

Offering Memorandum

5 UNITS IN EL SEGUNDO

144

Whiting St

\$2,200,000

EL SEGUNDO



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INVESTMENT REAL ESTATE

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144 Whiting St,
El Segundo, CA 90245



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Property Overview

144 Whiting St,
El Segundo, CA 90245

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Property Overview

144 Whiting St,
El Segundo, CA 90245

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Property Summary

Price	\$2,200,000
Address	144 Whiting St
City, State, Zip	El Segundo, CA 90245
County	Los Angeles
Zoning	ESR3*
Year Built	1953
Number Of Units	5
Parking	(4) 1-Car Garages
Building Size	3,324 SF
Lot Size	6,455 SF
Cap Rate	3.89%
Pro Forma Cap Rate	5.21%
Grm	15.41
Pro Forma Grm	12.73
Price / Bldg Sf	\$661.85
Price / Unit	\$440,000



Property Overview

144 Whiting St,
El Segundo, CA 90245

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144 Whiting St, El Segundo, CA 90245

- Charming Bungalow-Style 5-Unit Apartment Property in a Highly Desirable El Segundo Location
- Attractive Cost Per Unit of \$440,000 – Below the \$466,105 Average Cost Per Unit of Recent El Segundo Multifamily Sales Comps
- Strong Value-Add Component – Approximately 27% Remaining Rental Upside Through Increasing Rents to Market
- 3.89% Current CAP Rate | 5.21% Pro Forma CAP Rate | 15.41 Current GRM | 12.73 Pro Forma GRM
- 2-Bed/1-Bath Front House with Front Yard, Middle Building w/ 1 Studio Unit & (2) 2-Bed/1-Bath Units, 1-Bed/1-Bath Back House w/ Front Yard
- Four Private 1-Car Garages + On-Site Laundry Room & Courtyard
- Four of Five Units are Currently Month-to-Month, Providing New Ownership Flexibility to Capture Rental Upside Immediately With 8.7% Increases
- Prime El Segundo Location only 2 Blocks from Downtown El Segundo & Convenient Access to the Beach, LAX & Major Employment Hubs

144 Whiting St is a charming bungalow-style 5-unit apartment property located in the highly desirable El Segundo submarket. Built in 1953, the property features an attractive unit mix of four 2-bedroom/1-bath units and one studio unit, totaling approximately 3,324 square feet of improvements on a 6,455 square foot lot. The property features a unique low-density residential layout with private exterior entrances and four private 1-car garages, providing highly desirable on-site parking for tenants. Offered at \$2,200,000, the property represents an attractive basis of \$440,000 per unit, below the \$466,105 average price per unit of the recent El Segundo multifamily sales comparables.

The property offers new ownership an immediate opportunity to improve income, with four of the five units currently on month-to-month leases and rental increases available upon acquisition. Current monthly rents total \$11,150 compared to projected market rents of \$14,150, representing approximately 27% remaining rental upside. At the asking price, the property generates a 3.89% current CAP rate with the potential to achieve a projected 5.21% pro forma CAP rate as rents are brought toward market levels.

Ideally situated near Downtown El Segundo, 144 Whiting St benefits from convenient access to the beach, LAX, major employment centers, dining, retail, and entertainment amenities. The property offers investors the opportunity to acquire a well-located, character-rich multifamily asset with strong long-term fundamentals in one of the South Bay's most desirable coastal rental markets.



Financial Overview

144 Whiting St,
El Segundo, CA 90245



Financial Overview

144 Whiting St,
El Segundo, CA 90245



Price \$2,200,000

Property Summary			
ADDRESS	144 Whiting St, El Segundo	YEAR BUILT	1953
DOWN PAYMENT	57% \$1,270,000	PARKING	(4) 1-Car Garages
NUMBER OF UNITS	5	CURRENT NOI	\$85,583
COST PER UNIT	\$440,000	PRO FORMA NOI	\$114,707
LOT SIZE	6,455 SF	CURRENT CAP RATE	3.89%
GROSS RENTABLE SF	3,324 SF	PRO FORMA CAP RATE	5.21%
PRICE PER BLDG SF	\$661.85	CURRENT GRM	15.41
PRICE PER LAND SF	\$340.82	PRO FORMA GRM	12.73

Proposed Financing			
LOAN AMOUNT	\$930,000	LOAN-TO-VALUE	42%
DOWN PAYMENT	\$1,270,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.00%	LOAN TERM	5-YEAR FIXED
MONTHLY PAYMENT	\$5,576	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	\$66,910	DEBT COVERAGE RATIO (DCR)	1.27

Financial Overview

144 Whiting St,
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Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$	142,776	\$	172,800
VACANCY RATE RESERVE	\$	4,283 3%	\$	5,184 3%
GROSS OPERATING INCOME	\$	138,493	\$	167,616
EXPENSES	\$	52,909 37%	\$	52,909 31%
NET OPERATING INCOME	\$	85,583	\$	114,707
LOAN PAYMENTS	\$	66,910	\$	66,910
PRE TAX CASH FLOWS	\$	18,674 1.47%	\$	47,797 3.76%
PRINCIPAL REDUCTION	\$	11,421	\$	11,421
TOTAL RETURN BEFORE TAXES	\$	30,094 2.37%	\$	59,217 4.66%

