

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



OFFERING MEMORANDUM

**4321 WOODLAWN AVE**

LOS ANGELES, CA 90011 6 UNITS

CAMERON SAMIMI

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CaIDRE #02035763

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# PROPERTY INFORMATION



# THE OFFERING

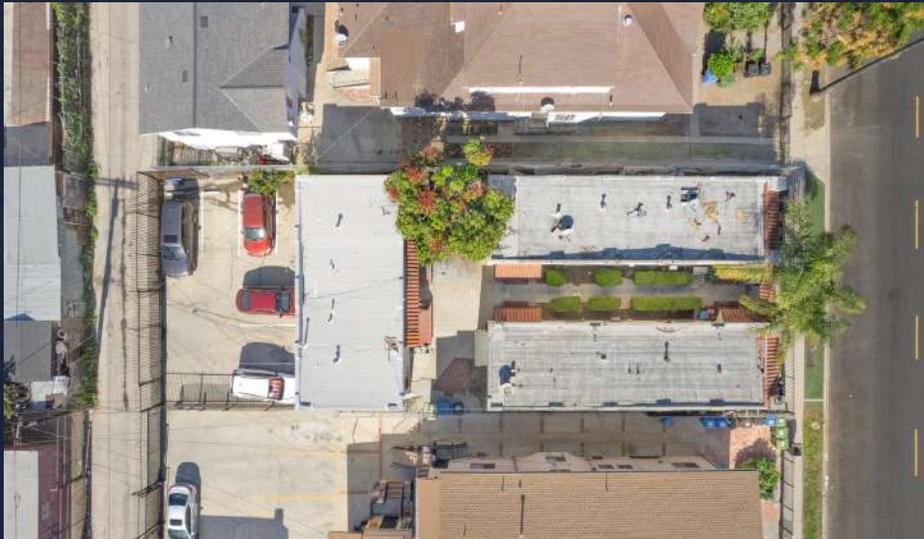


Positioned in vibrant South Los Angeles near Downtown LA and USC, **4321 Woodlawn Ave** stands out as a rare **6-unit multifamily value-add opportunity** in the 90011 corridor. This fully occupied, income-producing asset—built in 1925 across **2,736 SF**—features a **strong mix of (4) 1-Bed/1-Bath and (2) 2-Bed/1-Bath** bungalow-style units generating immediate cash flow at **11.25 GRM** and **6.01% Cap rate**. Secure immediate income and owner-user live-in potential with this turnkey property while capturing **32% rental upside** to stabilize at **7.98 GRM** and **9.29% Cap rate**.

A core appeal for value-add investors and owner-users lies in its scalable potential amid LA's rent growth and low vacancy rates, with **easy access** to the 110 Freeway and employment hubs like USC, hospitals, and nearby tech/media offices including Google, Meta, HBO, Sony, and Apple. With South LA multifamily values firming up, this offering secures stable yields with substantial renovation-driven appreciation in a high-demand, inventory-constrained neighborhood.

**Current Management is offering to continue a 3% Fee for NEW Owners!!**

This **location** drives superior tenant retention and rental premiums, thanks to proximity to Downtown LA, USC, and major transit. Turnkey, scalable, and primed for both immediate income and long-term hold in one of LA's most accessible rental markets, 4321 Woodlawn Ave is perfectly positioned for savvy buyers seeking entry or expansion.



# PROPERTY INFORMATION

## PROPERTY DETAILS

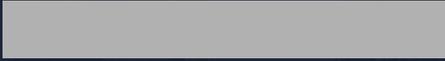
<b>Address</b>	<b>4321 Woodlawn Ave Los Angeles, CA 90011</b>
Total Units	6
Total Building Sqft.	2,736 SF
Total Lot Size	6,752 SF
Year Built	1925
Zoning	LAR2
APN	5113-036-009



### INVESTMENT HIGHLIGHTS

- Immediate income & will operate at **10.51 GRM** and **6.51% Cap Rate**.
- Perfect for owner-users diving into immersive South LA or savvy investors scaling value-add potential with strong rental growth.
- **Unit mix** of (4) 1-Bed/1-Bath, and (2) 2-Bed/1-Bath
- **Offers 32% rental upside**, stabilizing at **8.54 GRM** and **8.60% Cap rate**.
- **Prime spot** minutes from Downtown LA hubs—Sony Pictures, Apple offices, HBO, Google, and Meta plus USC and 110 Freeway access.

# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS - EXTERIOR**



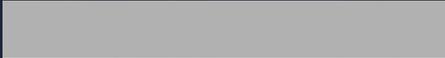
PROPERTY PHOTOS  
**PROPERTY PHOTOS - EXTERIOR**

**SAMIMI**  
INVESTMENTS

4321 Woodlawn Ave - Los Angeles, CA 90011



# FINANCIAL ANALYSIS



# FINANCIAL ANALYSIS

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT
1	2	1	553 SF	\$1,926	\$3.48	\$2,395
2	2	1	553 SF	\$2,158	\$3.90	\$2,395
4323 #B	1	1	440 SF	\$831	\$1.89	\$1,850
4321 1/2	1	1	375 SF	\$1,554	\$4.14	\$1,850
4323 1/2	1	1	375 SF	\$1,554	\$4.14	\$1,850
4323 1/4	1	1	440 SF	\$1,139	\$2.59	\$1,850
<b>TOTALS</b>			<b>2,736 SF</b>	<b>\$9,163</b>	<b>\$20.14</b>	<b>\$12,190</b>

# FINANCIAL ANALYSIS

# INCOME & EXPENSES

## EXPENSES SUMMARY

New Taxes (New Estimated): 1.20%	\$14,460
Repairs & Maintenance (\$350/unit):	\$2,100
Insurance (\$1.40/SF):	\$3,830
Utilities (\$950/unit): ACTUAL	\$5,700
Landscaping & Gardening (\$75/mo):	\$900
Property Management (3%):	\$3,439
<b>OPERATING EXPENSES</b>	<b>\$30,429</b>



# SALES COMPARABLES

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# SALES COMPARABLES

## SALE COMPS



### 4321 WOODLAWN AVE

4321 Woodlawn Ave, Los Angeles, CA 90011

Price:	\$1,205,000	Bldg Size:	2,736 SF
Lot Size:	6,752 SF	No. Units:	6
Cap Rate:	6.51%	Year Built:	1925



### 240 E 60TH ST

Los Angeles, CA 90003

Price:	\$1,735,000	Bldg Size:	8,864 SF
Lot Size:	9,242 SF	No. Units:	10
Cap Rate:	7.10%	Year Built:	1965



### 7104 SAN PEDRO ST

Los Angeles, CA 90003

Price:	\$1,900,000	Bldg Size:	6,383 SF
Lot Size:	6,216 SF	No. Units:	8
Cap Rate:	6.87%	Year Built:	1963



# SALES COMPARABLES SALE COMPS



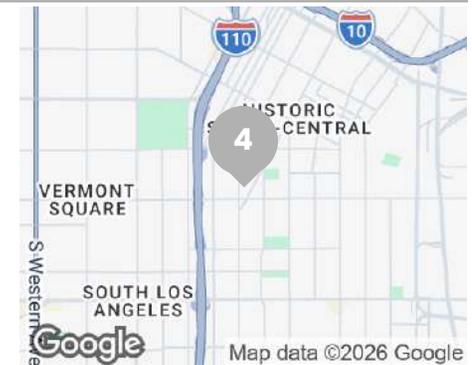
**3**  
**6401 CONVERSE AVE**  
Los Angeles, CA 90001

Price: \$1,340,000 Bldg Size: 3,224 SF  
Cap Rate: 4.72% Year Built: 1924



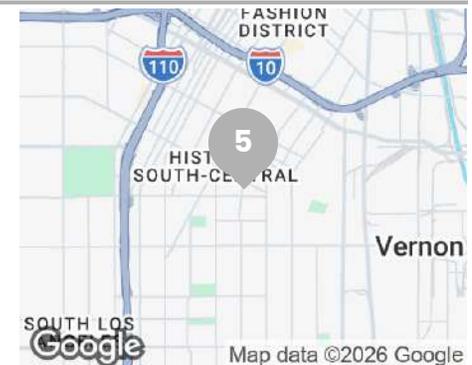
**4**  
**4301 WOODLAWN AVE**  
Los Angeles, CA 90011

Price: \$1,395,000 Bldg Size: 5,216 SF  
Lot Size: 294,073,560 SF No. Units: 8  
Cap Rate: 5.85% Year Built: 1964



