

# Offering Memorandum

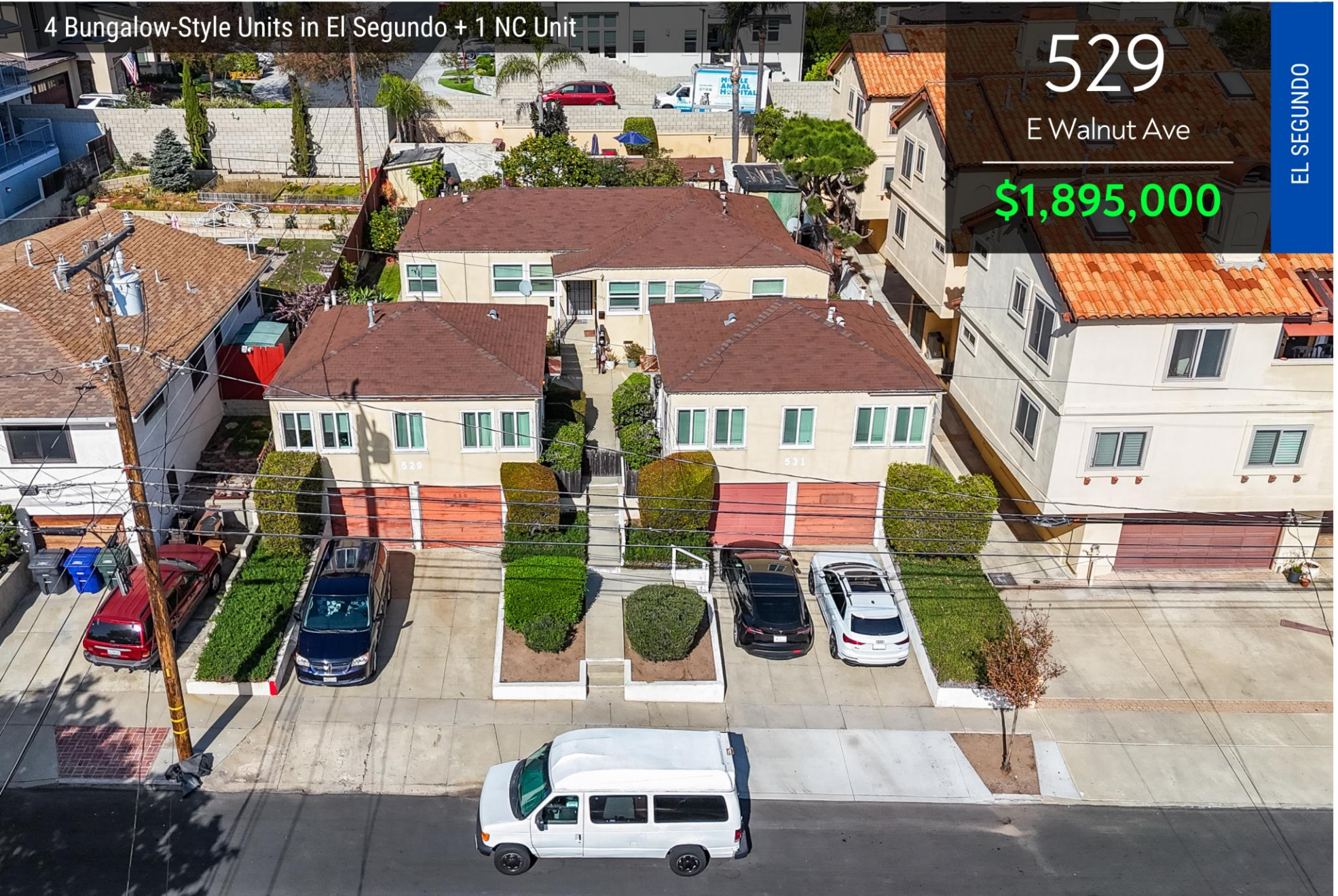
4 Bungalow-Style Units in El Segundo + 1 NC Unit

529

E Walnut Ave

\$1,895,000

EL SEGUNDO



Woody Stahl DRE # 01399621  
310.880.0926 | Woody@LyonStahl.com

Brett Lyon DRE # 01717818  
310.780.1899 | Brett@LyonStahl.com

**LYONSTAHU**  
INVESTMENT REAL ESTATE

# Table of Contents

529 E Walnut Ave  
El Segundo, CA 90245



## Index

Property Overview	3
Financial Overview	6
Property Photography	11
Comparables	21
Area Overview	26
Aerial Map	28
Disclaimer	30



# Property Overview

529 E Walnut Ave  
El Segundo, CA 90245



# Property Overview

529 E Walnut Ave  
El Segundo, CA 90245



## Property Summary

Price	\$1,895,000
Address	529 E Walnut Ave
City, State, Zip	El Segundo, CA 90245
County	Los Angeles
Zoning	ESR3YY
Year Built	1940
Number Of Units	4 + 1 NC Unit
Parking	(4) Garage Spaces + (4) Parking Lot Spaces   8 Total
Building Size	2,520 SF
Lot Size	7,819 SF
Cap Rate	4.68%
Pro Forma Cap Rate	5.59%
Grm	15.01
Pro Forma Grm	13.16
Price / Bldg Sf	\$751.98
Price / Unit	\$473,750



# Property Overview

529 E Walnut Ave  
El Segundo, CA 90245



## 529 E Walnut Ave El Segundo, CA 90245 4-Units | \$1,895,000

- Well-Located 4-Unit Multifamily Property in the Heart of El Segundo
- (4) 1-Bed / 1-Bath Bungalow Style Units + Additional Detached Nonconforming Studio Unit
- Owner User Opportunity – (1) 1-Bed Unit Can Be Delivered Vacant
- New Electrical System & Panels, New HVAC, New Windows & Doors
- Total of (4) Separate Structures on Site: (2) Detached 1-Bed / 1-Bath Bungalows in the Front, (1) Middle Building with (2) 1-Bed / 1-Bath Units, and (1) Detached Rear Structure with a Nonconforming Studio Unit
- Recent Capital Improvements: LAWA-Completed Upgrades Including New Windows, Doors, and Central A/C Across All 4 Units, and New Electrical Panels
- Approximately 2,520 SF of Rentable Space on a 7,819 SF Lot
- Value-Add Opportunity in a Highly Desirable, Supply-Constrained Coastal Submarket
- 4.68% CAP & 15.01 GRM | Upside to 5.59% Market CAP & 13.16 Market GRM

529 E Walnut Avenue is a well-located multifamily investment opportunity in the heart of El Segundo, one of the most desirable and supply-constrained coastal submarkets in Los Angeles County. Situated on a 7,819 square foot lot, the property features approximately 2,520 rentable square feet across four separate structures, offering a rare bungalow-style layout in a high-barrier-to-entry neighborhood. The property has benefited from recent LAWA-completed capital improvements, including new windows, doors, and central air conditioning across all units, as well as new electrical panels.

