

LOS ANGELES, CA 90008

4043 DON TOMASO DRIVE

6 Units | Baldwin Hills

HG HARLEY GROUP

LYON STAHL

4043 DON TOMASO DRIVE ■ LOS ANGELES, CA 90008

LARSON HARLEY

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DRE 02045736

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An aerial photograph of a suburban neighborhood. In the foreground, a large, grassy hill slopes down from the right. The hill is dotted with trees and a few small structures. Below the hill, a residential street with parked cars runs horizontally. To the left of the street, there are several houses and a swimming pool. The background shows a dense residential area with many houses, leading up to a distant city skyline under a clear blue sky with a few wispy clouds.

SECTION 1

EXECUTIVE SUMMARY

4043 Don Tomaso Drive

6 UNITS



PROPERTY SUMMARY

PRICING

OFFERING PRICE		\$1,600,000
PRICE/UNIT		\$266,667
PRICE/SF		\$278.31
GRM	11.63	8.26
CAP RATE	5.52%	8.92%
	Current	Market

THE ASSET

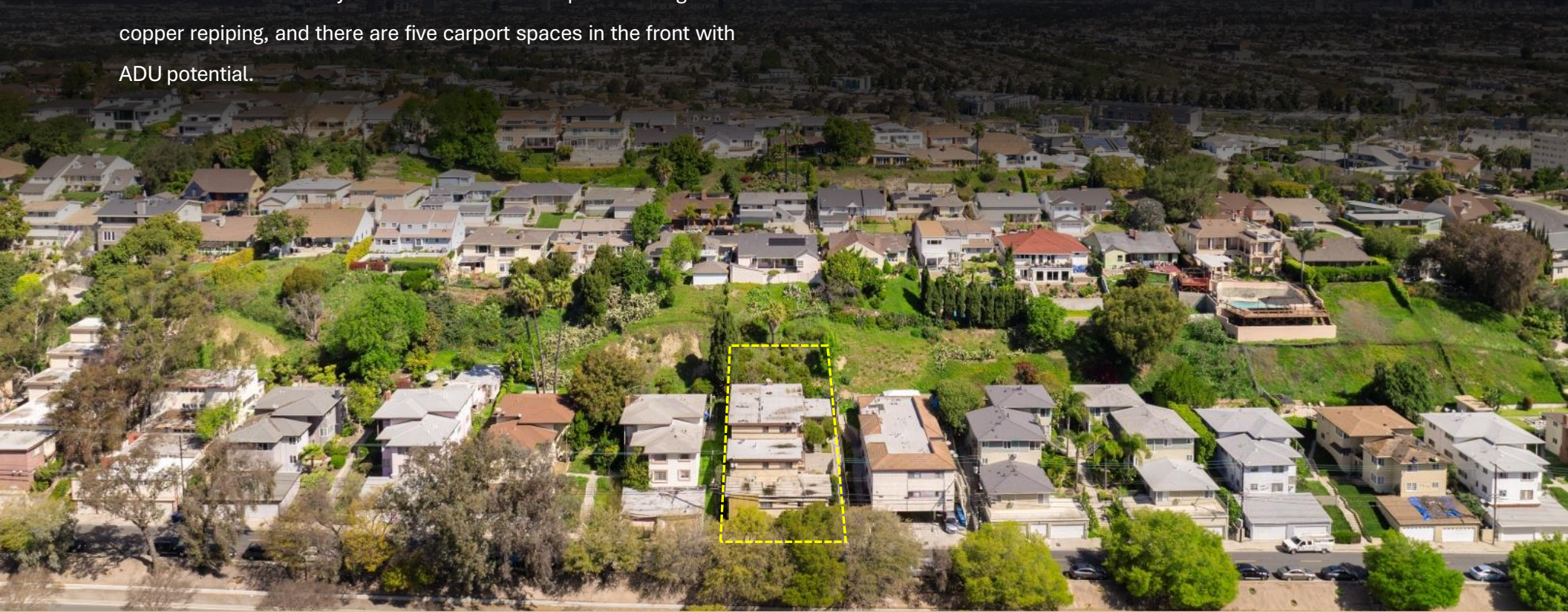
UNITS	6
YEAR BUILT	1962
GROSS SF	5,749
LOT SF	8,465
APN	5026-012-017
ZONING	LARD1.5
PARKING	5 Carport Spaces

