

Offering Memorandum

Massive 4 Unit Building in Lawndale

4162

Manhattan Beach Blvd

\$1,500,000

LAWDALE



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LYONSTAHLL
INVESTMENT REAL ESTATE

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4162 Manhattan Beach Blvd
Lawndale, CA 90260



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Property Overview

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Property Overview

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Property Summary

Price	\$1,500,000
Address	4162 Manhattan Beach Blvd
City, State, Zip	Manhattan Beach, CA 90260
County	Los Angeles
Zoning	LNR3YY
Year Built	1985
Number Of Units	4
Parking	(1) 2-Car Garage, (1) 4-Car Garage
Laundry	Shared Laundry
Building Size	5,580 SF
Lot Size	5,048 SF
Cap Rate	2.57%
Pro Forma Cap Rate	6.51%
Grm	19.53
Pro Forma Grm	10.79
Price / Bldg Sf	\$268.82
Price / Unit	\$375,000



Property Overview

4162 Manhattan Beach Blvd
Lawndale, CA 90260



4162 Manhattan Beach Blvd, CA 90260 4-Units | \$1,500,000

- Large 5,580 SF 4-Unit Apartment Building in Lawndale
- Strong Unit Mix: (1) Spacious 4-Bed/3-Bath Front Unit Townhome Style Unit w/ Balcony, (3) 2-Bed/1-Bath Units
- (1) 2-Car Garage Attached to Front Unit, (1) 4-Car Garage w/ Back Alley Access
- Great Upside Potential: 6.51% Market CAP | 10.79 Market GRM
- Attractive Price Per Square Foot: \$268/SF | \$375,000/Unit
- Great Location in Lawndale – Manhattan Beach Adjacent and Right Down The Street From Alondra Park Golf Course
- On-Site Laundry
- All Units Eligible for 8.9% Rent Increase
- Appraisal on file Dated Oct 2024 at \$1.771M

4162 Manhattan Beach Blvd is a prime investment and potential owner-user opportunity located in Lawndale. This value-add 4-unit apartment building offers a strong unit mix, including one spacious 4-bedroom, 3-bathroom townhome-style front unit, and three 2-bedroom, 1-bathroom units. The property features a 2-car garage attached to the front unit and a 4-car garage with back alley access.

With significant upside potential, the property delivers an impressive 6.51% market CAP rate and 10.79 market GRM with potential to maximize income through eligible 8.9% rent increases for every unit. Priced at \$375,000 per unit and \$268 per square foot, it offers exceptional value with room for growth. There is also an appraisal on file in October 2024 for \$1.771M.

Conveniently situated near the scenic Alondra Park Golf Course and just minutes from Manhattan Beach, this property's location adds to its tenant appeal. Don't miss this opportunity to invest in a high-demand South Bay area with strong long-term potential!



Financial Overview

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Financial Overview

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Price **\$1,500,000**

Property Summary

ADDRESS	4162 Manhattan Beach Blvd, Manhattan Beach	YEAR BUILT	1985
DOWN PAYMENT	35% \$525,000	PARKING	(1) 2-Car Garage, (1) 4-Car Garage
NUMBER OF UNITS	4	CURRENT NOI	\$38,537
COST PER UNIT	\$375,000	PRO FORMA NOI	\$97,646
LOT SIZE	4,802 SF	CURRENT CAP RATE	2.57%
GROSS RENTABLE SF	3,224 SF	PRO FORMA CAP RATE	6.51%
PRICE PER BLDG SF	\$268.82	CURRENT GRM	19.53
PRICE PER LAND SF	\$297.15	PRO FORMA GRM	10.79

Proposed Financing

LOAN AMOUNT	\$975,000	LOAN-TO-VALUE	65%
DOWN PAYMENT	\$525,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.375%	LOAN TERM	30-YEAR FIXED
MONTHLY PAYMENT	\$6,038	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$72,992	DEBT COVERAGE RATION (DCR)	N/A

Loan Quote

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Prepared for:
Address: 4162 Manhattan Beach Blvd

12/5/2024
Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 3 Year Fixed 10 Year IO ARM	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
Loan Amount	\$1,125,000	\$1,050,000	\$975,000	\$975,000	\$975,000
Doc Type	Conventional Investment	Conventional investment	Conventional Investment	Portfolio Investment Interest Only	Portfolio Investment Interest Only
Loan-to-Value	75%	70%	65%	65%	65%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	6.490%	6.375%	6.375%	6.625%	7.250%
Rate with Buydown	5.990%	5.875%	5.875%	6.125%	6.875%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	20	20
I/O Monthly Payment					
Monthly Payment (P+I+MI)	\$7,103	\$6,551	\$6,083	\$5,383	\$5,891
Monthly Payment with Buydown	\$6,738	\$6,211	\$5,767	\$4,977	\$5,586
PMI (Private Mortgage Insurance)	No	No	No	No	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)	2.00%	2.00%	2.00%	2.00%	1.45%
Estimated Costs:					
Appraisal	\$750	\$750	\$725	\$725	\$725
Closing/Processing/Underwriting	\$2,895	\$2,895	\$1,295	\$1,295	\$1,295

