12 UNITS

4261 Leimert Blvd
Los Angeles, CA 90008

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INVESTMENT OVERVIEW

SUMMARY

4261 Leimert Blvd, Leimert Park, CA 90008

ASKING PRICE	$3,100,000
UNITS	12
UNIT MIX	10 (1-BED / 1-BATH) 2 (2-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	12,348
TOTAL LOT SQ. FT.	11,004
YEAR BUILT	1929
ZONING	LAR3
APN	5024-020-017

HIGHLIGHTS

- **Excellent Value Add Opportunity | 6 Units Currently Vacant**
- **Large Units Averaging over 1k Sq Ft each**
- **Timeless Architecture with a mix of authentic hardwood, enhanced natural light, high ceilings and much more**
- **Prime pocket of Leimert Park**

THE OFFERING

The Stiegler | Takahashi Group is proud to present 4261 Leimert Boulevard, an exceptional 12-unit multifamily value-add investment opportunity located in a prime pocket of Leimert Park. The property offers a rare opportunity for an investor to acquire an apartment building with all eight units currently vacant, providing immediate flexibility to reposition the asset and capture significant rental upside. The spacious units average over 1,000 square feet each and feature timeless architectural details including authentic hardwood floors, high ceilings, enhanced natural light, and generously proportioned floor plans. The property's desirable Leimert Park location provides convenient access to neighborhood amenities, major employment centers, and transportation corridors, supporting strong long-term rental demand. 4261 Leimert Boulevard offers investors a compelling combination of immediate value-add potential, substantial rental upside, spacious units, and a premier Los Angeles location.


PROPERTY
PHOTOGRAPHS

PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS


PROPERTY
PHOTOGRAPHS


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4261 4267 LEIMERT
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22K AIC








PROPERTY
PHOTOGRAPHS


PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS

FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	$3,100,000
UNITS	12
BUILDING SQ. FT.	12,348
LOT SQ FT	11,004
YEAR BUILT	1929
PRICE / UNIT	$258,333
PRICE / SQ FT	$251.05

INCOME DATA

	CURRENT	PRO FORMA
NOI	$ 187,085	$ 251,166
CAP	6.04%	8.10%
GRM	10.69	8.53

PROPOSED FINANCING

DOWN PAYMENT	$930,000
LOAN AMOUNT	$2,170,000
INTEREST RATE	6.4%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.15

INCOME AND EXPENSES

LYONSTAHL INVESTMENT REAL ESTATE

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH		$ 1,363	$ 2,400
1	1-BED / 1-BATH		$ 1,120	$ 2,400
1	1-BED / 1-BATH		$ 1,317	$ 2,400
1	1-BED / 1-BATH		$ 2,000	$ 2,400
1	1-BED / 1-BATH		$ 1,262	$ 2,400
1	1-BED / 1-BATH		$ 1,508	$ 2,400
2	2-BED / 1-BATH	*Vacant*	$ 3,000	$ 3,000
4	1-BED / 1-BATH	*Vacant*	$ 2,400	$ 2,400

UTILITIES PAID BY TENANT- GAS & ELECTRIC

MONTHLY SCHEDULED RENTAL INCOME	$24,170	$30,000
GARAGES	$0	$0
MONTHLY SCHEDULED GROSS INCOME	$24,170	$30,000
ANNUAL SCHEDULED RENTAL INCOME	$290,040	$363,600

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	$ 290,040		$ 363,600	
LESS: VACANCY RESERVE	$ 8,701	3.0%	$ 18,180	5.0%
GROSS OPERATING INCOME	$ 281,339		$ 345,420	
LESS: EXPENSES	$ 94,254	32%	$ 94,254	26%
NET OPERATING INCOME	$ 187,085		$ 251,166	
LESS: LOAN PAYMENTS PRE-TAX	$ 162,882		$ 162,882	
CASH FLOW	$ 24,203	2.60%	$ 88,285	9.49%
PRINCIPAL REDUCTION	$ 24,718		$ 24,718	
TOTAL RETURN BEFORE TAXES	$ 48,922	5.26%	$ 113,003	12.15%

