

2 UNITS

8118 Alameda St
Downey, CA 90242



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TABLE OF CONTENTS

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

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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

SUMMARY



8118 Alameda St, Downey, CA 90242

ASKING PRICE	\$1,587,800
UNITS	2
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

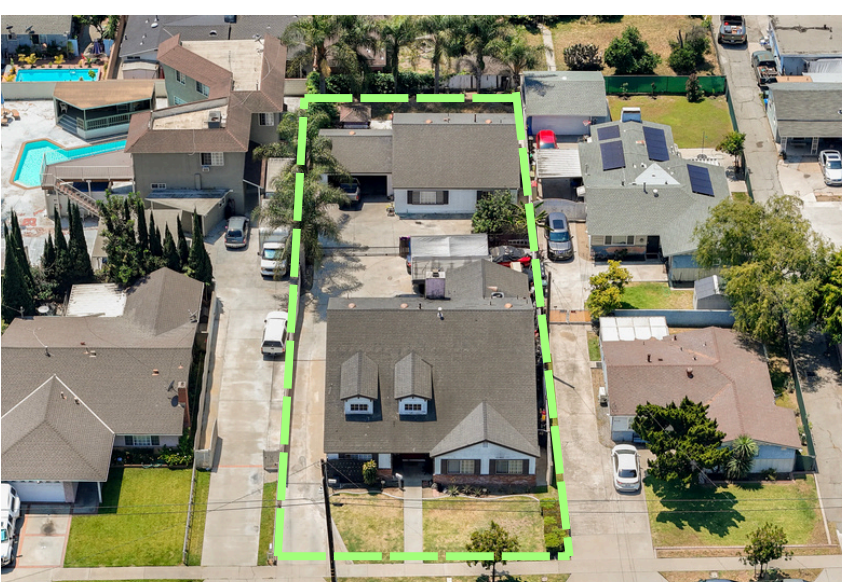
- Two Detached Homes on One Lot
- (1) 5 Bed/2 Bath (1) 2 Bed/2 Bath
- 4,264 Sqft Building on 12,016 Sqft Lot
- Built in 1988
- Private 2-Car Garages & Central Air
- Ample Parking in Downey



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 of 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, multigenerational living, or investors seeking strong rental potential. Each unit includes its own private 2-car garage, central air 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.



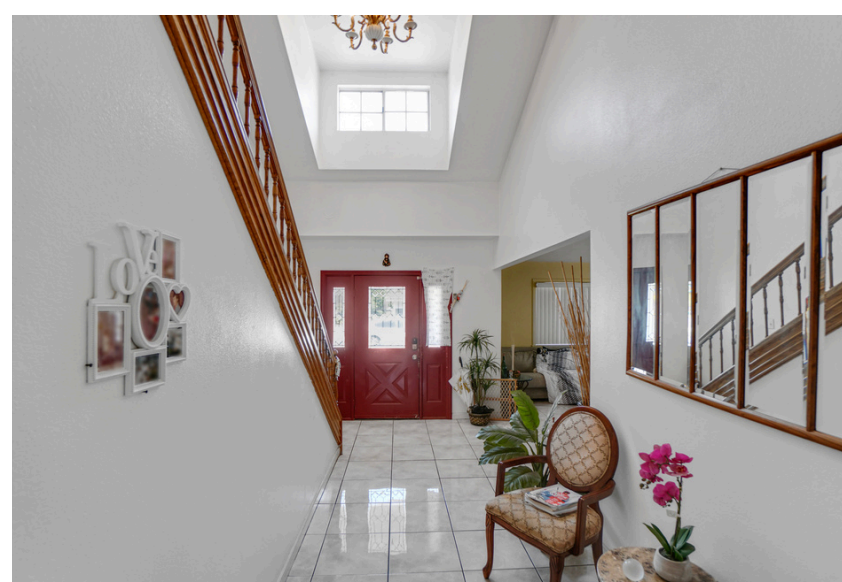
PROPERTY
PHOTOGRAPHS



FRONT UNIT
INTERIOR



**FRONT UNIT
INTERIOR**



**FRONT UNIT
INTERIOR**



**REAR UNIT
INTERIOR**



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,587,000
UNITS	2
BUILDING SQ. FT.	4,264
LOT SQ FT	12,016
YEAR BUILT	1988
PRICE / UNIT	\$793,900
PRICE / SQ FT	\$372.37

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 53,606	\$ 68,214
CAP	3.38%	4.30%
GRM	18.01	15.39