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

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Financial Overview

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$76,800		\$139,020	
VACANCY RATE RESERVE	\$3,840	5%	\$6,951	5%
GROSS OPERATING INCOME	\$72,960		\$132,069	
EXPENSES	\$34,423	45%	\$34,423	25%
NET OPERATING INCOME	\$38,537		\$97,646	
LOAN PAYMENTS	\$72,993		\$72,993	
PRE TAX CASH FLOWS	\$(34,455)	-6.56%	\$24,654	4.70%
PRINCIPAL REDUCTION	\$11,159		\$11,159	
TOTAL RETURN BEFORE TAXES	\$ (23,296)	-4.44%	\$35,813	6.82%

Scheduled Income

	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$6,325	\$11,435
LAUNDRY	\$75	\$150
ANNUALIZED SCHEDULED GROSS INCOME	\$76,800	\$139,020

Expense Summary

New Taxes:	(New Estimated)	\$19,776
Repairs and Maintenance:	(3% - Estimated)	\$3,072
Insurance:	(\$1.25/SF - Estimated)	\$6,975
Utilities:	(\$850/unit/year - Estimated)	\$3,400
Landscaping:	(\$100/mo - Estimated)	\$1,200
Total Expenses		\$34,423
Expense Per Unit		\$8,606
Expense Per SF		\$6.82

Rent Roll

4162 Manhattan Beach Blvd
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Unit	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
	4-Bed/3-Bath	\$1,900	\$3,500		
	2-Bed/1-Bath	\$1,375	\$2,595	1/18/2009	
	2-Bed/1-Bath	\$1,900	\$2,595	7/1/2020	
	2-Bed/1-Bath	\$1,150	\$2,595	5/1/2003	
MONTHLY TOTALS		\$6,325	\$11,435		
LAUNDRY		\$75	\$150		
ANNUALIZED TOTALS		\$76,800	\$139,020		

All Units Eligible for an 8.9% Rent Increase

Property Photography

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Exterior Photos

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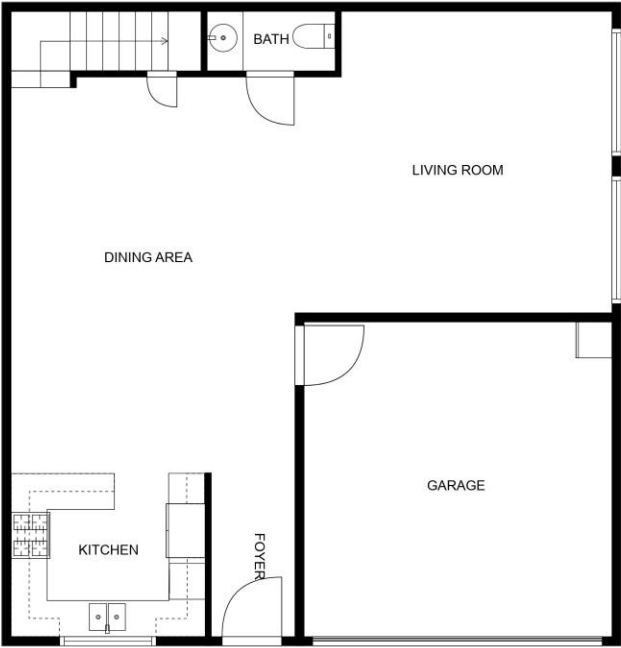


Floor Plans

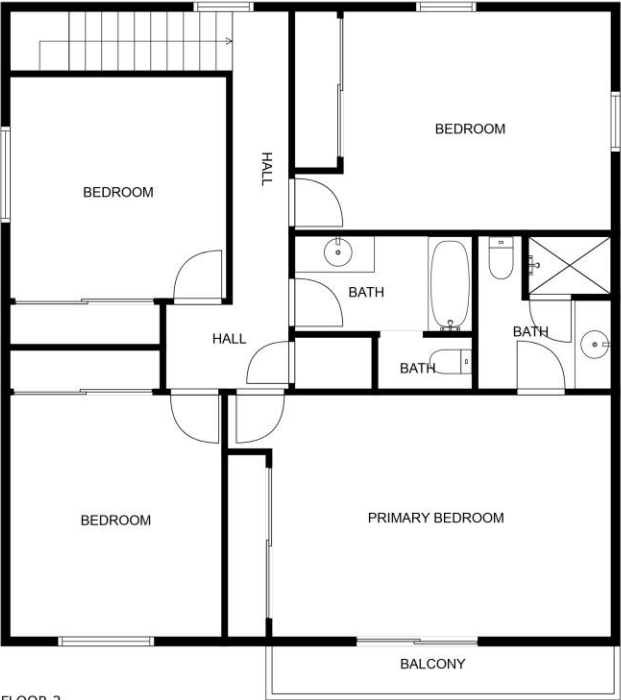
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Unit 1