PROPERTY OVERVIEW

4043 Don Tomaso Drive

The Harley Group at Lyon Stahl is pleased to present 4043 Don Tomaso Drive, Los Angeles. Located in “The Dons” of Baldwin Hills, this large 6-unit building is comprised of (1) 3-Bedroom Unit, (3) 2-Bedroom Units, and (2) 1-Bedroom Units. The asset is operating at a 5.52% CAP Rate and 11.63 GRM with over 40% in upside rent potential achievable through tenant buyouts or organic turnover. The soft story retrofit has been completed along with copper repiping, and there are five carport spaces in the front with ADU potential.

Less than 1 mile away is the 42-acre Baldwin Hills Crenshaw Plaza, which was recently acquired by Harridge Development Group with a \$1 Billion redevelopment plan. Conveniently located near the MLK Station (K Line), along with the 405 and 10 freeways, the property is a short commute to the Westside, DTLA, and LAX. This is an ideal investment opportunity for value-add buyers seeking cash flow and appreciation growth in a location supported by strong demographics.



INVESTMENT HIGHLIGHTS

4043 Don Tomaso Drive, Los Angeles

Large 6-Unit Building with (1) 3-Bedroom Units, (3) 2-Bedroom Units, and (2) 1-Bedroom Units

Value-Add Opportunity with Nearly 40% in Upside Rent Potential | Operating at a 5.52% CAP Rate & 11.63 GRM

Excellent Cost Basis - \$266,667/Unit | \$278.31/Sq Ft

5 Carport Spaces with ADU Potential | On-Site Laundry

Soft Story Retrofit Completed | Copper Plumbing

Located in Baldwin Hills less than 1 Mile from the \$1 Billion Redevelopment of the Baldwin Hills Crenshaw Plaza



4043 Don Tomaso Drive

LOCATED IN "THE DONS" OF BALDWIN HILLS



An aerial photograph of a city, likely Los Angeles, showing a dense residential area in the foreground and a city skyline with mountains in the background. The sky is blue with some clouds. A dark, semi-transparent grid pattern is overlaid on the bottom portion of the image.

SECTION 2

FINANCIAL ANALYSIS

Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
1	2+2	\$1,541	\$2,800	
2	1+1	\$1,192	\$1,995	
3	1+1	\$1,995	\$1,995	Vacant
4	2+2	\$2,400	\$2,800	
5	3+2	\$2,343	\$3,600	
6	2+2	\$1,843	\$2,800	
Totals:		\$11,314	\$15,990	

Financial Analysis

PRICING

OFFERING PRICE	\$1,600,000
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PRICE/UNIT	\$266,667
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PRICE/SF	\$278.31
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GRM	11.63	8.26
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CAP RATE	5.52%	8.92%
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	Current	Market
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PROPOSED FINANCING

Down	45.0%	\$720,000
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Loan	55.0%	\$880,000
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Ammort Years	30
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Interest Rate	6.00%
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Payments	(\$5,276)
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MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
2	1+1	\$1,594	\$3,187	\$1,995	\$3,990
3	2+2	\$1,928	\$5,784	\$2,800	\$8,400
1	3+2	\$2,343	\$2,343	\$3,600	\$3,600

Total Scheduled Rent	\$11,314	\$15,990
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Laundry	\$150	\$150
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Monthly Scheduled Gross Income	\$11,464	\$16,140
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ANNUALIZED INCOME

Annualized Scheduled Gross Income	\$137,568	\$193,680
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Less: Vacancy/Deductions	3% (\$4,127)	3% (\$5,810)
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Effective Gross Income	\$133,441	\$187,870
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ANNUALIZED EXPENSES

