

# 1009 E 29TH ST, LOS ANGELES, CA 90011

19 UNITS PLUS A BONUS ROOM. NEW CONSTRUCTION, FULLY VACANT, ADA COMPLIANT BUILDING.



**LYONSTAHLL**  
INVESTMENT REAL ESTATE

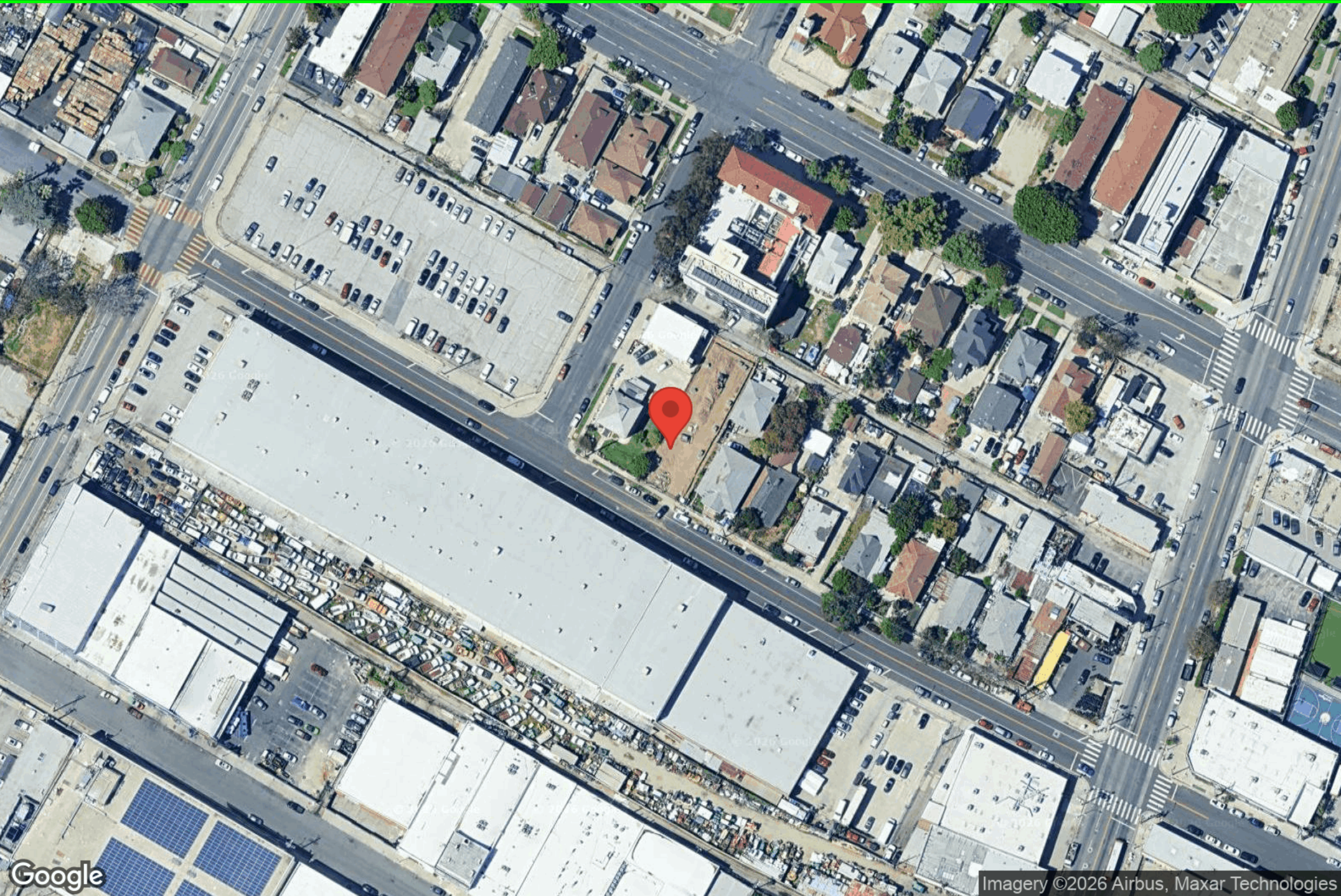
**OLGA WRIGHT**  
VP of Investments  
(310) 606-2076  
Olga@LyonStahl.com  
DRE #01315042

