

Offering Memorandum

4 UNITS IN WILMINGTON | OWNER-USER OPPORTUNITY

1445

N Wilmington Blvd

\$915,000

WILMINGTON



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1445 N Wilmington Blvd
Wilmington, CA 90744



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Property Overview

1445 N Wilmington Blvd,
Wilmington, CA 90744

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Property Overview

1445 N Wilmington Blvd
Wilmington, CA 90744

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Property Summary

Price	\$915,000
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Address	1445 N Wilmington Blvd
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City, State, Zip	Wilmington, CA 90744
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County	Los Angeles
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Zoning	LARD1.5
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Year Built	1965
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Number Of Units	4
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Parking	7 Spaces
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Building Size	2,867 SF
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Lot Size	4,781 SF
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Cap Rate	5.90%
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Pro Forma Cap Rate	11.43%
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Grm	11.63
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Pro Forma Grm	6.93
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Price / Bldg Sf	\$319.15
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Price / Unit	\$228,750
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Property Overview

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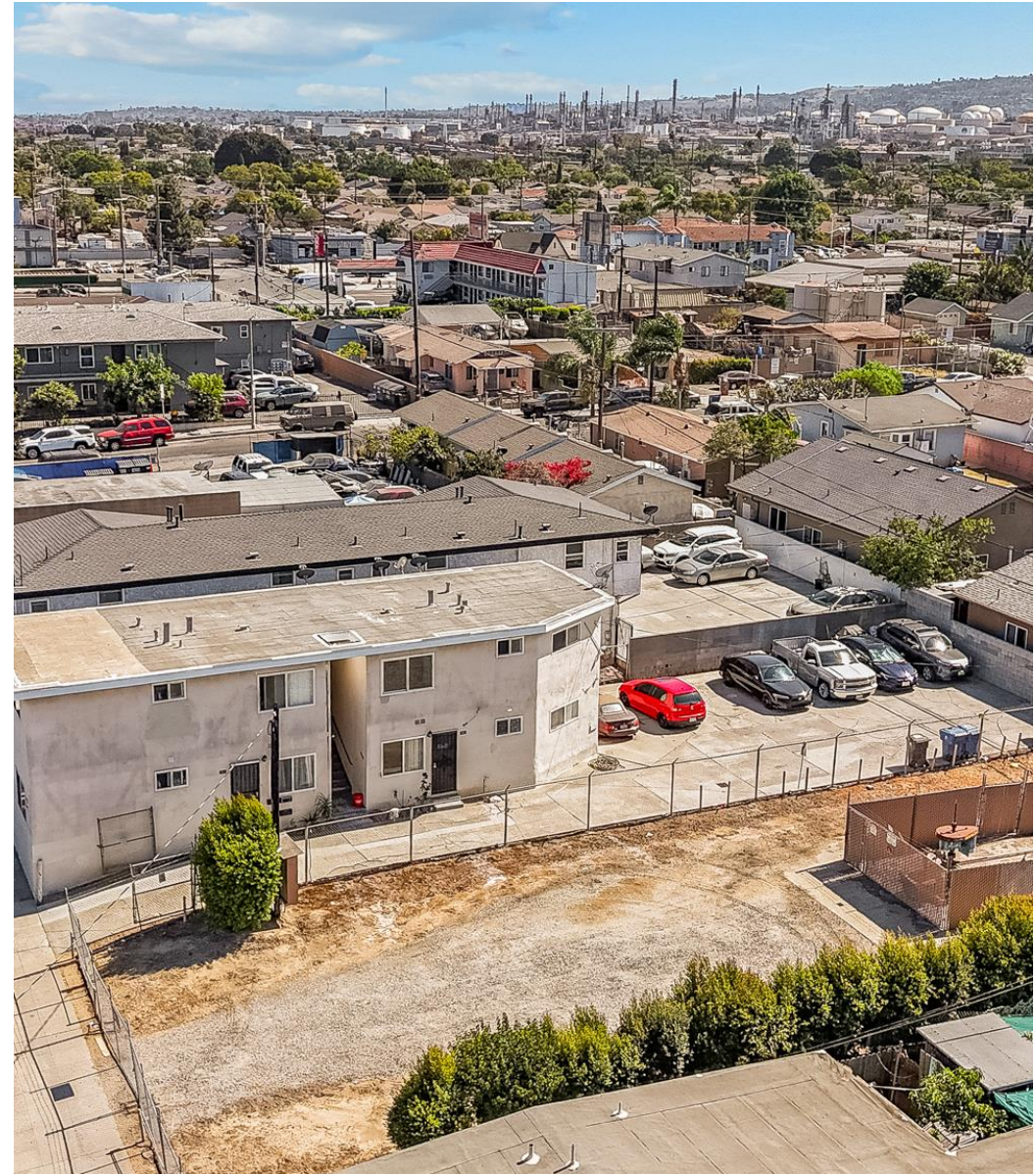
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1445 Wilmington Blvd, Wilmington CA 90744 4 Units | \$915,000

