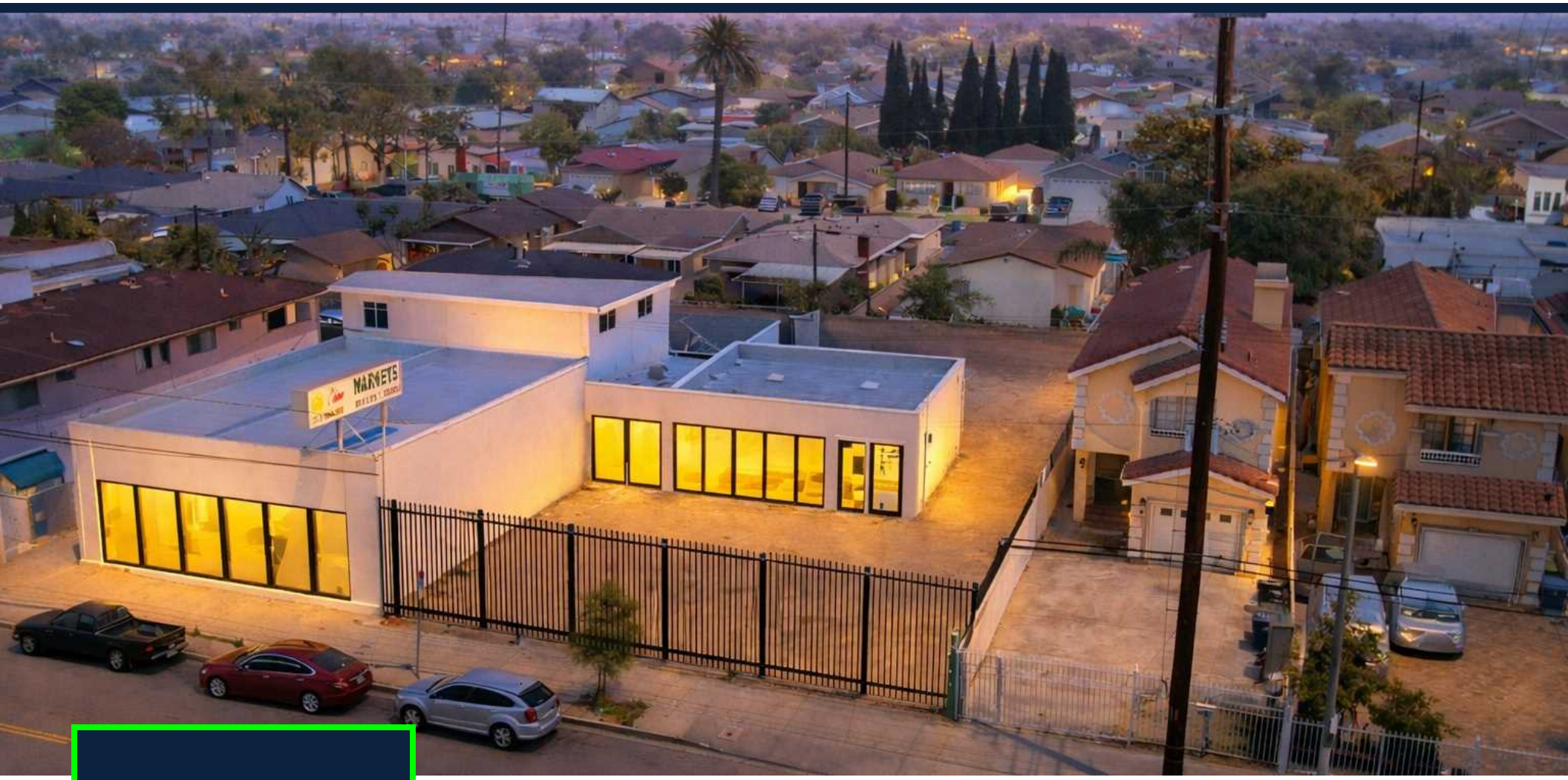
1236-1240 WILMINGTON BLVD, WILMINGTON, CA 90744

