

1021 W 14th ST
SAN PEDRO CA 90731

\$2,385,000



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TABLE OF CONTENTS

- 1 INVESTMENT OVERVIEW**
- 2 FINANCIAL ANALYSIS**
- 3 LOCATION OVERVIEW**
- 4 MEET THE TEAM**

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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.

INVESTMENT OVERVIEW

SUMMARY



1021 W 14th St, San Pedro, CA 90731

ASKING PRICE **\$2,385,000**

UNITS 6

UNIT MIX (1) 3BR/2BA, (2) 2BR/2BA, (2) 2BR/1BA, (1) 1BR/1BA

TOTAL BUILDING SQ. FT. 5,886

TOTAL LOT SQ. FT. 6,563

YEAR BUILT 1964

ZONING LAR2

APN 7458-023-027

HIGHLIGHTS

- 6-Unit Apartment Building in Vista Del Oro, San Pedro
- Unit Mix: (1) 3BR/2BA, (2) 2BR/2BA, (2) 2BR/1BA, (1) 1BR/1BA
- 5,886 SF Building on a 6,563 SF Lot
- Approximately 40% Upside in Rental Income
- Fully Renovated Interior and Exterior
- Major System Upgrades Including Roof, Plumbing, and Electrical
- Completed Earthquake Retrofit and Walkway/Balcony Compliance Improvements
- Turnkey Pride-of-Ownership Asset with Strong Tenant Appeal



Stiegler | Takahashi Group is proud to present 1021 W 14th Street, a fully renovated 6-unit apartment building located in the highly desirable Vista Del Oro neighborhood of San Pedro, offering approximately 40% upside in rental income. The property consists of a 5,886 SF building on a 6,563 SF lot with an ideal unit mix of (1) 3BR/2BA, (2) 2BR/2BA, (2) 2BR/1BA, and (1) 1BR/1BA. The entire building has been updated inside and out, featuring major capital improvements including a new roof, upgraded plumbing and electrical systems, dual-pane windows, new flooring throughout, and fresh exterior paint, along with a completed earthquake retrofit and engineered walkway/balcony compliance upgrades. Unit improvements include new heaters, appliances, lighting, fans, and modern safety features, with select units offering updated kitchens with new cabinetry and granite countertops. Additional highlights include Ring security cameras throughout and upgraded exterior landscaping systems, making this a true pride-of-ownership, turnkey multifamily investment in one of San Pedro's most sought-after residential districts.



**PROPERTY
PHOTOGRAPHS**



**PROPERTY
PHOTOGRAPHS**



PROPERTY
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FINANCIAL ANALYSIS

PROPERTY METRICS

PRICE	\$2,385,000
UNITS	6
BUILDING SQ. FT.	5,886
LOT SQ FT	6,563
YEAR BUILT	1964
PRICE / UNIT	\$397,500
PRICE / SQ FT	\$405.20

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$96,888	\$157,835
CAP	4.06%	6.62%
GRM	14.65	10.57

PROPOSED FINANCING

DOWN PAYMENT	\$1,240,200
LOAN AMOUNT	\$1,144,800
INTEREST RATE	5.600%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.23

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 2-BATH	Unit 1	\$ 2,013	\$ 3,200
1	3-BED / 2- BATH	Unit 2	\$ 2,354	\$ 3,800
1	2-BED / 2- BATH	Unit 3	\$ 1,981	\$ 3,200
1	2-BED / 1- BATH	Unit 4	\$ 2,131	\$ 3,000
1	1-BED / 1- BATH	Unit 5	\$ 2,090	\$ 2,600
1	2-BED / 1- BATH	Unit 6	\$ 2,995	\$ 3,000
MONTHLY SCHEDULED RENTAL INCOME			\$13,564	\$18,800
ANNUAL SCHEDULED RENTAL INCOME			\$162,768	\$225,600

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$162,768		\$225,600	
LESS: VACANCY RESERVE	\$ 4,883	3.0%	\$ 6,768	3.0%
GROSS OPERATING INCOME	\$157,885		\$ 218,832	
LESS: EXPENSES	\$ 60,997	37%	\$ 60,997	27%
NET OPERATING INCOME	\$ 96,888		\$157,835	
LESS: LOAN PAYMENTS PRE-TAX	\$ 78,865		\$ 78,865	
CASH FLOW	\$ 18,023	1.45%	\$ 78,970	6.37%
PRINCIPAL REDUCTION	\$ 15,141		\$ 15,141	
TOTAL RETURN BEFORE TAXES	\$ 3,164	2.67%	\$ 94,111	7.59%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 29,813
MAINTENANCE	\$ 4,861
INSURANCE	\$ 5,077
UTILITIES	\$ 10,268
LANDSCAPING	\$ 2,840
TOTAL EXPENSES:	\$ 60,996.90
EXPENSES AS % SGI	37.47%
PER NET SQ.FT.	\$ 10.36
PER UNIT:	\$ 10,166.15

