



12 UNITS

4261 Leimert Blvd
Los Angeles, CA 90008

JOHNNIE STIEGLER
FIRST VICE PRESIDENT | DRE 01981957
(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI
FIRST VICE PRESIDENT | DRE 01944770
(310) 403-9145 | STEPHEN@LYONSTAHL.COM



STEPHEN TAKAHASHI
FIRST VICE PRESIDENT | DRE 01944770

(310) 403-9145 | STEPHEN@LYONSTAHL.COM

JOHNNIE STIEGLER
FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

TABLE OF CONTENTS

- 1 INVESTMENT OVERVIEW
- 2 FINANCIAL ANALYSIS
- 3 LOCATION OVERVIEW
- 4 MEET THE TEAM

CONFIDENTIALITY & DISCLAIMER

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 The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate and should not be made available to anyone else without the written consent of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate. 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 The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate believes to be reliable; however, The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate 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, development potential, 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 prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the 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 The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate, 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.

INVESTMENT OVERVIEW

SUMMARY



4261 Leimert Blvd, Leimert Park, CA 90008

ASKING PRICE	\$2,750,000
UNITS	12
UNIT MIX	10 (1-BED / 1-BATH) 2 (2-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	12,348
TOTAL LOT SQ. FT.	11,004
YEAR BUILT	1929
ZONING	LAR3
APN	5024-020-017

HIGHLIGHTS

- **Excellent Value Add Opportunity | 6 Units Currently Vacant**
- **Large Units Averaging over 1k Sq Ft each**
- **Timeless Architecture with a mix of authentic hardwood, enhanced natural light, high ceilings and much more**
- **Prime pocket of Leimert Park**

THE OFFERING



The Stiegler | Takahashi Group is proud to present 4261 Leimert Boulevard, an exceptional 12-unit multifamily value-add investment opportunity located in a prime pocket of Leimert Park. The property offers a rare opportunity for an investor to acquire an apartment building with all six units currently vacant, providing immediate flexibility to reposition the asset and capture significant rental upside. The spacious units average over 1,000 square feet each and feature timeless architectural details including authentic hardwood floors, high ceilings, enhanced natural light, and generously proportioned floor plans. The property's desirable Leimert Park location provides convenient access to neighborhood amenities, major employment centers, and transportation corridors, supporting strong long-term rental demand. 4261 Leimert Boulevard offers investors a compelling combination of immediate value-add potential, substantial rental upside, spacious units, and a premier Los Angeles location.

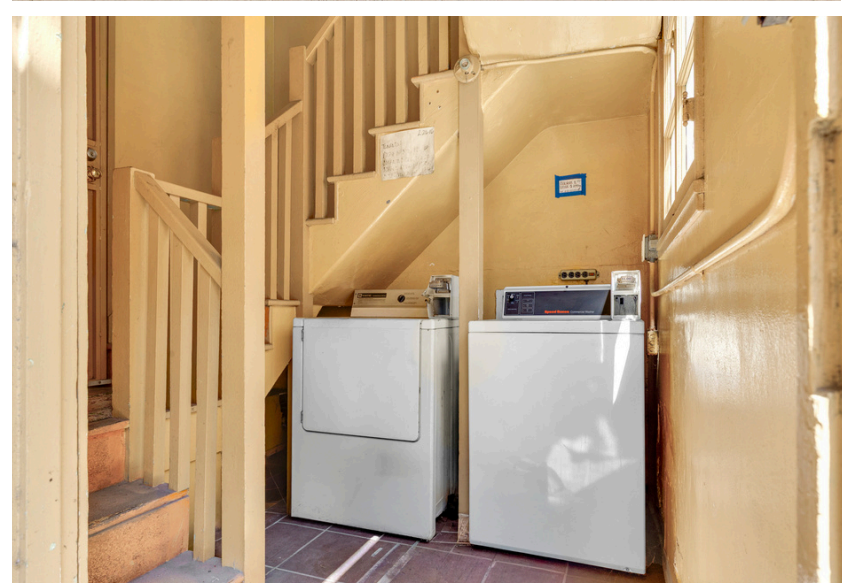






PROPERTY
PHOTOGRAPHS









PROPERTY
PHOTOGRAPHS



**PROPERTY
PHOTOGRAPHS**



PROPERTY
PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$2,750,000
UNITS	12
BUILDING SQ. FT.	12,348
LOT SQ FT	11,004
YEAR BUILT	1929
PRICE / UNIT	\$229,167
PRICE / SQ FT	\$222.71

