

8804 & 8806 Beach Street
SIDE-BY-SIDE TRIPLEXES ON ADJACENT LOTS



VAN VUUREN
INVESTMENT GROUP

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EXCLUSIVELY LISTED BY:

CHRIS VAN VUUREN

Vice President

424.220.8960

chris@lyonstahl.com

CA DRE# 02060007



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INVESTMENT GROUP





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EXECUTIVE SUMMARY



INVESTMENT OVERVIEW



8804 & 8806 Beach St presents a rare opportunity to acquire two adjacent parcels in a high-demand rental market in Los Angeles. Each parcel consists of three charming bungalow-style units, totaling six units, all featuring 1-bedroom, 1-bath layouts with private patios. The properties can be purchased together or separately, offering flexibility for investors seeking either a larger portfolio addition or an individual asset. Additionally, there is significant upside potential through the development of up to 3 detached ADUs on each parcel, using SB 1211.

Recent capital improvements include fresh exterior paint, new roofs, and upgraded electrical panels, ensuring a well-maintained asset with reduced maintenance costs. Each unit is separately metered for gas and electricity and has an individual water heater, minimizing landlord expenses and enhancing operational efficiency. Additionally, each parcel provides six uncovered parking spaces, further increasing its appeal and potential for future value creation.

Located in a strong rental corridor with high occupancy rates, this asset benefits from the continued demand for affordable housing in Los Angeles. The opportunity to add ADUs aligns with California's ongoing push for housing expansion, allowing an investor to significantly increase rental income while maximizing the full potential of the site. Whether purchased together or separately, 8804 & 8806 Beach St offers a compelling value-add investment in a growing market.



INVESTMENT HIGHLIGHTS



BUNGALOW-
STYLE UNITS



2:1 PARKING RATIO



UP TO 3 DETACHED
ADUs PER PARCEL,
USING SB 1211

- **Flexible Purchase & Financing Options:** Properties can be acquired together or separately, with buyers having the option to secure residential (2-4 unit) or commercial (5+ unit) financing, providing greater flexibility in structuring their investment.
- **Value-Add Potential:** Opportunity to build multiple ADUs on each parcel, increasing rental income and overall property value.
- **Recent Capital Improvements:** New roofs, fresh exterior paint, and upgraded electrical panels reduce maintenance costs and enhance asset longevity.
- **Convenient Location & Accessibility** – Easy access to major transportation corridors, including the **105, 110, and 710 Freeways**, as well as nearby **Metro Rail stations**, providing convenient commutes throughout Los Angeles.



LOCATION OVERVIEW

LOCATION

Los Angeles County is the most populous county in the United States, home to over 10 million residents and a diverse economic landscape. As a global hub for entertainment, technology, trade, and finance, the region boasts a dynamic economy anchored by industries such as film and television production, aerospace, healthcare, and international commerce. The county's strategic location, with access to major ports, international airports, and a vast transportation network, positions it as a critical gateway for domestic and global business.

The real estate market in Los Angeles County remains one of the most resilient in the nation, driven by strong job growth, a limited housing supply, and consistent demand across residential, commercial, and industrial sectors. Multifamily properties continue to benefit from the region's significant population density, high rental demand, and a challenging homeownership market due to elevated prices and interest rates. Key submarkets, including Downtown Los Angeles, the Westside, and the San Fernando Valley, offer a mix of investment opportunities, from stabilized assets to value-add repositioning plays.

Beyond its economic strength, Los Angeles County offers an unparalleled quality of life, with year-round favorable weather, renowned cultural attractions, and world-class educational institutions such as UCLA and USC. The county's diverse communities provide a range of lifestyle options, from vibrant urban centers to suburban enclaves. With ongoing infrastructure improvements, including metro rail expansions and commercial developments, the region continues to attract residents and businesses, ensuring long-term stability and growth for investors.



LOCAL DEVELOPMENTS

THE REMI

In Florence-Firestone, vertical construction is complete for The Remi, a new senior affordable housing complex from Affirmed Housing Group. Located at 1216 Nadeau Street, the new six-story building is slated to feature 92 studio and one-bedroom apartments. BSB Design is the architecture firm attached to the project, which is depicted in a rendering as a contemporary podium-type building with a red and white exterior. Plans also call for a roof terrace, as well as other open spaces for gatherings.



METRO AT FLORENCE

The Metro @ Florence Apartments, a project from Meta Housing Corp., will rise from a site at 7220 Maie Avenue a car wash next Florence Station. Plans call for the construction of a new seven-story building featuring 160 studio, one-, and two-bedroom apartments reserved for households earning between 30 and 60 percent of the area median income level. Of that total, 72 units would serve as permanent supportive housing.