- One Unit will be Delivered Vacant & Renovated | Ideal for an Owner-User
- Ample Parking, There are 7 Total Parking Spaces for 4 Units
- Dense Infill Location Central to Employment, Located in Close Proximity to the Port of Los Angeles, Harbor Freeway (110), Long Beach & Major Employment Centers
- SB1211 Potential – Large Rear Lot for Detached ADUs (Buyer to Verify)
- Approx. 60% Rental Upside Through Organic Turnover and/or Tenant Buyouts

1445 N. Wilmington Blvd presents the opportunity to acquire a well-located four-unit multifamily property in the heart of Wilmington. Built in 1965, the property consists of four spacious 2-Bedroom/1-Bath units totaling approximately 2,867 square feet of rentable building area situated on a 4,781-square-foot lot. Offered at a 5.90% current CAP rate and 11.63 current GRM, the property provides investors with exceptional value-add potential through rental repositioning. Three of the four units are occupied by long-term tenants paying substantially below-market rents, while one unit has been fully renovated and is currently vacant, allowing a new owner to immediately lease the unit at market rent. Upon stabilization, the property is projected to achieve an impressive 11.43% pro forma CAP rate and 6.93 pro forma GRM.

Offered at just \$228,750 per unit, the property presents an attractive basis relative to replacement cost and comparable sales. Ideally located near the Port of Los Angeles, the Port of Long Beach, the Harbor Freeway (110), Pacific Coast Highway, and numerous industrial, logistics, and employment centers, the property benefits from strong and consistent rental demand. This offering presents investors with the opportunity to acquire a stable income-producing asset with immediate cash flow upside and significant long-term appreciation potential.



Financial Overview

1445 N Wilmington Blvd,
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Financial Overview

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Price \$915,000

Property Summary

ADDRESS	1445 N Wilmington Blvd	YEAR BUILT	1965
DOWN PAYMENT	20.0% \$183,000	PARKING	7 Spaces
NUMBER OF UNITS	4	CURRENT NOI	\$53,940
COST PER UNIT	\$228,750	PRO FORMA NOI	\$104,620
LOT SIZE	4,781 SF	CURRENT CAP RATE	5.90%
GROSS RENTABLE SF	2,867 SF	PRO FORMA CAP RATE	11.43%
PRICE PER BLDG SF	\$319.15	CURRENT GRM	11.63
PRICE PER LAND SF	\$191.38	PRO FORMA GRM	6.93

Proposed Financing

LOAN AMOUNT	\$732,000	LOAN-TO-VALUE	80.0%
DOWN PAYMENT	\$183,000	AMORTIZATION	30
INTEREST RATE	6.625%	LOAN TERM	30-YEAR FIXED
MONTHLY PAYMENT	\$4,678	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$56,245		

Financial Overview

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Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$	78,652	\$	132,000
VACANCY RATE RESERVE	\$	3,933 5%	\$	6,600 5%
GROSS OPERATING INCOME	\$	74,719	\$	125,400
EXPENSES	\$	20,780 26%	\$	20,780 16%
NET OPERATING INCOME	\$	53,940	\$	104,620
LOAN PAYMENTS	\$	56,245	\$	56,245
PRE TAX CASH FLOWS	\$	(2,305) -1.26%	\$	48,375 26.43%
PRINCIPAL REDUCTION	\$	7,990	\$	7,990
TOTAL RETURN BEFORE TAXES	\$	5,684 3.11%	\$	56,365 30.80%

