8 UNITS

3617 W 60th Street
Los Angeles, CA 90043

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CONFIDENTIALITY & DISCLAIMER

INVESTMENT OVERVIEW

3617 W 60th St, Los Angeles, CA 90043

ASKING PRICE	$2,088,000
UNITS	8
UNIT MIX	1 (2-BD / 2.5-BA) 6 (2-BD / 2-BA) 1 (2-BD / 1-BA)
TOTAL BUILDING SQ. FT.	9,428
TOTAL LOT SQ. FT.	8,727
YEAR BUILT	1964
ZONING	LAC2
APN	4004-017-001

HIGHLIGHTS

- ·Well-maintained 8-unit apartment building
- ·Strong two-bedroom unit mix
- ·Approx. 9,428 SF building
- ·Over $220,000 in capital improvements
- ·Completed soft-story retrofit
- ·New roof, paint, and electrical upgrades
- ·Significant rental upside
- ·Tenant-paid gas and electricity

THE OFFERING

3617 W. 60th Street presents an exceptional opportunity to acquire a well-maintained eight-unit apartment community in South Los Angeles with over $220,000 in recent capital improvements already completed. Recent upgrades include the mandatory soft-story seismic retrofit, a new roof, exterior painting, electrical sub-panel upgrades, renovations to Units 4 and 6, an updated laundry room, a new 100-gallon water heater, and additional exterior improvements. The property features a strong unit mix consisting primarily of spacious two-bedroom floor plans within an approximately 9,428 square foot building, offering broad tenant appeal and significant rental upside through natural tenant turnover. With tenants paying their own gas and electricity and many of the property's major capital improvement projects already completed, 3617 W. 60th Street represents an outstanding value-add investment opportunity in one of Los Angeles' steadily improving rental markets.


PROPERTY
PHOTOGRAPHS

PROPERTY PHOTOGRAPHS


PROPERTY
PHOTOGRAPHS

INTERIOR PHOTOS




FINANCIAL
ANALYSIS

PRICING ANALYSIS

LYONSTAHL INVESTMENT REAL ESTATE

PROPERTY METRICS

PRICE	$2,088,000
UNITS	8
BUILDING SQ. FT.	9,428
LOT SQ FT	8,727
YEAR BUILT	1964
PRICE / UNIT	$261,000
PRICE / SQ FT	$221.47

INCOME DATA

	CURRENT	PRO FORMA
NOI	$108,325	$ 173,779
CAP	5.19%	8.32%
GRM	11.80	8.37

PROPOSED FINANCING

DOWN PAYMENT	$ 835,200
LOAN AMOUNT	$ 1,252,800
INTEREST RATE	6%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.20

INCOME AND EXPENSES

LYONSTAHL INVESTMENT REAL ESTATE

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 2.5-BATH		$ 2,339	$ 2,800
1	2-BED / 2-BATH		$ 1,993	$ 2,600
1	2-BED / 1-BATH		$ 1,370	$ 2,400
1	2-BED / 2-BATH		$ 2,150	$ 2,600
1	2-BED / 2-BATH		$ 1,320	$ 2,600
1	2-BED / 2-BATH		$ 2,200	$ 2,600
1	2-BED / 2-BATH		$ 1,928	$ 2,600
1	2-BED / 2-BATH		$ 1,448	$ 2,600

UTILITIES PAID BY TENANT- GAS & ELECTRIC

	CURRENT	PRO FORMA
MONTHLY SCHEDULED RENTAL INCOME	$ 14,748	$ 20,800
GARAGES	$0	$0
MONTHLY SCHEDULED GROSS INCOME	$ 14,748	$ 20,800
ANNUAL SCHEDULED RENTAL INCOME	$ 176,976	$ 249,600

