2 UNITS

8118 Alameda St
Downey, CA 90242

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LYON STAHL INVESTMENT REAL ESTATE

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INVESTMENT OVERVIEW

SUMMARY

8118 Alameda St, Downey, CA 90242

ASKING PRICE	$1,498,000
UNITS	
UNIT MIX	1(5-BED / 2-BATH) 1 (2-BED / 2-BATH)
TOTAL BUILDING SQ. FT.	4,264
TOTAL LOT SQ. FT.	12,016
YEAR BUILT	1988
ZONING	DOR15000*
APN	6259-007-053

HIGHLIGHTS

- Two DetachedHomes onOneLot (1)5
- Bed/2 Bath(1) 2Bed/2Bath 4,264 Sqft
- Building on 12,016 Sqft Lot Built in
- 1988
- Private 2-Car Garages & Central Air
- Ample Parking in Downey

THE OFFERING

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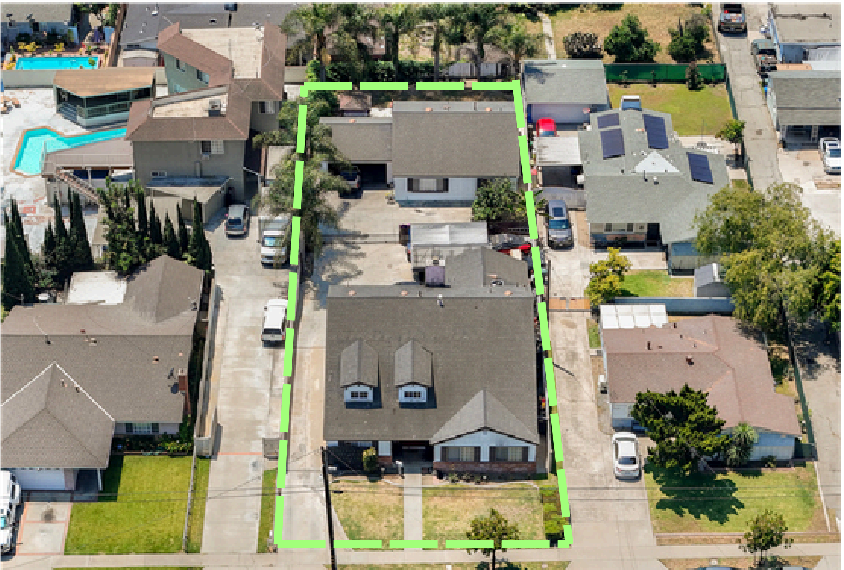
Exceptional opportunity to own a newer construction duplex featuring two detached homes on one large lot in a prime location in Downey. Built in 1988, this well-maintained property offers approximately 4,264 sqft o living space situated on an expansive 12,016 sqft lot. The front unit features 5 bedrooms and 2 bathrooms, while the rear unit offers 2 bedrooms and 2 bathrooms, creating an ideal setup for owner-users, multigenerationa living, or investors seeking strong rental potential. Each unit includes its own private 2-car garage, central ai conditioning, and functional layouts designed for comfortable living. The oversized lot also provides ample parking and excellent utility, all conveniently located near shopping, dining, schools, and major freeway access. Rare opportunity to acquire a large income-producing property in a desirable Downey neighborhood.

PROPERTY


PROPERTY




FRONT UNIT INTERIOR

FRONT UNIT INTERIOR

FRONT UNIT INTERIOR


REAR UNIT
INTERIOR


FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	$1,498,000
UNITS	2
BUILDING SQ. FT.	4,264
LOT SQ FT	12,016
YEAR BUILT	1988
PRICE / UNIT	$749,000
PRICE / SQ FT	$351.31

INCOME DATA

	CURRENT	PRO FORMA
NOI	$ 58,902	$69,157
CAP	3.93%	4.62%
GRM	16.17	14.52

PROPOSED FINANCING

DOWN PAYMENT	$449,400
LOAN AMOUNT	$1,048,60
INTEREST RATE	6.5%
AMORTIZATION	30
DEBT COVERAGE RATIO	0.74

INCOME AND EXPENSES

LYONSTAHL INVESTMENT REAL ESTATE

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	5-BED / 2-BATH		$4,928	$ 5,400
1	2-BED / 2-BATH		$ 2,791	$ 3,200

MONTHLY SCHEDULED RENTAL INCOME	$7,717	$8,600
GARAGES	$0	$0
MONTHLY SCHEDULED GROSS INCOME	$7,717	$8,600
ANNUAL SCHEDULED RENTAL INCOME	$92,628	$103,200

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	$ 92,628		$ 103,200	
LESS: VACANCY RESERVE	$ 2,779	3.0%	$ 3,096	3.0%
GROSS OPERATING INCOME	$ 85,896		$ 100,104	
LESS: EXPENSES	$ 30,947	33%	$ 30.947	30%
NET OPERATING INCOME	$ 58,902		$ 69,157	
LESS: LOAN PAYMENTS PRE-TAX	$ 79,534		$ 79,534	
CASH FLOW	$ (20,632)	-4.59%	$ (10,377)	-2.31%
PRINCIPAL REDUCTION	$ 11,720		$ 11,720	
TOTAL RETURN BEFORE TAXES	$ (8,912)	-1.98%	$ 1,343	0.30%