Scheduled Income

	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$6,554	\$11,000
ANNUALIZED SCHEDULED GROSS INCOME	\$78,652	\$132,000

Expense Summary

New Taxes (New Estimated):	\$	11,406
Maintenance (4%):	\$	3,146
Insurance (Actual):	\$	1,800
Utilities (Actual):	\$	3,960
Pest Control (Actual):	\$	468
Total Expenses	\$20,780	
Expense Per Unit	\$5,195	
Expense Per SF	\$4.35	

Loan Quote

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Prepared for:
Address: 1445 N Wilmington



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7/22/26
Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed	Option 5 30 Year Fixed
Market Value	\$915,000	\$915,000	\$915,000	\$915,000	\$915,000
Loan Amount	\$732,000	\$686,250	\$640,500	\$594,750	\$549,000
Doc Type	Investment Portfolio	Investment Conventional	Investment Conventional	Investment Conventional	Investment Conventional
Loan-to-Value	80.0%	75.0%	70.0%	65.0%	60%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with <u>NO</u> Buydown	6.625%	6.500%	6.500%	6.250%	6.125%
Rate with <u>Buydown</u>	6.000%	6.125%	5.990%	5.750%	5.750%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	30	30
I/O Monthly Payment					
Monthly Payment (P+I)	\$4,687	\$4,338	\$4,048	\$3,098	\$2,802
Monthly Payment with Buydown	\$4,389	\$4,170	\$3,836	\$3,471	\$3,204
PMI (Private Mortgage Insurance)	N/A	N/A	N/A	N/A	N/A
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1%	1%	1%	1.00%	1.00%
Buydown (If Selected)	1.500%	1.500%	1.500%	1.50%	1.50%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$1,295	\$1,295

* 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

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licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

Rent Roll

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Unit	Unit Type	Actual Rent	Market Rent	Notes
1	2-Bed/1-Bath	\$1,291	\$2,750	
2	2-Bed/1-Bath	\$1,344	\$2,750	
3	2-Bed/1-Bath	\$1,169	\$2,750	
4	2-Bed/1-Bath	\$2,750	\$2,750	Vacant & Renovated
MONTHLY TOTALS		\$6,554	\$11,000	
ANNUALIZED TOTALS		\$78,652	\$132,000	