$1,499,000



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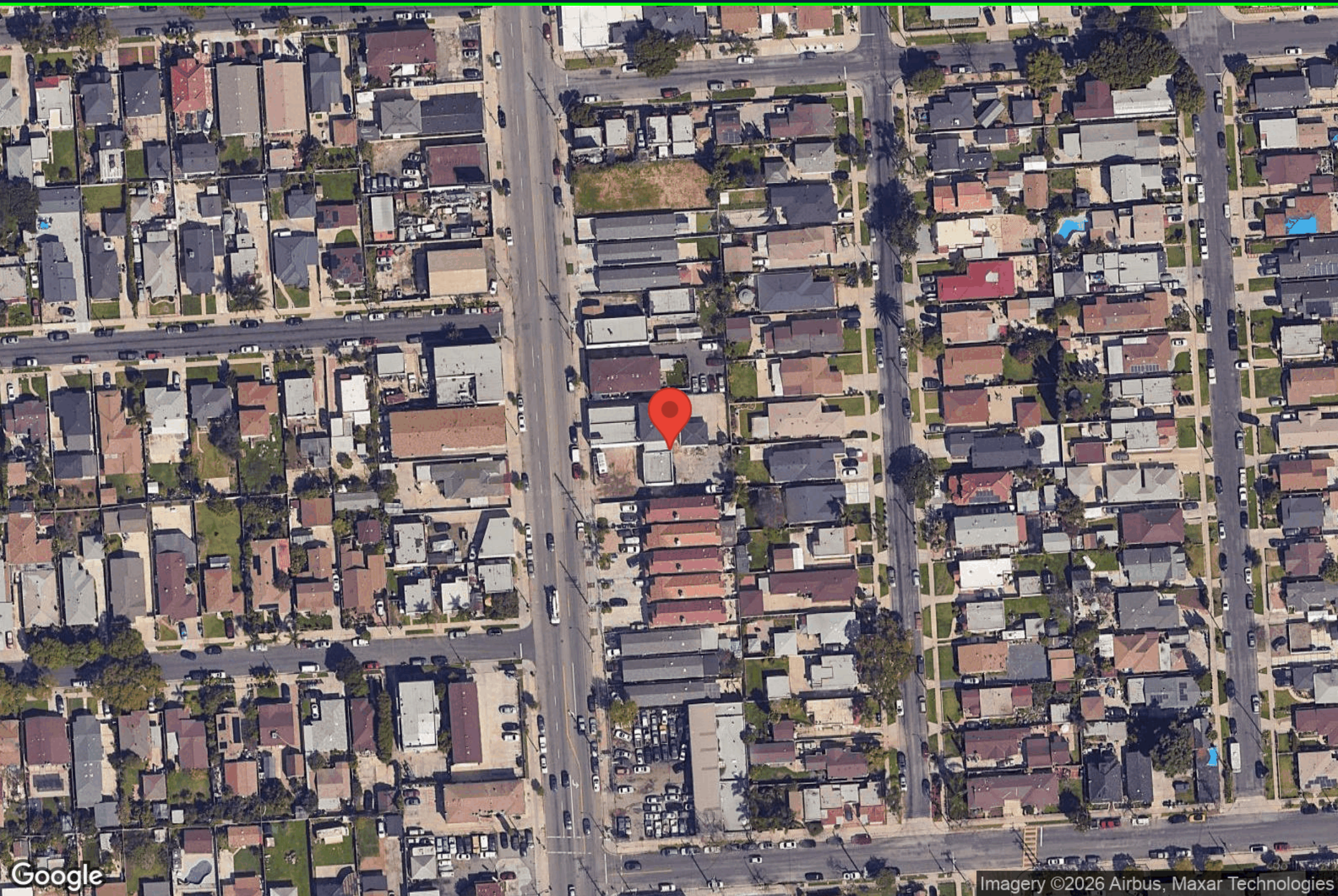
AERIAL MAP



