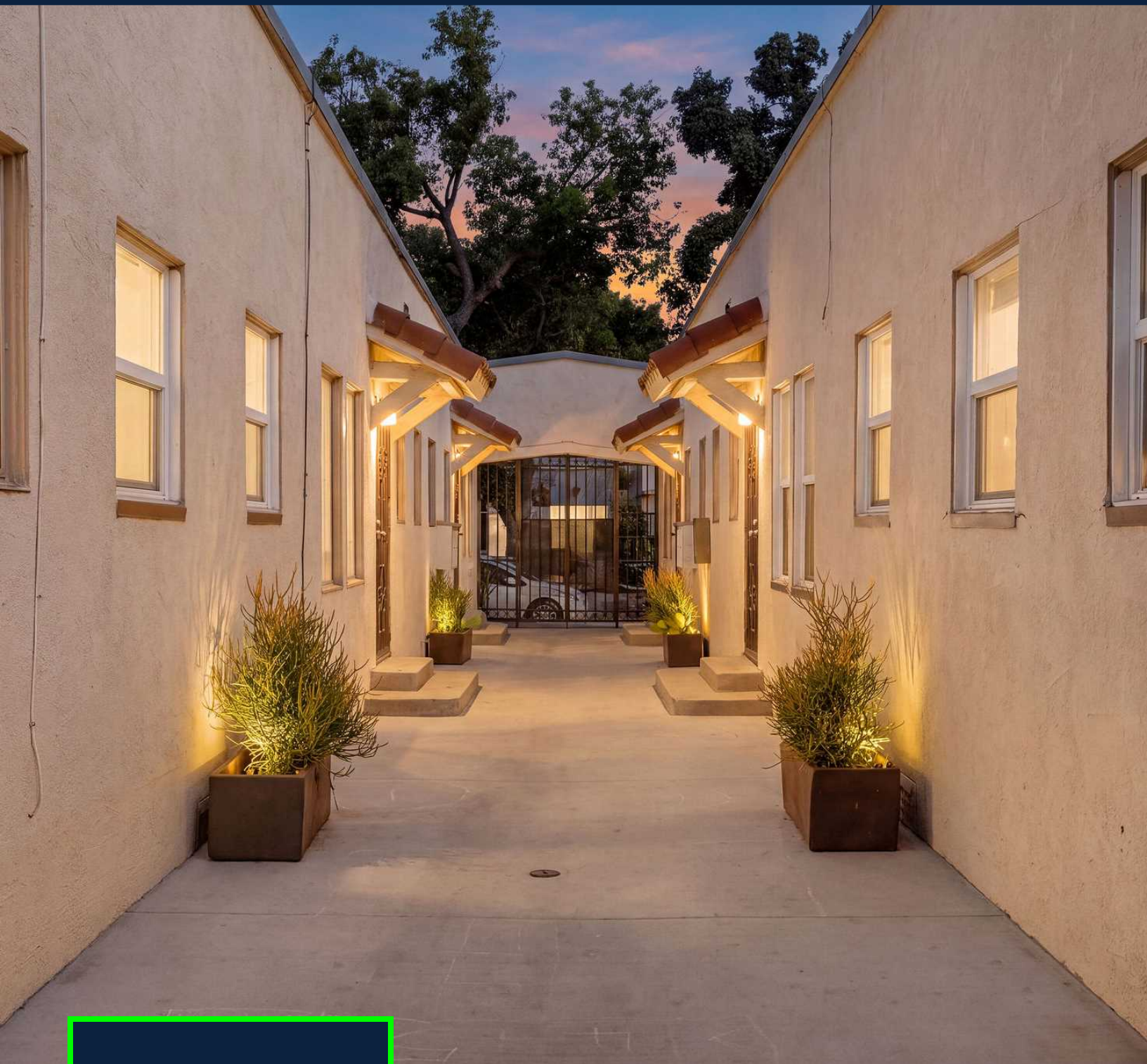


324 W OPP ST, WILMINGTON, CA 90744

CHARMING COURTYARD STYLE UNITS IN PRIME WILMINGTON LOCATION