The property is configured with four 1-bedroom / 1-bathroom units, including two detached front bungalows and a middle building comprised of two additional 1-bedroom / 1-bathroom units. A detached rear structure includes a nonconforming studio unit, providing additional income potential. The layout and unit mix appeal to long-term tenants seeking privacy, outdoor separation, and proximity to El Segundo’s walkable downtown, major employment centers, and the coast.

529 E Walnut Avenue presents a compelling value-add opportunity through rent growth, unit improvements, and operational enhancements in a premier South Bay location. With limited new multifamily development and consistently strong rental demand, the property offers investors the opportunity to acquire a well-positioned asset with meaningful upside in an A-level coastal market.



# Financial Overview

529 E Walnut Ave  
El Segundo, CA 90245



# Financial Overview

529 E Walnut Ave  
El Segundo, CA 90245

7



Price **\$1,895,000**

## Property Summary

ADDRESS	529 E Walnut Ave	YEAR BUILT	1940
DOWN PAYMENT	30.0% \$568,500	PARKING	(4) Garage Spaces + (4) Parking Lot Spaces   8 Total
NUMBER OF UNITS	4 + 1 Detached NC Unit	CURRENT NOI	\$88,781
COST PER UNIT	\$473,750	PRO FORMA NOI	\$105,996
LOT SIZE	7,819 SF	CURRENT CAP RATE	4.68%
GROSS RENTABLE SF	2,520 SF	PRO FORMA CAP RATE	5.59%
PRICE PER BLDG SF	\$751.98	CURRENT GRM	15.01
PRICE PER LAND SF	\$242.36	PRO FORMA GRM	13.16

## Proposed Financing

LOAN AMOUNT	\$1,326,500	LOAN-TO-VALUE	70.0%
DOWN PAYMENT	\$568,500	AMORTIZATION	30-YEAR
INTEREST RATE	6.000%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	\$7,953	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$95,436	DEBT COVERAGE RATION (DCR)	0.89

# Financial Overview

529 E Walnut Ave  
El Segundo, CA 90245



## Annualized Operating Data

	Current Actuals		Pro Forma Actuals		
GROSS SCHEDULED INCOME	\$	126,252		\$144,000	
VACANCY RATE RESERVE	\$	3,788	3%	\$4,320	3%
GROSS OPERATING INCOME	\$	122,464		\$139,680	
EXPENSES	\$	33,684	27%	\$33,684	23%
NET OPERATING INCOME	\$	88,781		\$105,996	
LOAN PAYMENTS	\$	95,436		\$95,436	
PRE TAX CASH FLOWS	\$	(6,656)	-1.17%	\$10,560	1.86%
PRINCIPAL REDUCTION	\$	16,290		\$16,290	
TOTAL RETURN BEFORE TAXES	\$	9,634	1.69%	\$26,849	4.72%

## Scheduled Income

	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$10,521	\$12,000
ANNUALIZED SCHEDULED GROSS INCOME	\$126,252	\$144,000

## Expense Summary

New Taxes (New Estimated):	(New Estimated)	\$21,496
Repairs and Maintenance (3%):		\$3,788
Insurance (\$1.5/SF):	(\$1.25/SF)	\$3,780
Water and sewer:		\$1,830
Landscaping (\$100/Mo):	(\$100/mo)	\$1,200
Waste Disposal:		\$1,590
<b>Total Expenses</b>		<b>\$33,684</b>
<b>Expense Per Unit</b>		<b>\$8,421</b>
<b>Expense Per SF</b>		<b>\$4.31</b>

# Rent Roll

529 E Walnut Ave  
El Segundo, CA 90245



Unit	Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
529	1-Bed/1-Bath	\$2,285	\$2,750		
529-A	1-Bed/1-Bath	\$2,750	\$2,750		Vacant
531	1-Bed/1-Bath	\$2,600	\$2,750		
531-A	1-Bed/1-Bath	\$2,111	\$2,750		
NC	0-Bed/1-Bath	\$775	\$1,000		NC
MONTHLY TOTALS		\$10,521	\$12,000		
ANNUALIZED TOTALS		\$126,252	\$144,000		

# Loan Quote

529 E Walnut Ave  
El Segundo, CA 90245



**Jonathan Yoo**  
(323) 476-1785 (Direct)  
[Jonathan@Convoyhomeloans.com](mailto:Jonathan@Convoyhomeloans.com)  
NMLS #1590915



**Jonathan Yoo**  
(323) 476-1785 (Direct)  
[Jonathan@Convoyhomeloans.com](mailto:Jonathan@Convoyhomeloans.com)  
NMLS #1590915

