

3 UNITS

14724 S Budlong Ave,
GARDENA, CA 90247



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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

14724 S Budlong Ave, Gardena, CA 90247

ASKING PRICE	\$995,000
UNITS	3
UNIT MIX	1 (2-BED / 1-BATH) 2 (3-BED / 1.75 BATH)
TOTAL BUILDING SQ. FT.	3,723
TOTAL LOT SQ. FT.	7,400
YEAR BUILT	1952
ZONING	GAR3
APN	6114-021-033

HIGHLIGHTS

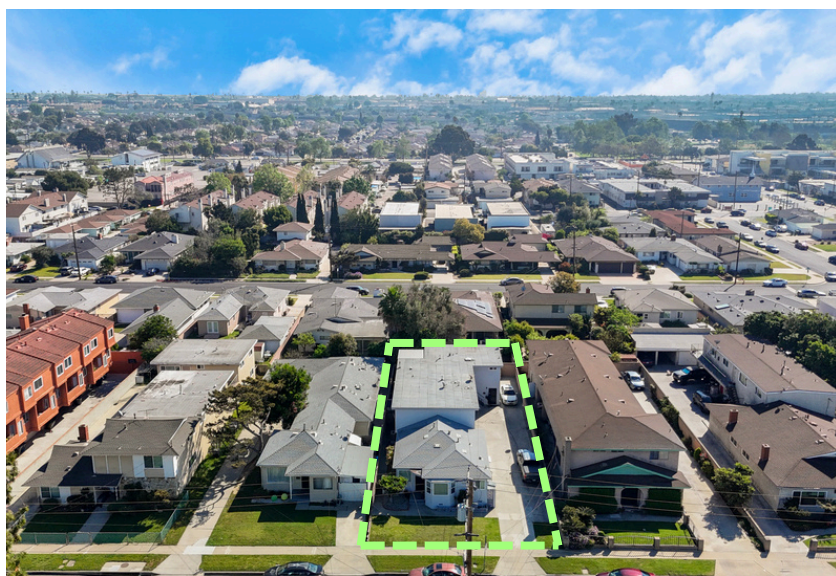
- **Triplex Investment Opportunity** located in the strong Gardena / South Bay rental market
- **Desirable Unit Mix: 1 (2-BD / 1-BA) and 2 (3-BD / 1.75-BA)**
- **Value -Add Potential** with opportunity to increase rents and improve overall income over time
- **Excellent Commuter Location** with convenient access to the 110, 105, and 91 Freeways
- **Close Proximity to Major Employment Centers** including Torrance, El Segundo, and Downtown Los Angeles



The Stiegler Takahashi Group is proud to present 14724 S Budlong Ave, a triplex investment opportunity located in the strong Gardena / South Bay rental market. The property features a desirable unit mix of one (2-Bed / 1-Bath) unit and two (3-Bed / 1.75-Bath) units, offering spacious floor plans that appeal to families and long-term tenants. With strong rental demand for larger units in the area, the property presents an attractive opportunity for investors seeking stable income with potential value-add upside through future rental growth. Conveniently located near the 110, 105, and 91 freeways, the property offers easy access to major employment centers in Torrance, El Segundo, and Downtown Los Angeles, as well as nearby retail, dining, and everyday amenities.



PROPERTY
PHOTOGRAPHS



PROPERTY
PHOTOGRAPHS



FINANCIAL ANALYSIS

PROPERTY METRICS

PRICE	\$995,000
UNITS	3
BUILDING SQ. FT.	3,723
LOT SQ FT	7,400
YEAR BUILT	1952
PRICE / UNIT	\$331,667
PRICE / SQ FT	\$267.26

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 34,395	\$ 64,545
CAP	3.46%	6.49%
GRM	16.58	10.70

PROPOSED FINANCING

DOWN PAYMENT	\$298,500
LOAN AMOUNT	\$696,500
INTEREST RATE	5.800%
AMORTIZATION	30
DEBT COVERAGE RATIO	0.70

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
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1	2-BED / 1-BATH		\$1,500	\$2,150
1	3-BED / 1.75- BATH		\$1,500	\$ 2,800
1	3-BED / 1.75- BATH		\$2,000	\$ 2,800

