



OFFERING MEMORANDUM

1300 W 134TH ST

GARDENA, CA 90247 23 UNITS \$5,950,000

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CalDRE #02035763

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	7
FINANCIAL ANALYSIS	13
SALE COMPARABLES	16
LOCATION OVERVIEW	26

PROPERTY INFORMATION

1300 W 134th St - Gardena, CA 90247

THE OFFERING



6.16% in place cap rate and 11.15 GRM - NON RENT CONTROLLED ASSET!

This fully renovated and high cash-flowing 23 unit asset is located on a massive 34,122 sq ft lot. Property comes with 21 parking spaces and every unit features new floors, cabinets, bathrooms, kitchens and all units are equipped with washer and dryer in unit. Perfect for family rentals. As a fully turned asset this property has very low maintenance. All new windows, roofs, plumbing. This is a perfect turn key asset for any buyer and will produce incredible cash flow.



134th St has an ideal unit mix consisting of (1) 3Bed/1Bath, (3) 2Bed/1Bath, & (18) 1Bed/1Bath and (1) Studio/1Bath units.

The subject property is just minutes away from major employers and new developments such as SpaceX, Amazon Ring, Boeing, Hollywood Park and SoFi Stadium.

PROPERTY INFORMATION

PROPERTY DETAILS

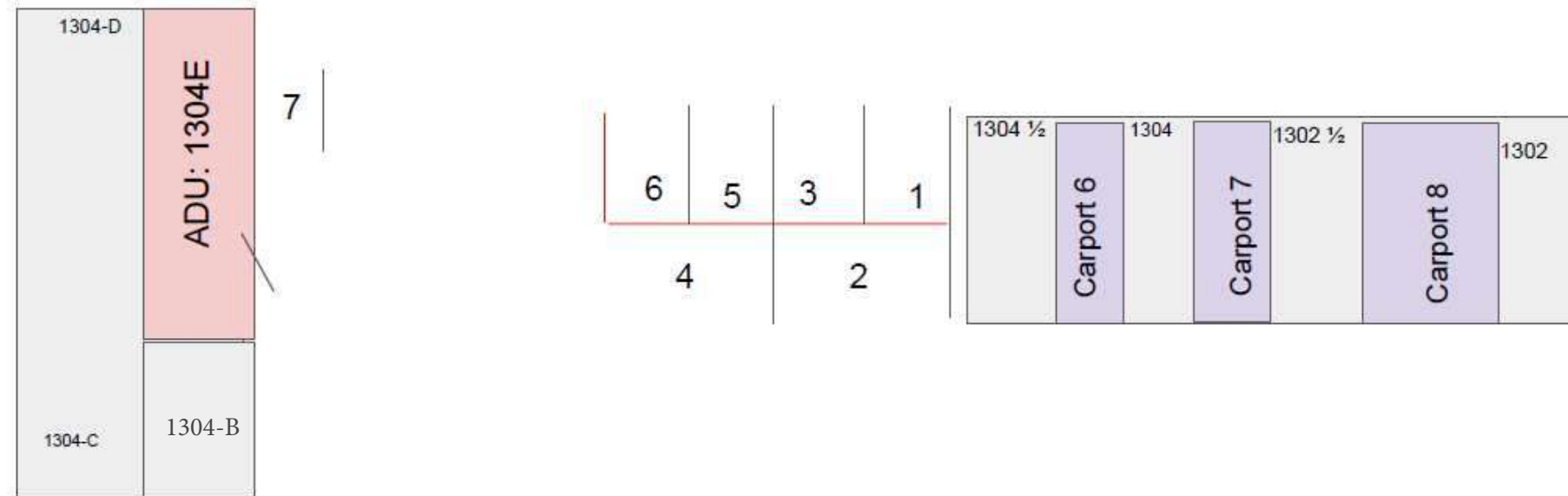
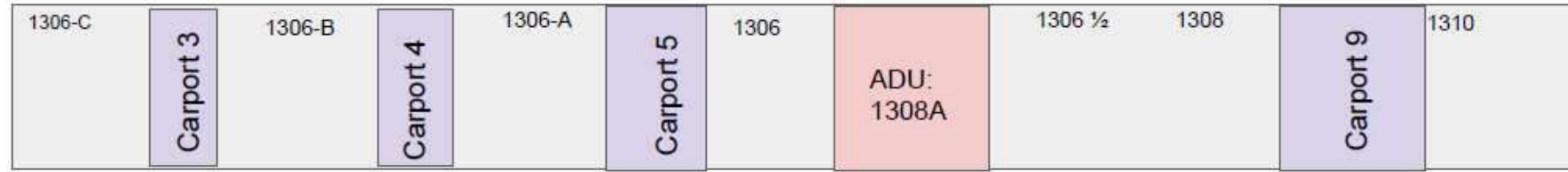
Address	1300 W 134th St Gardena, CA 90247
Total Units	23
Total Building Sqft.	13,760 SF
Total Lot Size	34,122 SF
Year Built	1951
Zoning	GAM1
APN	6115-004-006



