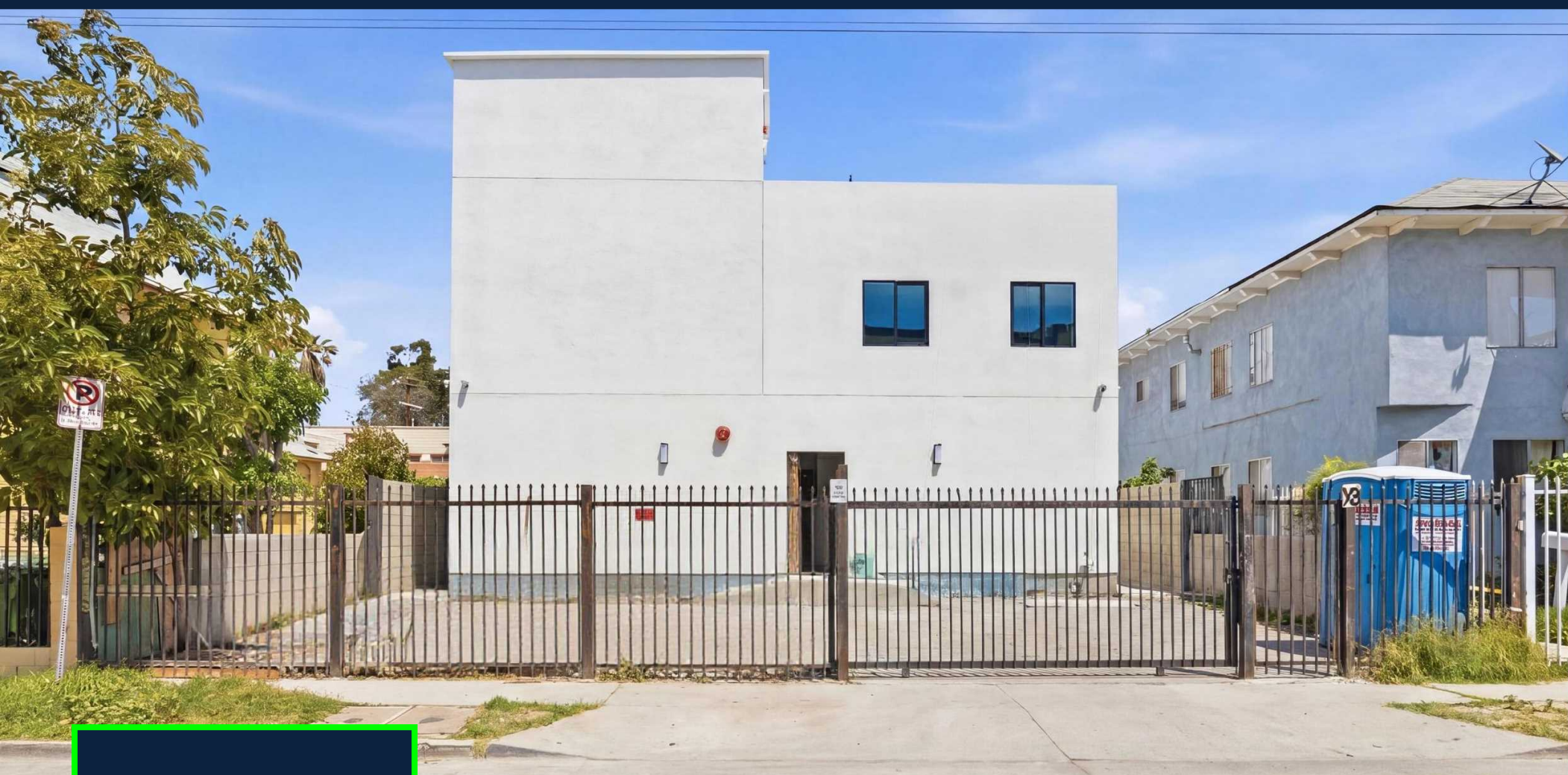


# 1009 E 29TH ST, LOS ANGELES, CA 90011

19 UNITS PLUS A BONUS ROOM. NEW CONSTRUCTION, FULLY VACANT, ADA COMPLIANT BUILDING.



**LYONSTAHLL**  
INVESTMENT REAL ESTATE

**OLGA WRIGHT**

Vice President of Investments  
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Olga@LyonStahl.com  
DRE #01315042

