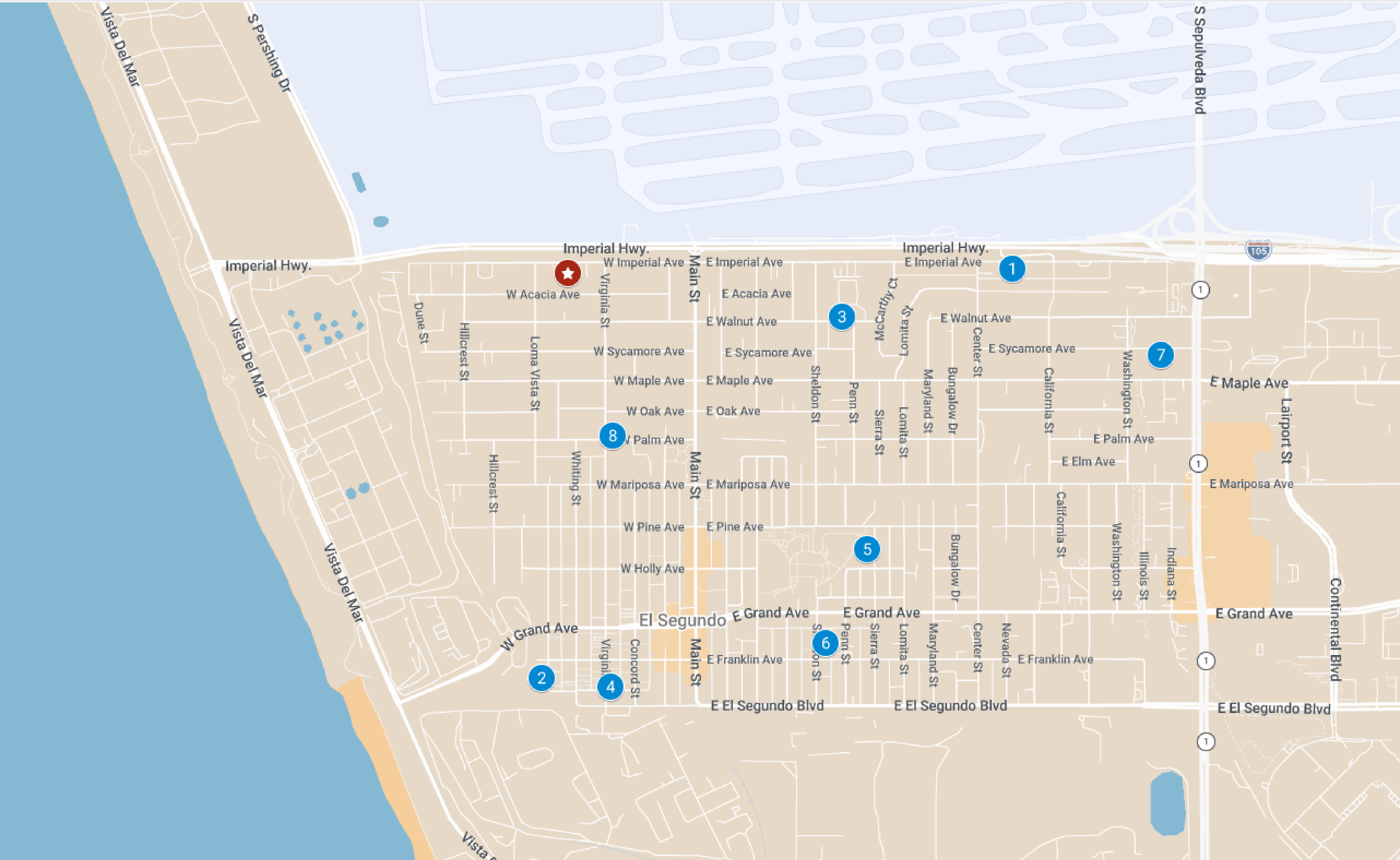

Lease Comparables

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El Segundo, CA 90245

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	Address	Unit Type	Year Built	Rental Rate
1	617 Illinois Ct, El Segundo	0+1	1957	$1,975
2	742 Virginia St, El Segundo	0+1	1955	$1,995
3	716 Indiana Ct, El Segundo	0+1	1958	$1,995
4	234 Eucalyptus Dr, El Segundo	0+1	1974	$2,200
5	945 Main St, El Segundo	1+1	1977	$2,450
6	311 Sheldon St, El Segundo	1+1	1959	$2,500
7	147 Whiting St, El Segundo	1+1	1961	$2,695
8	612 Illinois Ct, El Segundo	1+1	1956	$2,700
9	217 Loma Vista St, El Segundo	1+1	1920	$2,995
	Average	**0+1** **1+1**		**$2,041** **$2,668**
*	508 Imperial Ave, El Segundo	0+1 1+1		$1,731 $1,869