*Vacant Unit is Underwritten at a Market Rental Rate

Property Photography

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Exterior Photos

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Interior Photos

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1447 A

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Floor Plan

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

Comparables

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Sold Comparables

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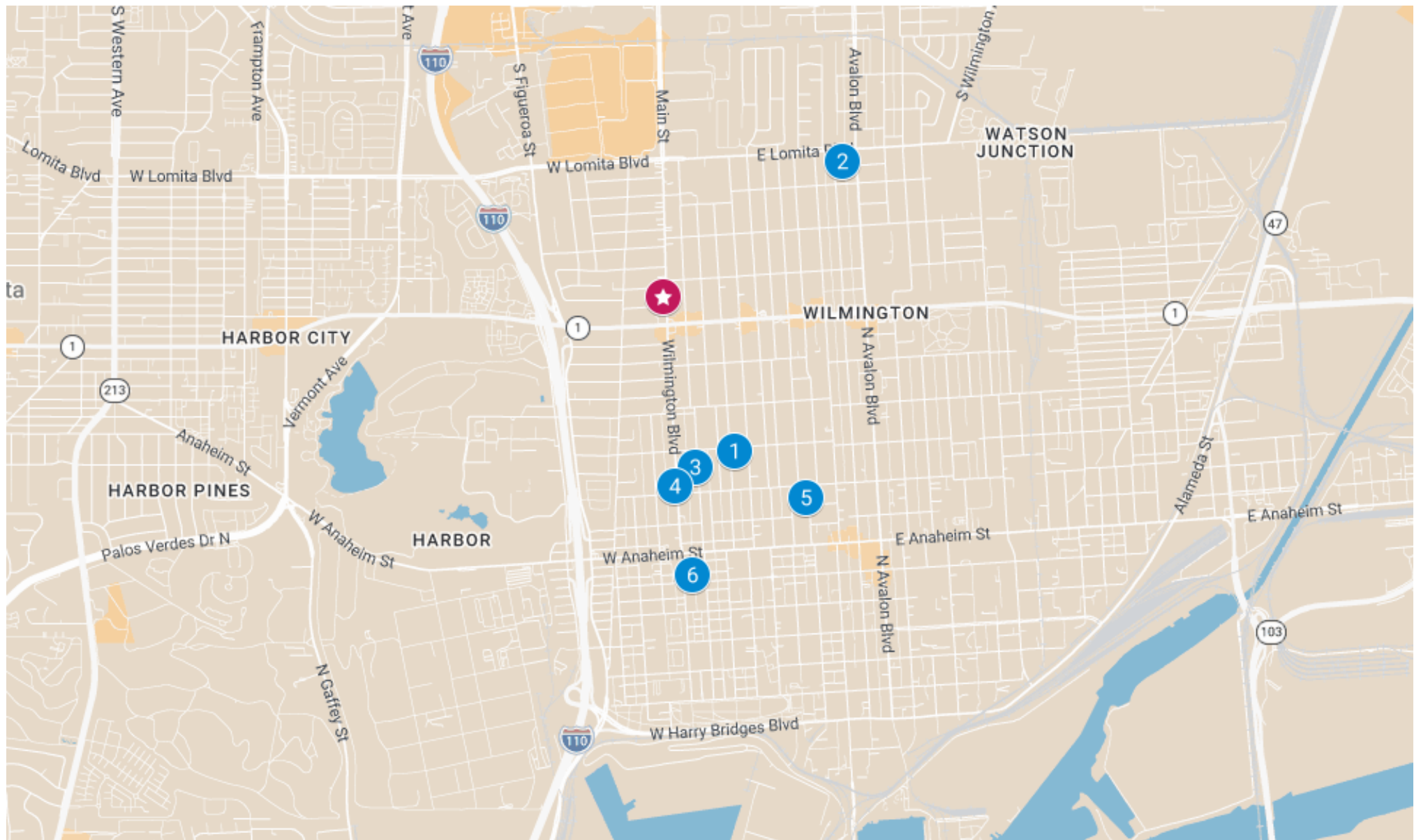
	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	GRM	CAP Rate	Sold Date
1	1068 McDonald Ave, Wilmington	\$690,000	3	1953	2,136	\$230,000	\$323	14.51	6.47%	2/3/2026
2	1742 N Marine Ave, Wilmington	\$955,000	4	1945	1,740	\$238,750	\$549	11.34	6.84%	12/2/2025
3	1041 Gulf Ave, Wilmington	\$950,000	4	1961	2,752	\$237,500	\$345	10.93	6.46%	11/11/2025
4	1011 N Wilmington Blvd, Wilmington	\$807,000	3	1925	1,742	\$269,000	\$463	13.06	5.50%	8/27/2025
5	933 Island Ave, Wilmington	\$885,000	3	1963	3,178	\$295,000	\$278	12.51	6.50%	5/30/2025
6	712 N Wilmington Blvd, Wilmington	\$885,000	4	1956	3,192	\$221,250	\$277	14.28	5.38%	9/12/2025
Averages		\$862,000			2457	\$248,583	\$373	12.77	5.56%	
*	1445 N Wilmington Blvd, Wilmington	\$915,000	4	1965	2,867	\$228,750	\$319	11.63	5.90%	ACTIVE

