

4 UNITS

1239 Orlando Ave
Los Angeles, CA 90035

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LYON STAHL INVESTMENT REAL ESTATE

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INVESTMENT
OVERVIEW

SUMMARY



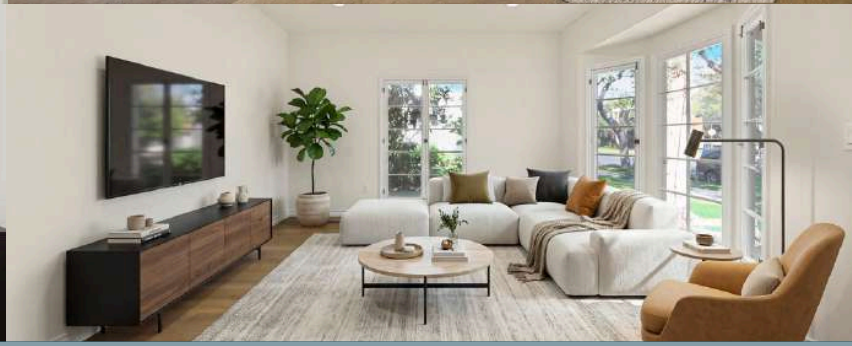
1239 Orlando Ave, Los Angeles, CA 90035

ASKING PRICE	**$2,500,000**
UNITS	4
UNIT MIX	2 (2-BED / 1-BATH) 2 (1-BED / 1-BATH)
TOTAL BUILDING SQ. FT.	4,333
TOTAL LOT SQ. FT.	6,797
YEAR BUILT	1934 (Rennovated in 2026)
ZONING	LARD1.5
APN	5087-004-011

HIGHLIGHTS

- **Prime South Carthay Historic District Location**
- **4 Units: (2) 2-Bedroom / 1-Bathroom & (2) 1-Bedroom / 1-Bathroom**
- **All Four Units Extensively Remodeled Down to the Studs**
- **Major Capital Improvements Including Roof, Sewer Line, Plumbing & Electrical Systems**
- **EV Charging Infrastructure**
- **Newly Constructed Privacy Wall**
- **Turnkey Investment Opportunity with Significant Capital Improvements Completed**



The Stiegler | Takahashi Group is proud to present 1239 Orlando Ave, a beautifully improved four-unit multifamily investment opportunity in the highly desirable South Carthay Historic District of Los Angeles. The property features an attractive unit mix of two 2-bedroom/1-bathroom units and two 1-bedroom/1-bathroom units, offering versatility for a range of rental strategies. Extensive renovations have been completed throughout, including remodeled interiors in every unit, roof and plumbing improvements, EV charging infrastructure, and a newly installed privacy wall separating the property. With its turnkey condition, quality upgrades, and sought-after location, 1239 Orlando Ave presents an excellent opportunity for investors seeking a well-maintained multifamily asset in one of Los Angeles' established residential neighborhoods.


