

OFFERING MEMORANDUM
8430 WILEY POST AVE

LOS ANGELES, CA 90045 4 UNITS

DAVID MESSIAH

310.561.2384

david.messiah@lyonstahl.com

DRE #02117893

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

DRE #02035763

TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
CUSTOM SECTION	6
FINANCIAL ANALYSIS	14
SALE COMPARABLES	16
LOCATION OVERVIEW	22

PROPERTY INFORMATION



THE OFFERING



8430 Wiley Post Ave is a well-positioned 4-unit property offering a blend of new construction, mid-term rental income, and strong appeal for both investors and owner-users. The property generates \$123,000 in current annual income, with one-bedroom units achieving approximately \$3,500/month on mid-term rentals.

The property features a great unit mix of four 1-bedroom/1-bath units, including two newly constructed units completed in 2024. These rear units offer vaulted ceilings, in-unit washer and dryer, all new appliances, and private outdoor spaces, making them highly attractive to both tenants and mid-term rental users.

The front unit features a large private yard, a rare amenity that enhances livability and makes it especially attractive for an owner-occupier or long-term tenant. Currently, the back and middle units are operated as Airbnb rentals, generating strong income; however, these units can be delivered vacant at close of escrow, providing a buyer with immediate flexibility to set market rents, continue mid-term rental operations, or occupy a unit.

This flexibility allows a buyer to implement their preferred strategy from day one—whether maximizing returns through mid-term rentals or occupying a unit while offsetting expenses with rental income.

Located north of Manchester, the property sits in a quiet residential neighborhood in Westchester, making it appealing to both tenants and owner-occupants.



PROPERTY INFORMATION

PROPERTY DETAILS

Address	8430 Wiley Post Ave Los Angeles, CA 90045
Total Units	4
Total Building Sqft.	2,360 SF
Total Lot Size	6,005 SF
Year Built	1943
Zoning	LAR2
APN	4107-019-004



INVESTMENT HIGHLIGHTS

- 4-unit property generating \$123,000 in annual income
- Two units can be delivered vacant at close of escrow
- Two newly constructed units (2024) with modern finishes
- Rear units feature vaulted ceilings, in-unit washer/dryer, and private outdoor spaces
- Front unit includes a large private yard—ideal for owner-occupier
- Back and middle units currently operating as Airbnb rentals
- Flexibility to operate as mid-term rentals or traditional rentals
- Quiet residential location in Westchester, north of Manchester
- Ideal for investors seeking yield or owner-users looking to offset living expenses