LYONSTAHLL
INVESTMENT REAL ESTATE

OLGA WRIGHT

VP of Investments

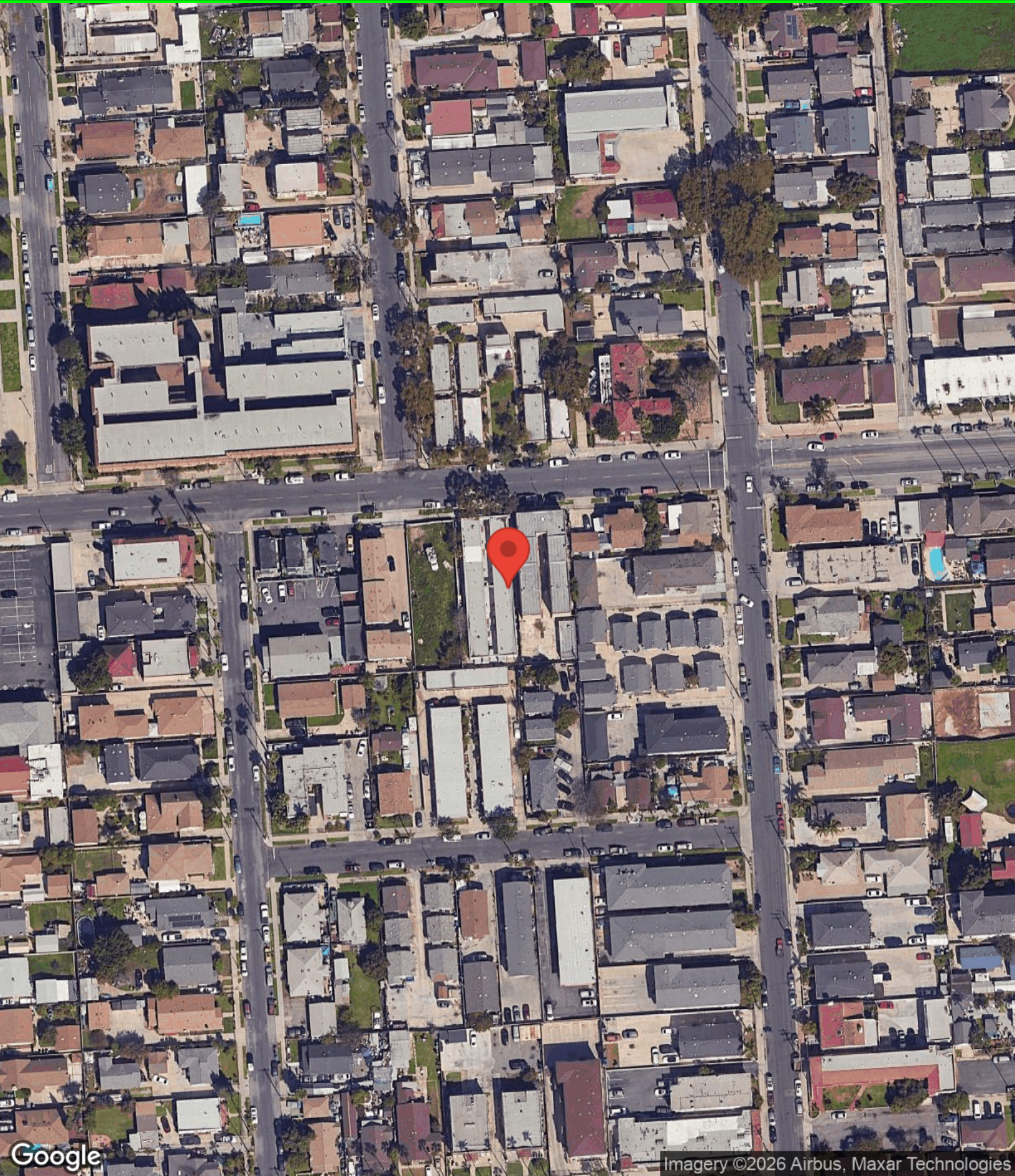
