

LOS ANGELES, CA 90047

5911 S. WILTON PL

5 Units ■ High Yield Investment Opportunity - 6.42% CAP and 10.42 GRM

HG HARLEY GROUP

LYON STAHL



5911 S. WILTON PL ■ LOS ANGELES, CA 90047

**LARSON HARLEY**

Vice President

**(949) 933-1112**

Larson@LyonStahl.com

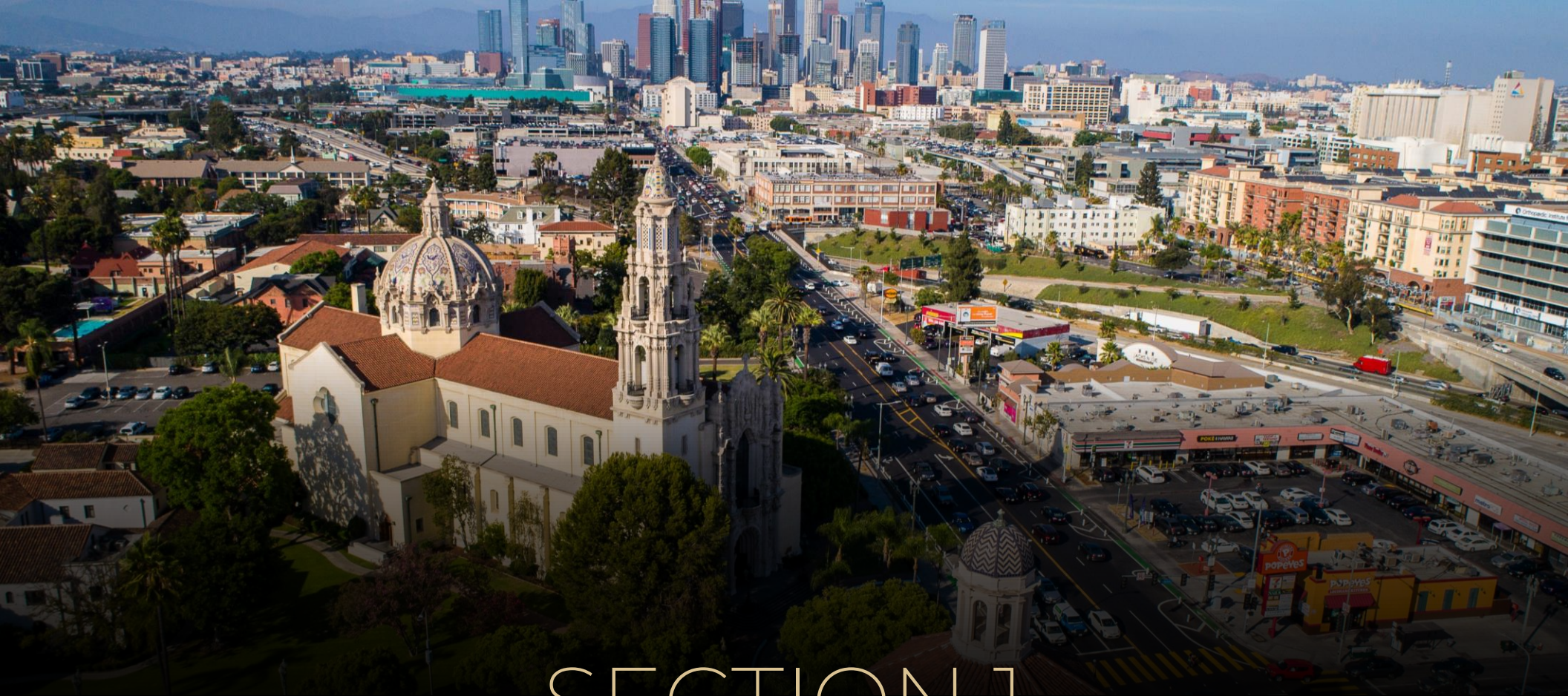
DRE 02045736

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All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Harley Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Harley Group's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Harley Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)





