1236-1240 WILMINGTON BLVD, WILMINGTON, CA 90744

$1,299,000

LYONSTAHL
INVESTMENT REAL ESTATE

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AERIAL MAP

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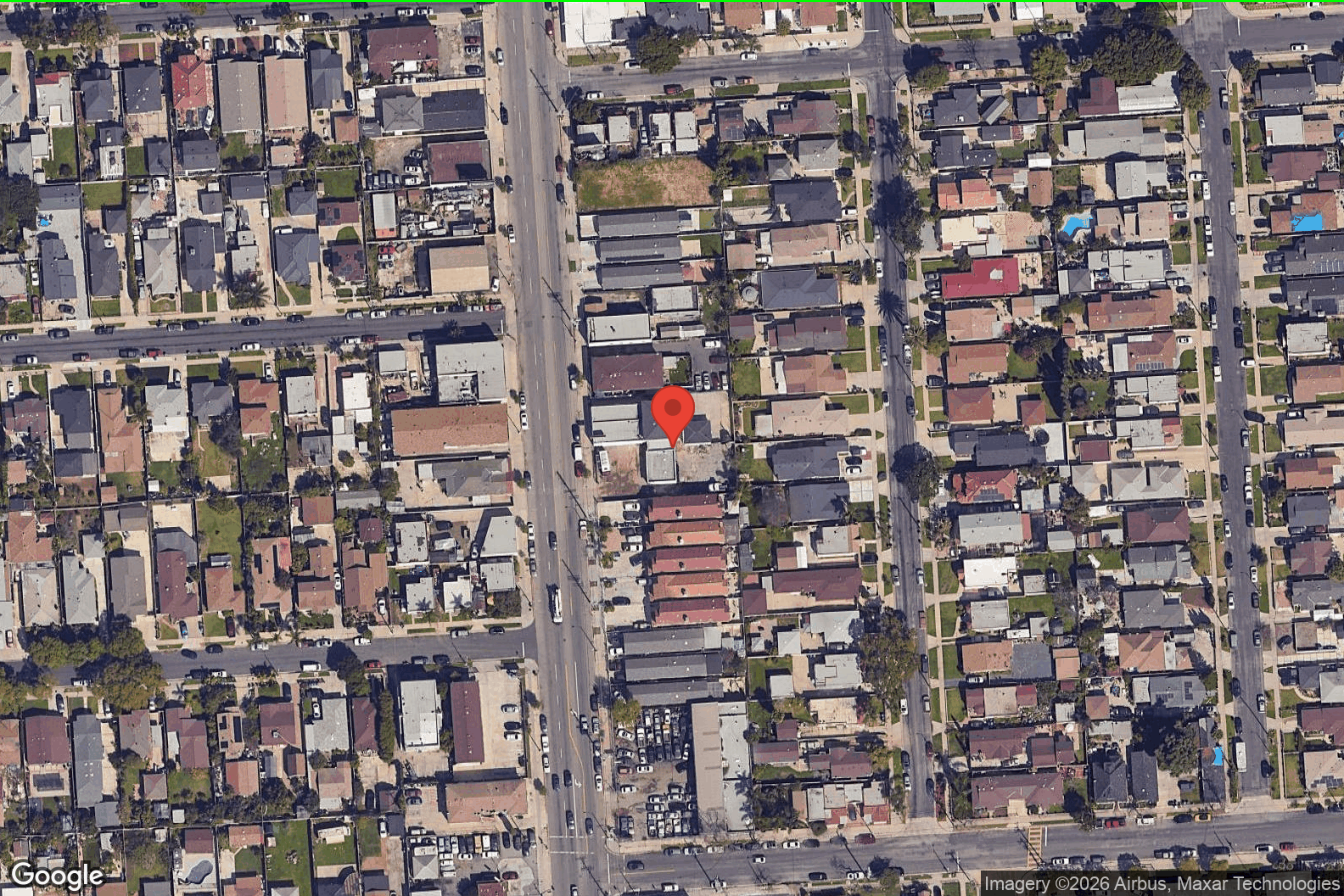
