



3705 Westwood Blvd

Los Angeles, CA 90034

Architectural ADU Proposal

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CalDRE #02035763

SAMIMI
INVESTMENTS

LYONSTAHLL
INVESTMENT REAL ESTATE

**CAMERON SAMIMI**

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INVESTMENT REAL ESTATE

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LOCATION OVERVIEW**CONFIDENTIALITY & DISCLAIMER**

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01

PROPERTY SUMMARY

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3705 Westwood Blvd, Los Angeles, CA, 90034





Pricing Summary

OFFERING PRICE **\$5,250,000**

Price/Unit **\$328,125**

Price/SF **\$397.70**

GRM **11.52**

Market GRM **5.72**

Current CAP **5.77%**

Market CAP **13.53%**



Property Details

Units **16**

Year Built **1957**

Total Building Size **13,201 SF**

Lot Size **16,010 SF**

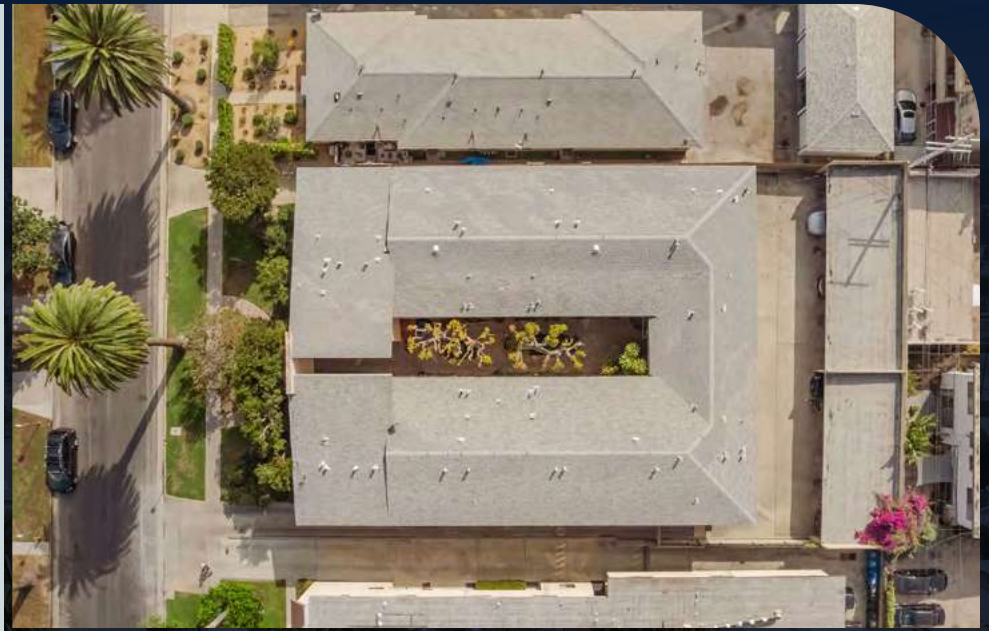
APN **4252-026-036**

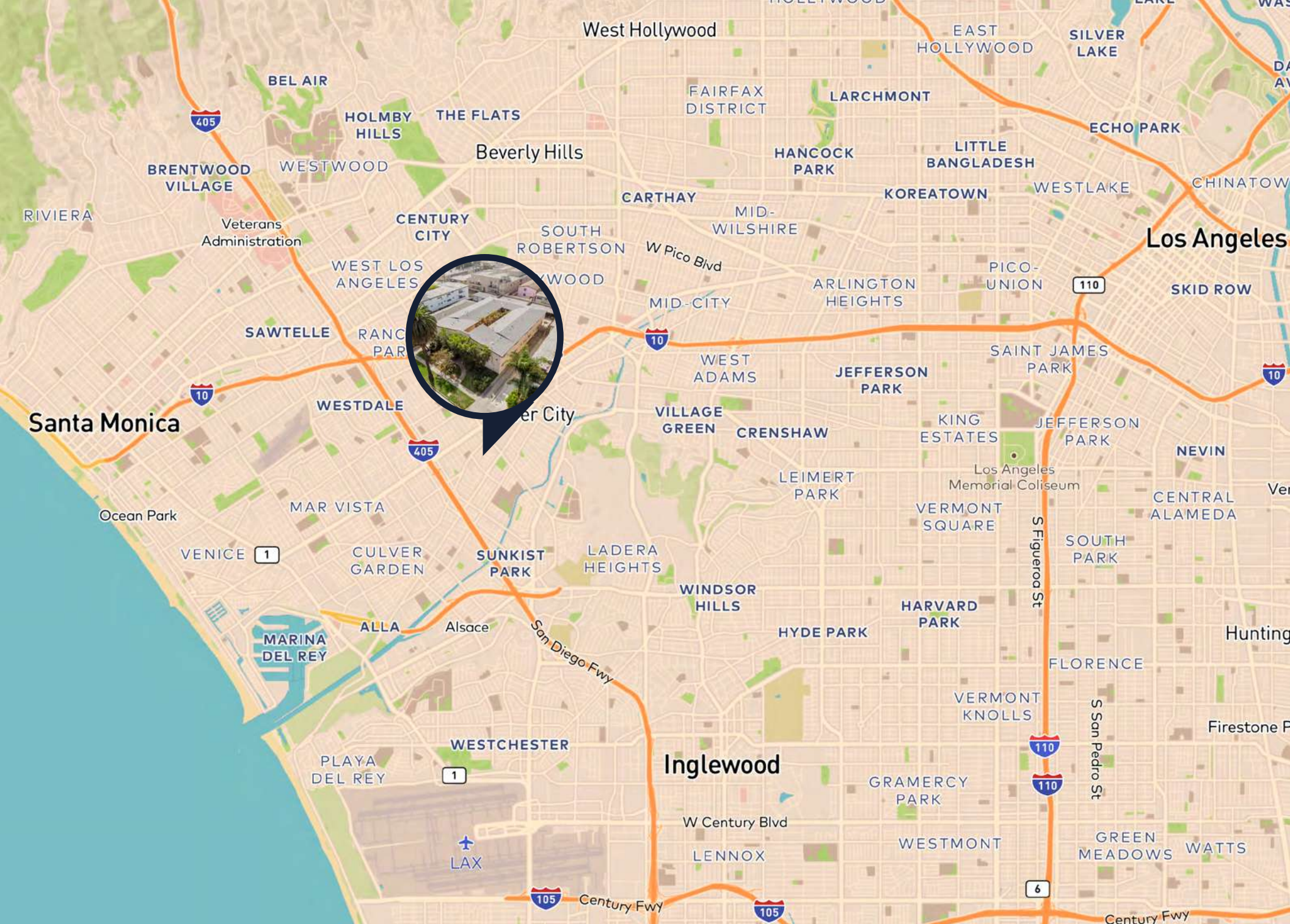