92ND STREET LINEAR PARK

The total cost of the project is \$10.8 million. The park, per a landing page on the California State Parks website, will include walking paths, three half basketball courts, a multi-purpose sports field, four playgrounds, shade structures, exercise equipment, an outdoor performance stage, public art, a community garden, fencing, landscaping, and lighting. The stretch between Graham and Fir accounts for approximately five acres of land.



1600 E. FLORENCE

In the unincorporated community of Florence-Firestone, AMCAL Multi-Housing, Inc. is wrapping up construction at a \$48-million affordable housing complex. The project, located at 1600 E. Florence Avenue, consists of a five-story building which will offer 109 apartments above 10,000 square feet of ground-floor commercial space and parking.



PROPERTY OVERVIEW



PROPERTY DETAILS

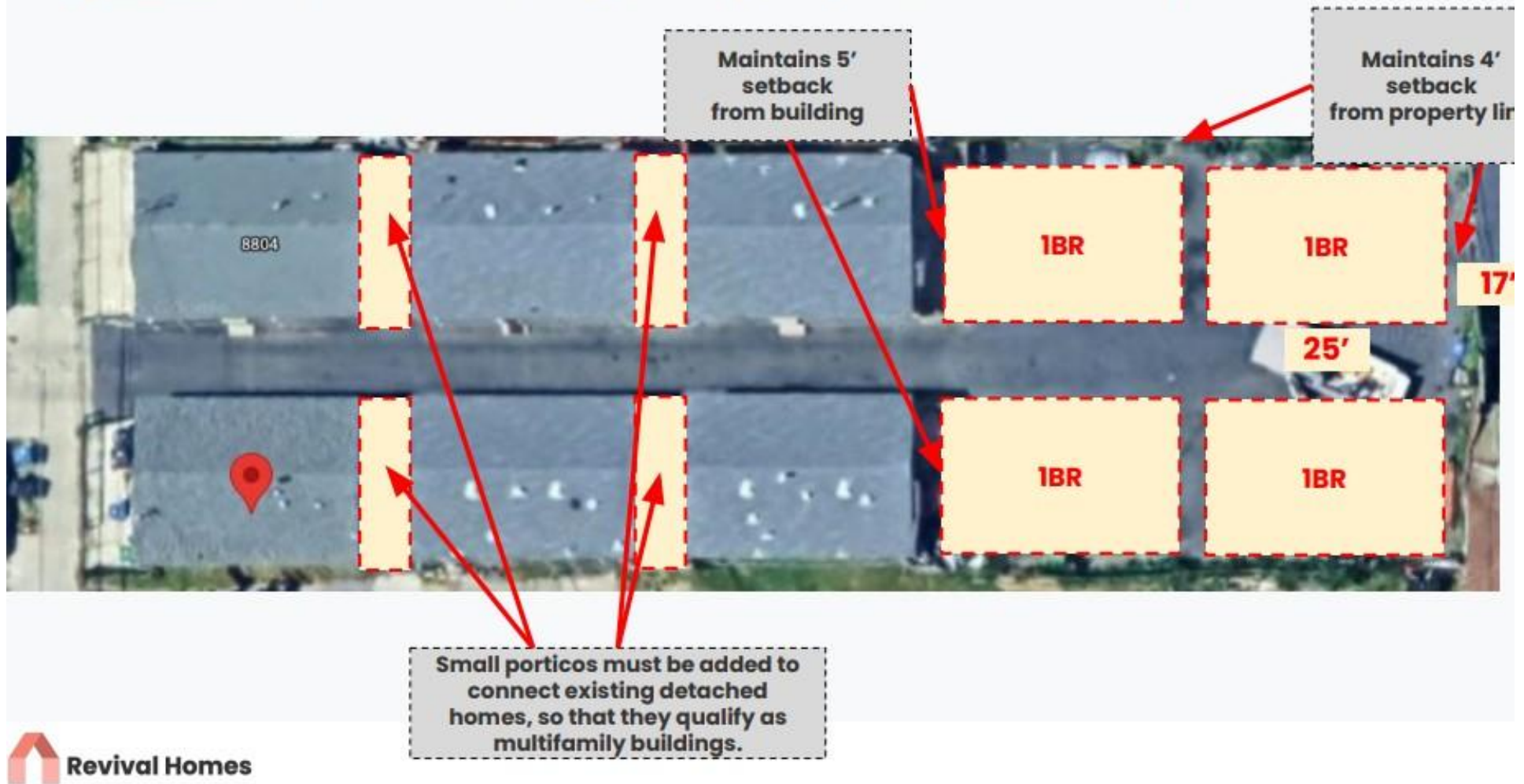


Address	8804 & 8806 Beach Street
City, State Zip	Los Angeles, CA 90002
APN	6044-014-002 & 6044-014-003
Number of Units	6
Number of Buildings	6
Year Built	1924
Unit Mix	Six (6) One-Bed / One-Bath
Gas & Electric	Separately Metered
Parking	Twelve (12) Uncovered Spaces
Building Size (sf)	2,808
Lot Size (sf)	8,500
Zoning	LCR2YY
Rent Control	RSO