# SECTION 1

## **EXECUTIVE SUMMARY**



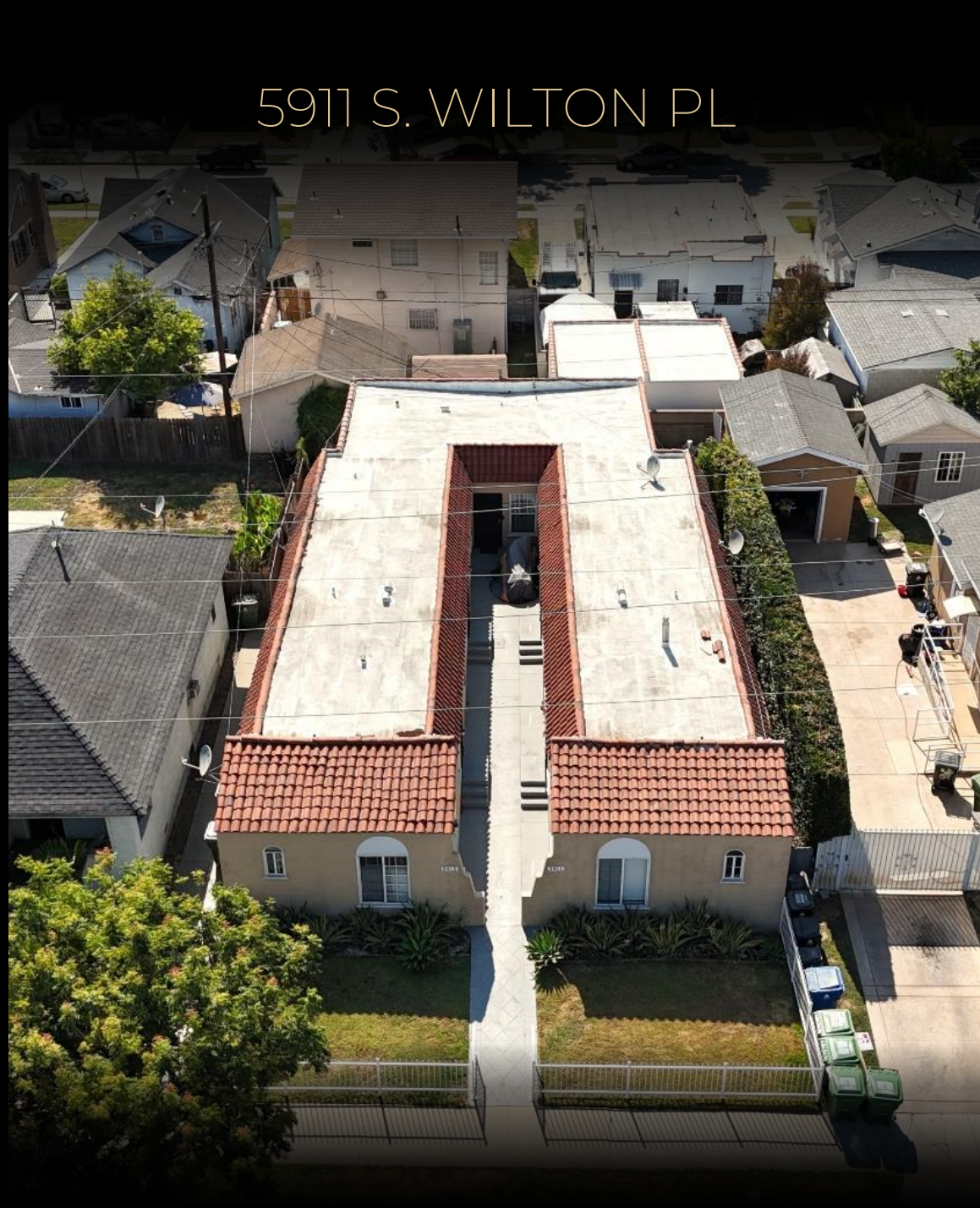
# PROPERTY SUMMARY

## PRICING

OFFERING PRICE		\$1,075,000
PRICE/UNIT		\$215,000
PRICE/SF		\$375.87
GRM	10.42	8.98
CAP RATE	6.42%	7.87%
	Current	Market

## THE ASSET

Units	5
Year Built	1929
Gross SF	2,860
Lot SF	5,004
APN	6001-007-019
Architecture	Spanish-Style



5911 S. WILTON PL



# PROPERTY OVERVIEW

5911 S. WILTON PL

The Harley Group at Lyon Stahl is pleased to present 5911 S Wilton Place – a high yield investment opportunity centrally located in South Los Angeles. The Spanish-Style building consists of (5) 1-bed/1-bath units all single story. Operating over a 6.42% CAP and 10.4 GRM, this low maintenance asset generates over \$100,000 in gross rental income with approximately 20% in upside rent potential. Located on a quiet residential street close to multibillion dollar developments in Inglewood and Downtown Los Angeles, this cash-cow is perfect for a first-time investor or seasoned operator looking to build long term wealth and hedge inflation in a gentrifying area.