(310) 606-2076

Olga@LyonStahl.com

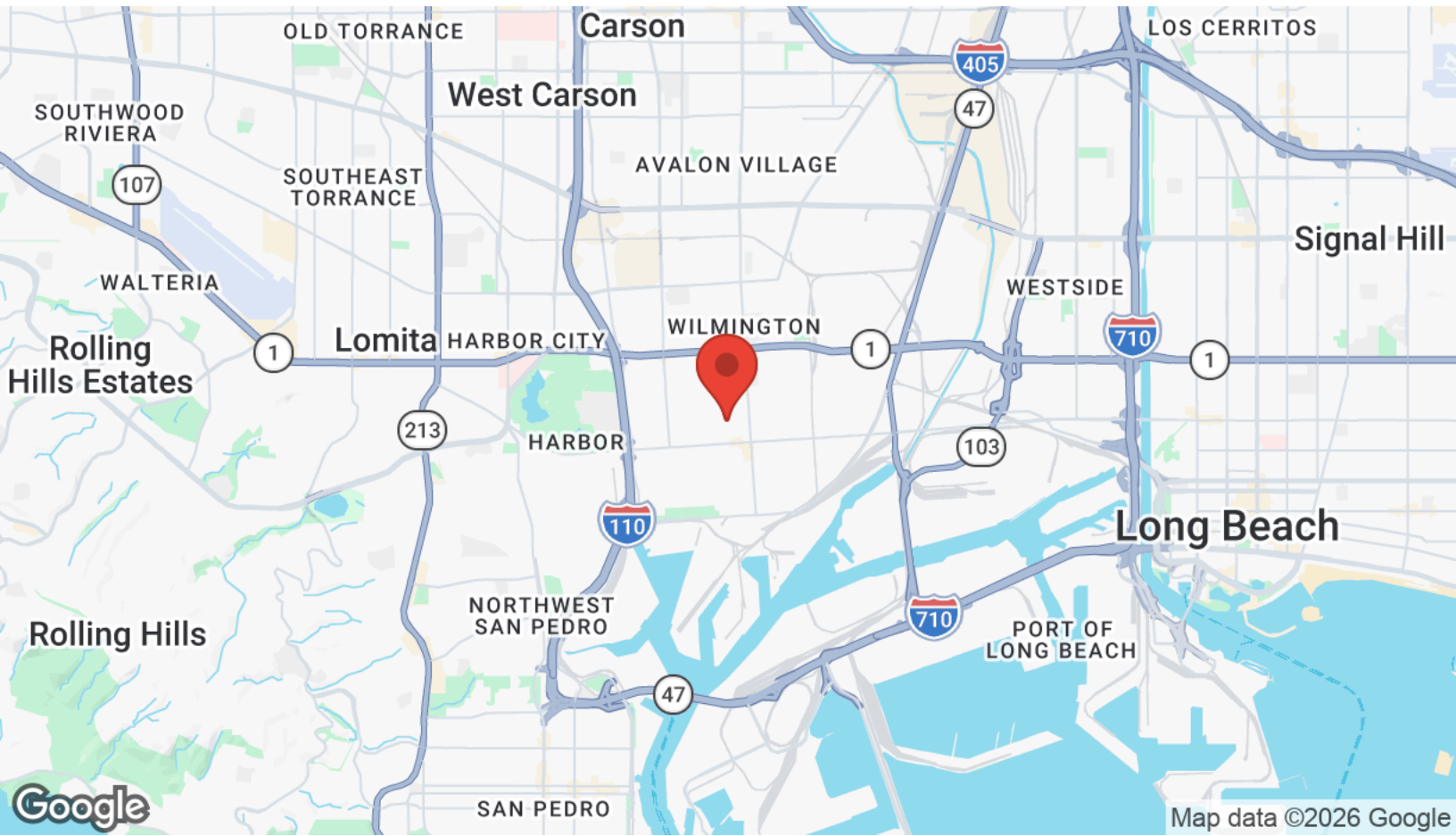
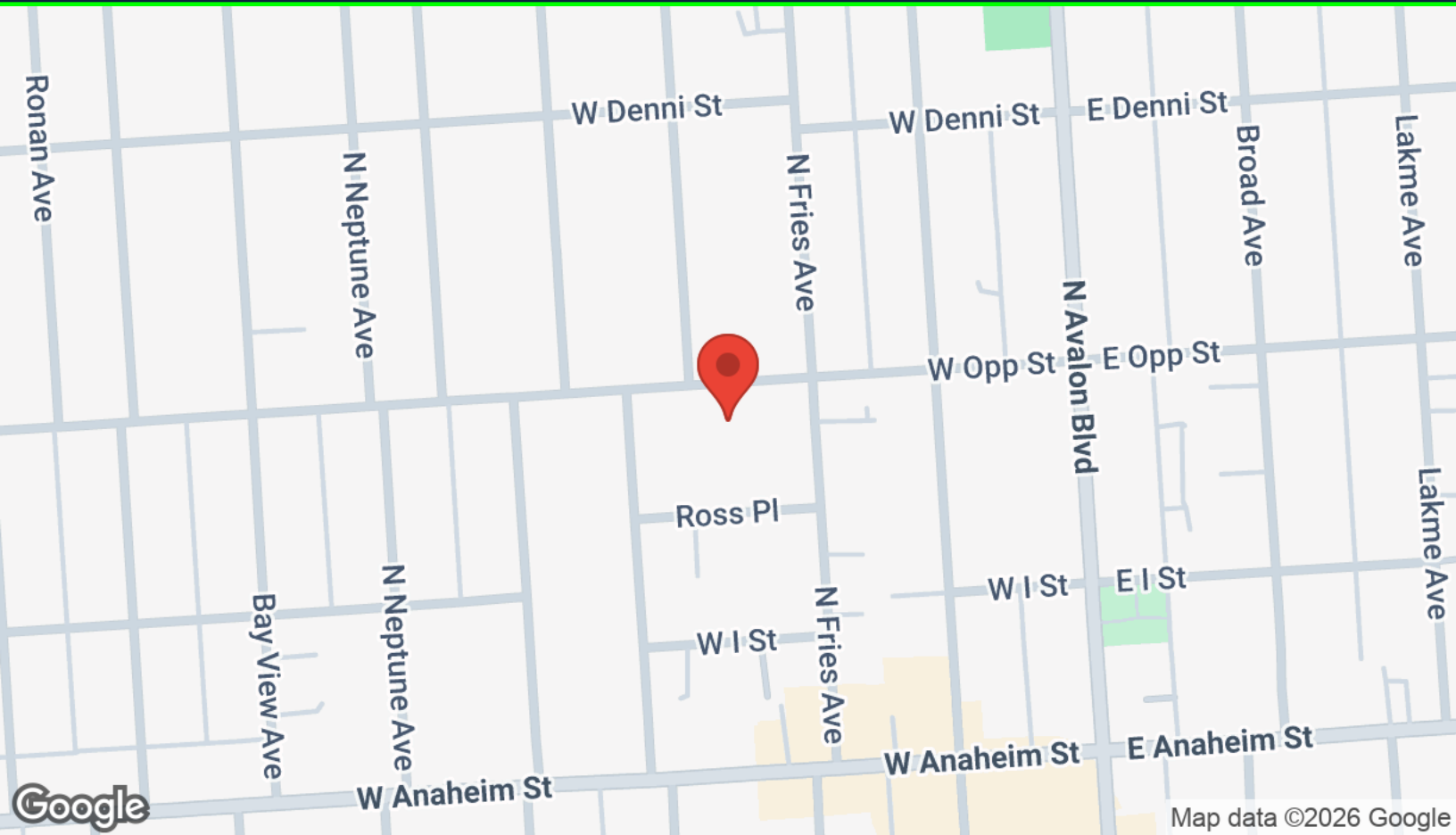
DRE #01315042

