

612 Aerick St  
Inglewood, CA 90301  
\$1,649,000

**JOHNNIE STIEGLER**

STIEGLER TAKAHASHI GROUP | DRE 01981957  
(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

**RORY BARISH**

LANE 4 REAL ESTATE | DRE 01944770  
(310) 502-8797 | N2SWIMNG@AOL.COM

# TABLE OF CONTENTS

**ST**GROUP

**JOHNNIE STIEGLER**

DRE 01981957

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

**RORY BARISH**

RORY BARISH AT LANE FOUR REAL ESTATE

Keller Williams Beverly Hills

**RORY BARISH**

DRE 01944770

(310) 502-8797 | N2SWIMNG@AOL.COM

**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.



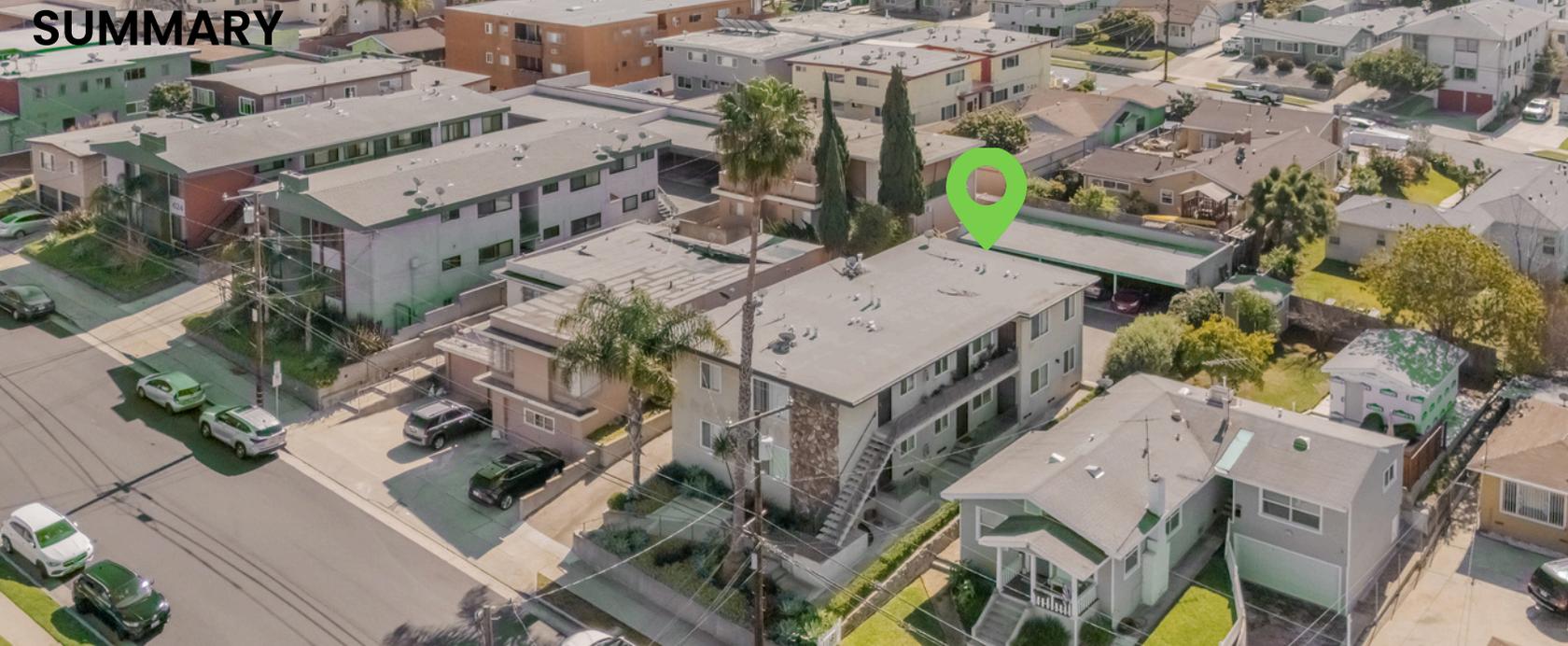
RORY BARISH

RORY BARISH AT LANE FOUR REAL ESTATE

Keller Williams Beverly Hills

# INVESTMENT OVERVIEW

# SUMMARY



612 Aerick St, Inglewood, CA 90301

<b>ASKING PRICE</b>	<b>\$1,649,000</b>
UNITS	6
UNIT MIX	6 (1-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	3,870
TOTAL LOT SQ. FT.	6,744
YEAR BUILT	1957
ZONING	INR3YY
APN	4021-002-004

