

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

3731-33½

OFFERING MEMORANDUM

3731 GLENDON AVE

LOS ANGELES, CA 90034 6 UNITS

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CalDRE #02035763

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PROPERTY INFORMATION



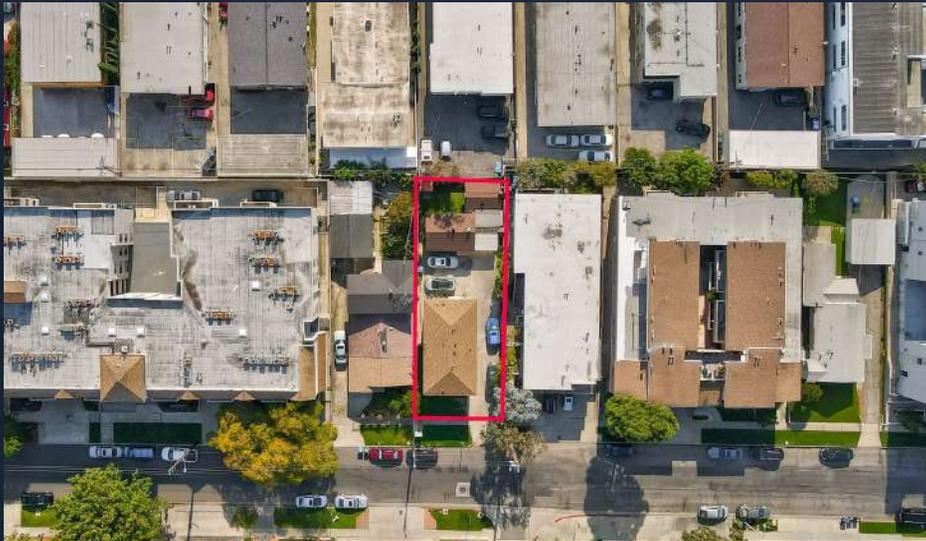
3731 Glendon Ave - Los Angeles, CA 90034

THE OFFERING



10.93 GRM and 6.66% CAP in Prime Palms! 3733 Glendon Ave is an amazing opportunity to own six units offered at only **\$258,833/Unit**. Whether you are **long term or a value-add investor**, the subject property is the perfect assets to help achieve your investment goals.

3733 Glendon Ave features a **Unit Mix** of (5) 1-Bed/1-Bath and (1) Studio/1-Bath units. This property has undergone **significant upgrades** in recent years. **Select units** have been updated with **new floors, counter tops, bathrooms, fixtures, etc.** This asset offers strong rental **upside** with a **pro-forma 8.75% CAP and 8.67 GRM.**



This investment is in one of the most sought-after neighborhoods on the **Westside**. This location is every renter's dream being only steps from **Downtown Culver City**, an area boasting many great **restaurants**, shopping and **entertainment**. 3733 Glendon Ave is also **located near new tech companies such as Google, Meta, Snapchat, Hulu, Sony, HBO and Apple.**

PROPERTY INFORMATION

PROPERTY DETAILS

Address	3731 Glendon Ave Los Angeles, CA 90034
Total Units	6
Total Building Sqft.	3,200 SF
Total Lot Size	4,720 SF
Year Built	1926
Zoning	LAR3
APN	4252-029-027



INVESTMENT HIGHLIGHTS

- 6-unit building located in Palms offered at only \$258k/unit
- Unit mix of (5) 1 Bed+1 Bath and (1) Studio+1 Bath units
- Once rented out at market, the property will operate at 8.75% CAP and 8.67 GRM
- (2) 1 Bed+1 Bath units are remodeled including new floors, counters, bathrooms and fixtures
- Located in an extremely walkable neighborhood, just blocks away from restaurants, shopping and entertainment

PROPERTY PHOTOS



3731 Glendon Ave - Los Angeles, CA 90034

PROPERTY PHOTOS
PROPERTY PHOTOS

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INVESTMENTS



3731 Glendon Ave - Los Angeles, CA 90034

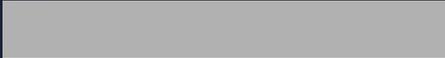
PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	1	1	\$2,500	\$2,500
2	1	1	\$2,713	\$2,500
3	1	1	\$2,436	\$2,500
4	1	1	\$1,352	\$2,500
5	1	1	\$743	\$2,500
6	-	1	\$2,074	\$2,400
TOTALS			\$11,818	\$14,900

All dimensions, square footage, layouts, and features are approximate and not guaranteed.

Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$4,254)
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GROSS INCOME	\$137,562
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EXPENSES SUMMARY

New Taxes (1.20% Purchase Price):	\$19,375
-----------------------------------	----------

Maintenance (\$500/Unit):	\$3,000
---------------------------	---------

Insurance (\$1.25/SF):	\$3,229
------------------------	---------

LADWP (\$350 * 6 Units):	\$2,100
--------------------------	---------

Landscaping (\$75/Month):	\$900
---------------------------	-------

Property Management (4% GSI):	\$5,673
-------------------------------	---------

OPERATING EXPENSES	\$34,277
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NET OPERATING INCOME	\$103,285
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SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



★
3731 GLENDON AVE
Los Angeles, CA 90034

Subject Property

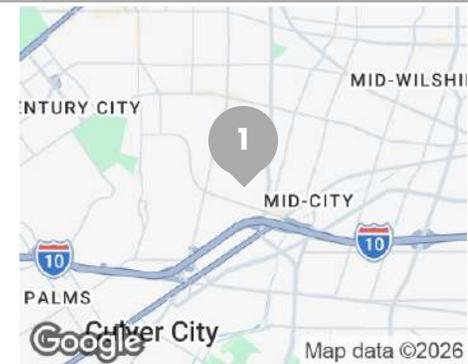
Price:	\$1,550,000	Bldg Size:	3,200 SF
No. Units:	6	Cap Rate:	6.66%
Year Built:	1926	Price/Unit:	\$258,333



1
1952 S HOLT AVE
Los Angeles, CA 90034

Sold 11/3/2025

Price:	\$1,985,000	Bldg Size:	8,216 SF
No. Units:	6	Cap Rate:	5.50%
Year Built:	1963	Price/Unit:	\$330,833



2
3319 BAGLEY AVE
Los Angeles, CA 90034

Sold 9/30/2025

Price:	\$2,200,000	Bldg Size:	6,258 SF
No. Units:	6	Cap Rate:	5.20%
Year Built:	1983	Price/Unit:	\$366,667



SALE COMPARABLES

SALE COMPS



3624 HUGHES AVENUE
Los Angeles, CA 90034

Sold 8/11/2025

Price:	\$1,545,000	Bldg Size:	4,112 SF
No. Units:	6	Cap Rate:	4.85%
Year Built:	1954	Price/Unit:	\$257,500



3636 MENTONE AVENUE
Los Angeles, CA 90034

Sold 4/26/2025

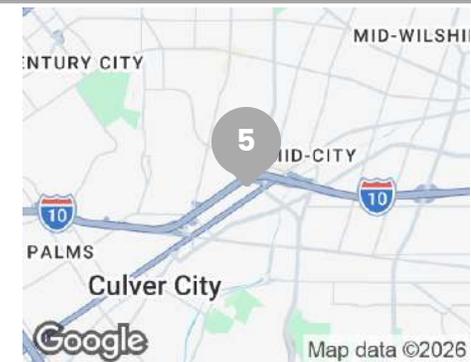
Price:	\$2,025,000	Bldg Size:	6,774 SF
No. Units:	8	Cap Rate:	5.60%
Year Built:	1957	Price/Unit:	\$253,125



2637 S GARTH AVENUE
Los Angeles, CA 90034

Sold 12/30/2025

Price:	\$4,200,000	Bldg Size:	8,224 SF
No. Units:	6	Cap Rate:	6.30%
Year Built:	2025	Price/Unit:	\$700,000



SALE COMPARABLES

SALE COMPS



6

3820 MENTONE AVE
Los Angeles, CA 90034

Sold 1/3/2024

Price:	\$3,001,400	Bldg Size:	7,060 SF
No. Units:	10	Cap Rate:	4.20%
Year Built:	1969	Price/Unit:	\$300,140