324 W OPP ST WILMINGTON

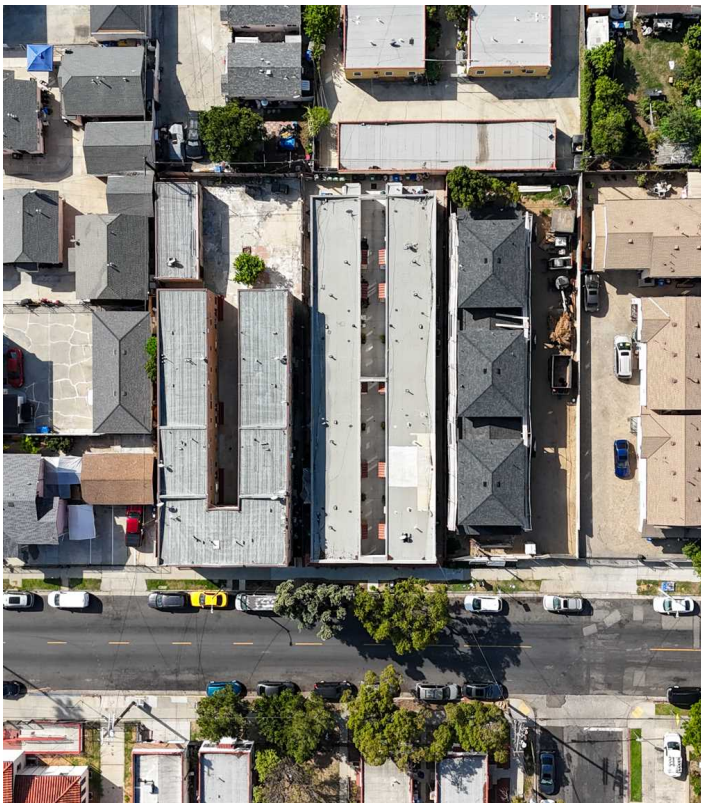
AERIAL MAP



LOCATION MAPS



INVESTMENT HIGHLIGHTS



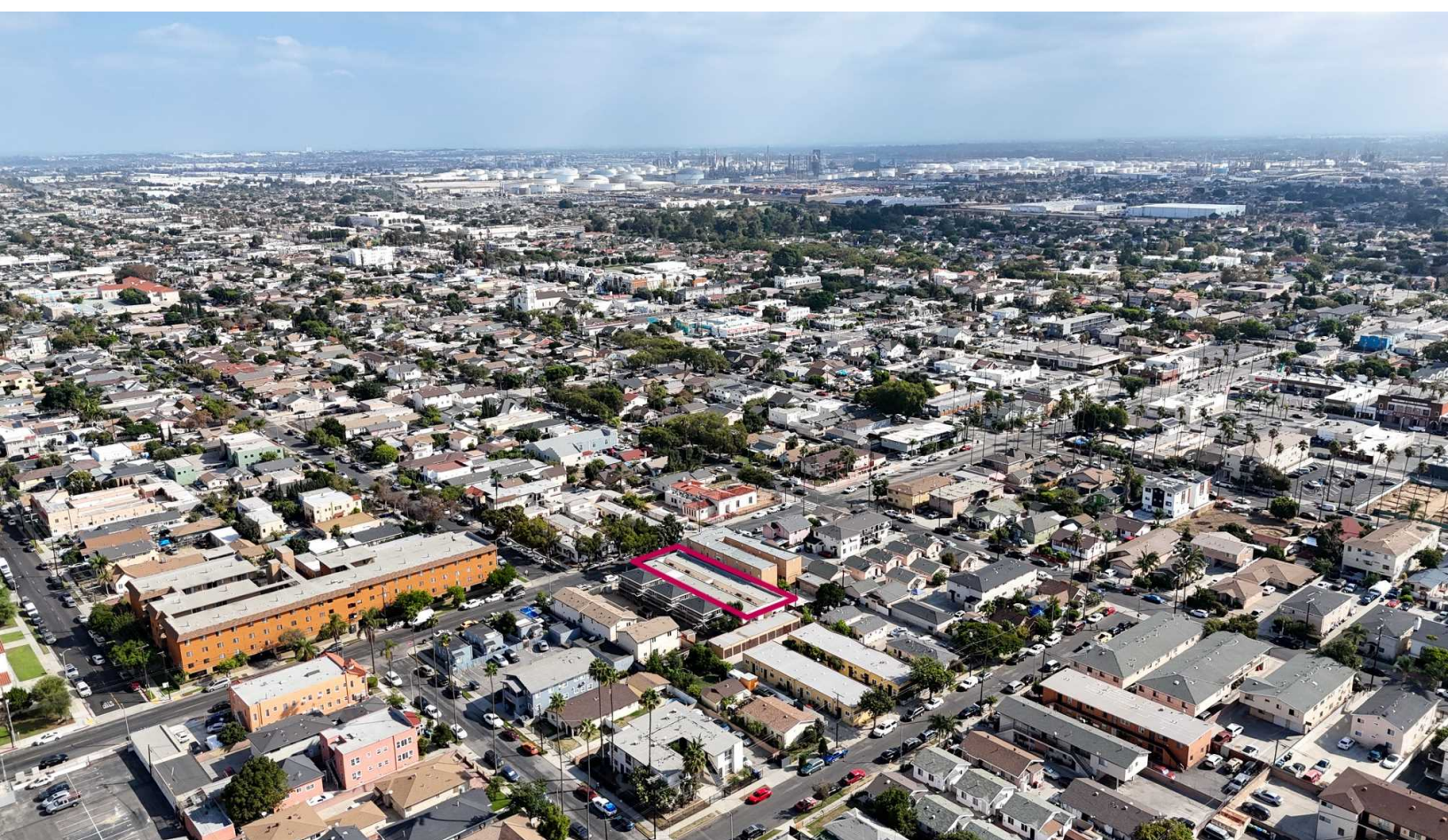
INVESTMENT HIGHLIGHTS:

- Well-Maintained 10-Unit Multifamily Investment
- Optimal Unit Mix – 6 Studios + 4 One-Bedroom Units
- Attractive 9.7 GRM on Current Income
- Additional Income Includes Laundry, and Storage Income
- Significant Rental Upside
- Low Operating Expenses
- Tenants Pay Gas, Electricity & Trash
- Capital Improvements Include Renovated Units, Copper Plumbing & Updated Electrical
- Gated Property with On-Site Laundry
- 8,192 SF Lot
- Stable In-Place Cash Flow with Established Tenant Base
- Quiet Residential Wilmington Location
- Convenient Access to I10 Freeway & Ports of Los Angeles and Long Beach

324 W OPP ST WILMINGTON

LYONSTAHLL
INVESTMENT REAL ESTATE

PROPERTY PHOTOS



324 W OPP ST WILMINGTON

PROPERTY PHOTOS

LYONSTAHLL
INVESTMENT REAL ESTATE



PRO FORMA SUMMARY



Investment Summary

Price	\$1,580,000
Year Built	1923
Units	10
Price/Unit	\$158,000
RSF	4,980
Price/RSF	\$317.27
Lot Size	8,195 sf
Floors	1
APN	7416-030-011
Cap Rate	6.55%
Market Cap Rate	8.42%
GRM	9.75
Market GRM	7.97

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed 1 Bath	1	\$1,195	\$1,195	\$1,750	\$1,750
1 Bed 1 Bath	1	\$1,775	\$1,775	\$1,750	\$1,750
Single	1	\$971	\$971	\$1,550	\$1,550
Single	1	\$1,032	\$1,032	\$1,550	\$1,550
Single	1	\$1,395	\$1,395	\$1,550	\$1,550
Single	1	\$1,395	\$1,395	\$1,550	\$1,550
Single	1	\$1,040	\$1,040	\$1,550	\$1,550
Single	1	\$1,329	\$1,329	\$1,550	\$1,550
1 Bed 1 Bath	1	\$1,713	\$1,713	\$1,750	\$1,750
1 Bed 1 Bath	1	\$1,444	\$1,444	\$1,750	\$1,750
Totals	10		\$13,288		\$16,300

