



OFFERING MEMORANDUM
4333-4335 W 147TH ST

LAWNDALE, CA 90260 10K SF WAREHOUSE \$1,550,000

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PROPERTY INFORMATION

4333-4335 W 147th St - Lawndale, CA 90260

THE OFFERING



10,000 SqFt Warehouse/Creative Office/Flex Space for Sale/Lease in prime Lawndale!

2/3 units are currently vacant, making this the ideal opportunity for any owner/user or investor looking to capitalize on an astounding income property offered at only \$155/SqFt. Once rented out for market, 4333-4335 W 147th St will operate at an 11.17% CAP and 6.89 GRM.



The bottom floor is split into (2) units; A karate studio occupies the 3,000 SqFt front unit, while the 2,000 SqFt back unit is vacant. The top floor features 5,000 SqFt of open floorplan which can be transformed into whatever the buyer desires. There are 9 parking spaces on-site, as well as plenty of street parking.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	4333-4335 W 147th St Lawndale, CA 90260
Total Units	3
Total Building Sqft.	10,000 SF
Total Lot Size	8,305 SF
Year Built	1923
Zoning	LCN2
APN	4077-010-012



INVESTMENT HIGHLIGHTS

- Warehouse/Creative Office/Flex Space For Sale/Lease
- Owner/User or Investor Opportunity in Prime Lawndale
- 2/3 Units are Currently Vacant
- Karate Studio Currently Operates on the Ground Floor (Front Unit)
- \$450k Retrofit Work Complete on Ground Floor
- 10,000 sqft of Usable Square Footage
- Located off the Signalized Corner of Rosecrans Ave and Hawthorne Blvd
- 9 Parking Spots On-Site

PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



4333-4335 W 147th St - Lawndale, CA 90260

PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
1	-	1	\$1,800	\$6,000	-
2	-	1	\$4,000	\$4,000	Vacant
3	-	1	\$8,750	\$8,750	Vacant
TOTALS			\$14,550	\$18,750	

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

Property Address 4335 W 147th St		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$1,550,000	Scheduled Gross Income:	\$174,600		\$225,000		
Down Payment:	40.0% \$620,000	Vacancy Rate Reserve:	\$8,730	5%	*1 \$11,250	5%	*1
Number of units:	3	Gross Operating Income:	\$165,870		\$213,750		
Cost per Unit:	\$516,667	Expenses:	\$40,675	23%	*1 \$40,675	18%	*1
Current GRM:	8.88	Net Operating Income:	\$125,195		\$173,075		
Market GRM:	6.89	Loan Payments:	\$65,127		\$65,127		
Current CAP:	8.08%	Pre Tax Cash Flows:	\$60,068	9.69%	*2 \$107,948	17.41%	*2
Market CAP:	11.17%	Principal Reduction:	\$11,421		\$11,421		
Year Built / Age:	1923	Total Return Before Taxes:	\$61,258	9.88%	*2 \$109,138	17.60%	*2
Approx. Lot Size:	8,305						
Approx. Gross USF:	10,000						
Cost per Net USF:	\$155.00						