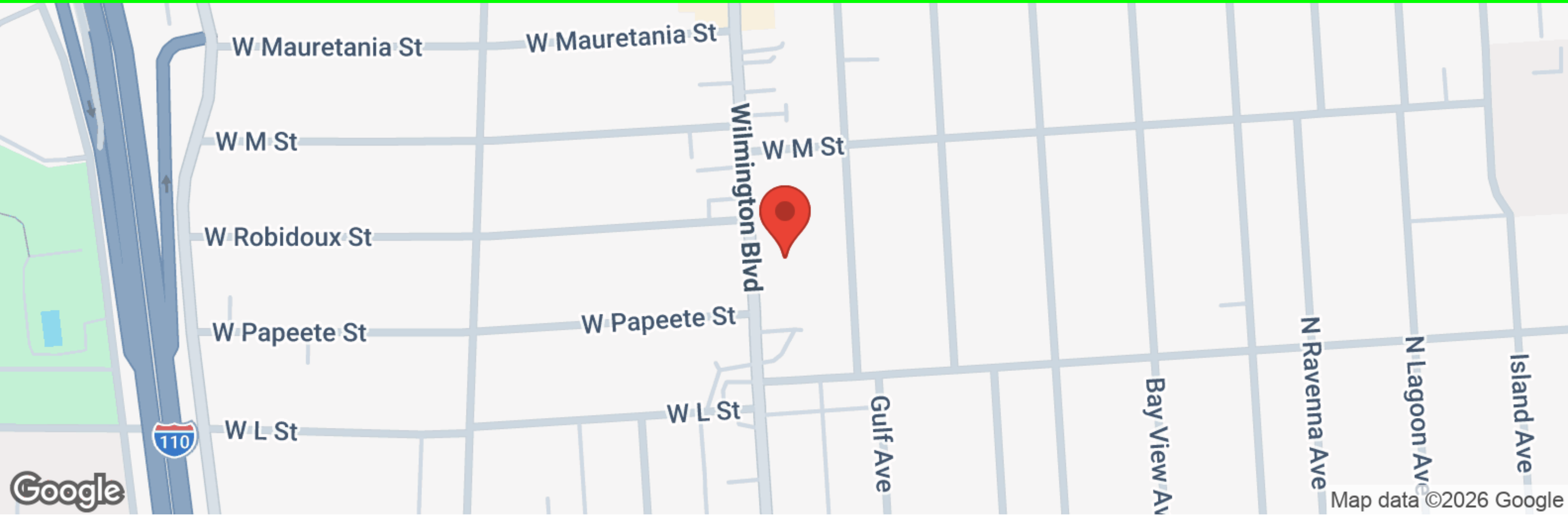
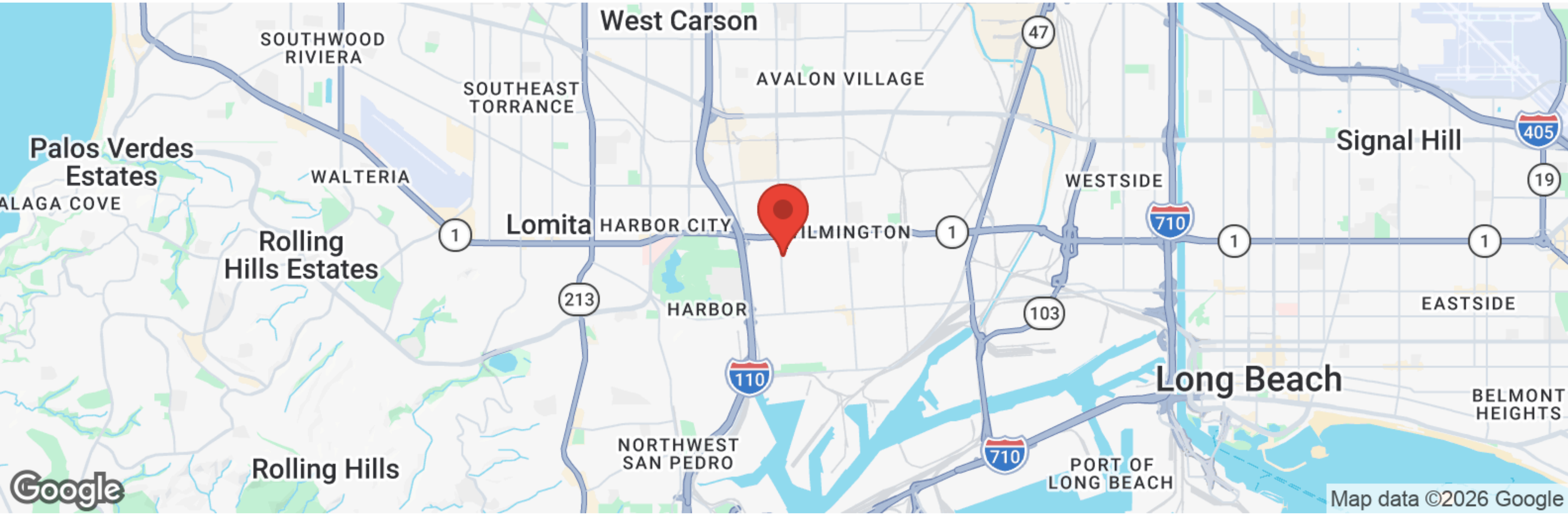
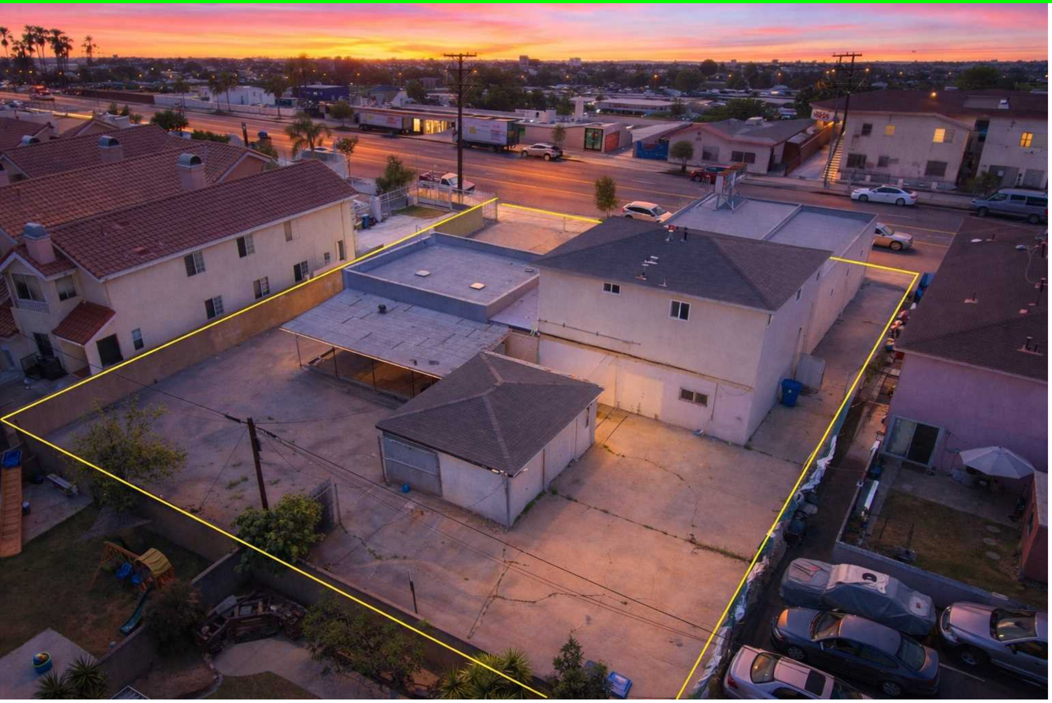