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 191,460	\$ 255,541
CAP	6.96%	9.29%
GRM	9.48	7.56

PROPOSED FINANCING

DOWN PAYMENT	\$825,000
LOAN AMOUNT	\$1,925,000
INTEREST RATE	6.4%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.33

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH		\$ 1,363	\$ 2,400
1	1-BED / 1-BATH		\$ 1,120	\$ 2,400
1	1-BED / 1-BATH		\$ 1,317	\$ 2,400
1	1-BED / 1-BATH		\$ 2,000	\$ 2,400
1	1-BED / 1-BATH		\$ 1,262	\$ 2,400
1	1-BED / 1-BATH		\$ 1,508	\$ 2,400
2	2-BED / 1-BATH	Vacant	\$ 3,000	\$ 3,000
4	1-BED / 1-BATH	Vacant	\$ 2,400	\$ 2,400

--	--	--	--	--

--	--	--	--	--

--	--	--	--	--

--	--	--	--	--

--	--	--	--	--

UTILITIES PAID BY TENANT- GAS & ELECTRIC

MONTHLY SCHEDULED RENTAL INCOME	\$24,170	\$30,000
GARAGES	\$0	\$0
MONTHLY SCHEDULED GROSS INCOME	\$24,170	\$30,000
ANNUAL SCHEDULED RENTAL INCOME	\$290,040	\$363,600

OPERATING DATA

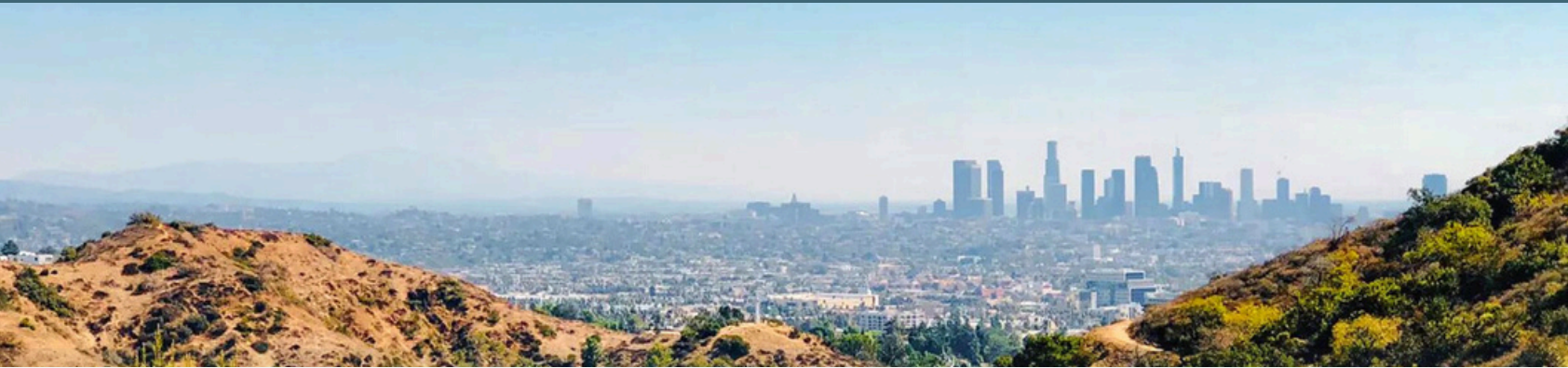
	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 290,040		\$ 363,600	
LESS: VACANCY RESERVE	\$ 8,701	3.0%	\$ 18,180	5.0%
GROSS OPERATING INCOME	\$ 281,339		\$ 345,420	
LESS: EXPENSES	\$ 89,879	31%	\$ 94,254	26%
NET OPERATING INCOME	\$ 191,460		\$ 255,541	
LESS: LOAN PAYMENTS PRE-TAX	\$ 144,492		\$ 144,492	
CASH FLOW	\$ 46,968	5.69%	\$ 111,050	13.46%
PRINCIPAL REDUCTION	\$ 21,928		\$ 21,928	
TOTAL RETURN BEFORE TAXES	\$ 68,896	8.35%	\$ 132,977	16.12%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 34,375
MAINTENANCE (4%)	\$ 11,602
INSURANCE (\$1.20/SF)	\$ 15,000
UTILITIES (\$1100/UNIT/YEAR)	\$ 13,200
LANDSCAPING (\$100/MO)	\$ 1,200
PROPERTY MANAGEMENT (5%)	\$ 14,502

