OFFERING MEMORANDUM

# LEIMERT8

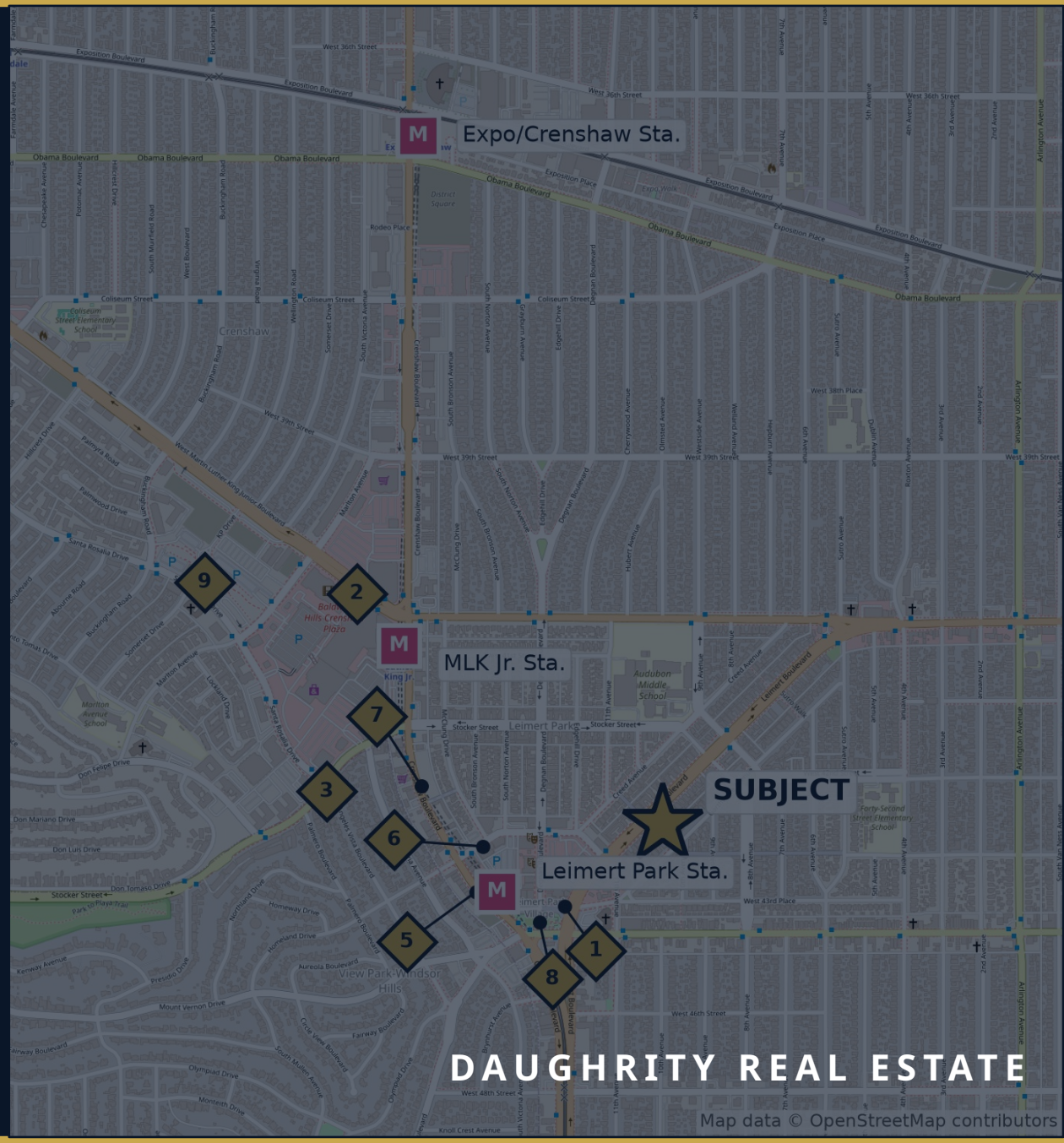
4286–4288 Leimert Boulevard
Los Angeles, CA 90008

8-Unit Value-Add Multifamily | Historic Leimert Park | 0.3 Mile to K Line

OFFERED AT

## $1,650,000

**James Daughrity, SIOR**
Chief Investment Officer | (310) 596-6730
**Sharion Young**
Co-Listing Agent | DRE #02098653



# Confidentiality and Disclaimer

This Offering Memorandum has been prepared by Daughrity Real Estate solely for the use of prospective purchasers evaluating 4286–4288 Leimert Boulevard, Los Angeles, CA 90008 (APN 5023-007-017) (the "Property"). By accepting it, the recipient agrees to keep its contents confidential and not to share them without the written consent of Daughrity Real Estate and the owner, LEIMERT8 LLC.

The information herein was obtained from sources believed reliable, including the seller rent roll, LA County Assessor and CoStar records, and published market research, but has not been independently verified. Square footages, expenses, pro forma rents, renovation budgets, tenant buyout costs and financing terms are estimates for illustration only; they are not guarantees of future performance.

The Property is subject to the City of Los Angeles Rent Stabilization Ordinance (RSO). Any tenant buyout must be voluntary and completed in compliance with LAHD disclosure and filing requirements. Prospective purchasers should consult their own legal, tax, lending and construction advisors and conduct their own due diligence, including review of the T-12 operating statement, leases, soft-story retrofit status and code compliance.

The owner reserves the right to reject any or all offers and to terminate discussions at any time. Do not contact tenants or visit the Property without an appointment arranged through the listing team.