New Taxes (Actual + Direct Assmt):	\$20,321	\$20,321
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Maintenance (\$750/Unit):	\$4,500	\$4,500
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Insurance (\$1.25/SF):	\$7,186	\$7,186
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Utilities (Actual):	\$5,000	\$5,000
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Landscaping (\$100/mo):	\$1,200	\$1,200
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Property Management (5%):	\$6,878	\$6,878
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ESTIMATED EXPENSES	32.8% \$45,086	23.3% \$45,086
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Expenses/Unit	\$7,514	\$7,514
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Expenses/SF	\$7.84	\$7.84
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RETURN

NOI	\$88,355	\$142,784
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Less Debt	(\$63,313)	(\$63,313)
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Cashflow	3.48% \$25,042	11.04% \$79,471
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Principal Paydown	\$10,807	\$10,807
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Total Return Before Taxes	4.98% \$35,849	12.54% \$90,278
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PROPOSED LOAN QUOTE

Tyler Bradford
(310) 850-7197 (Mobile)
tyler@convoy-cap.com
DRE #01860008

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 5-Year Fixed	Option 4 Floating Bridge-ARM
Purchase Price	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000
Loan Amount	\$980,000	\$935,000	\$935,000	\$1,190,000
Down Payment	\$720,000	\$765,000	\$765,000	\$510,000
Loan-to-Value	58%	55%	55%	70%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20
Current Interest Rate	6.25%	6.00%	6.00%	7.29%
Index	3-Year CMT	1-Year CMT	1-Year CMT	1 Mo. SOFR
Margin	2.75%	2.75%	2.75%	3.00%
Floor / Ceiling	6.25% / 11.25%	6.00% / 11.95%	6.00% / 11.95%	5.79% / 15.79%
Loan Term	10	30	30	12 Months
Amortization in Years	30	30	30	Interest-Only
Monthly Payment	\$6,034	\$5,606	\$5,606	\$7,229
Recourse	Yes	Yes	Yes	Yes
Impounds	No	No	No	12 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2	Years 1-3	Years 1-2	Year 1
	2-1%	3-2-1%	5-4-3-2-1%	1%
Loan Fee	1%	1%	1%	1%
Estimated Costs:				
Appraisal/Due Diligence	\$4,500	\$5,000	\$5,000	\$5,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above

*Option 4: Two 12 month extensions available if needed

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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licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282




An aerial photograph of a city, likely Los Angeles, showing a dense residential area in the foreground and middle ground, with a city skyline and mountains in the background. The sky is blue with some clouds. The text "SECTION 3" is overlaid in a large, yellow, sans-serif font, and "MARKET COMPARABLES" is overlaid in a smaller, white, sans-serif font below it. The bottom of the image features a dark, curved, grid-like pattern.