Prepared for:  
Address: 529 E Walnut Ave

2/6/26  
Quote #1

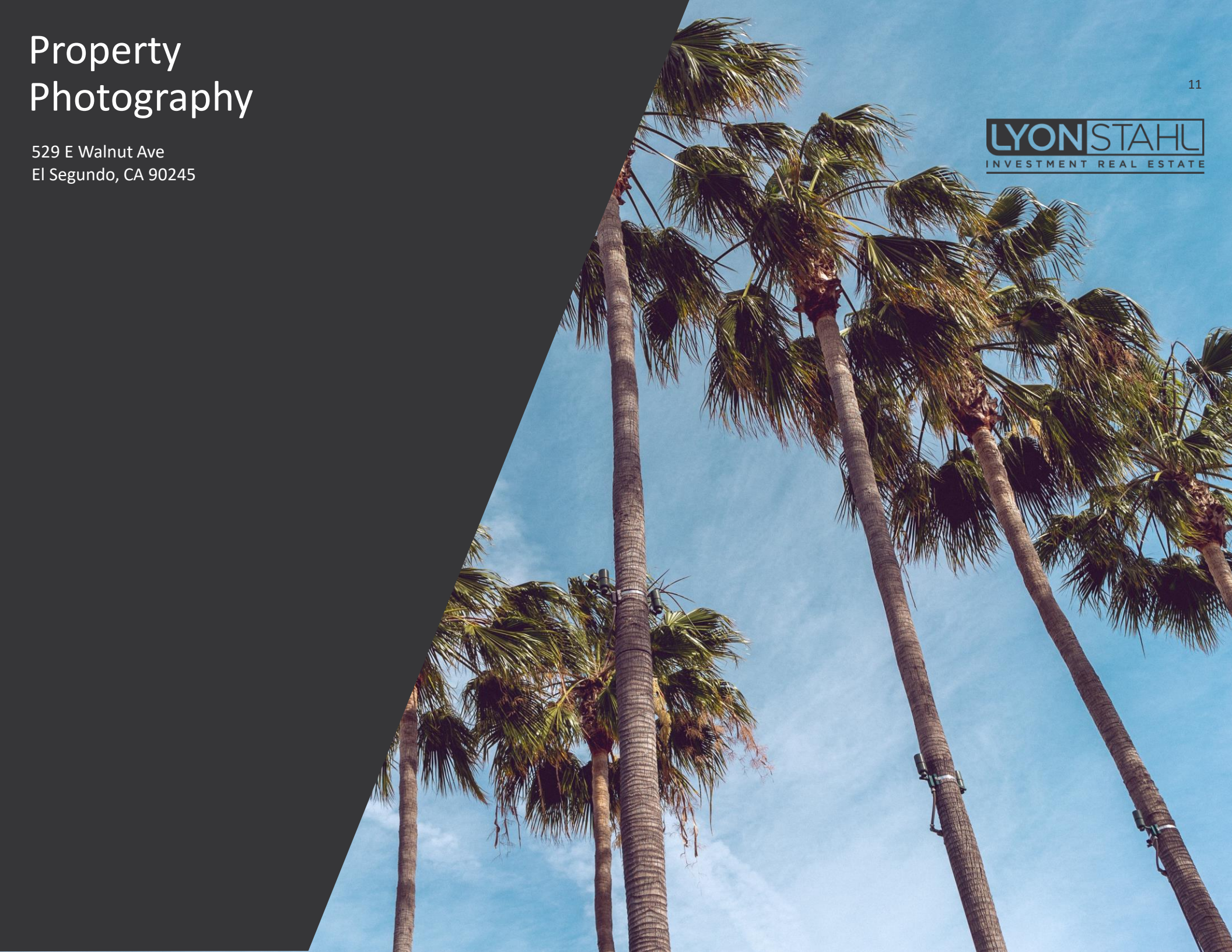
Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 1 30 Year Fixed	Option 2 30 Year Fixed with 10 Year IO	Option 3 30 Year Fixed with 10 Year IO
Market Value	\$1,995,000	\$1,995,000	\$1,995,000	\$1,995,000	\$1,995,000
Loan Amount	\$1,396,500	\$1,396,500	\$1,296,750	\$1,396,500	\$1,296,750
Doc Type	Full Doc Conventional Investment	Non-Conventional Investment Loan	Non-Conventional Investment Loan	Portfolio Investment Interest Only	Portfolio Investment Interest Only
Loan-to-Value	70%	70%	65%	70%	65%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with <b>NO</b> Buydown	<b>5.625%</b>	<b>6.000%</b>	<b>6.000%</b>	<b>6.250%</b>	<b>6.000%</b>
Rate <b>with</b> Buydown	<b>5.250%</b>				
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	20	20
I/O Monthly Payment					
Monthly Payment (P++MI)	<b>\$8,039</b>	<b>\$8,373</b>	<b>\$7,775</b>	<b>\$7,273</b>	<b>\$6,484</b>
Monthly Payment with Buydown	<b>\$7,712</b>			<b>\$0</b>	
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)	1.500%				
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$2,890	\$2,890	\$2,890	\$2,890

\* 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  
© 2025 Convoy Home Loans is headquartered at 2100 E Grand Ave. STE 145, El Segundo, CA 90245 and is a  
licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