**Sources:** Daughrity Real Estate estimates

OFFERING SUMMARY

# An 8-unit Leimert Park asset priced at the submarket average per unit, with 67% rent upside

| $1,650,000 | $206,250 | $345 | 14.35x | 6.19% |
|---|---|---|---|---|
| Offering price | Price per unit | Price per building SF | GRM on in-place rents | Yield on all-in cost after value-add |

| Property | |
|---|---|
| **Address** | 4286–4288 Leimert Blvd, Los Angeles, CA 90008 |
| **APN / Legal** | 5023-007-017 \| Tract No 9741, Lot 573 |
| **Units / Mix** | 8 units: 4 one-bedroom + 4 studio |
| **Building / Lot** | ±4,776 SF building \| 5,271 SF lot (0.12 AC) |
| **Year Built** | 1939 / 1943 (effective) |
| **Zoning** | LAR3 \| City of LA RSO |
| **Occupancy** | 100% (8 of 8) |

| Financial Snapshot | In-Place | Value-Add |
|---|---|---|
| **Gross scheduled income** | $114,960 | $183,571 |
| **Net operating income** | $57,411 | $118,892 |
| **Cap rate on price** | 3.48% | 7.21% |
| **GRM** | 14.35x | 8.99x |
| **All-in basis per unit** | $206,250 | $239,938 |
| **Yield on all-in cost** | 3.48% | **6.19%** |
| **Owner (seller)** | LEIMERT8 LLC | |

Value-add case: five long-tenured units turned through voluntary RSO buyouts and renovation; three recent leases kept with a 3% increase. Basis includes $269,500 of estimated stabilization cost.

**Sources:** CoStar parcel record (APN 5023-007-017) | LA County Assessor | Seller rent roll (09/27/2026) | Daughrity Real Estate estimates

INVESTMENT HIGHLIGHTS

# Six reasons Leimert8 offers durable upside in a neighborhood that is being actively reinvested in

## Priced in line with nearby sales

$206,250/unit vs. a $202,729 average across the eight closest CoStar sales. The same-block sale at 4264 Leimert Blvd closed at $240,000/unit in 11/2025.

## 67% rent upside

In-place rent is $9,580/mo vs. $16,000/mo at renovated rents. Five tenants who moved in from 2002 to 2015 pay 39%–46% of pro forma.

## Rents proven in the building

A one-bedroom leased at $2,150 in 06/2026 and another at $2,000 in 10/2025, in unrenovated or lightly updated condition (725 SF).

## Walk to the K Line

About 0.3 mile to Leimert Park Station. The K Line connects to the E Line at Expo/Crenshaw and to LAX via the LAX/Metro Transit Center, which opened in June 2025.

## A neighborhood being rebuilt

$40M Vision Theatre reopened in 08/2026. The Crenshaw Plaza redevelopment is entitled for 961 homes, and nearby are a Costco with 800 apartments above it and a 250K SF studio campus.

## Clean, accessible deal size

Entity-owned (LEIMERT8 LLC) and well below the $5.4M Measure ULA threshold. Fits 1031 exchange buyers, first-time investors and owner-operators.

**Sources:** CoStar comp report (licensed to Daughrity RE, 10/14/2026) | Seller rent roll (09/27/2026) | Wikipedia (K Line) | LA Local (Vision Theatre) | Urbanize LA (BHCP) | LA Office of Finance (ULA)

# A 1939 vintage building on Leimert Boulevard, steps from Leimert Park Village

Leimert8 is a two-story, 8-unit apartment building made up of two addresses, 4286 and 4288 Leimert Boulevard. It sits on a 5,271 SF LAR3 lot on the diagonal boulevard that leads into Leimert Park Village. Its eight units are four one-bedroom, one-bath apartments of about 725 SF and four studios.

The building is marketed as "Leimert8": vintage apartments in a smoke-free community. The units have large closets, hard-surface counters and tiled kitchens and baths, and the updated units have refreshed kitchens and baths. Tenants pay their own electricity and gas; the owner covers water.

The property is 100% occupied. Five long-term tenancies pay well below market, giving a buyer a clear path to raise rents through voluntary, RSO-compliant turnover and unit upgrades.

| Specification | Detail |
|---|---|
| **Property name** | Leimert8 |
| **Parcel** | APN 5023-007-017 |
| **Land use** | Multi-family dwelling |
| **Building size** | ±4,776 SF (assessor) |
| **Lot size** | 5,271 SF / 0.12 AC (CoStar) |
| **Stories** | Two |
| **Year built** | 1939 (effective 1943) |
| **Zoning** | LAR3 |
| **Rent control** | City of LA RSO |
| **Utilities** | Owner pays water; tenants pay electricity and gas |
| **Census tract** | 2343.02 |
| **Last arm's-length sale** | 05/30/2003 |

**Sources:** CoStar parcel record (APN 5023-007-017) | LA County Assessor | Zillow (4286 1/2) | Zillow (4286 3/4) | Apartments.com

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# Financial Analysis

Rent roll | Operating statement | Value-add plan | Pricing

RENT ROLL

# Five long-term tenancies paying 39%–46% of pro forma rent drive most of the $77K annual rent upside

| Unit | Type | Move-In | Lease | In-Place Rent | Pro Forma Rent | % of Pro Forma | Monthly Upside | Plan |
|---|---|---|---|---|---|---|---|---|
| **4286** | 1BR/1BA | 07/2015 | MTM | $975.35 | $2,250 | 43% | $1,274.65 | **Voluntary turn** |
| **4286 1/4** | 1BR/1BA | 07/2009 | MTM | $975.35 | $2,250 | 43% | $1,274.65 | **Voluntary turn** |
| **4286 1/2** | 1BR/1BA | 10/2025 | MTM (term ended 10/31/26) | $2,000.00 | $2,250 | 89% | $250.00 | Keep + 3% |
| **4286 3/4** | 1BR/1BA | 06/2026 | 05/31/2027 | $2,150.00 | $2,250 | 96% | $100.00 | Keep + 3% |
| **4288** | Studio | 05/2002 | MTM | $688.48 | $1,750 | 39% | $1,061.52 | **Voluntary turn** |
| **4288 1/4** | Studio | 08/2010 | MTM | $803.22 | $1,750 | 46% | $946.78 | **Voluntary turn** |
| **4288 1/2** | Studio | 03/2025 | MTM | $1,236.00 | $1,750 | 71% | $514.00 | Keep + 3% |
| **4288 3/4** | Studio | 09/2015 | MTM | $751.60 | $1,750 | 43% | $998.40 | **Voluntary turn** |
| **Total** | **8 units** | | | **$9,580/mo** | **$16,000/mo** | **60%** | **$6,420/mo** | |

**Annual in-place rent $114,960 vs. $192,000 at pro forma rents ($77,040 per year of loss-to-lease).** Shaded rows are the five value-add units. Pro forma rents are $2,250 for one-bedrooms and $1,750 for studios after renovation; see rent comparables. The RSO allowable increase is 3% through 06/30/2027. Tenant names are withheld for privacy; please verify the current status of the 4286 1/2 lease.