Zoning **LAR3**

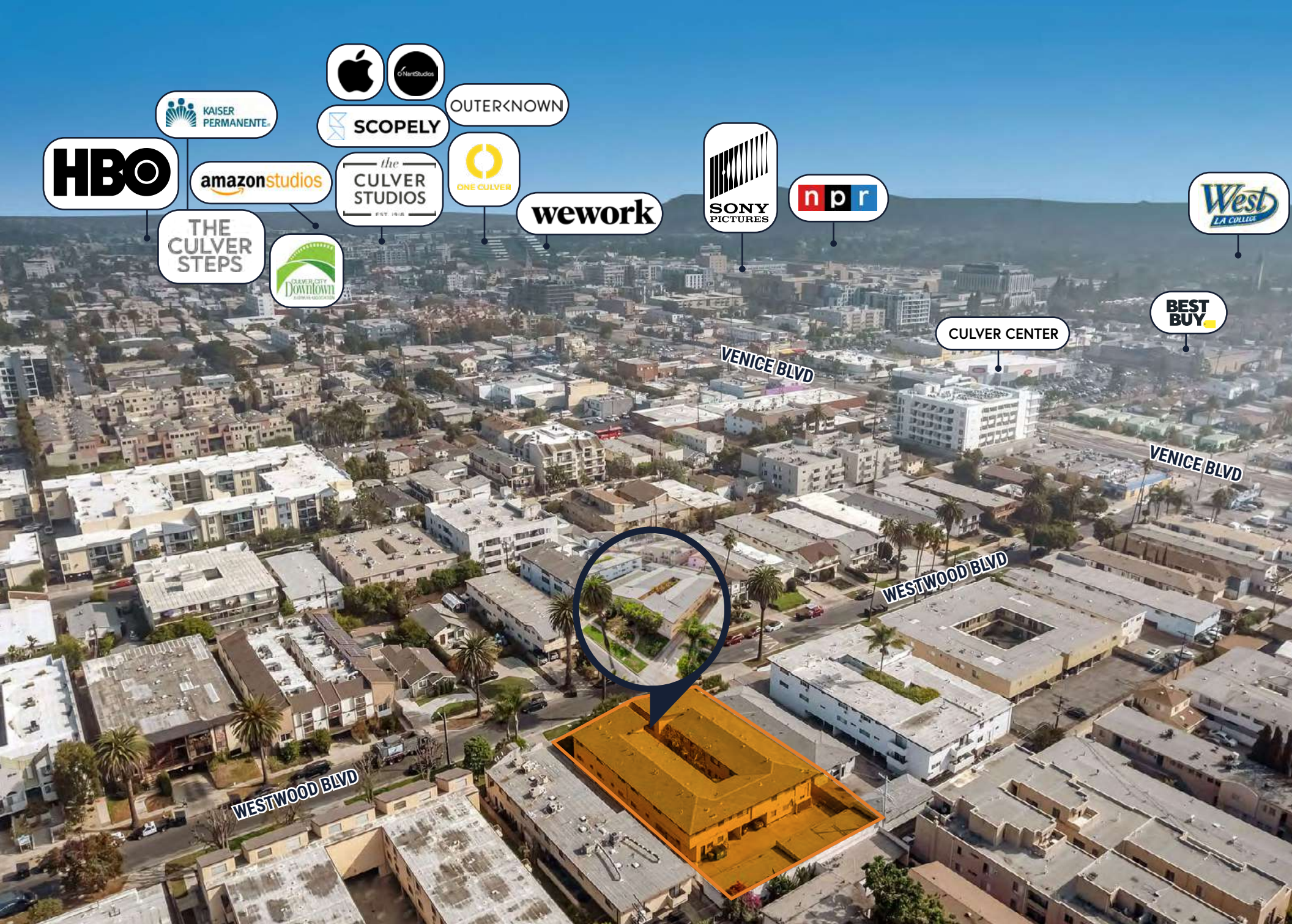
PRIME 16-UNIT MULTIFAMILY INVESTMENT IN PALMS, LOS ANGELES

3705 Westwood Blvd is a highly coveted **16-unit multi-family** asset located in the most desired pocket of LA. Close to the Culver Steps, Sony Studios, Amazon, HBO, We Work, and the list goes on. You are buying in a pocket of LA, driving the youngest demographic, and attracting the best jobs. **The sky's the limit with the future appreciation of this asset.** This two-story asset features a desirable mix of spacious one's and two bedroom units, as well as three bedroom units, catering to strong rental demand in this prime Westside market. Additionally, the property is fully parked with **16 parking spaces on-site**. All appliances in each unit come with Choice Home Warranty covering major equipment such as Water Heaters, AC, Fridges, & Plumbing. The property has had many capital improvements, including a new roof and copper plumbing.