**5911 S. WILTON PL**



**HIGH YIELD OPPORTUNITY**



# INVESTMENT HIGHLIGHTS

5911 S. WILTON PL

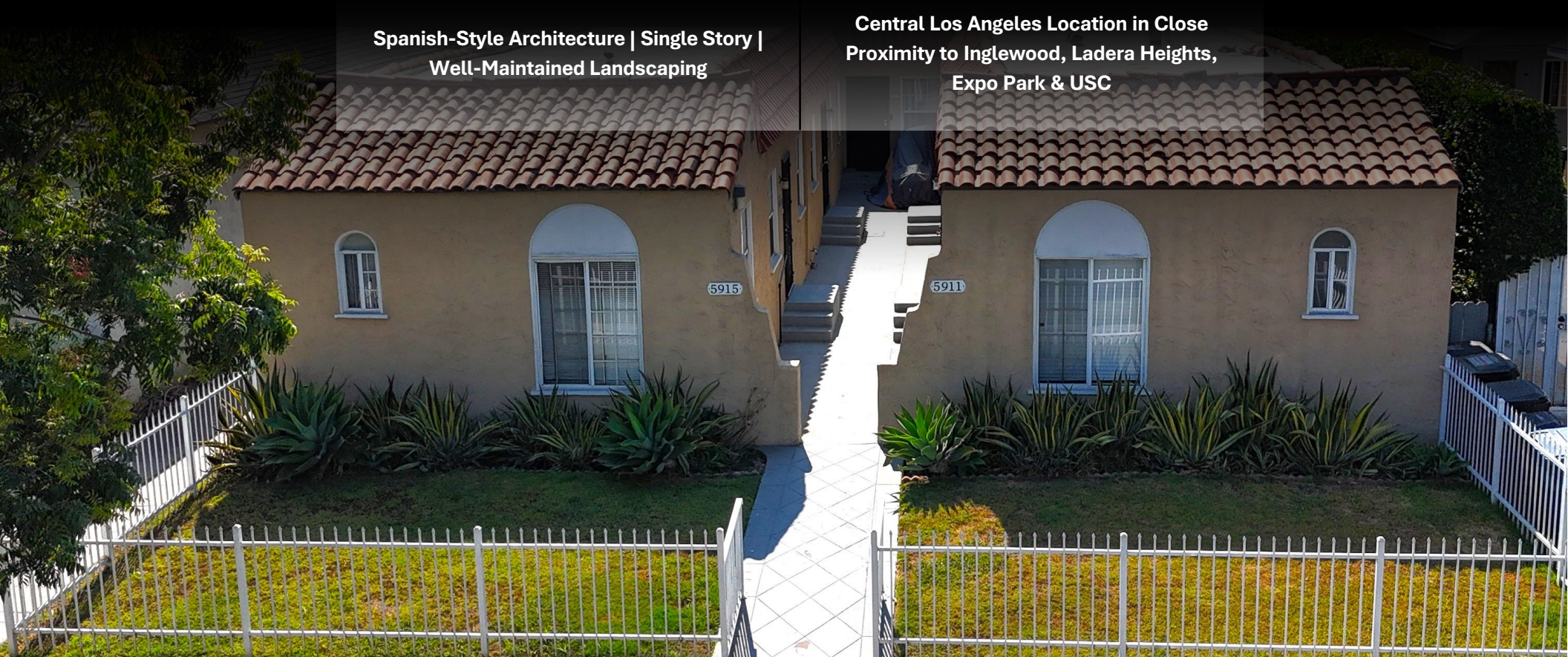
High Yield Investment Opportunity – 6.42%  
CAP and 10.42 GRM

Unit Mix: (5) 1-Bed/1-Bath | \$219,000/  
Unit

Low Maintenance Asset Generating Over  
\$100,000 in Rental Income

Spanish-Style Architecture | Single Story |  
Well-Maintained Landscaping

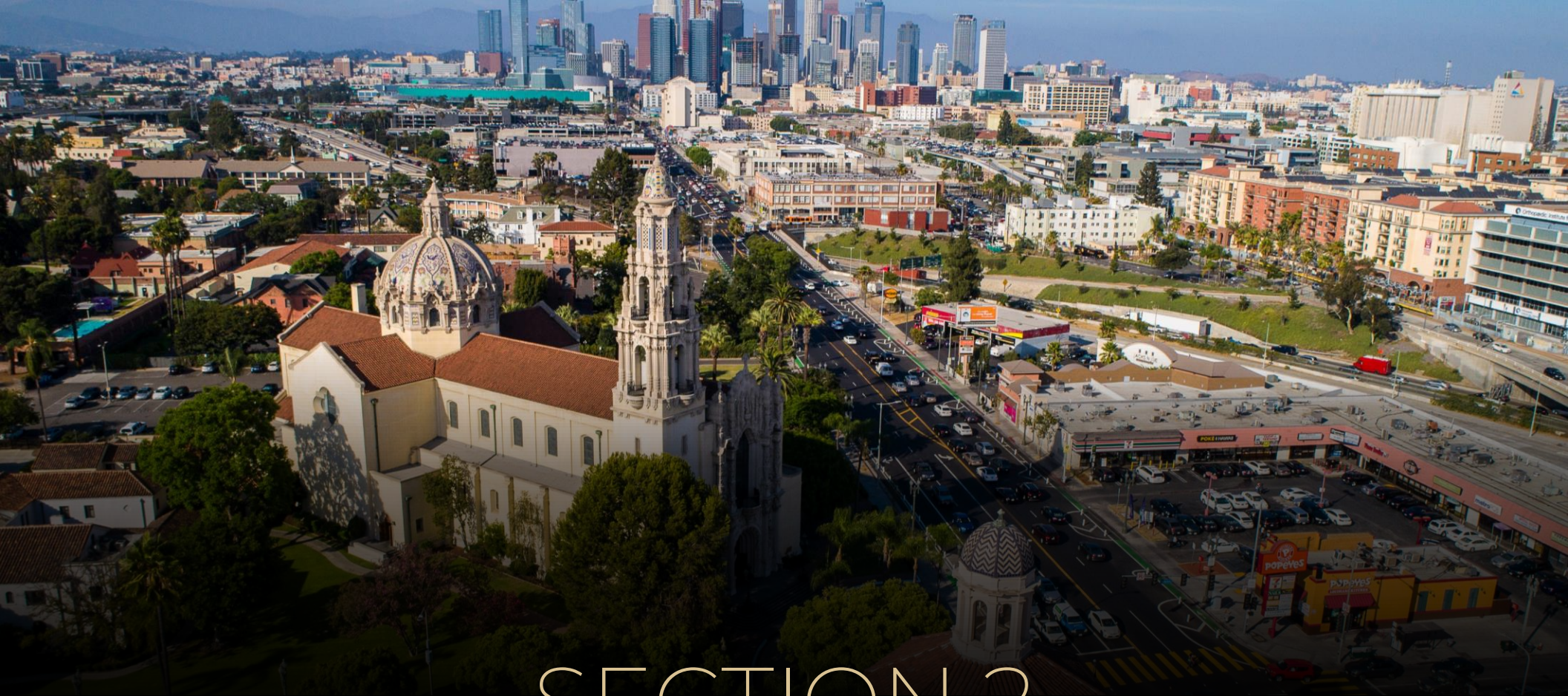
Central Los Angeles Location in Close  
Proximity to Inglewood, Ladera Heights,  
Expo Park & USC



