



OFFERING MEMORANDUM

4172 & 4180 LEIMERT BLVD

Los Angeles, CA 90008

Marcus & Millichap

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4172 & 4180 LEIMERT BLVD

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

4172 LEIMERT BLVD



Listing Price
\$2,900,000



Cap Rate
6.85%



of Units
16

FINANCIAL

Listing Price	\$2,900,000
NOI	\$198,791
Cap Rate	6.85%
Price/SF	\$257.09
Price/Unit	\$181,250

OPERATIONAL

Gross SF	11,280 SF
# of Units	16
Lot Size	0.29 Acres (12,672 SF)
Year Built	1935



4172 & 4180 LEIMERT BLVD

Los Angeles, CA 90008

INVESTMENT OVERVIEW

The Weir Group is pleased to present 4172 & 4180 Leimert Boulevard in Los Angeles, CA, a 16-unit Spanish-style apartment property offering strong in-place income and immediate cash flow. The asset consists entirely of one-bedroom, one-bathroom units and features a beautiful central courtyard. Recent capital improvements include plumbing upgrades (2021), an expansion tank upgrade (2022), and new water heaters (2022), providing a solid operational foundation. Located in the highly desirable Baldwin Village / South Los Angeles submarket near the Crenshaw Corridor and Leimert Park, the property benefits from ongoing cultural revitalization, transit accessibility, and strong rental demand—making it an ideal opportunity for investors seeking value-add potential in a growing market. For more information, please reach out.

