

2001 Browning Blvd.
Los Angeles, CA 90062



LYON STAHL
INVESTMENT REAL ESTATE

THE JAMES GROUP
www.JamesGroupRE.com

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THE **JAMES** GROUP

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Section 01

Executive Summary

THE OPPORTUNITY

2001 Browning Blvd is a corner triplex with strong income, renovated rear units, and ADU potential in a Leimert Park-adjacent location.

2001 Browning Blvd presents a compelling opportunity to acquire a fully occupied corner triplex in a highly desirable Leimert Park-adjacent location. The property generates strong current income of \$5,571 per month, with approximately 35% rental upside. The large front Spanish-style residence faces Wilton Place and offers a unique potential owner-user opportunity, while the two rear units are both renovated two-bedroom, one-bath units producing \$1,894 and \$2,061 per month. Each rear unit faces S. Wilton Place, benefits from its own frontage, and includes an in-unit washer and dryer. The property sits on a fenced corner lot with excellent visibility and frontage for all units. The driveway serving the front home leads to a large garage, creating potential for an ADU conversion under SB 1211. The location offers convenient access to Leimert Park, the Expo Line Western Station, and nearby shops and restaurants along MLK Blvd and Western Ave.

- Large front Spanish-style home provides a unique opportunity for an owner-user to occupy the largest unit while collecting income from the rear units.

- Well-positioned corner lot with frontage for all units near Leimert Park, the Expo Line, and neighborhood retail along MLK Blvd and Western Ave.

- Strong current income, renovated rear units, and rental upside create a compelling profile for both investors and owner-users.



PROPERTY SUMMARY

PRICING SUMMARY

Price	\$850,000
Price / Unit	\$283,333
Price / SF	\$322
Price / Lot SF	\$100

PROPERTY SUMMARY

Address	2001 Browning Blvd
APN	5035-012-020
Year Built	1925
No. of Units	3
Square Feet	2,633
Lot Size	8,422
Parking	Driveway + Garage
Zoning	LAR2
Utilities	Individual Gas & Electric Master Metered Water
Construction	Wood Frame Stucco



PROPERTY HIGHLIGHTS



Owner-User Opportunity

The front house is a charming Spanish-style two-bedroom, one-bath residence totaling approximately 1,167 square feet, with original 1920s character, an enclosed landscaped front yard, and its own private driveway and garage. The two rear units bring in \$3,955 per month to offset the mortgage.



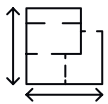
Corner Lot Location

The property benefits from a corner lot configuration, with the 2001 Browning address facing Browning Blvd and the rear structure featuring two two-bedroom, one-bath units facing Wilton Place, giving all units their own street frontage.



ADU Potential

The property features a large garage that may offer potential for conversion into an ADU, studio, home gym, or a variety of other flexible uses. Buyer to verify.



Great Unit Mix

The property offers an attractive unit mix consisting of one two-bedroom, one-and-a-half-bath front house and two two-bedroom, one-bath rear units.



Great Location

The property is well located near Leimert Park, with convenient access to shops and restaurants along MLK Blvd, Western Ave, and Exposition, as well as the Western/Expo Metro Station for connectivity across Los Angeles.





Section 2

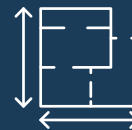
Property Description

PROPERTY OVERVIEW

Property Address	2001 Browning Blvd Los Angeles, CA 90062
Year Built	1924
Building SF	2,633
Lot Area SF	8,422
APN	5035-012-020
Zoning	LARD2
No. of Units	3
Unit Mix	2 Bed, 1.5 Bath 2 Bed, 1 Bath 2 Bed, 1 Bath
Parking	Driveway & Garage
Construction	Wood-Frame Stucco
Utilities	Gas - Individually Metered Electric - Individually Metered Water - Master Metered



2001 Browning Blvd is a three-unit residential property located on a prominent corner lot totaling approximately 8,422 square feet. Originally built in 1924, the property consists of approximately 2,633 square feet of building area with wood-frame stucco construction. The unit mix includes a 1,167-square-foot two-bedroom, one-and-a-half-bath front residence at 2001 Browning Blvd and two 733-square-foot two-bedroom, one-bath rear units at 3963 and 3965 Wilton Place. The front Spanish-style home faces Browning Blvd and retains much of the original 1920s architectural character, with an enclosed front yard, mature landscaping, private driveway, and garage. The rear structure faces Wilton Place, giving each unit street frontage and a distinct residential identity. The property offers driveway and garage parking, individually metered gas and electric, and master-metered water. The large garage also provides potential flexibility for an ADU conversion, studio, home gym, or other future use.



