



OFFERING MEMORANDUM

2104 E 113TH ST

LOS ANGELES, CA 90059 | 3 UNITS \$950,000

**10,000+ SF LOT w/
R.T.I Plans | DD
(Click Here)**

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PROPERTY INFORMATION

2106 E 113th ST - Los Angeles, CA 90059

THE OFFERING



Amazing Owner-User or Investment Opportunity awaits at 2104 E 113th St, an income-producing 3-unit property situated on a massive 10,295 SF lot in a rapidly appreciating Los Angeles submarket. **One of the 2-bedroom/1-bathroom units will be delivered entirely vacant.** Live in one unit and cash-flow via the two rented units!

The true crown jewel of this offering, however, is the fully approved, **Ready-To-Issue (RTI) plans.** The site is shovel-ready to construct a **1,019 SF detached 3-bedroom/2-bathroom ADU**, alongside a **538 SF expansion to an existing unit**, allowing an investor to transform the asset into a **4-unit compound** without the typical delays of the city entitlement process.

Perfect owner-user or investment opportunity with immediate upside for market-rate leasing and strong value-add potential. Listed at just **\$372.40/SF**, the subject property offers a significant discount against the **market average of \$475.62/SF.**

Strategically located just minutes from the major developments transforming Inglewood and the South Bay, including **SoFi Stadium, Intuit Dome, and the Hollywood Park entertainment district.** With the **2028 Summer Olympics** approaching and continued infrastructure investment around LAX, this location is positioned for strong long-term tenant demand and economic growth.

PROPERTY INFORMATION

PROPERTY DETAILS

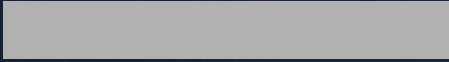
Address	2106 E 113th ST Los Angeles, CA 90059
Total Units	3
Total Building Sq. Ft	2,551 SF
Total Lot Size	10,295 SF
Year Built	1954
Zoning	LA R1
APN	6067-012-025



INVESTMENT HIGHLIGHTS

- **Oversized 10,295 SF parcel** zoned LA R1, providing ample space for current expansions and strong future development
- **One** 2-bed/1-bath unit will be delivered entirely vacant, allowing the new owner to immediately command premium market rents.
- The property comes with **fully approved, Ready-To-Issue (RTI)** plans to construct a standalone 1,019 SF, 3-bed/2-bath ADU
- **The RTI plans** also include adding **538 SF** to one of the existing 2-bed/1-bath units, further driving forced appreciation and rental income.

PROPERTY PHOTOS



2106 E 113th ST - Los Angeles, CA 90059

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

2106 E 113th ST - Los Angeles, CA 90059



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE END
1	3	2	957 SF	\$2,912	\$3.04	\$3,150	Section 8
2	2	1	797 SF	\$2,775	\$3.48	\$2,400	-
3	2	1	797 SF	\$2,400	\$3.01	\$2,400	VACANT
ADU	3	2	-	-	-	\$3,400	RTI Plans
TOTALS			2,551 SF	\$8,087	\$9.53	\$11,350	

FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$4,852)
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GROSS INCOME	\$92,192
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EXPENSES SUMMARY

New Taxes (New Estimated 1.20%):	\$11,400
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Maintenance (\$600/unit/year):	\$1,800
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Insurance (\$1.25/SF):	\$3,189
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Utilities (\$1100/unit/year):	\$3,300
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OPERATING EXPENSES	\$19,689
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NET OPERATING INCOME	\$72,503
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FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