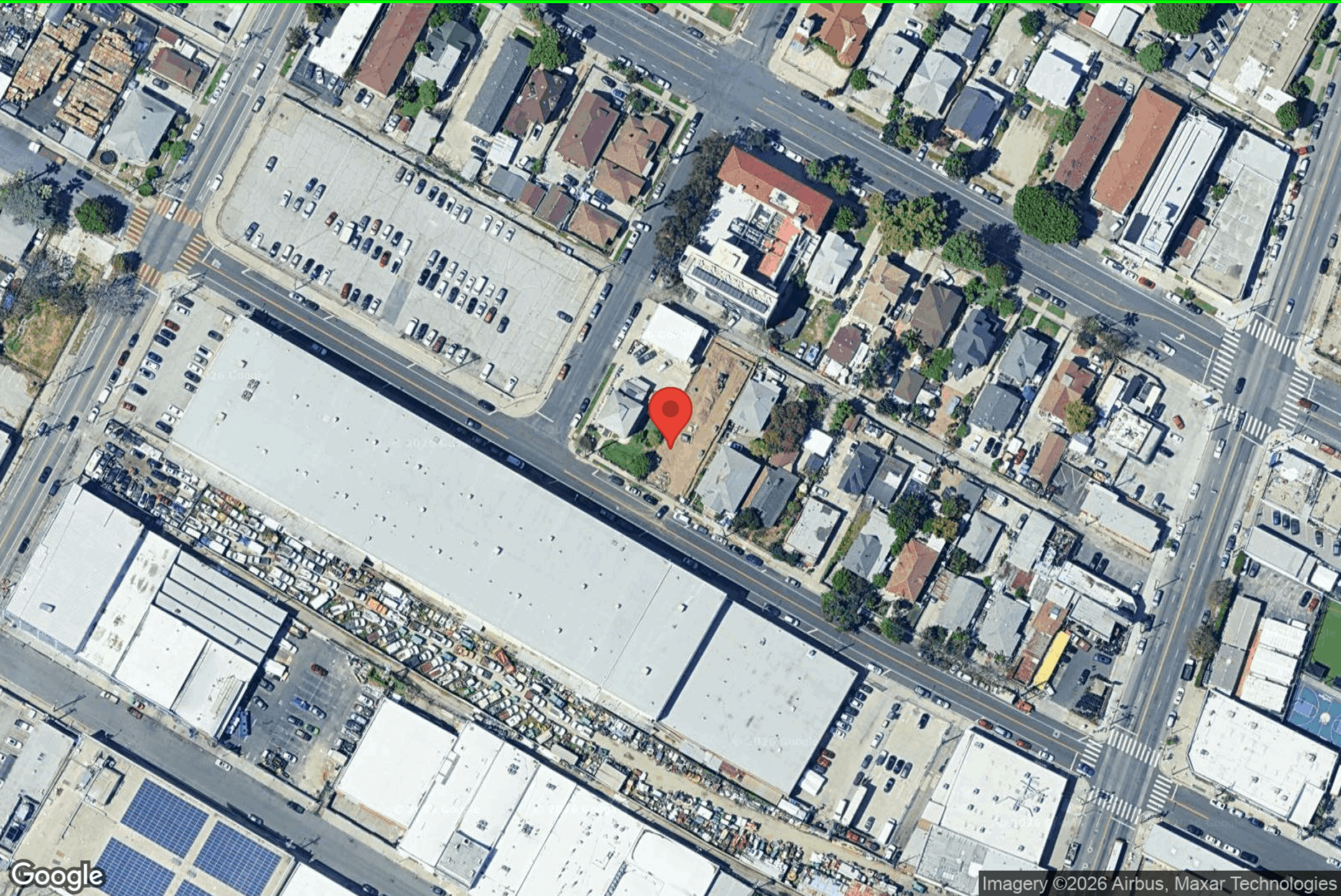
**EVELYN BAEZ**

Senior Associate  
(951) 902-3006  
Evelyn@lyonstahl.com  
DRE #02103055

1009 E 29TH ST, LOS ANGELES, CA 90011

# AERIAL MAP

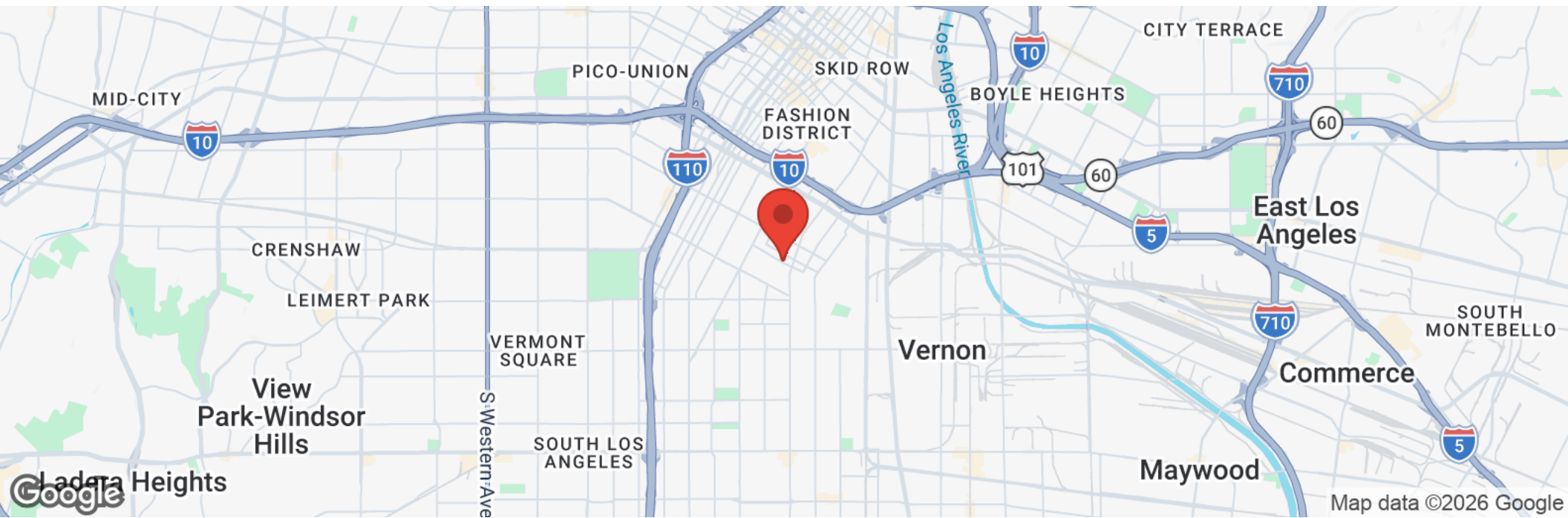