Scheduled Income

	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$11,150	\$14,150
Laundry	\$0	\$250
8.7% Increase	\$748	-
ANNUALIZED SCHEDULED GROSS INCOME	\$142,776	\$172,800

Estimated Expense Summary

New Taxes:	\$26,526
Maintenance:	\$3,783
Insurance (\$1.5/SF):	\$4,986
Utilities:	\$6,082
Trash:	\$3,420
Landscaping (\$100/mo):	\$1,200
Property Management (4%)	\$6,912
Total Expenses	\$52,909
Expense Per Unit	\$10,582
Expense Per SF	\$8.20

Loan Quote

144 Whiting St,
El Segundo, CA 90245

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Prepared for:
Property Address:

C/O Brett Lyon & Woody Stahl
144 Whiting St
El Segundo, CA 90245

8/26/2026
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	\$2,200,000	\$2,200,000	\$2,200,000
Loan Amount	\$930,000	\$930,000	\$1,350,000
Down Payment	\$1,270,000	\$1,270,000	\$850,000
Loan-to-Value	42%	42%	61%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	6.00%	6.00%	6.44%
Index	N/A	N/A	1 Mo. SOFR CME
Margin	N/A	N/A	2.75%
Floor / Ceiling	N/A	N/A	5.44% / 14.44%
Loan Term	3	5	10
Amortization in Years	30	30	27
Monthly Payment	\$5,576	\$5,576	\$8,798
Recourse	Yes	Yes	Yes
Impounds	No	No	3 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-3	Years 1-4	Year 1
	3-2%	5-4-3-2%	1%
Loan Fee	1%	1%	1.25%
Estimated Costs:			
Appraisal/Due Diligence	\$6,500	\$6,500	\$8,500
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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licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282

Rent Roll

144 Whiting St,
El Segundo, CA 90245



Unit	Unit Type	Actual Rent	Market Rent	Notes	
144 Whiting St	2-Bed/1-Bath	\$2,500	\$3,250	Front Detached House	Month-to-Month
420 Franklin Ave	1-Bed/1-Bath	\$2,050	\$2,750	Back Detached House	Month-to-Month
422 Franklin Ave	Studio	\$1,600	\$2,250		Month-to-Month
424 Franklin Ave	2-Bed/1-Bath	\$2,550	\$2,950	Below Market Lease Through 8/13/2027	
424 ½ Franklin Ave	2-Bed/1-Bath	\$2,450	\$2,950		Month-to-Month
MONTHLY TOTALS		\$11,150	\$14,150		
Laundry		\$0	\$250		
8.7% Increase		\$748	\$0		
ANNUALIZED TOTALS		\$142,776	\$172,800		

Property Photography

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El Segundo, CA 90245

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Exterior Photos

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Exterior Photos

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Exterior Photos

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Exterior Photos

144 Whiting St,
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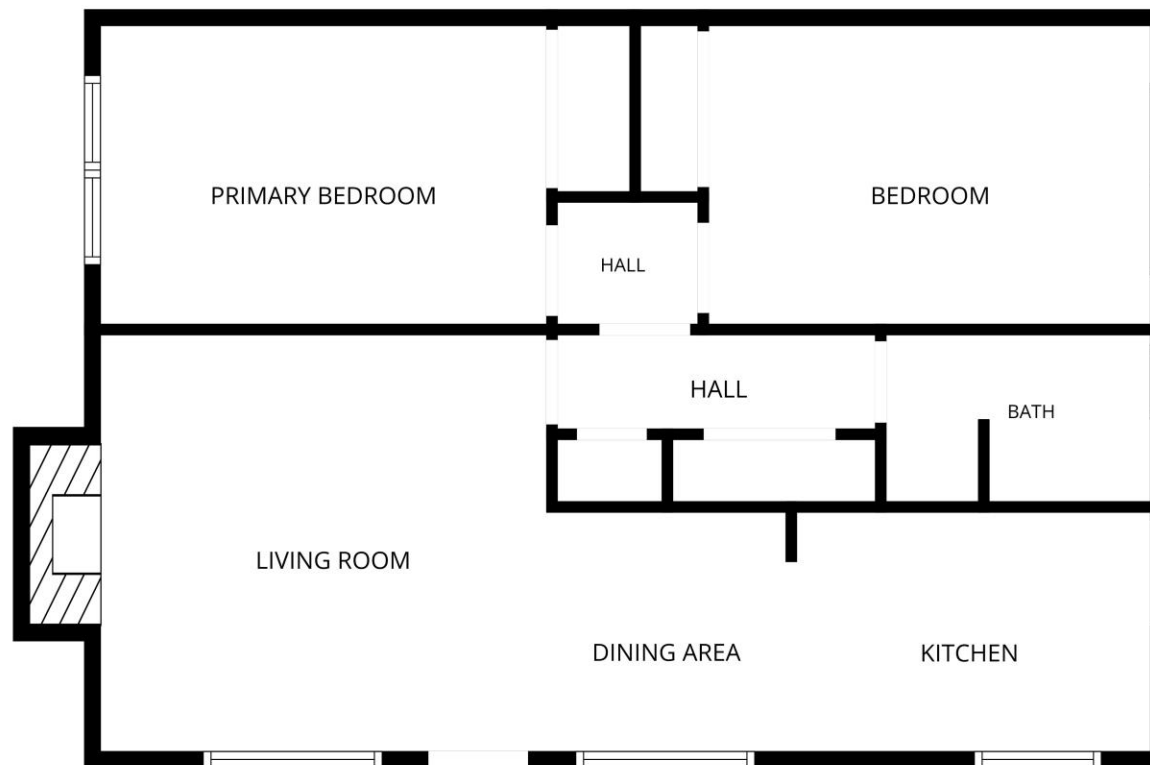
Floor Plans