Property Address		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$950,000	Scheduled Gross Income:	\$97,044		\$140,400		
Down Payment:	25.0% \$237,500	Vacancy Rate Reserve:	\$4,852	5% *1	\$7,020	5% *1	
Number of units:	3	Gross Operating Income:	\$92,192		\$133,380		
Cost per Unit:	\$316,667	Expenses:	\$19,689	20% *1	\$19,689	14% *1	
Current GRM:	9.79	Net Operating Income:	\$72,503		\$113,691		
Market GRM:	6.77	Loan Payments:	\$53,341		\$53,341		
Current CAP:	7.63%	Pre Tax Cash Flows:	\$19,162	8.07% *2	\$60,350	25.41% *2	
Market CAP:	11.97%	Principal Reduction:	\$8,155		\$8,155		
Year Built / Age:	1954	Total Return Before Taxes:	\$27,317	11.50% *2	\$68,505	28.84% *2	
Approx. Lot Size:	10,295						
Approx. Gross RSF:	2,551	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:	\$372.40	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$712,500	Amort:	30							
Terms:	6.38%	Fixed:	30							
Payment:	\$4,445	DCR:	1.36							
Annualized Expenses				# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
							Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
*Estimated				1	3+2	Section 8	\$2,912	\$2,912	\$3,150	\$3,150
New Taxes (New Estimated 1.20%):	\$11,400			1	2+1		\$2,775	\$2,775	\$2,400	\$2,400
Maintenance (\$600/unit):	\$1,800			1	2+1	VACANT	\$2,400	\$2,400	\$2,750	\$2,750
Insurance (\$1.25/SF):	\$3,189			1	3+2	RTI - ADU Play	\$0	\$0	\$3,400	\$3,400
Utilities (\$1100/unit/year):	\$3,300									
Total Expenses:	\$19,689							\$8,087		\$11,700
Expenses as %/SGI	20.29%									\$0
Per Net Sq. Ft:	\$7.72									\$0
Per Unit	\$6,563									\$0
								\$8,087		\$11,700
								\$97,044		\$140,400
									Gas & Electric	
										Rental Upside 44.68%

SALE COMPARABLES

SALE COMPARABLES

3 UNITS | SALE COMPS



★
2106 E 113TH ST
Los Angeles, CA 90059

Subject Property

Price:	\$950,000	Bldg Size:	2,551 SF
Lot Size:	10,295 SF	Cap Rate:	7.63%
Year Built:	1954	Price/SF:	\$372.40
Price/Unit:	\$316,667	GRM:	9.78937



1
315 E 59TH ST
Los Angeles, CA 90003

Sold 12/23/2025

Price:	\$1,700,000	Bldg Size:	3,283 SF
Lot Size:	5,392 SF	Cap Rate:	3.71%
Year Built:	1920	Price/SF:	\$517.82
Price/Unit:	\$566,667	GRM:	18.89



2
1108 E TUCKER ST
Compton, CA 90221

Sold 9/16/2025

Price:	\$1,050,000	Bldg Size:	2,308 SF
Lot Size:	8,513 SF	Cap Rate:	6.55%
Year Built:	1941	Price/SF:	\$454.94
Price/Unit:	\$350,000	GRM:	11.29



SALE COMPARABLES

3 UNITS | SALE COMPS



3
1201 E 78TH ST
Los Angeles, CA 90001

Sold 7/24/2024

Price:	\$990,000	Bldg Size:	2,589 SF
Lot Size:	35,842 SF	Cap Rate:	6.32%
Year Built:	1960	Price/SF:	\$382.39
Price/Unit:	\$330,000	GRM:	11.07



4
1142 NADEAUE ST
Los Angeles, CA 90001

Sold 8/16/2024

Price:	\$949,000	Bldg Size:	1,784 SF
Lot Size:	8,513 SF	Cap Rate:	5.22%
Year Built:	1928	Price/SF:	\$531.95
Price/Unit:	\$316,333	GRM:	13.4



5
10603 LOU DILLON AVE
Los Angeles, CA 90002

Sold 5/9/2025

Price:	\$900,000	Bldg Size:	1,614 SF
Lot Size:	6,507 SF	Cap Rate:	6.61%
Year Built:	1923	Price/SF:	\$557.62
Price/Unit:	\$300,000	GRM:	11.19



SALE COMPARABLES

3 UNITS | SALE COMPS

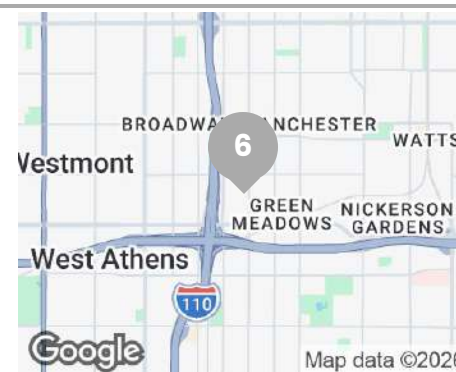


6

122 W 110TH ST, LOS ANGELES 90061
122 W 110th St, Los Angeles, CA 90061

Sold 2/13/2025

Price:	\$950,000	Bldg Size:	2,093 SF
Lot Size:	5,322 SF	Cap Rate:	5.50%
Year Built:	1931	Price/SF:	\$453.89
Price/Unit:	\$316,667	GRM:	11.82