PROPERTY PHOTOS

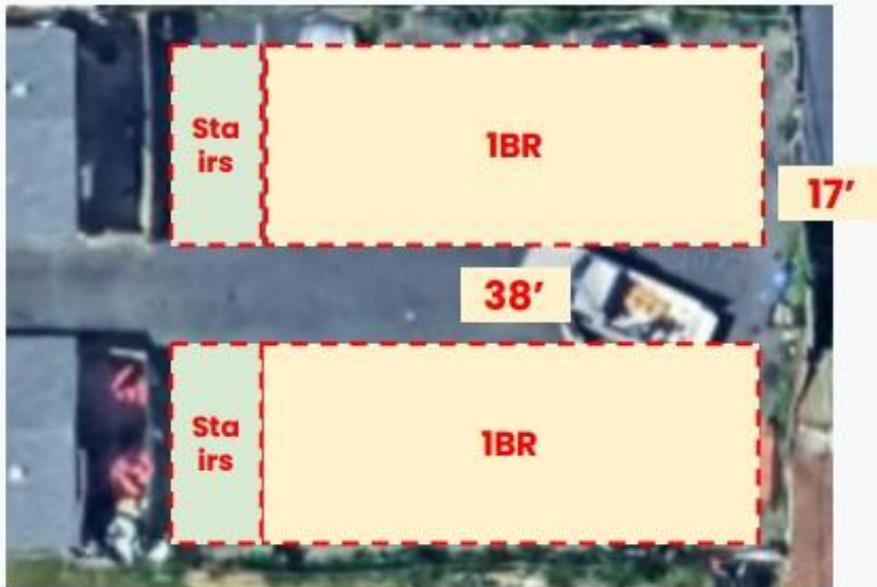


Option A: Build 4 detached single-story 1BR/1BAs, each ~425 sqft

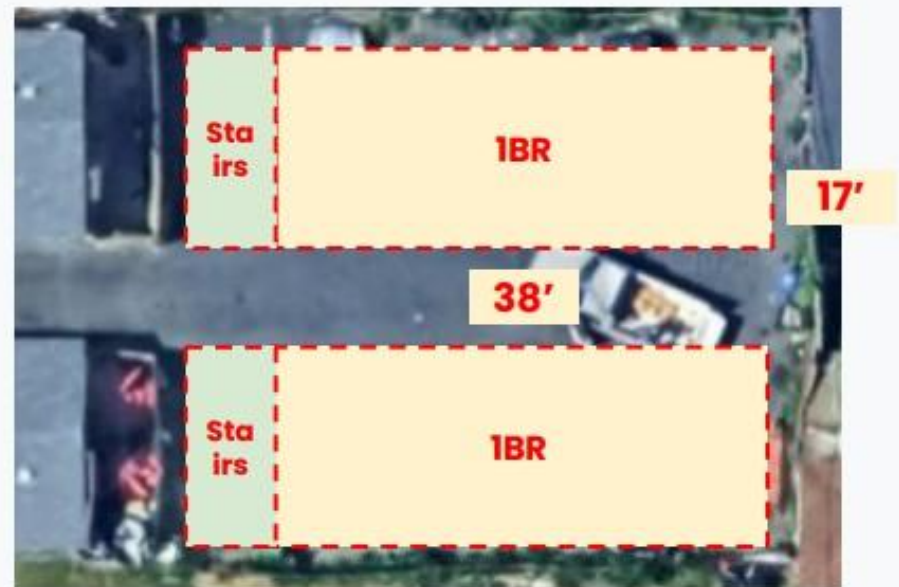


Option B: Build 2 detached up-down duplexes — each building would contain 2 1BR/1BA, ~650 sqft ADUs