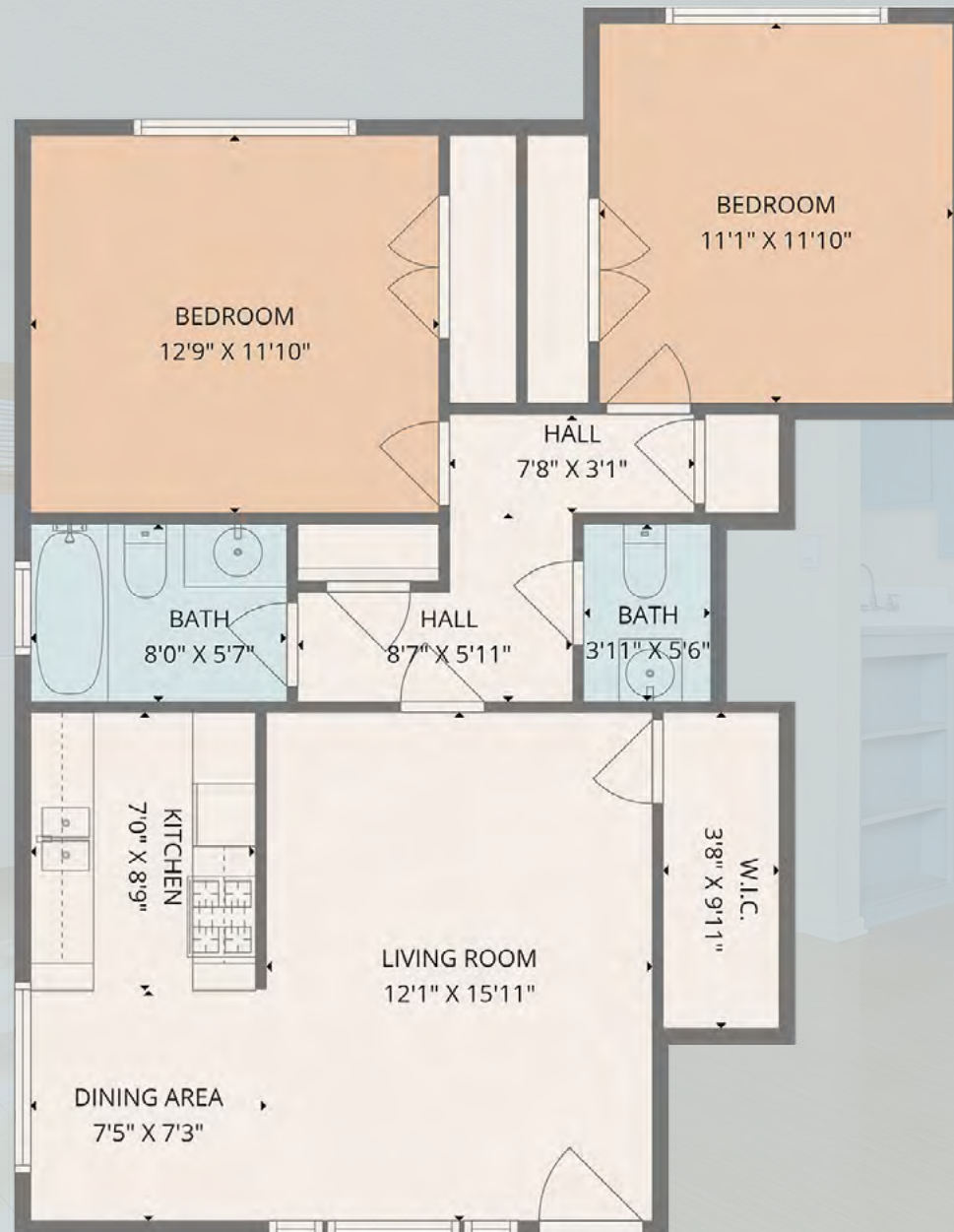
Easily Create \$1M in Profits. BUILD 5 NEW UNITS WITHOUT SACRIFICING PARKING! Speaking of upside and creating value, if you are looking to build ADU's this is the building for you. A design proposal for 4 x 2 Bedroom units and one 1-bedroom unit for a total of 5 new units and over 3300 sq ft, can be added to the property without sacrificing parking, bringing an incredible opportunity for a buyer. Build all 5 units for just \$160,000 a door bringing your income up to \$50,515.44. To build for \$160k a door in this neighborhood alone will create an additional \$1.8 Million in value with \$1 Million in profits. This is the easiest way to more than double your money in one year.