144 Whiting St,
El Segundo, CA 90245

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144 Whiting St: 2-Bed/1-Bath – Detached House



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

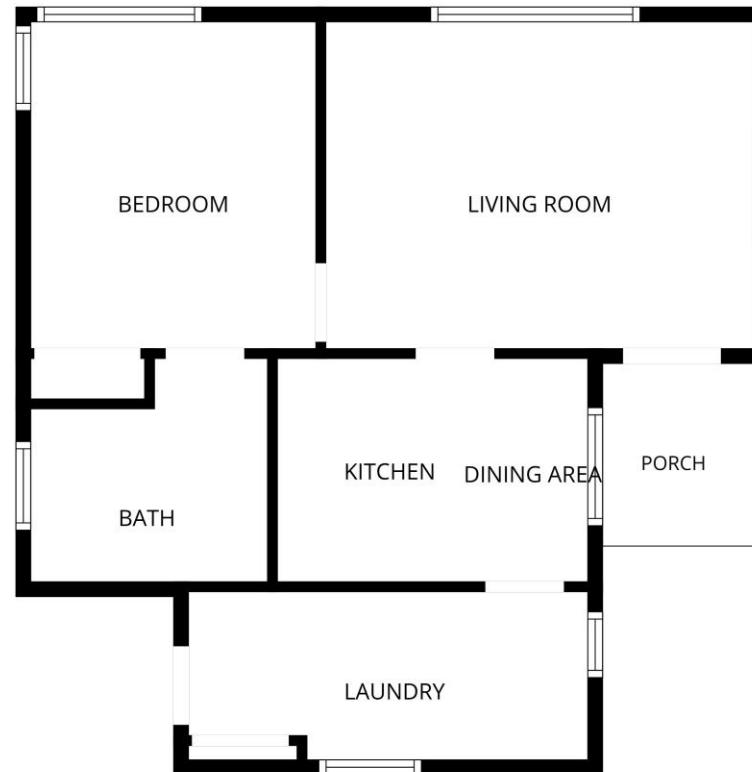
Floor Plans

144 Whiting St,
El Segundo, CA 90245

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420 Franklin Ave: 1-Bed/1-Bath - Detached House



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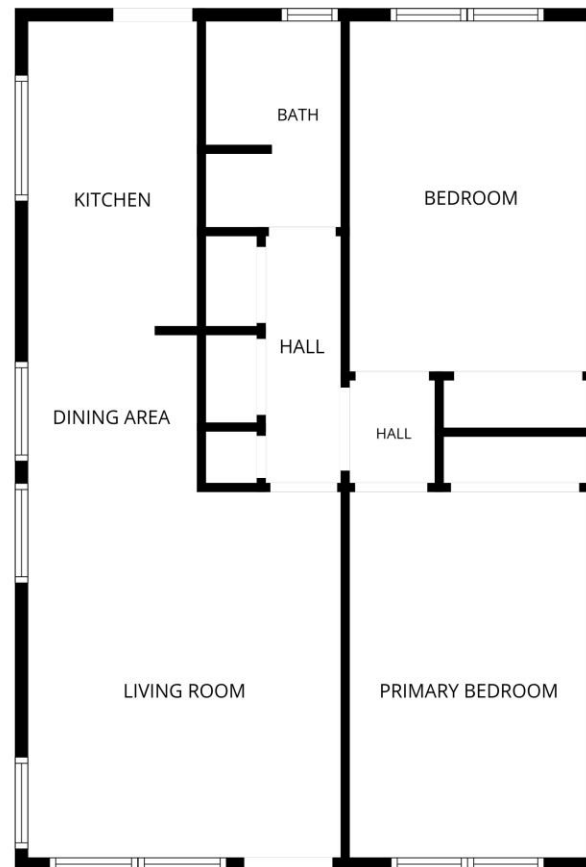
Floor Plans

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424 Franklin Ave: 2-Bed/1-Bath