5911 S. WILTON PL

HIGH YIELD OPPORTUNITY





# SECTION 2

## **FINANCIAL ANALYSIS**



# Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
5911	1+1	\$1,995	\$1,995	Vacant
5911.5	1+1	\$1,406	\$1,995	
5913	1+1	\$1,435	\$1,995	
5913.5	1+1	\$1,995	\$1,995	
5915	1+1	\$1,768	\$1,995	
Totals:		\$8,599	\$9,975	





# Financial Analysis

## PRICING

**OFFERING PRICE** **\$1,075,000**

PRICE/UNIT **\$215,000**

PRICE/SF **\$375.87**

GRM **10.42** **8.98**

CAP RATE **6.42%** **7.87%**

Current Market

## THE ASSET

Units **5**

Year Built **1929**

Gross SF **2,860**

Lot SF **5,004**

APN **6001-007-019**

Architecture **Spanish-Style**

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
5	1+1	\$1,720	\$8,599	\$1,995	\$9,975
<b>Total Scheduled Rent</b>			<b>\$8,599</b>		<b>\$9,975</b>

## ANNUALIZED INCOME

	Current	Market
Annualized Scheduled Gross Income	\$103,188	\$119,700
Less: Vacancy/Deductions	5% (\$5,159)	5% (\$5,985)
Effective Gross Income	\$98,029	\$113,715

## ANNUALIZED EXPENSES

	Current	Market
New Taxes (Actual Rate & Assmts):	\$13,729	\$13,729
Maintenance (\$600/Unit):	\$3,000	\$3,000
Insurance (\$1.25/SF):	\$3,575	\$3,575
Utilities (Actual):	\$2,400	\$2,400
Landscaping (\$100/mo):	\$1,200	\$1,200
Property Management (5%):	\$5,159	\$5,159

<b>ESTIMATED EXPENSES</b>	28.2%	<b>\$29,063</b>	24.3%	<b>\$29,063</b>
Expenses/Unit		\$5,813		\$5,813
Expenses/SF		\$10.16		\$10.16

## RETURN

	Current	Market
NOI	\$68,966	\$84,652
Less Debt	(\$46,405)	(\$46,405)
Cashflow	5.25% \$22,560	8.89% \$38,247
Principal Paydown	\$8,068	\$8,068
Total Return Before Taxes	7.12% \$30,628	10.77% \$46,315





# PROPOSED LOAN QUOTE

Travis Bradford  
(310) 869-7490 (Mobile)  
travis@convoy-cap.com  
DRE #02046147