7

3753 VETERAN AVE
Los Angeles, CA 90034

Sold 10/4/2023

Price:	\$1,900,000	Bldg Size:	4,143 SF
No. Units:	6	Cap Rate:	5.34%
Year Built:	1965	Price/Unit:	\$316,667

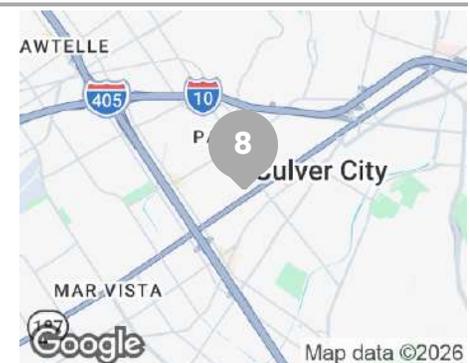


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3744 WESTWOOD BLVD
Los Angeles, CA 90034

Sold 9/26/2023

Price:	\$2,670,000	Bldg Size:	6,455 SF
No. Units:	7	Cap Rate:	4.74%
Year Built:	1965	Price/Unit:	\$381,429



SALE COMPARABLES

SALE COMPS

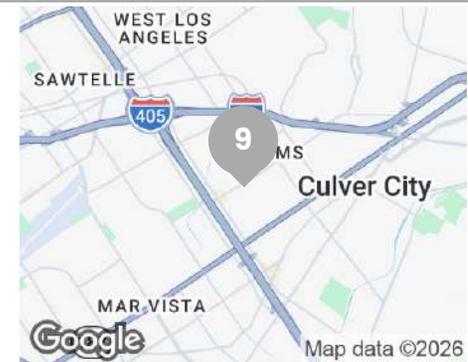
9



10930 PALMS BLVD
Los Angeles, CA 90034

Sold 8/18/2023

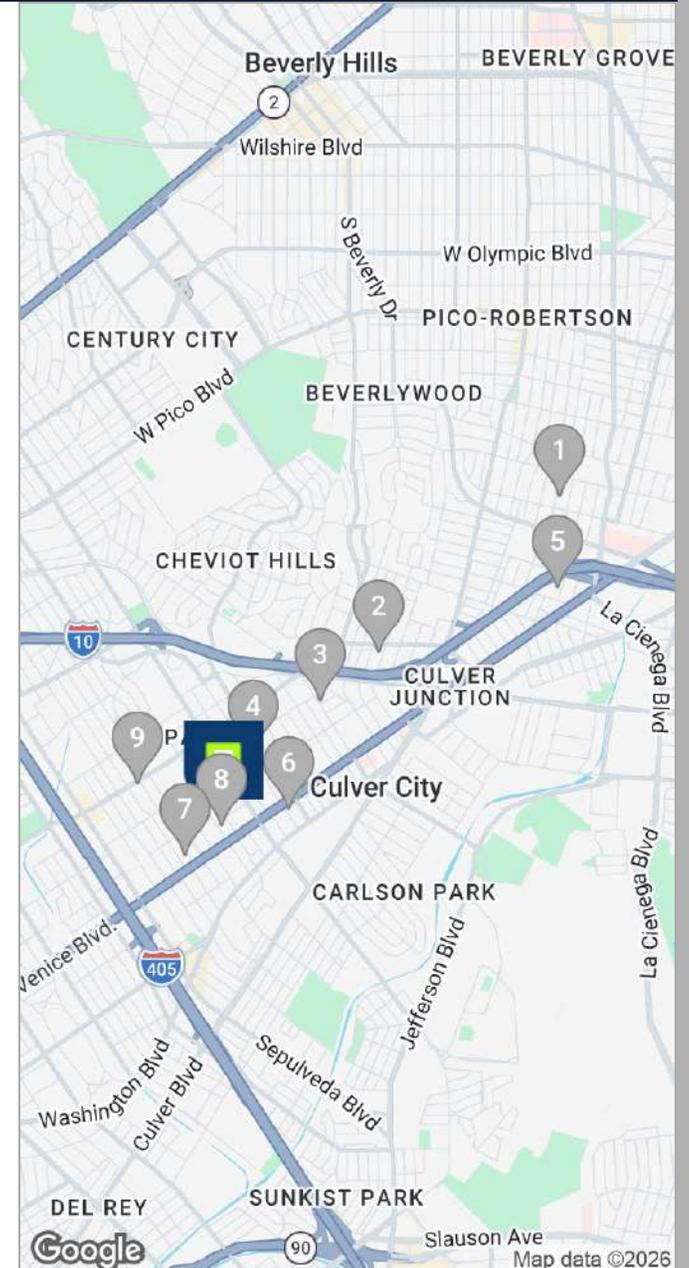
Price:	\$3,200,000	Bldg Size:	9,198 SF
No. Units:	10	Cap Rate:	3.86%
Year Built:	1970	Price/Unit:	\$320,000