INVESTMENT HIGHLIGHTS

Spanish-Style Charm

Excellent In-Place Income

Near the Crenshaw Corridor and Leimert Park

Located in Highly Desirable South LA Submarket

SECTION 2

02

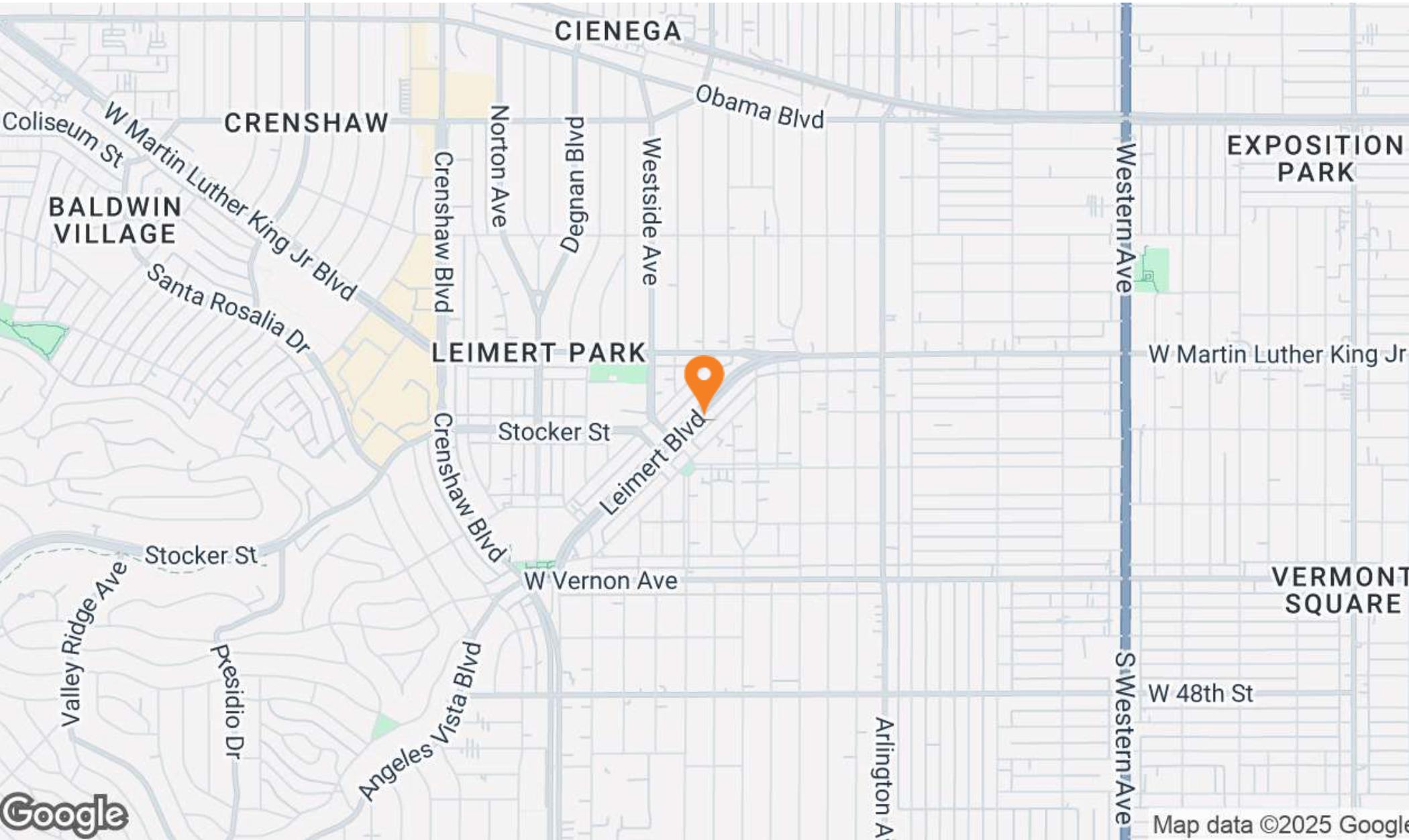
PROPERTY INFORMATION

Regional Map
Local Map