LOCATION MAPS

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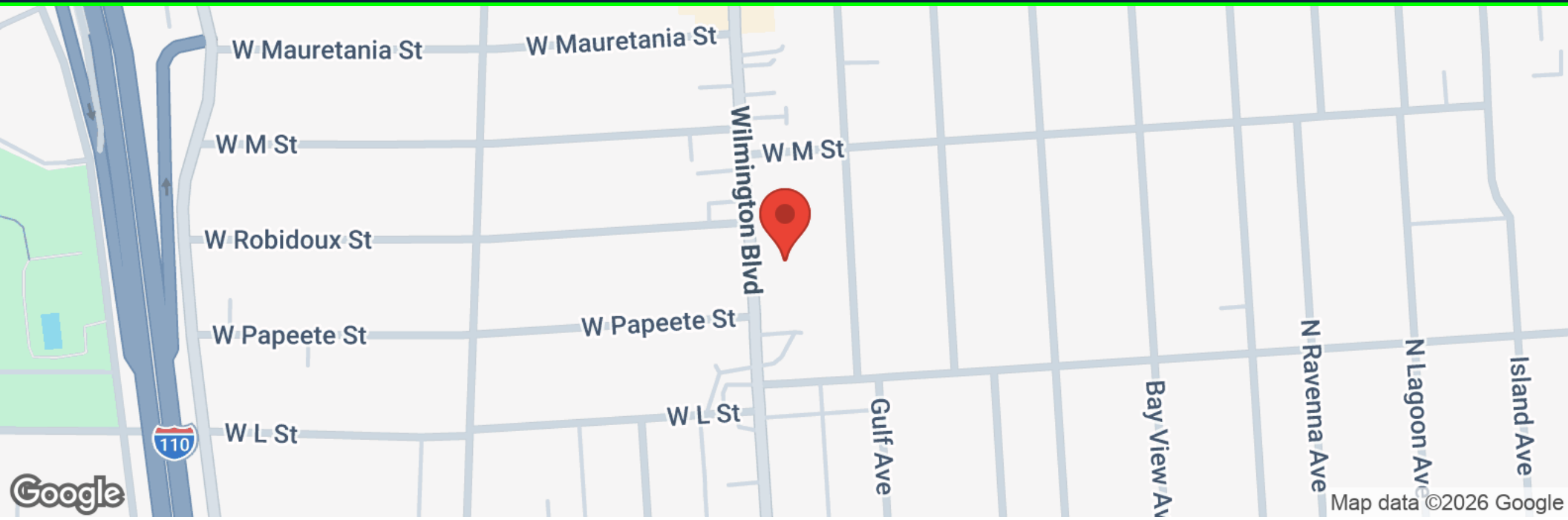