**Sources:** Seller rent roll (09/27/2026) | LAHD | RentReboot (Oct 2026) | Daughrity Real Estate estimates

OPERATING STATEMENT

# Net operating income can roughly double, from $57K to $119K, once the five units are turned

| | In-Place | Value-Add (5 Turns) | Full Pro Forma (8 Units) | Basis |
|---|---|---|---|---|
| **Gross scheduled income** | **$114,960** | **$183,571** | **$192,000** | Rent roll; $2,250 1BR / $1,750 studio |
| Vacancy & credit loss | ($3,449) | ($7,343) | ($7,680) | 3% in-place; 4% pro forma |
| **Effective gross income** | **$111,511** | **$176,228** | **$184,320** | |
| Real estate taxes | ($20,625) | ($20,625) | ($20,625) | 1.25% of $1,650,000 purchase price |
| Insurance | ($8,000) | ($8,000) | ($8,000) | $1,000/unit |
| Utilities (owner-paid) | ($8,000) | ($8,000) | ($8,000) | Water, sewer, trash, common electric |
| Repairs & maintenance | ($6,000) | ($6,000) | ($6,000) | $750/unit |
| Management | ($5,576) | ($8,811) | ($9,216) | 5% of EGI |
| Landscaping, pest, cleaning | ($2,400) | ($2,400) | ($2,400) | $200/month |
| RSO, SCEP & business fees | ($900) | ($900) | ($900) | City registration and inspection fees |
| Reserves + admin | ($2,600) | ($2,600) | ($2,600) | $250/unit reserves + $600 admin |
| **Total expenses** | **($54,101)** | **($57,336)** | **($57,741)** | 49% / 33% / 31% of EGI |
| **Net operating income** | **$57,411** | **$118,892** | **$126,579** | |
| **Cap rate on $1.65M price** | **3.48%** | **7.21%** | **7.67%** | Before stabilization cost |
| **Yield on all-in cost** | 2.99% | **6.19%** | **6.59%** | All-in cost $1,919,500 incl. $269,500 value-add |

**Sources:** Seller rent roll (09/27/2026) | Daughrity Real Estate estimates | Expenses are broker estimates pending seller T-12

# A $270K value-add plan lifts yield on cost to 6.2%, above the 5.9% LA average cap rate

### 1 Negotiate voluntary buyouts

Offer cash-for-keys to the five long-term tenants under LAHD disclosure and filing rules. LAHD minimum relocation for tenancies of 3+ years is $14,400 to $27,400; budget $30K/unit.

### 2 Renovate on turnover

About $20K/unit: kitchen and appliances, LVP flooring, lighting, paint and bath refresh. Keep the vintage character tenants value.

### 3 Re-lease at market

Lease up at $2,250 (1BR) and $1,750 (studio), in line with Leimert Park's 90th-percentile asking rents. Allow 2 months of downtime per unit.

### 4 Hold or refinance

At stabilization, the NOI supports roughly $1.25M of new debt at 1.25x DSCR, returning a large share of the invested equity.

| Stabilization Budget | Total | Per Turned Unit |
|---|---|---|
| Voluntary tenant buyouts (5) | $150,000 | $30,000 |
| Unit renovations (5) | $100,000 | $20,000 |
| Downtime (2 months/unit) | $19,500 | $3,900 |
| **Total value-add budget** | **$269,500** | **$53,900** |
| Purchase price | $1,650,000 | |
| **All-in basis** | **$1,919,500** | $239,938/unit |

**$119K**
Value-add NOI

**6.19%**
Yield on cost

**$1.99M**
Value at 5.75% cap

Buyouts are voluntary and cannot be guaranteed; qualified tenants (62+, disabled, or with minor children) are owed higher relocation amounts. Costs are broker estimates, not contractor bids.

Sources: LAHD relocation bulletin | RentReboot (Oct 2026) | Kidder Mathews 3Q26 | Daughrity Real Estate estimates

# Stabilized value of $1.99M–$2.10M at a 5.75% cap exceeds the $1.92M all-in basis

| Exit Cap Rate | Value-Add Value | Per Unit | Full Pro Forma Value | Per Unit |
|---|---|---|---|---|
| **5.50%** | $2,067,000 | $258,400 | $2,181,000 | $272,600 |
| **5.75%** | **$1,993,000** | $249,100 | $2,103,000 | $262,900 |
| **6.00%** | $1,924,000 | $240,500 | $2,030,000 | $253,800 |
| **6.25%** | $1,860,000 | $232,500 | $1,963,000 | $245,300 |

Values capitalize stabilized NOI with taxes reset at 1.25% of the exit value. The 5.75%–6.00% band brackets the 5.90% cap on the 4200 6th Ave sale ($263,333/unit, 04/2026) and the 5.9% LA metro average in 3Q26.

| Pricing Metric | Leimert8 | Comp Benchmark |
|---|---|---|
| **Price per unit** | $206,250 | $202,729 avg (8 comps) |
| **Same-block sale** | $206,250 | $240,000/unit |
| **Small-building sales (4 units)** | $206,250 | $268,750–$300,000/unit |
| **Price per SF** | $345 | $396 (4186 Leimert) |
| **South & Central LA avg** | $206,250 | $201,206/unit, 6.12% cap |

## FINANCING SNAPSHOT

Small-balance apartment loans

**6.52%–6.59% (5–10 yr fixed)**

Assumed rate / amortization

**6.50% / 30 years**

Max loan on in-place NOI (1.20x DSCR)

**≈ $631,000 (38% LTV)**

Equity at purchase

**≈ $1,019,000**

Refi on value-add NOI (1.25x DSCR)

**≈ $1,254,000**

Best suited to 1031 exchange and lower-leverage buyers; in-place income supports modest debt.