Marcus & Millichap

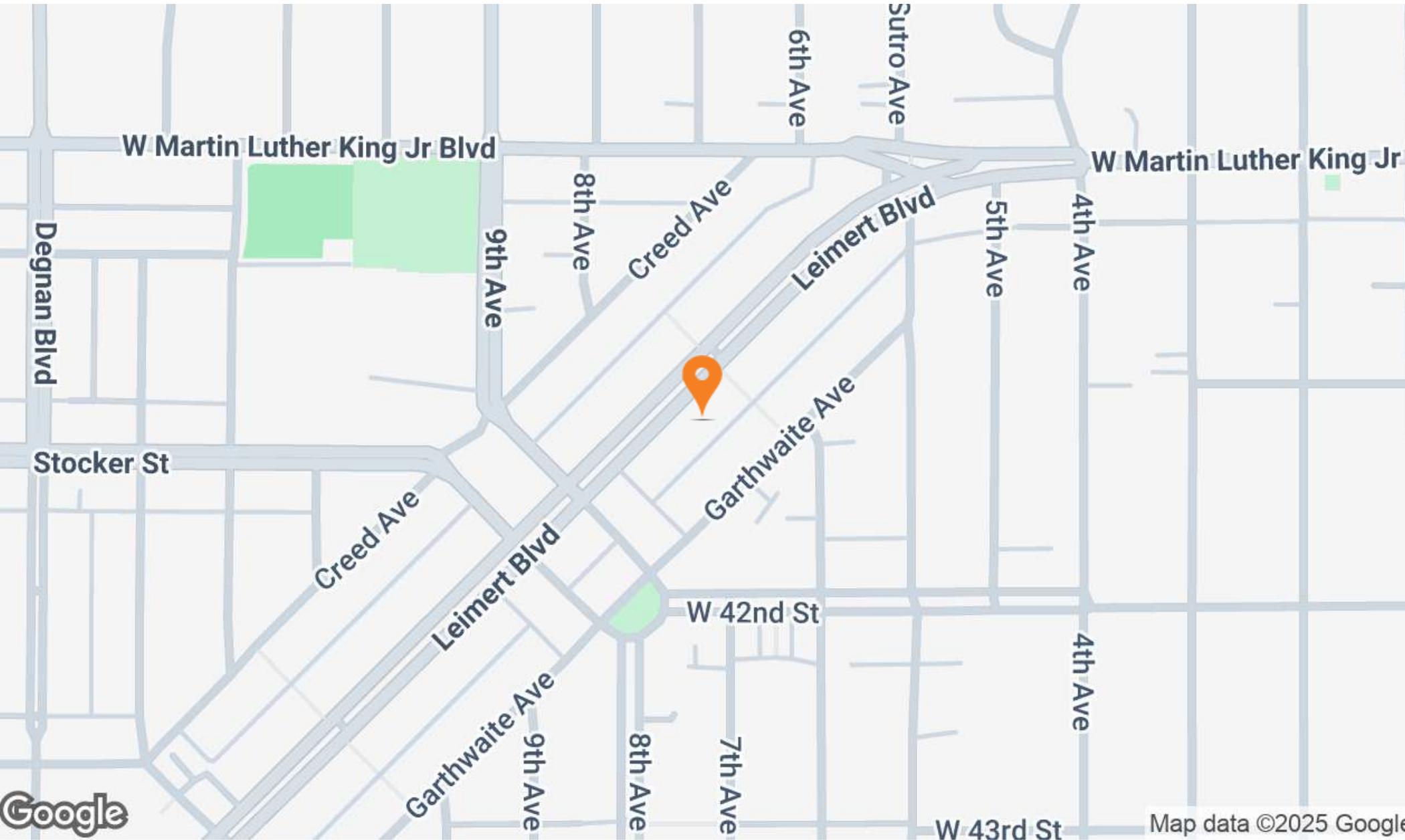
4172 & 4180 LEIMERT BLVD

REGIONAL MAP



4172 & 4180 LEIMERT BLVD

LOCAL MAP



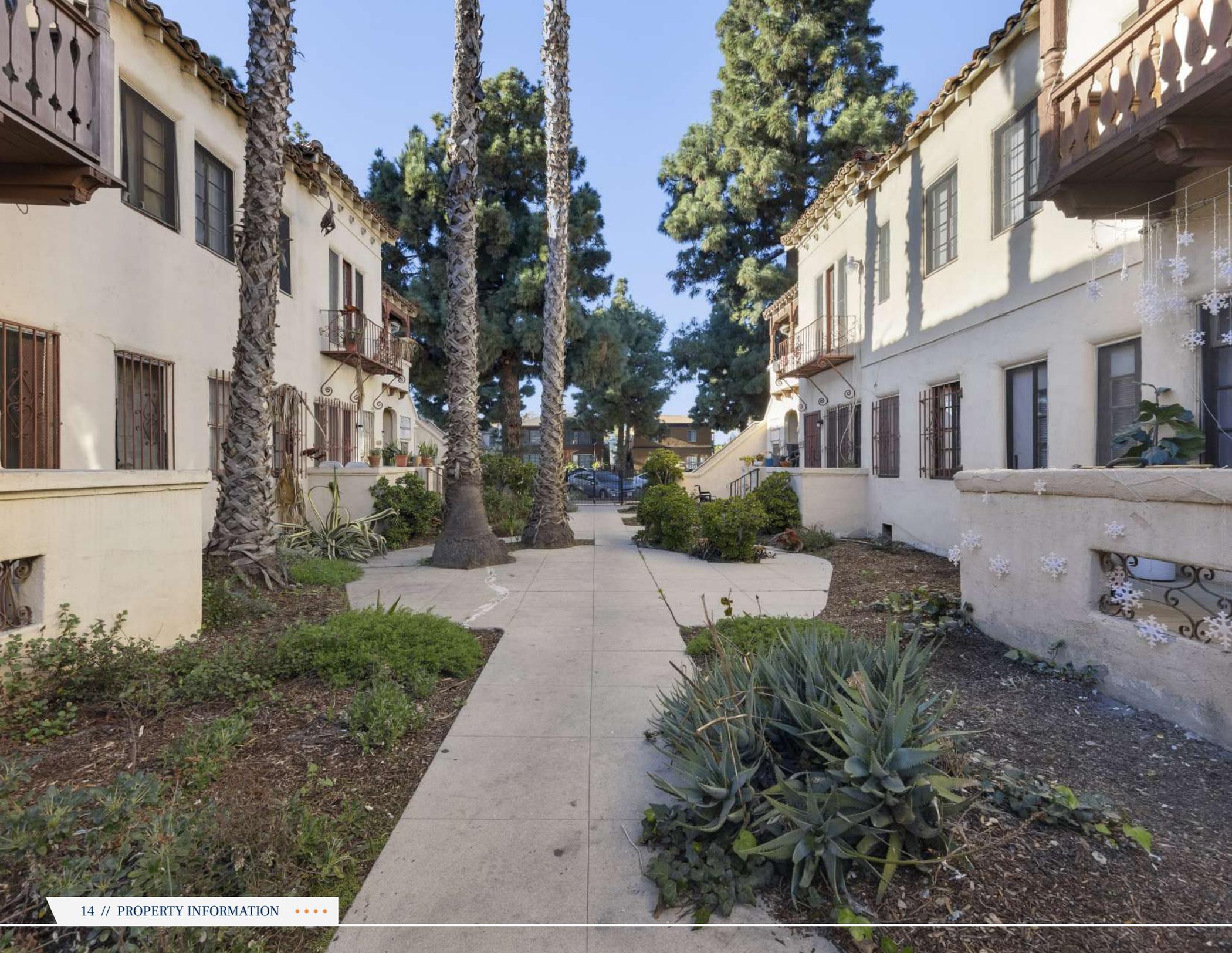
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Map data ©2025 Google