SALE COMPARABLES

SALE COMPS MAP

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	3731 Glendon Ave Los Angeles, CA	\$1,550,000	3,200 SF	6	6.66%	\$258,333
1	1952 S Holt Ave Los Angeles, CA	\$1,985,000	8,216 SF	6	5.50%	\$330,833
2	3319 Bagley Ave Los Angeles, CA	\$2,200,000	6,258 SF	6	5.20%	\$366,667
3	3624 Hughes Avenue Los Angeles, CA	\$1,545,000	4,112 SF	6	4.85%	\$257,500
4	3636 Mentone Avenue Los Angeles, CA	\$2,025,000	6,774 SF	8	5.60%	\$253,125
5	2637 S Garth Avenue Los Angeles, CA	\$4,200,000	8,224 SF	6	6.30%	\$700,000
6	3820 Mentone Ave Los Angeles, CA	\$3,001,400	7,060 SF	10	4.20%	\$300,140
7	3753 Veteran Ave Los Angeles, CA	\$1,900,000	4,143 SF	6	5.34%	\$316,667
8	3744 Westwood Blvd Los Angeles, CA	\$2,670,000	6,455 SF	7	4.74%	\$381,429
9	10930 Palms Blvd Los Angeles, CA	\$3,200,000	9,198 SF	10	3.86%	\$320,000
	AVERAGES	\$2,525,156	6,716 SF	7	5.07%	\$358,485



3731 Glendon Ave - Los Angeles, CA 90034

SALE COMPARABLES

SALE COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	\$/SF	\$/Unit	COE	Unit Mix
1952 S Holt Ave Los Angeles, Ca 90034	\$1,985,000	6	1963	8,216	11.22	5.50%	\$241.60	\$330,833	11/3/2025	(4) 3+2, (2) Studios
3319 Bagley Ave Los Angeles, Ca 90034	\$2,200,000	6	1983	6,258	11.56	5.20%	\$351.55	\$366,667	9/30/2025	(2) 2+2, (2) 2+1, (2) Studios
3624 Hughes Ave, Los Angeles, Ca 90034	\$1,545,000	6	1954	4,112	13.89	4.85%	\$375.73	\$257,500	8/11/2025	(5) 1+1, (1) 2+1
3636 Mentone Ave, Los Angeles, Ca 90034	\$2,025,000	8	1957	6,774	11.49	5.60%	\$298.94	\$253,125	4/30/2025	(5) 1+1, (3) 2+1
2637 S Garth Ave, Los Angeles, Ca 90034	\$4,200,000	6	2025	8,224	11.26	6.30%	\$510.70	\$700,000	12/30/2025	(5) 3+3, (1) 4+5
3820 Mentone Ave, Los Angeles, Ca 90034	\$3,001,400	10	1969	7,060	14.80	4.20%	\$425.13	\$300,140	1/3/2024	(9) 1+1, (1) Studio
3753 Veteran Ave Los Angeles, Ca 90034	\$1,900,000	6	1965	4,143	11.23	5.34%	\$458.60	\$316,667	10/04/23	(2) 3+2, (2) 1+1, (2) 0+1
3744 Westwood Blvd, Los Angeles, Ca 90034	\$2,670,000	7	1965	6,455	12.66	4.74%	\$413.63	\$381,429	9/26/2023	(2) 3+2, (2) 2+1, (2) 2+1, (1) Studio
10930 Palms Blvd, Los Angeles, Ca 90034	\$3,200,000	10	1970	9,198	15.30	3.86%	\$347.90	\$320,000	8/18/2023	(4) 2+2, (2) 2+1, (2) 1+1, (2) Studios
Average - ALL COMPS				12.60	5.07%	\$380.42	\$358,484			
3733 Glendon Ave, Los Angeles, Ca 90034	\$1,550,000	6	1945	3,200	10.93	6.66%	\$484.38	\$258,333	Active	(5) 1+1, (1) Studio