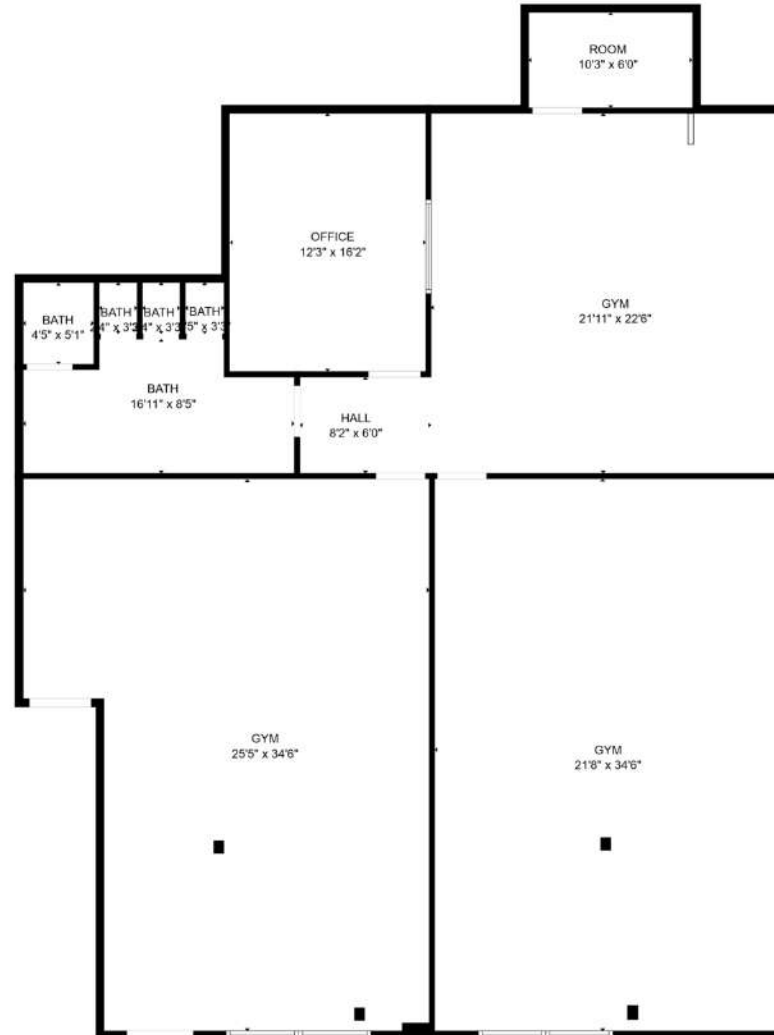
*1 As a percent of Scheduled Gross Income
*2 As a percent of Down Payment

Proposed Financing				Scheduled Income			
First Loan Amount:	\$930,000	Amort:	30				
Terms:	5.75%	Fixed:	5				
Payment:	\$5,427	DCR:	1.92				
Annualized Expenses				# of Units	Bdrms/Baths	Notes	Current Income
*Estimated							Monthly Rent/Average
New Taxes (New Estimated):							Total Monthly Income
Maintenance (\$1/SF):							Monthly Rent/Unit
Insurance (\$.75/SF):							Total Income
Utilities (\$.20/SF):				1	0+1	3,000sqft/Karate Studio	\$1,800
Landscaping/Pest Control (\$100/mo):				1	0+1	2,000sqft/Vacant	\$4,000
				1	0+1	5,000sqft/Vacant	\$8,750
Total Expenses:						Total Scheduled Rent:	\$14,550
Expenses as %/SGI						Laundry	\$0
Per Net Sq. Ft:						Garages	\$0
Per Unit						Monthly Scheduled Gross Income:	\$14,550
						Annualized Scheduled Gross Income:	\$174,600
						Utilities Paid by Tenant:	Gas & Electric
							\$225,000

