

3161 EUCLID AVE., LYNWOOD CA 90262-4966

OFFERING MEMORANDUM



WILLIAMS CAPITAL ADVISORS
Real Estate Advisory

TABLE OF CONTENTS

OFFERING MEMORANDUM

01

EXECUTIVE
SUMMARY

02

FINANCIAL
ANALYSIS



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An aerial photograph of a residential neighborhood. A yellow line outlines a specific area containing several houses with brown roofs, some trees, and a few parked cars. The surrounding area includes other houses, streets, and more trees. The text "EXECUTIVE SUMMARY" is overlaid in the bottom right corner.

EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

This exceptional 7-unit apartment property offers a rare investment opportunity in the heart of Lynwood, one of Los Angeles County's most strategically positioned submarkets. Situated on an expansive 32,472 square foot lot with coveted R3 multifamily zoning, the property presents immediate rental income alongside transformational development potential rarely found in today's constrained market. The existing improvements, constructed in 1958, have proven their durability through decades of consistent occupancy, while the substantial land holdings provide flexibility for future expansion through traditional development or accessory dwelling units. Located just 18 minutes from the Lynwood Metro C Line station, the property benefits from excellent regional connectivity, providing residents with seamless access to downtown Los Angeles, LAX, and major employment centers throughout the metropolitan area.

Lynwood's dynamic rental market demonstrates remarkable strength, with robust year-over-year rent growth significantly outpacing broader Los Angeles County trends. The city's demographic composition, predominantly family-oriented households with an average size exceeding four people, creates consistent demand for quality multifamily housing. This stable tenant base, combined with the area's position as an essential workforce housing market, ensures reliable occupancy and rental income. The property's location offers residents proximity to established healthcare facilities, manufacturing employment centers, and retail corridors, while maintaining the neighborhood character that attracts long-term tenants. Recent infrastructure investments and transit improvements have enhanced Lynwood's appeal to both residents and investors, positioning the area for continued growth as Los Angeles County addresses its critical housing shortage.

Address	3161 Euclid Ave, Lynwood, CA 90262-4966
Submarket	Los Angeles County
Property Type	Multifamily
Gross Building Area	± 6,904 SF
Lot Size	± 32,481 SF / 0.75 AC
Zoning	LAC2
Parcel Number	6176-002-015
Year Built	1958

Development Analysis

Zoning Details

Municipal Code	City of Lynwood
Zoning	R3 (Multifamily Residential)
Land Use	Multifamily Residential
Transit Oriented Communities	TOD Eligible (18 min to Lynwood Metro C Line)
State Enterprise Zone	N/A
Qualified Opportunity Zone	Eligible
Entitlement Status	Unentitled

Lot Details

Address	Zoning	Lot Size	% of Total Lot Size
3161 Euclid Ave	R3	32,472 SF	100%

Development Potential –By Right

Property	Total Lot Size	Base FAR	Buildable Floor Area	Base Density	Buildable Units	Buildable Units (rounded down)	Height (Feet/Stories)	Affordable Units
3161 Euclid Ave	32,472 SF	0.75 : 1*	24,354 SF	1 Unit per 800 SF**	40.59 Units	40 Units	35 Feet 3 Stories	None Required

**Typical R3 FAR in Lynwood **Base R3 density allowance*

Development Potential – Enhanced Density Programs (Citywide Housing Incentive Program (CHIP))

Property	Lot Size	Max. FAR	Buildable Floor Area	Base Buildable Units (rounded up)	Density Bonus	Buildable Units (with bonus)	Buildable Units (rounded up)	Height Bonus	Affordable Units
3161 Euclid Ave	32,472 SF	1.35 : 1	43,837 SF	40 Units	80%	72 Units	72 Units	+10 Feet	11 Units (15%)

Development Analysis

State Density Bonus with AB 1287 (Maximum Scenario)

Property	Lot Size	Max. FAR	Buildable Floor Area	Base Buildable Units	Enhanced Density	Buildable Units (theoretical)	Buildable Units (practical)	Height Bonus	Affordable Units
3161 Euclid Ave	32,472 SF	1.50 : 1	48,708 SF	40 Units	100%+	80-100 Units	80 Units	+20 Feet	20 Units (25%)