7

2515 LIVE OAK ST
Huntington Park, CA 90255

Sold 3/27/2025

Price:	\$920,000	Bldg Size:	2,136 SF
Lot Size:	5,891 SF	Cap Rate:	5.89%
Year Built:	1934	Price/SF:	\$430.71
Price/Unit:	\$306,667	GRM:	12.57



8

1042 W 84TH PL
Los Angeles, CA 90044

Sold 7/23/2024

Price:	\$1,075,000	Bldg Size:	2,996 SF
Lot Size:	5,263 SF	Cap Rate:	5.63%
Year Built:	1938	Price/SF:	\$358.81
Price/Unit:	\$358,333	GRM:	12.44



SALE COMPARABLES

3 UNITS | SALE COMPS



9
1548 W 59TH PL
Los Angeles, CA 90047

Sold 12/12/2025

Price:	\$1,095,000	Bldg Size:	2,060 SF
Lot Size:	4,480 SF	Cap Rate:	6.66%
Year Built:	1923	Price/SF:	\$531.55
Price/Unit:	\$365,000	GRM:	10.51



10
6425 S VERMONT AVE
Los Angeles, CA 90044

Sold 9/23/2024

Price:	\$1,100,000	Bldg Size:	2,570 SF
Lot Size:	3,600 SF	Cap Rate:	5.35%
Year Built:	1922	Price/SF:	\$428.02
Price/Unit:	\$366,667	GRM:	13.1



11
1207 W GAGE AVE
Los Angeles, CA 90044

Sold 9/11/2024

Price:	\$1,230,000	Bldg Size:	2,563 SF
Lot Size:	6,231 SF	Cap Rate:	5.60%
Year Built:	1922	Price/SF:	\$479.91
Price/Unit:	\$410,000	GRM:	12.5



SALE COMPARABLES

3 UNITS | SALE COMPS

12



1341 W 94TH ST
Los Angeles, CA 90044

On Market

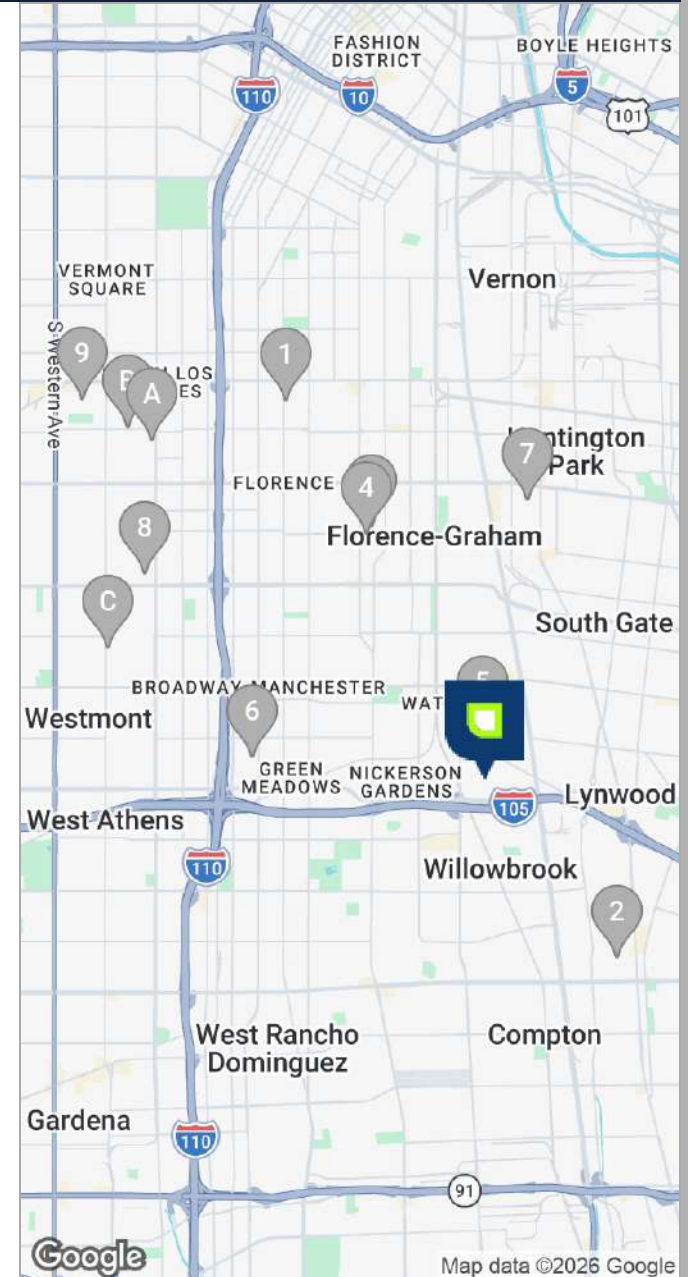
Price:	\$1,300,000	Bldg Size:	2,587 SF
Lot Size:	8,779 SF	Cap Rate:	4.01%
Year Built:	1951	Price/SF:	\$502.51
Price/Unit:	\$433,333	GRM:	17.47