2,633
Building SF



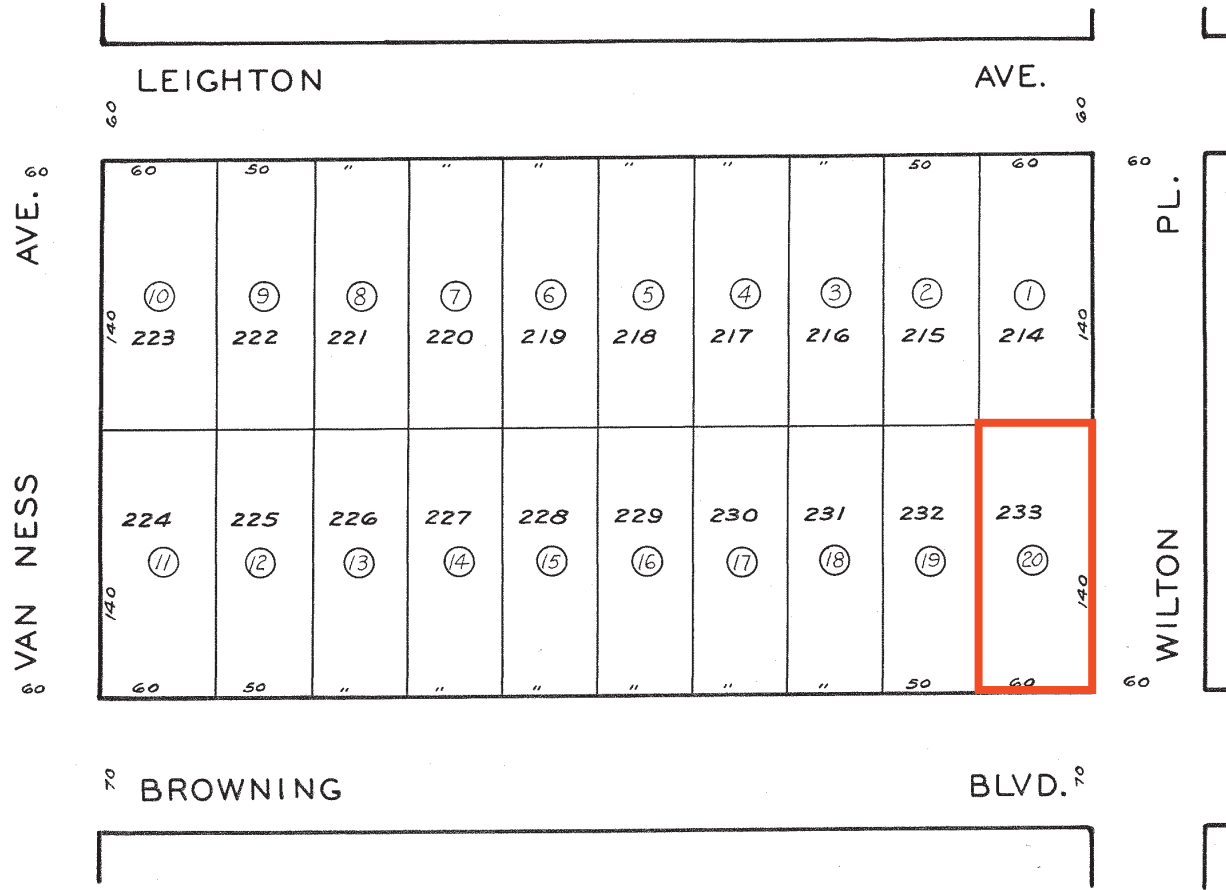
3
Units



1924
Year Built

PARCEL MAP

5 | 12
LE 1" = 60'



TRACT NO. 4463

M.B. 48-31-34

FOR PREV. ASSM'T. SEE: 1036-12

1E
7

PROPERTY PHOTOS







Section 3

Financial Summary

FINANCIAL SUMMARY

PRIMARY OWNER-USER SCENARIO

PRICING SUMMARY

Price	\$850,000
Price / Unit	\$283,333
Price / SF	\$322
Price / Lot SF	\$100

FINANCING

Loan Amount	\$807,500
Down Payment	\$42,500
Interest Rate	5.75%
Term	30 Years
Monthly Payment	\$4,712.35
Annual Payment	\$56,548
Notes	Buydown 1.5%

Financing quote is Option 1 on Convoy Home Loans loan option.

