

4 UNITS

1180 Myra Ave,
Los Angeles, CA 90029

JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770

(310)403-9145 | STEPHEN@LYONSTAHL.COM

STGROUP**STEPHEN TAKAHASHI**
FIRST VICE PRESIDENT | DRE 01944770

(310) 403-9145 | STEPHEN@LYONSTAHL.COM

JOHNNIE STIEGLER
FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

TABLE OF CONTENTS

- 1 INVESTMENT OVERVIEW**
- 2 FINANCIAL ANALYSIS**
- 3 LOCATION OVERVIEW**
- 4 MEET THE TEAM**

CONFIDENTIALITY & DISCLAIMER

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 The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate and should not be made available to anyone else without the written consent of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate. 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 The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate believes to be reliable; however, The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate 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, development potential, 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 prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the 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 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

1180 Myra Ave, Los Angeles, CA 90029

ASKING PRICE	\$1,695,000
UNITS	4
UNIT MIX	2 (2-BED / 1-BATH) 2 (1-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	3,316
TOTAL LOT SQ. FT.	8,870
YEAR BUILT	1923
ZONING	LARD1.5
APN	5429-009-009

HIGHLIGHTS

- Prime Silver Lake location
- Expansive 8,870 SF lot with potential to add up to 5 units/ADUs (buyer to verify)
- Major recent repairs completed, including roof and plumbing
- Strong existing asset with future development potential
- Ideally located near Sunset Junction, popular dining, shopping, and major Eastside attractions



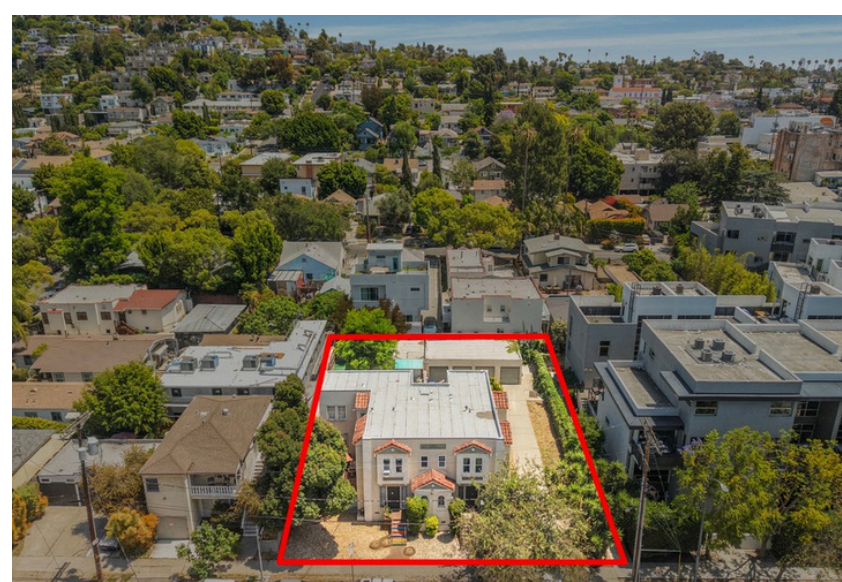
The Stiegler Takahashi Group is pleased to present 1180 Myra Ave, Los Angeles, CA 90029, a rare investment opportunity in a prime Silver Lake location. Situated on an expansive 8,870-square-foot lot, the property offers potential to add up to five additional units through a combination of new construction and ADUs (buyer to verify), creating exceptional value-add and long-term upside. Major recent improvements, including roof and plumbing repairs, enhance the property's existing strength while positioning it for future growth. Ideally located near Sunset Junction and surrounded by Silver Lake's renowned dining, shopping, and Eastside attractions, this asset combines strong in-place appeal with outstanding development potential.



**PROPERTY
PHOTOGRAPHS**



**PROPERTY
PHOTOGRAPHS**



**POTENTIAL
ADDITIONS**

**POTENTIAL
ATTACHED
UNIT**



PARKING

PARKING

**POTENTIAL
FOR
5 ADUs**



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,695,000
UNITS	4
BUILDING SQ. FT.	3,316
LOT SQ FT	8,870
YEAR BUILT	1923
PRICE / UNIT	\$423,750
PRICE / SQ FT	\$511.16

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 71,856	\$ 262,226
CAP	4.24%	15.47%
GRM	15.18	5.39

PROPOSED FINANCING

DOWN PAYMENT	\$508,500
LOAN AMOUNT	\$1,186,500
INTEREST RATE	7.000%
AMORTIZATION	30
DEBT COVERAGE RATIO	0.76

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 1-BATH	<i>plus courtyard</i>	\$ 2,405	\$ 3,100
1	2-BED / 1-BATH		\$ 1,950	\$ 3,100
1	1-BED / 1- BATH		\$ 2,300	\$ 2,500
1	1-BED / 1- BATH		\$ 2,150	\$ 2,500
1	1-BED / 1- BATH	<i>Potential Unit</i>		\$ 2,500
5	1-BED / 1- BATH	<i>ADU</i>		\$ 2,500