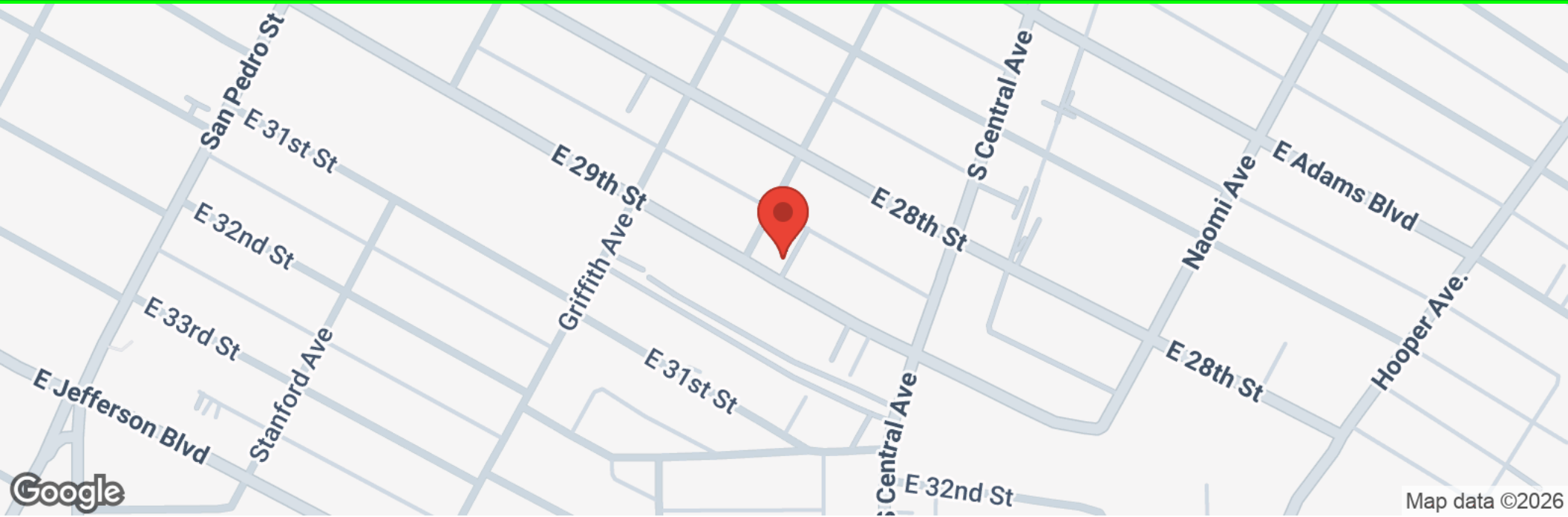
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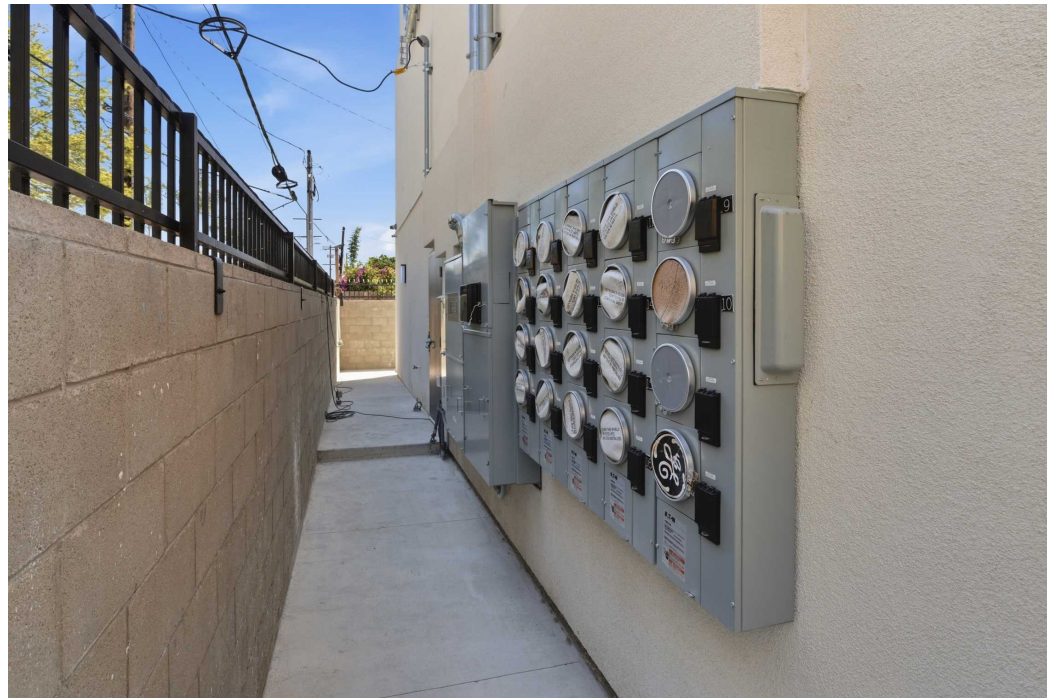
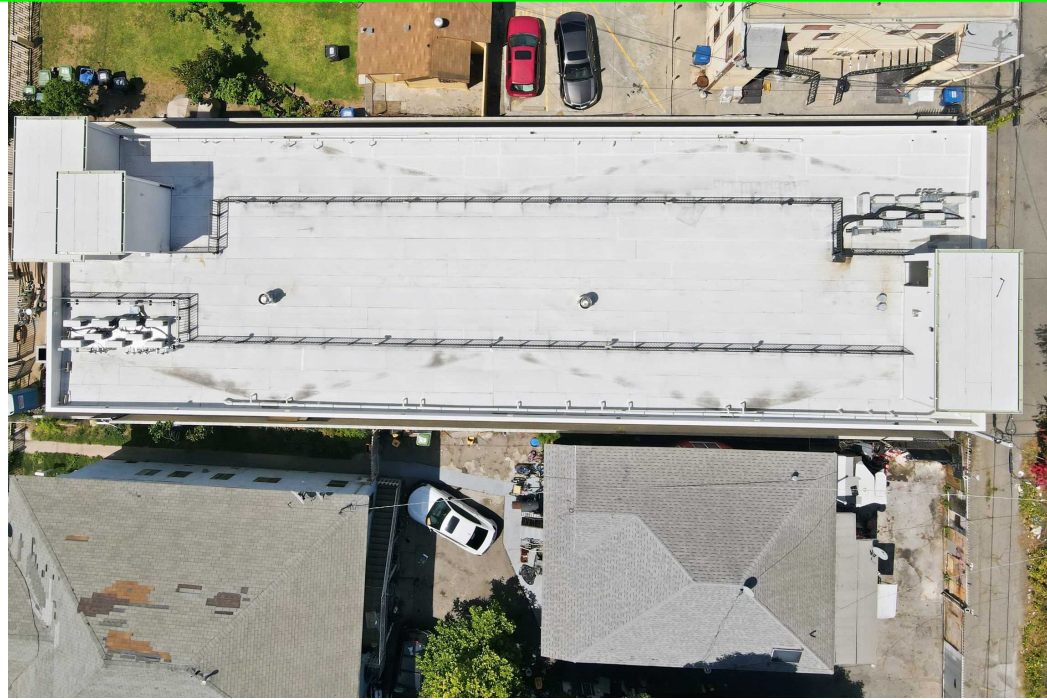
# LOCATION MAPS