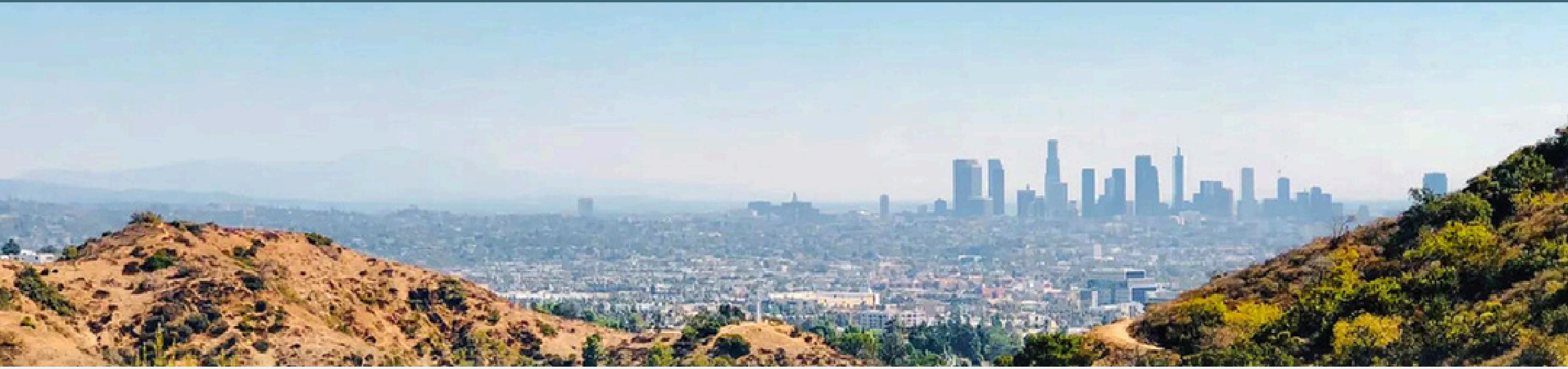
CURRENT EXPENSES

NEW TAXES (ESTIMATED)	$ 18,725
MAINTENANCE (4%)	$ 3,705
INSURANCE ($1.20/SF)	$ 5,117
UTILITIES ($1100/UNIT/YEAR)	$ 2,200
LANDSCAPING ($100/MO)	$ 1,200

TOTAL EXPENSES:	$ 30,946.92
EXPENSES AS % SGI	33.41%
PER NET SQ.FT.	$ 7.26
PER UNIT:	$ 15,473.46

LOCATION OVERVIEW

LOS ANGELES COUNTY



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.

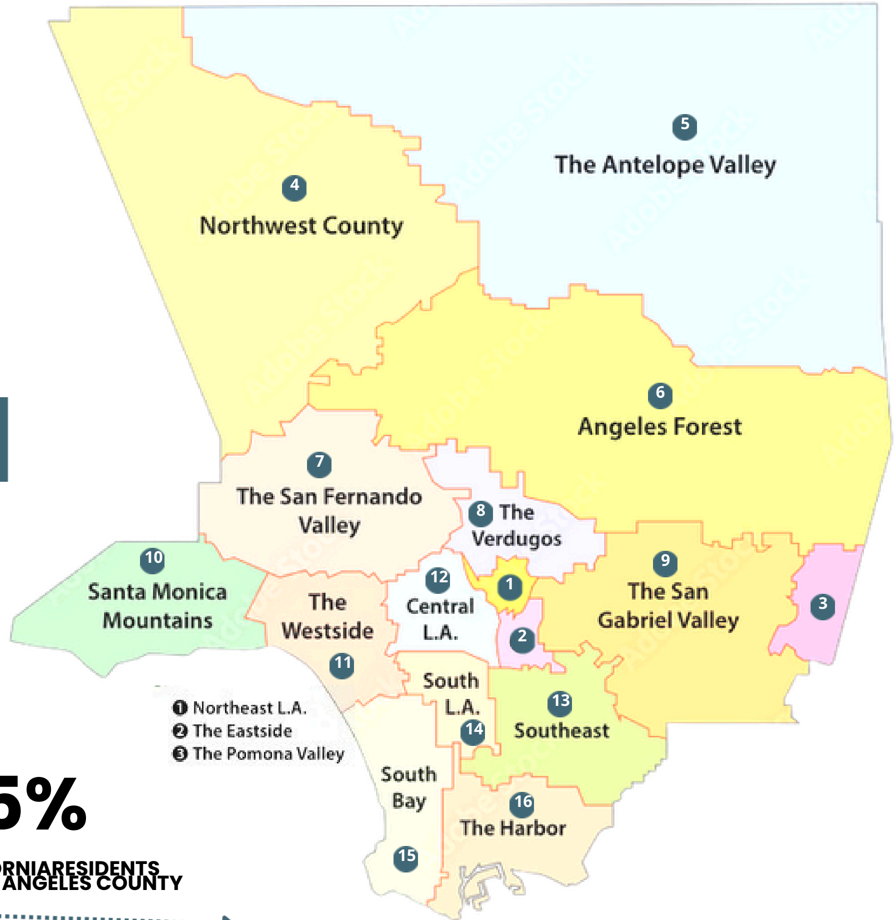
LOS ANGELES COUNTY

LYONSTAHL INVESTMENT REAL ESTATE

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.
2. THE EASTSIDE
3. POMONA VALLEY
4. NORTHWEST COUNTY
5. ANTELOPE VALLEY
6. ANGELES FOREST
7. SAN FERNANDO VALLEY
8. THE VERDUGOS
9. SAN GABRIEL VALLEY
10. SANTA MONICA MOUNTAINS
11. THE WESTSIDE
12. CENTRAL L.A.
13. SOUTHEAST
14. SOUTH LA
15. SOUTH BAY
16. THE HARBOR

LOS ANGELES	9.83 MILLION
CALIFORNIA	39.24 MILLION



25%

OFALLCALIFORNIARESIDENTS LIVE WITHIN LOS ANGELES COUNTY

LISTING
TEAM

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