UTILITIES PAID BY TENANT : GAS AND ELECTRIC

MONTHLY SCHEDULED RENTAL INCOME	\$8,805	\$26,200
GARAGES	\$500	\$0
MONTHLY SCHEDULED GROSS INCOME	\$9,305	\$26,200
ANNUAL SCHEDULED RENTAL INCOME	\$111,660	\$314,400

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 111,660		\$ 314,400	
LESS: VACANCY RESERVE	\$ 3,350	3.0%	\$ 15,720	5.0%
GROSS OPERATING INCOME	\$ 108,310		\$ 298,680	
LESS: EXPENSES	\$ 36,454	33%	\$ 36,454	12%
NET OPERATING INCOME	\$ 71,856		\$ 262,226	
LESS: LOAN PAYMENTS PRE-TAX	\$ 94,726		\$ 94,726	
CASH FLOW	\$ (22,869)	-4.50%	\$ 167,500	32.94%
PRINCIPAL REDUCTION	\$ 12,053		\$ 12,053	
TOTAL RETURN BEFORE TAXES	\$ (10,817)	-2.13%	\$ 179,553	35.31%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 21,188
MAINTENANCE (4%)	\$ 4,466
INSURANCE (\$1.20/SF)	\$ 6,000
UTILITIES (\$1100/UNIT/YEAR)	\$ 3,600
LANDSCAPING (\$100/MO)	\$ 1,200

TOTAL EXPENSES:	\$ 36,453.90
EXPENSES AS % GSI	32.65%
PER NET SQ.FT.	\$ 10.99
PER UNIT:	\$ 9,113.48

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 metropolitan area—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:

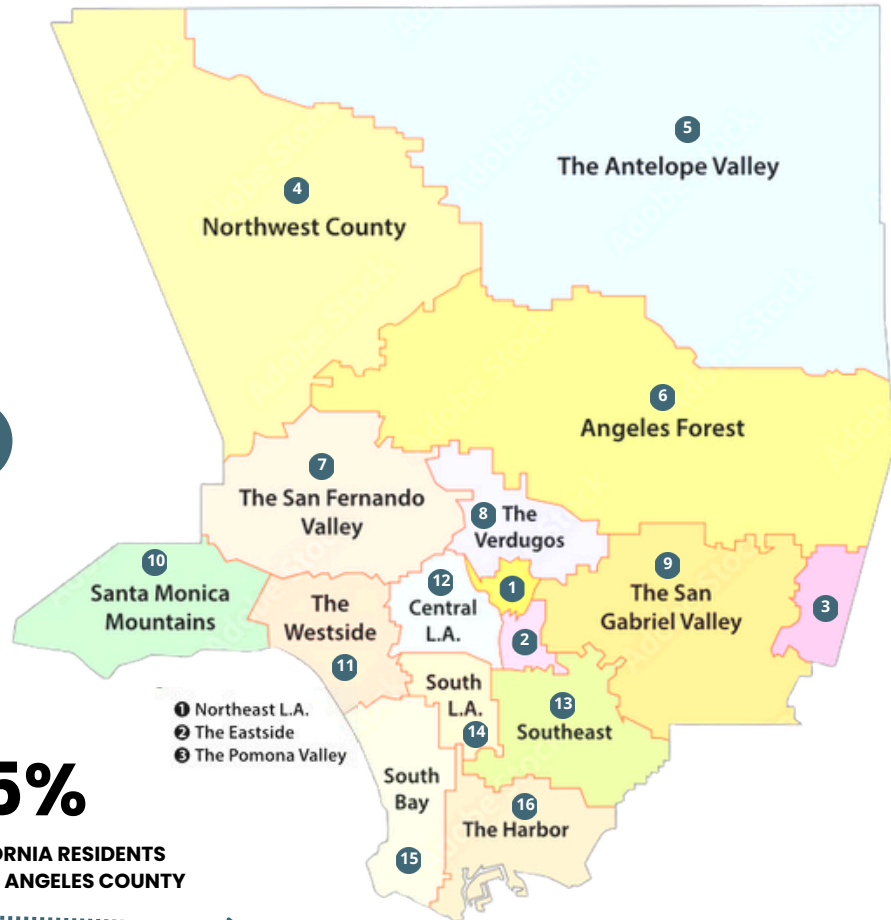
- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 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



**FLETCHER
NORSEEN**

ASSOCIATE AGENT



JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