INVESTMENT HIGHLIGHTS

- Fully remodeled 23 Unit building priced at only \$258k/unit
- Currently operating at a 6.16% cap rate and 11.15 GRM
- Unit mix of (1) 3Bed/1Bath, (3) 2Bed/1Bath, (18) 1Bed/1Bath and (1) Studio/1Bath units
- 21 parking spaces on site as well as ample street parking
- Every unit features new floors, fixtures, cabinets, bathrooms and washer/dryer hookups
- Extremely low maintenance asset with high cash flow!

PROPERTY INFORMATION PARKING MAP



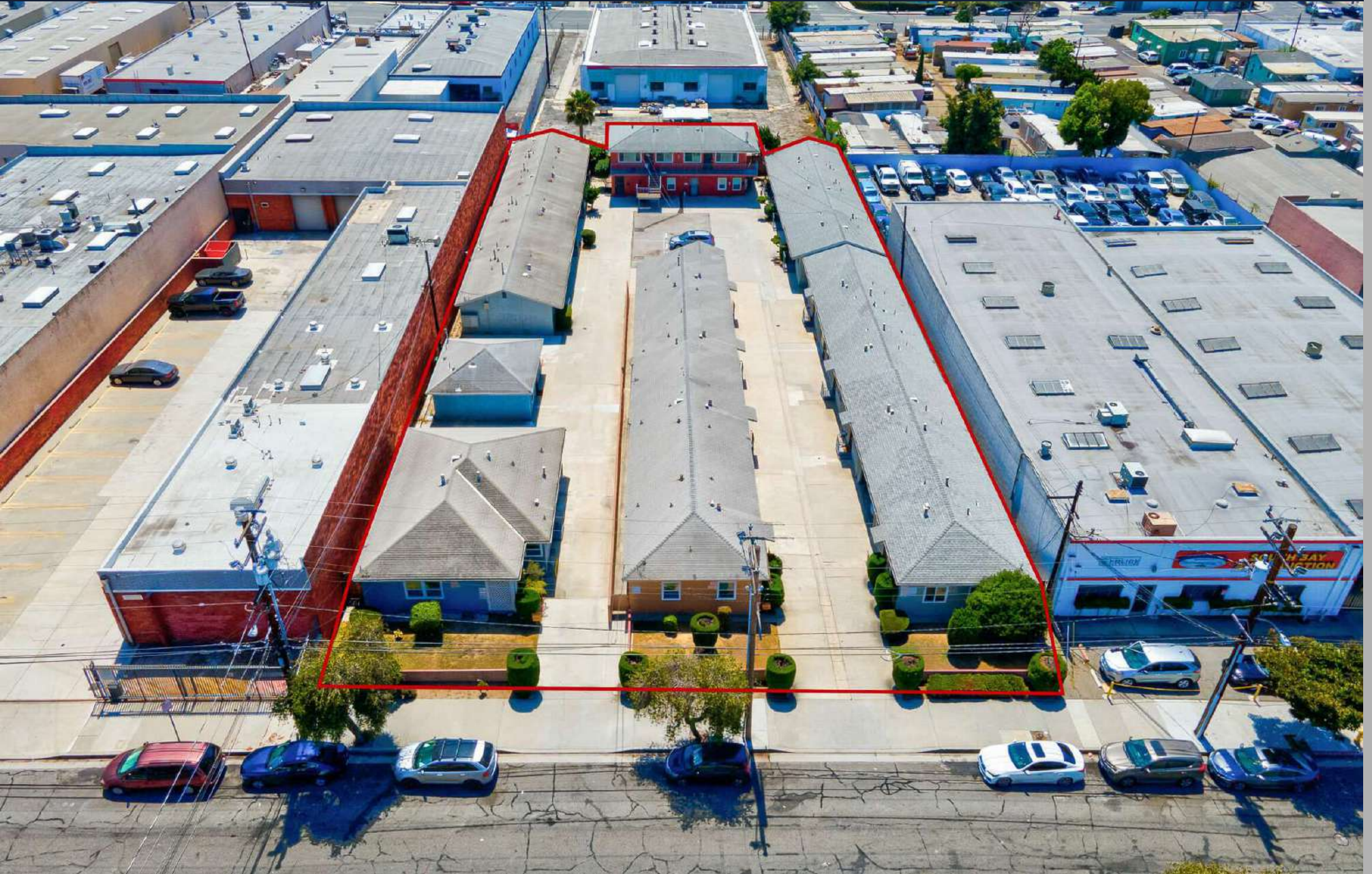
PROPERTY PHOTOS

1300 W 134th St - Gardena, CA 90247

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

1300 W 134th St - Gardena, CA 90247



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS

1300 W 134th St - Gardena, CA 90247



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
1	3	1	\$2,860	\$3,100	-
2	1	1	\$1,820	\$1,850	-
3	1	1	\$1,840	\$1,850	-
4	1	1	\$1,820	\$1,850	-
5	1	1	\$1,795	\$1,850	-
6	1	1	\$1,650	\$1,850	ADU
7	1	1	\$1,745	\$1,850	ADU
8	1	1	\$1,750	\$1,850	-
9	1	1	\$1,795	\$1,850	-
10	1	1	\$1,795	\$1,850	-
11	2	1	\$2,150	\$2,350	-
12	-	1	\$1,450	\$1,550	-
13	1	1	\$1,840	\$1,850	-
14	1	1	\$1,840	\$1,850	-