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Market Rent	PF Rent/SF
2001 Browning	2 Bed, 1.5 Bath	1,167	\$1,616	\$1.38	\$3,500	\$3.00
3963 Wilton	2 Bed, 1 Bath	733	\$1,894	\$2.58	\$2,400	\$3.27
3965 Wilton	2 Bed, 1 Bath	733	\$2,061	\$2.81	\$2,400	\$3.27
TOTAL		2,633	\$5,570		\$7,800	

FINANCIAL SUMMARY

INVESTMENT SCENARIO 20% DOWN

PRICING SUMMARY

Price	\$850,000
Price / Unit	\$283,333
Price / SF	\$322
Price / Lot SF	\$100

FINANCING

Loan Amount	\$680,000
Down Payment	\$170,000
Interest Rate	6.00%
Term	30 Years
Monthly Payment	\$4,076.94
Annual Payment	\$48,923
Notes	Buydown 1.5%

Financing quote is Option 1 on Convoy Home Loans loan option.

RENT ROLL

Unit No.	Unit Type	Unit SF	Monthly Rent	Rent/SF	Market Rent	PF Rent/SF
2001 Browning	2 Bed, 1.5 Bath	1,167	\$1,616	\$1.38	\$3,500	\$3.00
3963 Wilton	2 Bed, 1 Bath	733	\$1,894	\$2.58	\$2,400	\$3.27
3965 Wilton	2 Bed, 1 Bath	733	\$2,061	\$2.81	\$2,400	\$3.27
TOTAL		2,633	\$5,570		\$7,800	

LOAN OPTIONS

PRIMARY OWNER-USER SCENARIO

Jonathan Yoo
 (323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
 NMLS #1590915

Prepared for:
 Address: 2001 Browning Blvd



Jonathan Yoo
 (323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
 NMLS #1590915

6/1/26
 Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Loan Amount	\$807,500	\$765,000	\$722,500	\$680,000	\$680,000
Doc Type	Primary Conventional	Primary Conventional	Primary Conventional	Primary Conventional (No PMI)	Portfolio Primary
Loan-to-Value	95.0%	90.0%	85.0%	80.0%	80.0%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	6.125%	6.125%	6.000%	6.000%	6.375%
Rate with Buydown	5.750%	5.750%	5.625%	5.625%	6.000%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	30	20
I/O Monthly Payment					
Monthly Payment (P+I)	\$4,906	\$4,648	\$4,332	\$4,077	\$3,613
Monthly Payment with Buydown	\$4,712	\$4,464	\$4,159	\$3,914	\$3,400
PMI (Private Mortgage Insurance)	\$400	\$375	\$275	N/A	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)	1.500%	1.500%	1.500%	1.500%	1.000%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$1,295	\$2,890

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
 Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

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LOAN OPTIONS

INVESTMENT SCENARIO

Jonathan Yoo
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Jonathan@Convoyhomeloans.com
 NMLS #1590915



CONVOY
HOME LOANS



Jonathan Yoo
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Jonathan@Convoyhomeloans.com
 NMLS #1590915

Prepared for:
 Address: 2001 Browning Blvd

6/1/26
 Quote #1

Loan Options	Option 1 30 Year Fixed	Option 2 30 Year Fixed	Option 3 30 Year Fixed	Option 4 30 Year Fixed with 10 Year IO	Option 5 30 Year Fixed with 10 Year IO
Market Value	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Loan Amount	\$680,000	\$637,500	\$595,000	\$680,000	\$637,500
Doc Type	Portfolio Investment	Investment Conventional	Investment Conventional	Portfolio Investment	Portfolio Investment
Loan-to-Value	80.0%	75.0%	70.0%	80.0%	75.0%
Debt Coverage Ratio (DCR)	N/A	N/A	N/A	N/A	N/A
Rate with NO Buydown	6.500%	6.250%	6.125%	6.625%	6.500%
Rate with Buydown	6.000%	5.875%	5.750%	6.125%	6.000%
Loan Term in Months	360	360	360	360	360
Amortization in Years	30	30	30	30	20
I/O Monthly Payment					
Monthly Payment (P+I)	\$4,298	\$3,925	\$3,615	\$3,754	\$3,453
Monthly Payment with Buydown	\$4,077	\$3,771	\$3,472	\$3,471	\$3,188
PMI (Private Mortgage Insurance)	N/A	N/A	N/A	N/A	No
Index/Caps					
Pre-Payment Penalty*	None	None	None	None	None
Loan Origination	1.00%	1.00%	1.00%	1.00%	1.00%
Buydown (If Selected)	1.500%	1.500%	1.500%	1.500%	1.000%
Estimated Costs:					
Appraisal	\$725	\$725	\$725	\$725	\$725
Closing/Processing/Underwriting	\$1,295	\$1,295	\$1,295	\$1,295	\$2,890