SALE COMPARABLES

3 UNITS SALE COMPS SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF	PRICE/UNIT
★	2106 E 113th St Los Angeles, CA 90059	\$950,000	2,551 SF	10,295 SF	\$372.40	\$316,667
1	315 E 59th St Los Angeles, CA 90003	\$1,700,000	3,283 SF	5,392 SF	\$517.82	\$566,667
2	1108 E Tucker St Compton, CA 90221	\$1,050,000	2,308 SF	8,513 SF	\$454.94	\$350,000
3	1201 E 78th St Los Angeles, CA 90001	\$990,000	2,589 SF	35,842 SF	\$382.39	\$330,000
4	1142 Nadeau St Los Angeles, CA 90001	\$949,000	1,784 SF	8,513 SF	\$531.95	\$316,333
5	10603 Lou Dillon Ave Los Angeles, CA 90002	\$900,000	1,614 SF	6,507 SF	\$557.62	\$300,000
6	122 W 110th St, Los Angeles 90061 122 W 110th St Los Angeles, CA 90061	\$950,000	2,093 SF	5,322 SF	\$453.89	\$316,667
7	2515 Live Oak St Huntington Park, CA 90255	\$920,000	2,136 SF	5,891 SF	\$430.71	\$306,667
8	1042 W 84th Pl Los Angeles, CA 90044	\$1,075,000	2,996 SF	5,263 SF	\$358.81	\$358,333
9	1548 W 59th Pl Los Angeles, CA 90047	\$1,095,000	2,060 SF	4,480 SF	\$531.55	\$365,000
A	6425 S Vermont Ave Los Angeles, CA 90044	\$1,100,000	2,570 SF	3,600 SF	\$428.02	\$366,667
B	1207 W Gage Ave Los Angeles, CA 90044	\$1,230,000	2,563 SF	6,231 SF	\$479.91	\$410,000
C	1341 W 94th St Los Angeles, CA 90044	\$1,300,000	2,587 SF	8,779 SF	\$502.51	\$433,333
	AVERAGES	\$1,104,917	2,382 SF	8,694 SF	\$469.18	\$368,306



SALE COMPARABLES

SALE COMPS ANALYSIS

Address	City	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/SF Lot	COE	Unit Mix
315 E 59th St	LA 90003	\$1,700,000	3	1920	3,283	5,392	18.89	3.71%	\$517.82	\$315.28	12/23/25	(3) 2+2
1108 E Tucker St	Compton 90221	\$1,050,000	3	1941	2,405	8,513	11.29	6.20%	\$436.59	\$123.34	9/16/25	(1) 3+1, (2) 1+1
1201 E 78th St	LA 90001	\$990,000	3	1960	2,589	35,842	11.07	6.32%	\$382.39	\$27.62	7/24/24	(1) 3+2, (1) 2+1, (1) 1+1
1142 Nadeau St	LA 90001	\$949,000	3	1928	1,784	8,513	13.40	5.22%	\$531.95	\$111.48	8/16/24	(1) 2+1, (2) 1+1
10603 Lou Dillon Ave	LA 90002	\$900,000	3	1923	1,614	5,392	11.36	6.16%	\$557.62	\$166.91	5/9/25	(1) 3+2, (2) 1+1
122 W 110th St	LA 90061	\$950,000	3	1931	2,093	5,322	11.82	5.92%	\$453.89	\$178.50	2/14/25	(2) 1+1, (1) 3+2
2515 Live Oak St	Huntington Park 90255	\$920,000	3	1934	2,136	5,891	12.57	5.57%	\$430.71	\$156.17	3/27/25	(1) 2+1, (2) 1+1
1458 W 80th St	LA 90047	\$1,050,000	3	1929	2,684	6,676	12.15	5.76%	\$391.21	\$157.28	8/29/25	(3) 2+1
1042 W 84th Pl	LA 90044	\$1,075,000	3	1938	2,996	5,263	12.44	5.63%	\$358.81	\$204.26	7/23/24	(3) 2+1
1548 W 59th Pl	LA 90047	\$1,095,000	3	1923	2,060	4,480	10.51	6.66%	\$531.55	\$244.42	12/12/25	(1) 2+1, (2) 3+1
6425 S Vermont Ave	LA 90044	\$1,100,000	3	1922	2,570	3,600	13.10	5.35%	\$428.02	\$305.56	9/23/24	(2) 2+1, (1) 3+2
1207 W Gage Ave	LA 90044	\$1,230,000	3	1922	2,563	6,231	12.50	5.60%	\$479.91	\$197.40	9/11/24	(1) 4+2, (1) 2+1, (1) 3+1
1341 W 94th St	LA 90044	\$1,300,000	3	1951	2,587	8,779	17.47	4.01%	\$502.51	\$148.08	PENDING	(1) 3+2, (2) 1+1
Averages							12.97	5.55%	\$461.77	\$179.72		
2104 E 113th St	LA 90059	\$950,000	3	1954	2,551	10,295	9.79	7.63%	\$372.40	\$92.28	-	(1) 3+2, (2) 2+1