**EVELYN BAEZ**  
Senior Associate  
(951) 902-3006  
Evelyn@lyonstahl.com  
DRE #02103055

1009 E 29TH ST, LOS ANGELES, CA 90011

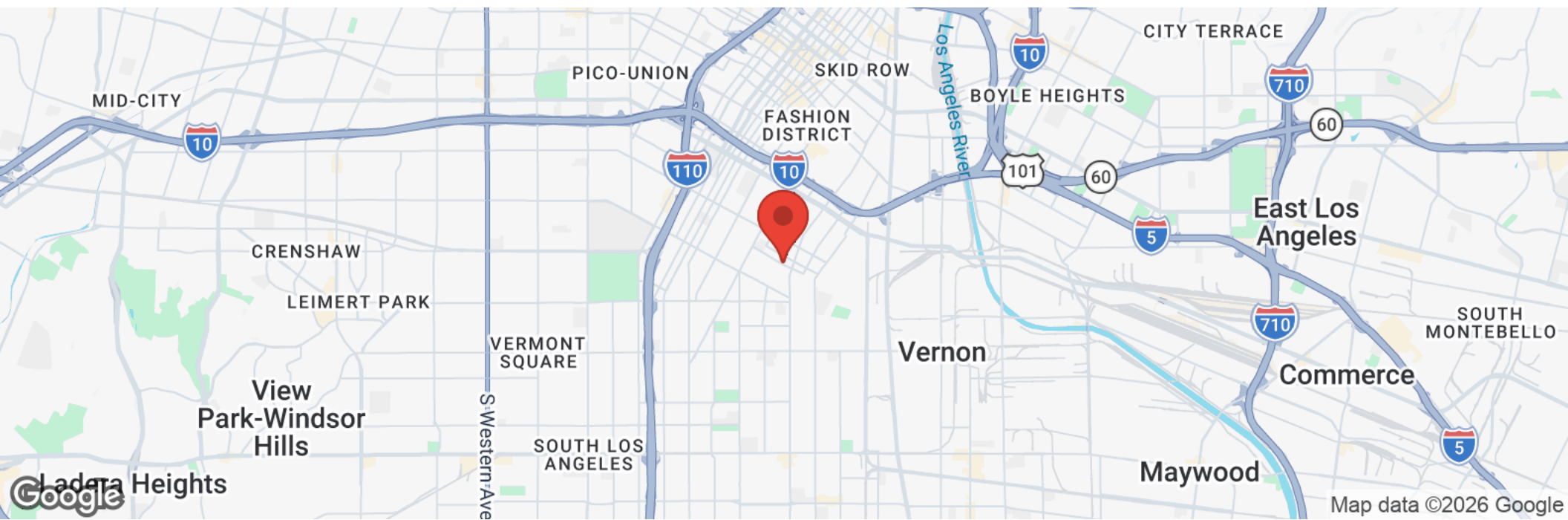
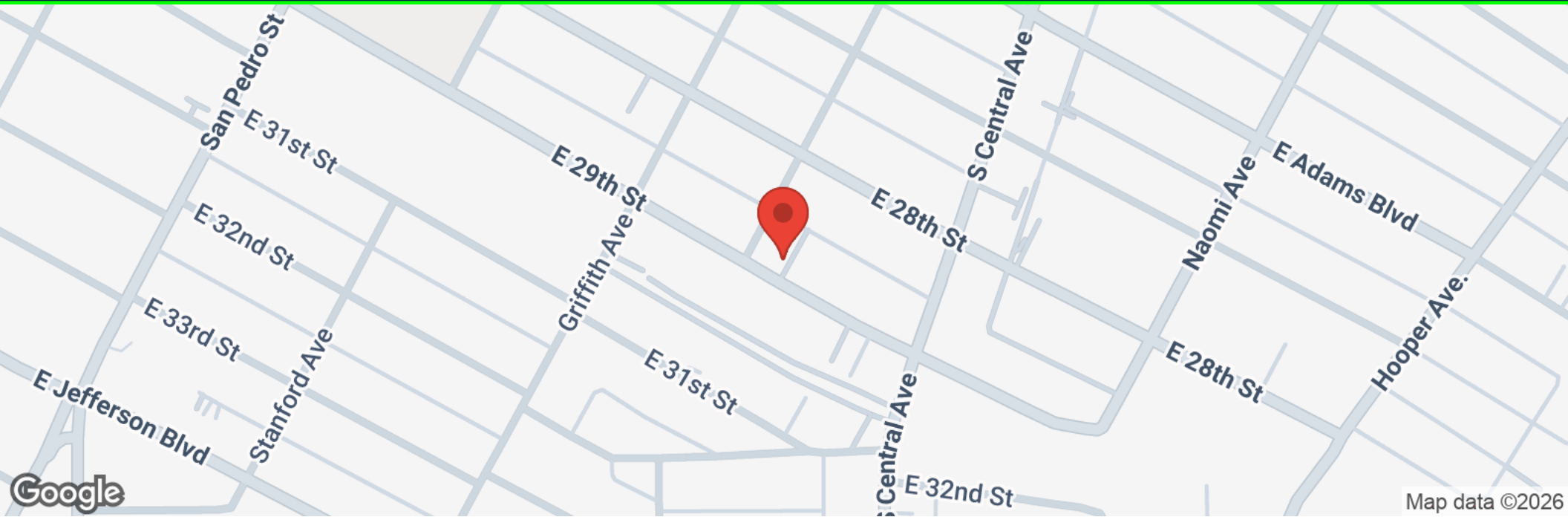
**LYONSTAHN**  
INVESTMENT REAL ESTATE