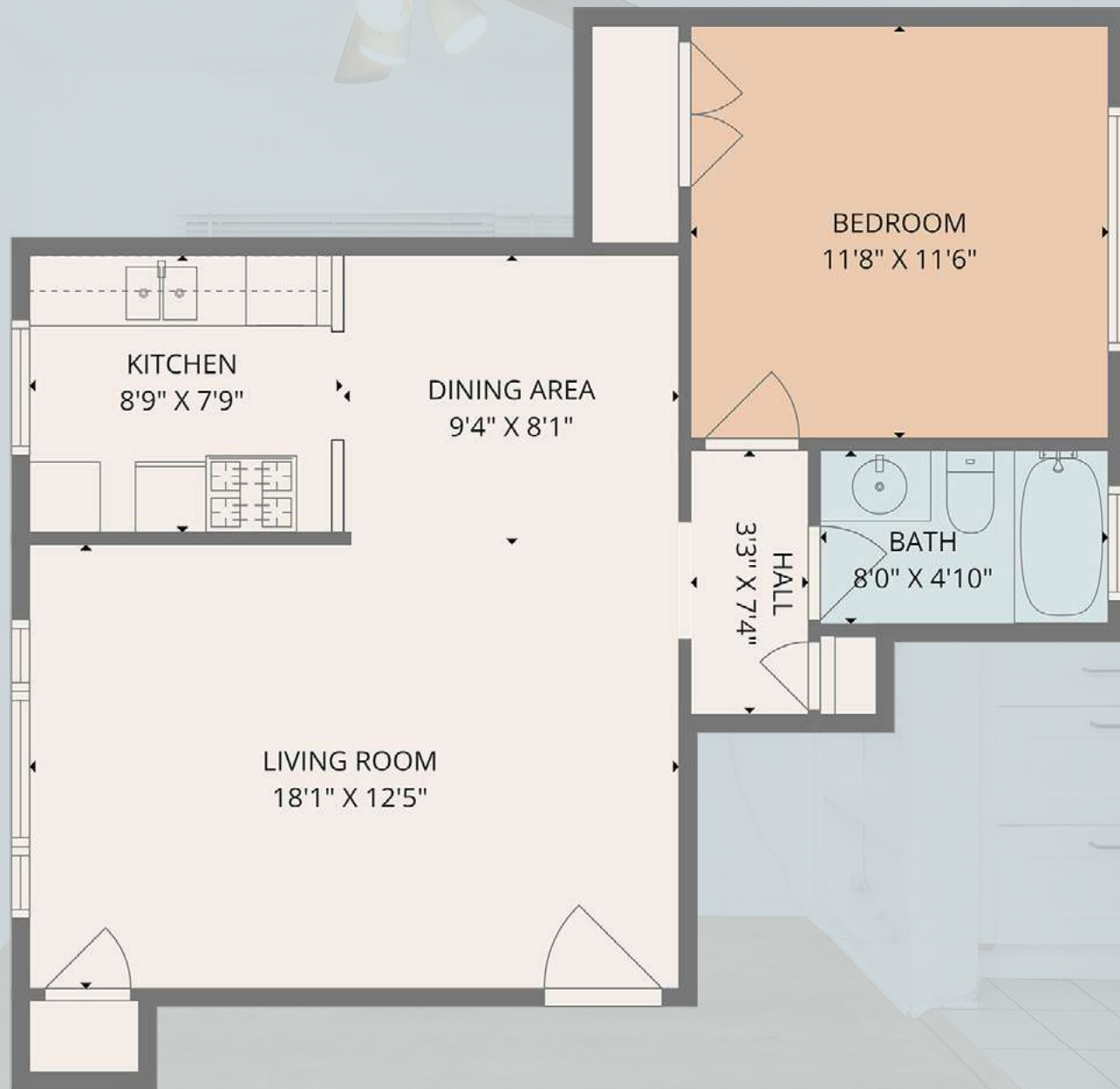




















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FINANCIAL ANALYSIS

SAMIMI
INVESTMENTS

LYONSTAHN
INVESTMENT REAL ESTATE

3705 Westwood Blvd, Los Angeles, CA, 90034

INVESTMENT SUMMARY

Listing Price **\$5,250,000**

Price/Unit **\$328,125**

Price/SF **\$397.70**

CAP Rate Current **5.77%**

CAP Rate Pro-Forma **13.53%**

GRM Current **11.52**

GRM Pro Forma **5.72**

PROPERTY DETAILS

Units **16**

Year Built **1957**

Total Building Size **13,201 SF**

Lot Size **16,010 SF**

APN **4252-026-036**

Zoning **LAR3**

# OF UNITS	BDRMS/BATHS	NOTES	Current Income		Market Income	
			MONTHLY RENT/AVERAGE	TOTAL MONTHLY INCOME	MONTHLY RENT/UNIT	TOTAL INCOME
1	2+1.5	Vacant	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900
1	1+1		\$ 1,232	\$ 1,232	\$ 2,900	\$ 2,900
1	2+1		\$ 2,132	\$ 2,132	\$ 3,900	\$ 3,900
1	2+1.5		\$ 1,110	\$ 1,110	\$ 3,900	\$ 3,900
1	2+1		\$ 1,735	\$ 1,735	\$ 3,900	\$ 3,900
1	1+1		\$ 1,945	\$ 1,945	\$ 2,900	\$ 2,900
1	1+1		\$ 2,600	\$ 2,600	\$ 2,900	\$ 2,900
1	2+1		\$ 2,600	\$ 2,600	\$ 3,900	\$ 3,900
1	2+1.5		\$ 2,058	\$ 2,058	\$ 3,900	\$ 3,900
1	1+1		\$ 1,735	\$ 1,735	\$ 2,900	\$ 2,900
1	2+1		\$ 2,550	\$ 2,550	\$ 3,900	\$ 3,900
2	3+1.5		\$ 3,330	\$ 6,660	\$ 4,500	\$ 9,000
1	1+1		\$ 1,903	\$ 1,903	\$ 2,900	\$ 2,900
1	1+1	Vacant	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
1	2+1		\$ 2,486	\$ 2,486	\$ 3,900	\$ 3,900
4	2+1	ADU			\$ 3,900	\$ 15,600
1	1+1	ADU			\$ 2,900	\$ 2,900
Total Scheduled Rent				\$37,545.44		\$76,100.00

Rental Upside

102%

INVESTMENT SUMMARY

Listing Price **\$5,250,000**

Price/Unit **\$328,125**

Price/SF **\$397.70**

CAP Rate Current **5.77%**

CAP Rate Pro-Forma **13.53%**

GRM Current **11.52**

GRM Pro Forma **5.72**

PROPERTY DETAILS

Units **16**

Year Built **1957**

Total Building Size **13,201 SF**

Lot Size **16,010 SF**

APN **4252-026-036**

Zoning **LAR3**

ANNUALIZED INCOME	Current		Market	
Scheduled Gross Income	\$ 455,645		\$ 918,300	
Vacancy Rate Reserve	(\$ 13,669)	3% ¹	(\$ 45,915)	5% ¹
Gross Operating Income	\$ 441,976		\$ 872,385	
ANNUALIZED EXPENSES	Current		Market	
New Taxes (% Purchase Price)	\$ 65,625		\$ 65,625	
Repairs & Maintenance (\$650/Unit)	\$ 10,400		\$ 10,400	
Insurance (\$1.25/SF)	\$ 16,501		\$ 16,501	
Landscaping/Garden (\$/Month):	\$ 2,000		\$2,000	
Pest Control (\$50/Month)	\$ 600		\$ 600	
Trash (\$495/Month)	\$ 5,940		\$ 5,940	
Key Holder	\$ 4,500		\$ 4,500	
Telephone	\$ 756		\$ 756	
Gas	\$ 622		\$ 622	
LADWP	\$ 9,253		\$ 9,253	
Management @ 5%	\$ 22,782		\$ 45,915	
ESTIMATED EXPENSES	\$ 138,980		\$162,113	
Expenses as % of SGI	30.50%		17.65%	
Per Net Sq. Ft	\$ 10.53		\$12.28	
Per Unit	\$ 8,686		\$10,132	
RETURN	Current		Market	
Net Operating Income	\$ 302,996		\$ 710,272	
Debt Service	(\$ 225,355)		(\$ 225,355)	
Pre Tax Cash Flows	\$ 77,641	4.00% ²	\$ 484,917	24.96% ²
Principal Reduction	\$ 44,555		\$ 44,555	
Total Return Before Taxes	\$ 122,196	6.29% ²	\$ 529,472	27.26% ²

¹As a percent of Scheduled Gross Income ²As a percent of Down Payment

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Prepared for:
 Property Address:

C/O Cameron Samimi & Michael Harby
3705 Westwood Blvd
Los Angeles, CA 90034

11/19/2025
 Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 3-Year Fixed	Option 4 5-Year Fixed	Option 5 5-Year Fixed
Purchase Price	\$5,250,000	\$5,250,000	\$5,250,000	\$5,250,000	\$5,250,000
Loan Amount	\$3,150,000	\$3,335,000	\$3,250,000	\$3,150,000	\$3,300,000
Down Payment	\$2,100,000	\$1,915,000	\$2,000,000	\$2,100,000	\$1,950,000
Loan-to-Value	60%	64%	62%	60%	63%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20	1.20	1.20
Current Interest Rate	5.56%	5.65%	5.875%	5.69%	5.80%
Index	7-Year CMT	30-Day Average SOFR	3-Year CMT	5-Year CMT	1-Year CMT
Margin	2.50%	2.35%	2.75%	2.50%	2.50%
Floor / Ceiling	5.56% / 11.56%	5.65% / 10.65%	5.875% / 8.875%	5.69% / 11.69%	5.80% / 11.95%
Loan Term	10	30	12	10	30
Amortization in Years	30	30	30	30	30
Interest-Only Monthly Payment	N/A	\$15,702	N/A	N/A	N/A
Monthly Payment	\$18,004	\$19,251	\$19,225	\$18,263	\$19,363
Recourse	Yes	No	Yes	Yes	Yes
Impounds	No	No	No	No	No
Pre-Payment Penalty	Years 1-2	Years 1-3	None	Years 1-3	Years 1-5
	3-2%	3-2-1%	None	5-4-3%	5-4-3-2-1%
Loan Fee	1%	1%	1%	1%	1%
Estimated Costs:					
Appraisal/Due Diligence	\$7,500	\$7,500	\$10,000	\$7,500	\$7,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
 Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

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Rent Roll

# of Units	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2+1.5	\$ 3,900	\$ 3,900	Vacant
1	1+1	\$ 1,232	\$ 2,900	
1	2+1	\$ 2,132	\$ 3,900	
1	2+1.5	\$ 1,110	\$ 3,900	
1	2+1	\$ 1,735	\$ 3,900	
1	1+1	\$ 1,945	\$ 2,900	
1	1+1	\$ 2,600	\$ 2,900	
1	2+1	\$ 2,600	\$ 3,900	
1	2+1.5	\$ 2,058	\$ 3,900	
1	1+1	\$ 1,735	\$ 2,900	
1	2+1	\$ 2,550	\$ 3,900	
2	3+1.5	\$ 6,660	\$ 9,000	
1	1+1	\$ 1,903	\$ 2,900	
1	1+1	\$ 2,900	\$ 2,900	Vacant
1	2+1	\$ 2,486	\$ 3,900	
4	2+1		\$ 15,600	ADU
1	1+1		\$ 2,900	ADU
Total Scheduled Rent		\$37,545.44	\$76,100.00	

After ADU Costs Set Up

INVESTMENT SUMMARY	
Listing Price	\$5,250,000
Down Payment	\$1,312,500
ADU Costs	\$800,000
Rehab x 2 Units	\$60,000
Total Rehab	\$860,000
New Value Purchase & Rehab	\$6,110,000
Number of Units	16
Price/Unit	\$328,125
Price/SF	\$319.40
CAP Rate Current	8.24%
CAP Rate Pro-Forma	11.54%
GRM Current	9.02
GRM Pro Forma	6.68

# OF UNITS	BDRMS/ BATHS	NOTES	Current Income		Market Income	
			MONTHLY RENT/ AVERAGE	TOTAL MONTHLY INCOME	MONTHLY RENT/UNIT	TOTAL INCOME
1	2+1.5	Vacant	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900
1	1+1		\$ 1,232	\$ 1,232	\$ 2,900	\$ 2,900
1	2+1		\$ 2,132	\$ 2,132	\$ 3,900	\$ 3,900
1	2+1.5		\$ 1,110	\$ 1,110	\$ 3,900	\$ 3,900
1	2+1		\$ 1,735	\$ 1,735	\$ 3,900	\$ 3,900
1	1+1		\$ 1,945	\$ 1,945	\$ 2,900	\$ 2,900
1	1+1		\$ 2,600	\$ 2,600	\$ 2,900	\$ 2,900
1	2+1		\$ 2,600	\$ 2,600	\$ 3,900	\$ 3,900
1	2+1.5		\$ 2,058	\$ 2,058	\$ 3,900	\$ 3,900
1	1+1		\$ 1,735	\$ 1,735	\$ 2,900	\$ 2,900
1	2+1		\$ 2,550	\$ 2,550	\$ 3,900	\$ 3,900
2	3+1.5		\$ 3,330	\$ 6,660	\$ 4,500	\$ 9,000
1	1+1		\$ 1,903	\$ 1,903	\$ 2,900	\$ 2,900
1	1+1	Vacant	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
1	2+1		\$ 2,486	\$ 2,486	\$ 3,600	\$ 3,600
4	2+1	ADU	\$ 3,900	\$ 15,600	\$ 3,900	\$ 15,600
1	1+1	ADU	\$ 2,900	\$ 2,900	\$ 2,900	\$ 2,900
Total Scheduled Rent				\$56,045.44		\$75,800.00

Rental Upside

35%

After ADU Costs Set Up

INVESTMENT SUMMARY

Listing Price **\$5,250,000**

Down Payment **\$1,312,500**

ADU Costs **\$800,000**

Rehab x 2 Units **\$60,000**

Total Rehab **\$860,000**

New Value Purchase & Rehab **\$6,110,000**

Number of Units **16**

Price/Unit **\$328,125**

Price/SF **\$319.40**

CAP Rate Current **8.24%**

CAP Rate Pro-Forma **11.54%**

GRM Current **9.02**

GRM Pro Forma **6.68**

ANNUALIZED INCOME	Current		Market	
Scheduled Gross Income	\$ 677,645		\$ 914,700	
Vacancy Rate Reserve	(\$ 20,329)	3% ¹	(\$ 45,735)	5% ¹
Gross Operating Income	\$ 657,316		\$ 868,965	
ANNUALIZED EXPENSES	Current		Market	
New Taxes (% Purchase Price)	\$ 65,625		\$ 65,625	
Repairs & Maintenance (\$650/Unit)	\$ 10,400		\$ 10,400	
Insurance (\$1.25/SF)	\$ 20,546		\$ 20,546	
Landscaping/Garden (\$/Month):	\$ 2,000		-	
Pest Control (\$50/Month)	\$ 600		\$ 600	
Trash (\$495/Month)	\$ 5,940		\$ 5,940	
Key Holder	\$ 4,500		\$ 4,500	
Telephone	\$ 756		\$ 756	
Gas	\$ 622		\$ 622	
LADWP	\$ 9,253		\$ 9,253	
Management @ 5%	\$ 33,882		\$ 45,735	
ESTIMATED EXPENSES	\$154,125		\$163,978	
Expenses as % of SGI	22.74%		17.93%	
Per Net Sq. Ft	\$9.38		\$9.98	
Per Unit	\$9,633		\$10,249	
RETURN	Current		Market	
Net Operating Income	\$ 503,191		\$ 704,987	
Debt Service	(\$ 268,280)		(\$ 268,280)	
Pre Tax Cash Flows	\$ 234,911	17.90% ²	\$ 436,707	33.27% ²
Principal Reduction	\$ 44,555		\$ 44,555	
Total Return Before Taxes	\$ 279,466	21.29% ²	\$ 481,262	36.67% ²