SECTION 3

MARKET COMPARABLES

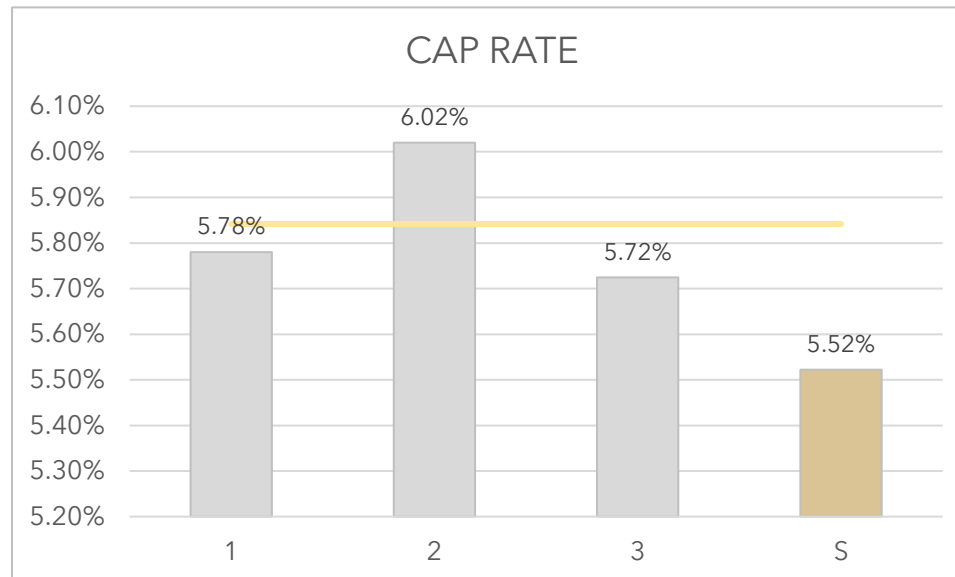
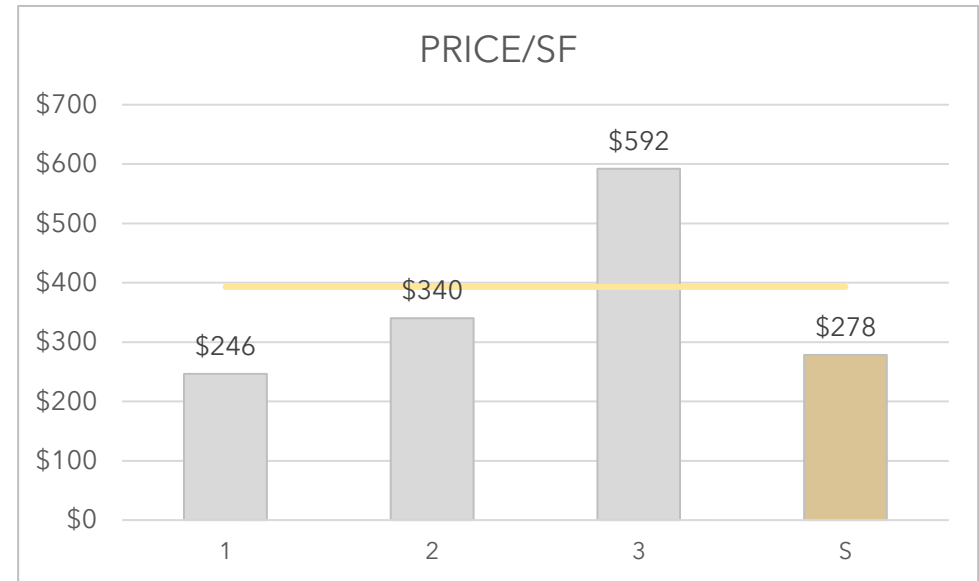
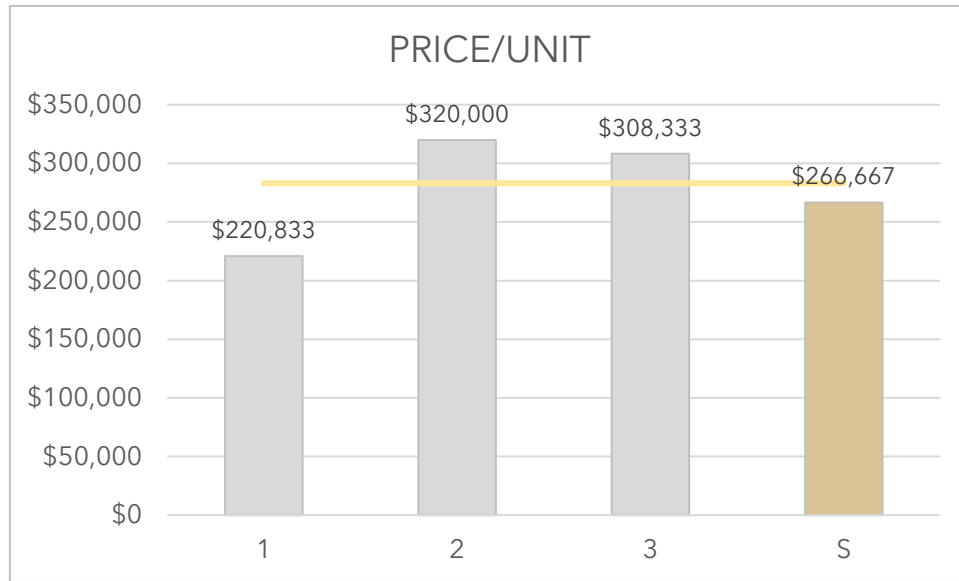
Sales Comparables