15	2	1	\$2,195	\$2,350	ADU
16	1	1	\$1,795	\$1,850	-
17	1	1	\$1,770	\$1,850	-
18	1	1	\$1,775	\$1,850	-
19	1	1	\$1,840	\$1,850	-
20	2	1	\$2,075	\$2,350	-
21	1	1	\$1,795	\$1,850	-
22	1	1	\$1,595	\$1,595	ADU
23	1	1	\$1,845	\$1,850	-
TOTALS			\$42,835	\$44,745	

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

Property Address 1300 W 134th St			Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$5,950,000	Scheduled Gross Income:		\$533,460		\$556,380	
Down Payment:	30.0%	\$1,785,000	Vacancy Rate Reserve:		\$16,004	3% *1	\$27,819	5% *1
Number of units:		23	Gross Operating Income:		\$517,456		\$528,561	
Cost per Unit:		\$258,696	Expenses:		\$151,094	28% *1	\$153,261	28% *1
Current GRM:		11.15	Net Operating Income:		\$366,362		\$375,300	
Market GRM:		10.69	Loan Payments:		\$291,670		\$291,670	
Current CAP:		6.16%	Pre Tax Cash Flows:		\$74,692	4.18% *2	\$83,630	4.69% *2
Market CAP:		6.31%	Principal Reduction:		\$55,496		\$55,496	
Year Built / Age:		1951	Total Return Before Taxes:		\$130,188	7.29% *2	\$139,126	7.79% *2
Approx. Lot Size:		34,122						
Approx. Gross RSF:		13,760						
Cost per Net RSF:		\$432.41						