FLOOR 1



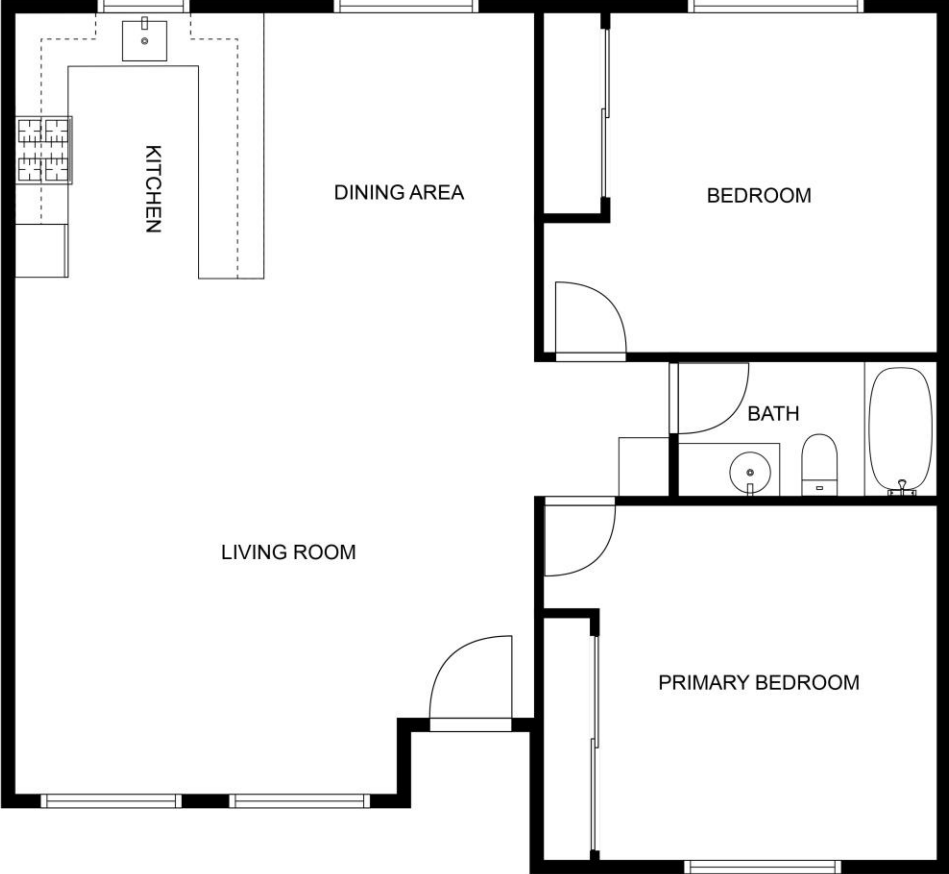
FLOOR 2

Floor Plans

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Unit 2



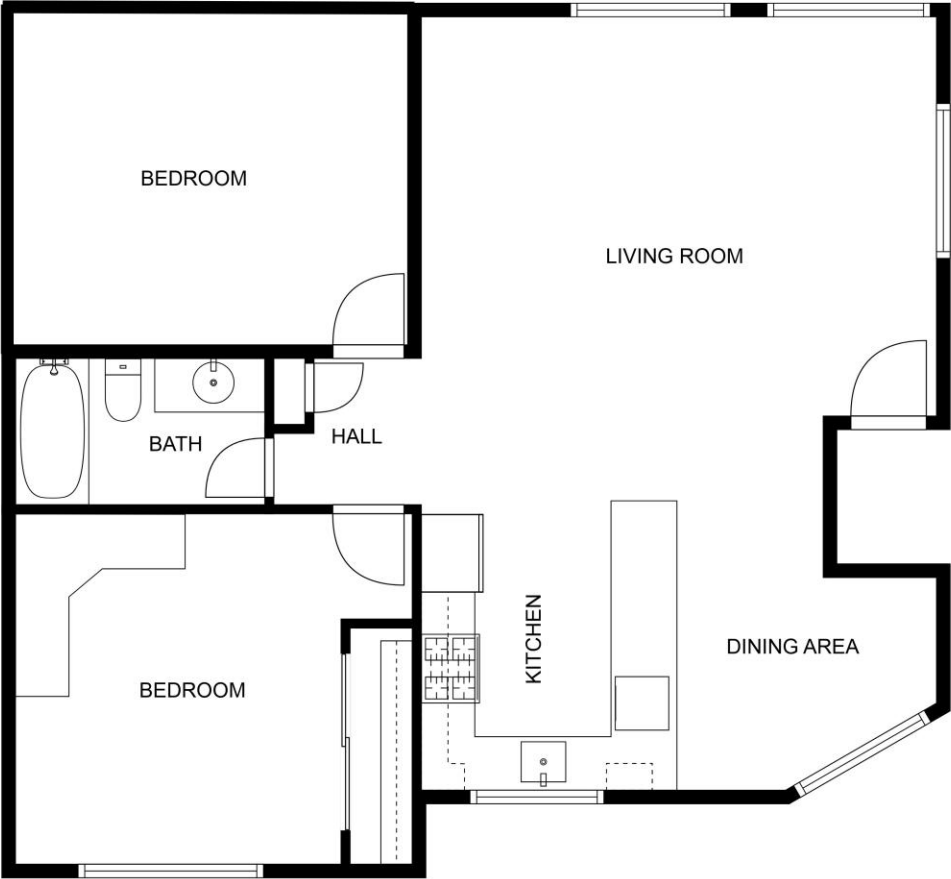
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plans