4043 Don Tomaso Drive

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 4318 Leimert Blvd Los Angeles, CA 90008	6	1931	5,376	6,107	4 - 1+1 2 - 2+1	9/26/2024	\$1,325,000	\$220,833	\$246.47	5.78%	-
	2 4205 Don Tomaso Dr Los Angeles, CA 90008	5	1955	4,700	8,498	1 - 1+1 1 - 2+1 2 - 2+1 1 - 3+2	12/28/2023	\$1,600,000	\$320,000	\$340.43	6.02%	12.99
	3 4308 Leimert Blvd Los Angeles, CA 90008	6	1944	3,124	5,159	4 - 2+1	9/4/2024	\$1,850,000	\$308,333	\$592.19	5.72%	-
AVERAGES		6	1943	4,400	6,588				\$283,056	\$393.03	5.84%	12.99
	S Subject 4043 Don Tomaso Drive Los Angeles, CA 90008	6	1962	5,749	8,465	2 - 1+1 3 - 2+2 1 - 3+2	On Market	\$1,600,000	\$266,667	\$278.31	5.52%	11.63

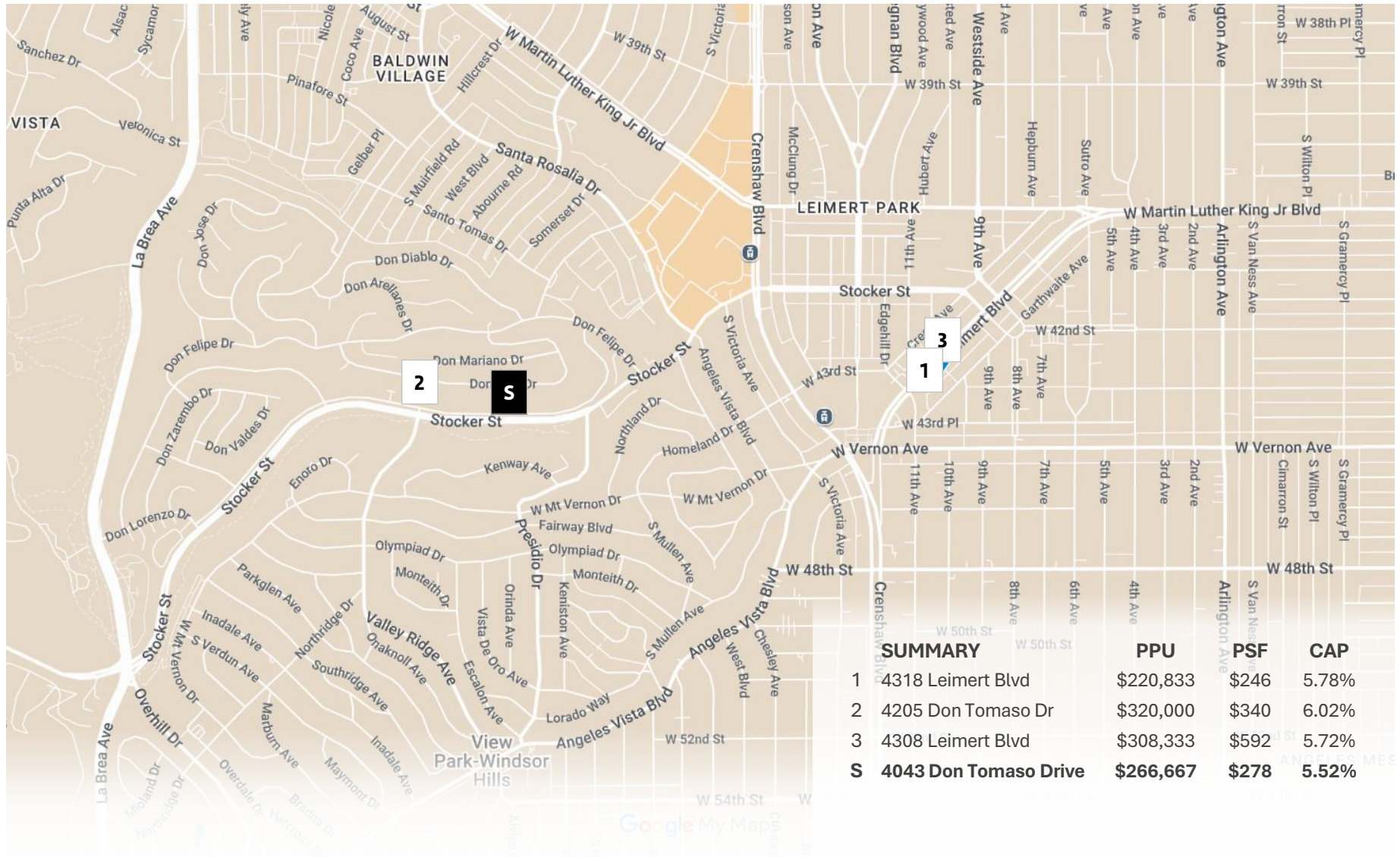
Sales Comparables

4043 Don Tomaso Drive



Sales Comparables

4043 Don Tomaso Drive



	SUMMARY	PPU	PSF	CAP
1	4318 Leimert Blvd	\$220,833	\$246	5.78%
2	4205 Don Tomaso Dr	\$320,000	\$340	6.02%
3	4308 Leimert Blvd	\$308,333	\$592	5.72%
S	4043 Don Tomaso Drive	\$266,667	\$278	5.52%

An aerial photograph of a suburban neighborhood. A winding road runs through the center, flanked by green grassy areas and residential houses. In the background, a city skyline and mountains are visible under a clear blue sky. The bottom of the image features a dark overlay with a white grid pattern.

SECTION 4

LOCATION OVERVIEW

Baldwin Hills

Los Angeles