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

Proposed Financing				Scheduled Income						
First Loan Amount:	\$4,165,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	5.75%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$24,306	DCR:	1.26							
Annualized Expenses				1	3+1		\$2,860	\$2,860	\$3,100	\$3,100
*Estimated				3	2+1		\$2,140	\$6,420	\$2,350	\$7,050
New Taxes (New Estimated):	\$74,375			1	0+1		\$1,450	\$1,450	\$1,550	\$1,550
Maintenance (\$600/unit):	\$13,800			18	1+1		\$1,784	\$32,105	\$1,836	\$33,045
Insurance (\$1.00/SF):	\$13,760									
Payroll:	\$6,000									
Contract Services:	\$2,520									
Management Fees:	\$21,338									
Trash:	\$11,755									
Water & Sewer:	\$7,166									
Electricity:	\$380									
Total Expenses:	\$151,094			Total Scheduled Rent:			\$42,835		\$44,745	
Expenses as %/SGI	28.32%			RUBS:			\$1,520		\$1,520	
Per Net Sq. Ft:	\$10.98			Parking & Storage:			\$100		\$100	
Per Unit	\$6,569			Monthly Scheduled Gross Income:			\$44,455		\$46,365	
				Annualized Scheduled Gross Income:			\$533,460		\$556,380	
				Utilities Paid by Tenant:			Gas & Electric			

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



1
12312 MANOR DR
Hawthorne, CA 90250

Price:	\$1,400,000	Bldg Size:	3,142 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1955	Price/SF:	\$445.58



2
1127 E 164TH ST
Gardena, CA 90247

Price:	\$1,557,000	Bldg Size:	3,527 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1962	Price/SF:	\$441.45



3
16419 LA SALLE AVE
Gardena, CA 90247

Price:	\$2,350,000	Bldg Size:	6,866 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1989	Price/SF:	\$342.27



SALE COMPARABLES

SALE COMPS



4
14620 S BERENDO AVE
Gardena, CA 90247

Price:	\$1,900,000	Bldg Size:	7,314 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1990	Price/SF:	\$259.78



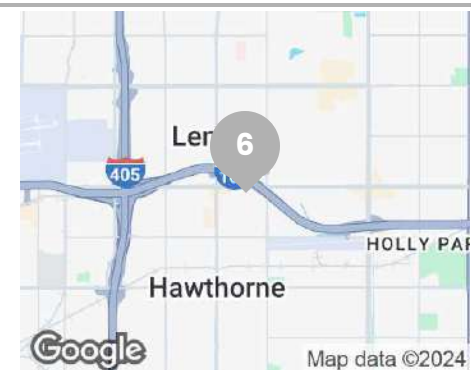
5
4336 W 136TH ST
Hawthorne, CA 90250

Price:	\$2,555,000	Bldg Size:	8,796 SF
No. Units:	7	Cap Rate:	N/A
Year Built:	1961	Price/SF:	\$290.47



6
11449 MENLO AVE
Hawthorne, CA 90250

Price:	\$1,773,500	Bldg Size:	6,081 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1987	Price/SF:	\$291.65



SALE COMPARABLES

SALE COMPS



7
12424 RAMONA AVE
Hawthorne, CA 90250

Price:	\$2,125,000	Bldg Size:	9,468 SF
No. Units:	6	Cap Rate:	N/A
Year Built:	1963	Price/SF:	\$224.44