# AERIAL MAP



Imagery ©2026 Airbus, Maxar Technologies

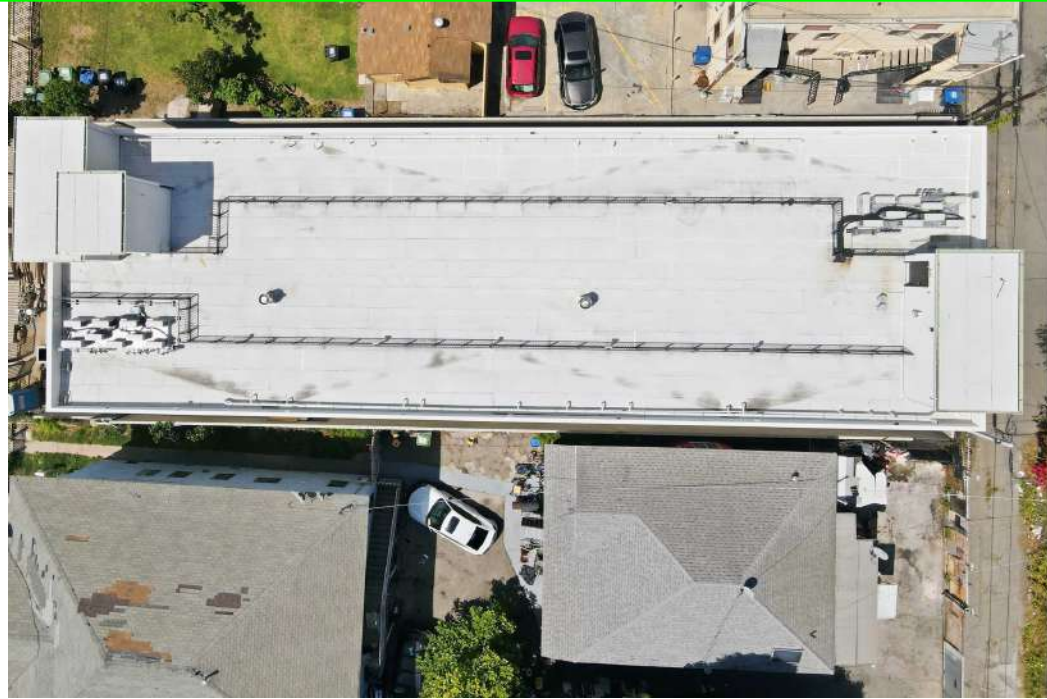
# LOCATION MAPS



1009 E 29TH ST, LOS ANGELES, CA 90011

# PROPERTY PHOTOS

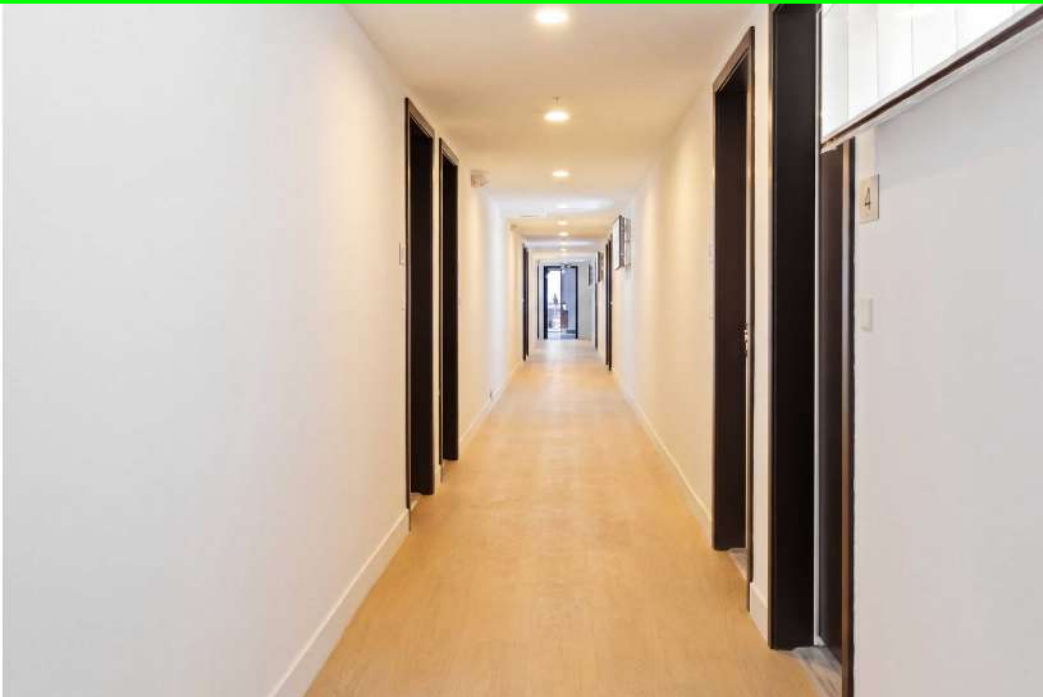
**LYONSTAHLL**  
INVESTMENT REAL ESTATE



1009 E 29TH ST, LOS ANGELES, CA 90011

# PROPERTY PHOTOS

**LYONSTAHLL**  
INVESTMENT REAL ESTATE



# PROPERTY PHOTOS



# PROPERTY HIGHLIGHTS



## Property Highlights

- **OVER 7% Cap Rate and only \$260,000 per Unit**
- **19 Spacious Units (One is Legal ADU) Plus a Bonus Room Currently Serves as a Bike Room**
- **Excellent Mix of 17 One-Bedroom, 1 Two-Bedroom and 1 Single Units (Single is a Legal ADU)**
- **Brand new construction (2026 delivery) with no deferred maintenance or capital expenditure needs**
- **Certificate of Occupancy imminent, allowing for immediate occupancy and lease-up**
- **100% vacant with no tenant relocation requirements or regulatory hurdles**
- **Fully ADA compliant, ideal for supportive housing and special needs populations**
- **Turnkey asset ready for immediate program deployment and resident placement**
- **Well-suited for Project-Based Vouchers (PBV), Section 8, and other housing programs**

## About Investment Opportunity

1009 E 29th St presents a rare opportunity to acquire a newly constructed, fully ADA-compliant 19-unit multifamily property in Los Angeles, with Certificate of Occupancy expected within weeks. Delivered 100% vacant, the property offers immediate lease-up potential without tenant relocation, construction risk, or deferred maintenance. The building is ideally suited for affordable housing, supportive housing, bridge housing, or voucher-based programs seeking turnkey deployment. With modern construction, full ADA accessibility, and readiness for occupancy, this asset provides a unique opportunity for nonprofit developers, housing authorities, and service providers to rapidly place residents and stabilize operations.