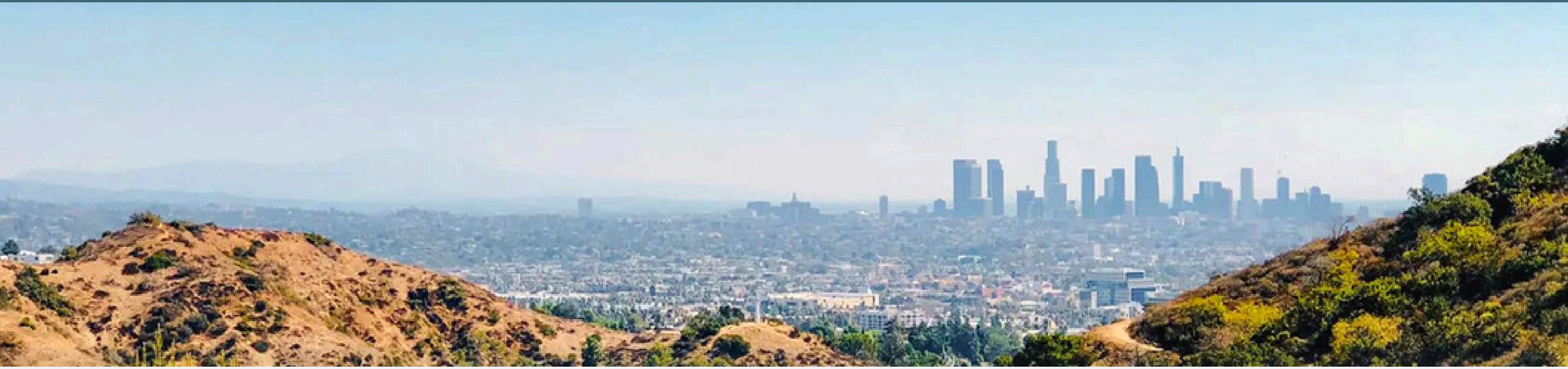
CURRENT EXPENSES

NEW TAXES (ESTIMATED)	$ 38,750
MAINTENANCE (4%)	$ 11,602
INSURANCE ($1.20/SF)	$ 15,000
UTILITIES ($1100/UNIT/YEAR)	$ 13,200
LANDSCAPING ($100/MO)	$ 1,200
PROPERTY MANAGEMENT (5%)	$ 14,502

TOTAL EXPENSES:	$ 94,253.60
EXPENSES AS % SGI	32.50%
PER NET SQ.FT.	$ 7.63
PER UNIT:	$ 7,854.47

LOCATION OVERVIEW

LOS ANGELES COUNTY



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

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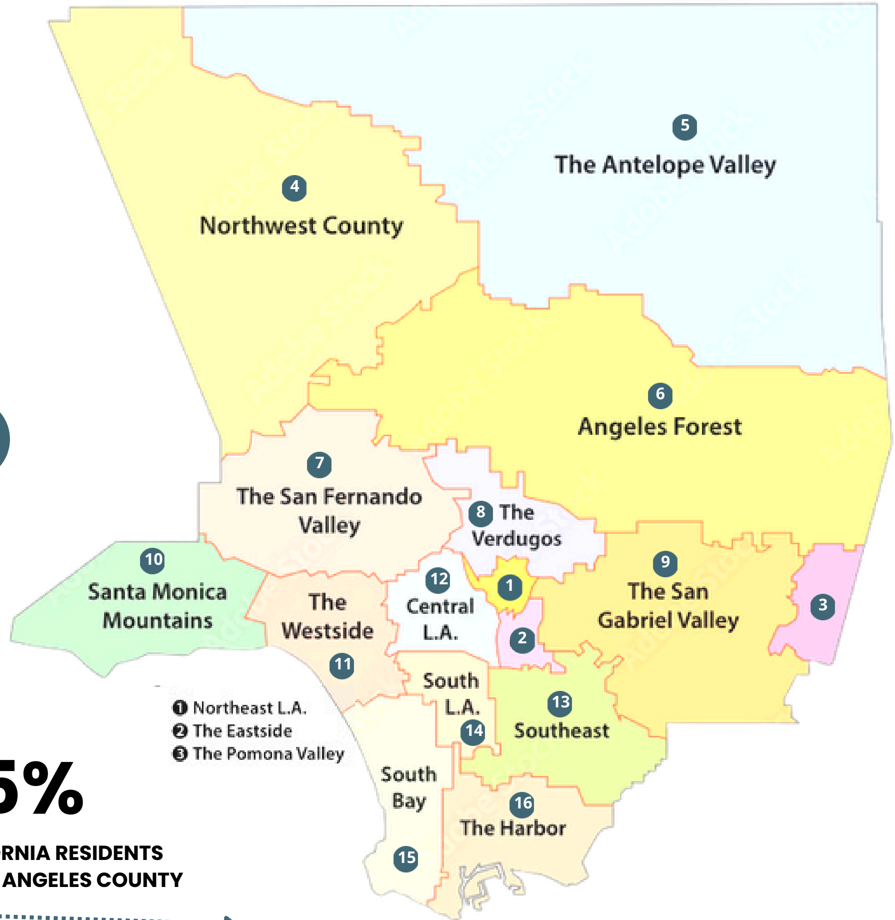
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

1. NORTHEAST L.A.
2. THE EASTSIDE
3. POMONA VALLEY
4. NORTHWEST COUNTY
5. ANTELOPE VALLEY
6. ANGELES FOREST
7. SAN FERNANDO VALLEY
8. THE VERDUGOS
9. SAN GABRIEL VALLEY
10. SANTA MONICA MOUNTAINS
11. THE WESTSIDE
12. CENTRAL L.A.
13. SOUTHEAST
14. SOUTH LA
15. SOUTH BAY
16. THE HARBOR

LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY



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