LEASE COMPARABLES

LEASE COMPARABLES

LEASE COMPS



1
8919 HARGIS ST
Los Angeles, CA 90034

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apt	\$2,795	490 SF	\$5.70
		SF	



2
10806 WESTMINISTER AVE
Los Angeles, CA 90034

Leased

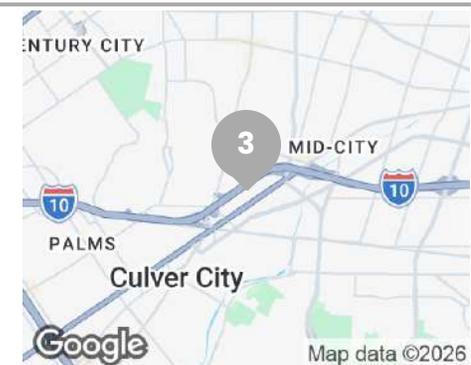
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apt	\$2,700	443 SF	\$6.09



3
2854 HALM AVE
Los Angeles, CA 90034

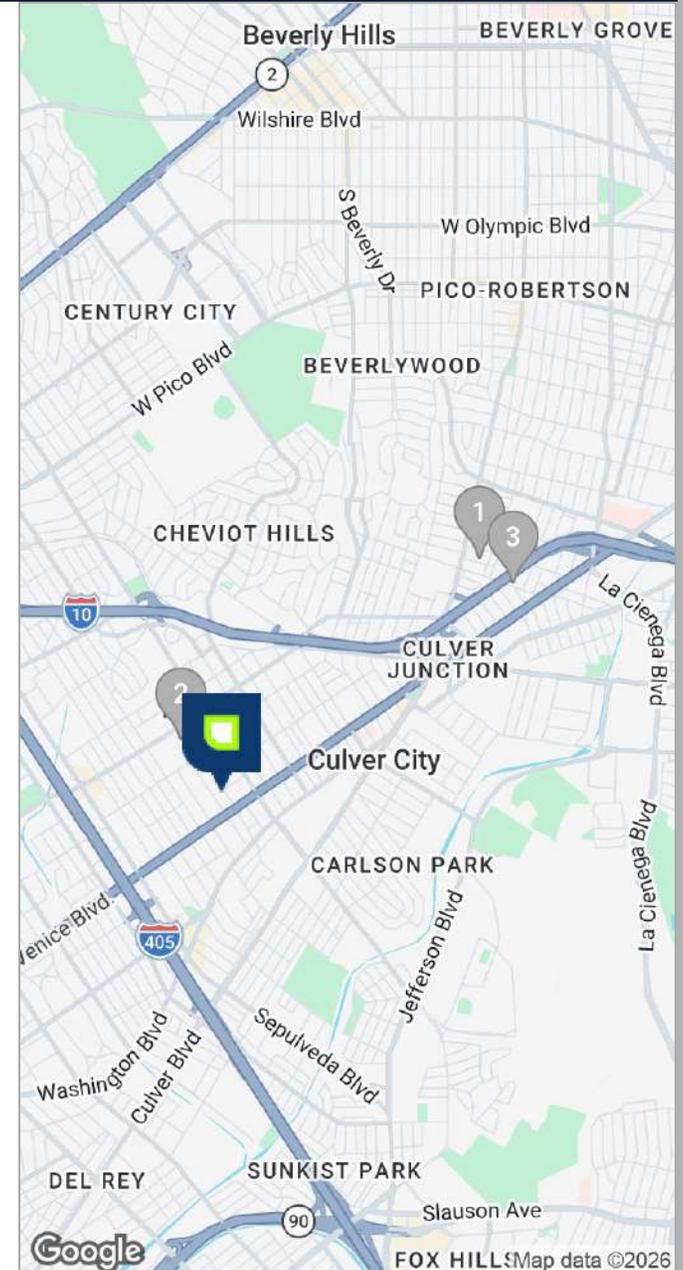
Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
Apt	\$2,700	600 SF	\$4.50