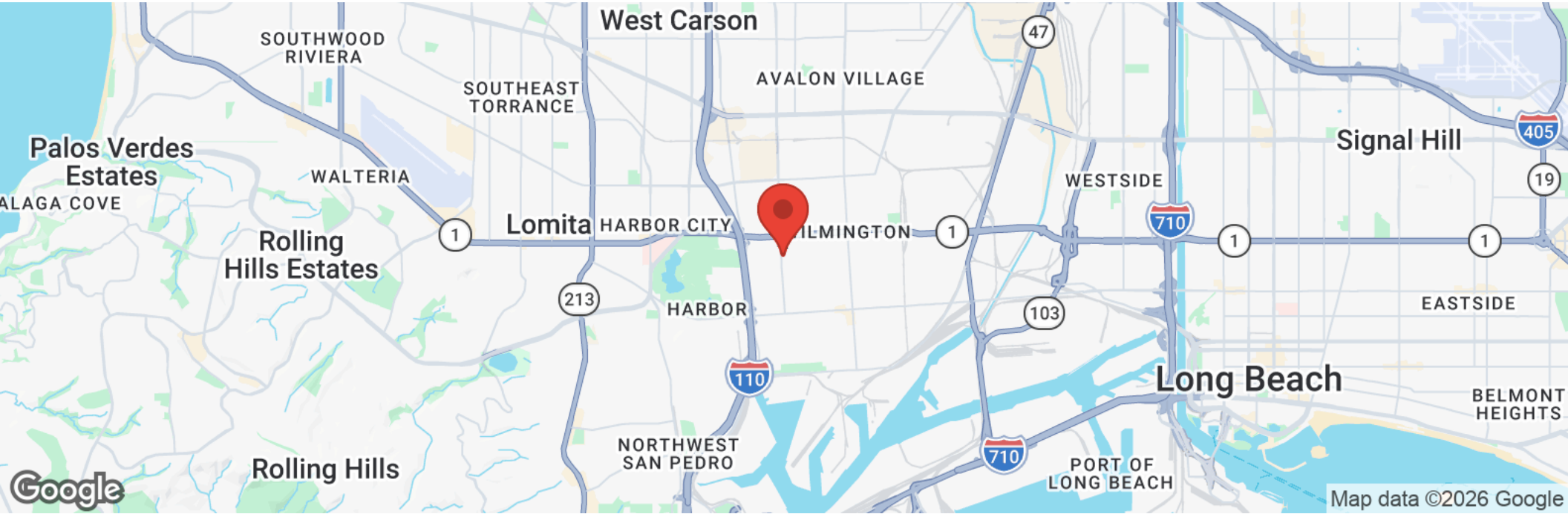

PROPERTY PHOTOS

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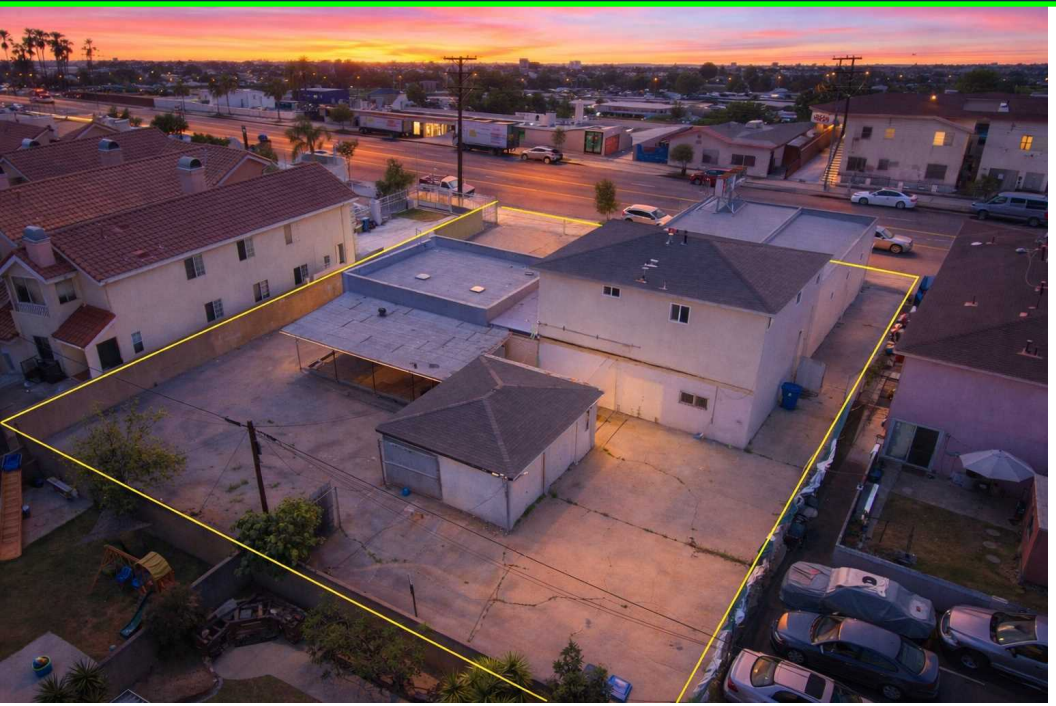


PROPERTY PHOTOS

LYONSTAHL INVESTMENT REAL ESTATE

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- Turnkey Mixed-Use Investment on a Large 13,34 SF Lot Zoned LAC1.5 TOC Tier 2
- Immediate Value-Add Opportunity with Vacant Commercial Space Ready for Lease-Up
- Strong Existing Cash Flow from Stabilized Residential & Established Commercial Tenant
- Significant Density Upside: Add 3 ADUs or Redevelop to ~33 Units (Buyer to Verify)
- Prime High-Exposure Wilmington Blvd Location Near the Port & Major Employment Drivers

ABOUT INVESTMENT OPPORTUNITY

Fully renovated turnkey mixed-use asset on a 13,343 SF LAC1.5-zoned lot within a TOC Tier 2 area, offering both in-place income and future development upside. The property allows for the addition of up to three (3) ADUs (buyer to verify), while zoning and TOC incentives support long-term redevelopment potential of up to approximately 33 residential units onsite. Current unit mix includes 4 units — 2 commercial (Private Kitchen at $3,000/mo and one vacant rent-ready space), 1 two-bedroom residential unit at $2,165, and 1 legal 1-bedroom ADU at $1,950 — providing stable cash flow with immediate upside through lease-up and future value through repositioning. Located on a high-visibility stretch of Wilmington Blvd near the Port of Los Angeles, major employment hubs, and dense residential neighborhoods, with strong street frontage and convenient access to major transportation routes, making it ideal for investors seeking income today with a clear path to scale in the future.

