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LYON STAHL INVESTMENT REAL ESTATE

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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



1143 W 28th St, Los Angeles, CA 90007

ASKING PRICE	**$2,449,000**
UNITS	8
UNIT MIX	8 (2-BED / 1.5-BATH)
TOTAL BUILDING SQ. FT.	5,330
TOTAL LOT SQ. FT.	8,483
YEAR BUILT	1959
ZONING	LARD1.5
APN	5055-027-021

HIGHLIGHTS

- Prime 8-Unit USC Student Housing Investment
- Located Within the USC Department of Public Safety (DPS) Patrol Zone
- Six Units Delivered Vacant at Close of Escrow
- Immediate Lease-Up & Significant Rental Upside
- Numerous Recent Capital Improvements Completed
- New Roof, Copper Re-Pipe & PVC Main Sewer Line
- Eight Spacious 2 Bedroom, 1.5 Bath Units
- Individually Metered for Gas & Electricity

THE OFFERING



The Stiegler | Takahashi Group is pleased to present 1143 W. 28th Street, an exceptional 8-unit student housing investment opportunity located just blocks from the University of Southern California (USC) within the highly desirable USC Department of Public Safety (DPS) Patrol Zone. The property features eight spacious 2-bedroom, 1.5-bath units, with six units to be delivered vacant at the close of escrow, providing a rare opportunity for immediate lease-up at market rents and significant upside in cash flow. The property has also benefited from numerous capital improvements, including a new roof, copper re-pipe, PVC main sewer line replacement, upgraded electrical panel, new on-site laundry facility, asphalt resurfacing, and select interior renovations. Combining strong rental upside, substantial recent improvements, and an outstanding location in one of Southern California's premier student housing markets, this is an exceptional value-add investment opportunity.

PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS










PROPERTY
PHOTOGRAPHS

PROPERTY
PHOTOGRAPHS

UNIT #3









UNIT #4









UNIT #7

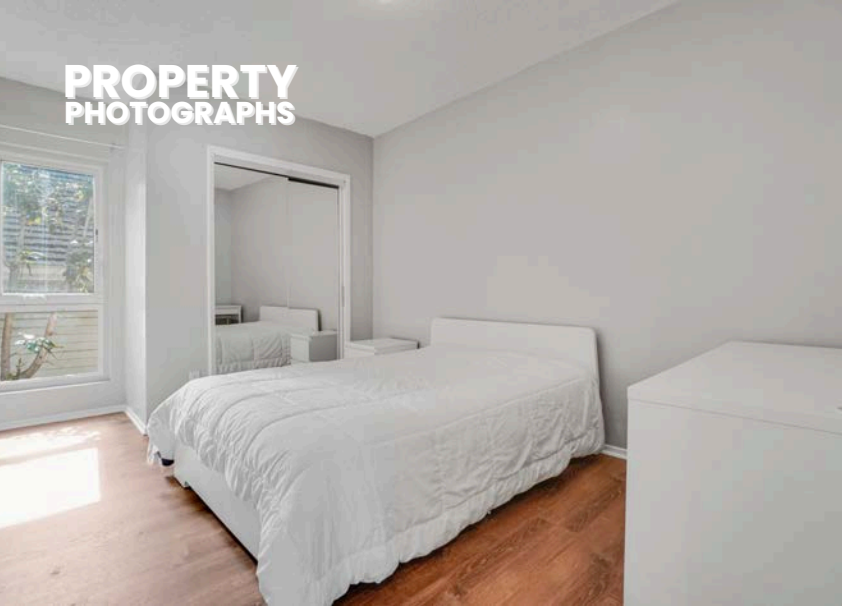








PROPERTY PHOTOGRAPHS





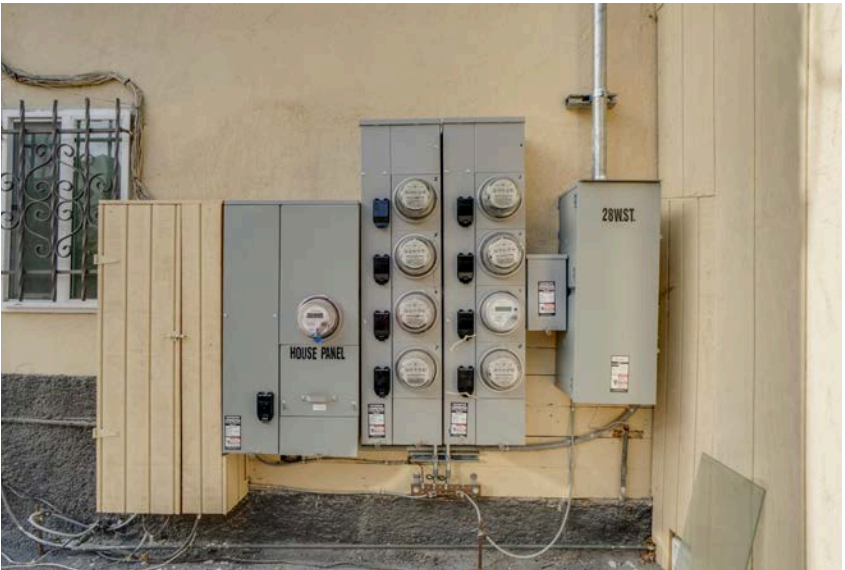




PROPERTY
PHOTOGRAPHS









FINANCIAL
ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	$2,449,000
UNITS	8
BUILDING SQ. FT.	5,330
LOT SQ FT	8,483
YEAR BUILT	1959
PRICE / UNIT	$306,125
PRICE / SQ FT	$459.47

INCOME DATA

	CURRENT	PRO FORMA
NOI	$161,115	$ 241,291
CAP	6.58%	9.85%
GRM	10.12	7.50

PROPOSED FINANCING

DOWN PAYMENT	$734,700
LOAN AMOUNT	$1,714,300
INTEREST RATE	6.6%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.23

INCOME AND EXPENSES

LYONSTAHL INVESTMENT REAL ESTATE

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	2-BED / 1.5-BATH		$ 1,267	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400
1	2-BED / 1.5-BATH		$ 2,700	$ 3,400

UTILITIES PAID BY TENANT- GAS & ELECTRIC		
MONTHLY SCHEDULED RENTAL INCOME	$20,167	$27,200
GARAGES	$0	$0
MONTHLY SCHEDULED GROSS INCOME	$20,167	$27,200
ANNUAL SCHEDULED RENTAL INCOME	$242,004	$326,400

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	$242,004		$ 326,400	
LESS: VACANCY RESERVE	$ 12,100	5.0%	$ 16,320	5.0%
GROSS OPERATING INCOME	$ 229,904		$ 310,080	
LESS: EXPENSES	$ 68,789	28%	$ 68,789	21%
NET OPERATING INCOME	$ 161,115		$ 241,291	
LESS: LOAN PAYMENTS PRE-TAX	$ 131,382		$ 131,382	
CASH FLOW	$ 29,733	84.05%	$ 109,909	14.96%
PRINCIPAL REDUCTION	$18,800		$ 18,800	
TOTAL RETURN BEFORE TAXES	$48,533	6.61%	$ 128,709	17.52%

CURRENT EXPENSES

NEW TAXES (ESTIMATED)	$30,613
MAINTENANCE (4%)	$ 9,680
INSURANCE ($1.20/SF)	$ 6,396
UTILITIES ($1100/UNIT/YEAR)	$ 8,800
LANDSCAPING ($100/MO)	$ 1,200
PROPERTY MANAGEMENT (5%)	$ 12,100
TOTAL EXPENSES:	$ 68,788.86
EXPENSES AS % SGI	28.42%
PER NET SQ.FT.	$12.91
PER UNIT:	$ 8,598.61

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Prepared for:
Property Address:

C/O Johnnie Stiegler
1143 W. 28th St
Los Angeles, CA 90007

9/15/2026
Quote #1

Loan Options	Floating Bridge-ARM	
Purchase Price	$2,449,000	
Loan Amount	$1,714,300	
Down Payment	$734,700	
Loan-to-Value	70%	
Debt Coverage Ratio (DCR)	1.20	
Current Interest Rate	**6.61%**	
Index	1 MO. SOFR CME	
Margin	2.75%	
Floor / Ceiling	5.61% / 14.61%	
Loan Term	10	
Interest-Only Period	**3 Years**	
Amortization in Years	27	
I/O Monthly Payment	**$9,443**	
Monthly Payment	**$11,359**	
Recourse	Yes	
Impounds	3 Mo. Interest-Reserve	
Pre-Payment Penalty	Year 1 1%	
Loan Fee	1.25%	
Estimated Costs:		
Appraisal/Due Diligence	$8,500	
Closing/Processing/Underwriting	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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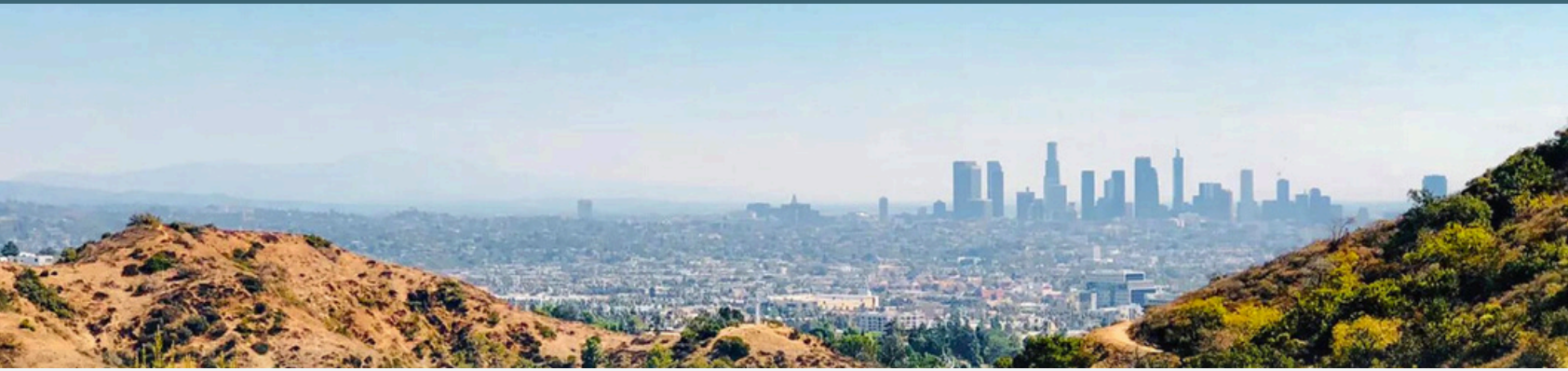
INVESTMENT SUMMARY

PRICE: $2,449,000
PROPERTY TYPE: Multifamily Student Housing
NUMBER OF UNITS: 8
UNIT MIX: Eight 2 Bedroom, 1.5 Bath Units
BUILDING SIZE: 5,330 SF
LOT SIZE: 8,483 SF
YEAR BUILT: 1959

- Six Units Delivered Vacant at Close of Escrow
- Immediate Lease-Up; Value-Add Opportunity
- Significant Recent Capital Improvements
- Individually Metered for Gas & Electricity
- Located Within the USC Department of Public Safety (DPS) Patrol Zone
- Just Blocks from the University of Southern California (USC)

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.