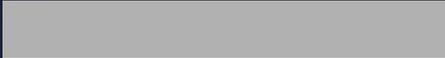


LEASE COMPS MAP & SUMMARY

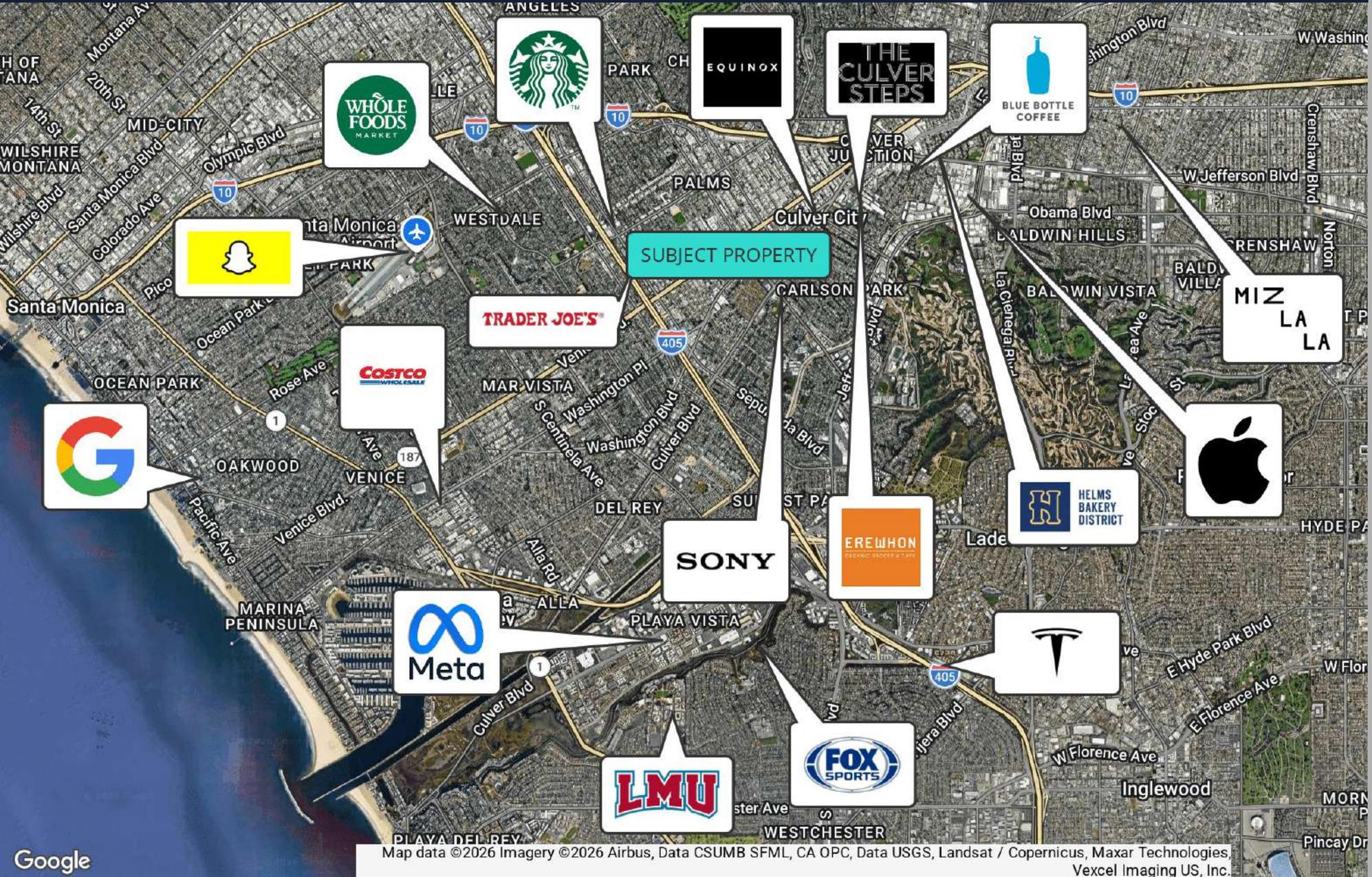
	NAME/ADDRESS	AVG RENT/SF	AVG SIZE	AVG RENT	DEAL STATUS
★	3731 Glendon Ave Los Angeles, CA 90034	\$4.58	431 SF	\$1,970	Subject Property
1	8919 Hargis St Los Angeles, CA 90034	\$5.70	490 SF	\$2,795	Leased
2	10806 Westminister Ave Los Angeles, CA 90034	\$6.09	443 SF	\$2,700	Leased
3	2854 Halm Ave Los Angeles, CA 90034	\$4.50	600 SF	\$2,700	Leased
AVERAGES		\$5.43	511 SF	\$2,732	



