

4462 W 59TH ST LOS ANGELES, CA 90043

Well-maintained 8-unit Windsor Hills property with solid in-place income and recent unit upgrades. Opportunity exists to enhance value through continued renovations and improved operations.



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Executive Summary



8-Unit Multi-Family Offering in Los Angeles, CA

Rare 8-unit value-add opportunity in Windsor Hills featuring strong in-place income with over 50% renovated units and clear upside potential.

John Katnik of BRC Advisors is pleased to present the exclusive offering of 4462 W 59th St, a well-maintained 8-unit apartment building located in the desirable Windsor Hills neighborhood of Los Angeles.

This investment presents an excellent opportunity to acquire a partially renovated asset in a strong rental submarket with rental upside. The property consists of 8 units, with 5 units already renovated by current ownership, offering a clear path for a new investor to continue the renovation program and unlock additional value.

The property is well-maintained with major building systems in good condition, minimizing near-term capital expenditure risk. Amenities include a common area laundry room, 6 garage parking spaces, and 2 additional open parking spaces.

The asset is currently offered at a 6.03% cap rate and 10.05 GRM, with strong upside to an 8.26% cap rate and 8.08 GRM upon stabilization. This provides investors with both in-place cash flow and a value-add component through continued unit renovations.

Located in Windsor Hills (County of LA Rent Control), the property benefits from proximity to a wide range of retail, dining, and lifestyle amenities, as well as convenient access to LAX and major employment hubs across the Westside and greater Los Angeles.

Street Address	4462 W 59th Street
City	Los Angeles
State	CA
Zip Code	90043
APN	4019-010-001
Rentable Square Feet	6,642
Lot Size	7,182
Year Built	1949

Investment Highlights

Value-Add Opportunity with Strong Day 1 Income

Offered at a 6.03% cap rate and 10.05 GRM on current income with upside to a Proforma 8.26% cap rate and Proforma 8.08 GRM. Over 50% of the units have been remodeled.

Well-Maintained Asset

Building systems are in good condition, reducing near-term capital expenditure needs.

On-Site Amenities

Includes a common area laundry room, 6 garage spaces, and 2 open parking spaces

Desirable Windsor Hills Location

Close to quality retail, restaurants, and major employment centers, with easy access to LAX.



Property Photos



Well-maintained Windsor Hills multifamily property featuring spacious units and on-site garage parking. Pride of ownership is evident throughout with recent upgrades and clean common areas.