LOCATION MAPS





PROPERTY PHOTOS



PROPERTY PHOTOS

PROPERTY HIGHLIGHTS

Property Highlights

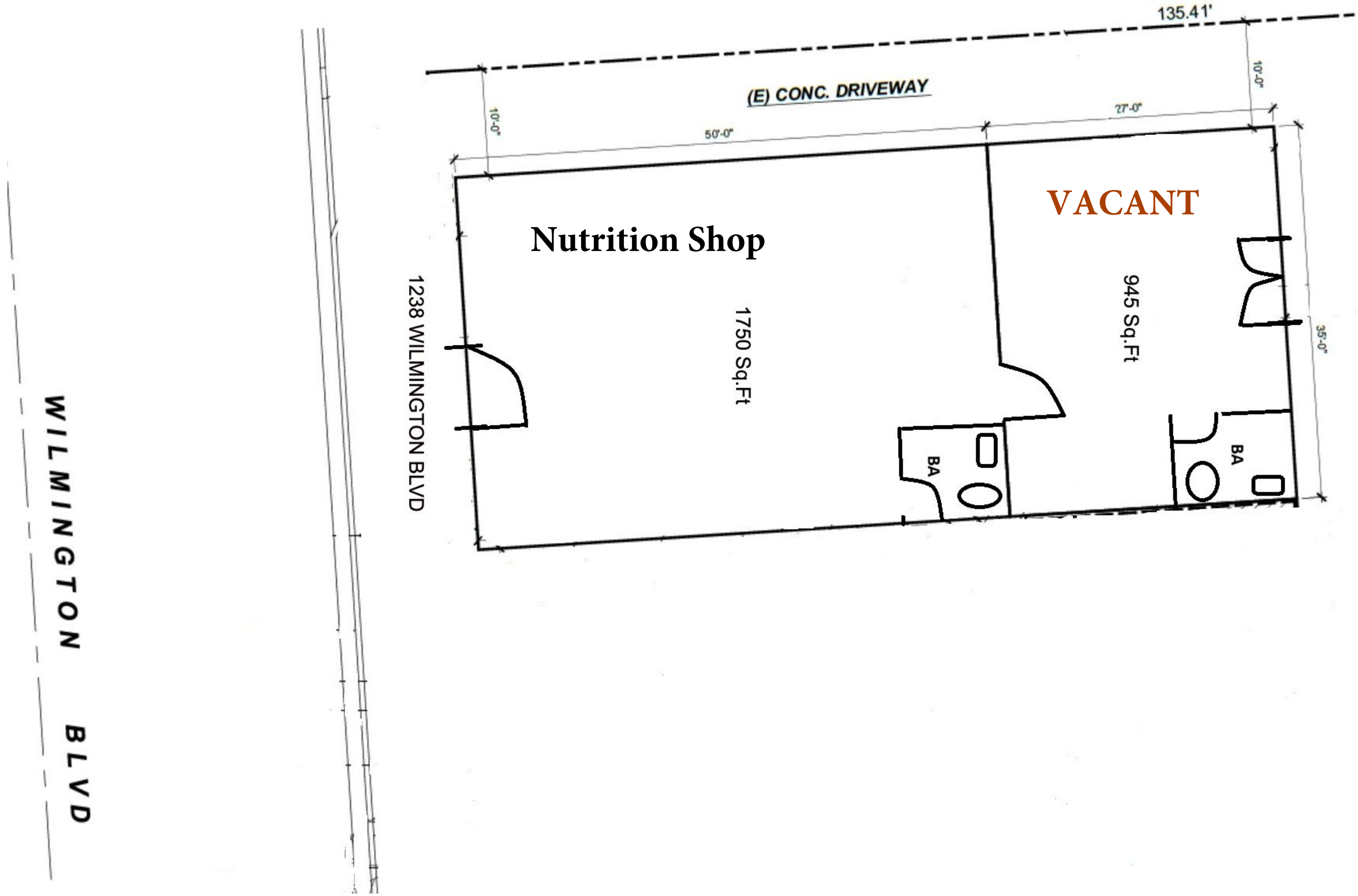
- **Turnkey Mixed-Use Investment on a Large 13,343 SF LAC1.5 TOC Tier 2 Lots**
- **Immediate Value-Add Opportunity with Vacant 945 Sq.Ft. Commercial Space Ready for Lease-Up.**
- **Strong Existing Cash Flow from Stabilized Residential & Established Commercial Tenant/ Nearly 8% CAP rate**
- **Significant Density Upside: Add ADUs + Redevelop to ~33 Units (Buyer to Verify)**
- **Prime High-Exposure Wilmington Blvd Location Near the Port & Major Employment Drivers**
- **Commercial 945 Sq.Ft. space available for lease or owner-user occupancy**
- **Vacant Unit Has High Visibility, Billboard-like Signage and Flexible lease terms with negotiable rate**