**5**  
**3438 MCKINLEY AVE**  
Los Angeles, CA 90011

Price: \$1,200,000 Bldg Size: 8,816 SF  
Lot Size: 6,700 SF No. Units: 8  
Cap Rate: 6.64% Year Built: 1928



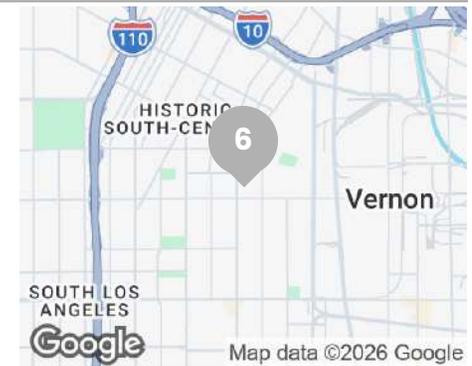
# SALES COMPARABLES

## SALE COMPS



**6**  
1148-1152 E 43RD ST  
Los Angeles, CA 90011

Price:	\$2,050,000	Bldg Size:	11,728 SF
Lot Size:	9,148 SF	No. Units:	14
Year Built:	1927		



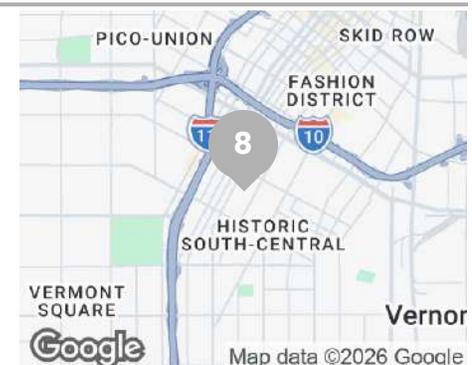
**7**  
3316 STANDFORD AVE  
Los Angeles, CA 90011

Price:	\$1,200,000	Bldg Size:	7,047 SF
Lot Size:	12,013 SF	No. Units:	12
Cap Rate:	6.64%	Year Built:	1956



**8**  
212 E 29TH ST  
Los Angeles, CA 90011

Price:	\$2,775,000	Bldg Size:	7,918 SF
Lot Size:	272,337,120 SF	No. Units:	5
Cap Rate:	5.59%	Year Built:	2024



# SALES COMPARABLES

## SALE COMPS



**914 E MARTIN LUTHER KING JR BLVD**  
Los Angeles, CA 90011

Price:	\$825,000	Bldg Size:	2,651 SF
Lot Size:	3,329 SF	No. Units:	5
Cap Rate:	6.78%	Year Built:	1948



**461 E 30TH ST**  
Los Angeles, CA 90011

Price:	\$700,000	Bldg Size:	3,097 SF
Lot Size:	271,988,640 SF	No. Units:	5
Cap Rate:	3.76%	Year Built:	1923



# SALES COMPARABLES

## SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
240 E 60th St	\$1,735,000	10	1965	8,864	9,240	7.94	7.10%	\$195.74	\$173,500	12/31/25	(10) 0+1
7104 S San Pedro St	\$1,900,000	8	1963	6,383	6,216	9.46	6.87%	\$297.67	\$237,500	05/28/25	(8)2+1
6401 Converse Ave 90001	\$1,340,000	5	1924	3,224	14,290	13.77	4.72%	\$415.63	\$268,000	11/3/25	(5)1+1
4301 Woodlawn Ave	\$1,395,000	8	1964	5,216	6,751	11.12	5.85%	\$267.45	\$174,375	ACTIVE	(4)1+1, (4) 0+1
3438 McKinley Ave	\$1,200,000	8	1928	8,816	6,700	9.78	6.64%	\$136.12	\$150,000	09/04/25	(8)2+1
1148-1152 E 43rd St 90011	\$2,050,000	14	1927	11,728	9,148	N/A	n/A	\$174.80	\$146,429	8/27/25	(14)2+1
3316 Stanford Ave	\$1,200,000	12	1956	7,047	12,013	N/A	N/A	\$170.29	\$100,000	8/4/25	(12)0+1
212 E 29th St	\$2,775,000	5	2024	7,918	6,252	11.62	5.59%	\$350.47	\$555,000	02/12/25	(5)0+1
914 E Martin Luther King Jr Blvd	\$825,000	5	1948	2,651	3,329	9.58	6.78%	\$311.20	\$165,000	10/17/24	(4)1+1,(1)2+1
461 E 30th St	\$700,000	5	1923	3,097	6,244	17.28	3.76%	\$226.03	\$140,000	10/4/24	(4)1+1,(1)3+2
6320 S Broadway (Part of a 5 Property Port- folio)	\$6,817,300	18	1956	13,512	-	N/A	N/A	\$504.54	\$378,739	08/27/24	(18)2+1
679 E 41st St (Part of a 5 Property Portfolio)	\$4,759,524	16	1962	9,360	-	N/A	N/A	\$508.50	\$297,470	8/27/24	(16)0+1
235 W 47th St (Part of a 5 Property Portfolio)	\$4,217,927	8	1951	8,360	-	N/A	N/A	\$504.54	\$527,241	8/27/24	(8)2+1