PROPERTY PHOTOS



8430 Wiley Post Ave - Los Angeles, CA 90045

CUSTOM SECTION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

8430 Wiley Post Ave - Los Angeles, CA 90045



CUSTOM SECTION PROPERTY PHOTOS

SAMIMI
INVESTMENTS

8430 Wiley Post Ave - Los Angeles, CA 90045



CUSTOM SECTION PROPERTY PHOTOS

SAMIMI
INVESTMENTS

8430 Wiley Post Ave - Los Angeles, CA 90045



CUSTOM SECTION PROPERTY PHOTOS

SAMIMI
INVESTMENTS

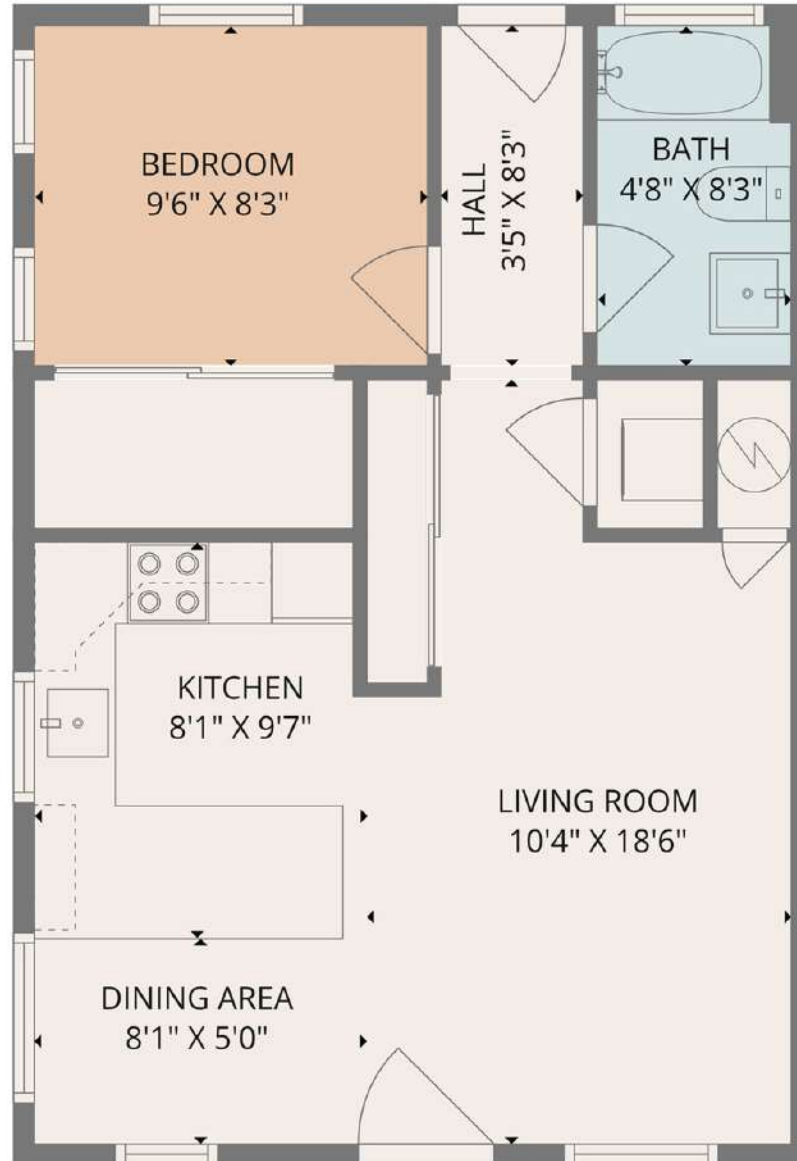
8430 Wiley Post Ave - Los Angeles, CA 90045



CUSTOM SECTION
FLOORPLAN



CUSTOM SECTION
FLOORPLAN



CUSTOM SECTION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

8430 Wiley Post Ave - Los Angeles, CA 90045



FINANCIAL ANALYSIS



SALE COMPARABLES

8430 Wiley Post Ave - Los Angeles, CA 90045

SALE COMPARABLES

SALE COMPS



★
8430 WILEY POST AVE
Los Angeles, CA 90045

Price:	\$1,550,000	Bldg Size:	2,360 SF
Lot Size:	6,005 SF	No. Units:	4
Cap Rate:	5.84%	Year Built:	1943



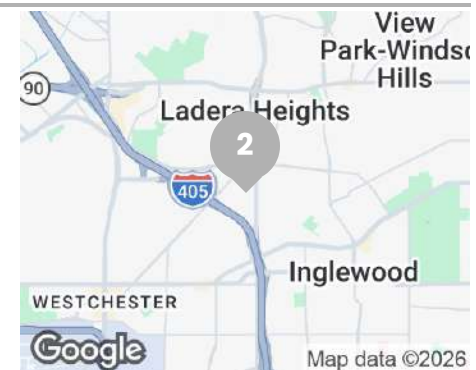
1
7017 FLIGHT AVENUE
Los Angeles, CA 90045

Price:	\$1,399,000	Bldg Size:	2,275 SF
Lot Size:	5,945 SF	No. Units:	4
Cap Rate:	5.37%	Year Built:	1950



2
7030 RAMSGATE AVENUE
Los Angeles, CA 90045

Price:	\$1,525,000	Bldg Size:	2,916 SF
Lot Size:	5,703 SF	No. Units:	4
Cap Rate:	6.17%	Year Built:	1948



SALE COMPARABLES

SALE COMPS



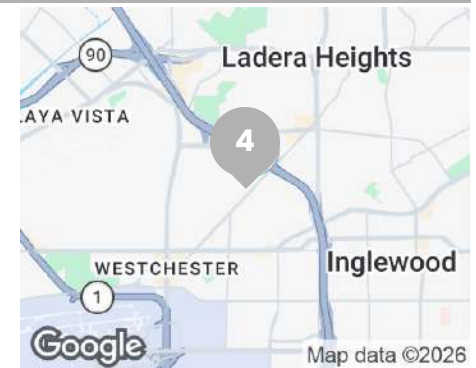
3
5931 W 79TH STREET
Los Angeles, CA 90045