**Sources:** CoStar comp report (licensed to Daughrity RE, 10/14/2026) | Compass (4186 Leimert) | Homes.com (4291 Garthwaite) | LAAA / Marcus & Millichap | Kidder Mathews 3Q26 | Select Commercial (11/3/2026) | Daughrity Real Estate estimates

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# Comparables

Sale comparables | Comp map | Rent comparables

SALE COMPARABLES

# Leimert8's $206K per unit sits within 2% of the average of the eight closest apartment sales

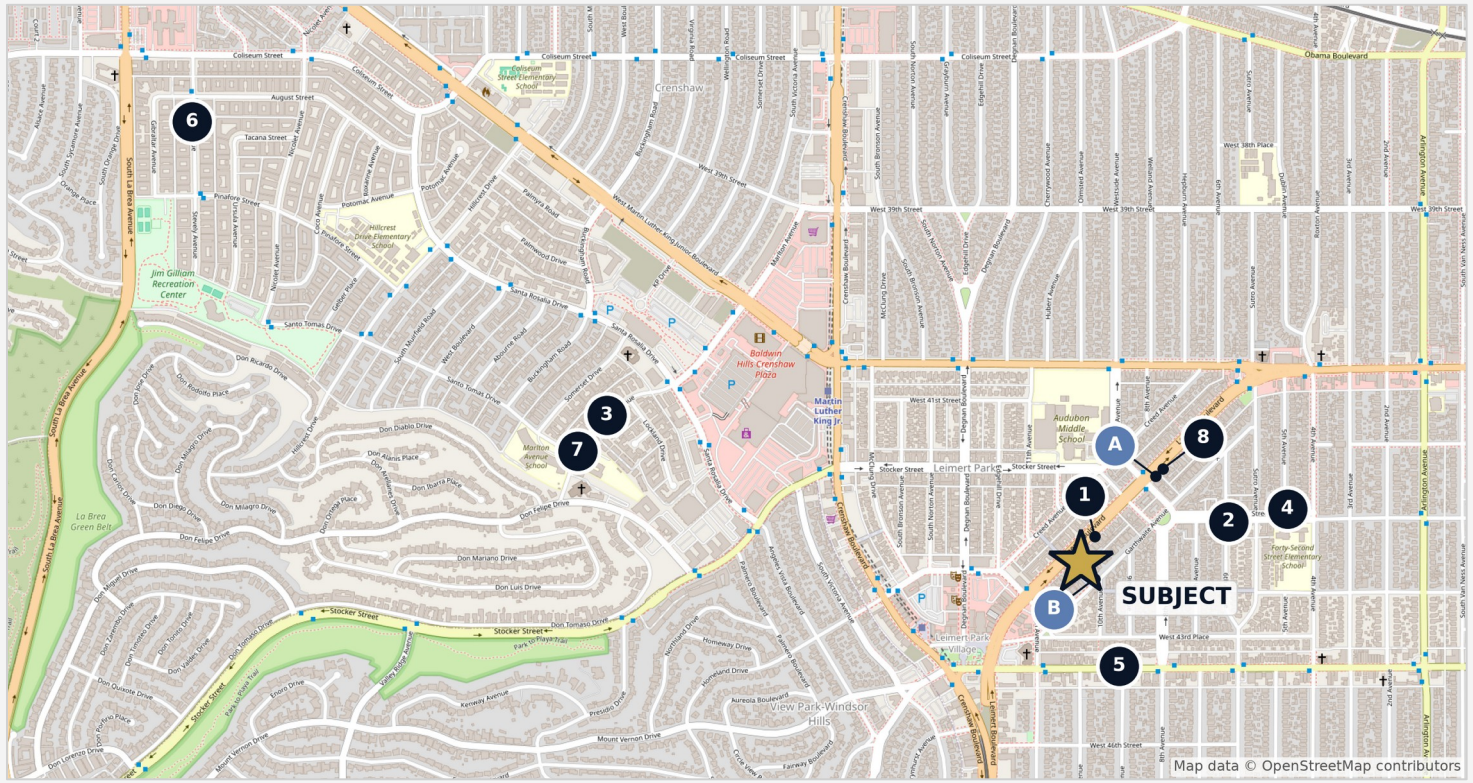
| # | Address | Dist. (mi) | Sale Date | Price | Units | $/Unit | $/SF | Cap | GRM | Built |
|---|---|---|---|---|---|---|---|---|---|---|
| **S** | **Leimert8 (subject, asking)** | — | Listed | **$1,650,000** | 8 | **$206,250** | $345 | 3.48% | 14.35 | 1939 |
| **1** | 4264 Leimert Blvd | 0.05 | 11/03/2025 | $1,440,000 | 6 | **$240,000** | $273 | — | — | 1930 |
| **2** | 4200 6th Ave | 0.25 | 04/23/2026 | $1,580,000 | 6 | **$263,333** | $299 | 5.90% | 11.28 | 1929 |
| **3** | 4161 Marlton Ave | 0.82 | 07/21/2026 | $1,450,000 | 6 | **$241,667** | $241 | — | — | 1950 |
| **4** | 4196 5th Ave | 0.35 | 11/17/2025 | $1,176,000 | 6 | **$196,000** | $201 | 7.00% | 9.66 | 1939 |
| **5** | 3039 W Vernon Ave | 0.18 | 05/06/2026 | $1,100,000 | 6 | **$183,333** | $239 | 10.32% | — | 1953 |
| **6** | 3849 Stevely Ave | 1.63 | 04/07/2026 | $1,485,000 | 8 | **$185,625** | $189 | 6.02% | 8.95 | 1957 |
| **7** | 4197 Marlton Ave | 0.85 | 03/13/2026 | $1,345,000 | 8 | **$168,125** | $186 | 7.06% | 10.24 | 1950 |
| **8** | 4172–4180 Leimert Blvd | 0.21 | 06/12/2026 | $2,300,000 | 16 | **$143,750** | $204 | 8.57% | 9.05 | 1935 |
| | **Average, comps 1–8** | | | **$1,484,500** | 7.75 | **$202,729** | **$229** | 7.48% | 9.84 | |