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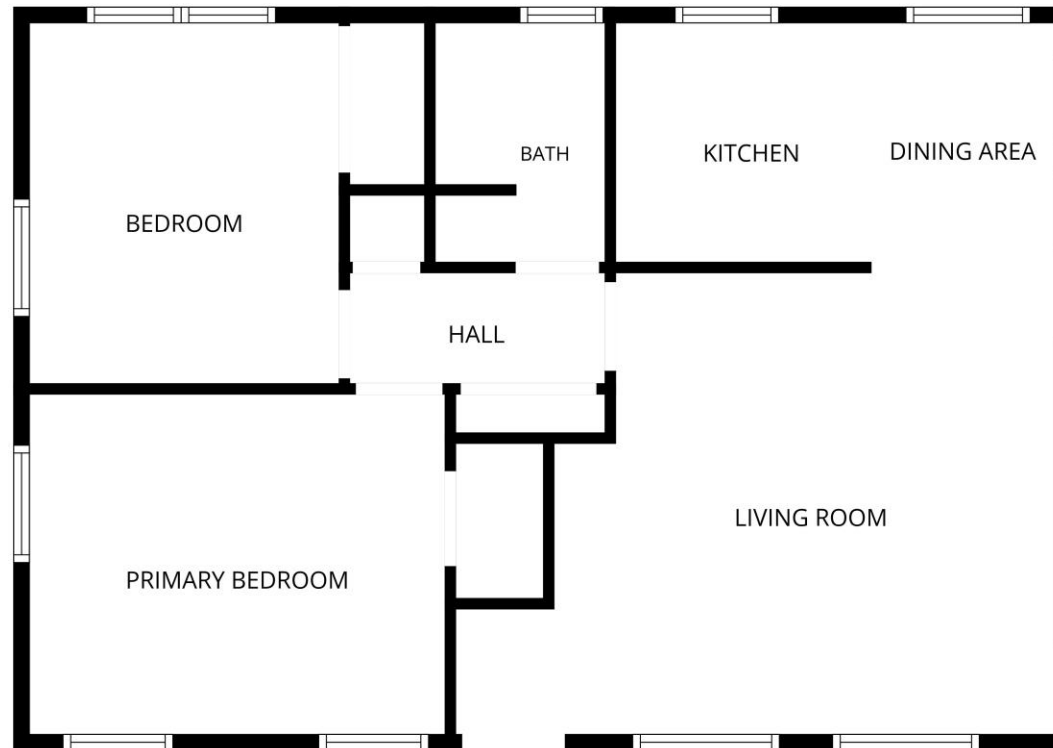
Floor Plans

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424 1/2 Franklin Ave: 2-Bed/1-Bath



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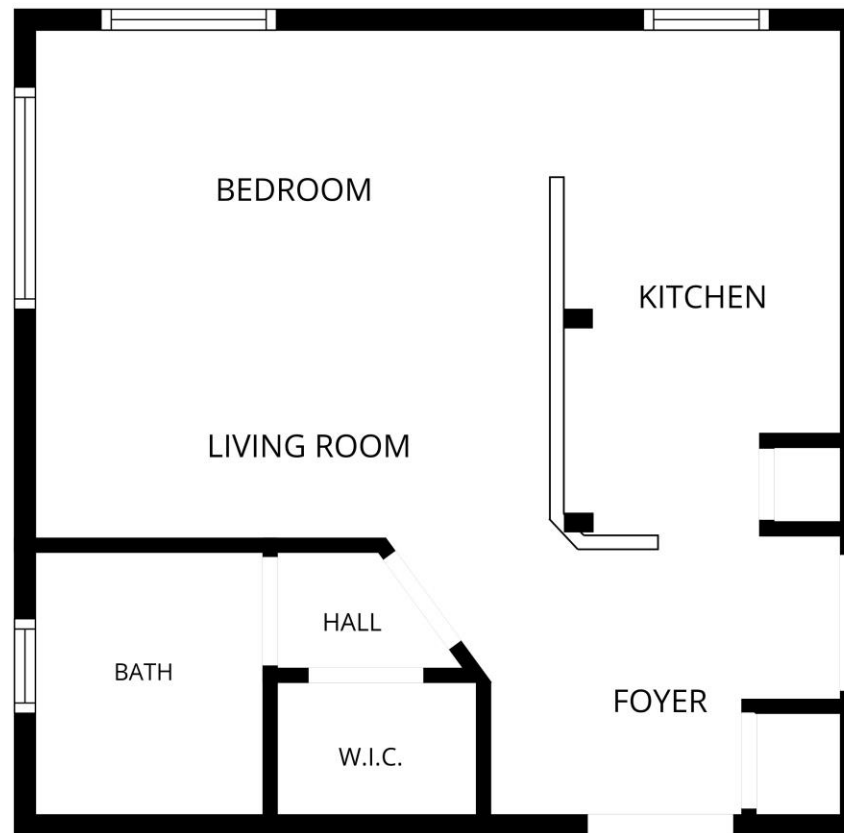
Floor Plans