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SECTION 3

03

FINANCIAL ANALYSIS

Financial Details
LoanQuoteMatrix.pdf

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4172 & 4180 LEIMERT BLVD

FINANCIAL DETAILS

As of December, 2025

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	1 Bedroom 1 Bathroom		\$1,862		\$2,150	
02	1 Bedroom 1 Bathroom		\$1,131		\$2,150	
03	1 Bedroom 1 Bathroom		\$2,112		\$2,150	
04	1 Bedroom 1 Bathroom		\$1,962		\$2,150	
05	1 Bedroom 1 Bathroom		\$1,835		\$2,150	
06	1 Bedroom 1 Bathroom		\$651		\$2,150	
07	1 Bedroom 1 Bathroom		\$2,150		\$2,150	
08	1 Bedroom 1 Bathroom		\$1,860		\$2,150	
09	1 Bedroom 1 Bathroom		\$1,847		\$2,150	
10	1 Bedroom 1 Bathroom		\$1,238		\$2,150	
11	1 Bedroom 1 Bathroom		\$840		\$2,150	
12	1 Bedroom 1 Bathroom		\$1,822		\$2,150	
13	1 Bedroom 1 Bathroom		\$1,768		\$2,150	
14	1 Bedroom 1 Bathroom		\$1,921		\$2,150	
15	1 Bedroom 1 Bathroom		\$1,038		\$2,150	
16	1 Bedroom 1 Bathroom		\$2,112		\$2,150	
Total		Square Feet: 11,280	\$26,150	\$2.32	\$34,400	\$3.05

4172 & 4180 LEIMERT BLVD

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$412,800		\$412,800			\$25,800	\$36.60
Loss to Lease	(\$98,994)					\$0	\$0.00
Gross Scheduled Rent	\$313,806		\$412,800			\$25,800	\$36.60
Economic Vacancy	(\$9,414)	3.00%	(\$12,384)	3.00%		(\$774)	(\$1.10)
Effective Rental Income	\$304,391		\$400,416			\$25,026	\$35.50
Other Income	\$2,400		\$2,400			\$150	\$0.21
Effective Gross Income	\$306,791		\$402,816			\$25,176	\$35.71

EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$34,423		\$34,423		[1.19%]	\$2,151	\$3.05
Insurance	\$19,176		\$19,176			\$1,199	\$1.70
Utilities	\$21,114		\$21,114			\$1,320	\$1.87
Repairs & Maintenance	\$12,412		\$12,412			\$776	\$1.10
General & Administrative	\$2,750		\$2,750			\$172	\$0.24
Pest Control	\$1,200		\$1,200			\$75	\$0.11
Landscaping	\$1,200		\$1,200			\$75	\$0.11
Operating Reserves	\$4,734		\$4,734			\$296	\$0.42
Management Fee	\$10,991	3.58%	\$10,991	2.73%		\$687	\$0.97
Total Expenses	\$108,000		\$108,000			\$6,750	\$9.57
Expenses as % of EGI	35.20%		26.81%				
Net Operating Income	\$198,791		\$294,816			\$18,426	\$26.14

4172 & 4180 LEIMERT BLVD

FINANCIAL DETAILS

SUMMARY		
Price	\$2,900,000	
Down Payment	\$2,900,000	100%
Number of Units	16	
Price Per Unit	\$181,250	
Price Per SqFt	\$257.09	
Gross SqFt	11,280 SF	
Lot Size	0.30 Acres	
Year Built	1935	

RETURNS	Current	Year 1
Cap Rate	6.85%	10.17%
GRM	9.24	7.03
Cash on Cash	6.85%	10.17%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
16	1 Bedroom 1 Bathroom		\$1,634	\$2,150

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$313,806		\$412,800	
Less: Vacancy	(\$9,414)	3.0%	(\$12,384)	3.0%
Gross Rental Revenue	\$304,391		\$400,416	
Other Income	\$2,400		\$2,400	
Effective Gross Income	\$306,791		\$402,816	
Less: Expenses	(\$108,000)	35.2%	(\$108,000)	26.8%
Net Operating Income	\$198,791		\$294,816	
Debt Service	\$0		\$0	
Cash Flow	\$198,791	6.85%	\$294,816	10.17%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$198,791	6.85%	\$294,816	10.17%

EXPENSES	Current	Year 1
Real Estate Taxes	\$34,423	\$34,423
Insurance	\$19,176	\$19,176
Utilities	\$21,114	\$21,114
Repairs & Maintenance	\$12,412	\$12,412
General & Administrative	\$2,750	\$2,750
Pest Control	\$1,200	\$1,200
Landscaping	\$1,200	\$1,200
Operating Reserves	\$4,734	\$4,734
Management Fee	\$10,991	\$10,991
Total Expenses	\$108,000	\$108,000
Expenses Per Unit	\$6,750	\$6,750
Expenses Per SqFt	\$9.57	\$9.57