# PRO FORMA SUMMARY



## Investment Summary

|                 |              |
|-----------------|--------------|
| Price           | \$4,920,000  |
| Year Built      | 2026         |
| Units           | 19           |
| Price/Unit      | \$258,947    |
| RSF             | 10,324       |
| Price/RSF       | \$476.56     |
| Lot Size        | 7,739 sf     |
| Floors          | 1            |
| APN             | 5128-022-025 |
| Cap Rate        | 7.53%        |
| Market Cap Rate | 7.16%        |
| GRM             | 9.46         |
| Market GRM      | 9.46         |

## Unit Mix & Monthly Scheduled Income

| Type          | Units     | Actual  | Total           | Market  | Total           |
|---------------|-----------|---------|-----------------|---------|-----------------|
| 1 Bed 1 Bath  | 17        | \$2,289 | \$38,913        | \$2,289 | \$38,913        |
| 2 Bed 1 Bath  | 1         | \$2,887 | \$2,887         | \$2,887 | \$2,887         |
| Single        | 1         | \$1,531 | \$1,531         | \$1,531 | \$1,531         |
| <b>Totals</b> | <b>19</b> |         | <b>\$43,331</b> |         | <b>\$43,331</b> |

## Annualized Income

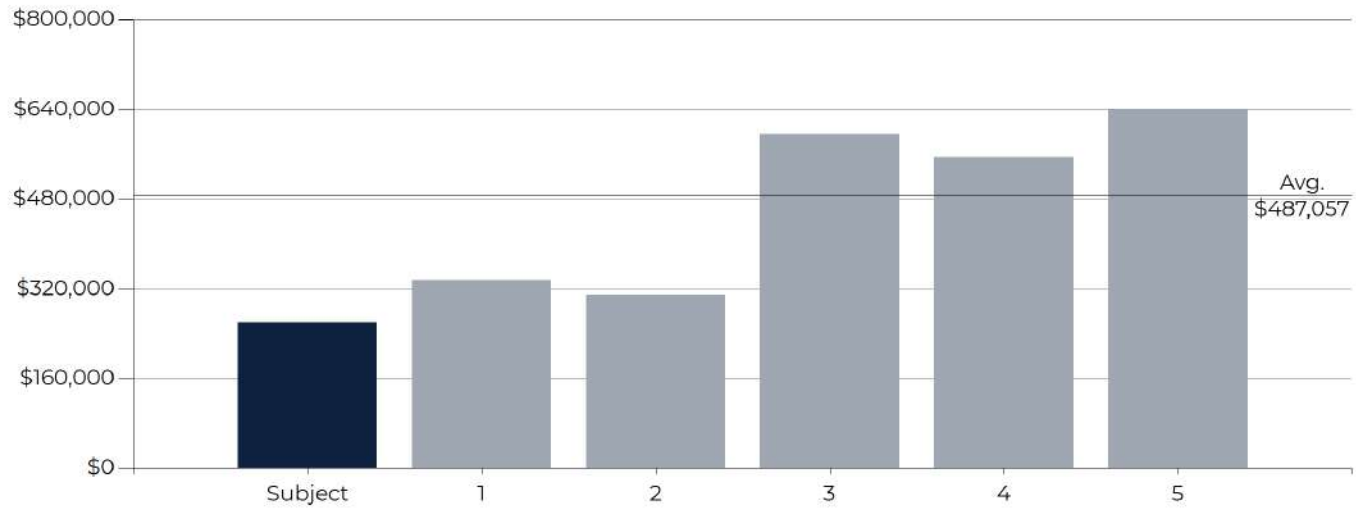
| Description                   | Actual           | Market           |
|-------------------------------|------------------|------------------|
| <b>Gross Potential Rent</b>   | <b>\$519,972</b> | <b>\$519,972</b> |
| - Less: Vacancy               | (\$15,599)       | (\$25,999)       |
| <b>Effective Gross Income</b> | <b>\$504,373</b> | <b>\$493,973</b> |
| - Less: Expenses              | (\$133,787)      | (\$141,555)      |
| <b>Net Operating Income</b>   | <b>\$370,586</b> | <b>\$352,418</b> |