PROPERTY FLOOR PLANS



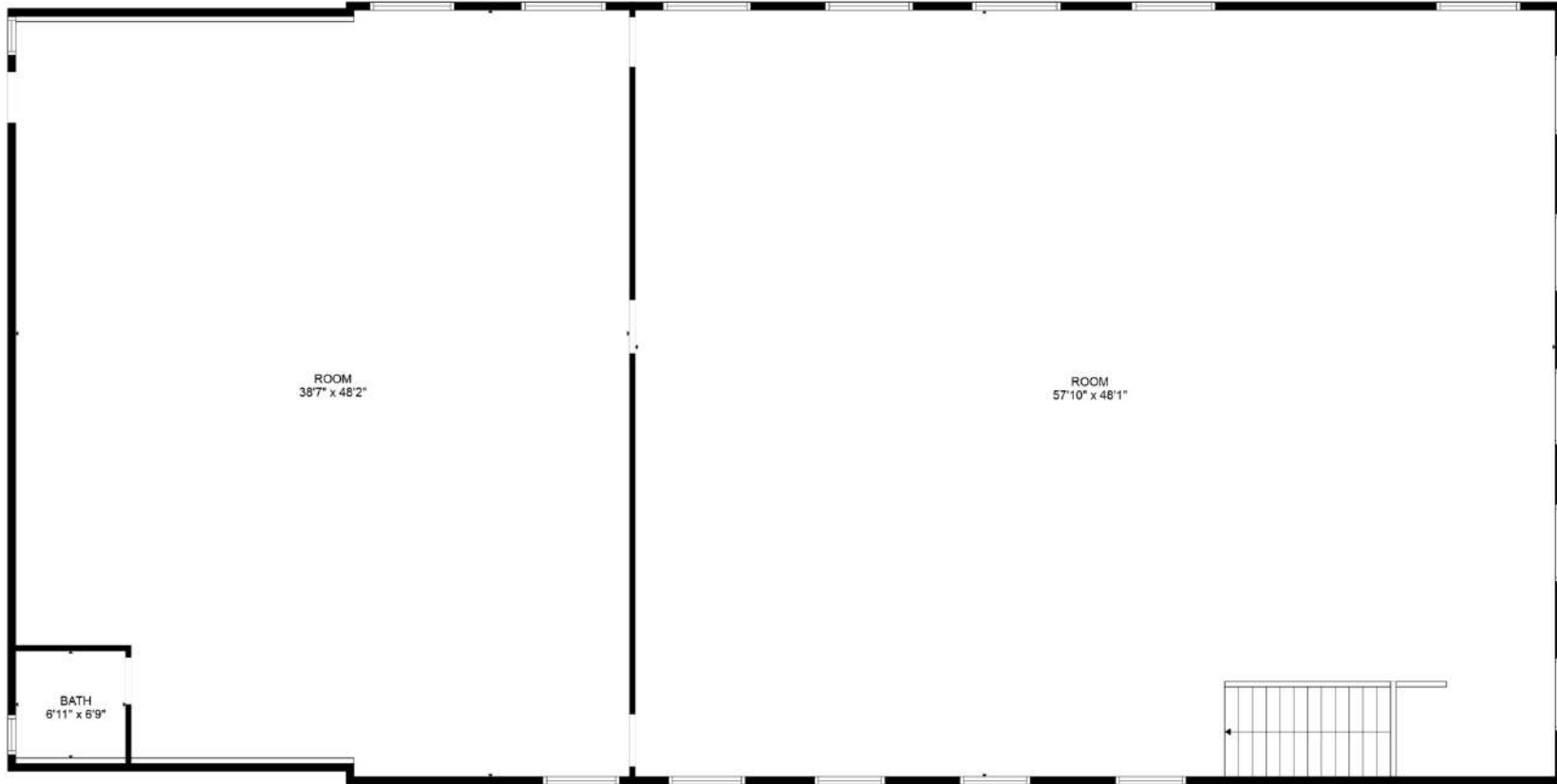
PROPERTY FLOOR PLANS KARATE STUDIO



GROSS INTERNAL AREA
FLOOR 1: 2542 sq. ft
TOTAL: 2542 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