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 3-Year Fixed	Option 4 Floating Bridge-ARM
Purchase Price	\$1,095,000	\$1,095,000	\$1,095,000	\$1,095,000
Loan Amount	\$495,000	\$740,000	\$700,000	\$766,500
Down Payment	\$600,000	\$355,000	\$395,000	\$328,500
Loan-to-Value	45%	68%	64%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20
Current Interest Rate	<b>6.00%</b>	<b>6.00%</b>	<b>6.50%</b>	<b>7.35%</b>
Index	N/A	N/A	3-Year CMT	30-Day Average SOFR
Margin	N/A	N/A	2.75%	3.00%
Floor / Ceiling	N/A	N/A	6.50% / 11.50%	7.35% / 15.85%
Loan Term	3	3	10	12 Months
Amortization in Years	30	30	30	Interest-Only
Monthly Payment	<b>\$2,968</b>	<b>\$4,437</b>	<b>\$4,424</b>	<b>\$4,695</b>
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	12 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2	Years 1-2	Years 1-2	Year 1
	3-2%	3-2%	3-2%	1%
Loan Fee	1%	1%	1%	1.25%
Estimated Costs:				
Appraisal/Due Diligence	\$6,500	\$6,500	\$4,500	\$5,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

\*Option 2: Vacancy would have to be leased prior to COE

\*Option 4: Two 12 month extensions available if needed

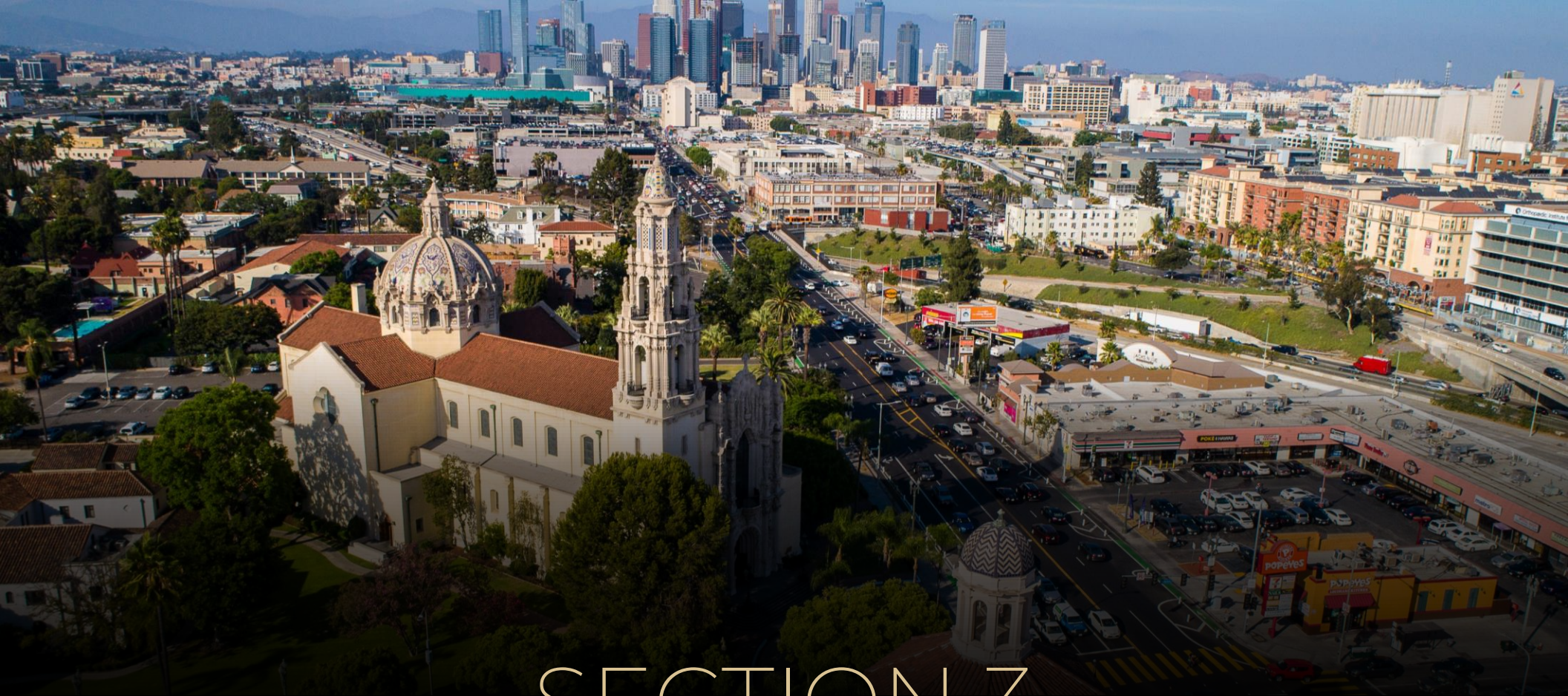
Alternative fixed and adjustable rate options may be available upon request