8
11413 MENLO AVE
Hawthorne, CA 90250

Price:	\$1,770,000	Bldg Size:	5,188 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1963	Price/SF:	\$341.17



9
16808 S DALTON AVE
Gardena, CA 90247

Price:	\$1,675,000	Bldg Size:	4,494 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1988	Price/SF:	\$372.72



SALE COMPARABLES

SALE COMPS



11950 ACACIA AVE
Hawthorne, CA 90250

Price:	\$1,980,000	Bldg Size:	4,755 SF
No. Units:	6	Cap Rate:	N/A
Year Built:	1953	Price/SF:	\$416.40



1046-1048 MARINE AVE
Gardena, CA 90247

Price:	\$3,950,000	Bldg Size:	10,584 SF
No. Units:	12	Cap Rate:	N/A
Year Built:	1986	Price/SF:	\$373.20



12539 YORK AVE
Hawthorne, CA 90250

Price:	\$1,500,000	Bldg Size:	3,912 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1962	Price/SF:	\$383.44



SALE COMPARABLES

SALE COMPS

13



11703 TRURO AVE
Hawthorne, CA 90250

Price:	\$2,780,000	Bldg Size:	8,208 SF
Cap Rate:	N/A	Year Built:	1987
Price/SF:	\$338.69		



14



12545 EUCALYPTUS AVE
Hawthorne, CA 90250

Price:	\$3,055,000	Bldg Size:	10,335 SF
No. Units:	11	Cap Rate:	N/A
Year Built:	1960	Price/SF:	\$295.60



15



1130 MARINE AVE
Gardena, CA 90247

Price:	\$10,550,000	Bldg Size:	27,044 SF
No. Units:	44	Cap Rate:	N/A
Year Built:	1960	Price/SF:	\$390.11



SALE COMPARABLES

SALE COMPS

16



1707 MARINE AVE
Gardena, CA 90247

Price:	\$1,185,000	Bldg Size:	2,935 SF
No. Units:	5	Cap Rate:	N/A
Year Built:	1927	Price/SF:	\$403.75



17



13801-13817 VAN NESS AVE
Gardena, CA 90249

Price:	\$9,465,000	Bldg Size:	37,213 SF
No. Units:	41	Cap Rate:	N/A
Year Built:	1957	Price/SF:	\$254.35



18



14715-14719 CHADRON AVE.
Gardena, CA 90249

Price:	\$7,400,000	Bldg Size:	28,086 SF
No. Units:	32	Cap Rate:	N/A
Year Built:	1959	Price/SF:	\$263.48



SALE COMPARABLES

SALE COMPS

19



11853 EUCALYPTUS AVE
Hawthorne, CA 90250

Price:	\$3,400,000	Bldg Size:	9,796 SF
No. Units:	16	Cap Rate:	N/A
Year Built:	1959	Price/SF:	\$347.08



20



4750 BROADWAY
Hawthorne, CA 90250

Price:	\$3,825,000	Bldg Size:	7,430 SF
No. Units:	16	Cap Rate:	N/A
Year Built:	1962	Price/SF:	\$514.80



21



1834 W. 146TH ST.
Gardena, CA 90249

Price:	\$4,000,000	Bldg Size:	13,602 SF
No. Units:	23	Cap Rate:	3.51%
Year Built:	1957	Price/SF:	\$294.07



SALE COMPARABLES

SALE COMPS

22



1323 W 168TH ST
Gardena, CA 90247

Price:	\$1,425,000	Bldg Size:	3,780 SF
No. Units:	7	Cap Rate:	N/A
Year Built:	1962	Price/SF:	\$376.98