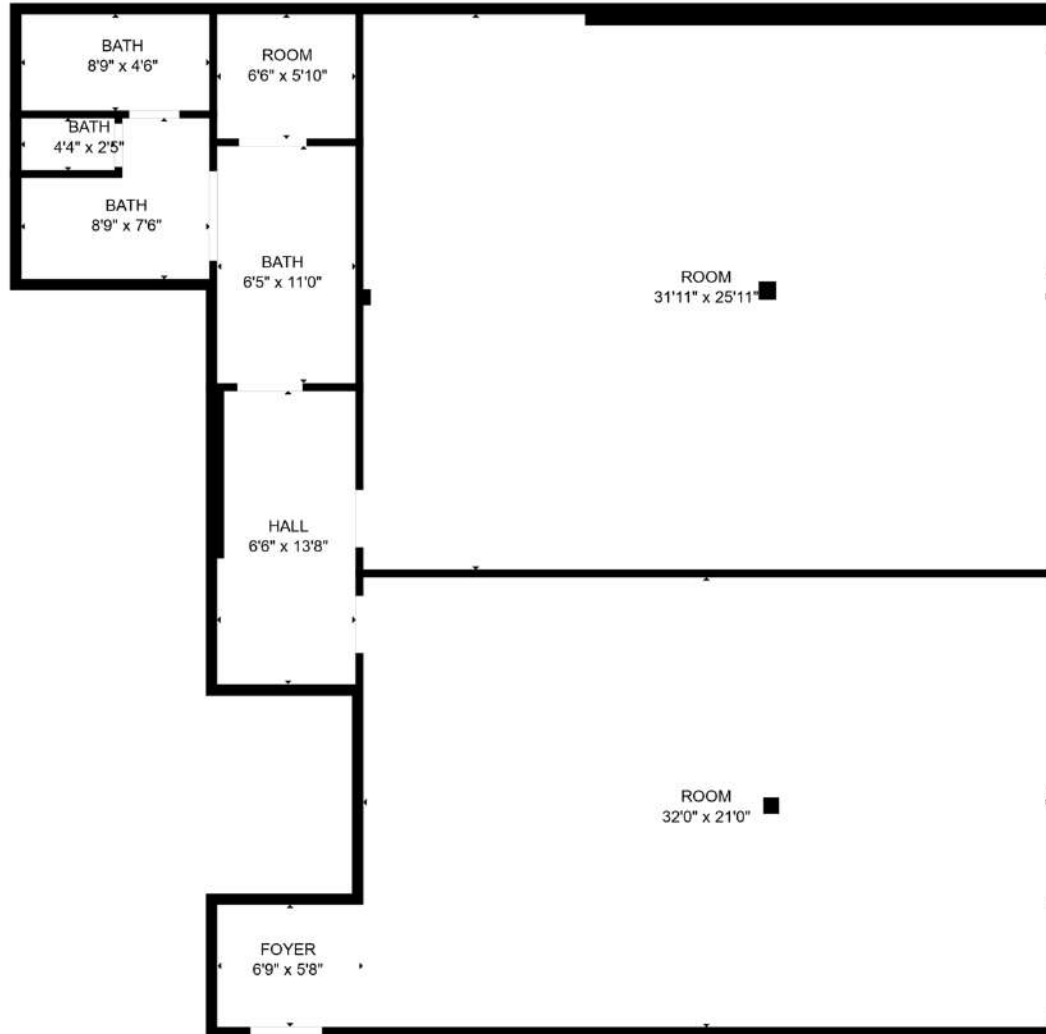
PROPERTY FLOOR PLANS
TOP FLOOR



GROSS INTERNAL AREA
FLOOR 1: 0 sq. ft
EXCLUDED AREAS: ROOM: 4583 sq. ft, BATH: 49 sq. ft
TOTAL: 0 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY FLOOR PLANS
BACK VACANT UNIT



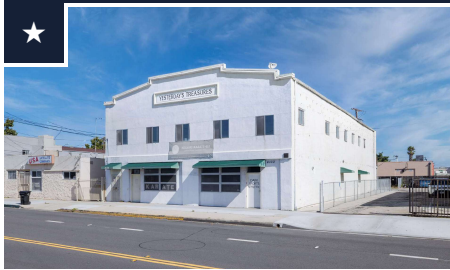
GROSS INTERNAL AREA
FLOOR 1: 249 sq. ft
EXCLUDED AREAS: ROOM: 1512 sq. ft, BATH: 72 sq. ft, FOYER: 39 sq. ft
TOTAL: 249 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SALE COMPARABLES