Loan Quote Matrix

4172-4180 Leimert Ave
Los Angeles, CA

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
	Bank 3-Year Fixed Recourse	Bank 5-Year Fixed Recourse	Bank 3-Year Fixed Recourse	Bank 5-Year Fixed Recourse	Bank 7-Year Fixed Recourse	Bank 3-Year Fixed Recourse
Loan Amount	\$1,885,000	\$1,885,000	\$1,885,000	\$1,885,000	\$1,885,000	\$1,885,000
Estimated Value	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000	\$2,900,000
LTV	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%
Interest Only Period	18 months	18 months	Up to 5 Years	Up to 5 Years	Up to 5 Years	None
Fixed Period	3 Years	5 Years	3 Years	5 Years	7 Years	3 Years
Amortization	30 Years	30 Years	30 Years	30 Years	30 Years	30 Years
Interest Rate	5.81%	6.04%	5.88%	5.93%	6.13%	5.58%
Interest Only Payment	\$9,127	\$9,488	\$9,237	\$9,315	\$9,629	None
Amortizing Payment	\$11,072	\$11,350	\$11,157	\$11,217	\$11,460	\$10,798
Minimum DSCR	1.25X	1.25X	1.25X	1.25X	1.25X	1.20X
Prepayment Penalty	3,2,1	5,4,3,2,1	3,2,1	5,4,3,2,1	5,5,4,4,3,2,1	None
3rd Party Deposit	\$7,500 Estimated	\$7,500 Estimated	\$7,500 Estimated	\$7,500 Estimated	\$7,500 Estimated	\$7,500 Estimated
MMCC Origination Fee	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Lender Origination Fee	0.50%	0.50%	None	None	None	0.50%
Other	Lender requires property operating account					Lender requires property operating account and auto pay to achieve rate shown

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Loan Quote Matrix

4172-4180 Leimert Ave
Los Angeles, CA

	Option 7
	Bank 5-Year Fixed Recourse
Loan Amount	\$1,885,000
Estimated Value	\$2,900,000
LTV	65.0%
Interest Only Period	None
Fixed Period	5 Years
Amortization	30 Years
Interest Rate	5.99%
Interest Only Payment	None
Amortizing Payment	\$11,289
Minimum DSCR	1.20X
Prepayment Penalty	None
3rd Party Deposit	\$7,500 Estimated
MMCC Origination Fee	1.00%
Lender Origination Fee	0.50%
Other	Lender requires property operating account and auto pay to achieve rate shown