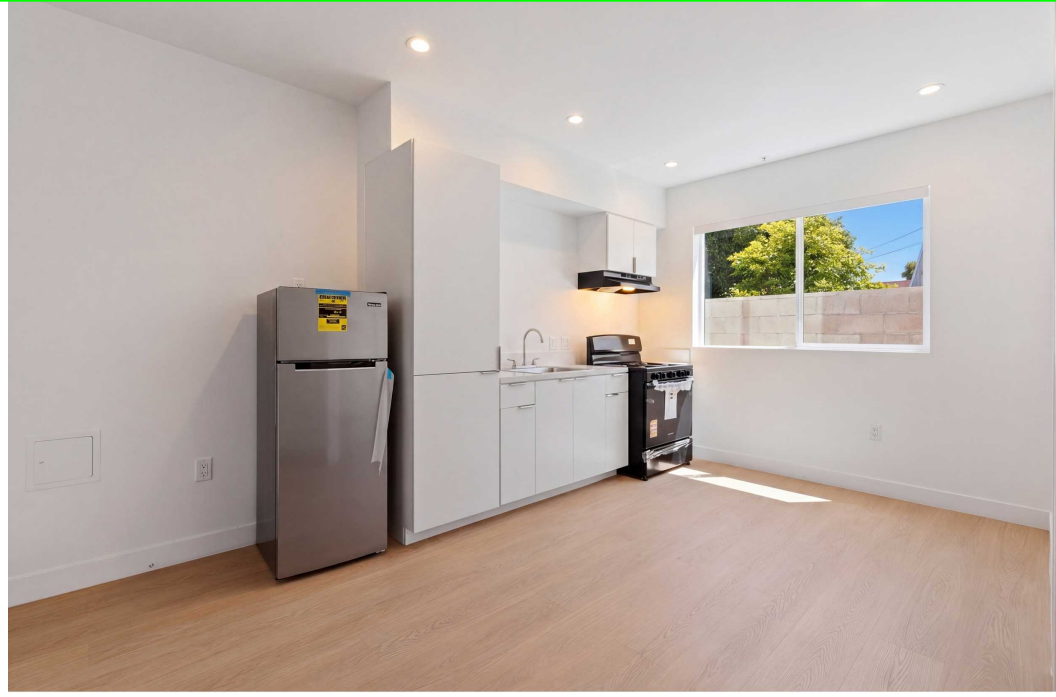
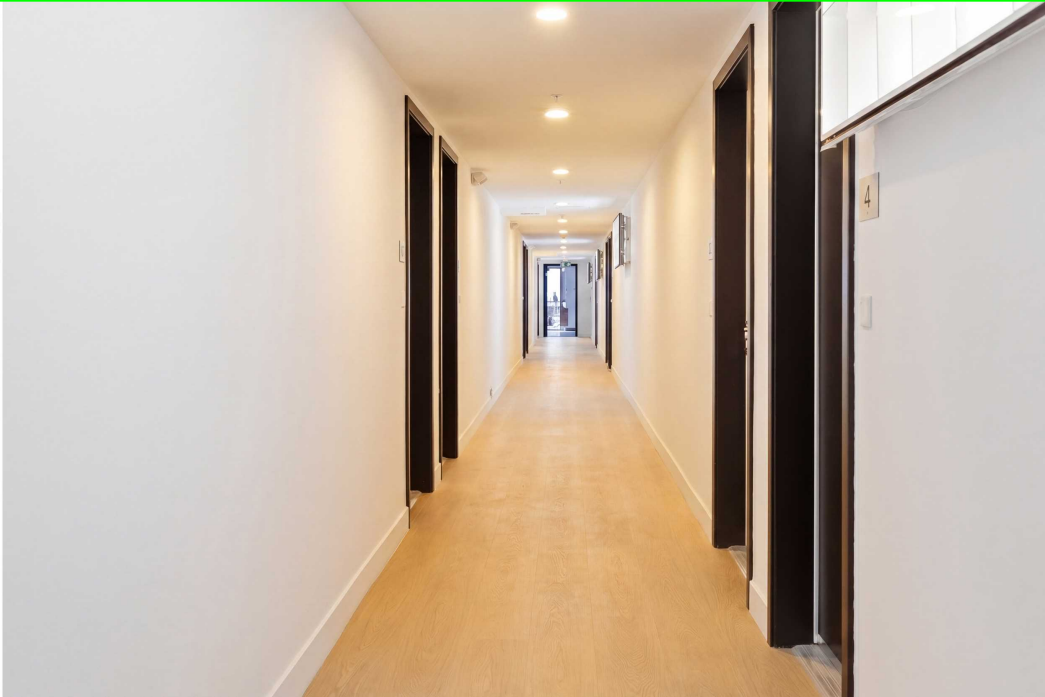
1009 E 29TH ST, LOS ANGELES, CA 90011