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Unit 3



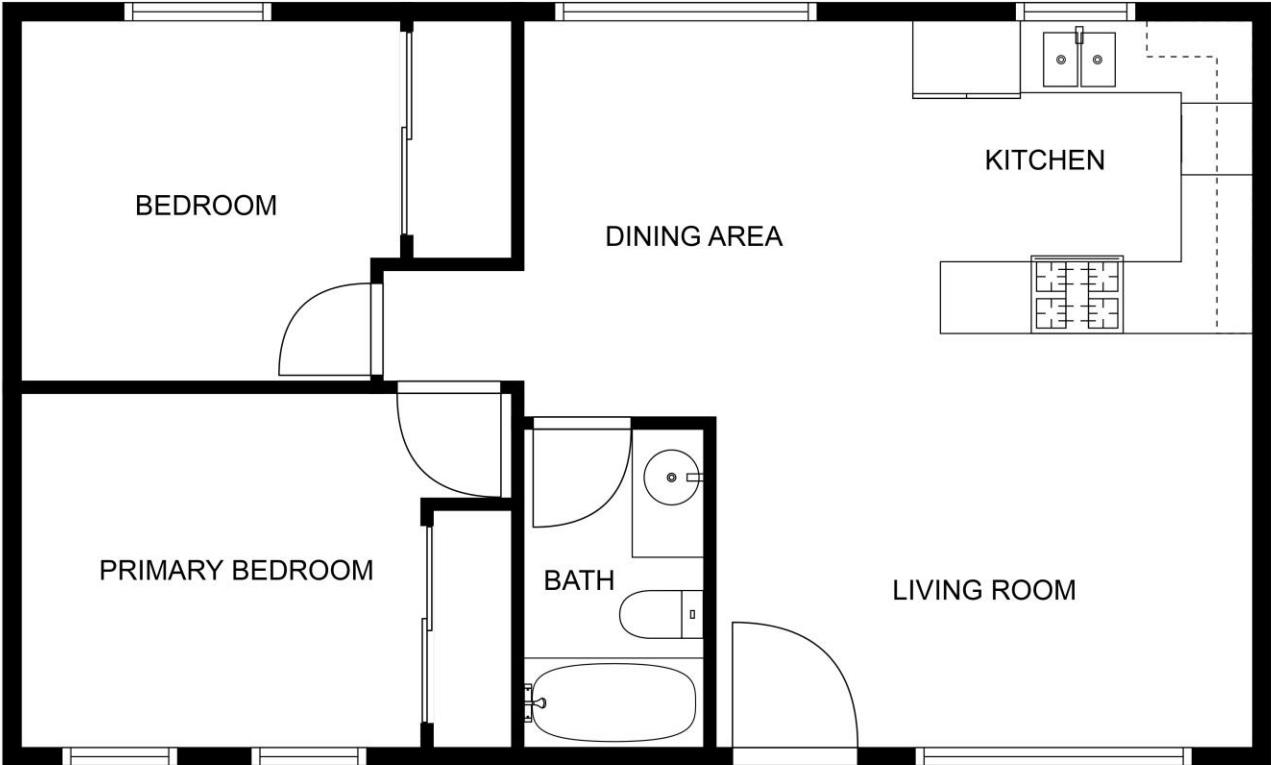
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor Plans