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SECTION 4

04

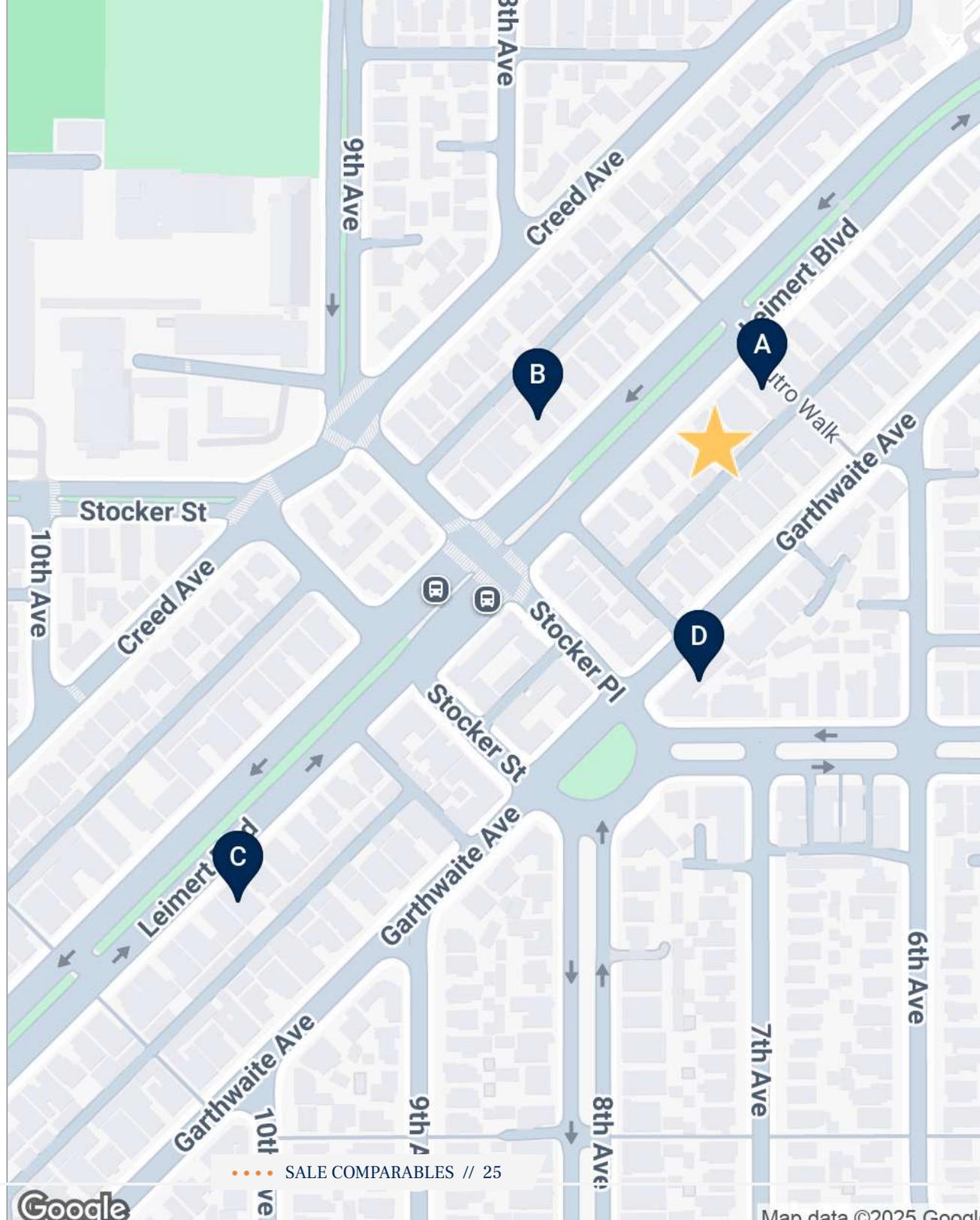
SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

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SALE COMPS MAP

- ★ 4172 Leimert Blvd
- A 4164 Leimert Blvd
- B 4189 Leimert Blvd
- C 4264 Leimert Blvd
- D 4180 Garthwaite Ave