## Annualized Expenses

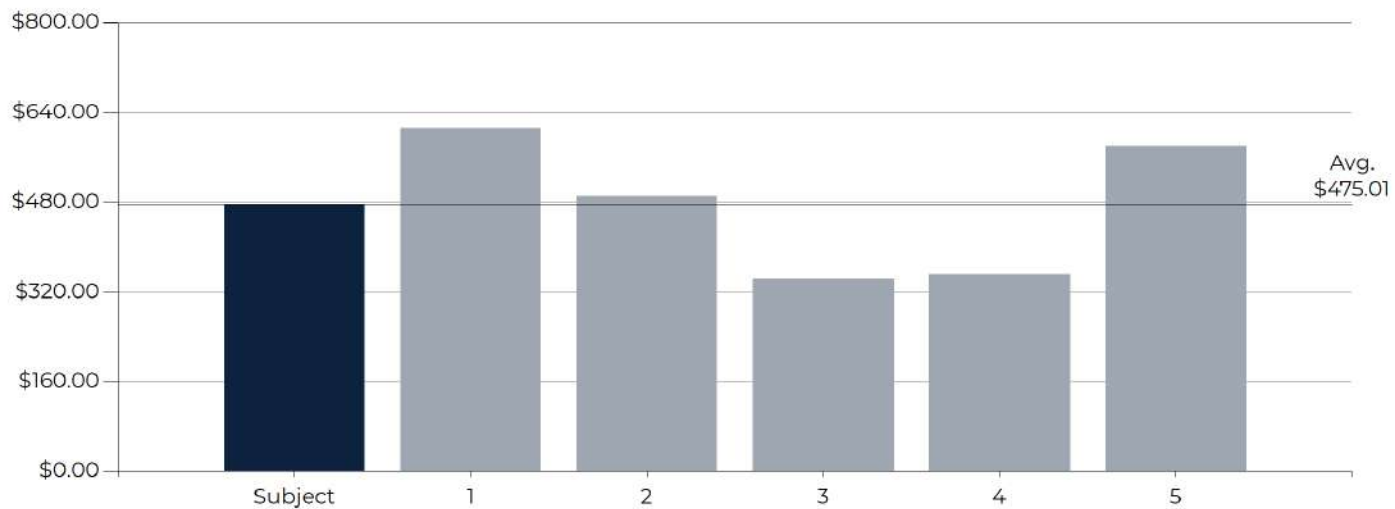
| Description              | Actual           | Market           |
|--------------------------|------------------|------------------|
| Property Taxes           | \$61,992         | \$69,760         |
| Building Insurance       | \$11,873         | \$11,873         |
| Maintenance              | \$12,350         | \$12,350         |
| Management Fees          | \$25,472         | \$25,472         |
| Utilities                | \$20,900         | \$20,900         |
| Landscaping              | \$1,200          | \$1,200          |
| <b>Total Expenses</b>    | <b>\$133,787</b> | <b>\$141,555</b> |
| <b>Expenses Per RSF</b>  | <b>\$12.96</b>   | <b>\$13.71</b>   |
| <b>Expenses Per Unit</b> | <b>\$7,041</b>   | <b>\$7,450</b>   |

# SALE COMPARABLES

Price per Unit



Price per SF



# SALE COMPARABLES

SP



**1009 E 29th St, Los Angeles, CA 90011**  
**1009 E 29th Street, Los Angeles, CA 90011**

|                   |             |                   |       |
|-------------------|-------------|-------------------|-------|
| <b>Sale Price</b> | \$4,920,000 | <b>Cap Rate</b>   | 7.53% |
| <b>Units</b>      | 19          | <b>GRM</b>        | 9.46  |
| <b>Price/Unit</b> | \$258,947   | <b>Year Built</b> | 2026  |
| <b>Price/SF</b>   | \$476.56    |                   |       |
| <b>Lot Size</b>   | 7,739       |                   |       |

