

6 UNITS

229 Palos Verdes Drive W
Palos Verdes Estates, CA 90274



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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



229 Palos Verdes Drive W
Palos Verdes Estates, CA 90274

ASKING PRICE	\$3,149,000
UNITS	6
UNIT MIX	2 (1-BED / 1-BATH) 4 (2-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	5,994
TOTAL LOT SQ. FT.	8,490
YEAR BUILT	1956
ZONING	PVRM*
APN	7539-008-003

HIGHLIGHTS

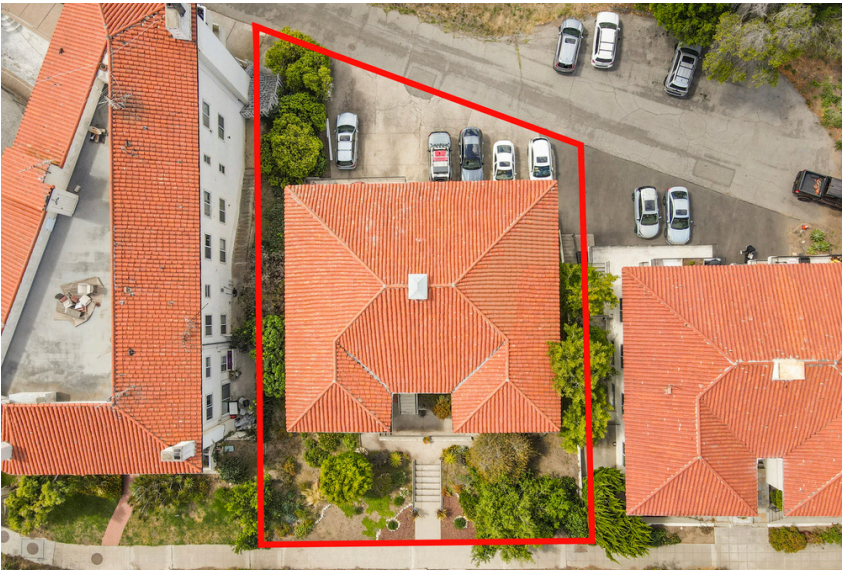
- Rare 6-Unit Apartment Building in Palos Verdes Estates
- Prime Malaga Cove Location
- Unit Mix: (2) 1 Bed / 1 Bath Units & (4) 2 Bed / 1 Bath Units
- 5,994 SF Building Situated on an 8,490 SF Lot
- Private One-Car Garage and Driveway Parking for Each Unit
- Select Units Feature Ocean Views
- Significant Value-Add Opportunity with Strong Long-Term Rental Growth
- Scenic Walking Trail Access to the Beach and Hollywood Riviera



Stiegler | Takahashi Group is pleased to present 229 Palos Verdes Dr W, a multifamily investment opportunity located in the highly desirable Malaga Cove neighborhood of Palos Verdes Estates. The property consists of (2) one-bedroom/one-bath units and (4) two-bedroom/one-bath units totaling approximately 5,994 square feet on an 8,490 square foot lot. Each unit includes a private one-car garage and driveway parking space, with additional parking conveniently located across the street. Select units enjoy ocean views, while tenants benefit from the property's exceptional location near scenic walking trails leading to the beach and the Hollywood Riviera. Multifamily opportunities in Palos Verdes Estates are extremely limited, making this a unique investment opportunity with significant long-term upside and value-add potential through rental repositioning. Combining an irreplaceable coastal location, strong unit mix, ample parking, and ocean-view potential, 229 Palos Verdes Dr W offers investors the opportunity to acquire a premier multifamily asset in one of Southern California's most sought-after coastal communities.



**PROPERTY
PHOTOGRAPHS**



**PROPERTY
PHOTOGRAPHS**



**PROPERTY
PHOTOGRAPHS**



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$3,149,000
UNITS	6
BUILDING SQ. FT.	5,994
LOT SQ FT	8,490
YEAR BUILT	1956
PRICE / UNIT	\$524,833
PRICE / SQ FT	\$525.36

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 86,040	\$ 213,958
CAP	2.73%	6.99%
GRM	19.74	10.58

PROPOSED FINANCING

DOWN PAYMENT	\$2,204,300
LOAN AMOUNT	\$944,700
INTEREST RATE	6%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.27

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH		\$ 1,830	\$ 3,400
1	2-BED / 1-BATH		\$ 2,100	\$ 4,500
1	2-BED / 1-BATH		\$ 2,370	\$ 4,500
1	2-BED / 1-BATH		\$ 2,370	\$ 4,500
1	2-BED / 1-BATH		\$ 2,475	\$ 4,500
1	1-BED / 1-BATH		\$ 2,150	\$ 3,400

UTILITIES PAID BY TENANT- GAS & ELECTRIC

MONTHLY SCHEDULED RENTAL INCOME	\$13,295	\$24,800
GARAGES	\$0	\$0
MONTHLY SCHEDULED GROSS INCOME	\$13,295	\$24,800
ANNUAL SCHEDULED RENTAL INCOME	\$159,540	\$297,600