Baldwin Hills is uniquely positioned in Los Angeles, sandwiched between two major employment and cultural hubs: Culver City to the west and Downtown LA to the east. This location gives the neighborhood a strategic advantage, especially for professionals who want the best of both worlds—peaceful, residential living with easy access to dynamic job markets.

CLOSE PROXIMITY

THE
CULVER
STEPS

CULVER CITY
Downtown
BUSINESS ASSOCIATION

the
CULVER
STUDIOS
EST. 1918

SONY
PICTURES

IVY STATION
CULVER CITY

amazonstudios



HELMS
BAKERY
DISTRICT

HBO

Culver CITY
ARTS
DISTRICT

wework

HISTORIC LOCATION

32,278

DAYTIME
POPULATION

\$78,609

MEDIAN HH
INCOME

\$1.06

MEDIAN HOME
PRICE

Baldwin Hills is an affluent neighborhood located in the South Los Angeles region of California. It has a history as a hub for middle- and upper-middle-class families as well as celebrities. The area offers panoramic views of the city and is home to several notable landmarks and recreational spots. The neighborhood's proximity to downtown Los Angeles, approximately nine miles away, makes it a convenient location for residents seeking suburban tranquility without sacrificing urban accessibility. Baldwin Hills also offers various amenities, including parks, shopping centers, and cultural institutions, contributing to its reputation as a desirable place to live.