# Property Photography

529 E Walnut Ave  
El Segundo, CA 90245



# Exterior Photos

529 E Walnut Ave  
El Segundo, CA 90245



# Exterior Photos

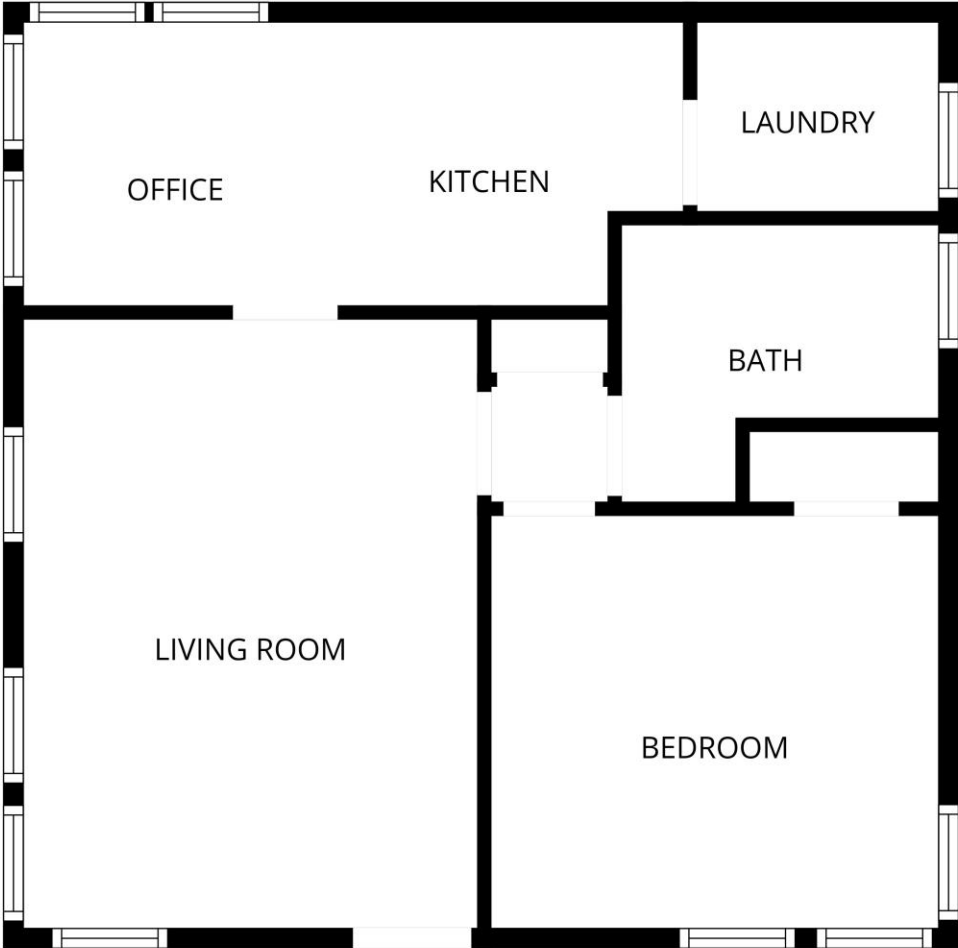
529 E Walnut Ave  
El Segundo, CA 90245



# Floor Plans

529 E Walnut Ave  
El Segundo, CA 90245

Unit: 529

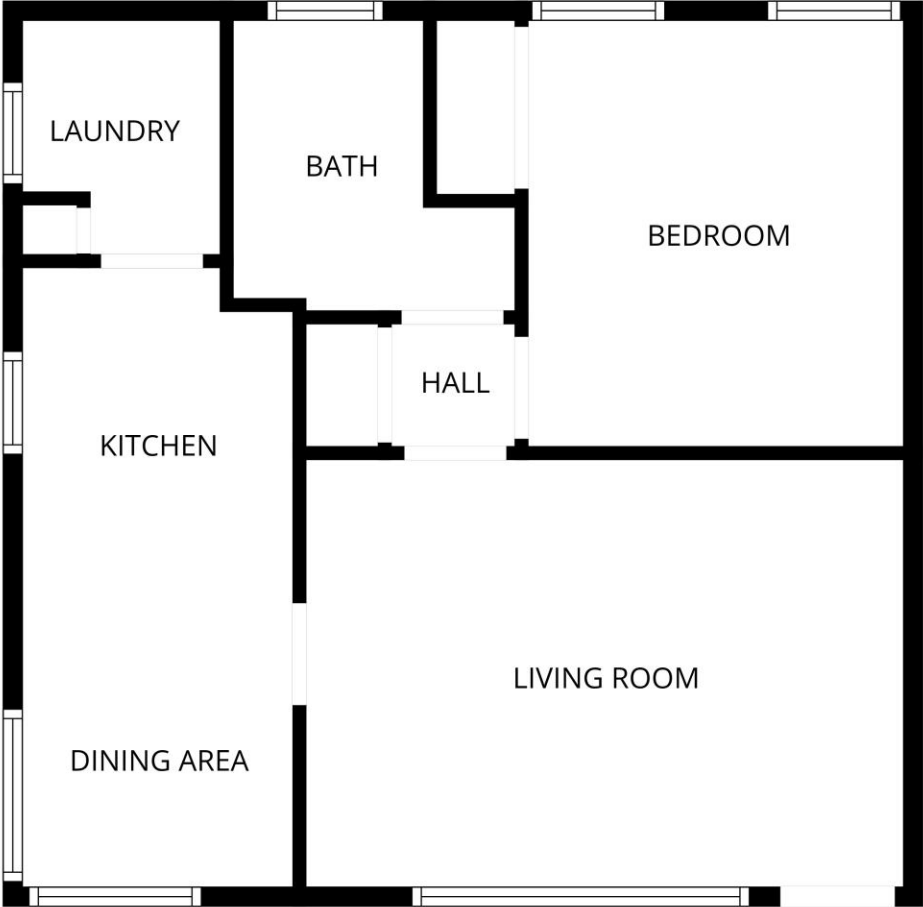


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Floor Plans

529 E Walnut Ave  
El Segundo, CA 90245

Unit: 529 A