4333-4335 W 147th St - Lawndale, CA 90260

SALE COMPARABLES

SALE COMPS



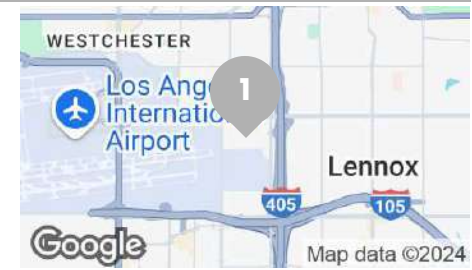
4333-4335 W 147TH ST
Lawndale, CA 90260

Price: \$1,550,000 Bldg Size: 10,000 SF
Lot Size: 8,305 SF Year Built: 1923



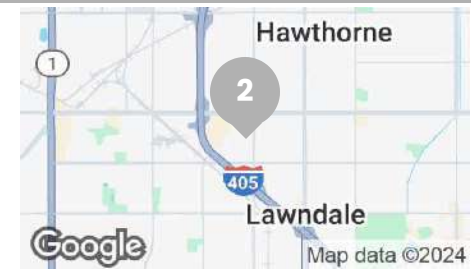
5401 W 104TH ST
Los Angeles, CA 90045

Price: \$17,000,000 Bldg Size: 25,920 SF
Lot Size: 77,881 SF Year Built: 1957



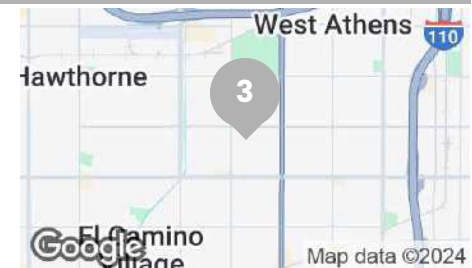
4857 W 147TH ST
Hawthorne, CA 90250

Price: \$6,500,000 Bldg Size: 24,500 SF
Lot Size: 56,480 SF Year Built: 1967



13640 CIMARRON AVE
Gardena, CA 90249

Price: \$3,480,000 Bldg Size: 11,264 SF
Lot Size: 19,166 SF Year Built: 1982



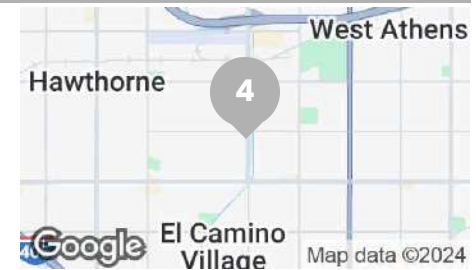
SALE COMPARABLES

SALE COMPS



4
13535 CRENSHAW BLVD
Hawthorne, CA 90250

Price: \$2,600,000 Bldg Size: 8,194 SF
Lot Size: 17,241 SF Year Built: 1948



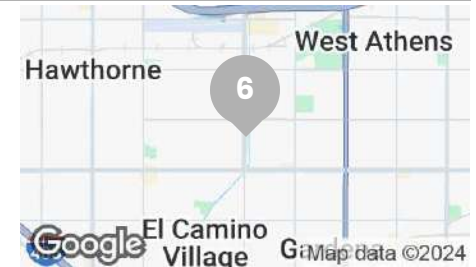
5
13700 CRENSHAW BLVD
Gardena, CA 90249

Price: \$2,700,000 Bldg Size: 10,508 SF
Lot Size: 16,884 SF Year Built: 1979



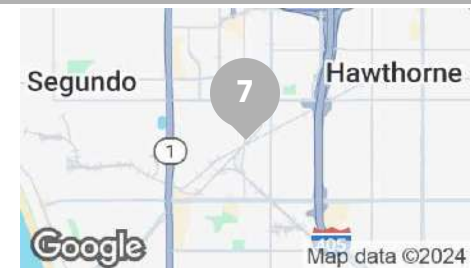
6
13780 S CRENSHAW BLVD
Gardena, CA 90249