Sold Comparables Map

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Lease Comparables

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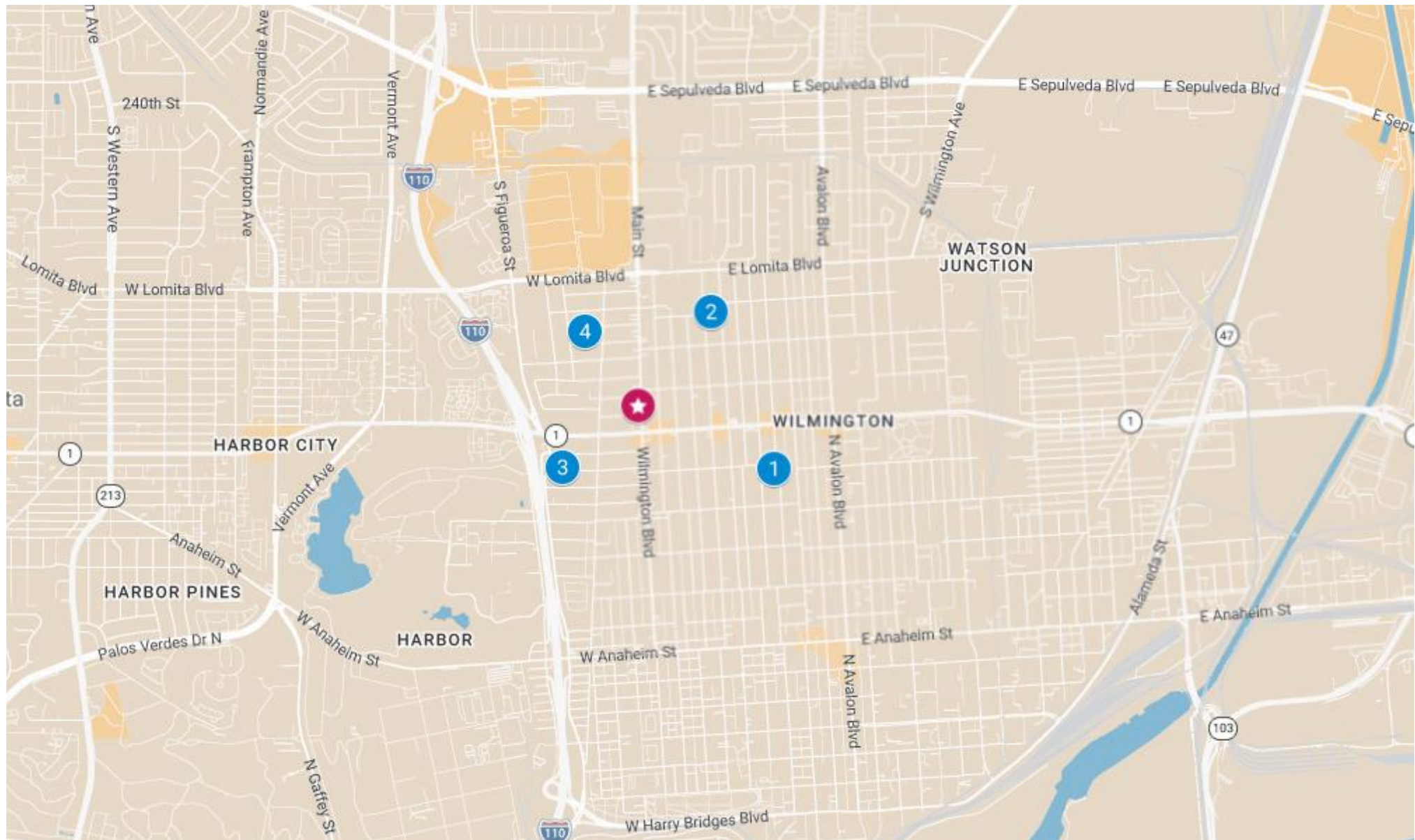


	Address	Units	Unit Mix	Rental Rate	Year Built
1	1263 Island Ave, Wilmington	2	2+1	\$2,600	1931
2	1656 Bay View Ave, Wilmington	2	2+1	\$2,700	1960
3	1307 W M Street, Wilmington	3	2+1	\$2,795	1956
4	1310 W Chandler St, Wilmington	2	2+1	\$3,000	1926
Average			2+1	\$2,774	
*	1445 N Wilmington Blvd, Wilmington		2+1	\$1,268	

Lease Comparables Map

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Area Overview

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City Overview

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City Overview

Wilmington is a well-established waterfront community in the Los Angeles Harbor region, strategically located between the Port of Los Angeles, Long Beach, Carson, and San Pedro. The neighborhood's central location provides residents with convenient access to major employment centers throughout the South Bay, Long Beach, Downtown Los Angeles, and the greater Los Angeles region.