¹As a percent of Scheduled Gross Income ²As a percent of Down Payment

03

MARKET COMPARABLES

SAMIMI
INVESTMENTS

LYON STAHL
INVESTMENT REAL ESTATE

3705 Westwood Blvd, Los Angeles, CA, 90034

Sales Comparables

	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
ADDRESS	3705 Westwood Blvd	12011 Pacific Ave	3329 Keystone Ave	11728 Avon Way
LOCATION	Los Angeles	Los Angeles	Los Angeles	Los Angeles
PRICE	\$5,250,000	\$2,914,000	\$2,160,000	\$1,575,000
SALE DATE		11/7/2025	10/23/2025	10/1/2025
NO. OF UNITS	16	9	8	14
YEAR BUILT	1957	1969	1971	1965
CAP RATE	5.77%	3.11%	4.44%	4.83%
PRICE/UNIT	\$328,125	\$323,778	\$270,000	\$112,500

Sales Comparables

	Subject Property	Comparable 4	Comparable 5	Comparable 6
				
ADDRESS	3705 Westwood Blvd	3826 Prospect Ave	11060-11070 Rose Ave	3651 McLaughlin Ave
LOCATION	Los Angeles	Culver City	Los Angeles	Los Angeles
PRICE	\$5,250,000	\$2,605,000	\$4,100,000	\$3,260,000
SALE DATE		9/30/2025	9/26/2025	9/9/2025
NO. OF UNITS	16	7	15	10
YEAR BUILT	1957	1968	1968	1961
CAP RATE	5.77%	4.84%	5.01%	4.73%
PRICE/UNIT	\$328,125	\$372,143	\$273,333	\$326,000

Sales Comparables








	Subject Property	Comparable 7	Comparable 8
ADDRESS	3705 Westwood Blvd	11296 Brookhaven Ave	3869 Tilden Ave
LOCATION	Los Angeles	Los Angeles	Culver City
PRICE	\$5,250,000	\$3,100,000	\$7,250,000
SALE DATE		9/3/2025	8/27/2025
NO. OF UNITS	16	12	22
YEAR BUILT	1957	1958	1963
CAP RATE	5.77%	4.78%	4.80%
PRICE/UNIT	\$328,125	\$258,333	\$329,545




Sales Comparable Analysis

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	\$/Unit	COE
12011 Pacific Ave	\$2,914,000	9	1969	7,718	7,505	17.7	3.11%	\$377.56	\$323,778	11/7/2025
3741-3745 Jasmine Ave	\$3,000,000	14	1953	9,169	14,810	12.87	4.27%	\$327.19	\$214,286	11/7/2025
3329 Keystone Ave	\$2,160,000	8	1971	7,900	7,405	12.4	4.44%	\$273.42	\$270,000	10/23/2025
3720 Midvale Ave	\$2,700,000	9	1964	7,229	7,841	11.39	4.83%	\$373.50	\$300,000	10/7/2025
11728 Avon Way	\$1,575,000	14	1965	5,499	6,752	11.38	4.83%	\$286.42	\$112,500	10/1/2025
3826 Prospect Ave	\$2,605,000	7	1968	6,749	7,495	11.37	4.84%	\$385.98	\$372,143	9/30/2025
11060-11070 Rose Ave	\$4,100,000	15	1968	16,176	12,632	10.97	5.01%	\$253.46	\$273,333	9/26/2025
2662 1/2 La Cienega Ave	\$800,000	8	1941	5,682	5,759	11.3	4.87%	\$140.80	\$100,000	9/19/2025
10961 Rose Ave	\$2,950,000	9	1968	9,558	8,189	11.89	4.63%	\$308.64	\$327,778	9/17/2025
3651 Mclaughlin Ave	\$3,260,000	10	1961	7,414	7,841	11.62	4.73%	\$439.71	\$326,000	9/9/2025
11296 Brookhaven Ave	\$3,100,000	12	1958	6,292	8,625	11.51	4.78%	\$492.69	\$258,333	9/3/2025
11741 W Washington Blvd	\$1,650,000	6	1955	4,396	7,006	16.91	3.25%	\$375.34	\$275,000	8/29/2025
3869 Tilden Ave	\$7,250,000	22	1963	17,392	18,731	11.45	4.80%	\$416.86	\$329,545	8/27/2025
11543 Venice Blvd	\$2,990,000	6	1956	5,430	6,098	14.95	3.68%	\$550.64	\$498,333	6/26/2025
11771 National Blvd	\$3,965,000	13	1971	11,690	9,801	N/A	N/A	\$339.18	\$305,000	5/16/2025
3764-3768 1/2 Barry Ave	\$2,219,500	6	1953	7,172	7,553	13.88	3.96%	\$309.47	\$369,917	2/5/2025
11755 National Blvd	\$3,815,000	13	1971	11,574	9,801	N/A	N/A	\$329.62	\$293,462	1/15/2025
Average - ALL COMPS				8,649	9,050	12.77	4.40%	\$351.79	\$291,142	
3705 Westwood Blvd	\$5,250,000	16	1957	13,201	16,010	11.52	5.77%	\$397.70	\$328,125	N/A






Lease Comparables

	1-BEDROOM	Address	Rent	Size	\$/SF	Beds	Baths
<div>SUBJECT PROPERTY</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div>		3705 Westwood Blvd	\$ 2,052	684 SF	\$3.00/SF	1 Bed	1 Bath
		3824 Keystone Ave # 1, Culver City 90232	\$3,350	1,000 SF	\$3.35/SF	1 Bed	1 Bath
		3872 Bentley Ave # B, Culver City 90232	\$3,100	850 SF	\$3.65/SF	1 Bed	1 Bath
		3872 Bentley Ave # A, Culver City 90232	\$3,000	850 SF	\$3.53/SF	1 Bed	1 Bath
		3618 Empire Dr, Los Angeles 90034	\$2,900	800 SF	\$3.63/SF	1 Bed	1 Bath