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 159,540		\$ 297,600	
LESS: VACANCY RESERVE	\$ 4,786	3.0%	\$ 8,928	5.0%
GROSS OPERATING INCOME	\$ 154,754		\$ 288,672	
LESS: EXPENSES	\$ 68,714	43%	\$ 68,714	23%
NET OPERATING INCOME	\$ 86,040		\$ 219,958	
LESS: LOAN PAYMENTS PRE-TAX	\$ 67,976		\$ 67,967	
CASH FLOW	\$ 18,072	0.82%	\$ 151,991	6.9%
PRINCIPAL REDUCTION	\$ 11,601		\$ 11,601	
TOTAL RETURN BEFORE TAXES	\$ 29,673	1.35%	\$ 163,592	7.42%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 39,363
MAINTENANCE (4%)	\$ 6,382
INSURANCE (\$1.20/SF)	\$ 7,193
UTILITIES (\$1100/UNIT/YEAR)	\$ 6,600
LANDSCAPING (\$100/MO)	\$ 1,200
PROPERTY MANAGEMENT (5%)	\$ 7,977
TOTAL EXPENSES:	\$ 68,713.90
EXPENSES AS % GSI	43.07%
PER NET SQ.FT.	\$ 11.46
PER UNIT:	\$ 11,452.32

LOAN QUOTE

Tyler Bradford
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Prepared for:
Property Address:

C/O Johnnie Stiegler
229 Palos Verdes Dr W
Palos Verdes Estates, CA 90274

6/1/2026
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	\$3,150,000	\$3,150,000	\$3,150,000
Loan Amount	\$955,000	\$955,000	\$2,205,000
Down Payment	\$2,195,000	\$2,195,000	\$945,000
Loan-to-Value	30%	30%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.25
Current Interest Rate	6.00%	6.00%	6.37%
Index	3-Year CMT	5-Year CMT	1 Mo. SOFR CME
Margin	2.75%	2.75%	2.75%
Floor / Ceiling	6.00% / 11.00%	6.00% / 11.00%	5.37% / None
Loan Term	10	10	10
Amortization in Years	30	30	27
I/O Monthly Payment	N/A	N/A	\$11,705
Monthly Payment	\$5,726	\$5,726	\$14,273
Recourse	Yes	Yes	Yes
Impounds	No	No	6 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2	Years 1-4	Year 1
	2-1%	3-3-2-1%	1%
Loan Fee	1%	1%	1.25%
Estimated Costs:			
Appraisal/Due Diligence	\$4,500	\$4,500	\$10,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice.

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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.

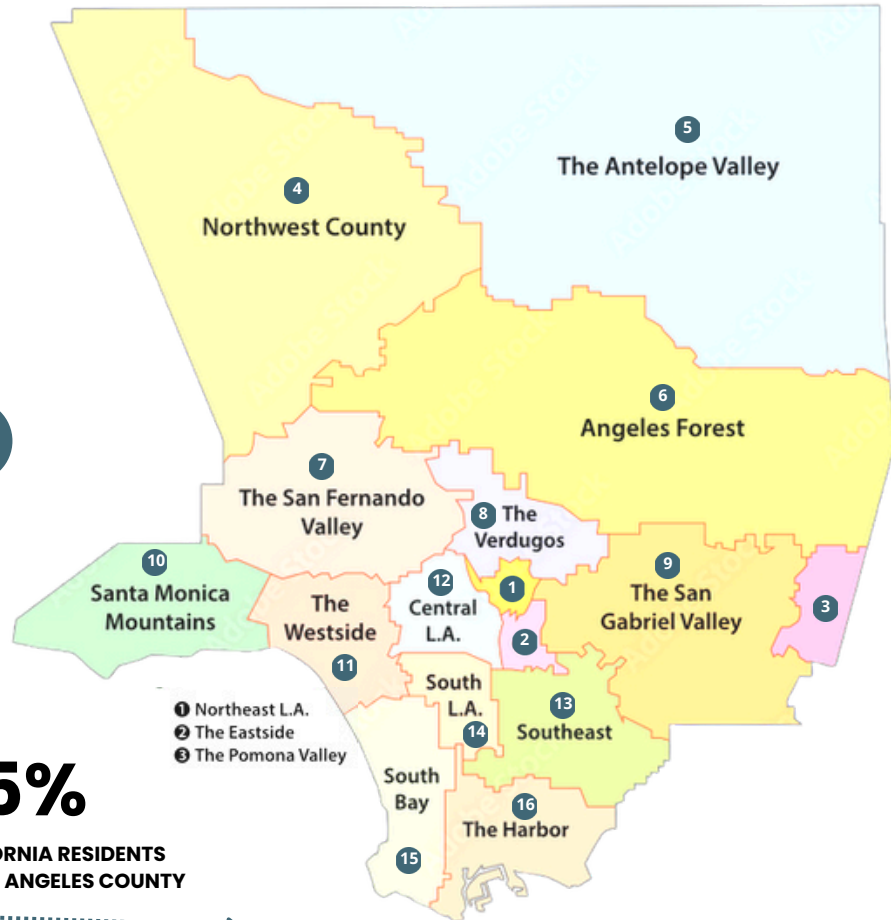
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. 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



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MEET THE TEAM



**MICHELLE
LEE**

ASSOCIATE AGENT



**FLETCHER
NORSEEN**

ASSOCIATE AGENT



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