LOCATION OVERVIEW



LOCATION OVERVIEW RETAILER MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

LOS ANGELES 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



2028 OLYMPICS | LOS ANGELES

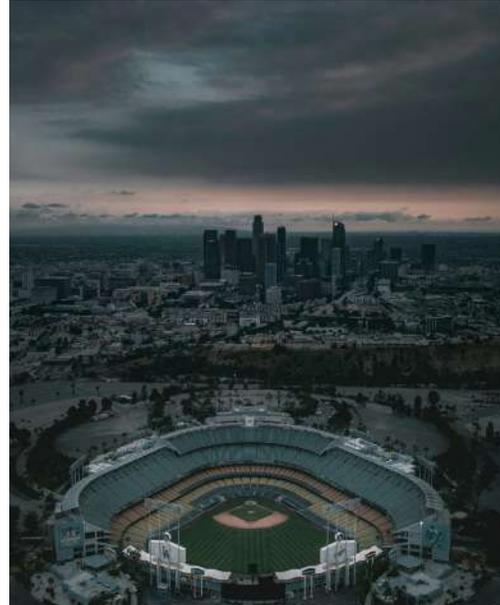


In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



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.

LOCATION OVERVIEW IVY STATION



Tech giants like Google and Apple, as well as companies such as HBO and Amazon are either expanding or slated to move to Culver City in the next couple of years. It is estimated that these companies will bring over 10,000 new employees to a city with 40,000 residents. This expansion in the area is expected to increase the demand for housing in Culver City as well as the surrounding neighborhoods.

LOCATION OVERVIEW
PUBLIC MARKET



The **Culver City Public Market** development would bring 26,835 square feet of space for food vendors to the western edge of the city, at the intersection of Washington Boulevard and Centinela Avenue. Occupying two separate sites on opposite sides of Centinela, the project would also include three different outdoor dining spaces and a 3.5-level parking structure with 184 spaces. Touted as a "place-making landmark" that would be "devoted to culinary creativity, quality and experience." In total, the development would house 28 different food vendors.

LOCATION OVERVIEW

CULVER STEPS



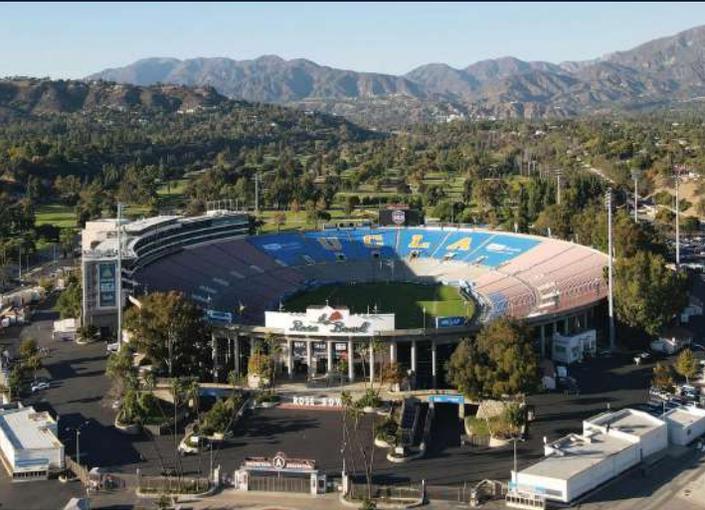
Opened in 2019, the **Culver City Steps** is a walkable "urban hub" for shopping and dining in downtown Culver City. The space features 75,000 square feet of office space already fully leased by Amazon as well as 45,000 square feet of retail and restaurant space. All of this is centered around a 35,000 square feet public plaza that will be used for outdoor movies and special events. This project with its expansive public open space is certain to function as the heart of Downtown Culver City and create a welcoming environment for all to enjoy.