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*

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# SECTION 3

## **MARKET COMPARABLES**

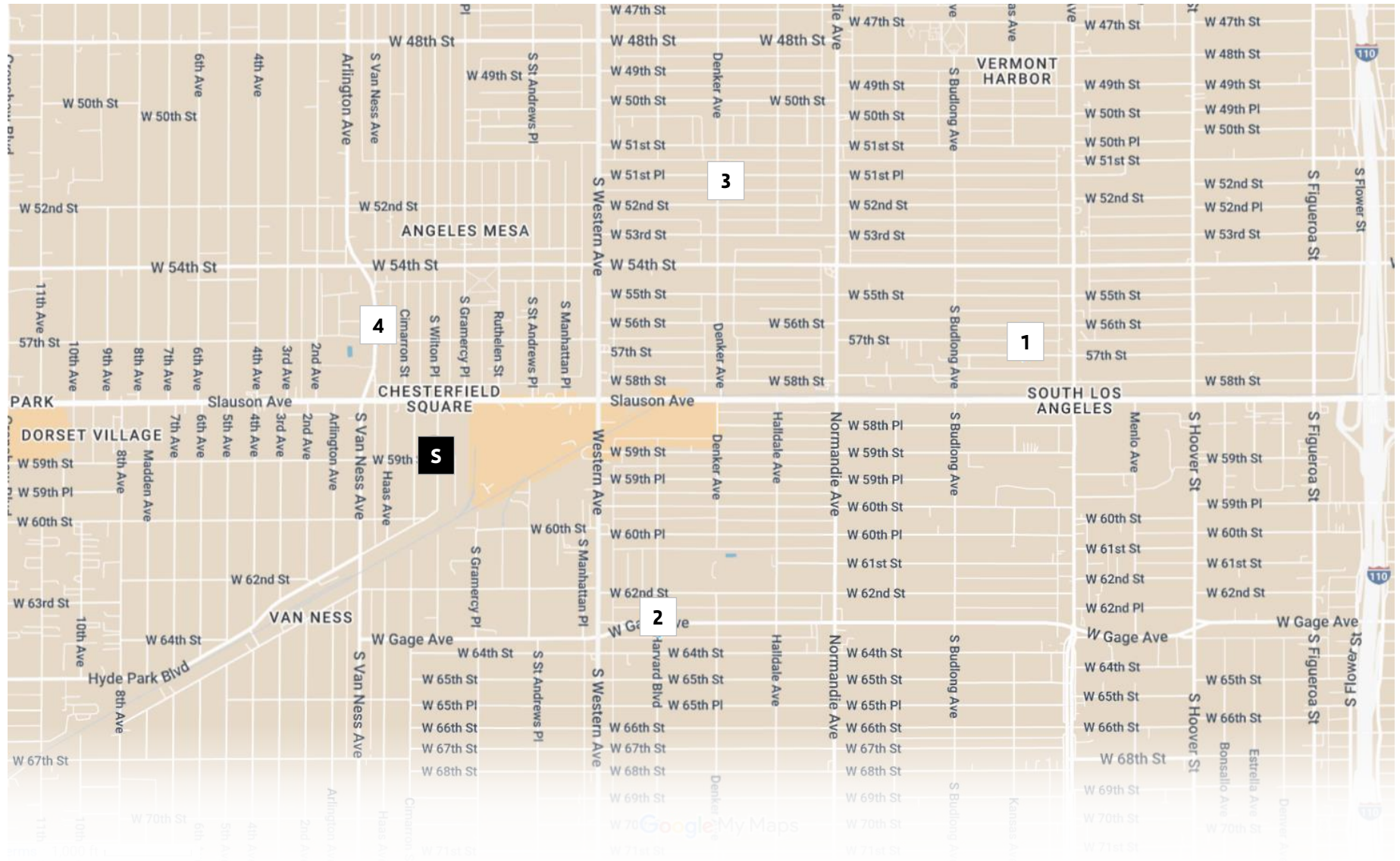


# Sales Comparables

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 1050 W 57th St</b> Los Angeles, CA 90037	5	1931	4,476	4,670	4 - 3+1 1 - 2+1	9/18/2024	<b>\$1,065,000</b>	\$213,000	\$237.94	6.37%	10.11
	<b>2 6318 S Harvard Blvd</b> Los Angeles, CA 90047	6	1930	3,854	5,443	6 - 1+1	8/15/2024	<b>\$1,100,000</b>	\$183,333	\$285.42	6.08%	10.26
	<b>3 1557 W 52nd St</b> Los Angeles, CA 90062	6	1936	3,337	6,500	4 - Studio 1 - 2+1 1 - 4+2	7/3/2024	<b>\$1,150,000</b>	\$191,667	\$344.62	6.50%	10.11
	<b>4 5700 S Van Ness Ave</b> Los Angeles, CA 90062	5	1924	2,478	4,988	1 - Studio 3 - 1+1 1 - 3+1	8/30/2024	<b>\$1,050,000</b>	\$210,000	\$423.73	6.96%	9.86
<b>AVERAGES</b>		<b>6</b>	<b>1930</b>	<b>3,536</b>	<b>5,400</b>			<b>\$1,091,250</b>	<b>\$199,500</b>	<b>\$322.93</b>	<b>6.48%</b>	<b>10.09</b>
	<b>S Subject</b> <b>5911 S. Wilton Pl</b> Los Angeles, CA 90047	5	1929	2,860	5,004	5 - 1+1	On Market	<b>\$1,095,000</b>	\$219,000	\$382.87	6.28%	10.61



# Sales Comparables





An aerial photograph of Los Angeles, California. In the foreground, the Mission San Gabriel Arcángel is visible, featuring a large dome and a tall bell tower. The church is surrounded by lush green trees. To the right of the church, a busy multi-lane highway runs through the city, with cars and commercial buildings like a Popeyes restaurant visible. In the background, the dense urban landscape of Los Angeles extends to the city skyline, with numerous skyscrapers under a clear blue sky.