CLICK FOR
VIRTUAL TOURS
2 Bedroom / 2 Bath
1 Bedroom / 2 Bath


1241















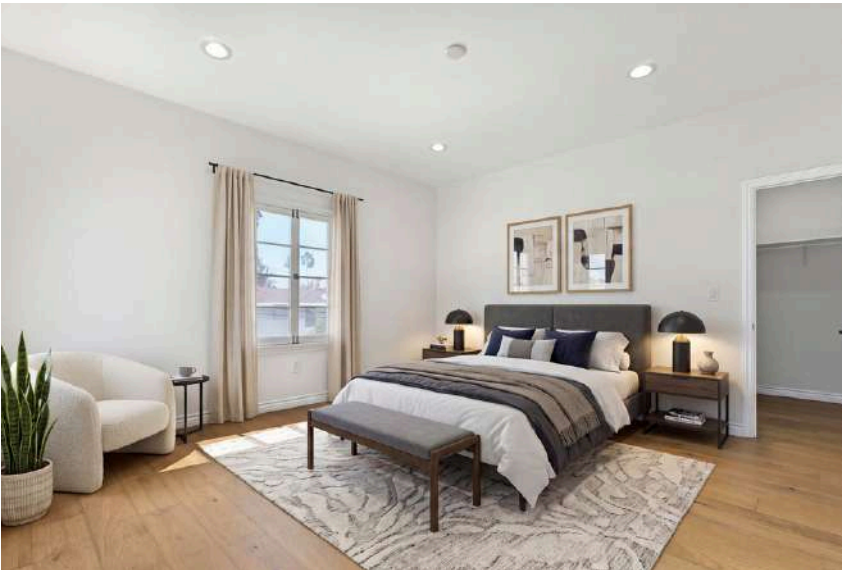






PROPERTY
PHOTOGRAPHS



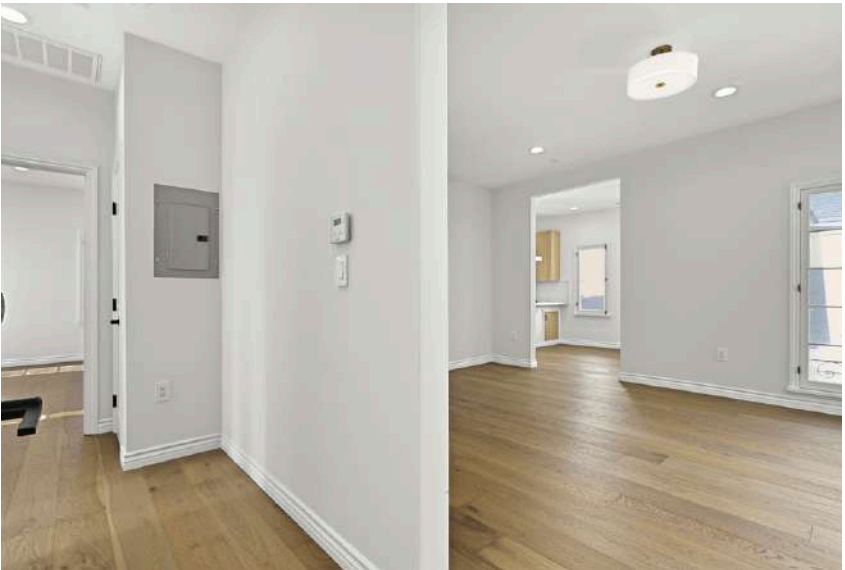




PROPERTY PHOTOGRAPHS









PROPERTY
PHOTOGRAPHS





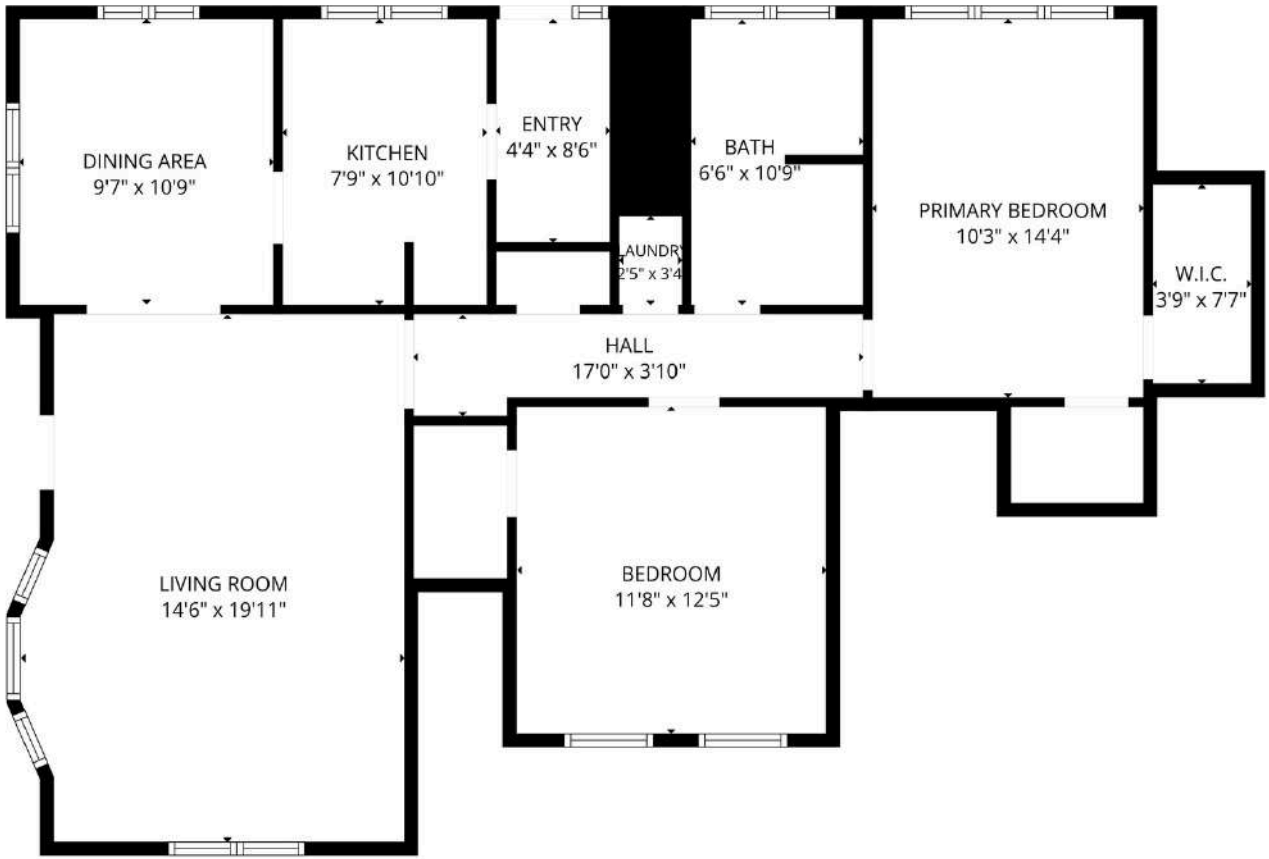




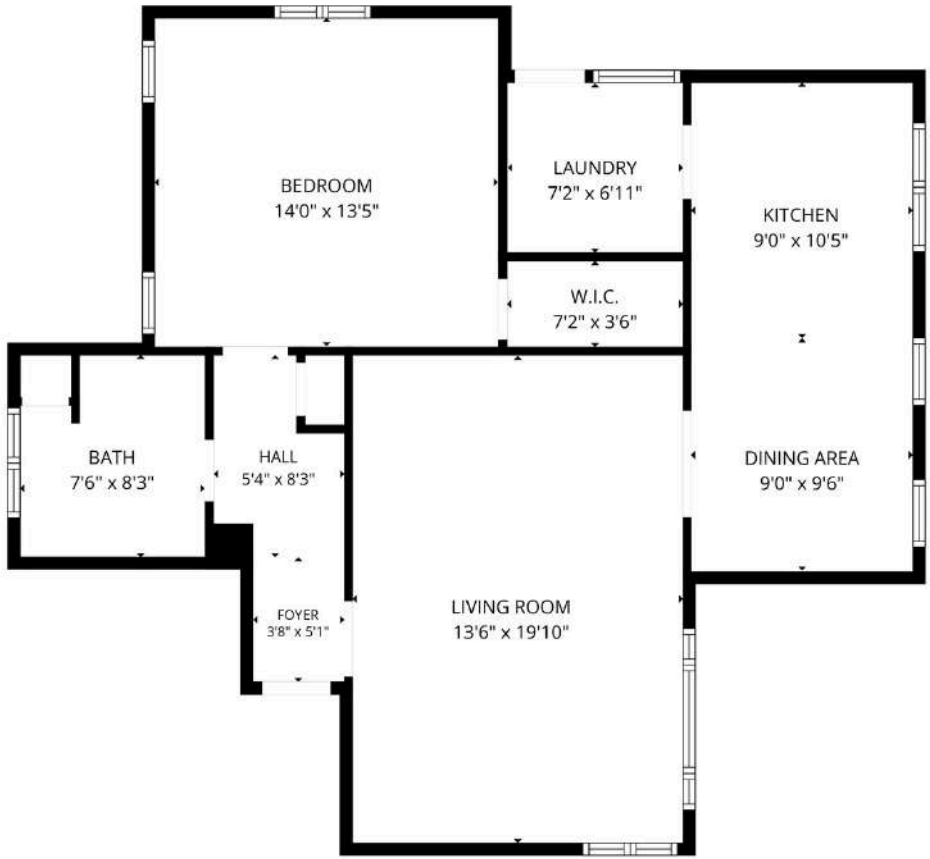
PROPERTY PHOTOGRAPHS



2 BED / 1 BATH FLOORPLAN



1 BED / 1 BATH FLOORPLAN



FINANCIAL
ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	$2,500,000
UNITS	4
BUILDING SQ. FT.	4,333
LOT SQ FT	6,797
YEAR BUILT	1934 (Rennovated in 2026)
PRICE / UNIT	$625,000
PRICE / SQ FT	$576.97

RENT ROLL

UNIT	TYPE		CURRENT	PRO FORMA
1	2-BED / 1-BATH	***VACANT***	$3,800	$3,800
1	2-BED / 1-BATH	***VACANT***	$3,8000	$3,800
1	1-BED / 1-BATH	***VACANT***	$2,800	$2,950
1	1-BED / 1-BATH	***VACANT***	$2,800	$2,950

MONTHLY SCHEDULED INCOME	**$13,200**	**$13,500**
OIL AND MINERAL	**$300**	**$300**
MONTHLY SCHEDULED GROSS INCOME	**$13,500**	**$13,800**
ANNUALIZED SCHEDULED GROSS INCOME	**$162,000**	**$165,600**

UTILITIES PAID BY TENANT- GAS, ELECTRIC & TRASH

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.