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	$176,976		$ 249,600	
LESS: VACANCY RESERVE	$ 5,309	3%	$ 12,480	5.0%
GROSS OPERATING INCOME	$ 171,667		$ 237,120	
LESS: EXPENSES	$ 63,341	36%	$ 63,341	25%
NET OPERATING INCOME	$ 108,325		$ 173,779	
LESS: LOAN PAYMENTS PRE-TAX	$ 90,134		$ 90,134	
CASH FLOW	$ 18,191	2.18%	$ 83,645	10.01%
PRINCIPAL REDUCTION	$15,385		$ 15,385	
TOTAL RETURN BEFORE TAXES	$ 33,576	4.02%	$ 99,029	11.86%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	$26,100
MAINTENANCE (4%)	$ 7,079
INSURANCE ($1.20/SF)	$ 11,314
UTILITIES ($1100/UNIT/YEAR)	$ 8,800
LANDSCAPING ($100/MO)	$ 1,200
PROPERTY MANAGEMENT (5%)	$ 8,849
TOTAL EXPENSES:	$ 63,341.44
EXPENSES AS % SGI	35.79%
PER NET SQ.FT.	$ 6.72
PER UNIT:	$ 7,917.68

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Prepared for: C/O Johnnie Stiegler
Property Address: 3617 W. 60th St, Los Angeles, CA 90043

8/3/2026
Quote #1

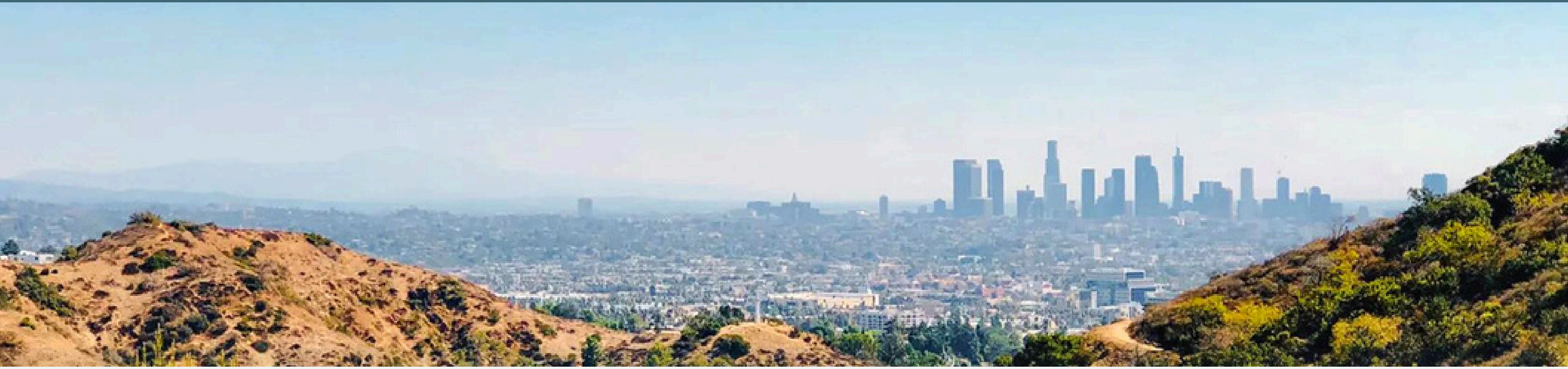
Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 5-Year Fixed	Option 4 5-Year Fixed	Option 5 Floating Bridge-ARM
Purchase Price	$2,088,000	$2,088,000	$2,088,000	$2,088,000	$2,088,000
Loan Amount	$1,150,000	$1,150,000	$1,150,000	$1,135,000	$1,461,600
Down Payment	$938,000	$938,000	$938,000	$953,000	$626,400
Loan-to-Value	55%	55%	55%	54%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20	1.20
Current Interest Rate	**6.00%**	**6.15%**	**6.00%**	**6.25%**	**6.41%**
Index	N/A	30-Day Average SOFR	N/A	30-Day Average SOFR	1 Mo. SOFR CME
Margin	N/A	2.35%	N/A	2.35%	2.75%
Floor / Ceiling	N/A	6.15% / 11.15%	N/A	6.25% / 11.25%	5.41% / 14.41%
Loan Term	3	30	5	30	10
Interest-Only Period	**N/A**	**3 Years**	**N/A**	**3 Years**	**3 Years**
Amortization in Years	30	30	30	30	27
I/O Monthly Payment	**N/A**	**$5,894**	**N/A**	**$5,911**	**$7,807**
Monthly Payment	**$6,895**	**$7,006**	**$6,895**	**$6,988**	**$9,498**
Recourse	Yes	Yes	Yes	Yes	Yes
Impounds	No	No	No	No	3 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2	Years 1-3	Years 1-4	Years 1-5	Year 1
	3-2%	3-2-1%	5-4-3-2%	5-4-3-2-1%	1%
Loan Fee	1%	1%	1%	1%	1.25%
Estimated Costs:					
Appraisal/Due Diligence	$7,500	$5,000	$7,500	$5,000	$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above	Included Above