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Prepared for:
 Property Address:

C/O Johnnie Stiegler
 1021 W. 14th St
 San Pedro, CA 90731

2/6/2026
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 Floating Bridge-ARM	Option 4 3-Year Fixed Bridge
Purchase Price	\$2,385,000	\$2,385,000	\$2,385,000	\$2,385,000
Loan Amount	\$1,150,000	\$1,135,000	\$1,620,000	\$1,635,000
Down Payment	\$1,235,000	\$1,250,000	\$765,000	\$750,000
Loan-to-Value	48%	48%	68%	69%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20
Current Interest Rate	5.60%	5.70%	6.67%	6.57%
Index	1-Year CMT	1-Year CMT	1 Mo. SOFR CME	3-Year CMT
Margin	2.50%	2.50%	3.00%	3.00%
Floor / Ceiling	5.60% / 11.95%	5.70% / 11.95%	5.67% / 14.67%	6.50% / None
Loan Term	30	30	12 Months	10
Amortization in Years	30	30	Interest-Only	27
I/O Monthly Payment	N/A	N/A	\$9,005	\$8,952
Monthly Payment	\$6,602	\$6,588	\$9,005	\$10,791
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	6 Mo. Interest-Reserve	6 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-3	Years 1-5	Year 1	Years 1-2
	3-2-1%	5-4-3-2-1%	1%	3-2%
Loan Fee	1%	1%	1.25%	1.25%
Estimated Costs:				
Appraisal/Due Diligence	\$4,000	\$4,000	\$8,500	\$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

*Option 3: 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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 licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282

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:

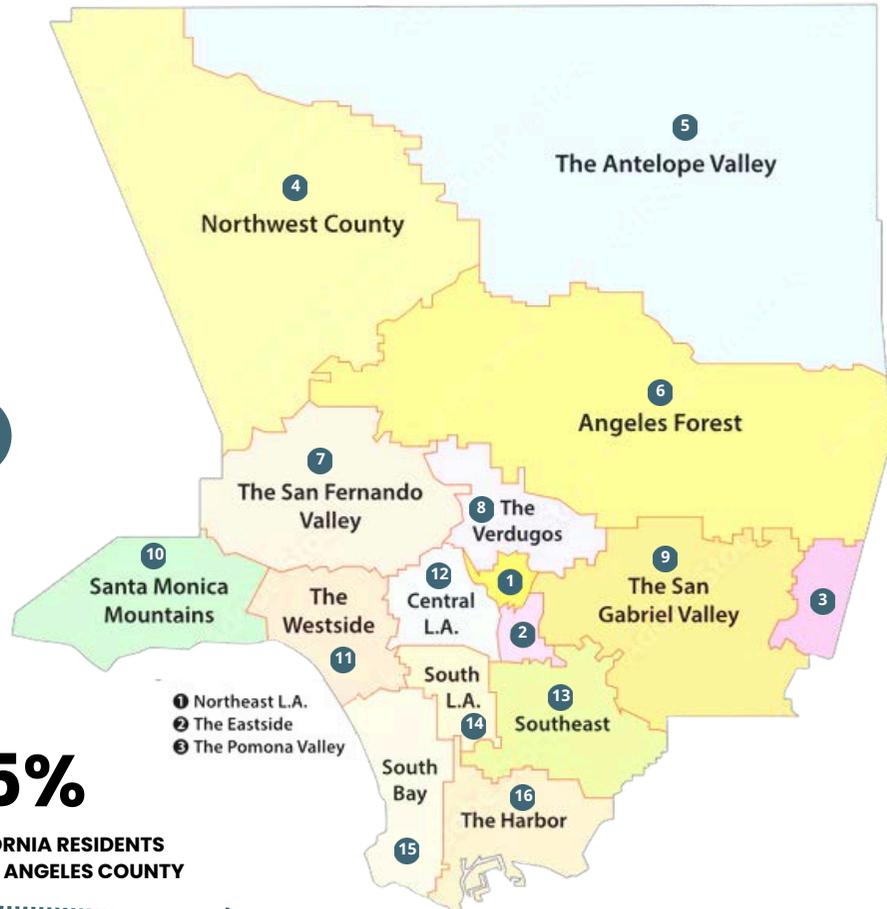
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|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE 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



- 1 Northeast L.A.
- 2 The Eastside
- 3 The Pomona Valley

LISTING TEAM



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