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422 Franklin Ave: Studio/1-Bath



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

Comparables

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El Segundo, CA 90245

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Sold Comparables

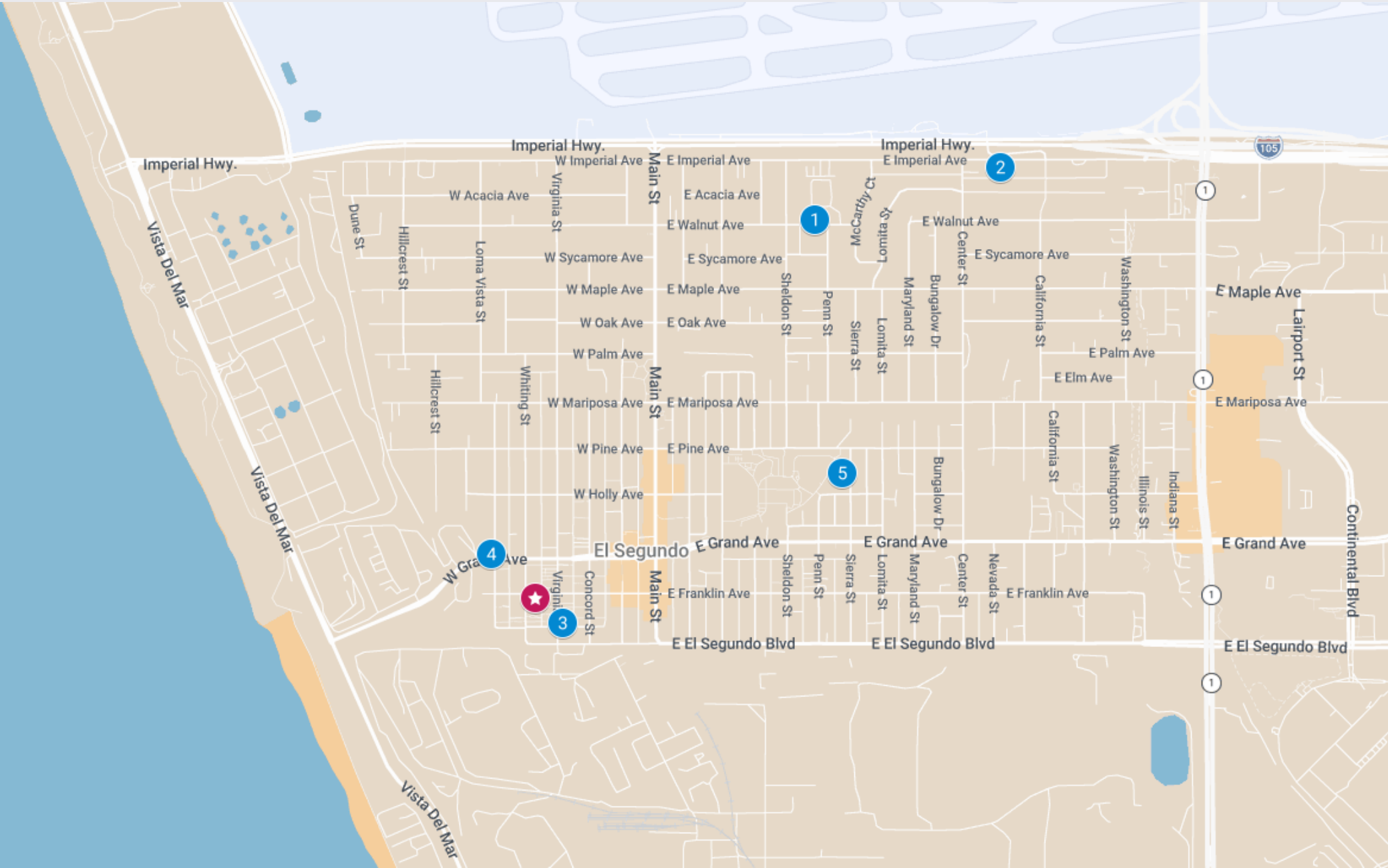
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El Segundo, CA 90245



	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	529 E Walnut Ave	\$1,700,000	4	1940	2,520 SF	\$425,000	\$674.60	5.35%	06/30/2026
2	1204 E Imperial Ave	\$2,085,000	6	1955	4,459 SF	\$347,500	\$467.59	—	07/16/2026
3	118 Virginia St	\$2,935,000	5	1959	5,280 SF	\$587,000	\$555.87	3.00%	09/24/2025
4	601 W Grand Ave	\$1,825,000	4	1925	3,167 SF	\$456,250	\$576.26	—	04/02/2025
5	425 Sierra St	\$5,662,500	11	1984	12,444 SF	\$514,773	\$455.04	4.12%	05/08/2025
Averages					5,574 SF	\$466,105	\$545.87	4.16%	
*	144 Whiting St	\$2,200,000	5	1953	3,324 SF	\$440,000	\$661.85	3.89%	ACTIVE