# PROPERTY PHOTOS

**LYONSTAHLL**  
INVESTMENT REAL ESTATE



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY HIGHLIGHTS



## Property Highlights

- **OVER 7% Cap Rate and only \$260,000 per Unit**
- **19 Spacious Units (One is Legal ADU) Plus a Bonus Room Currently Serves as a Bike Room**
- **Excellent Mix of 17 One-Bedroom, 1 Two-Bedroom and 1 Single Units (Single is a Legal ADU)**
- **Brand new construction (2026 delivery) with no deferred maintenance or capital expenditure needs**
- **Certificate of Occupancy imminent, allowing for immediate occupancy and lease-up**
- **100% vacant with no tenant relocation requirements or regulatory hurdles**
- **Fully ADA compliant, ideal for supportive housing and special needs populations**
- **Turnkey asset ready for immediate program deployment and resident placement**
- **Well-suited for Project-Based Vouchers (PBV), Section 8, and other housing programs**

## About Investment Opportunity

1009 E 29th St presents a rare opportunity to acquire a newly constructed, fully ADA-compliant 19-unit multifamily property in Los Angeles, with Certificate of Occupancy expected within weeks. Delivered 100% vacant, the property offers immediate lease-up potential without tenant relocation, construction risk, or deferred maintenance. The building is ideally suited for affordable housing, supportive housing, bridge housing, or voucher-based programs seeking turnkey deployment. With modern construction, full ADA accessibility, and readiness for occupancy, this asset provides a unique opportunity for nonprofit developers, housing authorities, and service providers to rapidly place residents and stabilize operations.