01



**7524 South Hoover Street, Los Angeles, CA 90044**

|                   |              |                  |           |
|-------------------|--------------|------------------|-----------|
| <b>Sale Price</b> | \$26,500,000 | <b>Sale Date</b> | 1/26/2026 |
| <b>Units</b>      | 79           |                  |           |
| <b>Price/Unit</b> | \$335,443    |                  |           |
| <b>Price/SF</b>   | \$611.84     |                  |           |
| <b>Year Built</b> | 2025         |                  |           |

02



**4252 Crenshaw Boulevard, Los Angeles, CA 90008**

|                   |              |                  |            |
|-------------------|--------------|------------------|------------|
| <b>Sale Price</b> | \$34,300,000 | <b>Sale Date</b> | 12/15/2025 |
| <b>Units</b>      | 111          |                  |            |
| <b>Price/Unit</b> | \$309,009    |                  |            |
| <b>Price/SF</b>   | \$490.20     |                  |            |
| <b>Year Built</b> | 2020         |                  |            |

03



**2415 East 3rd Street, Los Angeles, CA 90033**

|                   |             |                  |            |
|-------------------|-------------|------------------|------------|
| <b>Sale Price</b> | \$3,575,000 | <b>Sale Date</b> | 10/20/2025 |
| <b>Units</b>      | 6           |                  |            |
| <b>Price/Unit</b> | \$595,833   |                  |            |
| <b>Price/SF</b>   | \$343.25    |                  |            |
| <b>Year Built</b> | 2025        |                  |            |

04



**212 East 29th Street, Los Angeles, CA 90011**

|                   |             |                  |           |
|-------------------|-------------|------------------|-----------|
| <b>Sale Price</b> | \$2,775,000 | <b>Sale Date</b> | 2/12/2025 |
| <b>Units</b>      | 5           |                  |           |
| <b>Price/Unit</b> | \$555,000   |                  |           |
| <b>Price/SF</b>   | \$350.47    |                  |           |
| <b>Year Built</b> | 2024        |                  |           |