Sold Comparables Map

144 Whiting St,
El Segundo, CA 90245



Lease Comparables

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144 Whiting St,
El Segundo, CA 90245



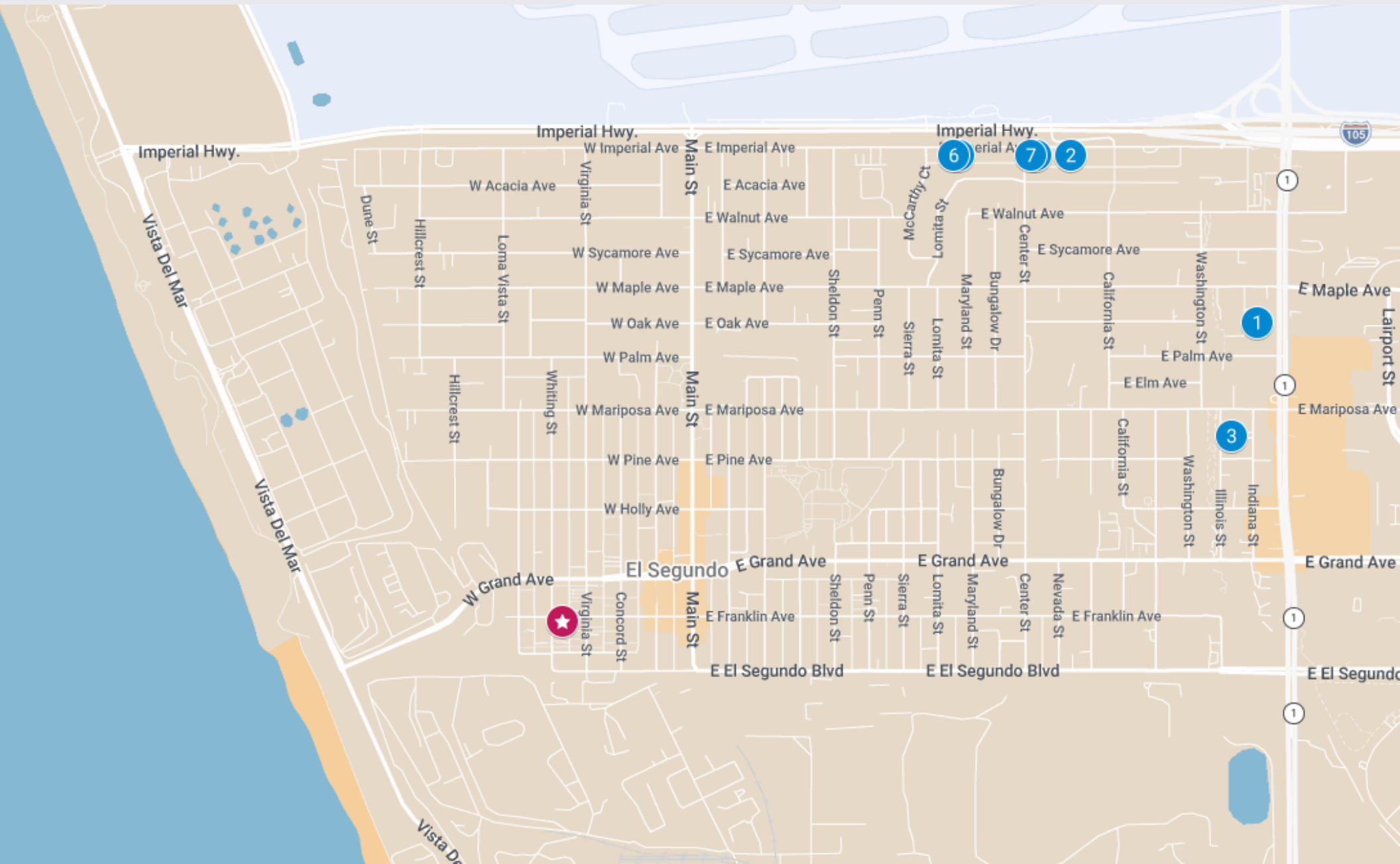
	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	207 Sierra St, El Segundo, CA 90245	Feb 2026	Studio/1-Bath	—	\$1,875
2	1620 E Maple Ave, El Segundo, CA 90245	Feb 2026	Studio/1-Bath	—	\$2,395
3	140 Virginia St, El Segundo, CA 90245	Feb 2026	2-Bed/1-Bath	750 SF	\$2,950
4	300 Maryland St #2, El Segundo, CA 90245	May 2026	2-Bed/1-Bath	1,000 SF	\$3,400
5	1009 E Grand Ave #1, El Segundo, CA 90245	May 2026	2-Bed/1-Bath	800 SF	\$2,695
6	436 W Imperial Ave, El Segundo, CA 90245	Apr 2026	2-Bed/1-Bath	850 SF	\$2,895
7	440 W Imperial Ave, El Segundo, CA 90245	Feb 2026	2-Bed/1-Bath	850 SF	\$2,995
8	404 Illinois St, El Segundo, CA 90245	Dec 2025	2-Bed/1-Bath	875 SF	\$2,850
Average			Studio/1-Bath		\$2,135
			2-Bed/1-Bath		\$2,964
*	144 Whiting St, El Segundo, CA 90245		Studio/1-Bath		\$1,600
			2-Bed/1-Bath		\$2,388