Interior Photos



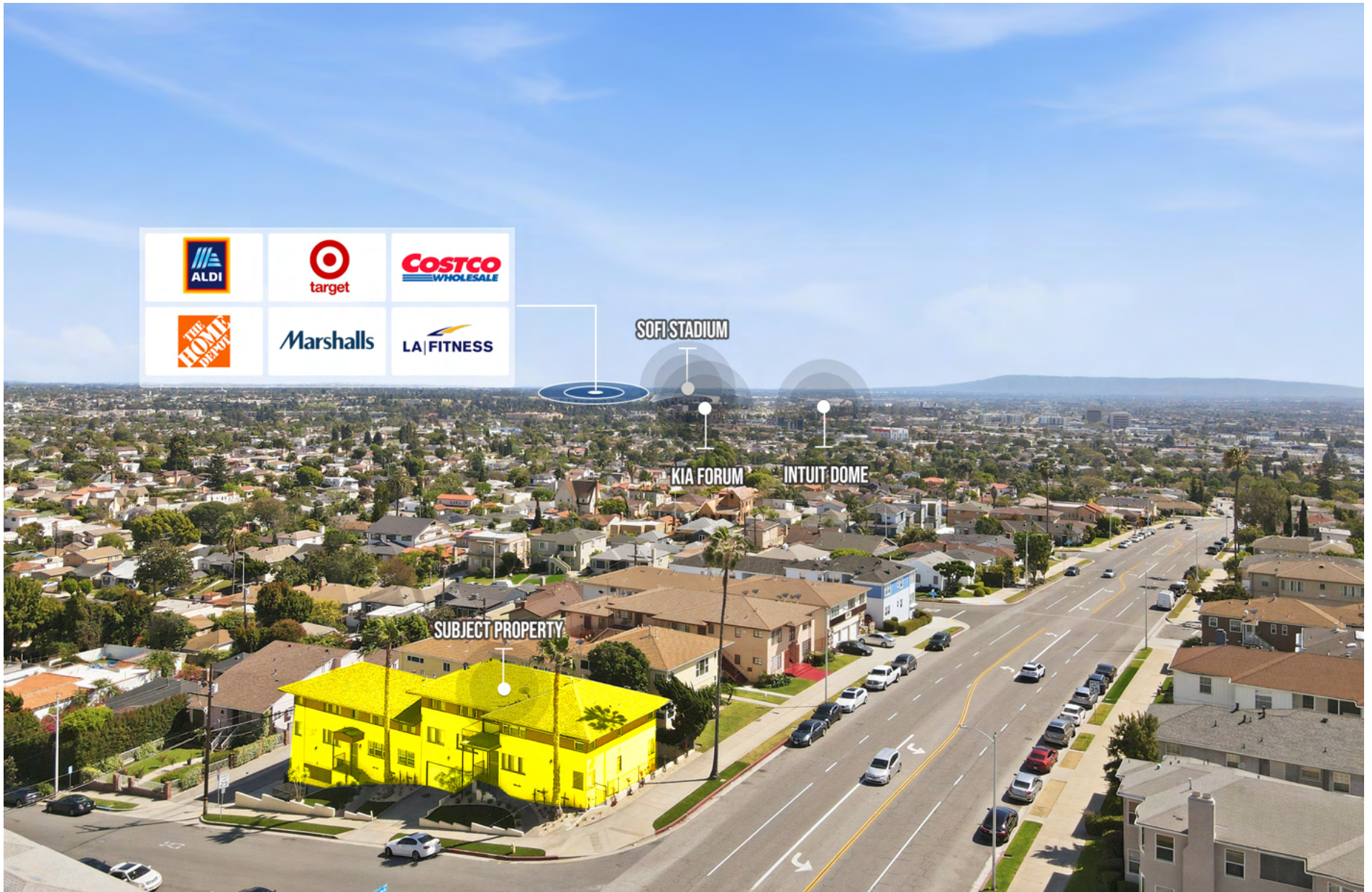
Interior Photos



Aerial View



Aerial View



Income and Expenses

INCOME		CURRENT RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
6	1+1	\$1,741	\$10,448	\$2,100	\$12,600
2	2+1	\$1,931	\$3,862	\$2,600	\$5,200
Rental Income			\$14,310	\$17,800	
RUBS Income			\$45	\$45	
TOTAL MONTHLY INCOME			\$14,355	\$17,845	
GROSS POTENTIAL INCOME			\$172,260	\$214,140	
Vacancy/Collection Allowance (GPR)		3.00%	\$5,152	3.00%	\$6,408
EFFECTIVE GROSS INCOME			\$167,468	\$208,092	

EXPENSES		CURRENT		MARKET
Taxes (1.18% x Sales Price)	32%	\$20,271	31%	\$20,271
Insurance (\$1.5/sq. foot)	16%	\$9,963	15%	\$9,963
Maintenance & Repair (\$500/unit)	6%	\$4,000	6%	\$4,000
Utilities (Actuals)	17%	\$11,000	17%	\$11,000
Pest Control (Actuals)	1%	\$900	1%	\$900
Off-Site Management (5% of SGI)	14%	\$8,631	16%	\$10,725
Reserves (\$200/unit)	3%	\$1,600	2%	\$1,600
Direct Assessments (Actuals)	8%	\$5,370	8%	\$5,370
Landscaping (\$150/month)	3%	\$1,800	3%	\$1,800
TOTAL	100%	\$63,535	100%	\$65,629

Financial Analysis

PRICING DETAILS	
Offering Price	\$1,725,000
Down Payment	100%
Number of Units	8
Price Per Unit	\$215,625
Rentable Square Feet	6642
Price Per SF	\$259.71
GRM - Current	10.05
CAP Rate - Current	6.03%
GRM - Market	8.08
CAP Rate - Market	8.26%
Year Built	1949
Lot Size	7182
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income		\$172,620		\$214,500
Less Vacancy	3.00%	\$5,152	3.00%	\$6,408
Gross Operating Income		\$167,468		\$208,092
Less Expenses	37%	\$63,535	31%	\$65,629
NET OPERATING INCOME		\$103,933		\$142,412
Net Cash Flow After Loan Payments	6.03%	\$103,933	8.26%	\$142,412
TOTAL RETURN	6.03%	\$103,933	8.26%	\$142,412

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Rent Roll

Unit #	Unit Type	Unit SF	Current Rent	Rent / SF	Market Rent	PF Rent/SF	Notes
4460	1+1	750	\$2,050	\$2.73	\$2,100	\$2.80	Section 8
4460 1/2	1+1	750	\$1,482	\$1.98	\$2,100	\$2.80	
4462	1+1	750	\$1,950	\$2.60	\$2,100	\$2.80	
4462 1/2	1+1	750	\$1,950	\$2.60	\$2,100	\$2.80	
4464	1+1	750	\$1,166	\$1.55	\$2,100	\$2.80	Section 8
4464 1/2	1+1	750	\$1,850	\$2.47	\$2,100	\$2.80	
4466	2+1	975	\$1,705	\$1.75	\$2,600	\$2.67	
4466 1/2	2+1	975	\$2,158	\$2.21	\$2,600	\$2.67	
Total			\$14,310		\$17,800		

Sq Ft of All Units are Estimated – Buyer to Verify



Area Overview

The South Bay

Premier Coastal Submarket with Proximity to Major Employment and Transportation Hubs

The South Bay region in Los Angeles is a vibrant and diverse area that plays a crucial role in the economic and cultural fabric of Southern California. Encompassing cities such as Torrance, Manhattan Beach, Redondo Beach, Hermosa Beach, and El Segundo, the South Bay is strategically located near major transportation hubs like the Los Angeles International Airport (LAX) and the Port of Los Angeles. This proximity facilitates significant commercial and logistical advantages, making it an essential area for both local and international businesses.