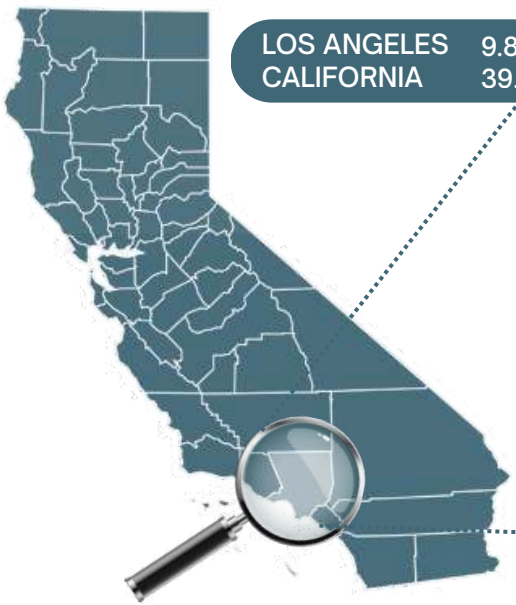
If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244 ,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized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

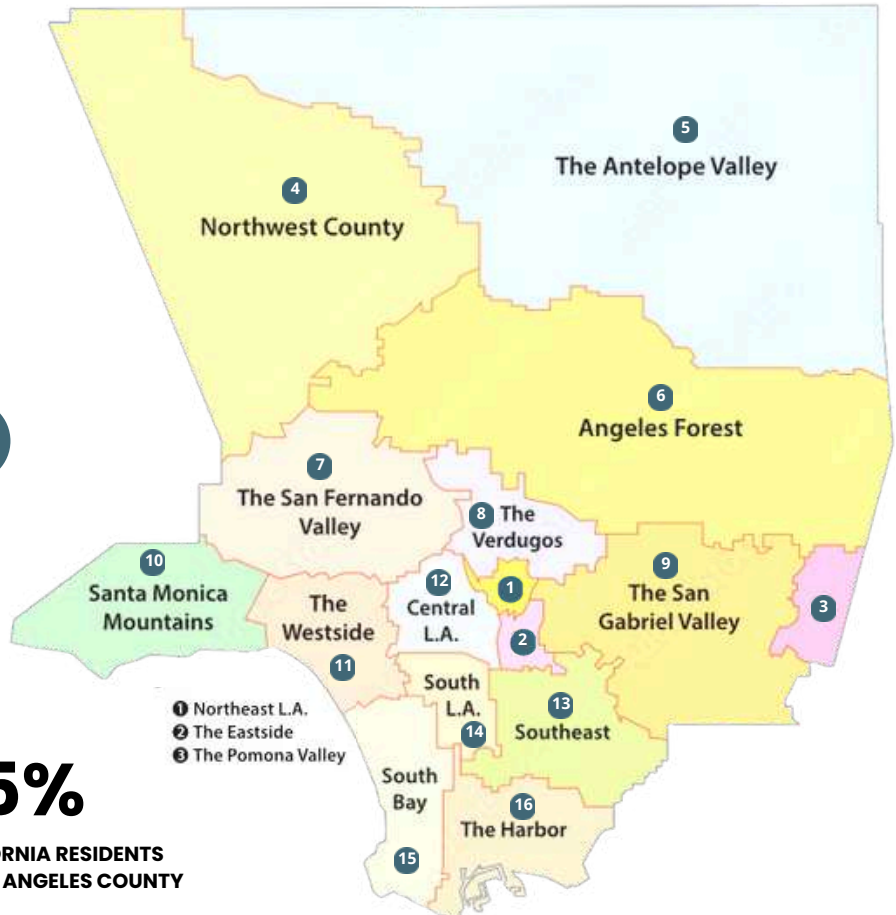
LYON STAHL INVESTMENT REAL ESTATE

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



LISTING
TEAM

THE STIEGLER TAKAHASHI INVESTMENT GROUP

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