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

# Floor Plans

529 E Walnut Ave  
El Segundo, CA 90245

Unit: 531

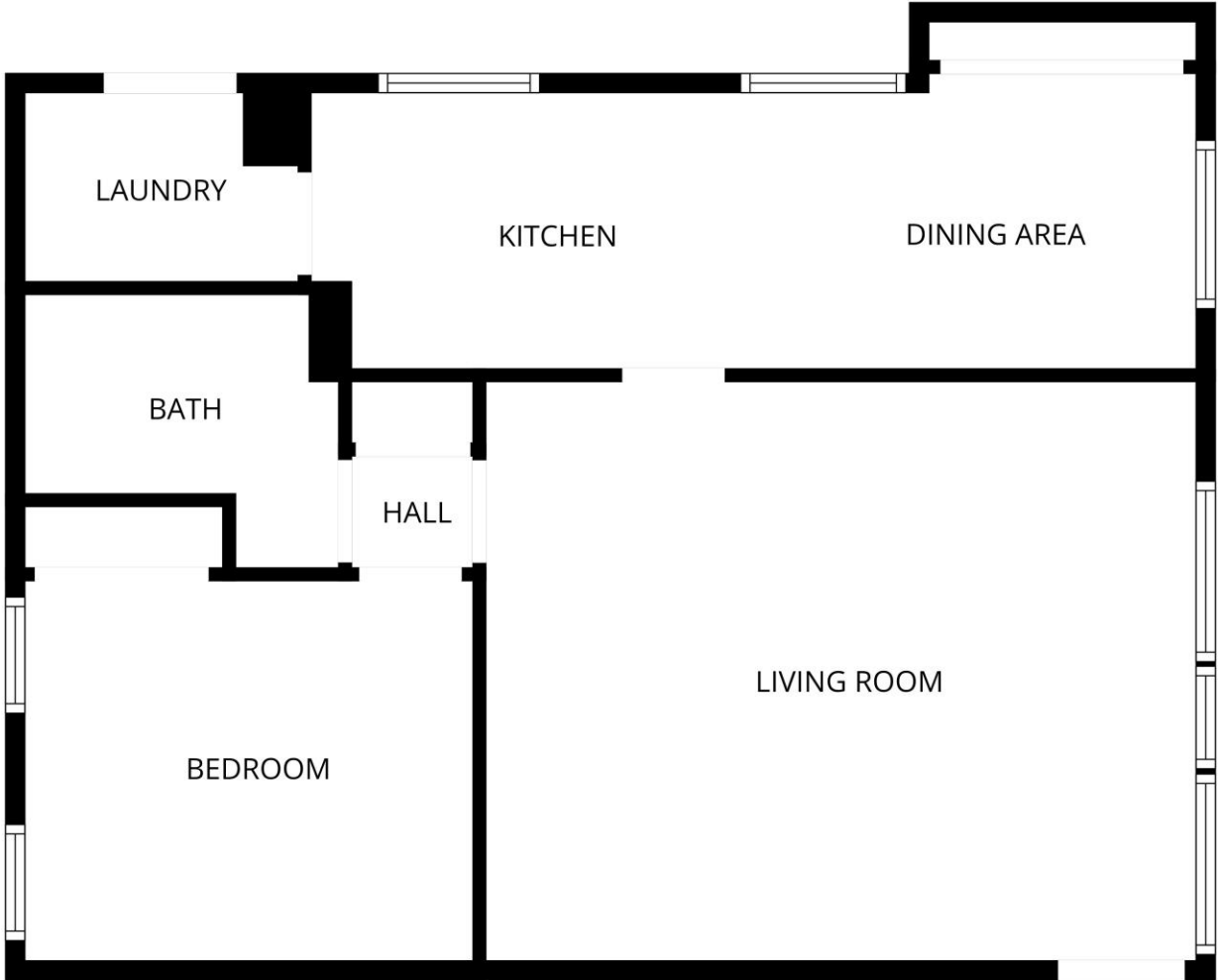


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Floor Plans

529 E Walnut Ave  
El Segundo, CA 90245

Unit :531 A

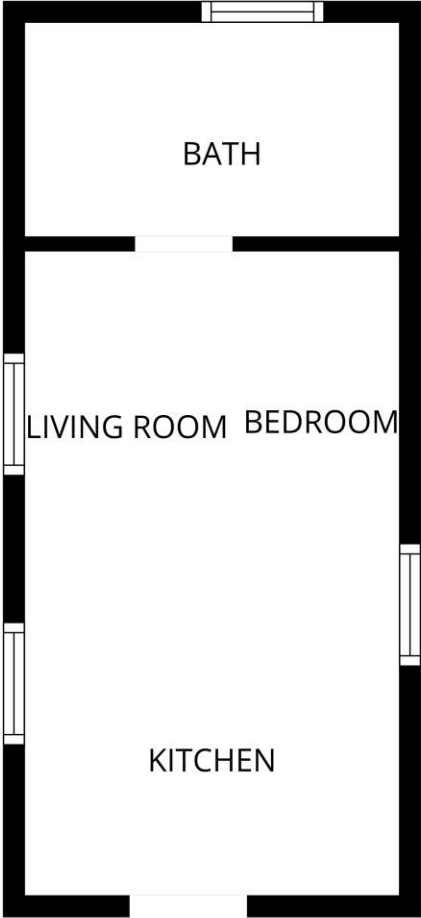


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Floor Plans

529 E Walnut Ave  
El Segundo, CA 90245

Unit: 531 B  
(Nonconforming)