TOTAL EXPENSES:	\$ 89,878.60
EXPENSES AS % GSI	30.99%
PER NET SQ.FT.	\$ 7.28
PER UNIT:	\$ 7,489.88

LOCATION OVERVIEW



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.

LA 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 comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. LA 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 LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA 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. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA 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 LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

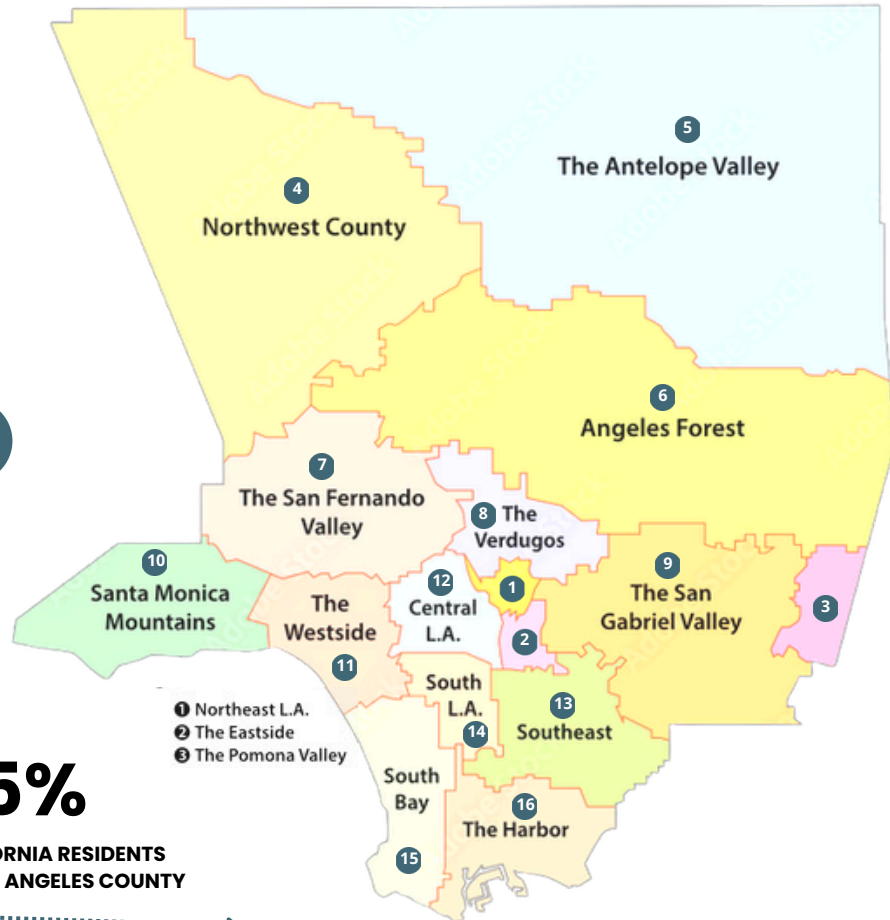
- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |



LOS ANGELES CALIFORNIA
9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



**STEPHEN
TAKAHASHI**

FIRST VICE PRESIDENT

DRE 019944770
CELL: (310) 403-9145
OFFICE: (310) 890-5270
STEPHEN@LYONSTAHL.COM

MEET THE TEAM



**JOHNNIE
STIEGLER**

FIRST VICE PRESIDENT

DRE 01981957
CELL: (310) 447-2213
OFFICE: (310) 990-9685
JOHNNIE@LYONSTAHL.COM



**MICHELLE
LEE**

ASSOCIATE AGENT



**FLETCHER
NORSEEN**

ASSOCIATE AGENT



JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