CULVER CITY



DOWNTOWN LA



MAJOR EMPLOYERS



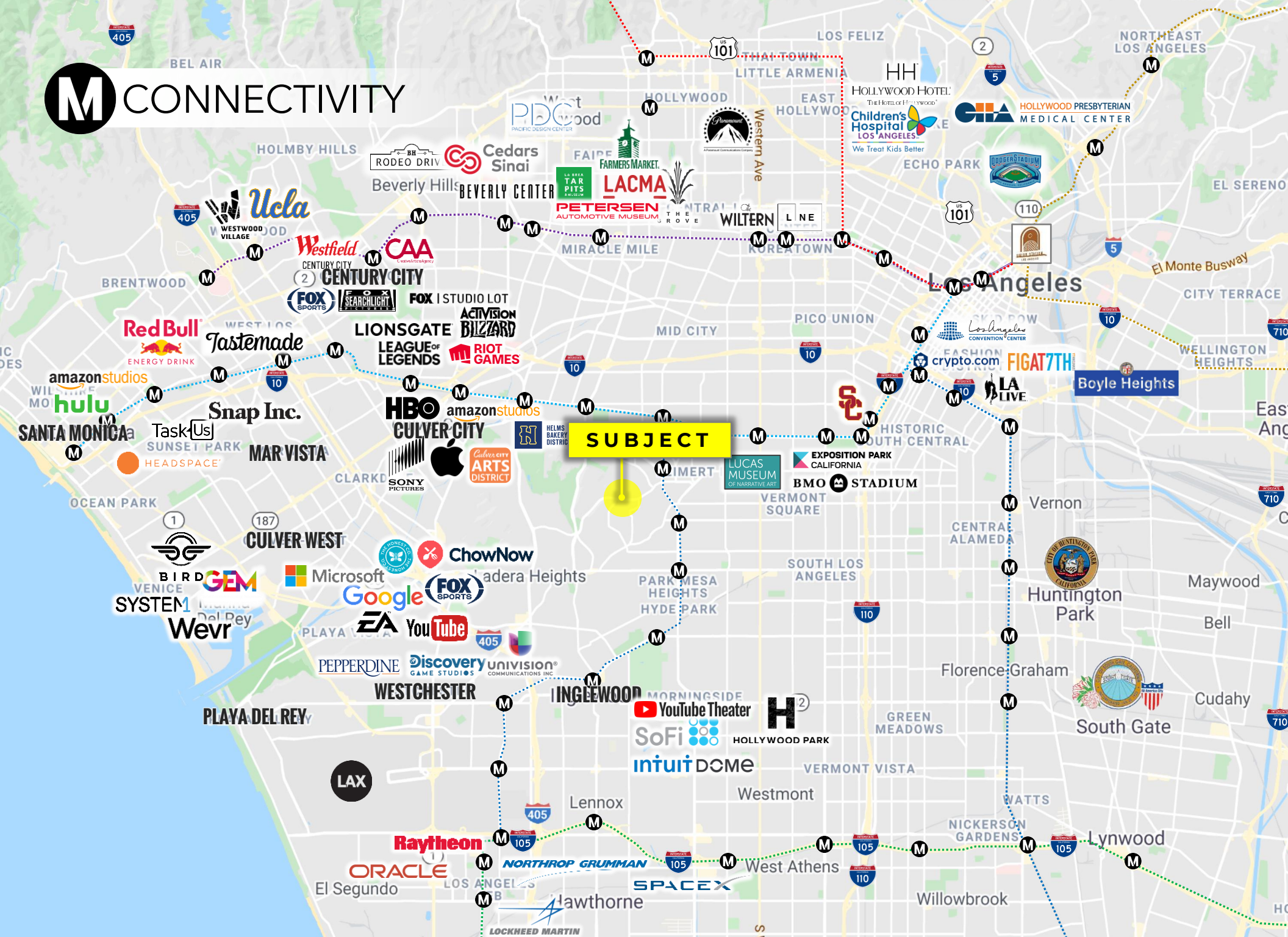
MAJOR EMPLOYERS



Epicenter OF LOS ANGELES

The subject property sits between the major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.

M CONNECTIVITY



LOCATION LANDMARKS

Hayden Tract & Culver City Firms

Over the last 20 years, architectural firm Eric Owen Moss Architects and local developer Samitaur Constructs have teamed up to redevelop the stretch of land into a collection of architecturally stunning set of office buildings housing some of the most well-known startups in the LA area. Check out the 19 startups dominating the Culver City scene



4043 Don Tomaso Drive

University of Southern California

USC is a private research university in Los Angeles, California. For the 2021 academic year, there were 20,000 students enrolled in four-year undergraduate programs. USC also has 27,500 graduate and professional students in a number of different programs. It is the largest private employer in the city of Los Angeles and generates \$8 billion in economic impact on Los Angeles and California.



21

Lucas Museum of Narrative Art

The \$1-billion Lucas Museum of Narrative Art, located at Exposition Park in Downtown LA. Designed by Ma Yansong of MAD Architects, the 300,000 square-foot Lucas Museum is expected to be "one of the most imaginative and inclusive art museums in the world—a global destination that all Angelenos and Californians will be proud to call their own."



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