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

# Comparables

529 E Walnut Ave  
El Segundo, CA 90245



# Sold Comparables

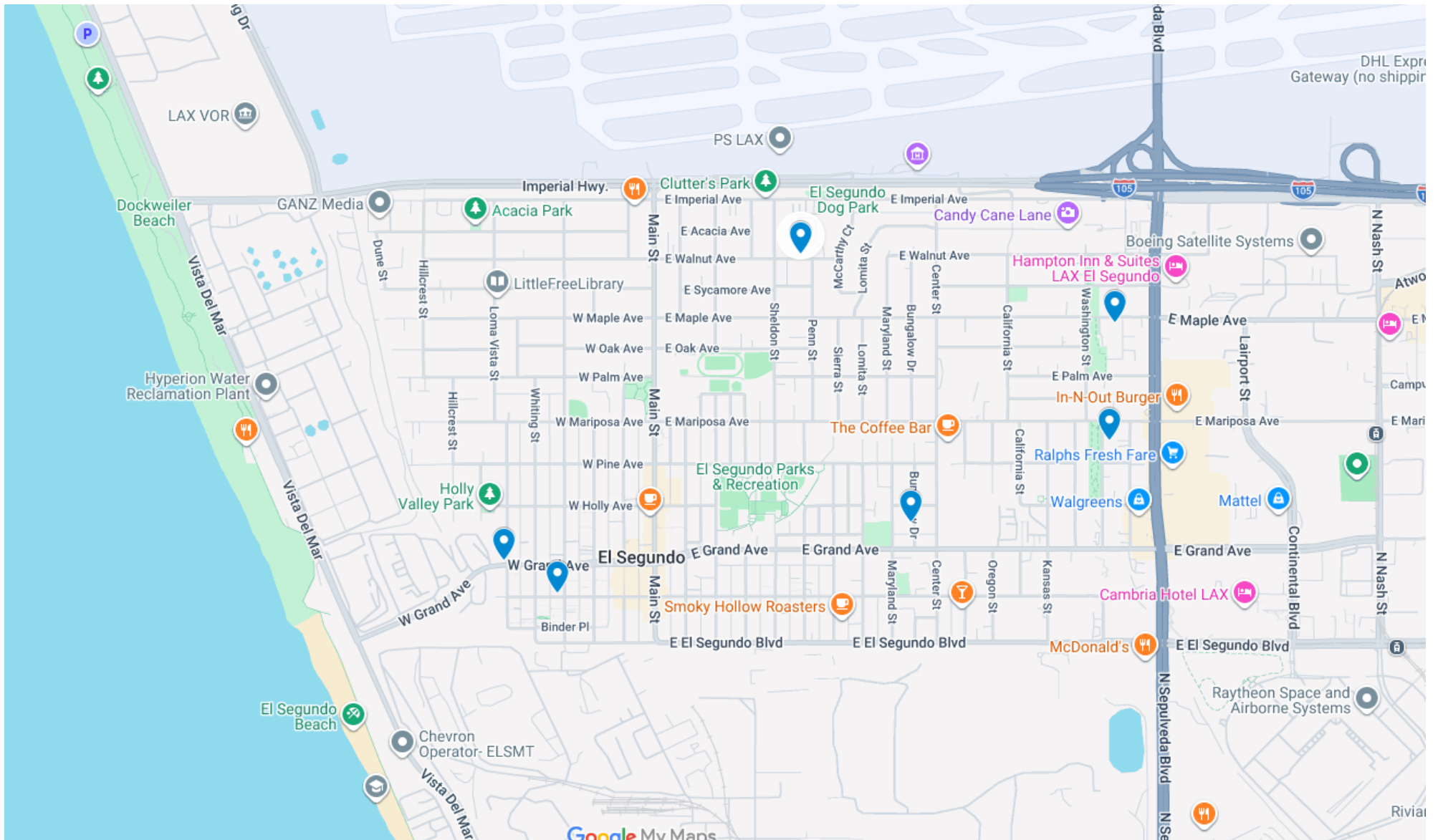
529 E Walnut Ave  
El Segundo, CA 90245



	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	530 Illinois St El Segundo, CA 90245	\$1,650,000	3	1956	1,961 SF	\$549,967	\$841.41	2.4%	05/13/2025
2	601 W Grand Ave El Segundo, CA 90245	\$1,825,000	4	1925	3,167 SF	\$499,500	\$576.26	N/A	04/02/2024
3	411 E Franklin Ave El Segundo, CA 90245	\$2,150,000	4	1963	3,360 SF	\$550,000	\$639.88	4.2%	12/03/2024
4	315 Bungalow Dr El Segundo, CA 90245	\$2,175,000	3	1959	3,564 SF	\$716,667	\$610.27	N/A	06/11/2025
5	731 Indiana Ct El Segundo, CA 90245	\$2,275,000	4	1955	3,399 SF	\$562,500	\$669.31	4.2%	09/26/2024
<b>Averages</b>		<b>\$2,015,000</b>	<b>4</b>	<b>1952</b>	<b>3,090 SF</b>	<b>\$575,727</b>	<b>\$667.43</b>	<b>3.6%</b>	
*	529 E Walnut Ave El Segundo, CA 90245	\$1,895,000	4	1940	2,520 SF	\$473,750	<b>\$751.98</b>	<b>4.68%</b>	