Transit-Oriented Development (TOD) Maximum

Property	Lot Size	Max. FAR	Buildable Floor Area	Density	Buildable Units	Height Allowance	Parking Required	Affordable Units
3161 Euclid Ave	32,472 SF	Limited only by height/FAR	Up to 97,416 SF (at 3.0 FAR)	Unlimited within FAR	Up to 100+ Units	+33 Feet (68 feet total)	0 spaces	Varies by program

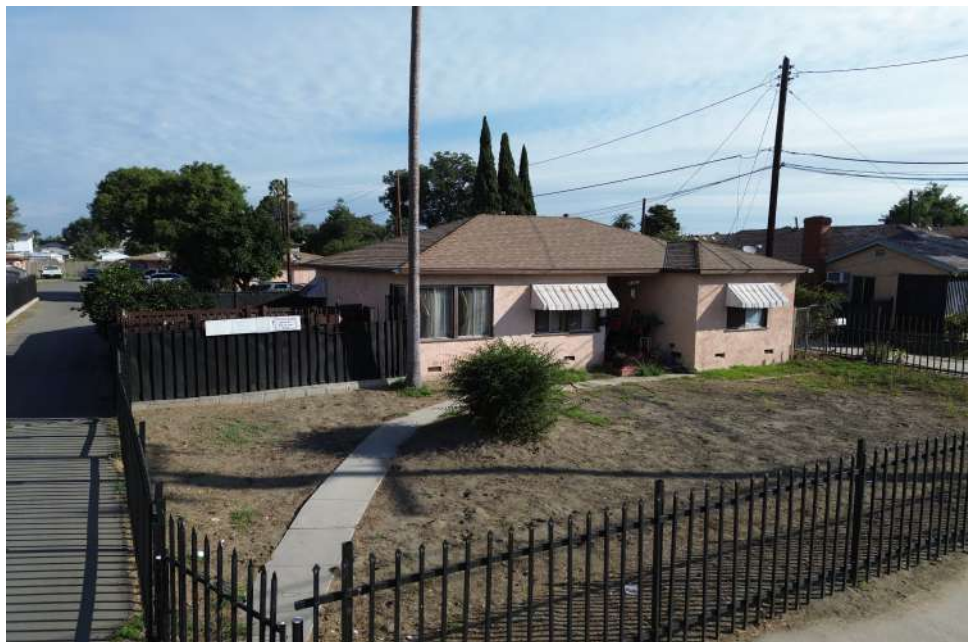
ADU Development Potential (SB 1211)

Property	Existing Units	Allowable ADUs	Total Potential Units	ADU Size Range	Parking Required	Approval Timeline
3161 Euclid Ave	7 Units	7 ADUs	14 Units Total	500-1,200 SF each	None	60-day ministerial

INVESTMENT HIGHLIGHTS

- **Exceptional Land Value:** 32,472 SF lot with R3 multifamily zoning - one of the largest development sites available in Lynwood
- **Development Upside:** Current 7 units can expand to 40+ units through base zoning, 72+ units with density bonuses
- **Transit-Oriented Location:** 18 minutes to Lynwood Metro C Line station with direct access to Downtown LA and LAX
- **Family-Oriented Demographics:** 85.7% family households with 4+ average size ensuring stable tenant base
- **Supply-Constrained Market:** No major apartment deliveries 2020-2025 with limited development pipeline