# HIGHLIGHTS

- Unit Mix: (6) 1 Bed / 1 Bath Units
- 3,870 SF Building on a 6,744 SF Lot
- Current Cap 5.81% - Projected Market Cap 7.36%
- 5 of 6 Units Updated Including In Unit Laundry
- One Unit Delivered Vacant and Rent Ready
- 6 Carport Parking Spaces
- Prime Location Near Sofi, Forum, Intuit, and Major Freeways

# THE OFFERING



We are proud to present 612 Aerick Street, a well maintained 6 unit multifamily investment opportunity located in the highly desirable and rapidly growing Inglewood rental market. The property features an attractive unit mix of six 1 bedroom 1 bathroom units totaling 3,870 square feet on a 6,744 square foot lot, offering an efficient layout that supports strong and consistent rental demand. Ownership has completed significant upgrades with five of the six units updated, including in unit laundry. One unit will be delivered vacant and rent ready, providing immediate upside for an investor to capture market rent upon closing. The property also offers six carport parking spaces, an increasingly valuable feature in this submarket. Located just minutes from SoFi Stadium, the Hollywood Park development, the Kia Forum, and major transit corridors, 612 Aerick Street presents a compelling opportunity to acquire an upgraded asset with strong in place income and additional rental upside in one of Southern California's most dynamic growth markets.



616

612



**PROPERTY  
PHOTOGRAPHS**



PROPERTY  
PHOTOGRAPHS



**PROPERTY  
PHOTOGRAPHS**



PROPERTY  
PHOTOGRAPHS



# FINANCIAL ANALYSIS

## PROPERTY METRICS

PRICE	\$1,649,000
UNITS	6
BUILDING SQ. FT.	3,870
LOT SQ FT	6,744
YEAR BUILT	1957
PRICE / UNIT	\$274,833
PRICE / SQ FT	\$426.10

## INCOME DATA

	CURRENT	PRO FORMA
NOI	\$95,828	\$121,378
CAP	5.81%	7.36%
GRM	11.26	9.54

## PROPOSED FINANCING

DOWN PAYMENT	\$577,150
LOAN AMOUNT	\$1,071,850
INTEREST RATE	5.800%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.27

# INCOME AND EXPENSES

## RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH	<b>Unit 1</b>	\$2,200	\$ 2,200
1	1-BED / 1- BATH	<b>Unit 2- Vacant</b>	\$ 2,400	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 3</b>	\$ 1,972	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 4</b>	\$ 2,033	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 5</b>	\$ 2,060	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 6</b>	\$ 1,540	\$ 2,400
MONTHLY SCHEDULED RENTAL INCOME			\$ 12,205	\$ 14,400
ANNUAL SCHEDULED RENTAL INCOME			\$146,460	\$172,800

## OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$146,460		\$172,800	
LESS: VACANCY RESERVE	\$4,394	3.0%	\$5,184	3.0%
GROSS OPERATING INCOME	\$142,066		\$ 167,616	
LESS: EXPENSES	\$4,394	32%	\$ 46,238	27%
NET OPERATING INCOME	\$ 95,828		\$121,378	
LESS: LOAN PAYMENTS PRE-TAX	\$ 75,469		\$ 75,469	
CASH FLOW	\$ 20,359	3.53%	\$ 45,909	7.95%
PRINCIPAL REDUCTION	\$ 13,661		\$ 13,661	
TOTAL RETURN BEFORE TAXES	\$ 34,020	5.89%	\$ 59,570	10.32%

## CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 20,613
MAINTENANCE	\$ 5,858
INSURANCE	\$ 4,644
UTILITIES	\$ 6,600
LANDSCAPING	\$ 1,200
TOTAL EXPENSES:	\$ 46,237.90
EXPENSES AS % SGI	31.57%
PER NET SQ.FT.	\$ 11.95
PER UNIT:	\$ 7,706.32