# PRO FORMA SUMMARY



## Investment Summary

Price	\$4,940,000
Year Built	2026
Units	19
Price/Unit	\$260,000
RSF	10,324
Price/RSF	\$478.50
Lot Size	7,739 sf
Floors	1
APN	5128-022-025
Cap Rate	7.34%
Market Cap Rate	7.66%
GRM	9.5
Market GRM	9.5

## Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed 1 Bath	17	\$2,289	\$38,913	\$2,289	\$38,913
2 Bed 1 Bath	1	\$2,887	\$2,887	\$2,887	\$2,887
Single	1	\$1,531	\$1,531	\$1,531	\$1,531
<b>Totals</b>	<b>19</b>		<b>\$43,331</b>		<b>\$43,331</b>

## Annualized Income

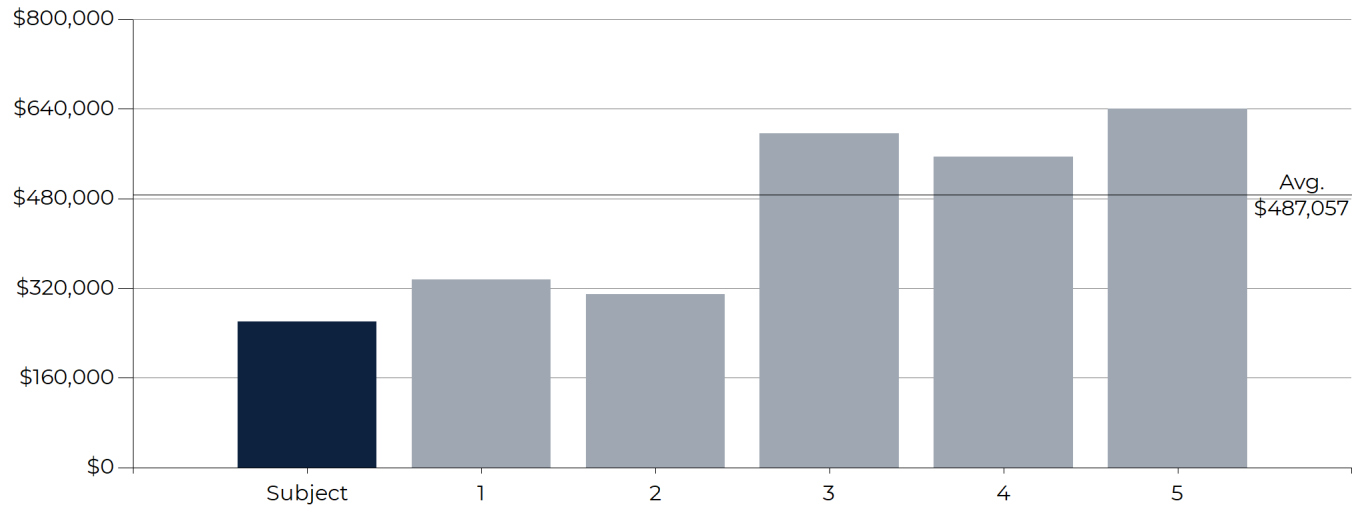
Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$519,972</b>	<b>\$519,972</b>
- Less: Vacancy	(\$15,599)	\$0
<b>Effective Gross Income</b>	<b>\$504,373</b>	<b>\$519,972</b>
- Less: Expenses	(\$141,555)	(\$141,555)
<b>Net Operating Income</b>	<b>\$362,818</b>	<b>\$378,417</b>