PROPOSED FINANCING

DOWN PAYMENT	\$476,340
LOAN AMOUNT	\$1,111,460
INTEREST RATE	5.8%
AMORTIZATION	30
DEBT COVERAGE RATIO	0.68

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
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1	5-BED / 2-BATH		\$ 4,564	\$ 5,400
1	2-BED / 2-BATH		\$ 2,781	\$ 3,200

MONTHLY SCHEDULED RENTAL INCOME	\$7,345	\$8,600
GARAGES	\$0	\$0
MONTHLY SCHEDULED GROSS INCOME	\$7,345	\$8,600
ANNUAL SCHEDULED RENTAL INCOME	\$88,140	\$103,200

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$ 88,140		\$ 103,200	
LESS: VACANCY RESERVE	\$ 2,644	3.0%	\$ 3,096	3.0%
GROSS OPERATING INCOME	\$ 85,496		\$ 100,104	
LESS: EXPENSES	\$ 31,890	36%	\$ 31,890	31%
NET OPERATING INCOME	\$ 53,606		\$ 68,214	
LESS: LOAN PAYMENTS PRE-TAX	\$ 78,258		\$ 78,258	
CASH FLOW	\$ (24,652)	-5.18%	\$ (10,044)	-2.11%
PRINCIPAL REDUCTION	\$ 14,166		\$ 14,166	
TOTAL RETURN BEFORE TAXES	\$ (10,486)	-2.20%	\$ 4,122	0.87%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 19,848
MAINTENANCE (4%)	\$ 3,526
INSURANCE (\$1.20/SF)	\$ 5,117
UTILITIES (\$1100/UNIT/YEAR)	\$ 2,200
LANDSCAPING (\$100/MO)	\$ 1,200

TOTAL EXPENSES:	\$ 31,889.90
EXPENSES AS % GSI	36.18%
PER NET SQ.FT.	\$ 7.48
PER UNIT:	\$ 15,944.95

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:

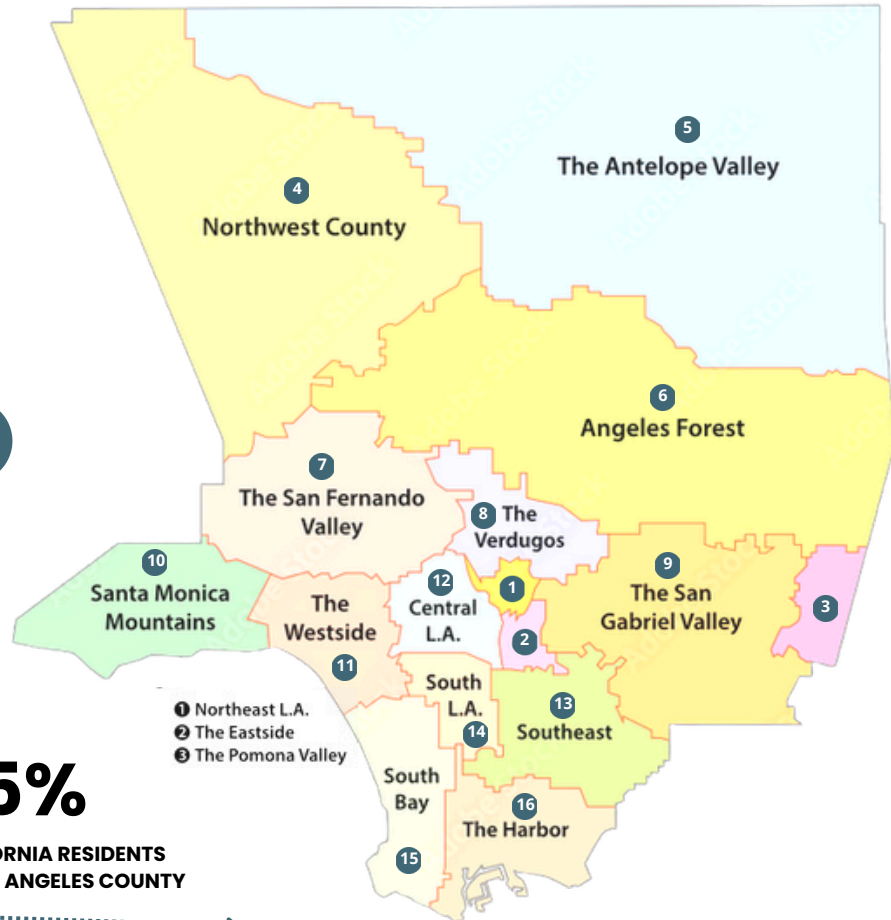
- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST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



**FLETCHER
NORSEEN**

ASSOCIATE AGENT



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