Lease Comparables Map

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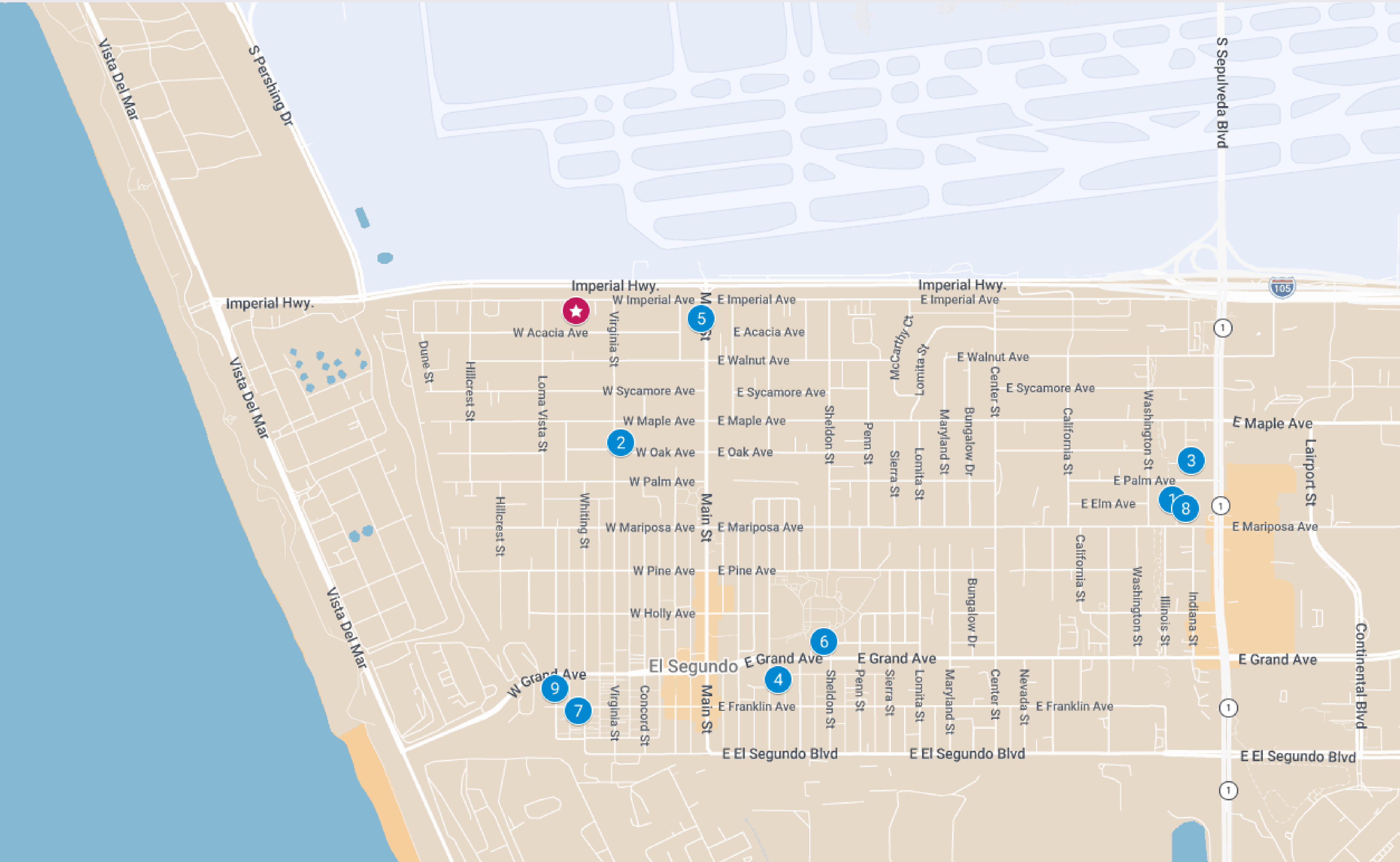

Area Overview

508 W Imperial Ave
El Segundo, CA 90245

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El Segundo

Located along the southwestern edge of Los Angeles County, El Segundo, California, embodies a harmonious blend of residential charm, commercial vitality, and coastal allure. Home to approximately 16,000 residents, El Segundo offers a unique fusion of small-town tranquility and urban convenience.