# SECTION 4

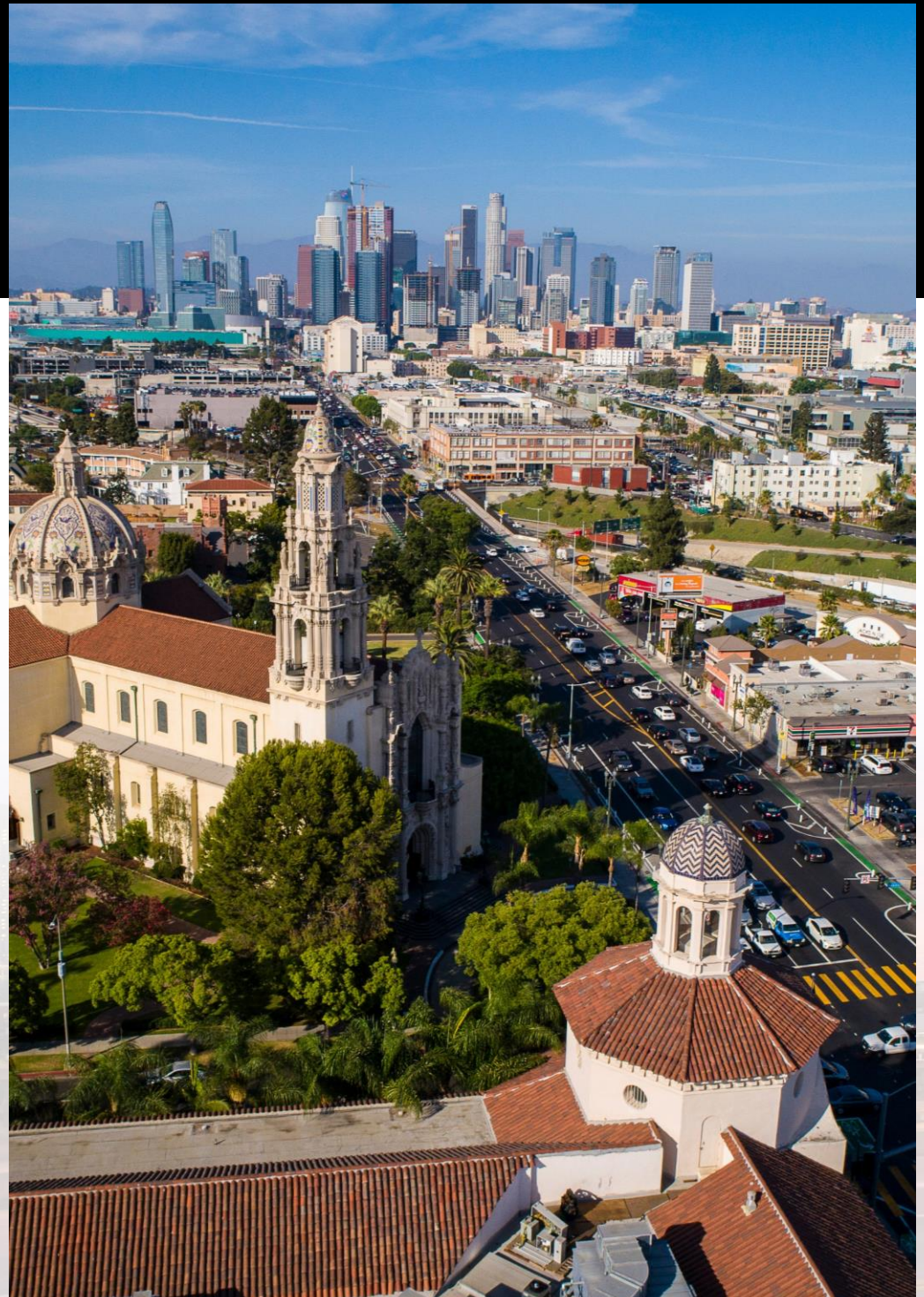
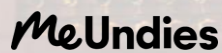
## LOCATION OVERVIEW



# SOUTH Los Angeles

South Los Angeles sits between the two major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.