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Lawndale, CA 90260



Unit 4



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Comparables

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Sold Comparables

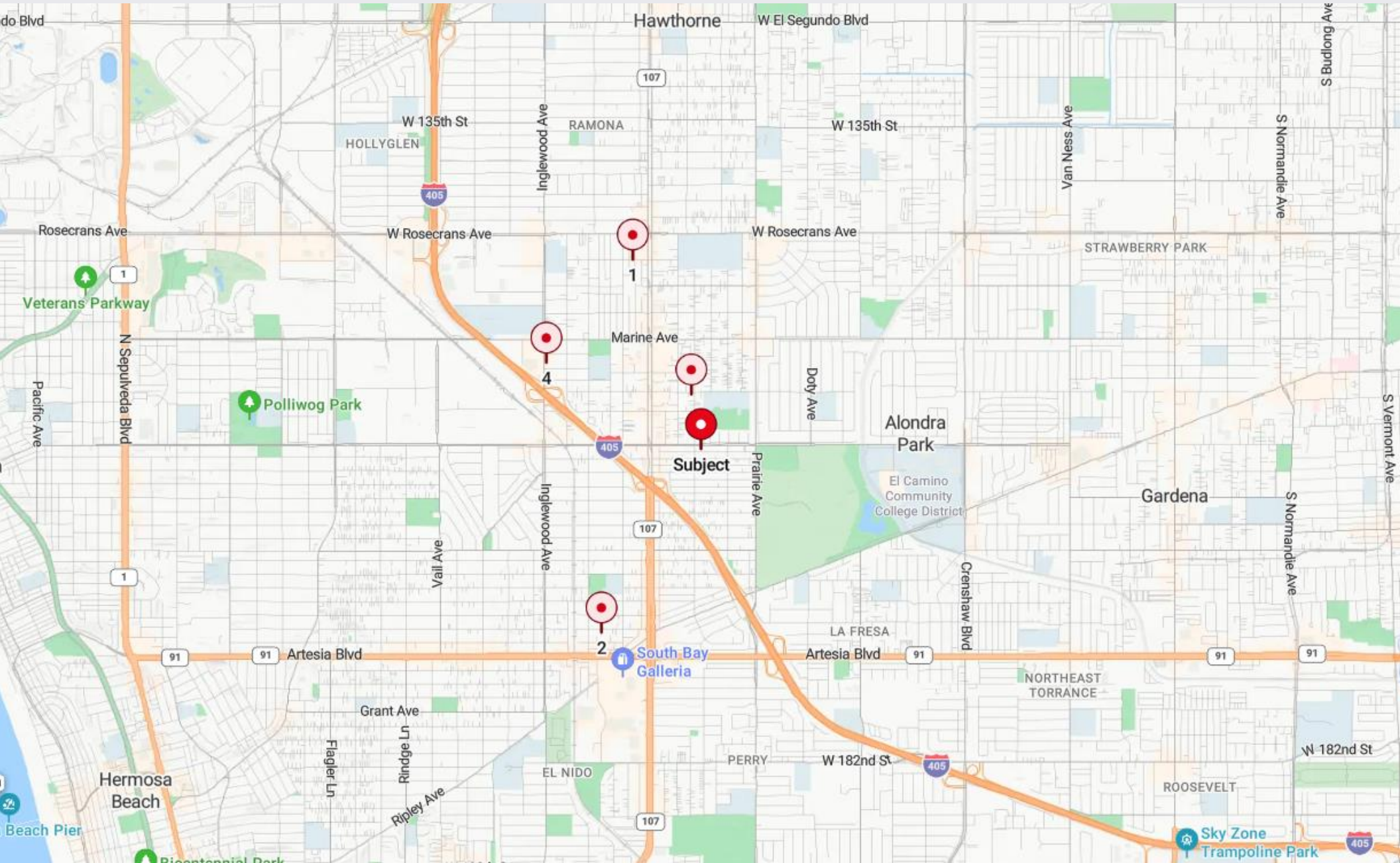
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	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM	Sold Date
1	4425 W 154 th Street Lawndale, CA 90260	\$1,040,000	3	1926	2,072 SF	\$346,666	\$501.93	3.45%	N/A	2/13/2024
2	4550 W 172nd St Lawndale, CA 90260	\$873,123	3	1960	2,366 SF	\$291,666	\$369.03	3.27%	N/A	6/17/2024
3	4202 W 154 th St W Lawndale, CA 90260	\$1,010,000	3	1946	2,242 SF	\$336,666	\$450.49	5.85%	14.66	4/29/2024
4	15216 Inglewood Ave Lawndale, CA 90260	\$800,000	3	1949	2,304 SF	\$458,750	\$913.84	3.29%	21.28	6/21/2024
Averages		\$930,781	3	1945	2,246 SF	\$358,437	\$558.82	3.97%	17.97	
*	4162 Manhattan Beach Blvd Lawndale, CA 90260	\$1,500,000	4	1985	5,580 SF	\$375,000	\$268.82	2.57%	10.79	ACTIVE