First Story



Second Story

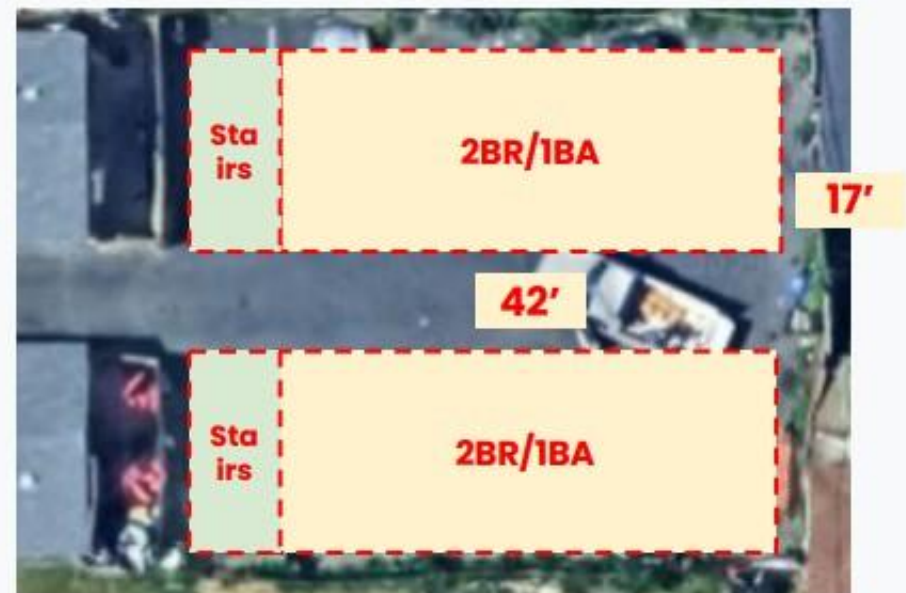


Option C: Build 2 detached buildings — each would contain 3 ADUs: two studios, ~350 sqft each on 1st floor, one 2BR/1BA, ~715 sqft ADU on 2nd floor