## Annualized Expenses

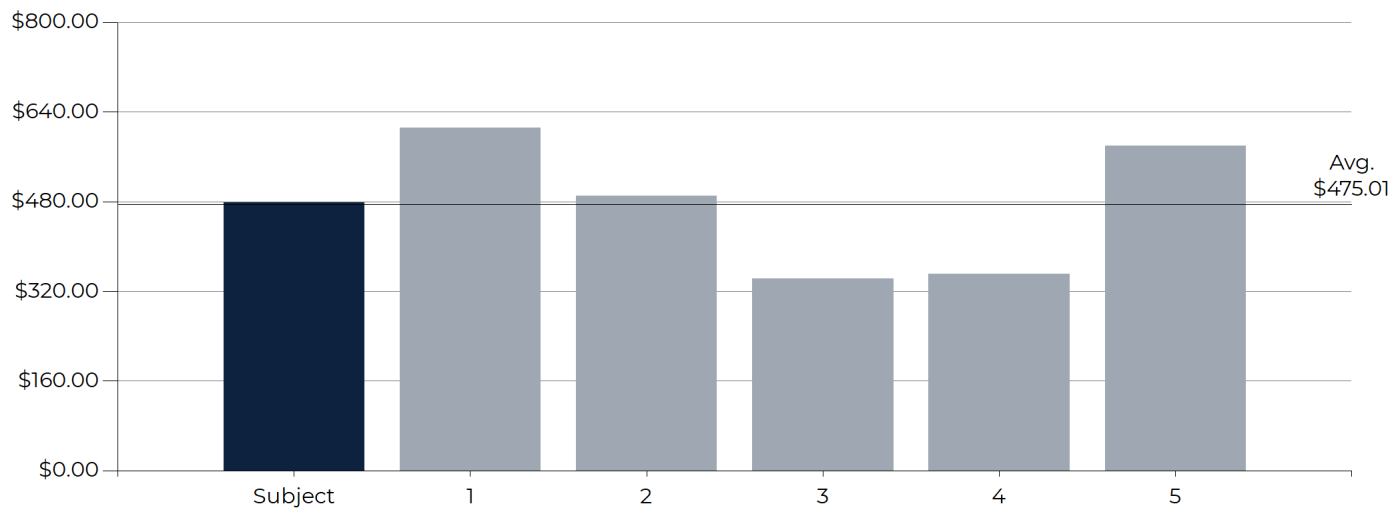
Description	Actual	Market
Property Taxes	\$69,760	\$69,760
Building Insurance	\$11,873	\$11,873
Maintenance	\$12,350	\$12,350
Management Fees	\$25,472	\$25,472
Utilities	\$20,900	\$20,900
Landscaping	\$1,200	\$1,200
<b>Total Expenses</b>	<b>\$141,555</b>	<b>\$141,555</b>
<b>Expenses Per RSF</b>	<b>\$13.71</b>	<b>\$13.71</b>
<b>Expenses Per Unit</b>	<b>\$7,450</b>	<b>\$7,450</b>

# SALE COMPARABLES

### Price per Unit



### Price per SF

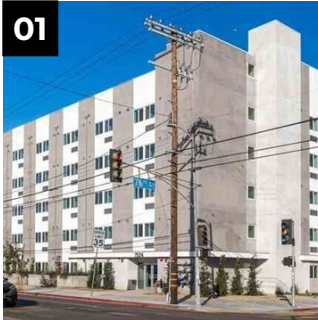


# SALE COMPARABLES

**SP** 

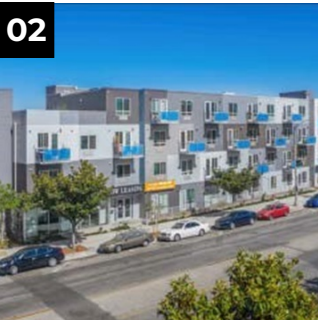
**1009 E 29th St, Los Angeles, CA 90011**  
**1009 E 29th Street, Los Angeles, CA 90011**

<b>Sale Price</b>	\$4,940,000	<b>Cap Rate</b>	7.34%
<b>Units</b>	19	<b>GRM</b>	9.5
<b>Price/Unit</b>	\$260,000	<b>Year Built</b>	2026
<b>Price/SF</b>	\$478.50		
<b>Lot Size</b>	7,739		

**01** 

**7524 South Hoover Street, Los Angeles, CA 90044**

<b>Sale Price</b>	\$26,500,000	<b>Sale Date</b>	1/26/2026
<b>Units</b>	79		
<b>Price/Unit</b>	\$335,443		
<b>Price/SF</b>	\$611.84		
<b>Year Built</b>	2025		

**02** 

**4252 Crenshaw Boulevard, Los Angeles, CA 90008**

<b>Sale Price</b>	\$34,300,000	<b>Sale Date</b>	12/15/2025
<b>Units</b>	111		
<b>Price/Unit</b>	\$309,009		
<b>Price/SF</b>	\$490.20		
<b>Year Built</b>	2020		

**03** 

**2415 East 3rd Street, Los Angeles, CA 90033**

<b>Sale Price</b>	\$3,575,000	<b>Sale Date</b>	10/20/2025
<b>Units</b>	6		
<b>Price/Unit</b>	\$595,833		
<b>Price/SF</b>	\$343.25		
<b>Year Built</b>	2025		