Sold Comparables Map

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Lease Comparables

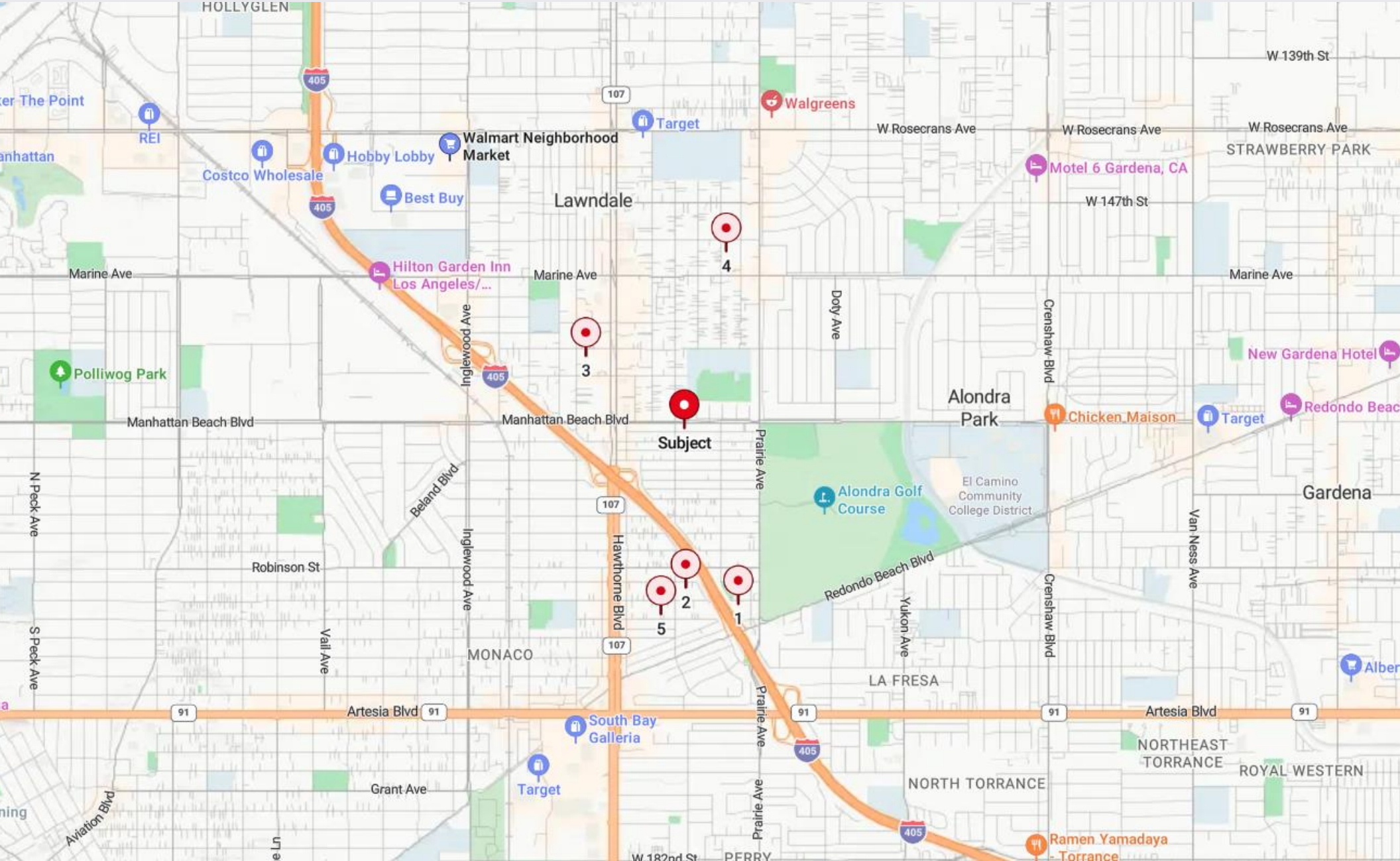
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	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	4036 168 th St Lawndale, CA 90260	Jan 2024	4-Bed/3-Bath	2,770 SF	\$3,950
2	4160 167 th St Lawndale, CA 90260	Mar 2024	4-Bed/2-Bath	1,228 SF	\$4,500
3	4440 154 th St Lawndale, CA 90260	Feb 2024	2-Bed/1-Bath	850 SF	\$2,550
4	14918 Osage Ave Lawndale, CA 90260	Aug 2024	2-Bed/1-Bath	850 SF	\$2,650
5	4223 W 169 th St Lawndale, CA 90260	Oct 2024	2-Bed/1-Bath	800 SF	\$2,830
Average			4-Bed		\$4,225
			2-Bed		\$2,676
*	4162 Manhattan Beach Blvd Lawndale CA 90260		4-Bed		\$1,900
			2-Bed		\$1,581

Lease Comparables Map

4162 Manhattan Beach Blvd
Lawndale, CA 90260



Area Overview

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Lawndale, CA 90260



City Overview

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Lawndale, CA 90260



Lawndale

Situated in the heart of the South Bay region, Lawndale, California, is a charming and centrally located community that offers a perfect blend of suburban tranquility and urban accessibility. Known for its family-friendly atmosphere and close-knit community, Lawndale is an appealing choice for those seeking a comfortable and convenient place to call home.

Lawndale's real estate market is characterized by a range of affordable housing options, from cozy single-family homes to modern townhouses and apartments. With a median home price that is more accessible than many neighboring cities, Lawndale provides an excellent opportunity for first-time homebuyers and families looking to settle in a welcoming environment. The neighborhood's tree-lined streets and well-maintained properties contribute to its inviting appeal, making it a desirable destination for those seeking a suburban lifestyle within reach of Los Angeles.

Residents of Lawndale enjoy easy access to a variety of parks and recreational facilities, including the popular Lawndale Community Center and William Green Park, which offer ample opportunities for outdoor activities, sports, and community events. The city is also just a short drive away from the beautiful beaches of the South Bay, providing residents with the perfect escape for sun, sand, and surf.

Lawndale is conveniently located near major highways and public transportation options, making it easy for residents to commute to nearby employment hubs, including downtown Los Angeles, El Segundo, and Torrance. The city is also home to a variety of shopping centers, restaurants, and local businesses that cater to everyday needs and offer a diverse selection of dining and retail experiences.

Education is a priority in Lawndale, with access to quality schools within the Lawndale Elementary School District and nearby high schools, ensuring that families have a range of educational options for their children. The city's commitment to community engagement is evident through its active local government and numerous community programs that foster a sense of belonging and pride among residents.

In summary, Lawndale, CA, offers a harmonious blend of suburban comfort and urban convenience, making it an attractive option for those looking to enjoy the best of both worlds. With its affordable housing, excellent location, and strong sense of community, Lawndale provides a welcoming environment for individuals and families to thrive.