Lease Comparables

	1-BEDROOM	Address	Rent	Size	\$/SF	Beds	Baths
<div>SUBJECT PROPERTY</div>		3705 Westwood Blvd	\$ 2,052	684 SF	\$3.00/SF	1 Bed	1 Bath
	<div>5</div> 	3632 Dunn Dr # 5, Los Angeles 90034	\$2,900	700 SF	\$4.14/SF	1 Bed	1 Bath
	<div>6</div> 	3848 HURON Ave # C, Culver City 90232	\$2,600	760 SF	\$3.42/SF	1 Bed	1 Bath

Lease Comparables

	2-BEDROOM	Address	Rent	Size	\$/SF	Beds	Baths
<div>SUBJECT PROPERTY</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div>		3705 Westwood Blvd	\$2,300	855 SF	\$2.69	2 Bed	1 Bath
		10021 Tabor St # 303, Los Angeles 90034	\$3,895	1279 SF	\$3.05	2 Bed	1 Bath
		3750 Glendon Ave # 34, Los Angeles 90034	\$3,895	1000 SF	\$3.90	2 Bed	1 Bath
		10944 Rose Ave # 2, Los Angeles 90034	\$3,800	1001 SF	\$3.80	2 Bed	1 Bath
		3308 Mentone Ave # 304, Los Angeles 90034	\$3,595	947 SF	\$3.80	2 Bed	1 Bath

Lease Comparables

	3-BEDROOM	Address	Rent	Size	\$/SF	Beds	Baths
SUBJECT PROPERTY		3705 Westwood Blvd	\$3,330	1,026 SF	\$3.25	3 Bed	1.5 Bath
11		3632 S Keystone Ave # 401, Los Angeles 90034	\$5,200	1,402 SF	\$3.71/SF	3 Bed	2 Bath
12		4141 Milton Ave # 4139, Culver City 90232	\$4,250	1,550 SF	\$2.74/SF	3 Bed	2 Bath

04

LOCATION OVERVIEW

SAMIMI
INVESTMENTS

LYONSTAHN
INVESTMENT REAL ESTATE

3705 Westwood Blvd, Los Angeles, CA, 90034



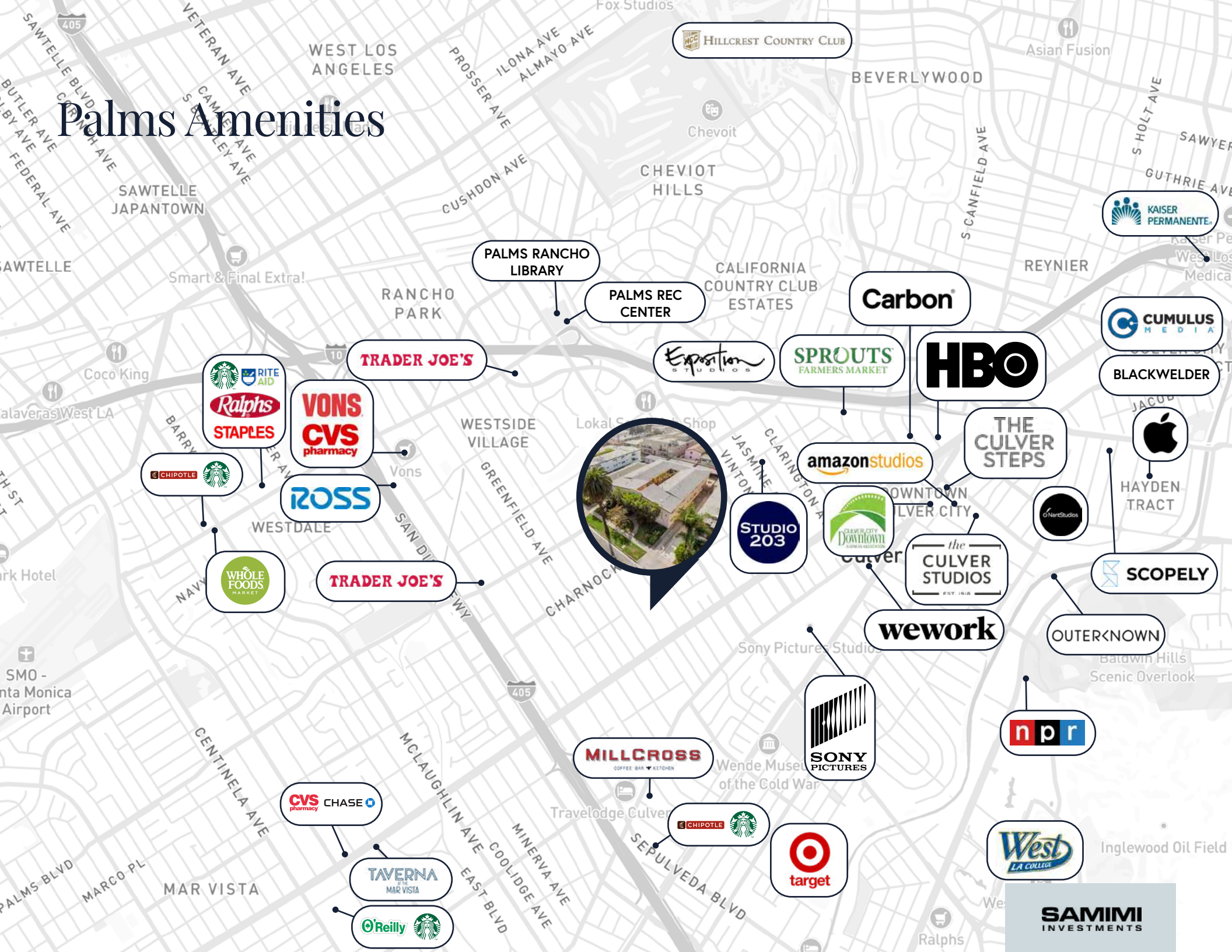
Los Angeles Palms

Located within the vibrant 90034 zip code, Palms is a diverse Los Angeles neighborhood celebrated for its urban character and exceptional connectivity. Palms attracts young professionals, students, and families alike, with nearly 46% of residents holding a four-year degree and a large share employed in executive and professional fields.