SALE COMPARABLES

SALE COMPS ANALYSIS

Closed		1300 W 134th St, Gardena 90247									
Address	City	Price	Units	Yr. Built	RSF	GRM	CAP	Price/Sq.Ft	Price/Unit	COE	Unit Mix
12312 Manor Dr	Hawthorne	\$1,400,000	5	1955	2,852	11.57	5.18%	\$490.88	\$280,000	12/29/2023	(1) 3+2, (4) 1+1
1127 W 164th St	Gardena	\$1,557,000	5	1962	3,527	11.43	5.25%	\$441.45	\$311,400	12/27/2023	(1) Studio, (4) 1+1, (2) 2+1
16419 La Salle Ave	Gardena	\$2,350,000	5	1989	6,866	22.13	2.71%	\$342.27	\$470,000	8/26/2022	(2) 3+2, (3) 2+1
14620 S Berendo Ave	Gardena	\$1,900,000	5	1990	7,314	14.98	4.01%	\$259.78	\$380,000	12/19/2023	(4) 2+1, (1) 3+2
4336 W 136th St	Hawthorne	\$2,555,000	7	1961	8,796	N/A	N/A	\$290.47	\$365,000	6/4/2024	(6) 2+1, (1) 1+1
11449 Menlo Ave	Hawthorne	\$1,773,500	5	1987	6,081	14.29	4.20%	\$291.65	\$354,700	4/28/2023	(1) 4+2, (4) 2+2
12424 Ramona Ave	Hawthorne	\$2,125,000	6	1963	9,468	N/A	N/A	\$224.44	\$354,167	10/25/2023	(6) 2+1
11413 Menlo Ave	Hawthorne	\$1,770,000	5	1963	5,188	14.91	4.02%	\$341.17	\$354,000	10/28/2022	(4) 2+1, (1) 3+2
16808 S Dalton Ave	Gardena	\$1,675,000	5	1987	4,494	18.74	3.20%	\$372.72	\$335,000	9/8/2022	(1) 3+2, (4) 2+1
11950 Acacia Ave	Hawthorne	\$1,980,000	6	1962	4,758	11.62	5.17%	\$416.14	\$330,000	9/20/2023	(1) 3+2, (2) 2+2, (1) 1+1, (2) Studios
1046-1048 Marine Ave	Gardena	\$3,950,000	12	1986	10,584	12.32	4.87%	\$373.20	\$329,167	5/2/2024	(12) 2+2
12539 York Ave	Hawthorne	\$1,500,000	5	1962	3,912	14.81	4.05%	\$383.44	\$300,000	1/6/2023	(1) 3+2, (4) 2+1
11703 Truro Ave	Hawthorne	\$2,780,000	10	1987	8,208	14.89	4.03%	\$338.69	\$278,000	12/20/2022	(8) 1+1, (2) 3+1
12545 Eucalyptus Ave	Hawthorne	\$3,055,000	11	1960	10,110	12.24	4.90%	\$302.18	\$277,727	3/8/2024	(1) 3+2, (10) 2+1.5
1130 Marine Ave	Gardena	\$10,550,000	44	1960	27,044	16.80	3.57%	\$390.11	\$239,773	12/28/2022	(33) 1+1, (11) 2+1
1707 Marine Ave	Gardena	\$1,185,000	5	1927	2,935	13.40	4.48%	\$403.75	\$237,000	5/3/2023	(4) 1+1, (1) 3+1
13801-13817 Van Ness Ave	Gardena	\$9,465,000	41	1957	37,213	11.05	5.43%	\$254.35	\$230,854	5/21/2024	(36) 2+1, (5) 3+2
14715-14719 Chadron Ave	Gardena	\$7,050,000	32	1959	20,480	11.00	5.45%	\$344.24	\$220,313	9/6/2023	(16) 2+1, (16) 1+1
11853 Eucalyptus Ave	Hawthorne	\$3,400,000	16	1959	9,796	12.78	4.69%	\$347.08	\$212,500	2/28/2023	(14) 1+1, (2) 2+1
4750 Broadway	Hawthorne	\$3,285,000	16	1962	7,430	10.92	5.49%	\$442.13	\$205,313	6/5/2024	(10) Studios, (5) 1+1, (1) 2+1
1834 W 146th St	Gardena	\$4,700,000	23	1957	13,602	12.52	4.79%	\$345.54	\$204,348	3/24/2023	(21) 1+1, (2) 2+1
1323 W 168th St	Gardena	\$1,425,000	7	1962	3,780	10.62	5.65%	\$376.98	\$203,571	5/26/2023	(3) 1+1, (4) 2+1
Averages						13.65	4.56%	\$353.30	\$294,220		
1300 W 134th St	Gardena	\$5,950,000	23	1951	13,760	11.15	6.16%	\$432.41	\$258,695		(1) 3+1, (3) 2+1, (18) 1+1, (1) Studio