About Investment Property

Fully renovated turnkey mixed-use asset on a 13,343 SF LAC1.5-zoned lot within a TOC Tier 2 area, offering both in-place income and future development upside. The property allows for the addition of up to three (3) ADUs (buyer to verify), while zoning and TOC incentives support long-term redevelopment potential of up to approximately 33 residential units onsite. Current unit mix includes 5 units — 3 commercial (Private Kitchen at $3,000/mo, Nutrition Shop at $3,500/mo and one 945 SF vacant rent-ready space), 1 two-bedroom residential unit at $2,165, and 1 legal 1-bedroom ADU at $1,950 — providing stable cash flow with immediate upside through lease-up and future value through repositioning. Located on a high-visibility stretch of Wilmington Blvd near the Port of Los Angeles, major employment hubs, and dense residential neighborhoods, with strong street frontage and convenient access to major transportation routes, making it ideal for investors seeking income today with a clear path to scale in the future.

VACANT UNIT LAYOUT

LYONSTAHL INVESTMENT REAL ESTATE



AVAILABLE SPACE OVERVIEW

LEASE DETAILS

Available Space: 945 RSF

Lease Rate: Negotiable

Lease Term: Flexible options available

Use: Retail, office or service (subject to approval)

Possession: Available upon lease execution

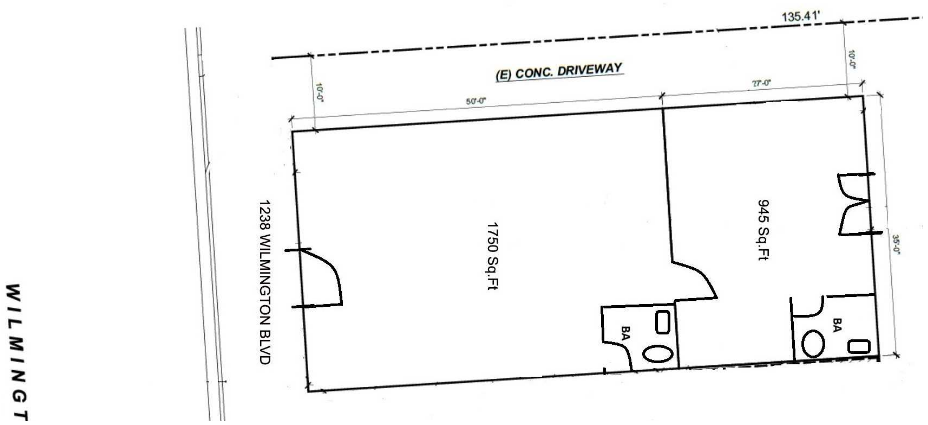
Layout: Accommodates single tenant configuration

Tenant Improvements: Negotiable; TI allowance available for qualified tenants

Lease Type: Modified Gross or NNN (to be determined)

Utilities: Separately metered or allocated (TBD)

Signage: Signage opportunities High Visibility Billboard available (subject to approval)



PROFORMA SUMMARY

LYONSTAHL INVESTMENT REAL ESTATE

1236 - 1240 N Wilmington Blvd, Wilmington CA

List Price:		$1,299,000
Down Payment:	40.0%	$519,600
Number of units:		5
Cost per Unit:		$259,800
Current GRM:		8.94
Market GRM:		6.03
Current CAP:		7.83%
Market CAP:		13.05%
Year Built / Age:		1947
Approx. Lot Size:		13,340
Approx. Gross RSF:		5,220
Cost per Net RSF:		$248.85