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

LOCATION OVERVIEW

LOS ANGELES COUNTY



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

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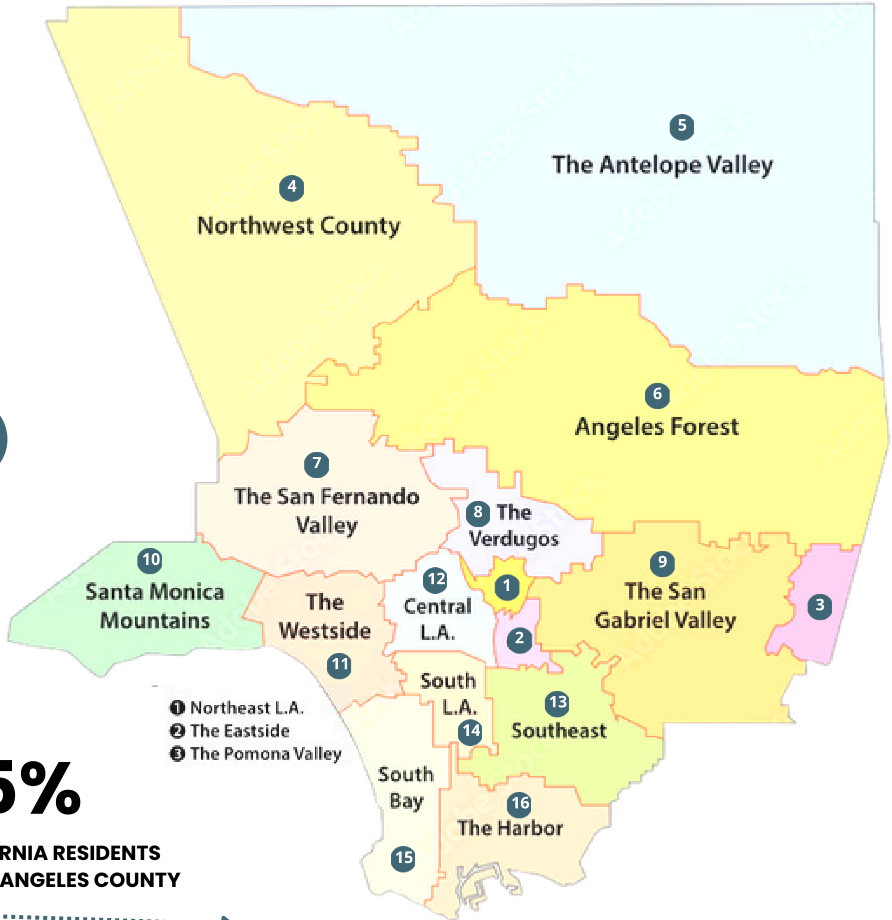
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

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

LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY



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