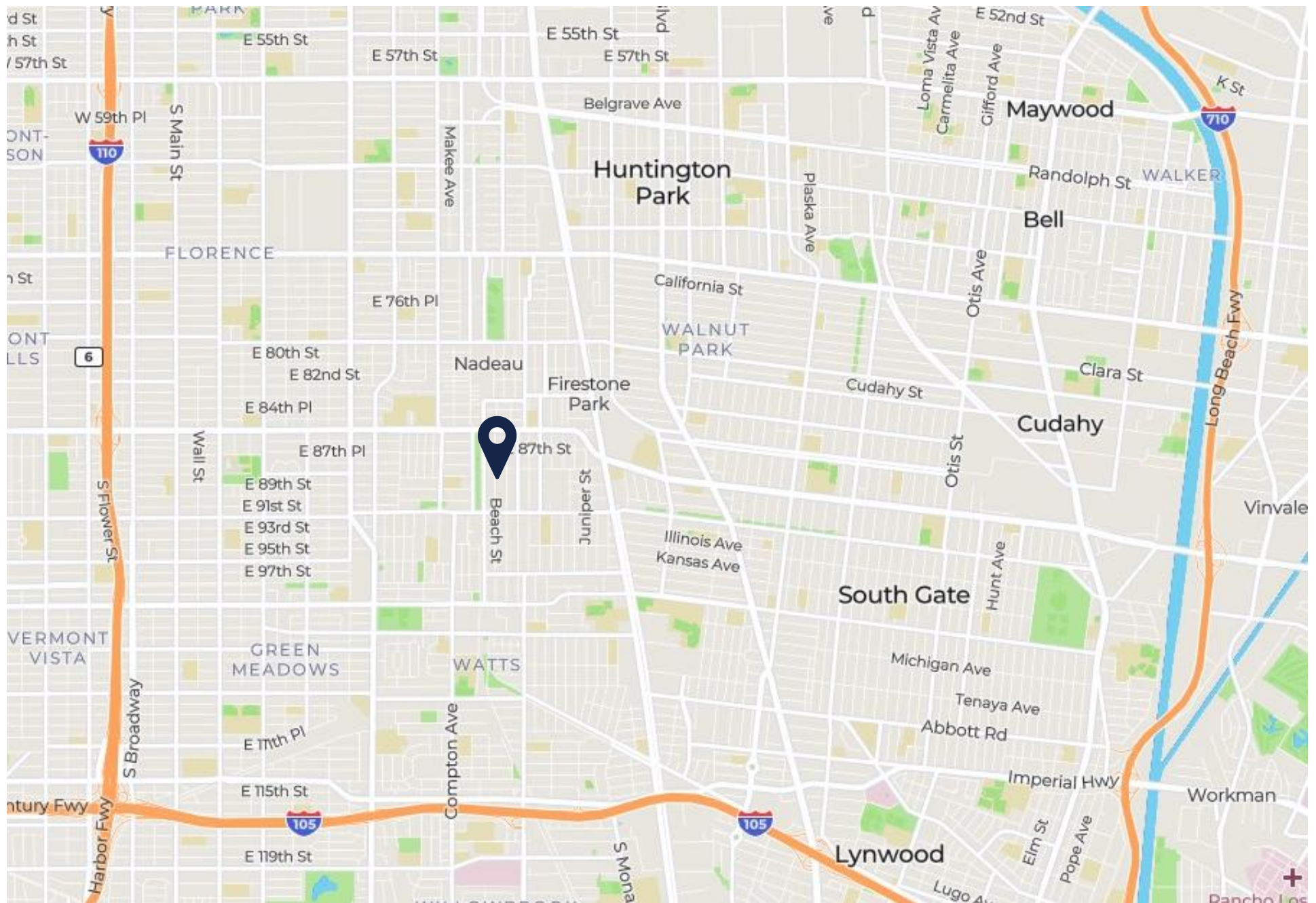
First Story



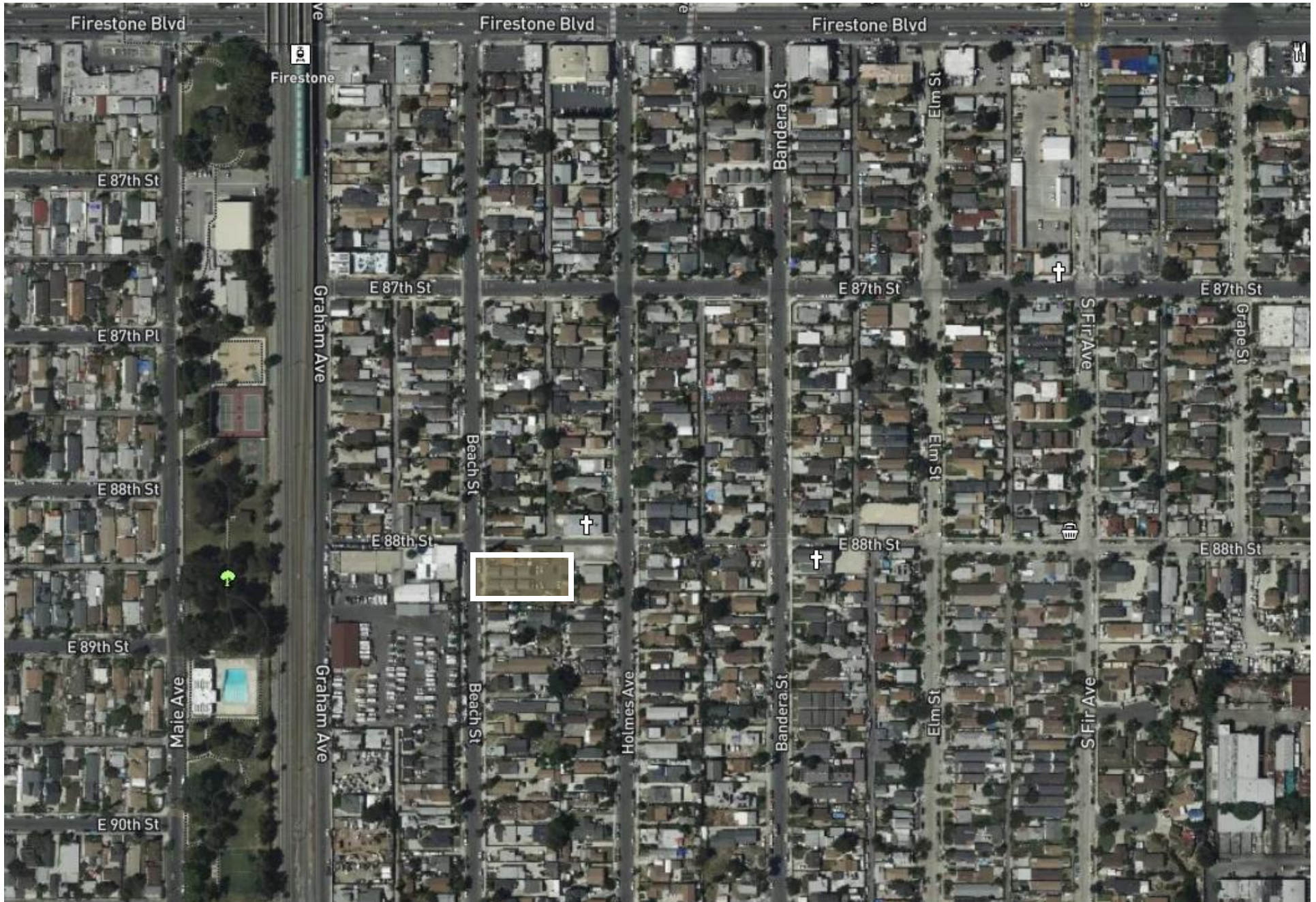
Second Story



LOCATION MAP



AERIAL MAP





FINANCIAL ANALYSIS

PRICING & FINANCIALS – 8804 & 8806 BEACH ST (Both Buildings)

Building Data/Financial Indicators

Price:	\$1,280,000
Address:	8804 & 8806 Beach St., Los Angeles, CA 90002
No. of Units:	6
Year Built:	1924
Building Size SF:	2,808
Price/Unit:	\$213,333
Price/SF:	\$455.84
Current CAP Rate:	7.24%
Market CAP Rate:	8.92%
Current GRM:	10.44
Market GRM:	8.89