PHOTOS





FINANCIAL ANALYSIS

Section 02

FINANCIAL OVERVIEW

VALUATION

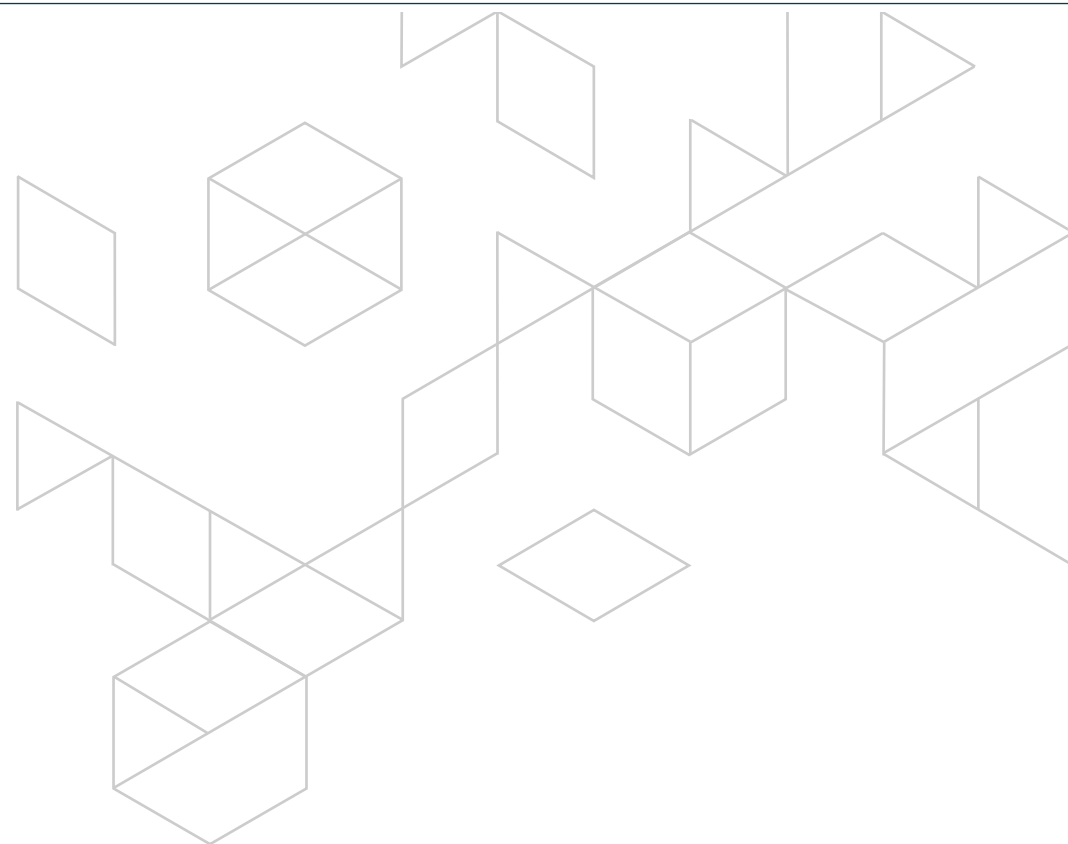
SUGGESTED ASKING PRICE	\$2,100,000
CURRENT CAP RATE	7.19%
PRO FORMA CAP RATE	7.81%
GROSS BUILDING AREA	± 6,904 SF
BUILDING PSF	\$304.17
LOT SIZE	± 32,481 SF
LAND PSF	\$64.65
CURRENT GRM	9.35

ANNUALIZED OPERATING DATA

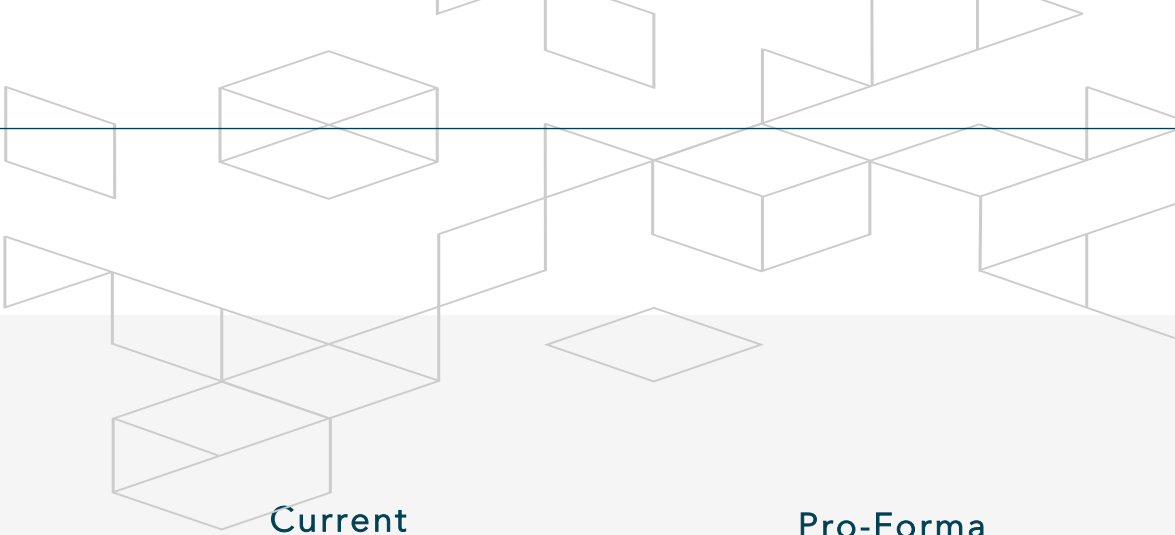
	Current	Pro Forma
POTENTIAL BASE RENT	\$196,260	\$203,129
GROSS POTENTIAL INCOME	\$196,260	\$203,129
LESS: VACANCY (3%)	\$0	\$6,094
EFFECTIVE GROSS INCOME	\$196,260	\$209,223
OPERATING EXPENSES	(\$45,250)	(\$45,250)
EXPENSE RATIO (EGI)	23.1%	21.6%
Net Operating Income	\$151,010	\$163,973