**04** 

**212 East 29th Street, Los Angeles, CA 90011**

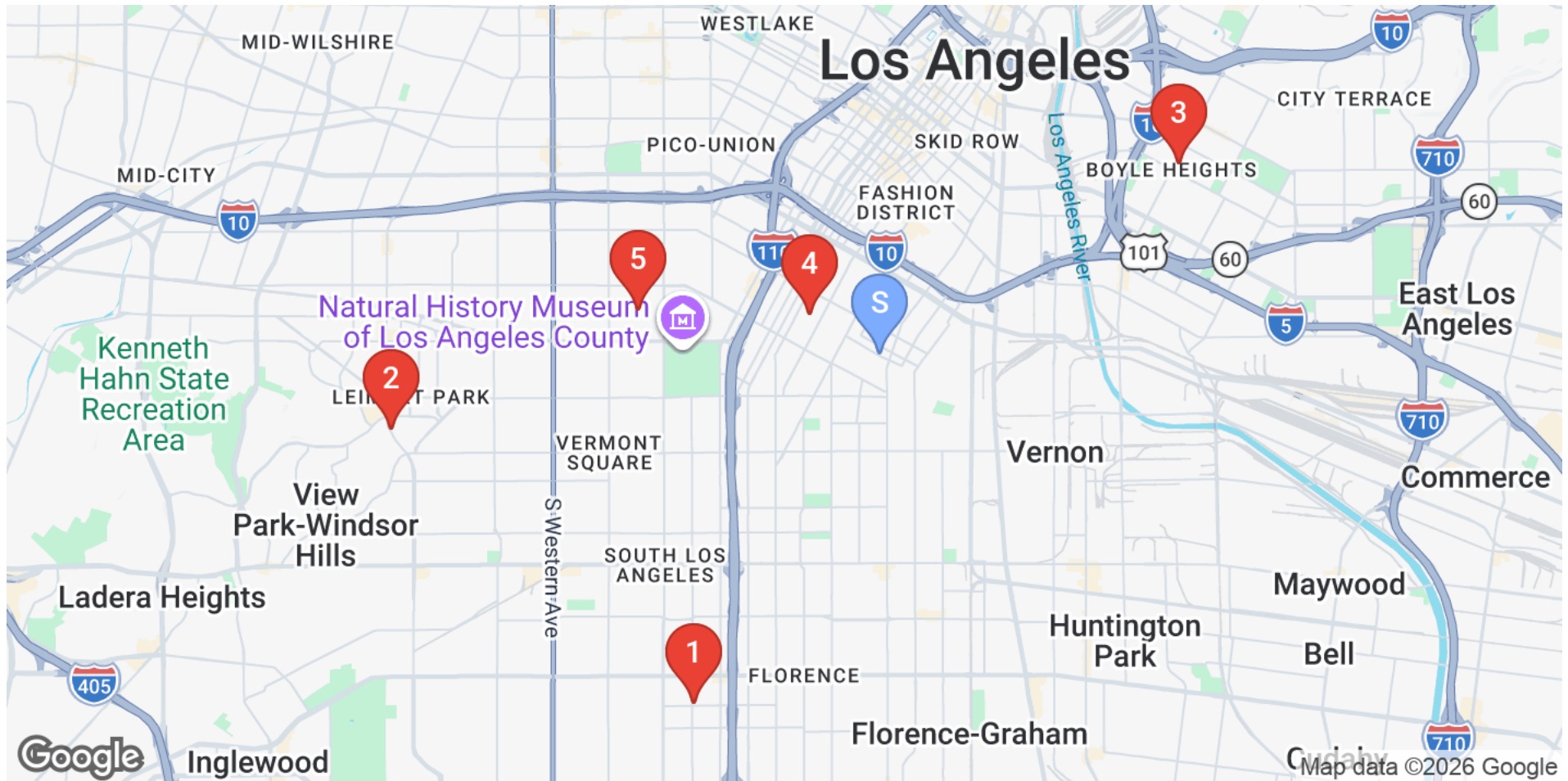
<b>Sale Price</b>	\$2,775,000	<b>Sale Date</b>	2/12/2025
<b>Units</b>	5		
<b>Price/Unit</b>	\$555,000		
<b>Price/SF</b>	\$350.47		
<b>Year Built</b>	2024		

**05** 

**1231 West 36th Place, Los Angeles, CA 90007**

<b>Sale Price</b>	\$3,200,000	<b>Sale Date</b>	11/26/2026
<b>Units</b>	5		
<b>Price/Unit</b>	\$640,000		
<b>Price/SF</b>	\$579.29		
<b>Year Built</b>	2022		

# SALE COMPARABLES



- S** 1009 E 29th Street  
Los Angeles, CA, 90011  
\$4,940,000
- 1** 7524 South Hoover Street  
Los Angeles, CA, 90044  
\$26,500,000
- 2** 4252 Crenshaw Boulevard  
Los Angeles, CA, 90008  
\$34,300,000
- 3** 2415 East 3rd Street  
Los Angeles, CA, 90033  
\$3,575,000
- 4** 212 East 29th Street  
Los Angeles, CA, 90011  
\$2,775,000
- 5** 1231 West 36th Place  
Los Angeles, CA, 90007  
\$3,200,000

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## CONFIDENTIALITY AND DISCLAIMER

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