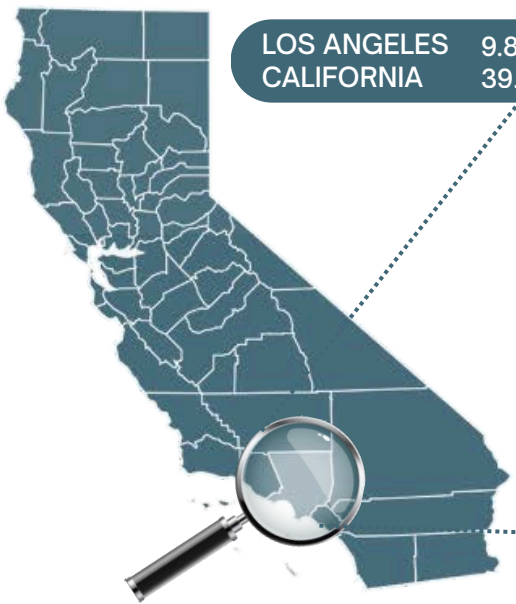
If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized 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

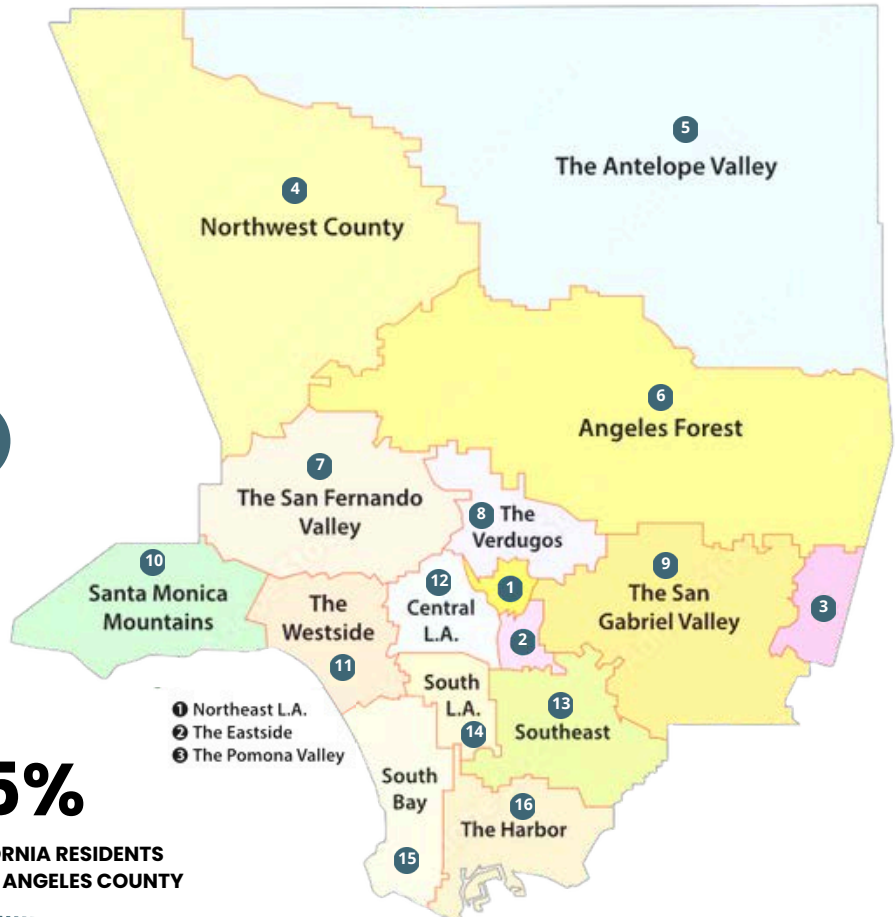
LYON STAHL INVESTMENT REAL ESTATE

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%

OF ALL CALIFORNIA RESIDENTS LIVE WITHIN LOS ANGELES COUNTY

STGROUP

LYONSTAHL
INVESTMENT REAL ESTATE

LISTING
TEAM

THE STIEGLER TAKAHASHI INVESTMENT GROUP

LYONSTAHL INVESTMENT REAL ESTATE

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MICHELLE LEE

ASSOCIATE AGENT



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