FINANCIAL ANALYSIS – 8804 & 8806 BEACH ST (Both Buildings)

Income		Current	Proforma
Gross Scheduled Income		\$116,556	\$64,800
Other Income		\$6,012	\$7,200
Gross Operating Income		\$122,568	\$72,000
Expenses			
Property Taxes + Direct Assessments	1.18638% + \$1,739	\$18,663	\$18,663
Insurance	\$1.25 / sqft	\$3,510	\$3,510
Utilities	2024 Actual	\$2,326	\$2,326
Repairs and Maintenance	\$750/unit	\$4,500	\$4,500
Rent Registration	2024 Actual	\$540	\$540
Landscaping	2024 Actual	\$300	\$300
Total Expenses		\$29,839	\$29,839
% of GOI		24.34%	20.72%
Per Net Sq Ft		\$10.63	\$10.63
Per Unit		\$4,973	\$4,973
Net Operating Income		\$92,729	\$114,161

PRICING & FINANCIALS – 8804 BEACH ST

Building Data/Financial Indicators

Price:	\$640,000
Address:	8804 Beach St., Los Angeles, CA 90002
No. of Units:	3
Year Built:	1924
Building Size SF:	1,404
Price/Unit:	\$213,333
Price/SF:	\$455.84
Current CAP Rate:	6.97%
Market CAP Rate:	8.92%
Current GRM:	10.75
Market GRM:	8.89



UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	MOVE-IN DATE	NOTES
8804	1 Bed 1 Bath	\$1,600	\$1,800	5/1/23	
8804 ½	1 Bed 1 Bath	\$1,462	\$1,800	9/26/19	Section 8, Pays \$100 for parking
8804 ¼	1 Bed 1 Bath	\$1,800	\$1,800	4/1/24	Unit will be vacant end of March
TOTALS		\$4,862	\$5,400		

FINANCIAL ANALYSIS – 8804 BEACH ST

Income		Current	Proforma
Gross Scheduled Income		\$58,344	\$64,800
Other Income		\$1,200	\$7,200
Gross Operating Income		\$59,544	\$72,000
Expenses			
Property Taxes + Direct Assessments	1.18638% + \$1,739	\$9,332	\$9,332
Insurance	\$1.25/sqft	\$1,755	\$1,755
Utilities	2024 Actual	\$1,163	\$1,163
Repairs and Maintenance	\$750/unit	\$2,250	\$2,250
Rent Registration	2024 Actual	\$270	\$270
Landscaping	2024 Actual	\$150	\$150
Total Expenses		\$14,920	\$14,920
% of GOI		25.06%	20.72%
Per Net Sq Ft		\$10.63	\$10.63
Per Unit		\$4,973	\$4,973
Net Operating Income		\$44,624	\$57,080

PRICING & FINANCIALS – 8806 BEACH ST

Building Data/Financial Indicators

Price:	\$640,000
Address:	8806 Beach St., Los Angeles, CA 90002
No. of Units:	3
Year Built:	1924
Building Size SF:	1,404
Price/Unit:	\$213,333
Price/SF:	\$455.84
Current CAP Rate:	7.33%
Market CAP Rate:	8.92%
Current GRM:	10.35
Market GRM:	8.89



UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	MOVE-IN DATE	NOTES
8806	1 Bed 1 Bath	\$1,529	\$1,800	2/1/21	Pays \$100 for parking
8806 ½	1 Bed 1 Bath	\$1,622	\$1,800	3/8/22	Pays \$101 for parking
8806 ¼	1 Bed 1 Bath	\$1,700	\$1,800	11/7/23	Pays \$100 for parking
TOTALS		\$4,851	\$5,400		