# SALES COMPARABLES

## SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
900 E 28th St (Part of a 5 Property Portfolio)	\$2,498,017	10	1962	5,998	-	N/A	N/A	\$416.47	\$249,802	08/27/24	(10)2+1
1210 E 68th St	\$1,295,000	5	1941	3,441	5,390	9.20	7.06%	\$376.34	\$259,000	8/27/24	(4)1+1,(1)2+1
300 E Washington Blvd	\$3,250,000	32	1912	16,777	11,119	30.37	2.14%	\$193.72	\$101,563	8/26/24	(32)1+1
5111 Ascot Ave	\$880,000	5	1924	2,493	7,501	9.04	7.19%	\$352.99	\$176,000	08/22/24	(4)1+1,(1)2+1
218 E 27th St	\$755,000	6	1912	4,356	6,253	9.92	6.55%	\$173.32	\$125,833	7/31/24	(5)1+1,(1)2+1
634 Adams Blvd	\$725,000	6	1912	6,454	8,572	10.49	6.20%	\$112.33	\$120,833	7/31/24	(6)1+1
<b>Average</b>						<b>12.28</b>	<b>5.88%</b>	<b>\$299.38</b>	<b>\$228,752</b>		
4321 Woodlawn Ave	\$1,205,000	6	1925	2,736	6,752	7.98	6.51%	\$440.42	\$200,000	N/A	

# LEASE COMPARABLES

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# LEASE COMPARABLES

## LEASE COMPS



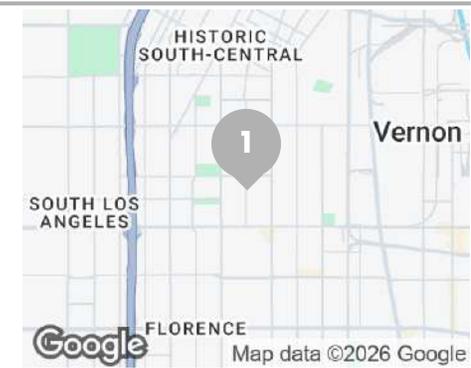
**4321 WOODLAWN AVE**  
4321 Woodlawn Ave, Los Angeles, CA 90011

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:	% OF TOTAL:
2 br / 1 ba	\$2,042	553 SF	\$3.69	33.3 %
1 br / 1 ba	\$1,270	408 SF	\$3.11	66.7 %



**5256 MCKINLEY AVE**  
Los Angeles, CA 90011

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,850	600 SF	\$3.08



**5128 WOODLAWN AVE**  
Los Angeles, CA 90011

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,995	642 SF	\$3.11



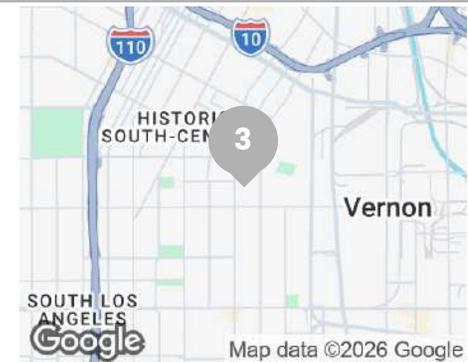
# LEASE COMPARABLES

## LEASE COMPS



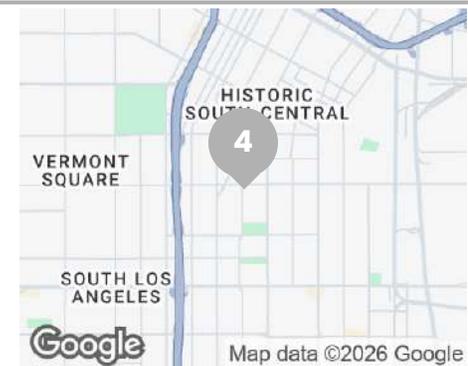
**3**  
1167 E 42ND PLACE PL  
Los Angeles, CA 90011