# Sold Comparables Map

529 E Walnut Ave  
El Segundo, CA 90245



# Lease Comparables

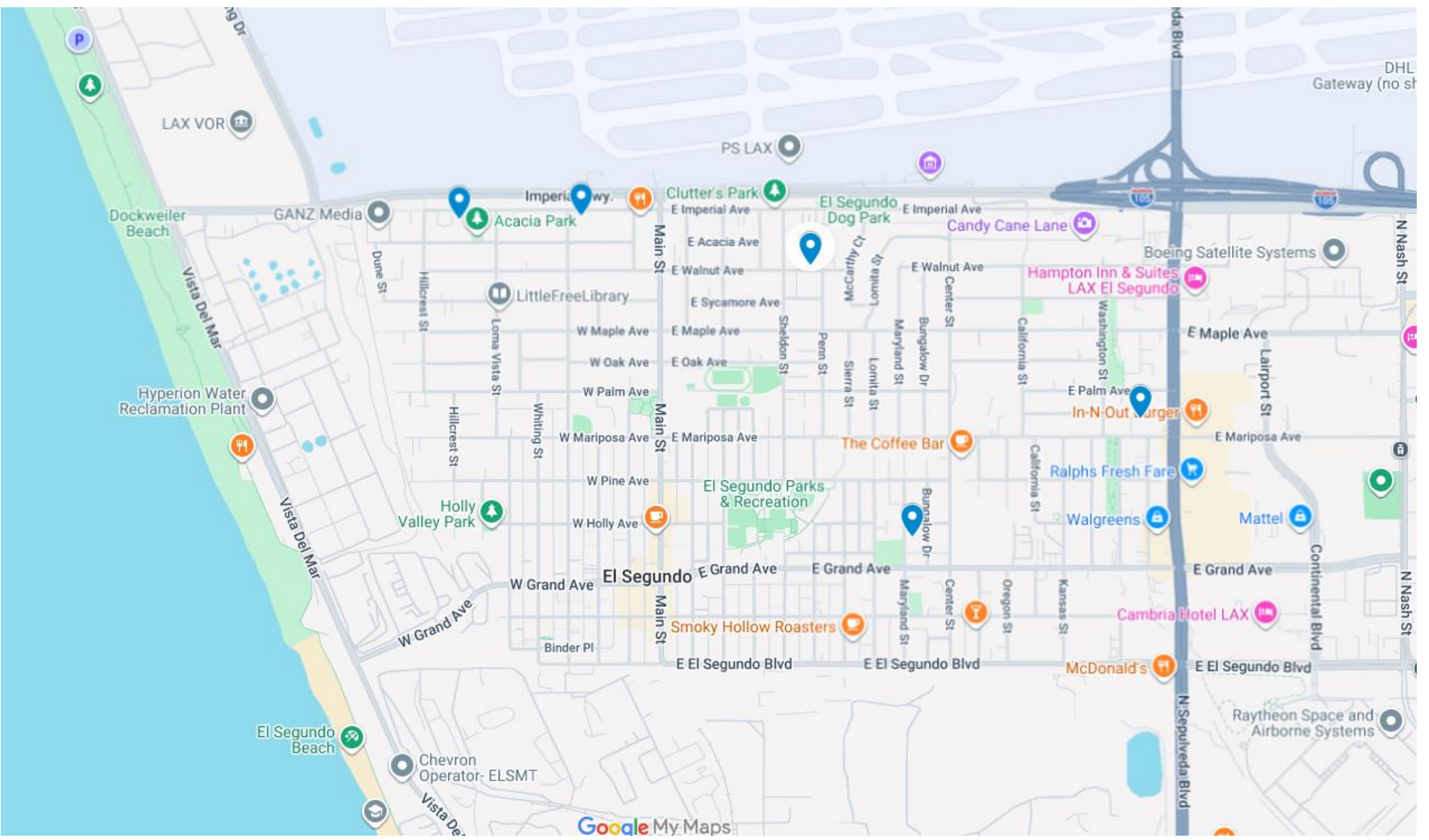
529 E Walnut Ave  
El Segundo, CA 90245



	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	640 W Imperial Ave El Segundo, CA 90245	AUG 2025	1-Bed/1-Bath	700 SF	\$3,990
2	612 Illinois Ct El Segundo, CA 90245	DEC 2025	1-Bed/1-Bath	775 SF	\$2,700
3	320 Maryland St El Segundo, CA 90245	MAR 2025	1-Bed/1-Bath	700 SF	\$2,650
4	324 W Imperial Ave El Segundo, CA 90245	FEB 2025	1-Bed/1-Bath	500 SF	\$2,495
5	501 W Walnut Ave El Segundo, CA 90245	JAN 2025	1-Bed/1-Bath	400 SF	\$2,400
<b>Average</b>			<b>1-Bed</b>		<b>\$2,847</b>
*	529 E Walnut Ave El Segundo, CA 90245		1-Bed		\$2,348

# Lease Comparables Map

529 E Walnut Ave  
El Segundo, CA 90245



# Area Overview

529 E Walnut Ave  
El Segundo, CA 90245



# City Overview

529 E Walnut Ave  
El Segundo, CA 90245



## El Segundo

Located along the southwestern edge of Los Angeles County, El Segundo, California, embodies a harmonious blend of residential charm, commercial vitality, and coastal allure. Home to approximately 16,000 residents, El Segundo offers a unique fusion of small-town tranquility and urban convenience.

The real estate market in El Segundo caters to a diverse range of preferences and budgets. The median home price in the city is around \$1.2 million, reflecting its attractiveness as a desirable and relatively affordable location within the region. Whether you prefer historic craftsman homes, modern condominiums, or spacious family residences, El Segundo provides a variety of housing options suited to different lifestyles.

Residents of El Segundo enjoy a plethora of amenities and recreational opportunities. The city boasts numerous parks and recreational facilities, including the expansive Recreation Park with its sports fields, playgrounds, and picnic areas. El Segundo Beach, with its scenic views and family-friendly atmosphere, is a favorite spot for sunbathing, swimming, and beach volleyball.

For shopping and dining, El Segundo offers a diverse array of choices. The Plaza El Segundo and nearby Rosecrans Corridor feature a mix of retail outlets, restaurants, and entertainment venues, ensuring residents have access to both local favorites and popular national chains. The city's dining scene is vibrant, with eateries offering everything from casual fare to gourmet dining experiences.

Cultural enrichment is integral to the fabric of El Segundo. The city is home to the El Segundo Museum of Art, showcasing local and contemporary art exhibitions, and hosts community events throughout the year. Festivals celebrating the city's heritage and cultural diversity add to its vibrant social calendar.

El Segundo's economy thrives on a diverse mix of industries, including aerospace, technology, and entertainment. Major corporations and startups alike find a home in El Segundo, contributing to its robust job market and economic stability. Its strategic location near Los Angeles International Airport and major highways facilitates easy access to business hubs and cultural attractions throughout Southern California.

With its proximity to the Pacific Ocean and a picturesque coastal environment, El Segundo provides abundant opportunities for outdoor recreation and beachside relaxation. The city's well-maintained public spaces, combined with its strong community spirit, foster a relaxed yet active lifestyle cherished by residents.

In summary, El Segundo offers a compelling choice for those seeking a balanced lifestyle enriched by community warmth, cultural vibrancy, and coastal beauty. Its diverse housing options, abundance of amenities, and thriving economic landscape make it an appealing and coveted place to call home in Southern California.