PROFORMA SUMMARY

LYON STAHL INVESTMENT REAL ESTATE

1236 - 1240 N Wilmington Blvd, Wilmington CA

List Price:		$1,499,000	
Down Payment:	30.0%	$449,700	
Number of units:		4	
Cost per Unit:		$374,750	
Current GRM:		11.24	
Market GRM:		7.18	
Current CAP:		6.36%	
Market CAP:		11.23%	
Year Built / Age:		1947	
Approx. Lot Size:		13,340	
Approx. Gross RSF:		5,220	
Cost per Net RSF:		$287.16	$112.37

LYON STAHL INVESTMENT REAL ESTATE

Proposed Financing

First Loan Amount:	$1,049,300	Amort:	30
Terms:	**5.850%**	Fixed:	5
Payment	$6,190	DCR:	1.28

Annualized Operating Data	**Current Rents**			**Market Rents**		
Scheduled Gross Income:	$ 133,380			$ 208,679		
Vacancy Rate Reserve:	$ 4,001	3% [1]		$ 6,260	3% [1]	
Gross Operating Income:	$ 129,379			$ 202,419		
Expenses:	$ 34,035	26% [1]		$ 34,035	16% [1]	
Net Operating Income:	$ 95,344			$ 168,384		
Loan Payments:	$ 74,283			$ 74,283		
Pre Tax Cash Flows:	$ 21,061	4.68%	[2]	$ 94,101	20.93% [2]	
Principal Reduction:	$ 13,250			$ 13,250		
Total Return Before Taxes:	$ 34,311	7.63%	[2]	$ 107,352	23.87% [2]	

[1] As a percent of Scheduled Gross Income

[2] As a percent of Down Payment

Scheduled Income:

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Market Income: Monthly Rent/Unit	Market Income: Total Income
1	Commercial	Private Kitchen	$ 3,000	$ 3,000	$ 3,090	$ 3,090
1	Commercial	*Vacant*	$ 3,500	$ 3,500	$ 3,605	$ 3,605
1	2+1		$ 2,165	$ 2,165	$ 2,230	$ 2,230
1	1+1	*Legal ADU*	$ 1,950	$ 1,950	$ 2,100	$ 2,100
1	N/A	*Food Truck*	$ 500	$ 500	$ 515	$ 515
3	1+1	*Potential ADU*	$ -		$ 1,950	$ 5,850

Total Scheduled Rent:	$11,115	56% Rental Upside	$17,390
Laundry	**$0**		**$0**
Garages			
Monthly Scheduled Gross Income:	$11,115		$17,390
Annualized Scheduled Gross Income:	$133,380		$208,679
Utilities Paid by Tenant:	Electric		

Annualized Expenses:

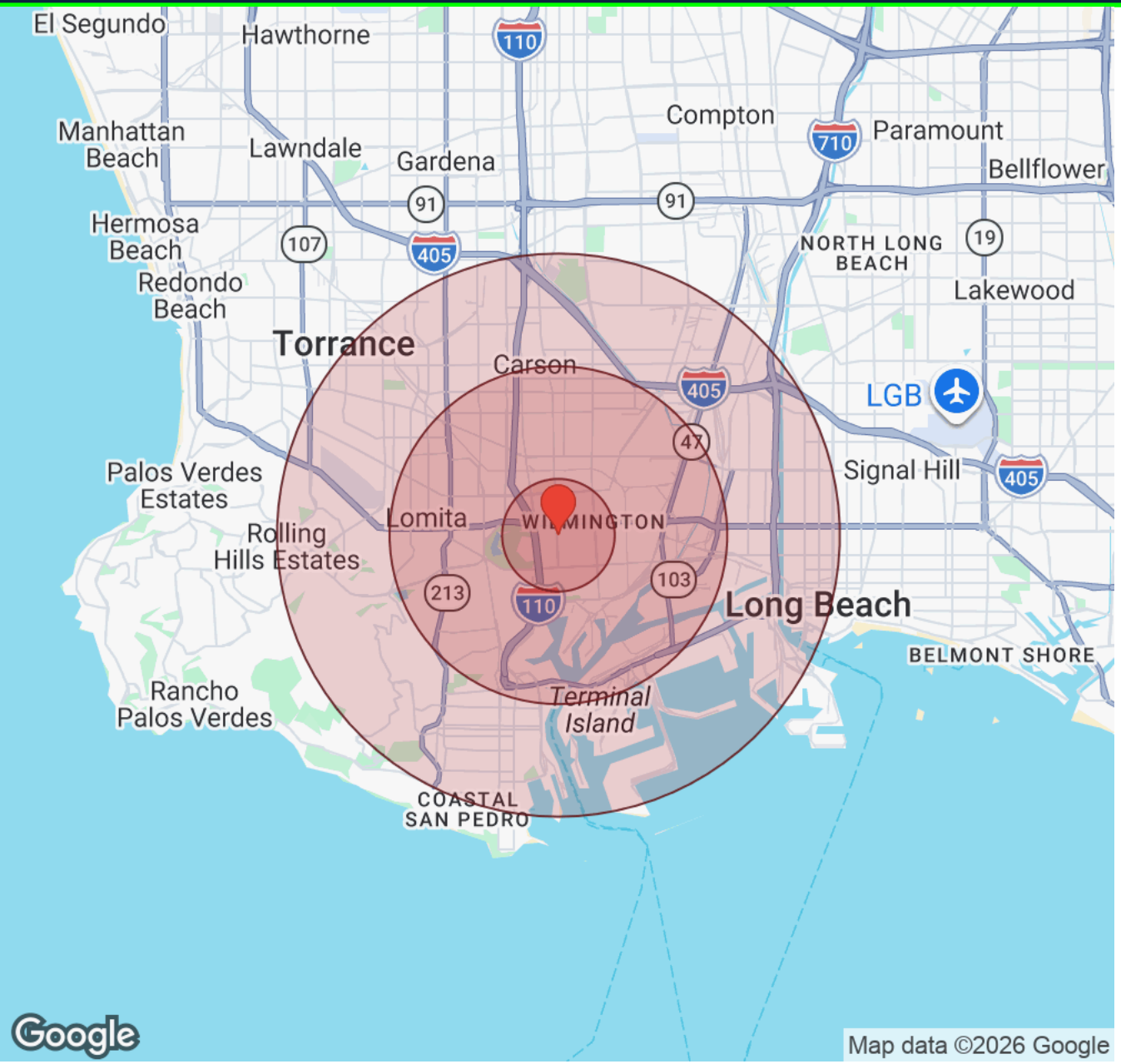
***Estimated**	
New Taxes (New Estimated):	$ 18,588
Maintenance ($600/unit):	$ 2,400
Insurance ($1.35/SF):	$ 7,047
Utilities ($500/Month):	$ 6,000
Total Expenses:	$34,035
Expenses as %/SGI	25.52%
Per Net Sq. Ft:	6.52
Per Unit:	$8,509

Presented by LYON | STAHL

LYON STAHL INVESTMENT REAL ESTATE

This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.

DEMOGRAPHICS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	18,172	86,125	225,882
Female	17,966	86,154	226,338
Total Population	36,138	172,279	452,220

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,314	29,115	90,218
Black	1,464	12,938	46,895
Am In/AK Nat	40	207	543
Hawaiian	145	1,068	2,713
Hispanic	28,842	91,928	208,157
Asian	1,796	33,043	91,665
Multiracial	488	3,583	10,853
Other	47	396	1,176

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,215	60,037	169,433
Occupied	10,470	55,796	156,844
Owner Occupied	3,903	29,068	75,492
Renter Occupied	6,567	26,728	81,352
Vacant	745	4,241	12,589

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,129	29,197	74,930
Ages 15 - 24	5,825	21,947	54,771
Ages 25 - 54	15,457	70,290	185,072
Ages 55 - 64	3,847	22,425	59,139
Ages 65+	3,879	28,421	78,310

Income	1 Mile	3 Miles	5 Miles
Median	$69,321	$89,516	$92,656
Under $15k	888	3,885	12,141
$15k - $25k	950	3,281	8,548
$25k - $35k	1,053	4,026	9,954
$35k - $50k	1,075	4,649	13,273
$50k - $75k	1,619	7,903	20,875
$75k - $100k	1,301	7,154	19,299
$100k - $150k	1,707	9,822	27,833
$150k - $200k	1,011	6,291	18,116
Over $200k	867	8,785	26,806