Annualized Income

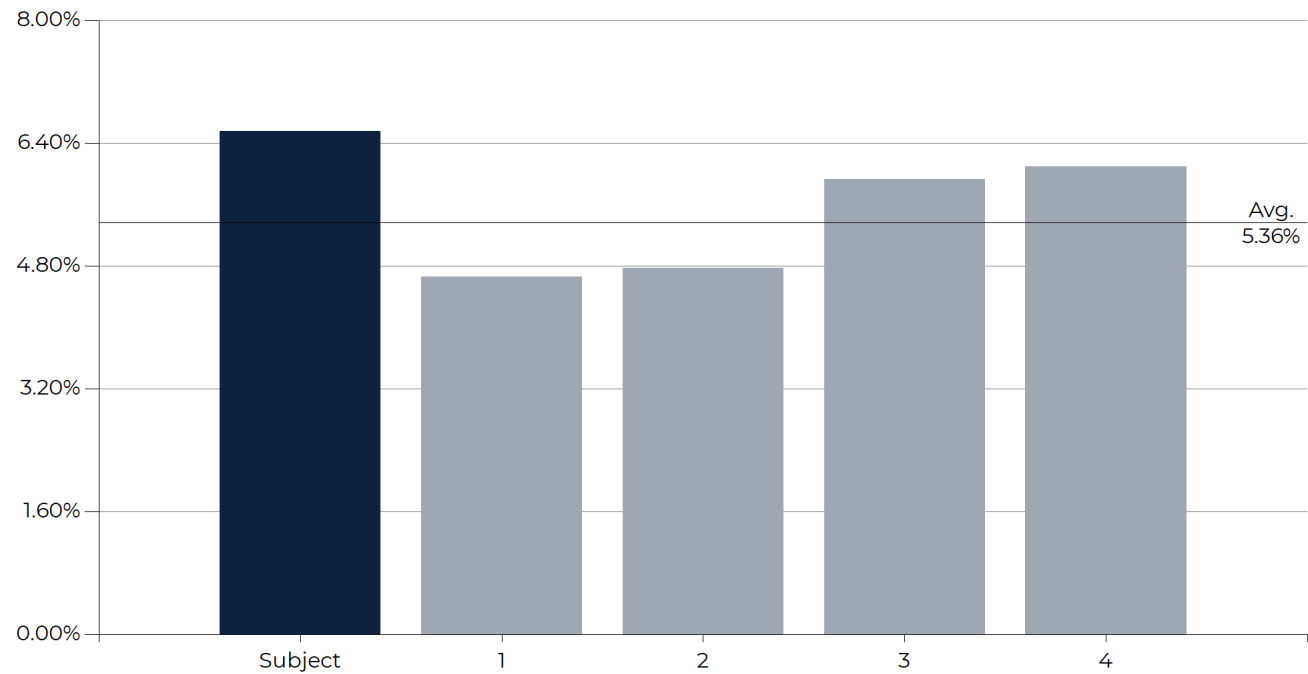
Description	Actual	Market
Gross Potential Rent	\$159,450	\$195,600
- Less: Vacancy	(\$4,784)	(\$9,780)
+ Misc. Income	\$2,640	\$2,640
Effective Gross Income	\$157,307	\$188,460
- Less: Expenses	(\$53,764)	(\$55,466)
Net Operating Income	\$103,543	\$132,994

Annualized Expenses

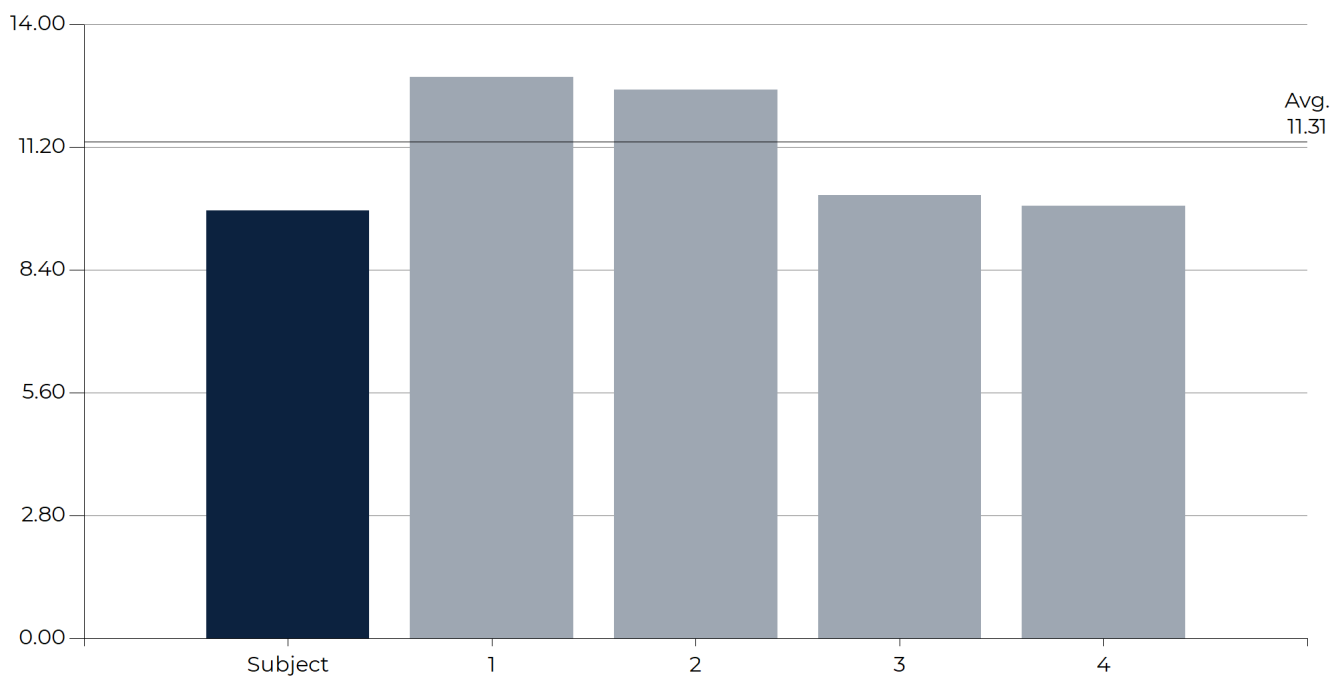
Description	Actual	Market
Property Tax - new	\$18,486	\$18,486
Building Insurance-est.	\$5,700	\$5,700
DWP/Gas - est.	\$15,000	\$15,000
Maintenance-est.	\$6,500	\$6,500
Management Fees	\$8,078	\$9,780
Total Expenses	\$53,764	\$55,466
Expenses Per RSF	\$10.80	\$11.14
Expenses Per Unit	\$5,376	\$5,547