LOCATION OVERVIEW
CUMULUS PROJECT



Rising now next to the Expo Line stop at La Cienega and Jefferson (at the site of what was once the home of the KLOS radio station), this massive **Cumulus** development project will include almost 2 million square feet of residential, retail, and office space, including more than 1,200 units of housing and a grocery store. The project will include 1,500 bike parking spaces and a landscaped bike trail in addition to 2,371 automobile parking spaces.

LOCATION OVERVIEW
LOS ANGELES



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.

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



CENTRAL TO EMPLOYMENT CENTERS



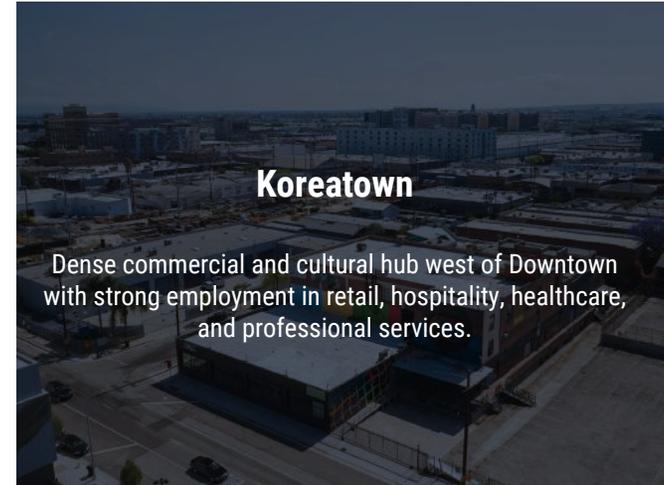
Downtown Los Angeles (DTLA)

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



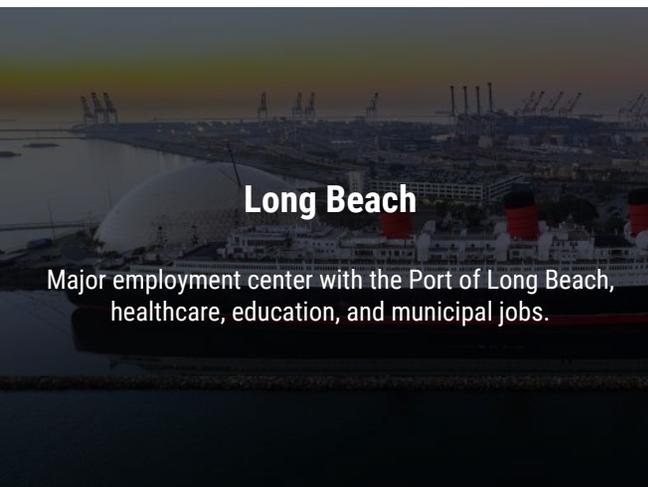
Hollywood

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.



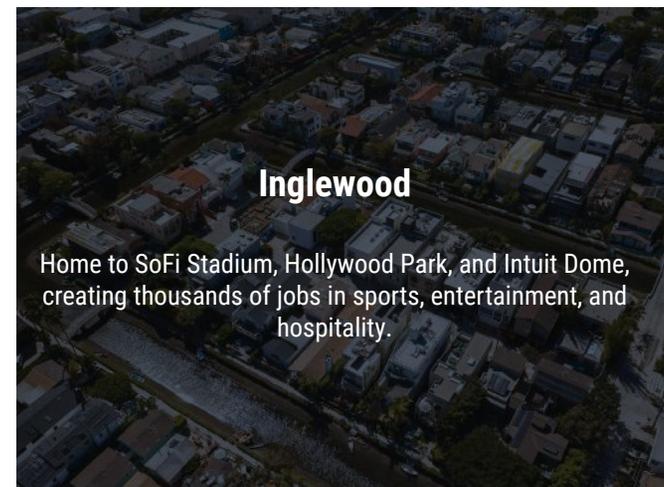
Long Beach

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.

EXCLUSIVELY MARKETED BY

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