OPERATING EXPENSES

	Current	PSF	Pro Forma	PSF
REAL ESTATE TAXES (1.20%)	\$26,250	\$3.80	\$26,250	\$3.80
INSURANCE	\$19,000	\$2.75	\$19,000	\$2.75
TOTAL OPERATING EXPENSES	\$45,250	\$6.55	\$45,250	\$6.55



RENT
ROLL



		Current	Pro-Forma
UNIT	BEDS/BATHS	BASE RENT	BASE RENT
A	3-Bed / 2-Bath	\$3,455	\$3,575.93
B	2-Bed / 1-Bath	\$2,000	\$2,070
C	2-Bed / 1-Bath	\$2,000	\$2,070
D	2-Bed / 1-Bath	\$2,200	\$2,277
E	2-Bed / 1-Bath	\$2,200	\$2,277
F	2-Bed / 1-Bath	\$2,200	\$2,277
G	2-Bed / 1-Bath	\$2,300	\$2,380.50
MONTHLY TOTAL		\$16,355.00	\$16,927.43
ANNUAL TOTAL		\$196,260.00	\$203,129.10

LOCATION OVER VIEW

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2023	76,814	453,275	1,154,367
2022	77,920	459,291	1,173,940
2021	77,796	468,007	1,190,528
2020	79,624	471,494	1,192,945
2019	80,385	480,166	1,201,537

HOUSEHOLD INCOME

2023 Median Income	\$67,185	\$68,768	\$68,262
Under \$25k	3,277	20,024	54,278
\$25k - \$50k	4,002	23,255	63,573
\$50k - \$100k	5,657	37,143	97,660
\$100k - \$150k	3,270	21,208	53,952
Above \$150k	2,552	15,747	46,999

AGE

2023 Median Age	33	33	34
Under 20	22,909	134,578	333,456
20 - 25	5,601	33,107	84,040
25 - 45	24,016	132,253	334,331
45 - 65	17,119	107,474	276,878
Over 65	6,064	38,407	105,213

EMPLOYEES

	1 Mile	3 Miles	5 Miles
Total 2023	58,459	346,101	890,609
Agriculture	271	1,171	2,925
Construction	3,849	17,934	44,523
Manufacturing	5,648	26,357	65,259
Wholesale Trade	1,694	9,423	23,780
Retail Trade	4,598	23,465	60,663
Transportation, Warehousing	4,588	25,719	57,325
Information	263	2,675	6,737
Finance, Insurance	1,158	7,164	18,709
Professional Services	4,047	21,035	54,979
Educational, Health Care	8,019	41,588	104,979
Arts, Entertainment, Food	3,424	19,027	53,332
Business, Science, Arts	7,121	41,975	117,776
Public Administration	1,186	7,700	18,757
Other Services	2,084	11,486	31,292

HOUSING OCCUPANCY

2023 Ratio	1	1	1
Occupied	18,094	113,756	306,211
Vacant	664	3,621	10,251

RENTER TO HOMEOWNER

2023 Ratio	0	1	0
Renters	10,690	60,014	180,655
Homeowners	8,068	57,363	135,807



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