Major employers in the South Bay include aerospace giants such as Northrop Grumman and SpaceX, as well as automotive leader Honda, which has its American headquarters in Torrance. The presence of these industry leaders underscores the region's importance as a hub for high-tech and engineering jobs. Additionally, companies like Chevron operate major facilities here, further diversifying the industrial base and providing numerous employment opportunities. The economic impact of these employers is profound, contributing to the region's robust economy and supporting a highly skilled workforce.

The South Bay's economy is bolstered by a mix of sectors including aerospace, manufacturing, information technology, and healthcare, creating a dynamic job market. This economic diversity attracts a wide array of professionals and supports a high standard of living in the region. The area is also known for its excellent educational institutions and research facilities, which feed into the local talent pool and support ongoing innovation and development.



Proximity to the West Side

The subject property is located in the highly desirable Windsor Hills neighborhood of Los Angeles, a well-established residential enclave known for its strong community identity, tree-lined streets, and central positioning within the greater Los Angeles market. Often referred to as one of the “hidden gems” of Los Angeles, Windsor Hills offers a unique blend of suburban tranquility and urban accessibility, making it an increasingly attractive destination for renters seeking proximity to major employment hubs without the density and pricing of core Westside neighborhoods.

A key driver of the property’s long-term appeal is its close proximity to the Westside, including Culver City, Venice, Playa Vista, and Marina del Rey. These areas represent some of the most dynamic employment centers in Southern California, fueled by a high concentration of technology, media, and creative companies such as Amazon Studios, Apple, Google, HBO, and Sony Pictures. Playa Vista, in particular, has emerged as “Silicon Beach,” drawing a highly educated workforce and continuing to drive housing demand in surrounding neighborhoods like Windsor Hills, which offer relative affordability and convenient access.

The property also benefits from excellent regional connectivity via major thoroughfares including La Cienega Boulevard, Slauson Avenue, and La Brea Avenue, as well as quick access to the I-405 and I-10 Freeways. This infrastructure allows residents to easily commute to the Westside, Downtown Los Angeles, and other major employment corridors. Additionally, Los Angeles International Airport (LAX) is located just a short drive away, further enhancing the area’s appeal for both business and leisure travelers.

Beyond employment access, the surrounding area offers a wide array of retail, dining, and lifestyle amenities. Nearby destinations such as the Baldwin Hills Crenshaw Plaza, Culver City’s downtown district, and the Venice Abbot Kinney corridor provide a diverse mix of shopping, restaurants, and entertainment options. Outdoor and recreational amenities are also abundant, with proximity to Kenneth Hahn State Recreation Area, the Balona Creek bike path, and the beaches of Venice and Santa Monica, offering residents a highly desirable Southern California lifestyle. Overall, Windsor Hills continues to benefit from its strategic location at the crossroads of the Westside and central Los Angeles, positioning it as a supply-constrained and increasingly sought-after rental submarket.



Area Overview

Inglewood, California

Home to world-class sports and entertainment destinations, Inglewood continues to emerge as a premier live-event and redevelopment corridor.

Inglewood has emerged as one of the most nationally recognized cities in Los Angeles County, transitioning from a historically residential market into a globally visible destination city. This transformation is driven by city-backed redevelopment initiatives and landmark projects that have repositioned Inglewood as a long-term growth node rather than a peripheral submarket.

At the core of this evolution is the Hollywood Park district, anchored by SoFi Stadium, a world-class venue hosting major sporting events, international concerts, and large-scale cultural programming. The district has catalyzed substantial surrounding investment, including mixed-use development, infrastructure upgrades, and job creation that extend well beyond event days.

Inglewood's prominence is further reinforced by the addition of the Intuit Dome, the future home of the Los Angeles Clippers. Together, these venues establish Inglewood as a year-round entertainment hub, elevating the city's profile and strengthening its appeal to residents, employers, and investors seeking exposure to long-term urban revitalization. From an investment perspective, Inglewood offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing redevelopment, and limited new housing supply relative to job and population growth. The city's increasing national visibility, combined with continued public and private reinvestment, positions multifamily assets in Inglewood to benefit from long-term demand durability and neighborhood transformation.