Price: \$2,100,000 Bldg Size: 9,817 SF
Lot Size: 16,884 SF Year Built: 1979



7
410 S DOUGLAS ST
El Segundo, CA 90245

Price: \$8,040,000 Bldg Size: 14,748 SF
Lot Size: 39,640 SF Year Built: 1962



SALE COMPARABLES

SALE COMPS



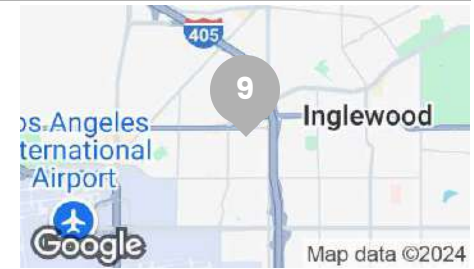
8
13625 S GRAMERCY PL
Gardena, CA 90249

Price: \$3,901,800 Bldg Size: 11,148 SF
Lot Size: 19,018 SF Year Built: 1981



9
401 HINDRY AVE
Inglewood, CA 90301

Price: \$3,700,000 Bldg Size: 9,550 SF
Lot Size: 19,166 SF Year Built: 1961



10
15624 INGLEWOOD AVE
Lawndale, CA 90260

Price: \$2,150,000 Bldg Size: 8,745 SF
Lot Size: 17,611 SF Year Built: 1975



11
827 W OLIVE ST
Inglewood, CA 90301

Price: \$3,100,000 Bldg Size: 5,439 SF
Lot Size: 21,706 SF Year Built: 1963



SALE COMPARABLES

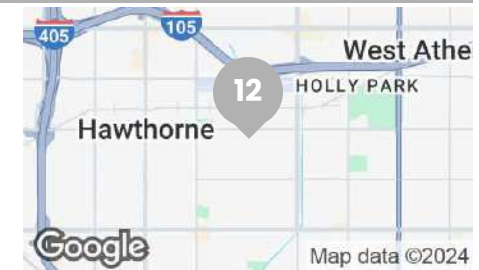
SALE COMPS

12



12924 YUKON AVE
Hawthorne, CA 90250

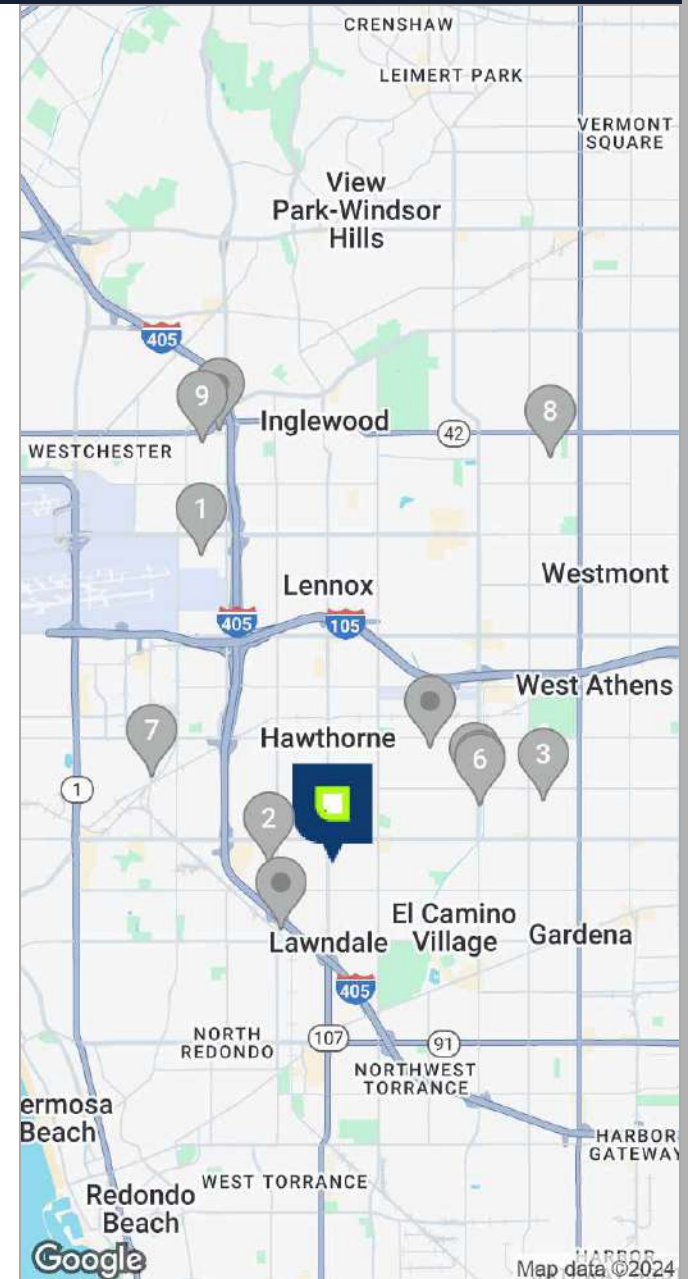
Price:	\$1,450,000	Bldg Size:	5,468 SF
Lot Size:	11,252 SF	Year Built:	1947



SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE
★	4333-4335 W 147th St Lawndale, CA	\$1,550,000	10,000 SF	8,305 SF
1	5401 W 104th St Los Angeles, CA	\$17,000,000	25,920 SF	77,881 SF
2	4857 W 147th St Hawthorne, CA	\$6,500,000	24,500 SF	56,480 SF
3	13640 Cimarron Ave Gardena, CA	\$3,480,000	11,264 SF	19,166 SF
4	13535 Crenshaw Blvd Hawthorne, CA	\$2,600,000	8,194 SF	17,241 SF
5	13700 Crenshaw Blvd Gardena, CA	\$2,700,000	10,508 SF	16,884 SF
6	13780 S Crenshaw Blvd Gardena, CA	\$2,100,000	9,817 SF	16,884 SF
7	410 S Douglas St El Segundo, CA	\$8,040,000	14,748 SF	39,640 SF
8	13625 S Gramercy Pl Gardena, CA	\$3,901,800	11,148 SF	19,018 SF
9	401 Hindry Ave Inglewood, CA	\$3,700,000	9,550 SF	19,166 SF
10	15624 Inglewood Ave Lawndale, CA	\$2,150,000	8,745 SF	17,611 SF
11	827 W Olive St Inglewood, CA	\$3,100,000	5,439 SF	21,706 SF
12	12924 Yukon Ave Hawthorne, CA	\$1,450,000	5,468 SF	11,252 SF
	AVERAGES	\$4,726,817	12,108 SF	27,744 SF



4333-4335 W 147th St - Lawndale, CA 90260

SALE COMPARABLES

SALE COMPS ANALYSIS

<i>Closed</i>		<i>4333-4335 W 147th St, Lawndale 90260</i>					
<u>Address</u>	<u>Price</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>Lot SF</u>	<u>Price/Sq.Ft</u>	<u>Price/Lot SF</u>	<u>COE</u>
5401 W 104th St, Los Angeles 90045	\$17,000,000	1957	25,920	77,881	\$655.86	\$218.28	11/1/22
4857 W 147th St, Hawthorne 90250	\$6,500,000	1967	24,500	56,480	\$265.31	\$115.08	8/1/22
13640 Cimarron Ave, Gardena 90249	\$3,480,000	1982	11,264	19,166	\$308.95	\$181.57	6/23/23
13535 Crenshaw Blvd, Hawthorne 90250	\$2,600,000	1948	8,194	17,241	\$317.31	\$150.80	FOR SALE
13700 Crenshaw Blvd, Gardena 90249	\$2,700,000	1979	10,508	16,884	\$256.95	\$159.91	1/5/22
13780 S Crenshaw Blvd, Gardena 90249	\$2,100,000	1979	9,817	16,884	\$213.91	\$124.38	1/5/22
410 S Douglas St, El Segundo 90245	\$8,040,000	1962	14,748	39,640	\$545.16	\$202.83	11/23/22
13625 S Gramercy Pl, Gardena 90249	\$3,901,800	1981	11,148	19,018	\$350.00	\$205.16	9/26/23
401 Hindry Ave, Inglewood 90301	\$3,700,000	1961	9,550	19,166	\$387.43	\$193.05	10/23/23
15624 Inglewood Ave, Lawndale 90260	\$2,150,000	1975	8,745	17,611	\$245.85	\$122.08	2/10/22
827 W Olive St, Inglewood 90301	\$3,100,000	1963	5,439	21,706	\$569.96	\$142.82	FOR SALE
12924 Yukon Ave, Hawthorne 90250	\$1,450,000	1947	5,468	11,252	\$265.18	\$128.87	1/6/22
<i>Averages</i>					\$365.16	\$162	
4335 W 147th St, Lawndale 90260	\$1,550,000	1923	10,000	8,305	\$155.00	\$186	