Proposed Financing

First Loan Amount:	$779,400	Amort:	30
Terms:	**6.750%**	Fixed:	5
Payment	$5,055	DCR:	1.68

Annualized Operating Data	**Current Rents**			**Market Rents**		
Scheduled Gross Income:	$ 145,380			$ 215,279		
Vacancy Rate Reserve:	$ 4,361	3%	1	$ 6,458	3%	1
Gross Operating Income:	$ 141,019			$ 208,821		
Expenses:	$ 39,245	27%	1	$ 39,245	18%	1
Net Operating Income:	$ 101,774			$ 169,576		
Loan Payments:	$ 60,662			$ 60,662		
Pre Tax Cash Flows:	$ 41,112	7.91%	2	$ 108,914	20.96%	2
Principal Reduction:	$ 8,306			$ 8,306		
Total Return Before Taxes:	$ 49,418	9.51%	2	$ 117,221	22.56%	2

1 As a percent of Scheduled Gross Income

2 As a percent of Down Payment

Scheduled Income:

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Market Income: Monthly Rent/Unit	Market Income: Total Income
1	1,000 Sq.Ft.	Private Kitchen	$ 3,000	$ 3,000	$ 3,090	$ 3,090
1	1,750 Sq.Ft.	*Vitamin Shop*	$ 3,500	$ 3,500	$ 3,605	$ 3,605
1	945 Sq.Ft.	*Vacant Commercial*	$ 1,000	$ 1,000	$ 1,000	$ 1,000
1	2+1	*1,000 Sq.Ft.*	$ 2,165	$ 2,165	$ 2,230	$ 2,230
1	1+1	*550 Sq.Ft.*	$ 1,950	$ 1,950	$ 2,100	$ 2,100
1	N/A	*Food Truck*	$ 500	$ 500	$ 515	$ 515
3	1+1	*Potential ADU*	$ -		$ 1,800	$ 5,400

	Current	Market
Total Scheduled Rent:	$12,115	$17,940
Laundry	$0	$0
Garages		
Monthly Scheduled Gross Income:	$12,115	$17,940
Annualized Scheduled Gross Income:	$145,380	$215,279
Utilities Paid by Tenant:	Electric	

48% Rental Upside

Annualized Expenses:

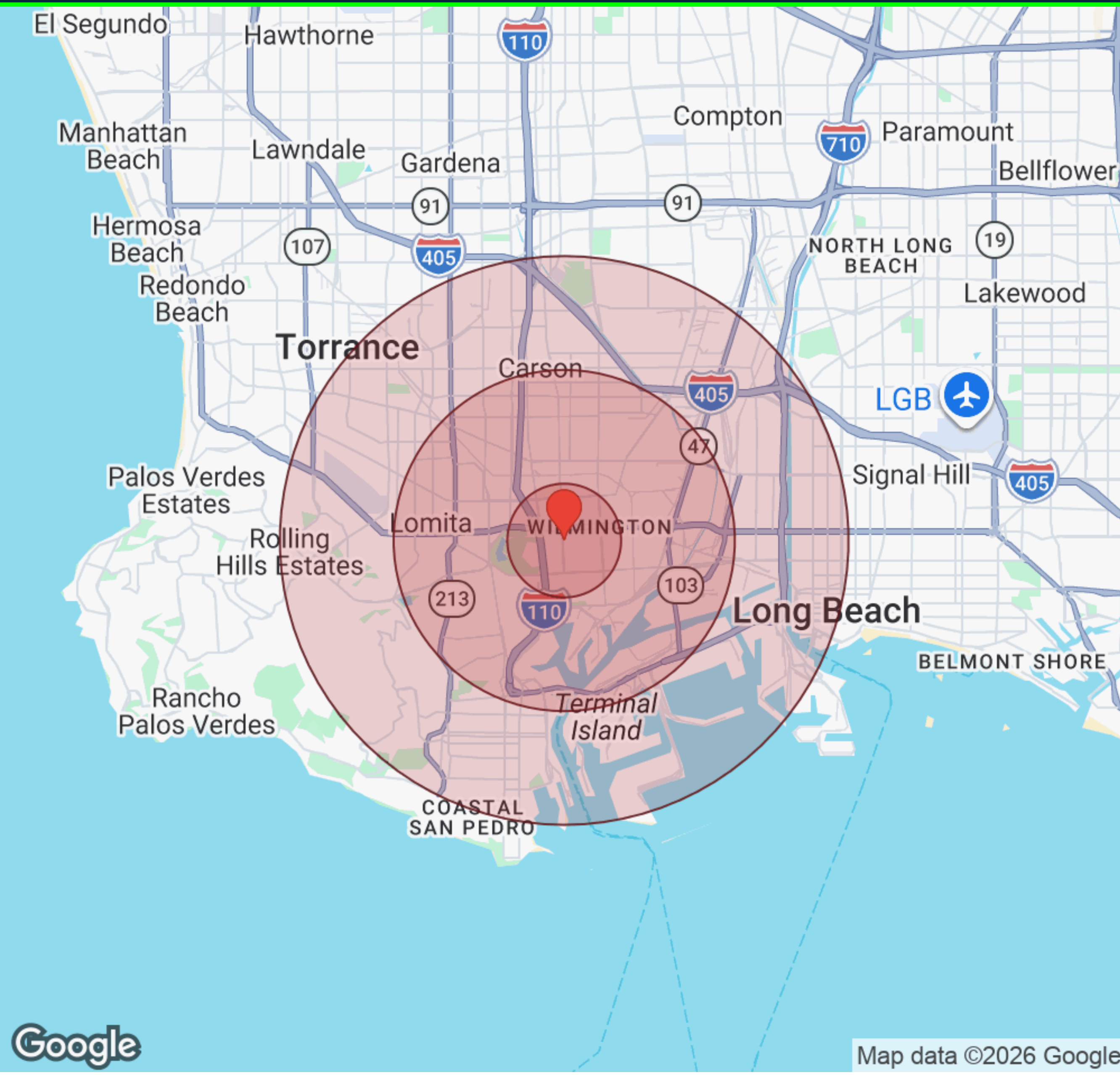
***Estimated**

New Taxes (New Estimated):	$ 16,108
Maintenance ($650/unit):	$ 3,250
Insurance ($1.5/SF):	$ 7,830
Utilities ($500/Month):	$ 6,000
Off-Site Management (5%):	$ 6,057
Total Expenses:	$39,245
Expenses as %/SGI	26.99%
Per Net Sq. Ft:	7.52
Per Unit:	$7,849

Presented by LYON | STAHL

1236-1240 WILMINGTON BLVD

DEMOGRAPHICS



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	18,460	87,106	226,284
Female	18,306	87,185	226,678
Total Population	36,766	174,291	452,962

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,357	29,368	89,913
Black	1,415	12,967	46,791
Am In/AK Nat	40	209	544
Hawaiian	147	1,063	2,763
Hispanic	29,479	93,385	209,268
Asian	1,787	33,307	91,634
Multiracial	496	3,573	10,826
Other	44	418	1,223

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,251	60,609	171,032
Occupied	10,556	56,588	159,103
Owner Occupied	4,006	29,382	76,084
Renter Occupied	6,550	27,206	83,019
Vacant	695	4,021	11,929

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,266	29,566	75,159
Ages 15 - 24	5,905	22,205	54,891
Ages 25 - 54	15,719	71,176	185,361
Ages 55 - 64	3,916	22,635	59,137
Ages 65+	3,962	28,709	78,413

Income	1 Mile	3 Miles	5 Miles
Median	$71,460	$91,225	$95,477
Under $15k	908	4,184	12,622
$15k - $25k	919	3,145	8,202
$25k - $35k	933	3,742	8,991
$35k - $50k	1,141	4,873	13,710
$50k - $75k	1,589	7,755	20,549
$75k - $100k	1,291	7,080	18,896
$100k - $150k	1,705	9,776	28,819
$150k - $200k	963	6,168	17,292
Over $200k	1,108	9,865	30,022

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