SALE COMPARABLES

Cap Rate

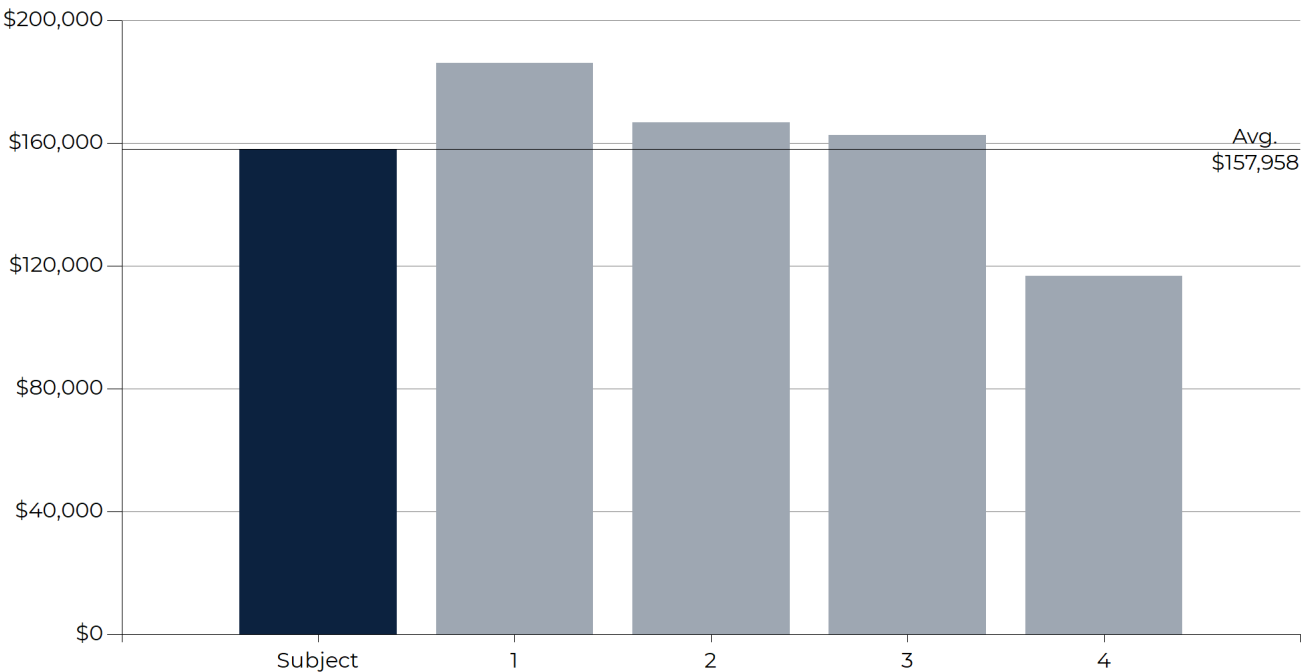


Gross Rent Multiplier

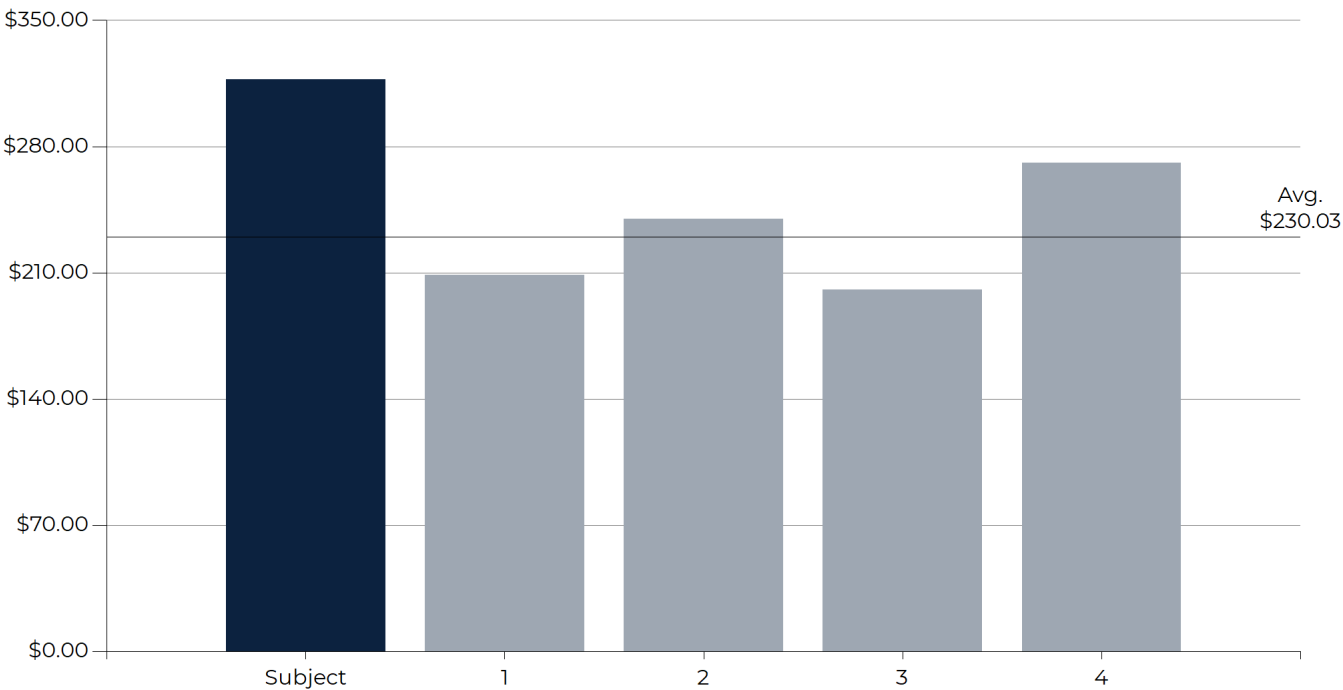


SALE COMPARABLES

Price per Unit



Price per SF



SALE COMPARABLES

SP 	324 W Opp St Wilmington 324 West Opp Street, Wilmington, CA 90744			
	Sale Price	\$1,580,000	Cap Rate	6.55%
	Units	10	GRM	9.75
	Price/Unit	\$158,000	Year Built	1923
	Price/SF	\$317.27		
	Lot Size	8,195		