**Supplemental small-building sales:** (A) 4186 Leimert Blvd, 4 units (all 2BR), sold 07/24/2026 for $1,200,000 ($300,000/unit, $396/SF, 12.12 GRM). (B) 4291 Garthwaite Ave, 4 units, sold 06/2026 for $1,075,000 ($268,750/unit, $218/SF).
**On market:** 4020 Stevely Ave, 12 units, asking $2,690,000 ($224,167/unit, 6.60% cap). 3760 S Bronson Ave, 7 units, asking $1,225,000 ($175,000/unit, 6.20% cap).

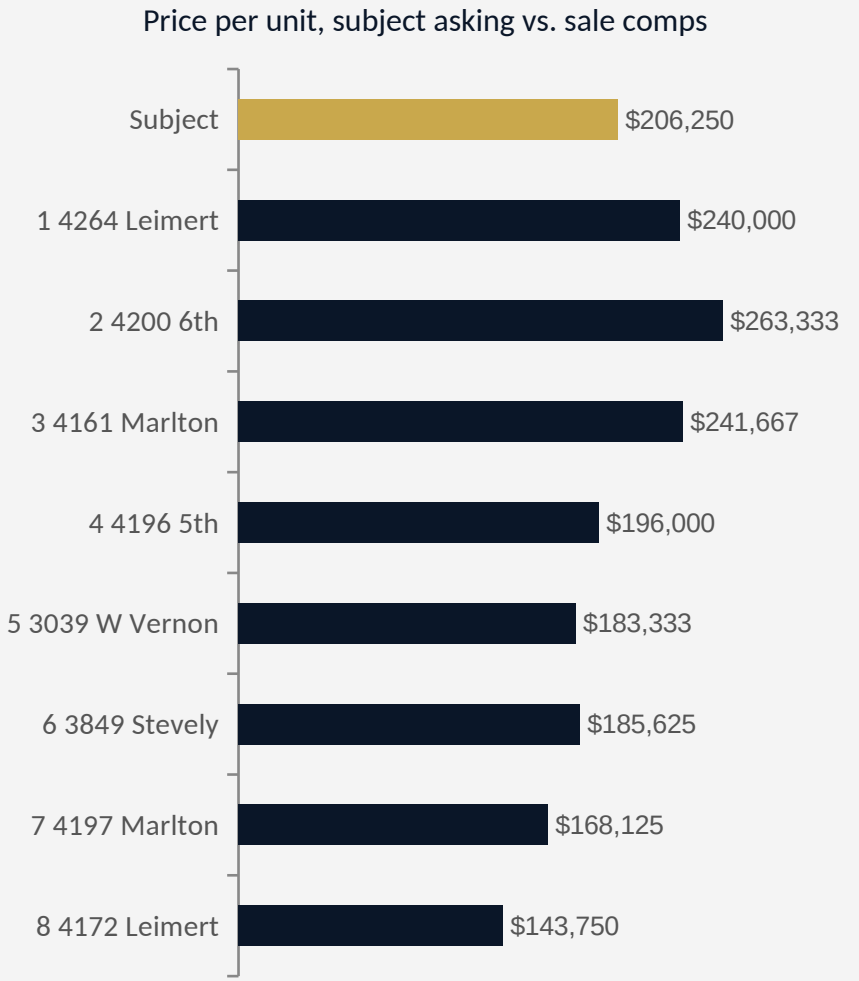
**Sources:** CoStar comp report (licensed to Daughrity RE, 10/14/2026) | Compass (4186 Leimert) | Homes.com (4291 Garthwaite) | LoopNet (4020 Stevely) | LoopNet (3760 S Bronson)

SALE COMPARABLES MAP

# The highest per-unit sales cluster in Leimert Park proper, within a quarter mile of the subject




★ Subject ● 1–8 CoStar sale comps ● A–B small-building sales




**Sources:** CoStar comp report (licensed to Daughrity RE, 10/14/2026) | Compass (4186 Leimert) | Homes.com (4291 Garthwaite) | Map data © OpenStreetMap contributors