Lease Comparables Map

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El Segundo, CA 90245

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Area Overview

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City Overview

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El Segundo

Located along the southwestern edge of Los Angeles County, El Segundo, California, embodies a harmonious blend of residential charm, commercial vitality, and coastal allure. Home to approximately 16,000 residents, El Segundo offers a unique fusion of small-town tranquility and urban convenience.

The real estate market in El Segundo caters to a diverse range of preferences and budgets. The median home price in the city is around \$1.2 million, reflecting its attractiveness as a desirable and relatively affordable location within the region. Whether you prefer historic craftsman homes, modern condominiums, or spacious family residences, El Segundo provides a variety of housing options suited to different lifestyles.

Residents of El Segundo enjoy a plethora of amenities and recreational opportunities. The city boasts numerous parks and recreational facilities, including the expansive Recreation Park with its sports fields, playgrounds, and picnic areas. El Segundo Beach, with its scenic views and family-friendly atmosphere, is a favorite spot for sunbathing, swimming, and beach volleyball.

For shopping and dining, El Segundo offers a diverse array of choices. The Plaza El Segundo and nearby Rosecrans Corridor feature a mix of retail outlets, restaurants, and entertainment venues, ensuring residents have access to both local favorites and popular national chains. The city's dining scene is vibrant, with eateries offering everything from casual fare to gourmet dining experiences.

Cultural enrichment is integral to the fabric of El Segundo. The city is home to the El Segundo Museum of Art, showcasing local and contemporary art exhibitions, and hosts community events throughout the year. Festivals celebrating the city's heritage and cultural diversity add to its vibrant social calendar.

El Segundo's economy thrives on a diverse mix of industries, including aerospace, technology, and entertainment. Major corporations and startups alike find a home in El Segundo, contributing to its robust job market and economic stability. Its strategic location near Los Angeles International Airport and major highways facilitates easy access to business hubs and cultural attractions throughout Southern California.

With its proximity to the Pacific Ocean and a picturesque coastal environment, El Segundo provides abundant opportunities for outdoor recreation and beachside relaxation. The city's well-maintained public spaces, combined with its strong community spirit, foster a relaxed yet active lifestyle cherished by residents.

In summary, El Segundo offers a compelling choice for those seeking a balanced lifestyle enriched by community warmth, cultural vibrancy, and coastal beauty. Its diverse housing options, abundance of amenities, and thriving economic landscape make it an appealing and coveted place to call home in Southern California.