LEASE COMPARABLES

LEASE COMPARABLES

LEASE COMPS



2106 E 113TH ST
Los Angeles, CA 90059

Subject Property

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
3 br / 2 ba	2	\$1,456	479 SF	\$3.04
2 br / 1 ba	2	\$2,588	797 SF	\$3.25



10520 S FIGUEROA ST
Los Angeles, CA 90003

Leased

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
Apt	1	\$3,000	737 SF	\$4.07



349 E 119TH ST
Los Angeles, CA 90061

Leased

UNIT TYPE:	COUNT:	RENT:	SIZE SF:
House	1	\$2,800	650 SF



LEASE COMPARABLES

LEASE COMPS



10621 WILMINGTON AVE
Los Angeles, CA 90002

Leased

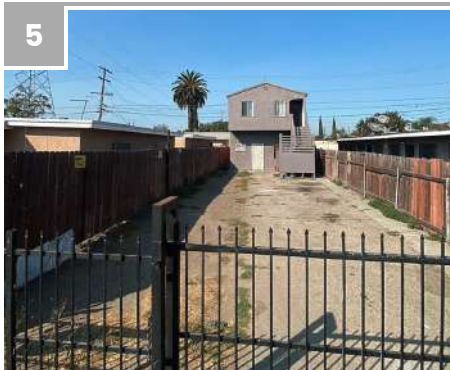
UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
Apt	1	\$2,850	725 SF	\$3.93



10735 WEIGAND AVE
Los Angeles, CA 90059

Leased

UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
House	1	\$2,700	720 SF	\$3.75



705 E 108TH ST
Los Angeles, CA 90059

Leased

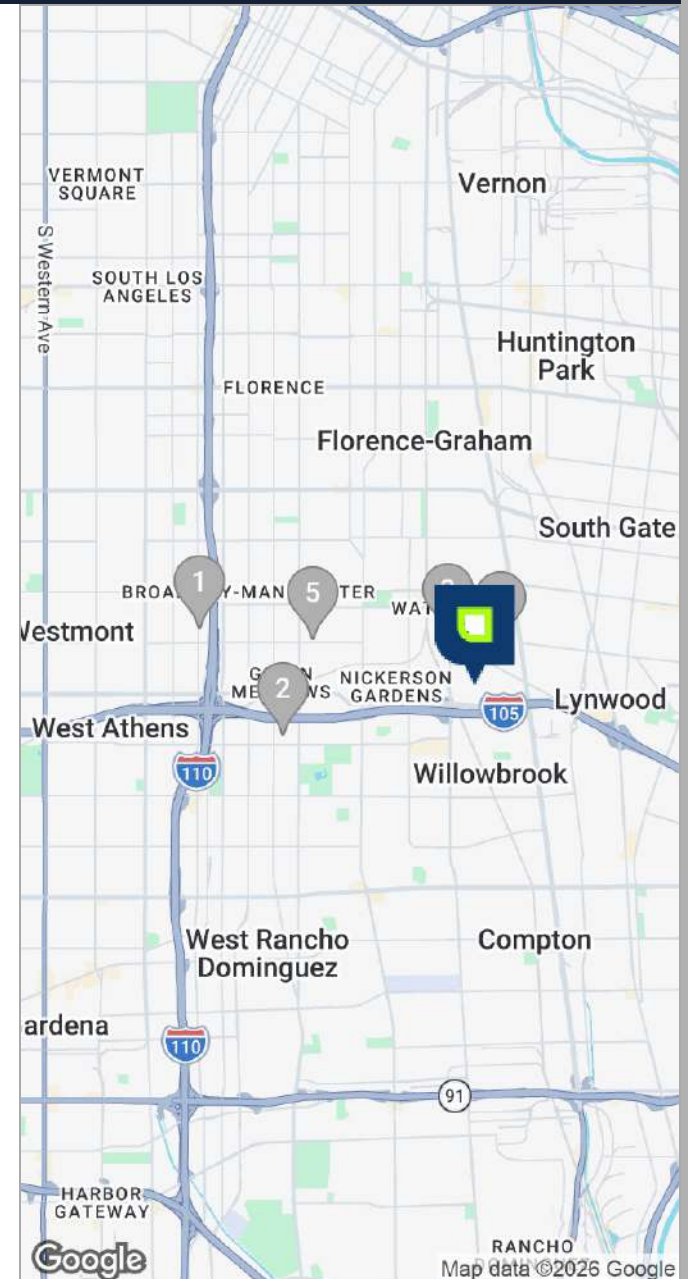
UNIT TYPE:	COUNT:	RENT:	SIZE SF:	RENT/SF:
House	1	\$2,600	700 SF	\$3.71



