



12 UNITS

4261 Leimert Blvd  
Los Angeles, CA 90008

**JOHNNIE STIEGLER**  
FIRST VICE PRESIDENT | DRE 01981957  
(310) 447-2213 | [JOHNNIE@LYONSTAHL.COM](mailto:JOHNNIE@LYONSTAHL.COM)

**STEPHEN TAKAHASHI**  
FIRST VICE PRESIDENT | DRE 01944770  
(310) 403-9145 | [STEPHEN@LYONSTAHL.COM](mailto:STEPHEN@LYONSTAHL.COM)



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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



**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.

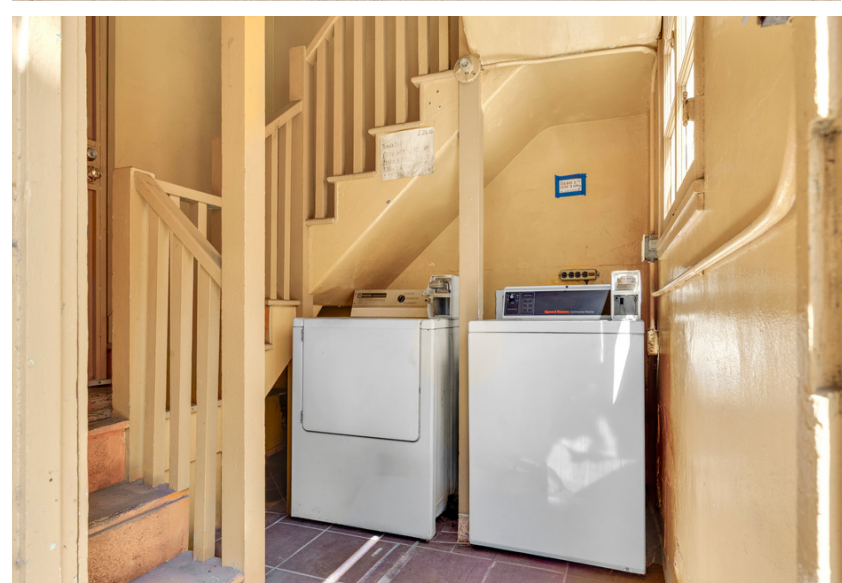






PROPERTY  
PHOTOGRAPHS









PROPERTY  
PHOTOGRAPHS



**PROPERTY  
PHOTOGRAPHS**





# 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

## 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  |

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### 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 % GSI | 32.50%       |
| PER NET SQ.FT.    | \$ 7.63      |
| PER UNIT:         | \$ 7,854.47  |

# 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:

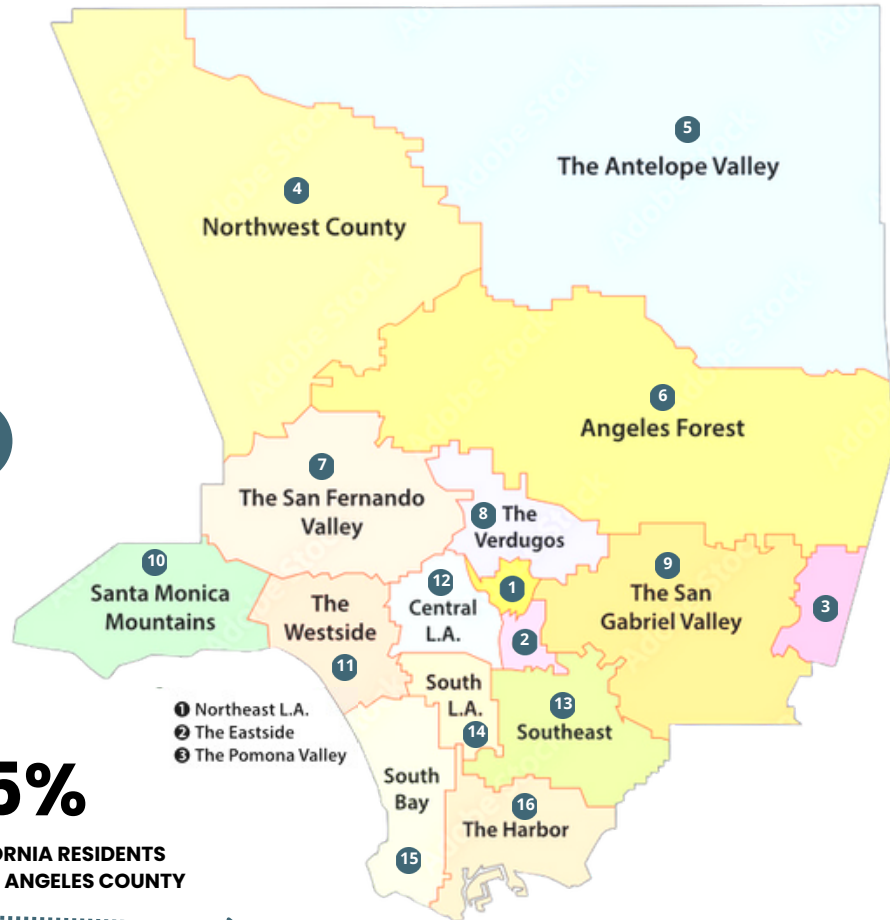
- |                        |                            |
|------------------------|----------------------------|
| 1. NORTHEAST L.A.      | 9. SAN GABRIEL VALLEY      |
| 2. THE EASTSIDE        | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY       | 11. THE WESTSIDE           |
| 4. NORTHWEST COUNTY    | 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



**STEPHEN  
TAKAHASHI**

FIRST VICE PRESIDENT

DRE 019944770  
CELL: (310) 403-9145  
OFFICE: (310) 890-5270  
STEPHEN@LYONSTAHL.COM

## MEET THE TEAM



**JOHNNIE  
STIEGLER**

FIRST VICE PRESIDENT

DRE 01981957  
CELL: (310) 447-2213  
OFFICE: (310) 990-9685  
JOHNNIE@LYONSTAHL.COM



**MICHELLE  
LEE**

ASSOCIATE AGENT



**FLETCHER  
NORSEEN**

ASSOCIATE AGENT



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