The area offers exceptional transportation connectivity, with immediate access to Interstate 110, State Route 47, Pacific Coast Highway, Alameda Street, and the Vincent Thomas Bridge, providing convenient access throughout Southern California. Residents also benefit from close proximity to the Port of Los Angeles, the Port of Long Beach, Los Angeles Harbor College, Banning's Landing, and a wide variety of retail, dining, and everyday amenities.

Wilmington has long served as an important economic hub due to its proximity to the nation's busiest port complex. Continued investment in port infrastructure, logistics, transportation, and surrounding commercial development has helped support employment growth and reinforce the area's long-term economic importance. The neighborhood also continues to benefit from ongoing public improvements and revitalization efforts throughout the Los Angeles Harbor region.

Supported by a diverse employment base, excellent regional connectivity, and consistent demand for workforce housing, Wilmington remains an attractive residential and investment market, offering convenient access to major employment centers and long-term growth potential within the Los Angeles Harbor area.



County Overview

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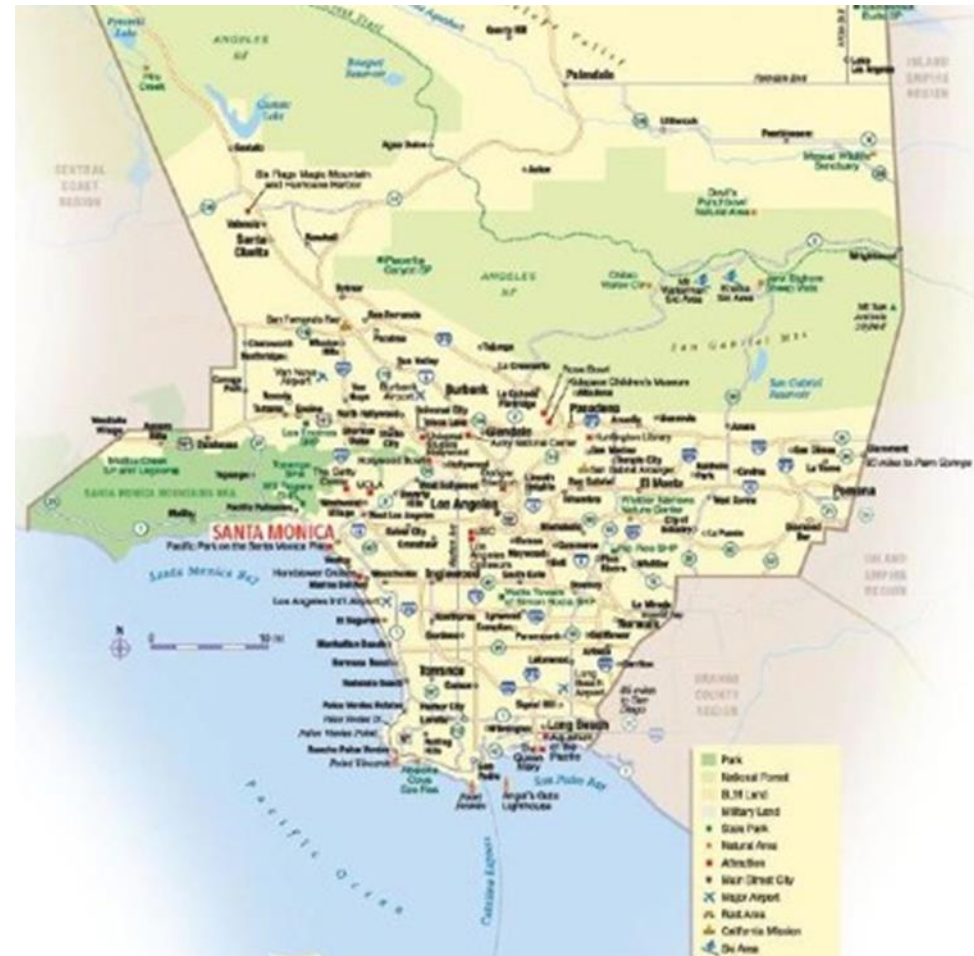


Los Angeles

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.