**ST**GROUP

RORY BARISH  
RORY BARISH AT LANE FOUR REAL ESTATE  
Keller Williams Beverly Hills

**LYON STAHL**  
INVESTMENT REAL ESTATE

# 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.

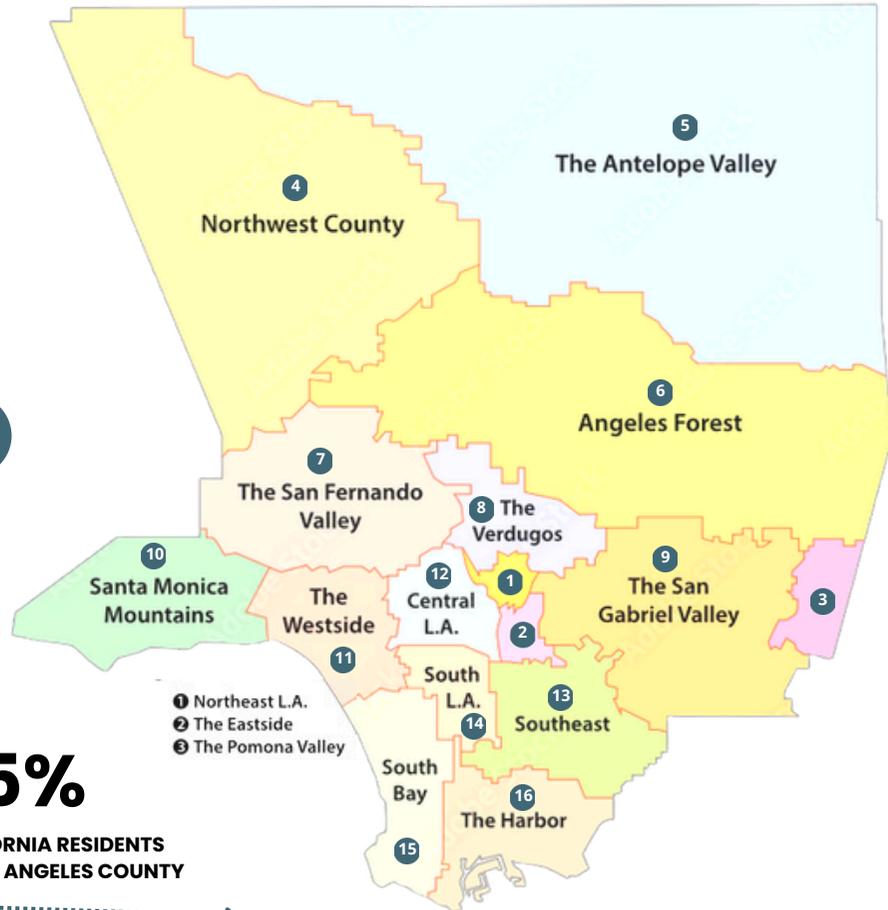
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. 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



**ST**GROUP

RORY BARISH

RORY BARISH AT LANE FOUR REAL ESTATE  
Keller Williams Beverly Hills

**LYON STAHL**  
INVESTMENT REAL ESTATE

# LISTING TEAM

# MEET THE TEAM



**JOHNNIE  
STIEGLER**

DRE 01981957

CELL: (310) 447-2213

JOHNNIE@LYONSTAHL.COM



**RORY  
BARISH**

DRE 00966513

CELL: (310) 502-8797

N2SWIMNG@AOL.COM



RORY BARISH

RORY BARISH AT LANE FOUR REAL ESTATE

Keller Williams Beverly Hills

**JOHNNIE STIEGLER**

**FIRST VICE PRESIDENT | DRE 01981957**

(310) 447-2213 | [JOHNNIE@LYONSTAHL.COM](mailto:JOHNNIE@LYONSTAHL.COM)

**RORY BARISH**

**DRE 00966513**

(310) 502-8797 | [N2SWIMNG@AOL.COM](mailto:N2SWIMNG@AOL.COM)