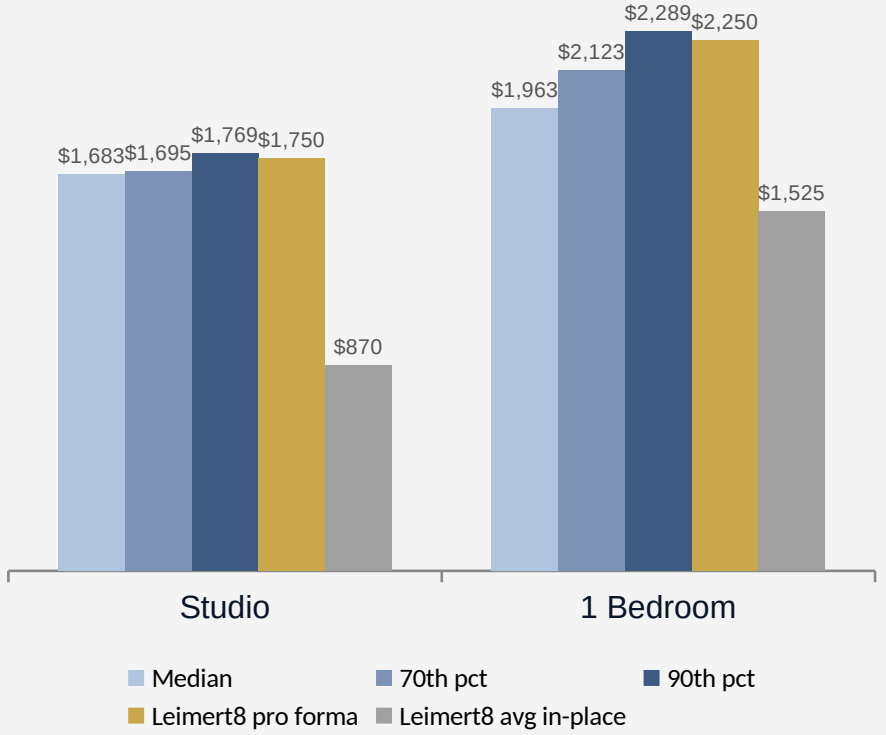
RENT COMPARABLES

# Pro forma rents of $2,250 and $1,750 are supported by building leases and Leimert Park asking rents

| Property / Data Point | Type | Rent | Notes |
|---|---|---|---|
| **Leimert8, Unit 4286 3/4** | 1BR | $2,150 | Leased 06/2026; carpet, tiled kitchen and bath |
| **Leimert8, Unit 4286 1/2** | 1BR | $2,000 | Leased 10/2025; 725 SF, updated kitchen and bath |
| Leimert Park Village | 1BR | From $2,195 | Professionally managed community |
| Leimert Park Village | Studio | $1,681–$1,769 | Professionally managed community |
| Legacy, 4225 Leimert Blvd | Studio | $1,762 | Same boulevard |
| 3053 Stocker Pl | Studio | $1,722 | Leimert Park |
| **Pro forma (renovated)** | 1BR / Studio | **$2,250 / $1,750** | Renovated turns, within the 90th percentile |

The renovated pro forma sits at or just below the neighborhood's 90th-percentile asking rent. That is justified by the building's walkability to the Village and the K Line, its vintage character and the planned unit upgrades.

Leimert Park asking rents, Oct 2026 ($/month)




Percentiles are RentReboot asking rents for Leimert Park, based on listings active in the prior 180 days. In-place averages are from the seller rent roll.

**Sources:** Seller rent roll (09/27/2026) | Zillow (4286 1/2) | Zillow (4286 3/4) | ForRent | WestsideRentals | Redfin | RentReboot (Oct 2026)

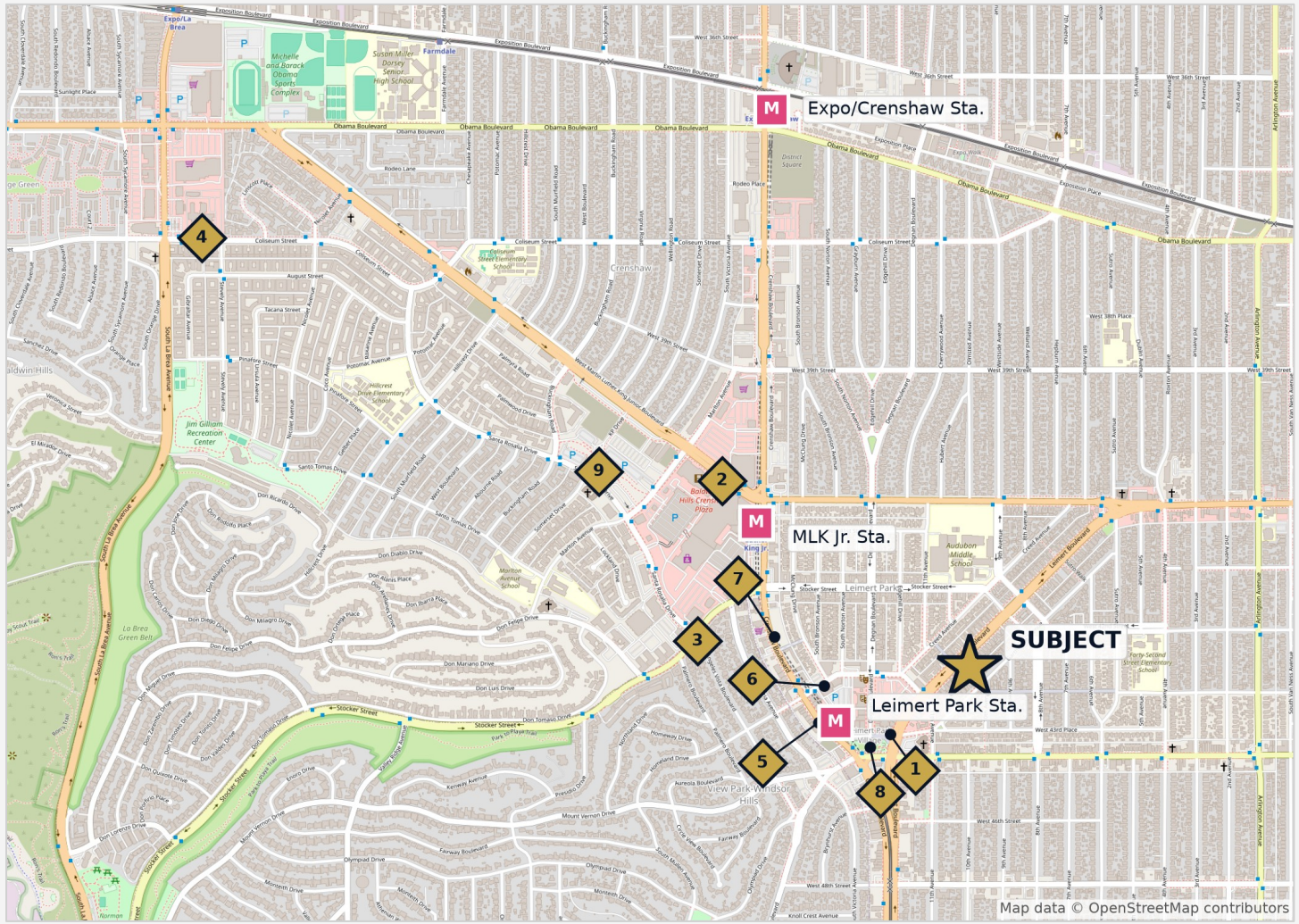
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# Location & Market