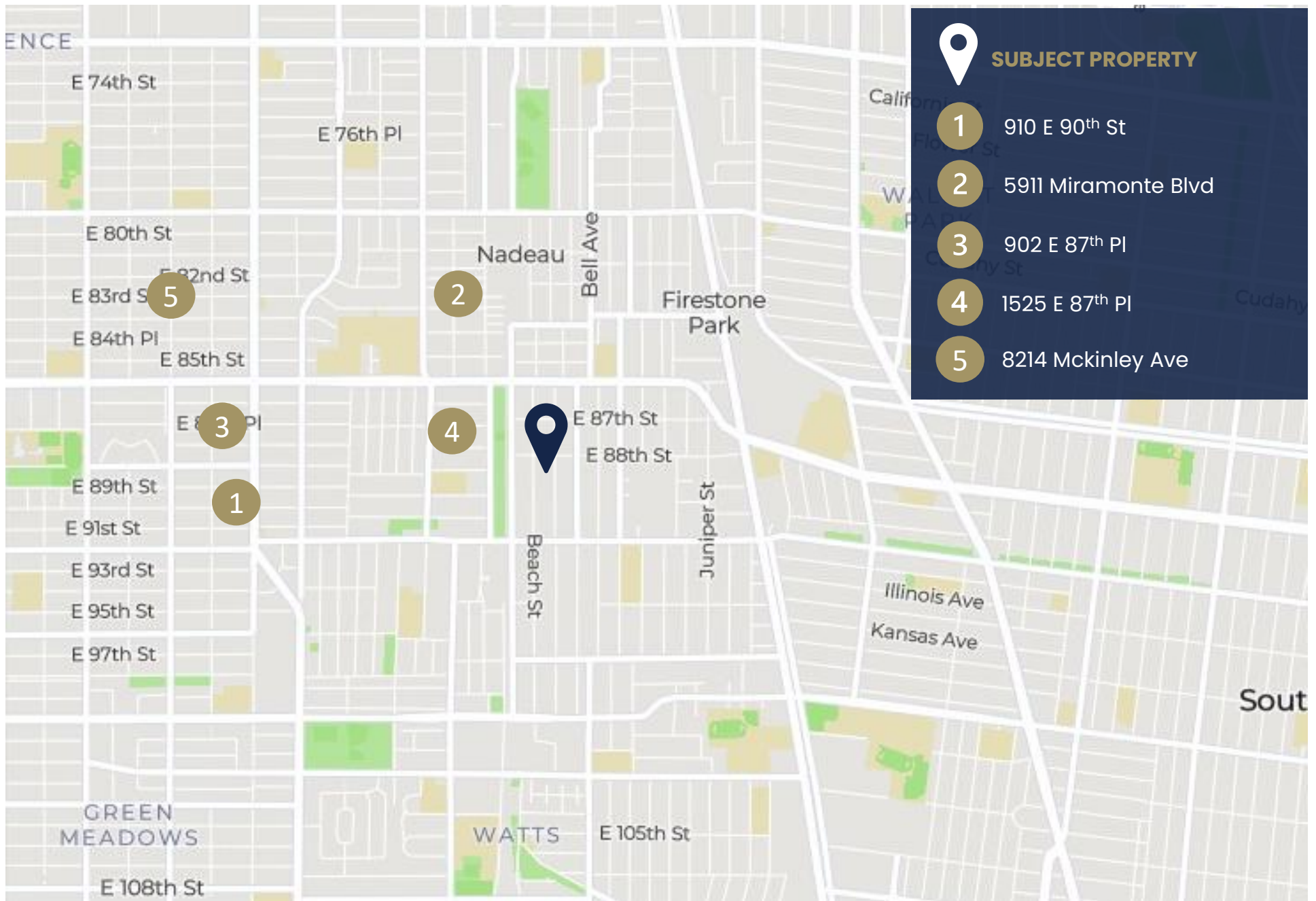
FINANCIAL ANALYSIS – 8806 BEACH ST

Income		Current	Proforma
Gross Scheduled Income		\$58,212	\$64,800
Other Income		\$3,612	\$7,200
Gross Operating Income		\$61,824	\$72,000
Expenses			
Property Taxes + Direct Assessments	1.18638% + \$1,738	\$9,331	\$9,331
Insurance	\$1.25/sqft	\$1,755	\$1,755
Utilities	2024 Actual	\$1,163	\$1,163
Repairs and Maintenance	\$750/unit	\$2,250	\$2,250
Rent Registration	2024 Actual	\$270	\$270
Landscaping	2024 Actual	\$150	\$150
Total Expenses		\$14,919	\$14,919
% of GOI		24.13%	20.72%
Per Net Sq Ft		\$10.63	\$10.63
Per Unit		\$4,973	\$4,973
Net Operating Income		\$46,905	\$57,081

MARKET COMPARABLES



SALES COMPARABLES MAP



SALES COMPARABLES



1 910 E 90th St

SOLD

City/State/Zip:	Los Angeles, CA 90002
Sale Date:	12/02/24
Sale Price:	\$770,000
Number of Units:	3
Price/Unit:	\$256,667
Price/SF:	\$384.81
CAP Rate:	n/a
GRM:	11.58
Year Built	1938
Unit Mix:	(3) 2+1

Notes:

- 1 unit vacant



2 5911 Miramonte Blvd

SOLD

City/State/Zip:	Los Angeles, CA 90001
Sale Date:	08/01/24
Sale Price:	\$820,000
Number of Units:	3
Price/Unit:	\$273,333
Price/SF:	\$345.12
CAP Rate:	n/a
GRM:	0.00
Year Built	1920
Unit Mix:	(2) 2+1, (1) 1+1

Notes:



3 902 E 87th Pl

SOLD

City/State/Zip:	Los Angeles, CA 90002
Sale Date:	05/16/24
Sale Price:	\$650,000
Number of Units:	3
Price/Unit:	\$216,667
Price/SF:	\$346.11
CAP Rate:	n/a
GRM:	14.01
Year Built	1949
Unit Mix:	(2) 1+1 (1) 2+1

Notes:

- 1 unit vacant

SALES COMPARABLES



4 1525 E 87th Pl

CLOSED

City/State/Zip:	Los Angeles, CA 90002
Sale Date:	05/10/24
Sale Price:	\$655,000
Number of Units:	3
Price/Unit:	\$218,333
Price/SF:	\$425.05
CAP Rate:	n/a
GRM:	12.63
Year Built	1951
Unit Mix:	(3) 1+1

Notes:



5 8214 McKinley Ave

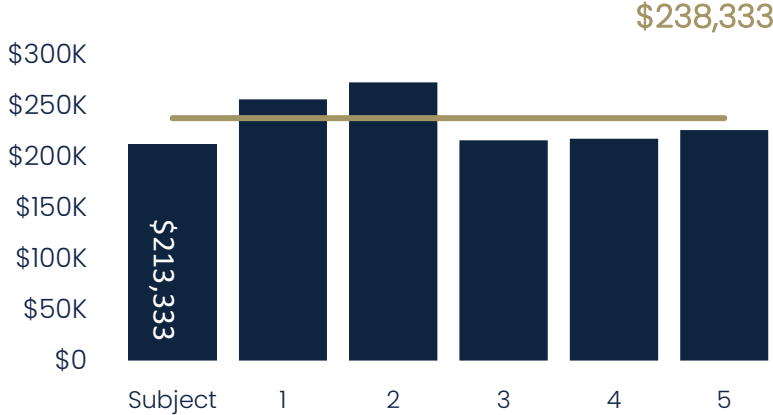
CLOSED

City/State/Zip:	Los Angeles, CA 90001
Sale Date:	05/04/24
Sale Price:	\$680,000
Number of Units:	3
Price/Unit:	\$226,667
Price/SF:	\$385.71
CAP Rate:	n/a
GRM:	16.50
Year Built	1947
Unit Mix:	(3) 1+1

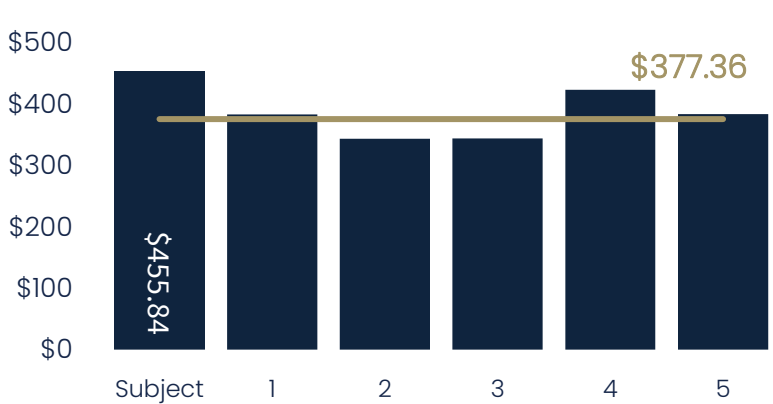
Notes:

- 1 unit vacant

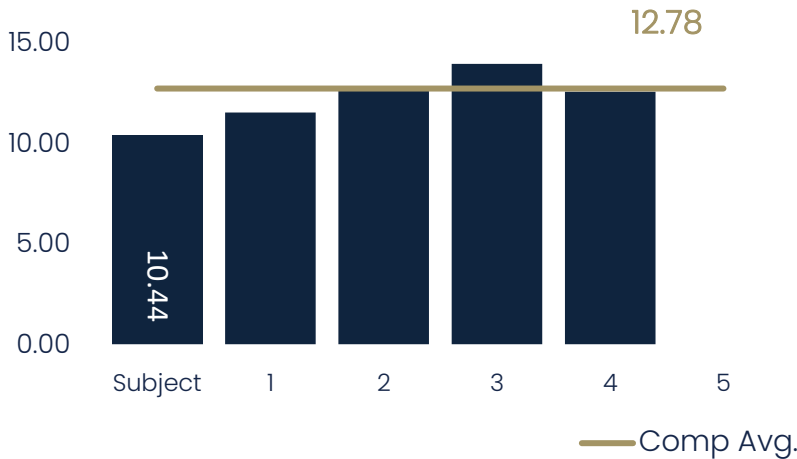
PRICE PER UNIT



PRICE PER SF



GRM





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CHRIS VAN VUUREN

Vice President

424.220.8960

chris@lyonstahl.com

CA DRE# 02060007

 8804 & 8806 BEACH ST

 424.220.8960

 CHRIS@LYONSTAHL.COM

 WWW.LYONSTAHL.COM