The neighborhood's housing is predominantly rental, with over 95% of residents renting in apartments and condos, reflecting strong rental demand. Palms offers excellent walkability to grocery stores, eateries, and public transit,

including proximity to the Expo Line, providing effortless access to Culver City, downtown Los Angeles, and the beach. Its central location grants easy freeway connections and short commutes to major employment hubs in entertainment, tech, and creative industries. Families benefit from several well-rated schools and nearby parks, while cultural events and local markets foster a vibrant community atmosphere. Palms combines the convenience of city living with a friendly, diverse environment, making it a compelling choice for both residents and investors seeking long-term value and lifestyle in Los Angeles.

Palms Amenities



Palms, Los Angeles

Palms, located on the Westside of Los Angeles, is a neighborhood covering just under two square miles. It sits south of Beverly Hills, Rancho Park, and Beverlywood, and directly north of Culver City, bounded roughly by Venice, Robertson, and Palms boulevards. Home to approximately 45,475 residents, Palms is known for its convenient central location and vibrant urban character.

Palms features a vibrant, diverse community with a strong educational background. Many residents hold college or advanced

degrees, contributing to the neighborhood's dynamic and forward-looking character. The neighborhood's proximity to UCLA is evident in the frequent display of Bruins gold and blue, reflecting the strong presence of graduate students and alumni living in the area.

This blend of youthful energy, academic influence, and cultural diversity, all within a dense, walkable urban setting, makes Palms a uniquely attractive place to live and invest in Los Angeles.



Location Highlights



A highly diverse neighborhood featuring a predominant mix of multi-family rental residences and single-family homes.



Convenient access to local employers, entertainment, cultural venues, and a broad variety of dining and shopping options.



Home to a highly educated population, including many UCLA students and alumni, fostering a youthful and vibrant community.



Situated near Silicon Beach employment hubs including Culver City studios and tech companies, supporting a dynamic local economy.



Access to well-regarded public schools and local parks enhances residential appeal and lifestyle quality.

Palms Transport Network

Palms offers a well-connected transportation network featuring the Metro Expo Line at Palms Station, linking the neighborhood efficiently to Downtown Los Angeles and Santa Monica. The area benefits from multiple Metro and LADOT bus routes, on-demand microtransit services, and nearby access to major freeways I-10 and I-405, enabling smooth commutes across the region. Its walkable streets, bike infrastructure, and proximity to key employment hubs further support convenient and sustainable transportation options, making Palms an attractive location for residents and commercial investment.



MAJOR FREEWAYS

The I-10 (Santa Monica Freeway) and I-405 (San Diego Freeway) run near the area, offering direct freeway access for car commuters to Downtown LA, the San Fernando Valley, and South Bay.



LA METRO BUS

Multiple LA Metro bus lines serve the area, connecting neighborhoods and key commercial hubs, including rapid and local routes with stops near Palms and Culver City.



METRO EXPO LINE

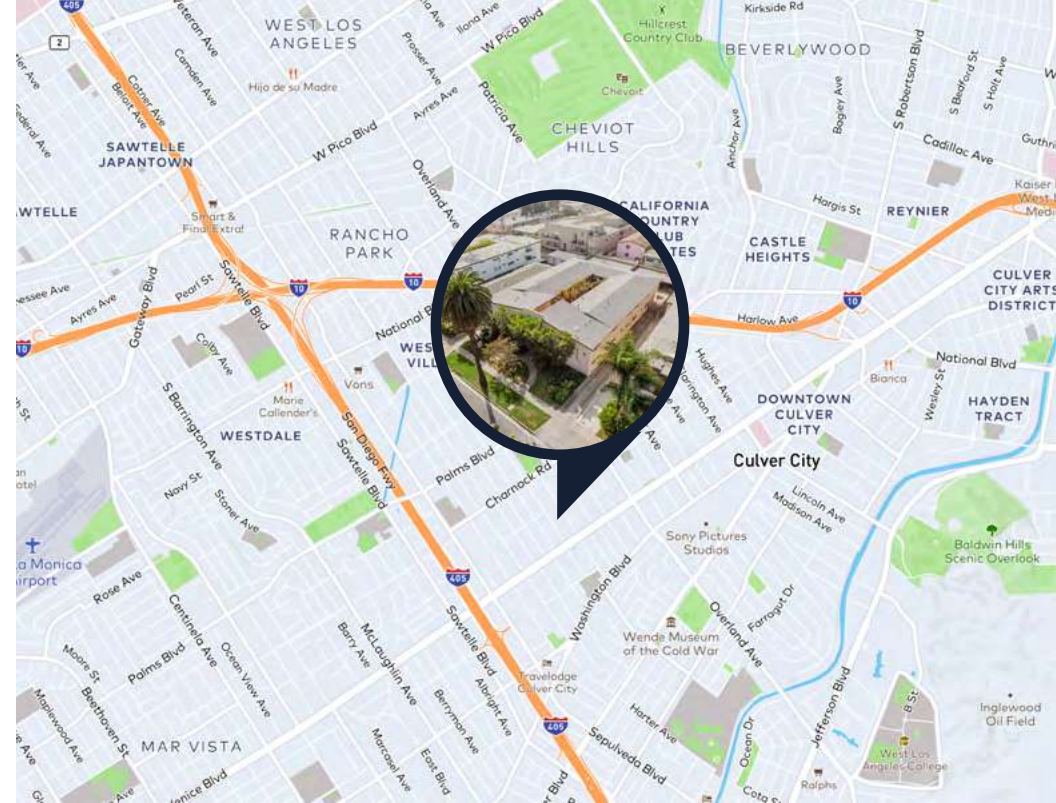
The Palms Station on the LA Metro Expo Line provides fast, frequent service connecting Culver City, Palms, and Westside neighborhoods to Downtown Los Angeles to the east and Santa Monica to the west. This reduces commute times and offers a reliable alternative to driving.

2028 Summer 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. The event is projected to generate an \$18 billion economic impact, supporting approximately 90,000 full-time jobs and producing \$700 million in state and local tax revenues. Investments in infrastructure, including a \$900 million federal boost for transportation upgrades and public safety, aim to create lasting benefits beyond the Games. With most venues existing and a privately funded operational model, the 2028 Olympics emphasize sustainability and fiscal responsibility while driving significant growth in tourism, hospitality, retail, and local business sectors. This transformative event is expected to strengthen LA's global reputation and provide a strong economic foundation for decades to come.

For investors and residents of the property, this major global event translates into enhanced demand for housing in strategically located neighborhoods like Palms.





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