Neighborhood map | Development pipeline | The Leimert Park story | Market data

NEIGHBORHOOD MAP

# Leimert8 sits at the center of a transit-served cultural district now drawing major reinvestment




## MAP KEY

★ **Subject: 4286–4288 Leimert Blvd**

M Metro K Line stations

1. Vision Theatre: $40M renovation, 729 seats
2. Baldwin Hills Crenshaw Plaza: 961-home master plan
3. Stocker Street Creative: 250K SF studio campus
4. Costco with 800 apartments above
5. 4345 S Crenshaw: 56 affordable units
6. 3450 W 43rd St: 56 units + retail
7. 4242 Crenshaw: 124 units + retail
8. Leimert Plaza Park and Leimert Park Village
9. Kaiser Permanente medical offices

Sources: Map data © OpenStreetMap contributors | LA Local (Vision Theatre) | Urbanize LA (BHCP) | Urbanize LA (Stocker St Creative) | Urbanize LA (Costco) | Urbanize LA (4345 Crenshaw) | Urbanize LA (Leimert Park)

# Nearly 1,800 planned homes plus cultural, retail and studio projects are reshaping the area within 2 miles

| Project | Scope | Status | Why It Matters |
|---|---|---|---|
| **Vision Theatre, 3341 W 43rd Pl** | Nearly $40M city restoration; 729-seat auditorium operated by WACO Theater Center | Ribbon cutting 08/2026; first full season 02/2027 | 0.2 mi away; brings thousands of patrons to the Village |
| **Baldwin Hills Crenshaw Plaza** | Entitled for up to 961 homes, 330K SF retail, 140K SF office, 400 hotel rooms | Phase 1 (92 for-sale homes) under construction since 03/2026 | Turns the regional mall into a mixed-use town center |
| **Costco + apartments, 5035 W Coliseum St** | 800 apartments (184 affordable) over a Costco warehouse | Under construction; delivery expected 2Q 2027 | Adds a major retail draw and new renters |
| **Stocker Street Creative, 3701 Stocker St** | 250,000 SF studio and production campus by 4S Bay Partners | Approved by City Planning Commission in 03/2026 | Brings creative-industry jobs within a mile |
| **4345 S Crenshaw Blvd** | 5-story, 56-unit affordable building with ground-floor retail | Application filed 08/2026 | Continued infill next to Leimert Park Station |
| **Destination Crenshaw / Sankofa Park** | $151M, 1.3-mile open-air Black art and culture corridor | Delayed; completion expected early 2028 | Long-term placemaking along the K Line |
| **K Line + Northern Extension** | K Line opened 10/2022; LAX/Metro Transit Center opened 06/2025; 10-mile extension to Hollywood chosen 03/2026 | Extension opening 2047–2049 | Rail access to LAX, Inglewood, the E Line and, eventually, Hollywood |
| **Marlton Square** | 5.7-acre infill site next to the Kaiser medical offices | Council motion seeks a new RFP after the office plan ended in 04/2026 | A future redevelopment catalyst |

Sources: LA Local (Vision Theatre) | Urbanize LA (BHCP) | Urbanize LA (Costco) | Kidder Mathews 3Q26 | Urbanize LA (Stocker St Creative) | Urbanize LA (4345 Crenshaw) | LA Local (Destination Crenshaw) | Wikipedia (K Line) | LA Metro (K Line Northern Ext.) | Maher Commercial (Marlton Sq.)

# Leimert Park pairs a century of planned-community character with access to the region's biggest job and entertainment hubs