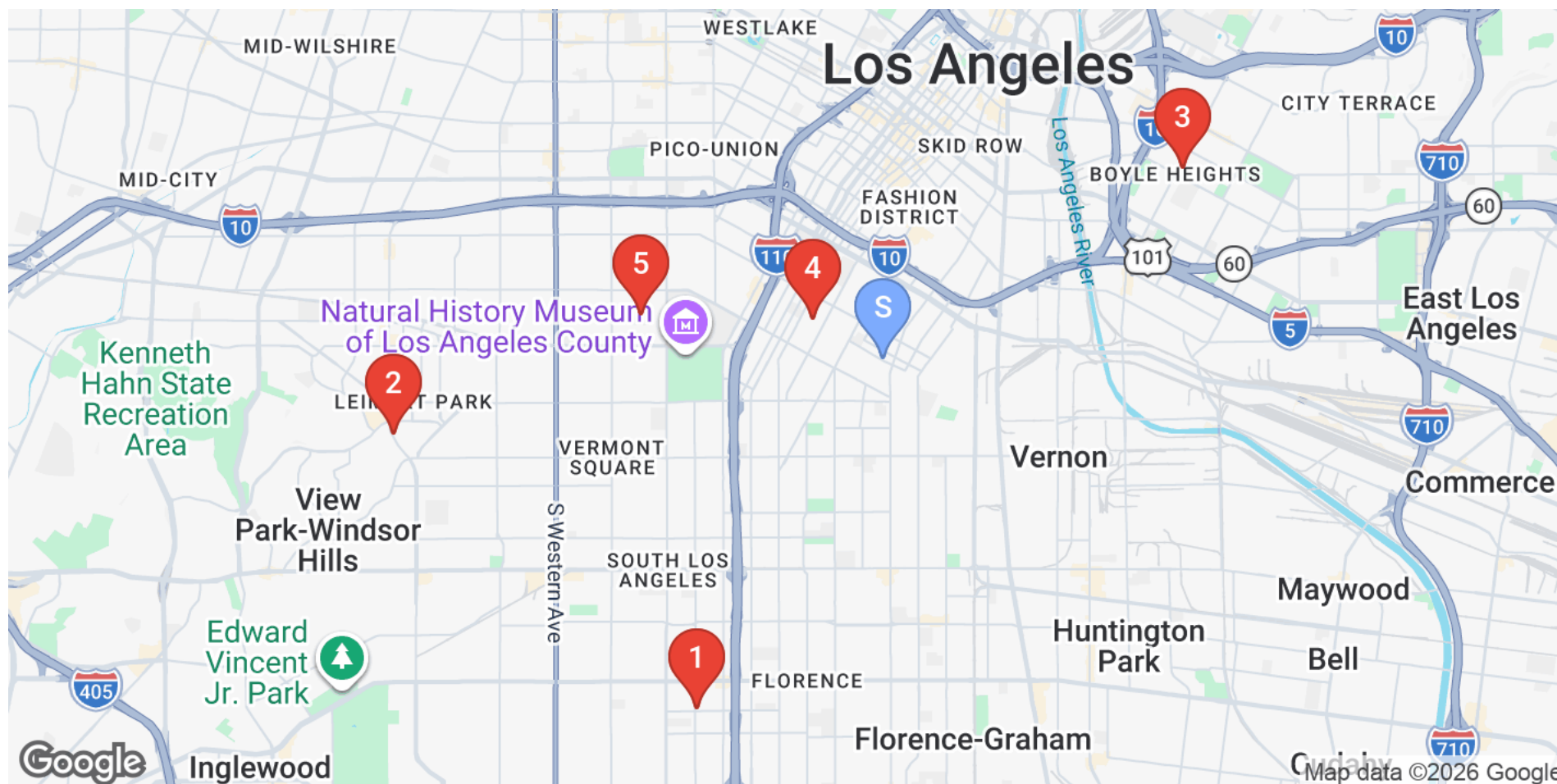
05



**1231 West 36th Place, Los Angeles, CA 90007**

|                   |             |                  |            |
|-------------------|-------------|------------------|------------|
| <b>Sale Price</b> | \$3,200,000 | <b>Sale Date</b> | 11/26/2026 |
| <b>Units</b>      | 5           |                  |            |
| <b>Price/Unit</b> | \$640,000   |                  |            |
| <b>Price/SF</b>   | \$579.29    |                  |            |
| <b>Year Built</b> | 2022        |                  |            |

# SALE COMPARABLES



- |                                                                                 |                                                                                      |                                                                                     |                                                                                 |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <p><b>S</b> 1009 E 29th Street<br/>Los Angeles, CA, 90011<br/>\$4,920,000</p>   | <p><b>1</b> 7524 South Hoover Street<br/>Los Angeles, CA, 90044<br/>\$26,500,000</p> | <p><b>2</b> 4252 Crenshaw Boulevard<br/>Los Angeles, CA, 90008<br/>\$34,300,000</p> | <p><b>3</b> 2415 East 3rd Street<br/>Los Angeles, CA, 90033<br/>\$3,575,000</p> |
| <p><b>4</b> 212 East 29th Street<br/>Los Angeles, CA, 90011<br/>\$2,775,000</p> | <p><b>5</b> 1231 West 36th Place<br/>Los Angeles, CA, 90007<br/>\$3,200,000</p>      |                                                                                     |                                                                                 |

# CONFIDENTIALITY & DISCLAIMER

## 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, PCB's 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.



**1009 E 29th St**

**Los Angeles, CA 90011**

**Exclusively Listed By**

**Olga Wright**

**Vice President of Investments**

**DRE 01315042**

**Cell 310-801-7373**

**olga@lyonstahl.com**

**Evelyn Baez**

**Senior Associate**

**DRE 02103055**

**Cell 951-902-3006**

**evelyn@lyonstahl.com**