LOCATION OVERVIEW

1300 W 134th St - Gardena, CA 90247

LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.

LOCATION OVERVIEW
NFL STADIUM



The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of \$5 billion, the 3 million square foot stadium is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2028.

LOCATION OVERVIEW
HOLLYWOOD PARK



Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the project is anchored by a 500,000 s.f. retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

LOCATION OVERVIEW
CLIPPERS ARENA



The Clippers are constructing a new basketball arena along with a practice facility, team offices, a medical facility, retail stores, restaurants and parking in Inglewood. The project will be privately financed, meaning there will be no taxpayer dollars spent to build it. The Clippers arena project is expected to generate more than \$100 million in new tax revenue that will be used to improve local parks, libraries, and police and fire services. Additionally, the team is committed to a \$100 million community benefits package, which will include investments in after-school programs, services for seniors, libraries and housing. This project will be an economic catalyst by creating more than 7,000 construction jobs and up to 1,500 permanent jobs when the complex opens. Hiring locally is a priority. The goal is to fill 30% of the construction related jobs with local residents and give 35% of the permanent jobs to area residents.

LOCATION OVERVIEW
AMAZON RING



A pair of warehouses in Hawthorne will become the future headquarters of Ring, the home security startup recently purchased by Amazon. Ring will join SpaceX, Tesla, Urth Caffe and other big-name tenants bringing a “new energy” to the city, which was once a center for aerospace. Some 250 employees will relocate to the 62,000-square-foot campus early next year. The company is “proud to join the list of innovative, forward-thinking companies that call Hawthorne home,” Ring founder Jamie Siminoff said in a statement. “Our new space will allow Ring to grow as we work to make our neighborhoods safer.” Hawthorne was eyed by Ring for its proximity to Los Angeles International Airport, the Metro Green Line, the city’s diverse housing supply and an array of eateries and breweries. Hawthorne “has become a hotbed for technology companies seeking sustainable alternatives to creative office space in El Segundo and LA’s Westside,” developer Zach Vella said in a statement.

LOCATION OVERVIEW

HAWTHORNE MALL



This latest redevelopment blueprint includes what the mall owners are calling a "power center" (which seems to just be an outdoor mall), office space, and residential units atop the compound's "walkable outdoor retail strips." Courtyards and parks would be interspersed throughout the retail area and on rooftops. In all, the new development would hold 600 residences, 500,000 square feet of space for retail, 800,000 square feet of office space, and almost 5,900 parking spots for cars. Hotels would be prioritized in the north end of town, nearest Los Angeles International Airport, and the boulevard would be upgraded. John Oshimo of GRC Associates Inc., a consulting firm that helped create the vision for the boulevard, said the overhaul should include walkable plazas, public art, extended bike lanes, revitalization of poorly maintained buildings, and educational uses like libraries. "How do we make this a healthier area? Improving the quality of life for Hawthorne residents as well as visitors?" Oshimo said. "Outdoor plazas, outdoor gathering spaces, seating areas, and just more outdoor space along the boulevard. ... We're trying to get healthier markets and improve access to healthy food."

EXCLUSIVELY MARKETED BY

SAMIMI
INVESTMENTS

LYON STAHL
INVESTMENT REAL ESTATE

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

BRE. 02035763