MONTHLY SCHEDULED RENTAL INCOME	\$ 5,000	\$ 6,200
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ANNUALIZED SCHEDULED GROSS INCOME	\$ 60,000	\$74,400
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OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 60,000		\$ 93,000	
LESS: VACANCY RESERVE	\$ 1,800	3.0%	\$ 4,650	5.0%
GROSS OPERATING INCOME	\$ 58,200		\$ 88,350	
LESS: EXPENSES	\$ 23,805	40%	\$ 23,805	26%
NET OPERATING INCOME	\$ 34,395		\$ 64,545	
LESS: LOAN PAYMENTS PRE-TAX	\$49,041		\$49,041	
CASH FLOW	\$ (14,646)	-4.91%	\$ 15,504	5.19%
PRINCIPAL REDUCTION	\$8,877		\$8,877	
TOTAL RETURN BEFORE TAXES	\$ (5,769)	-1.93%	\$ 24,381	8.17%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 12,438
MAINTENANCE (4%)	\$ 2,400
INSURANCE (\$1.20/SF)	\$ 4,468
UTILITIES (\$1100/UNIT/YEAR)	\$ 3,300
LANDSCAPING (\$100/MO)	\$ 1,200

TOTAL EXPENSES:	\$ 23,805.10
EXPENSES AS % SGI	39.68%
PER NET SQ.FT.	\$ 6.39
PER UNIT:	\$ 7,935.03

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.

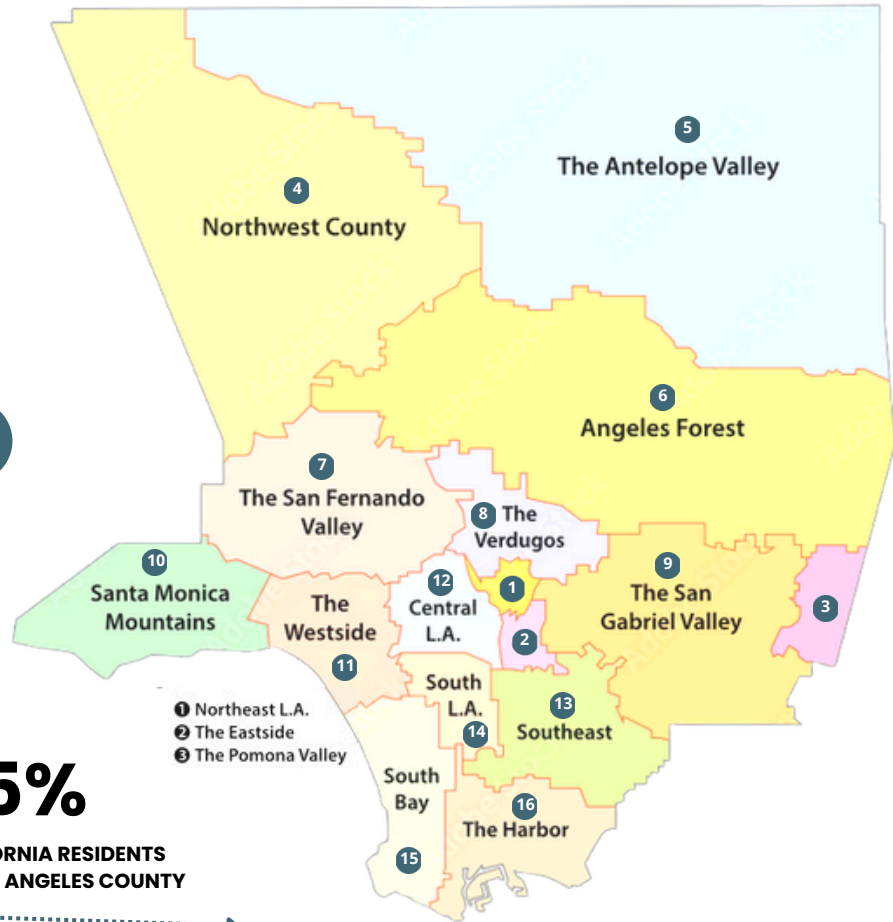
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. 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:

- | | |
|------------------------|----------------------------|
| 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

LISTING TEAM



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MEET THE TEAM



**FLETCHER
NORSE**

ASSOCIATE AGENT



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