The real estate market in El Segundo caters to a diverse range of preferences and budgets. The median home price in the city is around $1.2 million, reflecting its attractiveness as a desirable and relatively affordable location within the region. Whether you prefer historic craftsman homes, modern condominiums, or spacious family residences, El Segundo provides a variety of housing options suited to different lifestyles.

Residents of El Segundo enjoy a plethora of amenities and recreational opportunities. The city boasts numerous parks and recreational facilities, including the expansive Recreation Park with its sports fields, playgrounds, and picnic areas. El Segundo Beach, with its scenic views and family-friendly atmosphere, is a favorite spot for sunbathing, swimming, and beach volleyball.

For shopping and dining, El Segundo offers a diverse array of choices. The Plaza El Segundo and nearby Rosecrans Corridor feature a mix of retail outlets, restaurants, and entertainment venues, ensuring residents have access to both local favorites and popular national chains. The city's dining scene is vibrant, with eateries offering everything from casual fare to gourmet dining experiences.

Cultural enrichment is integral to the fabric of El Segundo. The city is home to the El Segundo Museum of Art, showcasing local and contemporary art exhibitions, and hosts community events throughout the year. Festivals celebrating the city's heritage and cultural diversity add to its vibrant social calendar.

El Segundo's economy thrives on a diverse mix of industries, including aerospace, technology, and entertainment. Major corporations and startups alike find a home in El Segundo, contributing to its robust job market and economic stability. Its strategic location near Los Angeles International Airport and major highways facilitates easy access to business hubs and cultural attractions throughout Southern California.

With its proximity to the Pacific Ocean and a picturesque coastal environment, El Segundo provides abundant opportunities for outdoor recreation and beachside relaxation. The city's well-maintained public spaces, combined with its strong community spirit, foster a relaxed yet active lifestyle cherished by residents.

In summary, El Segundo offers a compelling choice for those seeking a balanced lifestyle enriched by community warmth, cultural vibrancy, and coastal beauty. Its diverse housing options, abundance of amenities, and thriving economic landscape make it an appealing and coveted place to call home in Southern California.

County Overview

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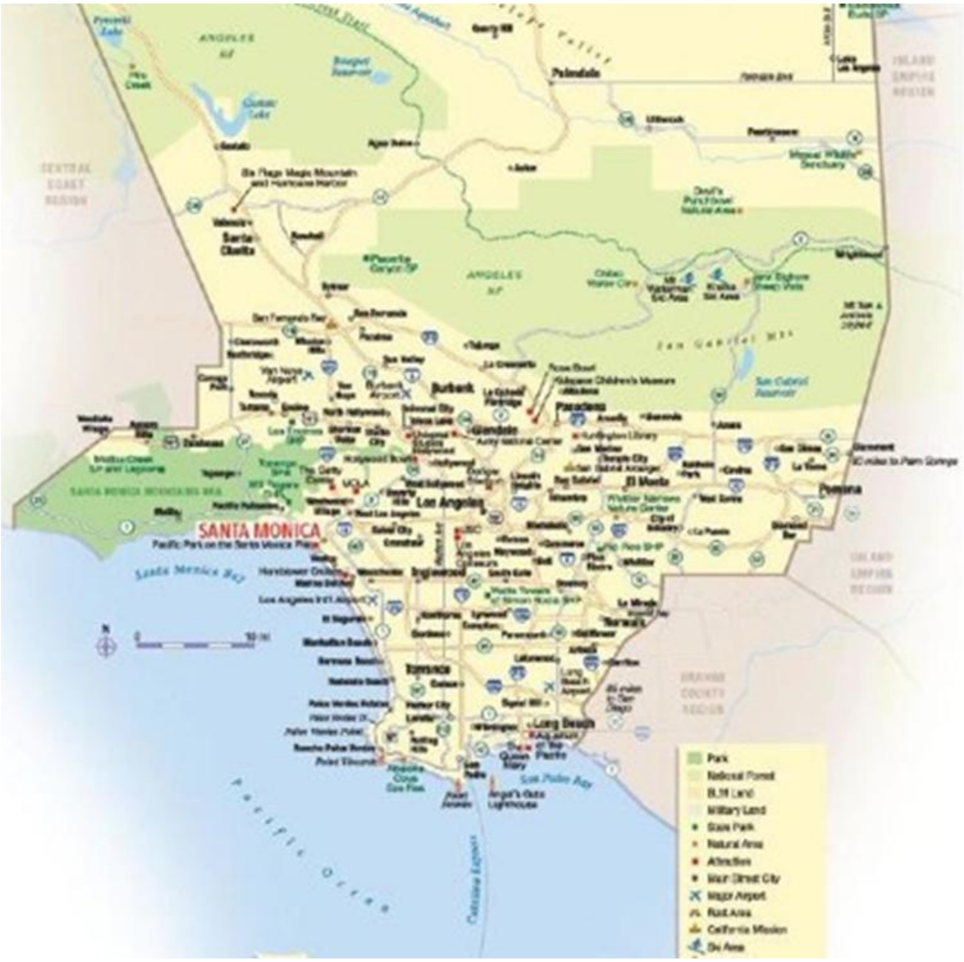
Los Angeles