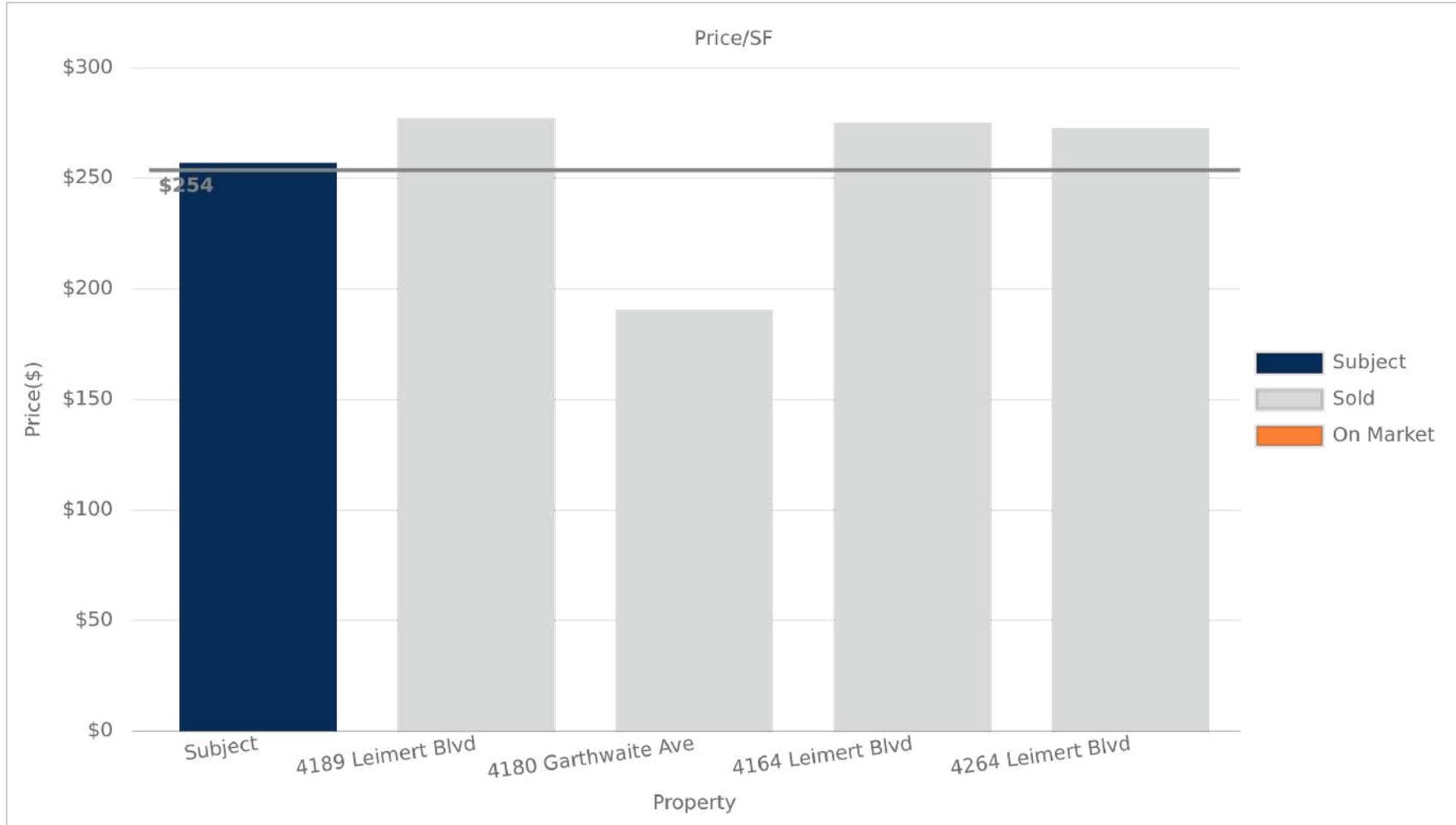
4172 & 4180 LEIMERT BLVD

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	4172 Leimert Blvd Los Angeles, CA 90008	\$2,900,000	11,280 SF	\$257.09	0.29 AC	\$181,250	6.85%	16	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	4164 Leimert Blvd Los Angeles, CA 90008	\$1,625,000	5,908 SF	\$275.05	0.12 AC	\$203,125	5.00%	8	05/05/2025
	4189 Leimert Blvd Los Angeles, CA 90008	\$2,900,000	10,460 SF	\$277.25	0.28 AC	\$181,250	-	16	11/08/2024
	4264 Leimert Blvd Los Angeles, CA 90008	\$1,440,000	5,284 SF	\$272.52	0.12 AC	\$240,000	-	6	11/03/2025
	4180 Garthwaite Ave Los Angeles, CA 90008	\$2,100,000	11,032 SF	\$190.36	0.24 AC	\$175,000	6.05%	12	02/02/2025
	AVERAGES	\$2,016,250	8,171 SF	\$253.79	0.19 AC	\$199,843	5.53%	11	-