County Overview

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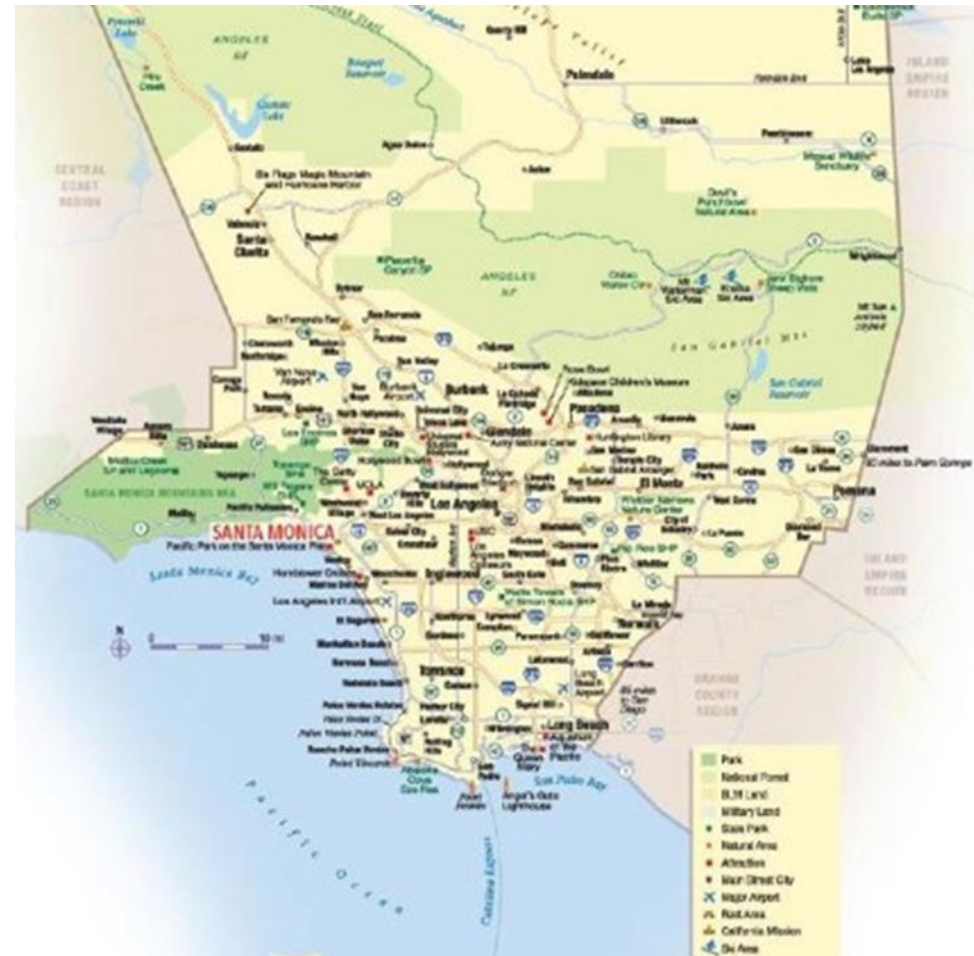


Los Angeles

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.

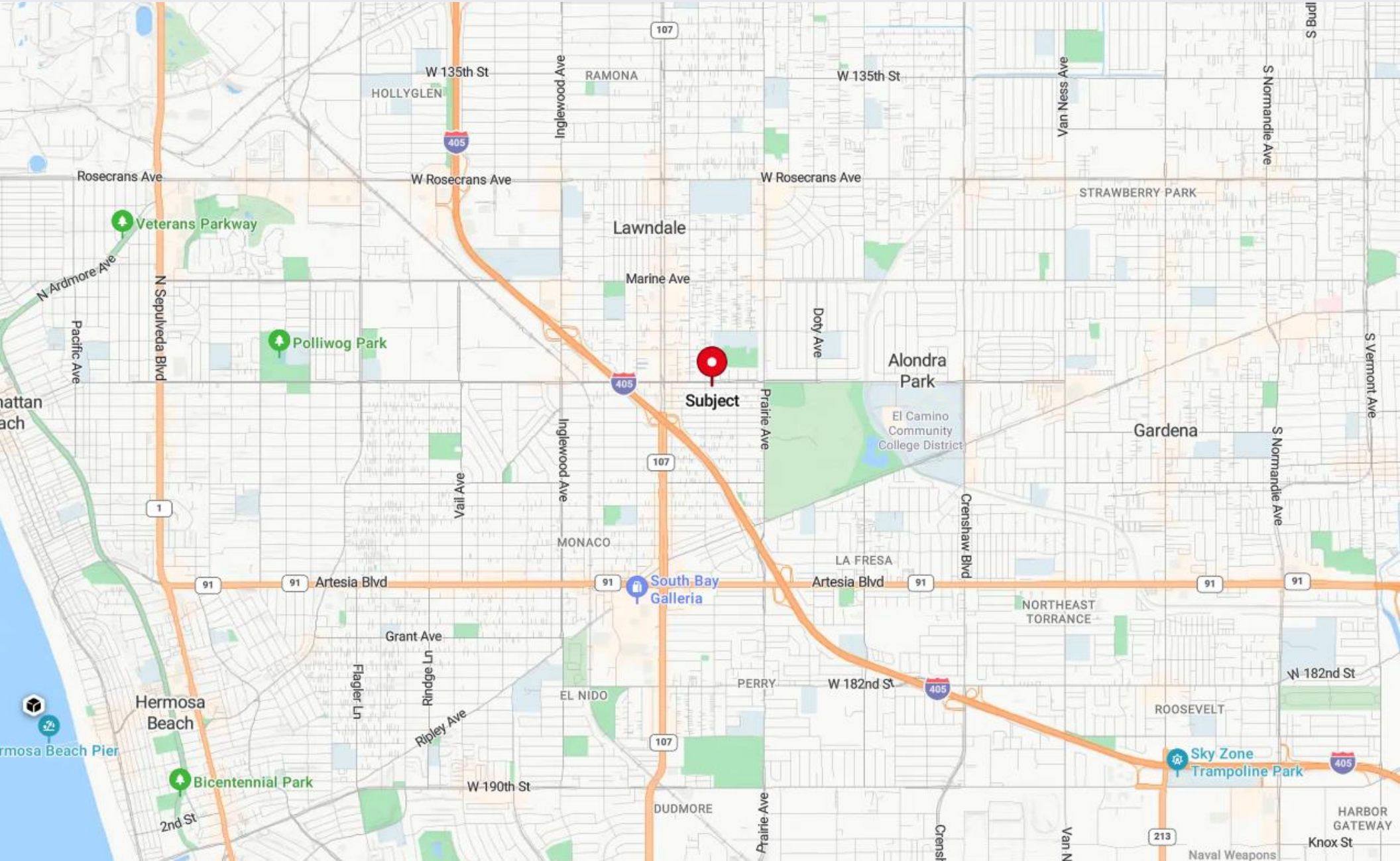
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles 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 Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles 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. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles 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 Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