## TOP EMPLOYERS





# ACCESSIBILITY





# The Neighborhood

## SOUTH LA



Located in the heart of South Los Angeles, this property enjoys a central position with convenient access to some of the region's most dynamic and rapidly evolving neighborhoods. Residents benefit from proximity to Inglewood, home to major entertainment and sports venues including SoFi Stadium, as well as the Ladera Heights area, known for its tree-lined streets and established residential character. The property is also near Expo Park, which features cultural landmarks such as the California Science Center and the Natural History Museum, and USC, a major employment and educational hub. With a quiet, residential street setting, the location combines tranquility with access to growing commercial, retail, and transit corridors, making it attractive to both long-term residents and renters seeking connectivity across Los Angeles.





# NEARBY LANDMARKS

EXPO PARK



LUCAS MUSEUM OF ART



USC VILLAGE



SOFI & HOLLYWOOD PARK





# LA COUNTY SNAPSHOT



Los Angeles County, officially the County of Los Angeles, is the most populous county in the United States and a dynamic powerhouse within the Los Angeles metropolitan area of Southern California. Home to approximately 9.8 million residents as of 2024—more than the population of 40 individual U.S. states—Los Angeles County stands as the largest non-state government entity in the nation. Its thriving economy generates an impressive nominal GDP of nearly \$1 trillion, exceeding the entire economies of countries such as Belgium, Norway, and Taiwan.



**9,761,138**

**POPULATION**



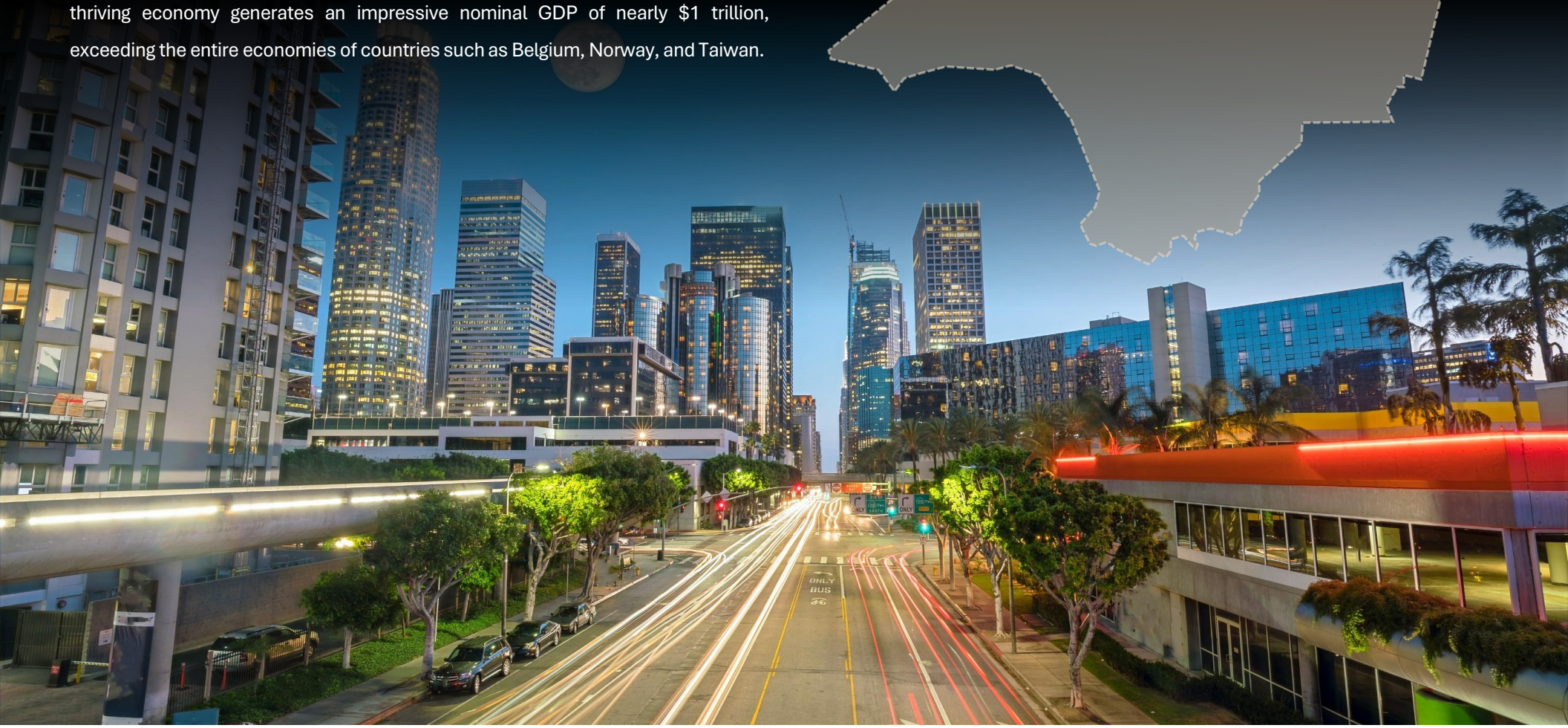
**\$1T**

**2024 GROSS  
PRODUCT**



**\$76,367**

**MEDIAN HH  
INCOME**





# M CONNECTIVITY





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