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

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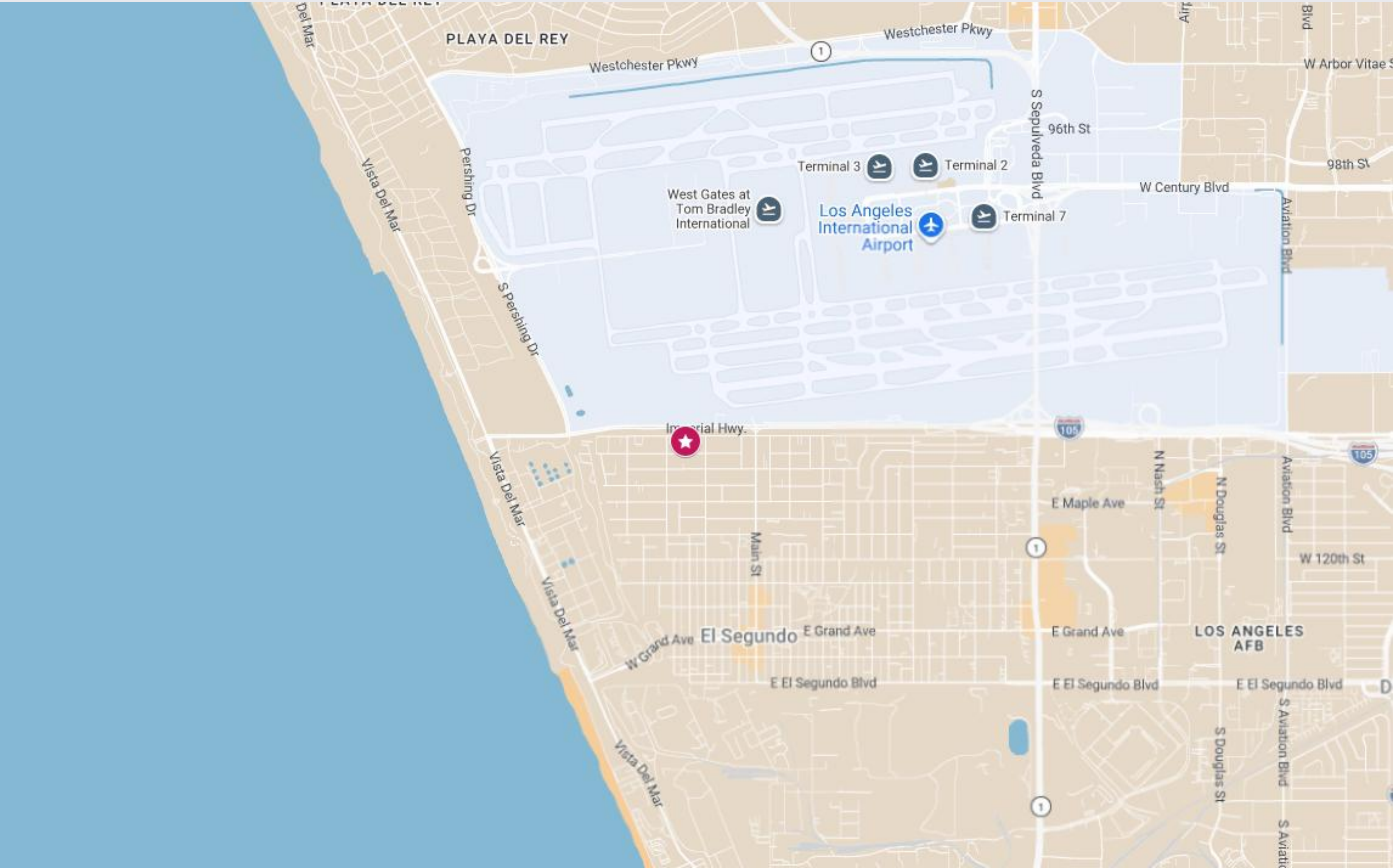
El Segundo, CA 90245



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

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