LEASE COMPARABLES

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG SIZE	AVG RENT	DEAL STATUS
★	2106 E 113th St Los Angeles, CA 90059	\$3.17	638 SF	\$2,022	Subject Property
1	10520 S Figueroa St Los Angeles, CA 90003	\$4.07	737 SF	\$3,000	Leased
2	349 E 119th St Los Angeles, CA 90061	\$4.31	650 SF	\$2,800	Leased
3	10621 Wilmington Ave Los Angeles, CA 90002	\$3.93	725 SF	\$2,850	Leased
4	10735 Weigand Ave Los Angeles, CA 90059	\$3.75	720 SF	\$2,700	Leased
5	705 E 108th St Los Angeles, CA 90059	\$3.71	700 SF	\$2,600	Leased
	AVERAGES	\$3.95	706 SF	\$2,790	



2106 E 113th ST - Los Angeles, CA 90059

LOCATION OVERVIEW

2106 E 113th ST - Los Angeles, CA 90059

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.



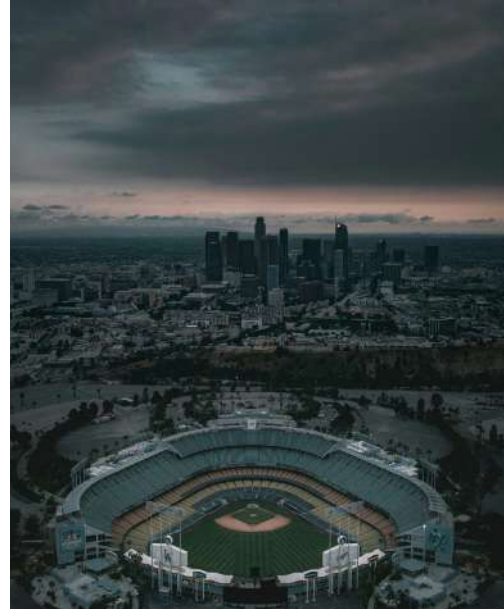
ECONOMIC IMPACT

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

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.



NEW: 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.

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.

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.



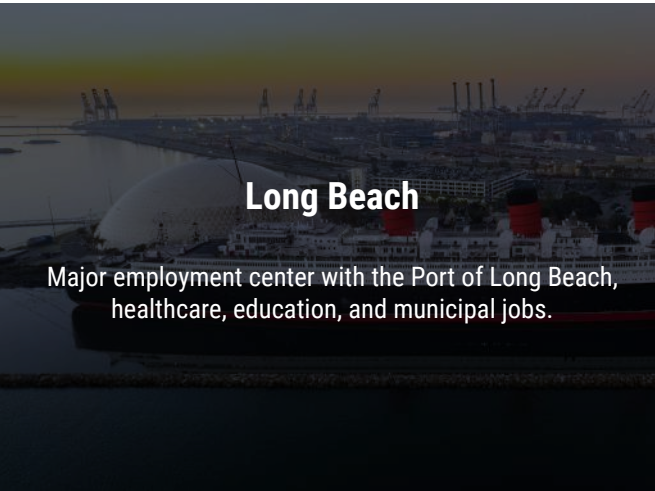
Hollywood

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.

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.



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



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