Price:	\$1,555,888	Bldg Size:	2,589 SF
Lot Size:	9,020 SF	No. Units:	3
Cap Rate:	5.14%	Year Built:	1949



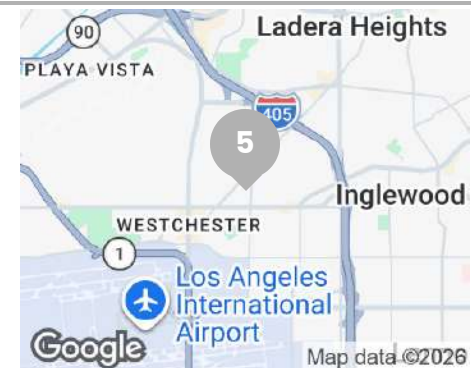
4
7801 FLIGHT AVE
Los Angeles, CA 90045

Price:	\$1,400,000	Bldg Size:	2,679 SF
Lot Size:	7,971 SF	No. Units:	2
Cap Rate:	4.79%	Year Built:	1951



5
5919 W 84TH STREET
Los Angeles, CA 90045

Price:	\$1,050,000	Bldg Size:	1,110 SF
Lot Size:	9,079 SF	No. Units:	2
Cap Rate:	4%	Year Built:	1943



SALE COMPARABLES

SALE COMPS



8420 GLIDER AVENUE
Los Angeles, CA 90045

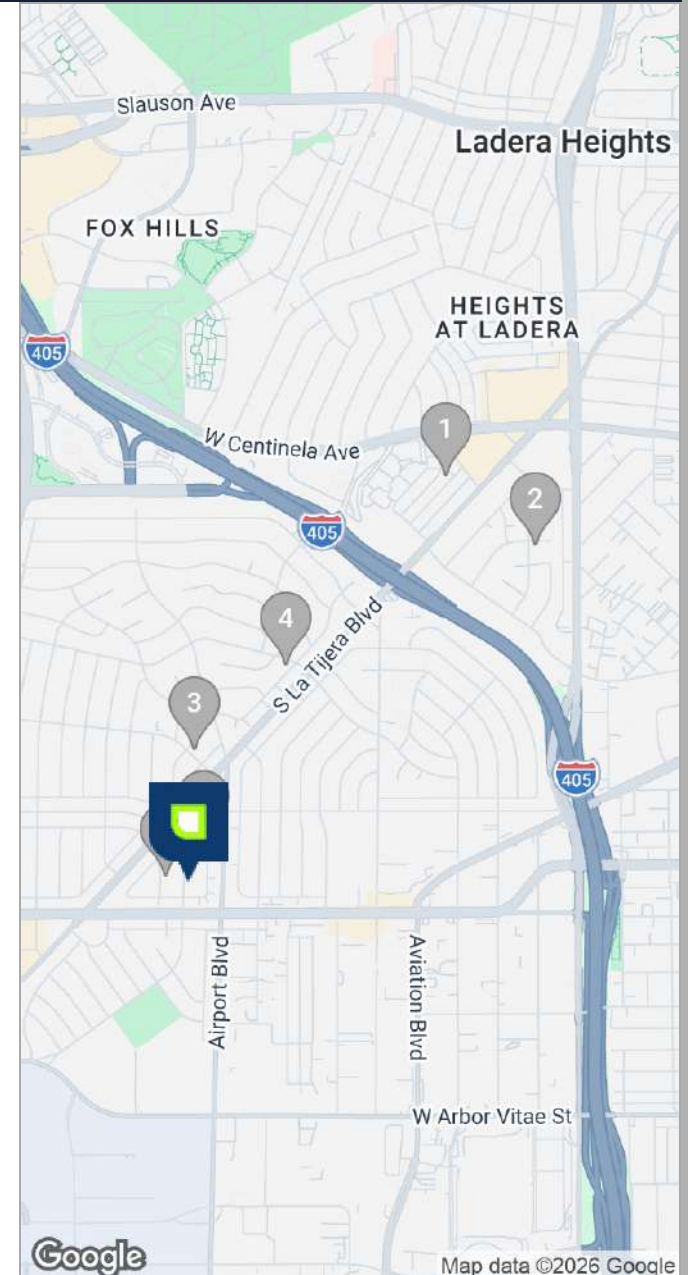
Price:	\$1,364,000	Bldg Size:	2,058 SF
Lot Size:	6,598 SF	No. Units:	2
Year Built:	1943		



SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	8430 Wiley Post Ave Los Angeles, CA 90045	\$1,550,000	2,360 SF	6,005 SF	4	5.84%
1	7017 Flight Avenue Los Angeles, CA 90045	\$1,399,000	2,275 SF	5,945 SF	4	5.37%
2	7030 Ramsgate Avenue Los Angeles, CA 90045	\$1,525,000	2,916 SF	5,703 SF	4	6.17%
3	5931 W 79th Street Los Angeles, CA 90045	\$1,555,888	2,589 SF	9,020 SF	3	5.14%
4	7801 Flight Ave Los Angeles, CA 90045	\$1,400,000	2,679 SF	7,971 SF	2	4.79%
5	5919 W 84th Street Los Angeles, CA 90045	\$1,050,000	1,110 SF	9,079 SF	2	4%
6	8420 Glider Avenue Los Angeles, CA 90045	\$1,364,000	2,058 SF	6,598 SF	2	-
	AVERAGES	\$1,382,315	2,271 SF	7,386 SF	2	5.09%



SALE COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
7017 Flight Ave	\$1,399,000	4	1950	2,275	5,945	13.03	5.37%	\$614.95	\$349,750	5/8/2024	(1)2+1, (2)1+1, (1)0+1
7030 Ramsgate Ave	\$1,525,000	4	1948	2,916	5,703	11.35	6.17%	\$522.98	\$381,250	12/12/2025	(1) 3+1, (2) 2+2, (1) 1+1
5931 W 79th Street	\$1,555,888	3	1949	2,589	9,020	13.62	5.14%	\$600.96	\$518,629	10/15/2025	(1)2+2, (2)2+1
7801 Flight Ave	\$1,400,000	2	1951	2,679	7,971	14.63	4.79%	\$522.58	\$700,000	4/3/2026	(2)3+1
5919 W 84th Street	\$1,050,000	2	1943	1,110	9,079	17.50	4.00%	\$945.95	\$525,000	2/11/2025	(2)1+1
8420 Glider Avenue	\$1,364,000	2	1943	2,058	6,598	N/A	N/A	\$662.78	\$682,000	4/16/2026	(1) 3+4, (1) 1+1
Averages						14.03	5.09%	\$645.03	\$526,105		
8430 Wiley Post Ave	\$1,495,000	4	1943 & 2023	2,360	6,005	12.15	5.84%	\$633.47	\$373,750	Subject	(4) 1+1

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



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



LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



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.



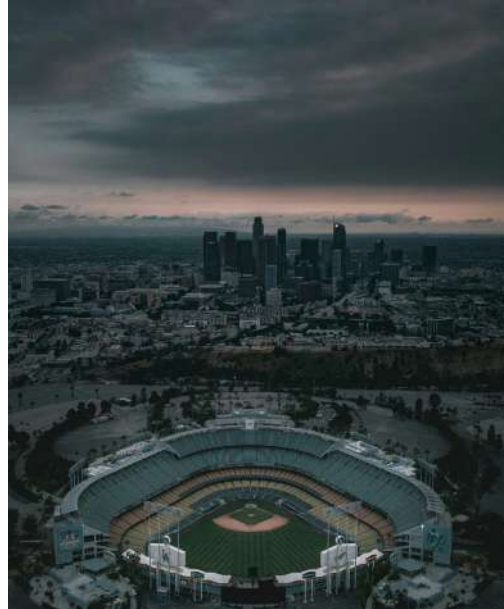
ECONOMIC IMPACT

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

HOLLYWOOD PARK

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

EXCLUSIVELY MARKETED BY

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INVESTMENT REAL ESTATE

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