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
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ANNUAL OPERATING SUMMARY

INVESTMENT SCENARIO

ANNUAL OPERATING SUMMARY

		Current		Proforma
Scheduled Rental Income		\$66,847		\$93,600
Expenses	36%	\$23,743	25%	\$23,743
Net Operating Income		\$43,104		\$69,857
Debt Service		-\$48,923		-\$48,923
Pre-Tax Cash Flow		-\$5,819		\$20,934
Principal Reduction		\$8,350		\$8,350
Total Return Before Taxes		\$2,531		\$29,284

EXPENSE SUMMARY

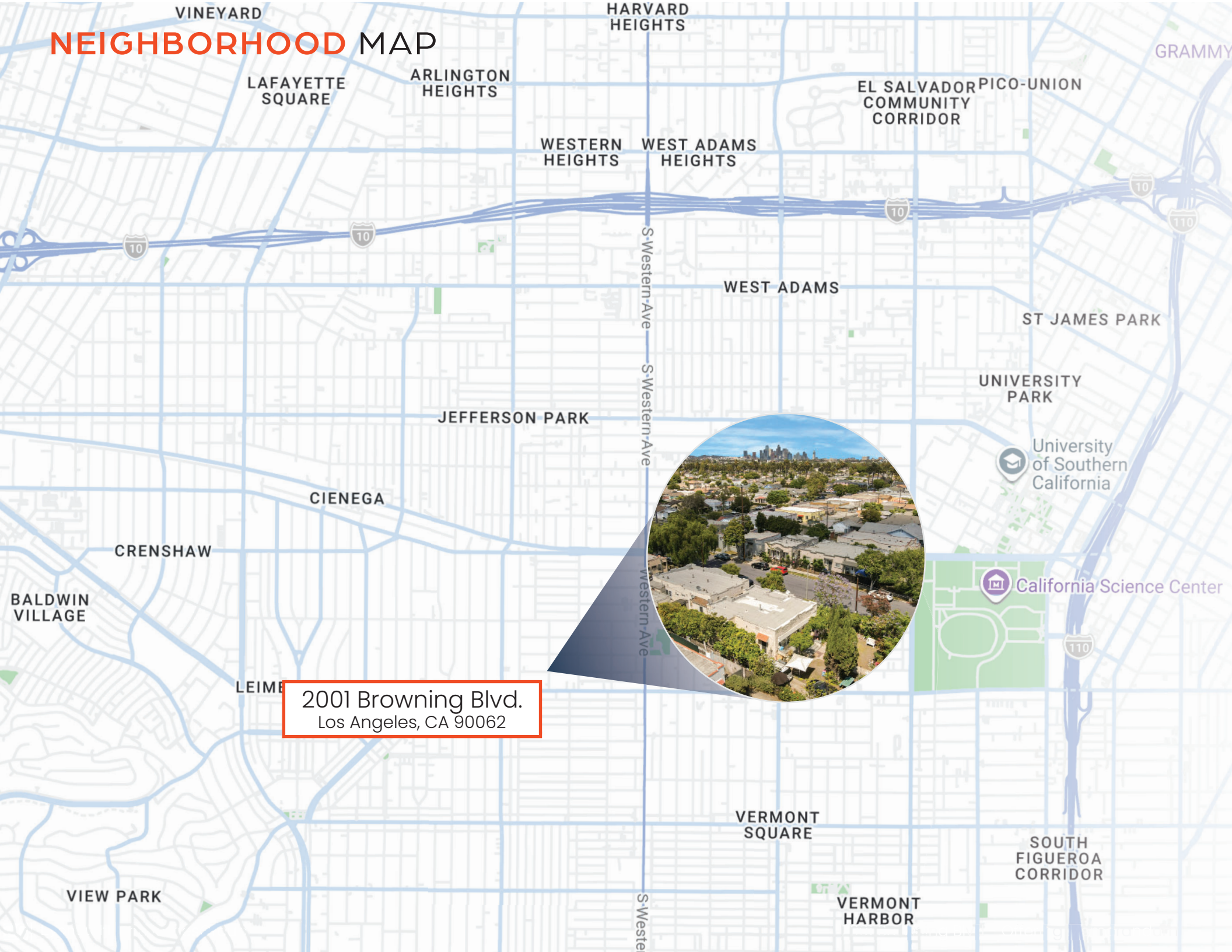
	Current	Proforma
Taxes (1.18738%)	\$10,093	\$10,093
Insurance (Estimated \$1.50/sf)	\$3,950	\$3,950
Utilities (Actual 2025 LADWP)	\$4,945	\$4,945
Repairs & Maintenance (Estimated \$1000/unit)	\$3,000	\$3,000
Landscaping (Est. \$100/mo)	\$1,200	\$1,200
Direct Assessments	\$555	\$555
Total Expenses	\$23,743	\$23,743