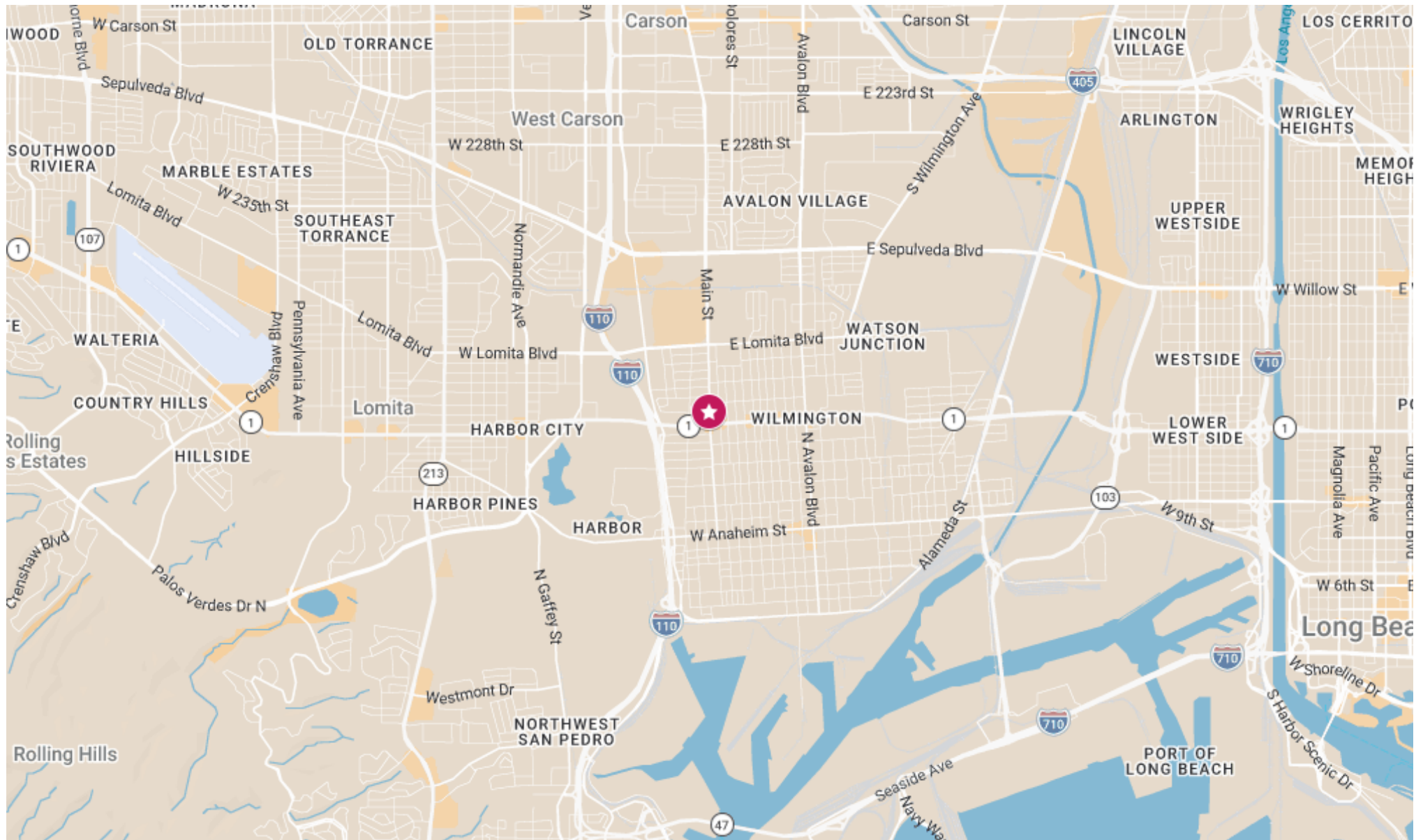


Location Map

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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



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