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$2,425	920 SF	\$2.64



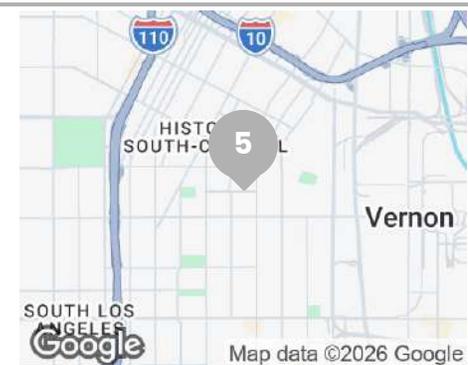
**4**  
4416 S SAN PEDRO ST  
Los Angeles, CA 90011

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$2,450	700 SF	\$3.50



**5**  
166 E 365H ST  
Los Angeles, CA 90011

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,790	1,000 SF	\$2.79



# LOCATION OVERVIEW



## LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

### POPULATION



# 10M

Residents

### TOTAL AREA



# 4,084

Square Miles

### CITIES



# 88

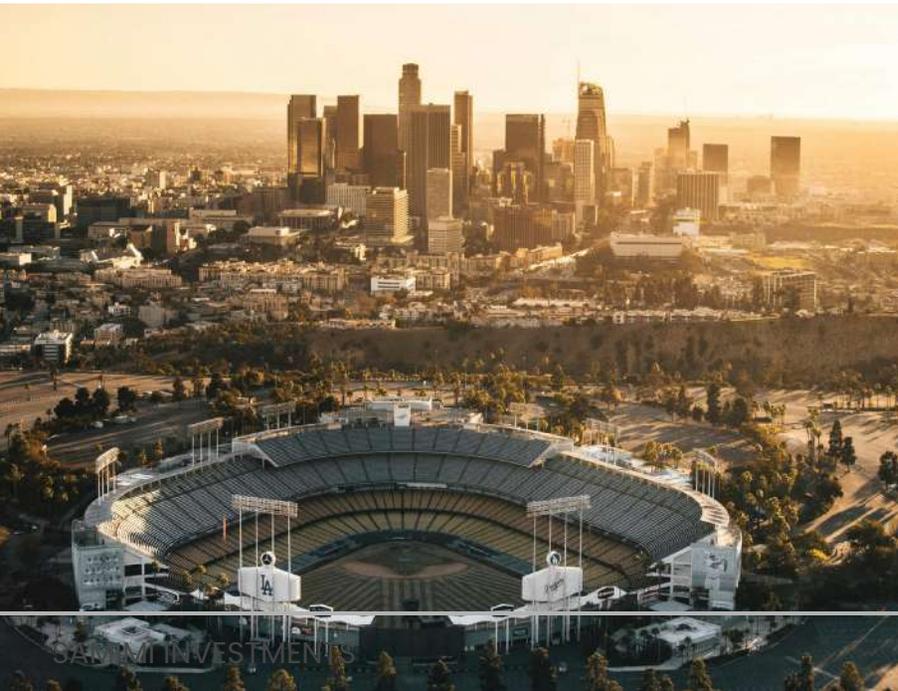
Incorporated Cities

### Economy

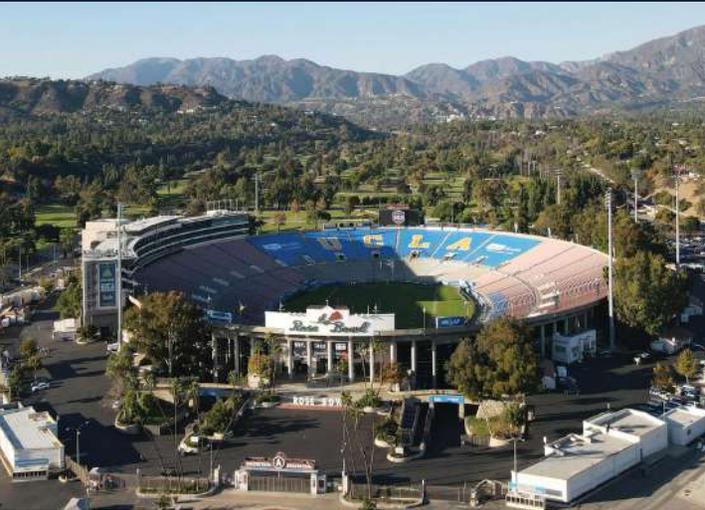


# 950B

Gross Domestic Product



# LOCATION OVERVIEW LOS ANGELES



**100**

Over 100 colleges and universities, including UCLA, USC, and Caltech

**5M**

Highly educated and diverse workers