Section 4

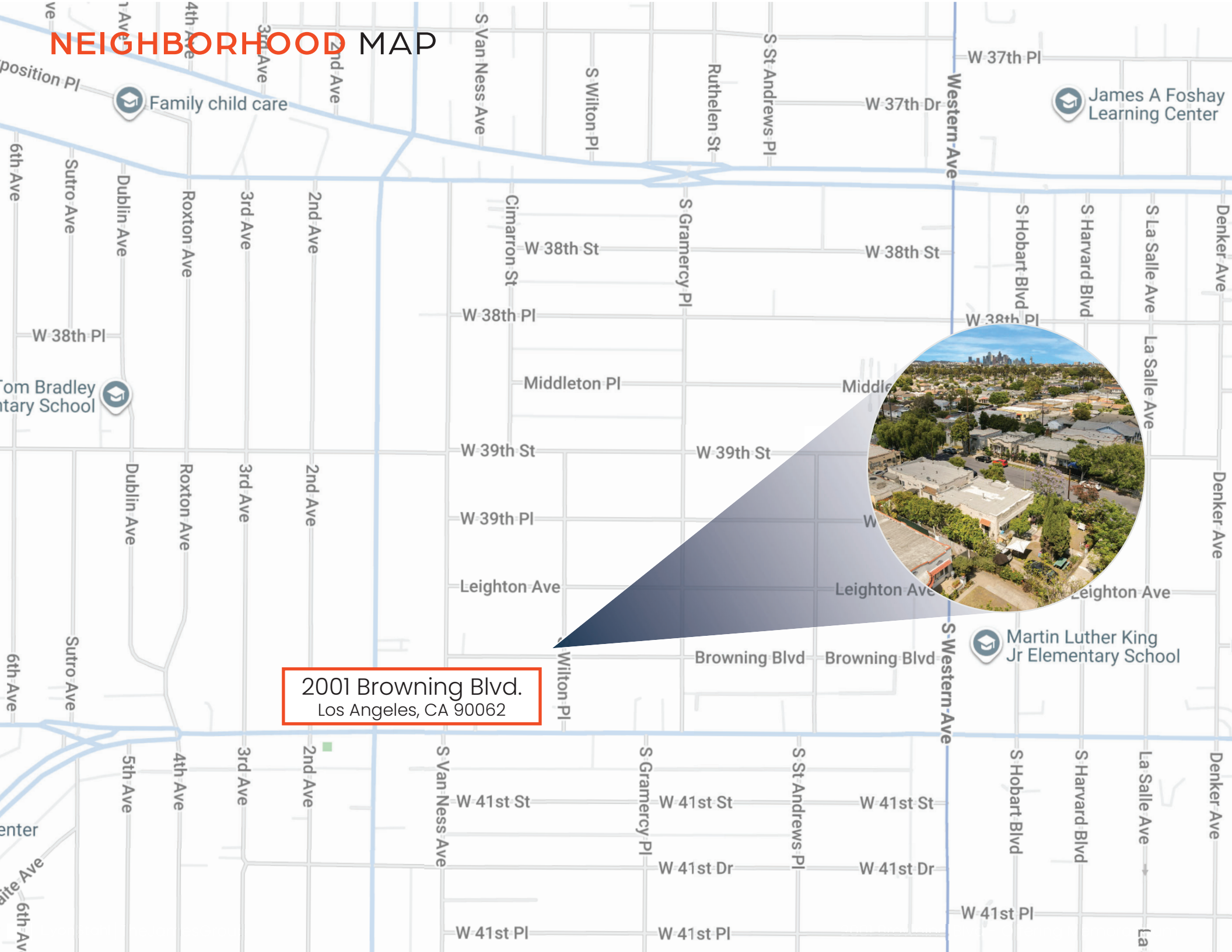
Market Overview

NEIGHBORHOOD MAP



2001 Browning Blvd.
Los Angeles, CA 90062

NEIGHBORHOOD MAP



2001 Browning Blvd.
Los Angeles, CA 90062



CONTACT US

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