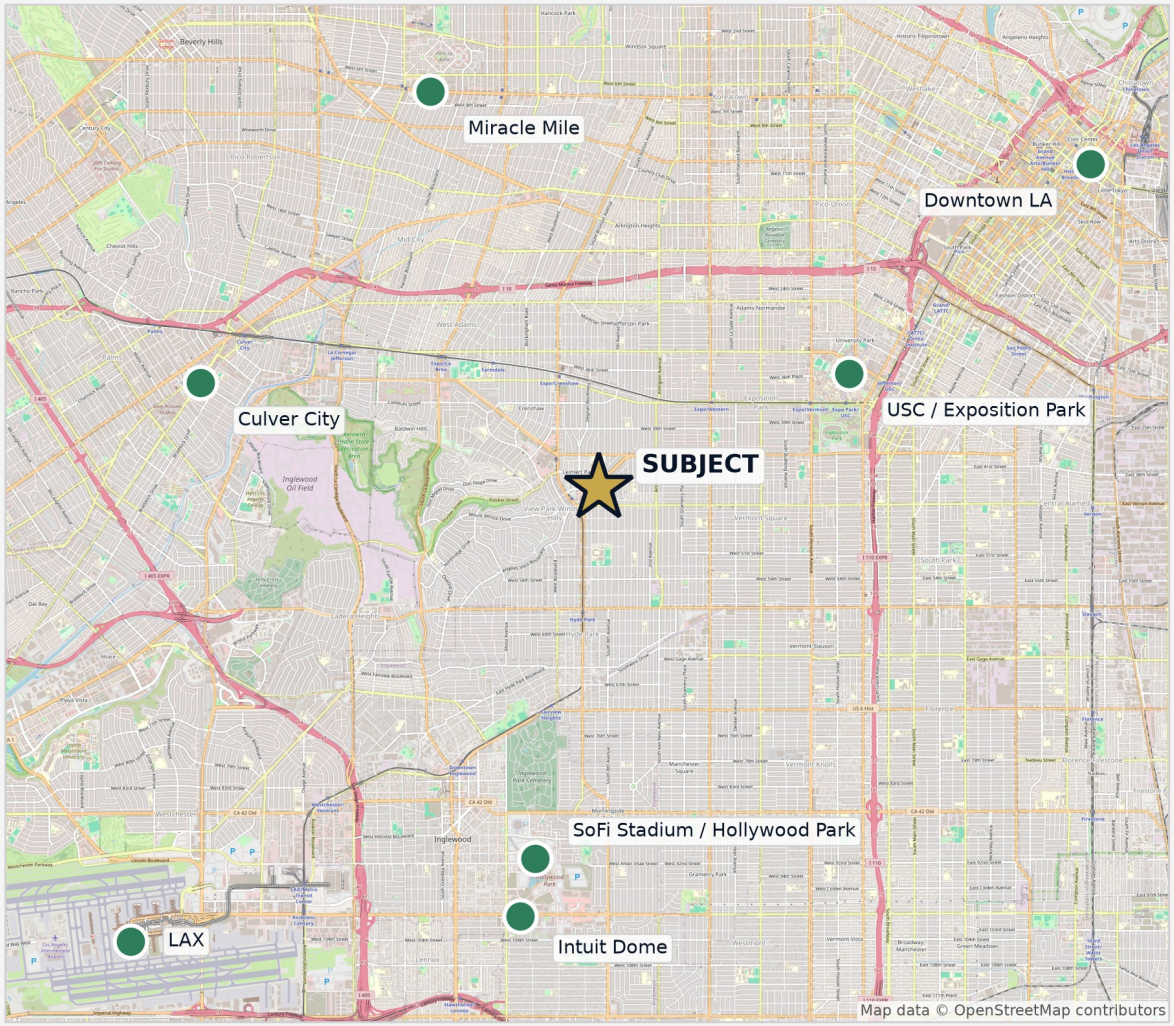
**A planned community.** Walter H. Leimert developed the neighborhood starting in the late 1920s, with a master plan by the Olmsted Brothers. Leimert Plaza Park, its civic heart, is Historic-Cultural Monument No. 620.

**The cultural heartbeat of Black Los Angeles.** Leimert Park Village is the center of the city's African American art, music and culture. It has jazz and blues clubs, the Kaos Network's Project Blowed, the world's longest-running hip hop open mic, and weekend markets and festivals.

**Connected by rail.** The K Line opened in 2022, and the LAX/Metro Transit Center followed in 2025. Annual ridership nearly doubled in 2025, to 2.4 million.

**Central to the Westside and South LA.** About 3.7 miles to SoFi Stadium and 4.3 miles to Intuit Dome (straight-line), with quick access to Culver City, USC/Exposition Park, Downtown LA and LAX, a 16-minute drive.

**Zoning tailwind.** SB 79, effective 07/01/2026, raises allowable density within ½ mile of qualifying rail stations. LA is phasing it in through 2030, and the law excludes projects that would demolish more than two occupied RSO units, so for Leimert8 it supports land value rather than offering a near-term teardown.




Sources: Wikipedia (Leimert Park) | Wikipedia (K Line) | Homes.com | LA City Planning SB 79 fact sheet | LA City Planning (SB 79) | Map data © OpenStreetMap contributors

MARKET FUNDAMENTALS & DEMOGRAPHICS

# LA apartment demand is firming while new supply falls, and South LA still offers the highest yields

## LOS ANGELES MULTIFAMILY, 3Q 2026

| 5.4% | $2,323 | 5.9% | $281,576 |
|---|---|---|---|
| Vacancy rate | Avg asking rent/unit | Avg cap rate | Avg price/unit |

**Supply is falling:** units under construction dropped 11% year over year, to 24,325.

**Demand is firming:** more than 8,000 units of annual net absorption in 2026, with vacancy edging down to 5.5% (Lee & Associates).

**Capital is returning:** year-to-date sales volume reached $3.3B, up 44% from 2025 (Colliers).

**South & Central LA:** a 6.12% average cap rate and $201,206/unit across recent apartment sales (LAAA).

**Rent control:** the RSO allowable increase is 3% through 06/30/2027; vacancy decontrol resets rents on turnover.

## LEIMERT PARK AT A GLANCE

| | |
|---|---|
| 11,910 | Population |
| $60,107 | Median household income |
| $85,253 | Average household income |
| 59.3% | Renter-occupied households |
| $1.11M | Median home sale price, trailing 12 months |
| 70 / 100 | Transit score |

Sources: Kidder Mathews 3Q26 | Lee & Associates Q3 2026 | Colliers Q3 2026 | LAAA / Marcus & Millichap | LAHD | Homes.com | BestNeighborhood

EXCLUSIVELY LISTED BY

# Leimert8 | 4286–4288 Leimert Blvd | Offered at $1,650,000


## James Daughrity, SIOR

Chief Investment Officer | Daughrity Real Estate

Phone: (310) 596-6730

Email: James@DaughrityCRE.com

Web: www.DaughrityRealEstate.com

309 E. Hillcrest Blvd, #106 | Inglewood, CA 90301

## Sharion Young

Co-Listing Agent | Daughrity Real Estate

CA DRE #02098653

Web: www.DaughrityRealEstate.com

309 E. Hillcrest Blvd, #106 | Inglewood, CA 90301


Showings by appointment only. Please do not disturb tenants. Offers to be submitted on a standard CRE purchase agreement or LOI with proof of funds.

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