01 	1209 Wilmington Blvd, Wilmington, CA 90744			
	Sale Price	\$930,000	GRM	12.8
	Units	5	Year Built	1965
	Price/Unit	\$186,000	Sale Date	6/16/2026
	Price/SF	\$208.89		
	Cap Rate	4.66%		

02 	1131 Lakme Ave, Wilmington, CA 90744			
	Sale Price	\$1,000,000	GRM	12.5
	Units	6	Year Built	1960
	Price/Unit	\$166,667	Sale Date	7/11/2025
	Price/SF	\$239.69		
	Cap Rate	4.77%		

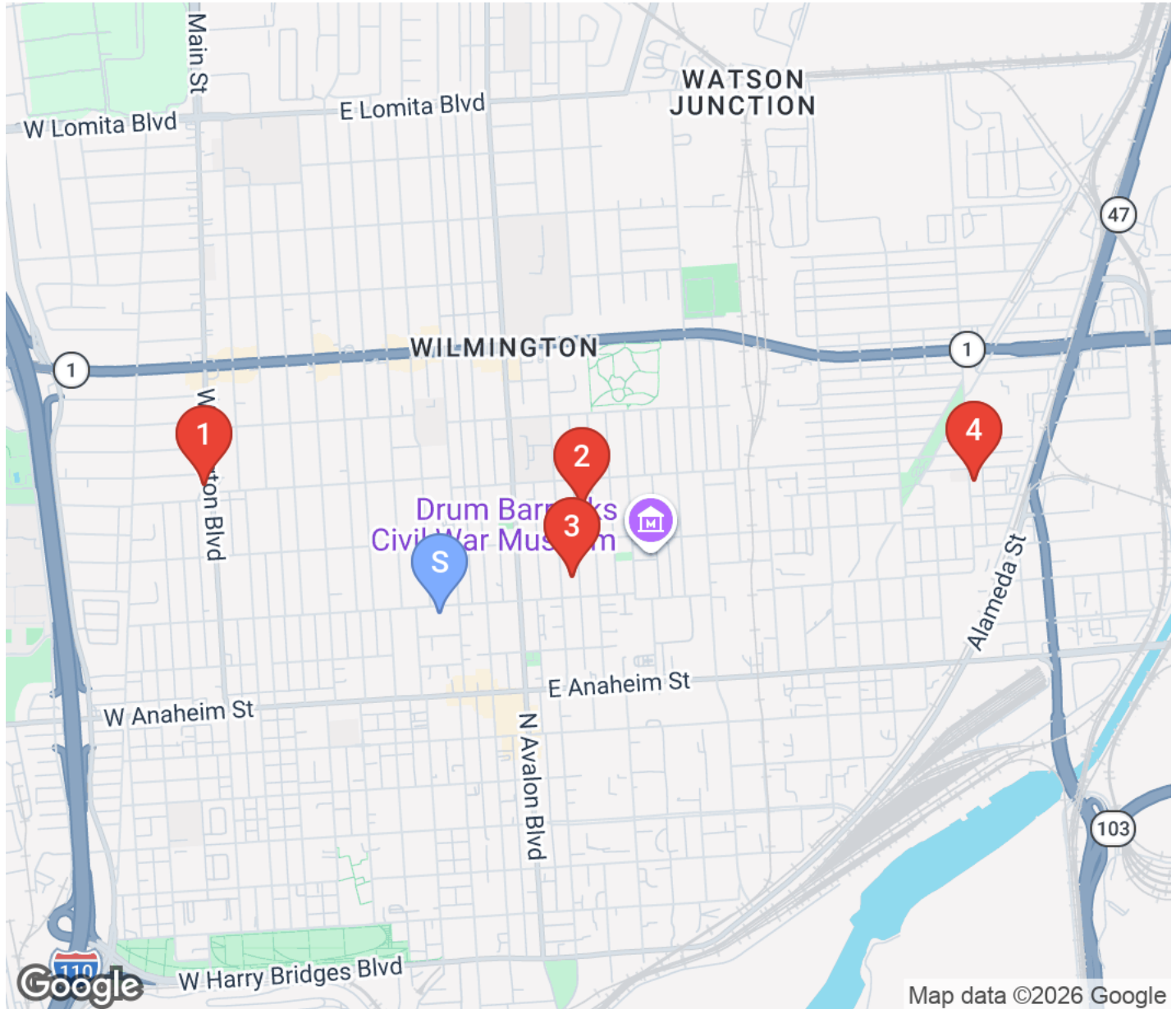
03 	1020 Broad Ave, Wilmington, CA 90744			
	Sale Price	\$1,300,000	GRM	10.1
	Units	8	Year Built	1958
	Price/Unit	\$162,500	Sale Date	7/10/2026
	Price/SF	\$200.62		
	Cap Rate	5.93%		



1144 Blinn Ave, Wilmington, CA 90744

Sale Price	\$1,400,000	GRM	9.85
Units	12	Year Built	1923
Price/Unit	\$116,667	Sale Date	4/30/2026
Price/SF	\$270.90		
Cap Rate	6.09%		

SALE COMPARABLES



- S** 324 West Opp Street
 Wilmington, CA, 90744
 \$1,580,000
- 3** 1020 Broad Ave
 Wilmington, CA, 90744
 \$1,300,000

- 1** 1209 Wilmington Blvd
 Wilmington, CA, 90744
 \$930,000
- 4** 1144 Blinn Ave
 Wilmington, CA, 90744
 \$1,400,000

- 2** 1131 Lakme Ave
 Wilmington, CA, 90744
 \$1,000,000

WILMINGTON AREA OVERVIEW

Wilmington is a strategically located Los Angeles community positioned at the heart of the Port of Los Angeles and South Bay industrial corridor. Its proximity to the ports, major transportation routes, and surrounding employment centers creates consistent demand for rental housing and makes the area attractive to multifamily investors.