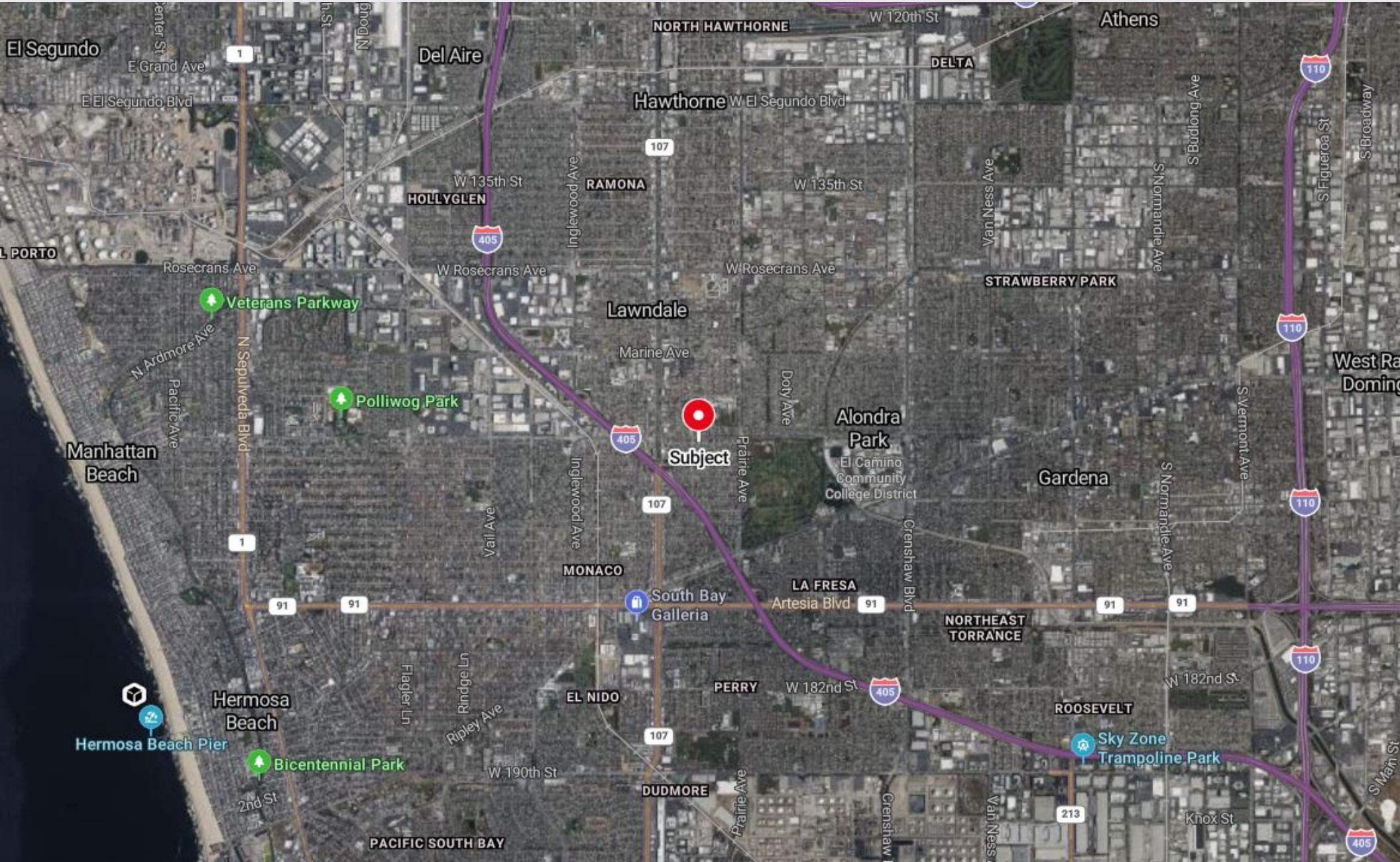
Local Map

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Lawndale, CA 90260



Local Map

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Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, 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.

Exclusively Marketed By



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