Area Overview

SoFi Stadium

SoFi Stadium is a world-class sports and entertainment venue that has fundamentally reshaped Inglewood’s economic and national profile. As the home of two NFL franchises and a premier global events destination, the stadium hosts a diverse calendar of programming including professional football, international soccer, concerts, award shows, and large-scale cultural events. This consistent year-round activity generates sustained regional visitation and significant economic impact well beyond traditional event days.

The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, drawing both public and private investment into the area. SoFi Stadium’s global visibility continues to elevate Inglewood as a destination market, reinforcing long-term demand drivers tied to employment, tourism, and population growth.



Intuit Dome

Intuit Dome is a state-of-the-art sports and entertainment venue that further cements Inglewood’s position as a premier destination city within Los Angeles County. Purpose-built as the future home of the Los Angeles Clippers, the arena is designed to host NBA games, concerts, and major live events year-round, driving consistent visitation and economic activity beyond a traditional sports calendar.

The development of Intuit Dome represents a significant private investment in Inglewood, accompanied by infrastructure upgrades, enhanced transportation access, and increased employment opportunities. Its highly programmed event schedule is expected to generate steady foot traffic, benefiting surrounding residential and commercial neighborhoods while reinforcing long-term demand fundamentals. Together with SoFi Stadium and the broader Hollywood Park district, Intuit Dome contributes to a critical mass of world-class venues that elevate Inglewood’s national visibility. This concentration of entertainment-driven investment continues to attract capital, support redevelopment, and strengthen the city’s long-term growth trajectory—creating durable tailwinds for residential and multifamily assets in the surrounding market.



Area Overview



Space X Headquarters

SpaceX maintains its global headquarters in Hawthorne, directly adjacent to Inglewood, anchoring one of Southern California’s most significant aerospace and advanced manufacturing employment hubs. The campus houses engineering, research, manufacturing, and mission operations for one of the world’s most influential private technology companies, supporting thousands of high-skill jobs in the immediate trade area.

SpaceX’s presence reinforces the broader Inglewood–South Bay corridor as a center for innovation, technical talent, and long-term employment stability. The concentration of aerospace, engineering, and technology workers in the surrounding area supports consistent housing demand, particularly for rental product serving a workforce seeking proximity to employment while maintaining access to regional amenities.



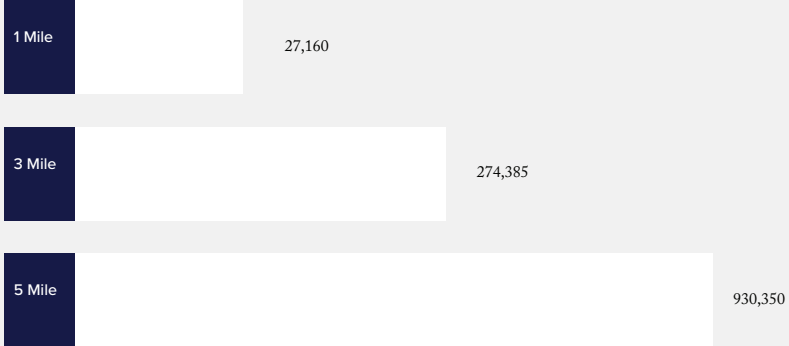
Los Angeles International Airport

Los Angeles International Airport is one of the busiest airports in the world and a critical economic engine for Southern California, serving tens of millions of passengers annually. As a global gateway for domestic and international travel, LAX supports a vast employment base across aviation, hospitality, logistics, tourism, and professional services, creating sustained economic activity throughout the surrounding region.

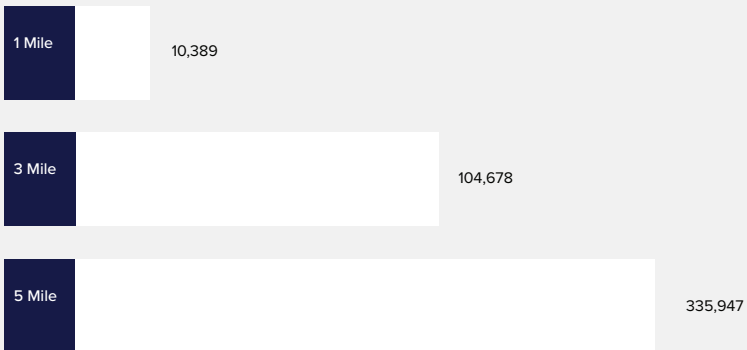
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further reinforcing LAX’s role as a cornerstone of the regional economy. Its scale and ongoing reinvestment provide long-term employment stability and durable demand drivers for nearby residential communities.

Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	27,160	274,385	930,350



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	10,389	104,678	335,947
Average Income	\$118,446	\$107,845	\$108,444
Median Income	\$87,645	\$78,328	\$78,292



The Team

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