# County Overview

529 E Walnut Ave  
El Segundo, CA 90245

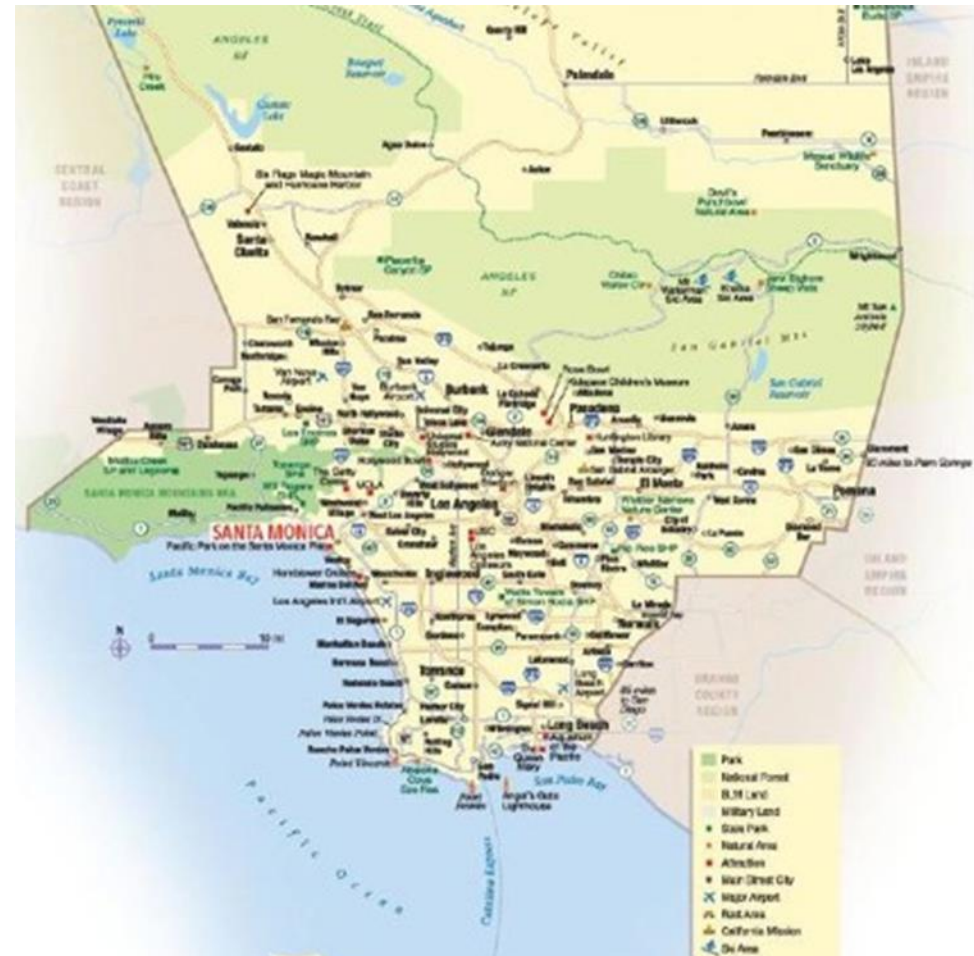


## Los Angeles

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.

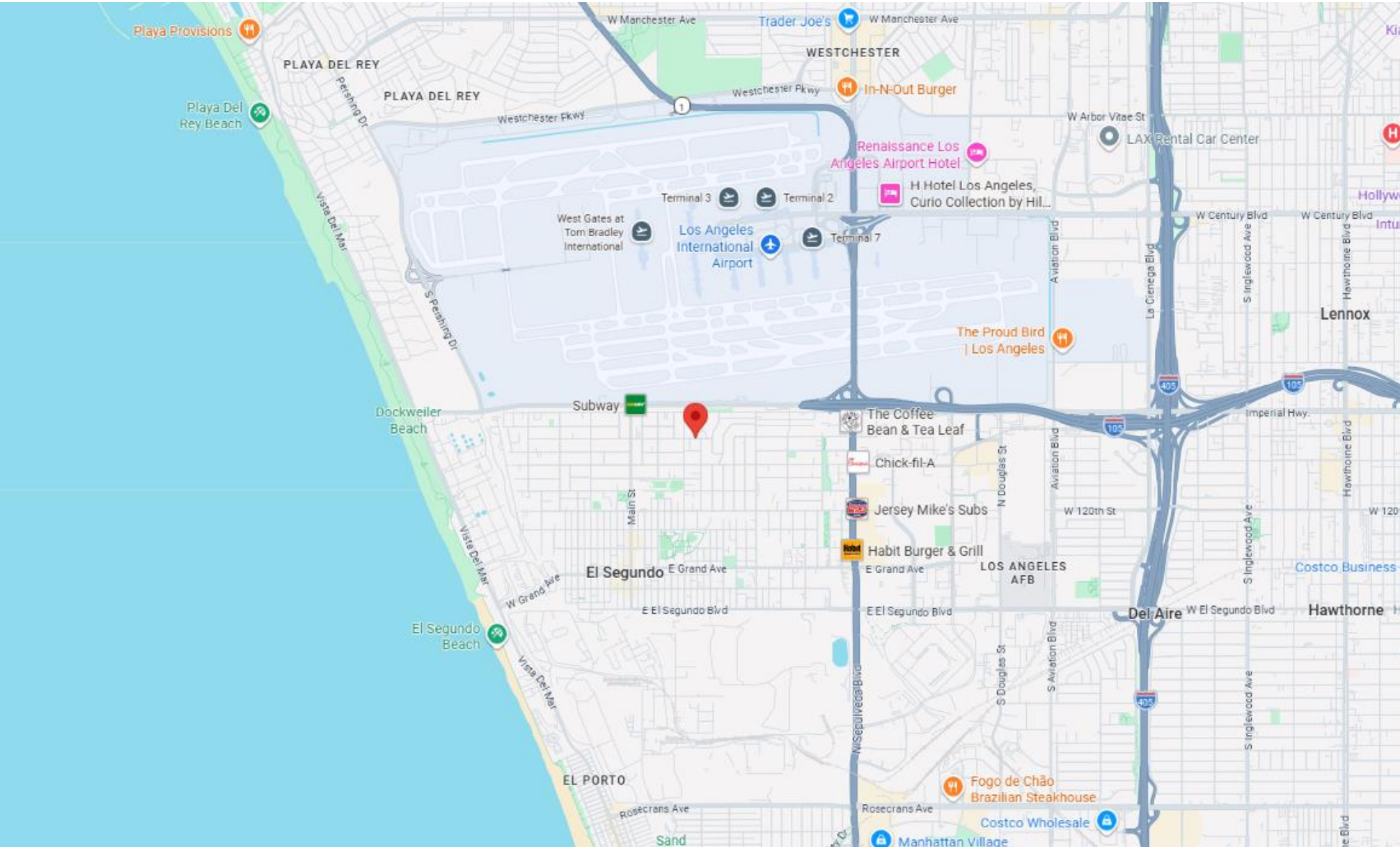
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration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

529 E Walnut Ave  
El Segundo, CA 90245



# 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



Woody Stahl

(310) 880-0926  
[WOODY@LYONSTAHL.COM](mailto:WOODY@LYONSTAHL.COM)  
DRE - 01399621

Brett Lyon

(310) 780-1899  
[BRETT@LYONSTAHL.COM](mailto:BRETT@LYONSTAHL.COM)  
DRE - 01717818