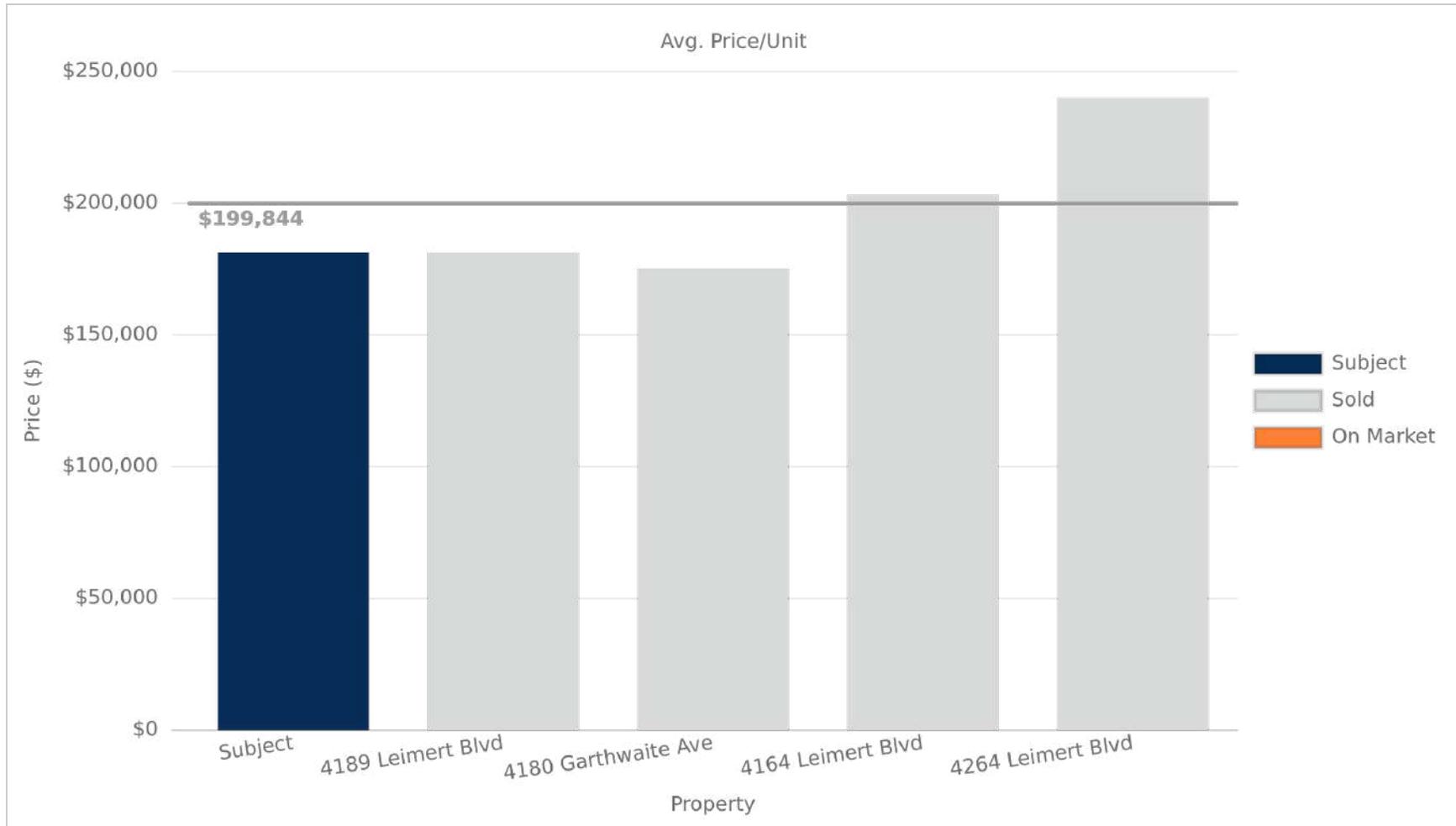
4172 & 4180 LEIMERT BLVD

PRICE PER SF CHART



4172 & 4180 LEIMERT BLVD

PRICE PER UNIT CHART



4172 & 4180 LEIMERT BLVD

SALE COMPS



★ **4172 Leimert Blvd**
Los Angeles, CA 90008

Listing Price:	\$2,900,000	Price/SF:	\$257.09
Property Type:	Multifamily	GRM:	-
NOI:	\$198,791	Cap Rate:	6.85%
Occupancy:	100%	Year Built:	1935
Number Of Units:	16	Lot Size:	0.29 Acres
Price/Unit:	\$181,250	Total SF:	11,280 SF



📍 **4164 Leimert Blvd**
Los Angeles, CA 90008

Sale Price:	\$1,625,000	Price/SF:	\$275.05
Property Type:	Multifamily	GRM:	11.2
NOI:	-	Cap Rate:	5.00%
Year Built:	1933	COE:	05/05/2025
Number Of Units:	8	Lot Size:	0.12 Acres
Price/Unit:	\$203,125	Total SF:	5,908 SF

4172 & 4180 LEIMERT BLVD

SALE COMPS



B 4189 Leimert Blvd
Los Angeles, CA 90008

Sale Price:	\$2,900,000	Price/SF:	\$277.25
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1939	COE:	11/08/2024
Number Of Units:	16	Lot Size:	0.28 Acres
Price/Unit:	\$181,250	Total SF:	10,460 SF



C 4264 Leimert Blvd
Los Angeles, CA 90008

Sale Price:	\$1,440,000	Price/SF:	\$272.52
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1930	COE:	11/03/2025
Number Of Units:	6	Lot Size:	0.12 Acres
Price/Unit:	\$240,000	Total SF:	5,284 SF

4172 & 4180 LEIMERT BLVD

SALE COMPS



D **4180 Garthwaite Ave**
Los Angeles, CA 90008

Sale Price:	\$2,100,000	Price/SF:	\$190.36
Property Type:	Multifamily	GRM:	13.02
NOI:	-	Cap Rate:	6.05%
Year Built:	1936	COE:	02/02/2025
Number Of Units:	12	Lot Size:	0.24 Acres
Price/Unit:	\$175,000	Total SF:	11,032 SF

4172 & 4180 LEIMERT BLVD

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