**950B**

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



## CENTRAL TO EMPLOYMENT CENTERS



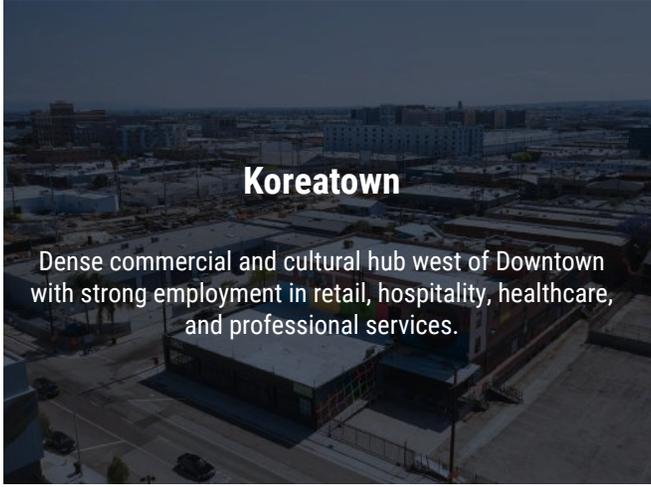
### Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



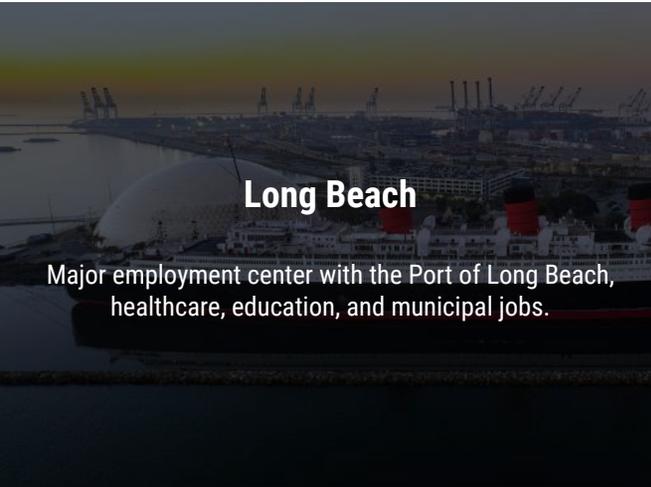
### Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



### Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



### Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



### Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



### Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

# 2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



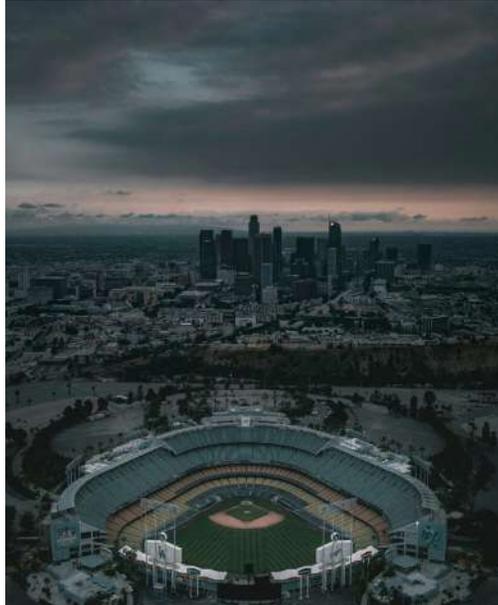
### ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



### INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



EXCLUSIVELY MARKETED BY

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