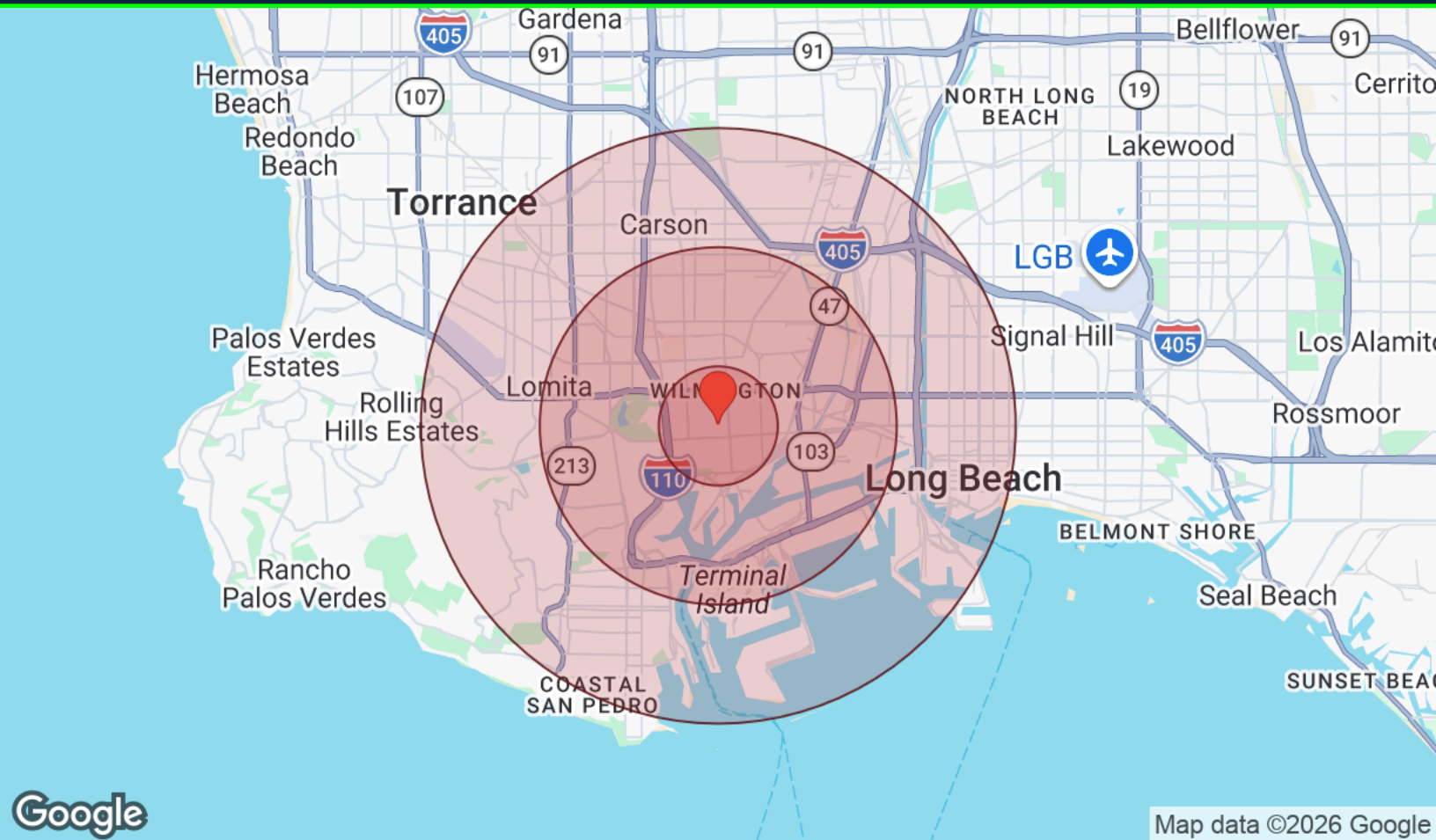
The community benefits significantly from its location adjacent to the Port of Los Angeles, one of the busiest container ports in the world and a major economic engine for Southern California. The surrounding port, logistics, transportation, warehousing, manufacturing, and maritime industries provide a substantial employment base supporting the local rental market.

Wilmington offers convenient access to the I-110 and I-710 freeways, connecting residents to Downtown Los Angeles, Long Beach, San Pedro, Torrance, Carson, and employment centers throughout the South Bay. The community is also minutes from the expanding LA Waterfront and West Harbor development in neighboring San Pedro, bringing substantial new investment, dining, entertainment, and visitor activity to the Harbor Area.

With relatively affordable housing compared with many surrounding South Bay communities, a strong renter population, and limited multifamily inventory, Wilmington continues to offer investors opportunities for stable income and long-term appreciation. Its location within the Los Angeles Harbor area and proximity to major employment and infrastructure investments provide strong fundamentals for continued rental demand.



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	19,243	67,655	229,910
Female	19,383	70,023	238,104
Total Population	38,626	137,678	468,014

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,218	20,624	89,625
Black	1,089	10,629	49,750
Am In/AK Nat	42	165	608
Hawaiian	127	771	2,855
Hispanic	32,264	81,189	222,587
Asian	1,367	21,436	90,139
Multiracial	487	2,616	11,139
Other	39	262	1,310

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,650	46,995	177,775
Occupied	10,947	43,900	165,165
Owner Occupied	3,693	22,200	73,904
Renter Occupied	7,254	21,700	91,261
Vacant	704	3,095	12,609

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	7,764	24,321	77,372
Ages 15 - 24	6,288	18,627	57,148
Ages 25 - 54	16,489	56,388	195,277
Ages 55 - 64	4,037	17,297	60,466
Ages 65+	4,049	21,045	77,750

Income	1 Mile	3 Miles	5 Miles
Median	\$65,926	\$86,519	\$92,431
Under \$15k	995	3,556	13,440
\$15k - \$25k	1,036	2,763	8,743
\$25k - \$35k	1,076	3,148	9,852
\$35k - \$50k	1,214	3,845	14,324
\$50k - \$75k	1,706	6,080	22,328
\$75k - \$100k	1,325	5,553	19,928
\$100k - \$150k	1,623	7,447	29,769
\$150k - \$200k	872	4,519	17,415
Over \$200k	1,097	6,991	29,365

CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lyon Stahl Investment Real Estate and should not be made available to any other person or entity without the written consent of Lyon Stahl Investment Real Estate.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lyon Stahl Investment Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of 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 and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Lyon Stahl Investment Real Estate has not verified, and will not verify, any of the information contained herein, nor has Lyon Stahl Investment Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Lyon Stahl Investment Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Lyon Stahl Investment Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Lyon Stahl Investment Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.