County Overview

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El Segundo, CA 90245

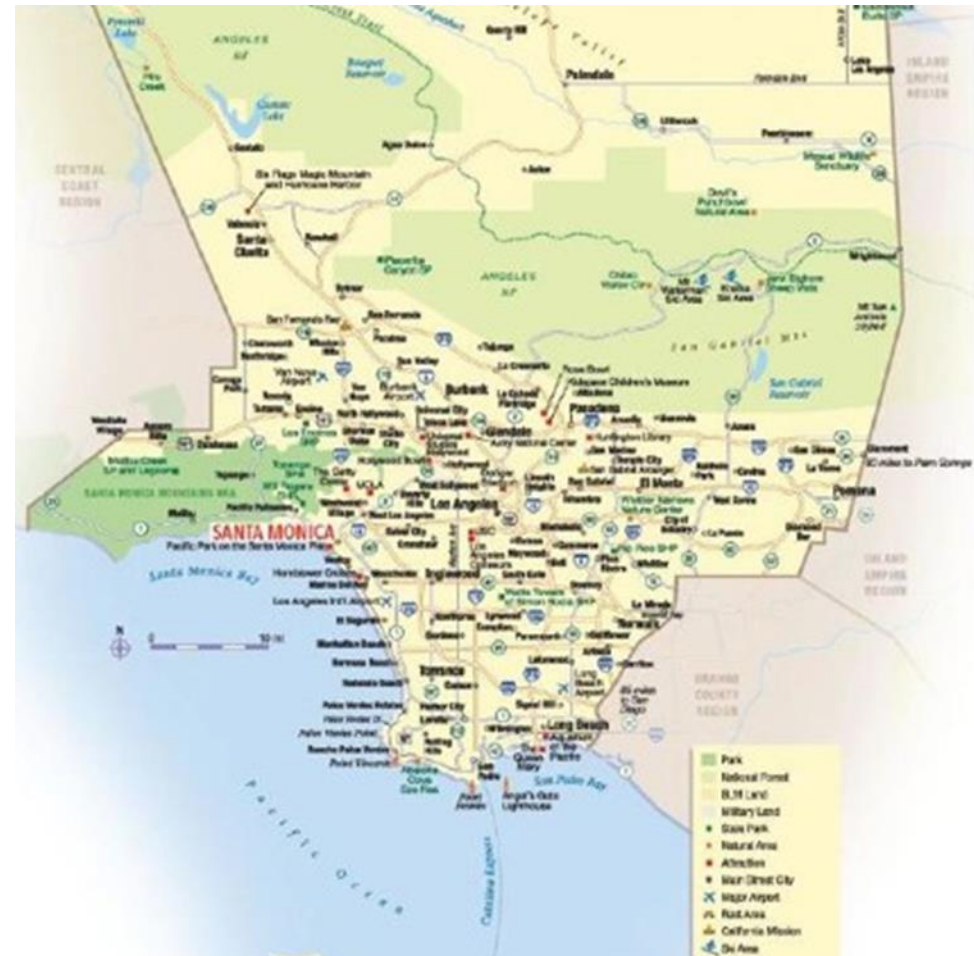


Los Angeles

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.

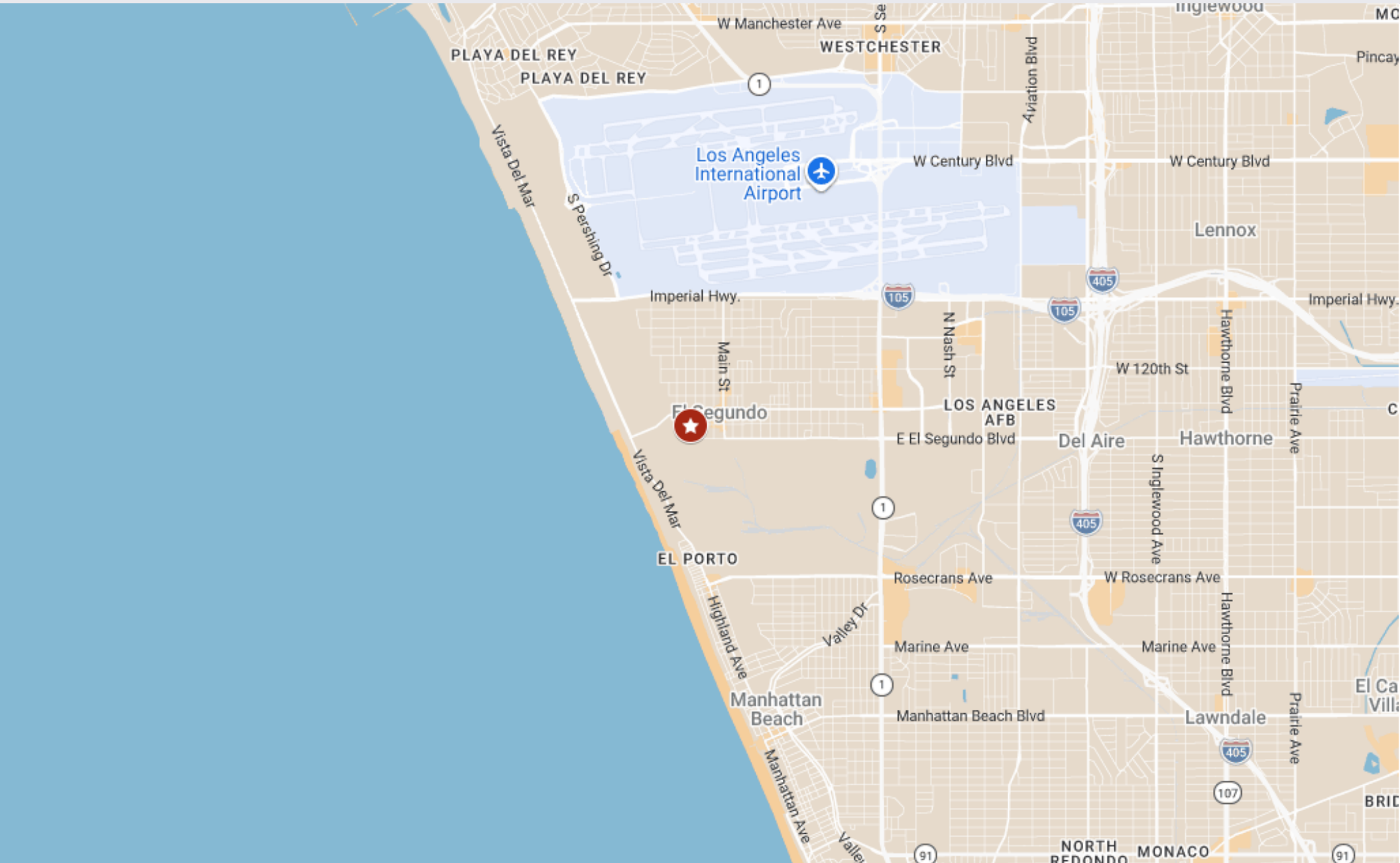
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration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



Local Map

144 Whiting St,
El Segundo, CA 90245



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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