LEASE COMPARABLES



LEASE COMPARABLES

LEASE COMPS



3931-3969 ARTESIA BLVD
Torrance, CA 90504

Lease Rate: \$34.20 /SF/yr Lease Type: NNN
Space Size: 1,077 SF



2501 ARTESIA BLVD
Redondo Beach, CA 90278

Lease Rate: \$20.04 /SF/yr Lease Type: NNN
Space Size: 1,824 SF



14623 HAWTHORNE BLVD
Lawndale, CA 90260

Lease Rate: \$27.72 /SF/yr Lease Type: Full Service
Space Size: 1,115 SF



LEASE COMPARABLES

LEASE COMPS



15900 CRENSHAW BLVD
Gardena, CA 90249

Lease Rate: \$34.08 /SF/yr Lease Type: NNN
Space Size: 1,230 SF



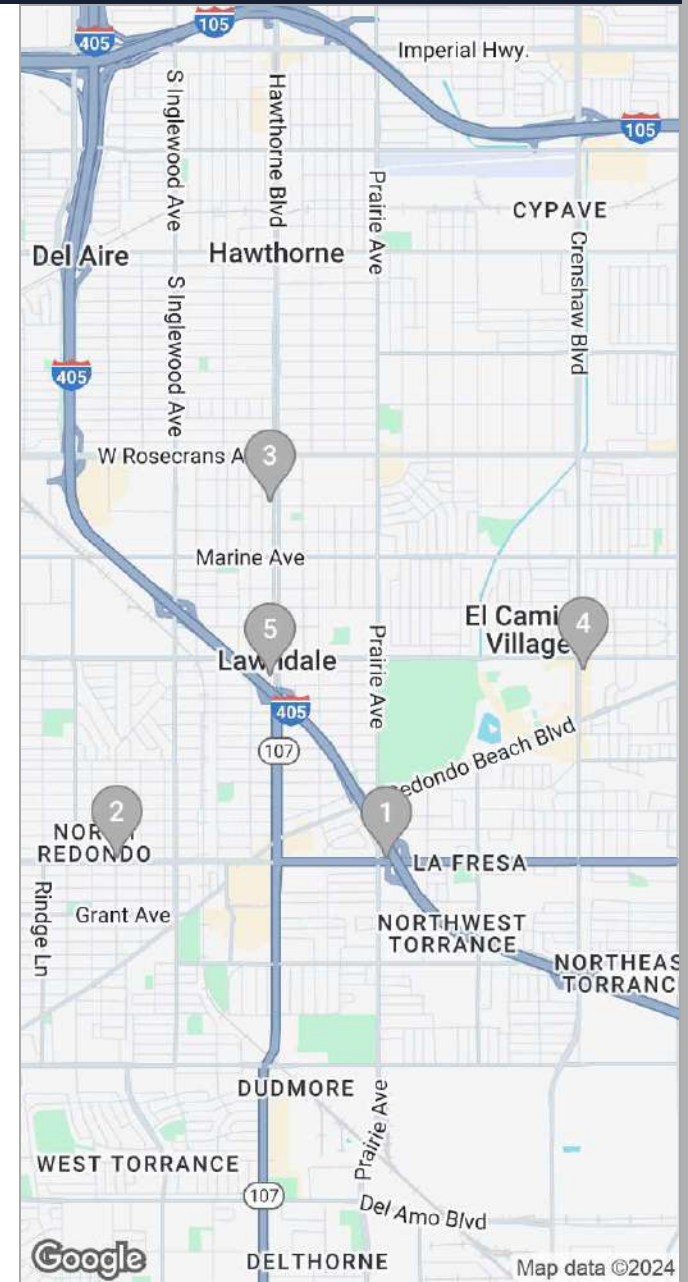
15901 HAWTHORNE BLVD
Lawndale, CA 90260

Lease Rate: \$24.00 /SF/yr Lease Type: Full Service
Space Size: 4,534 SF



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE
1	3931-3969 Artesia Blvd Torrance, CA	\$34.20 /SF/yr	NNN	1,077 SF
2	2501 Artesia Blvd Redondo Beach, CA	\$20.04 /SF/yr	NNN	1,824 SF
3	14623 Hawthorne Blvd Lawndale, CA	\$27.72 /SF/yr	Full Service	1,115 SF
4	15900 Crenshaw Blvd Gardena, CA	\$34.08 /SF/yr	NNN	1,230 SF
5	15901 Hawthorne Blvd Lawndale, CA	\$24.00 /SF/yr	Full Service	4,534 SF
AVERAGES		\$28.01 /SF/YR		1,956 SF



4333-4335 W 147th St - Lawndale, CA 90260

LOCATION OVERVIEW



4333-4335 W 147th St - Lawndale, CA 90260

LOCATION OVERVIEW LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies

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

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."



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
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.

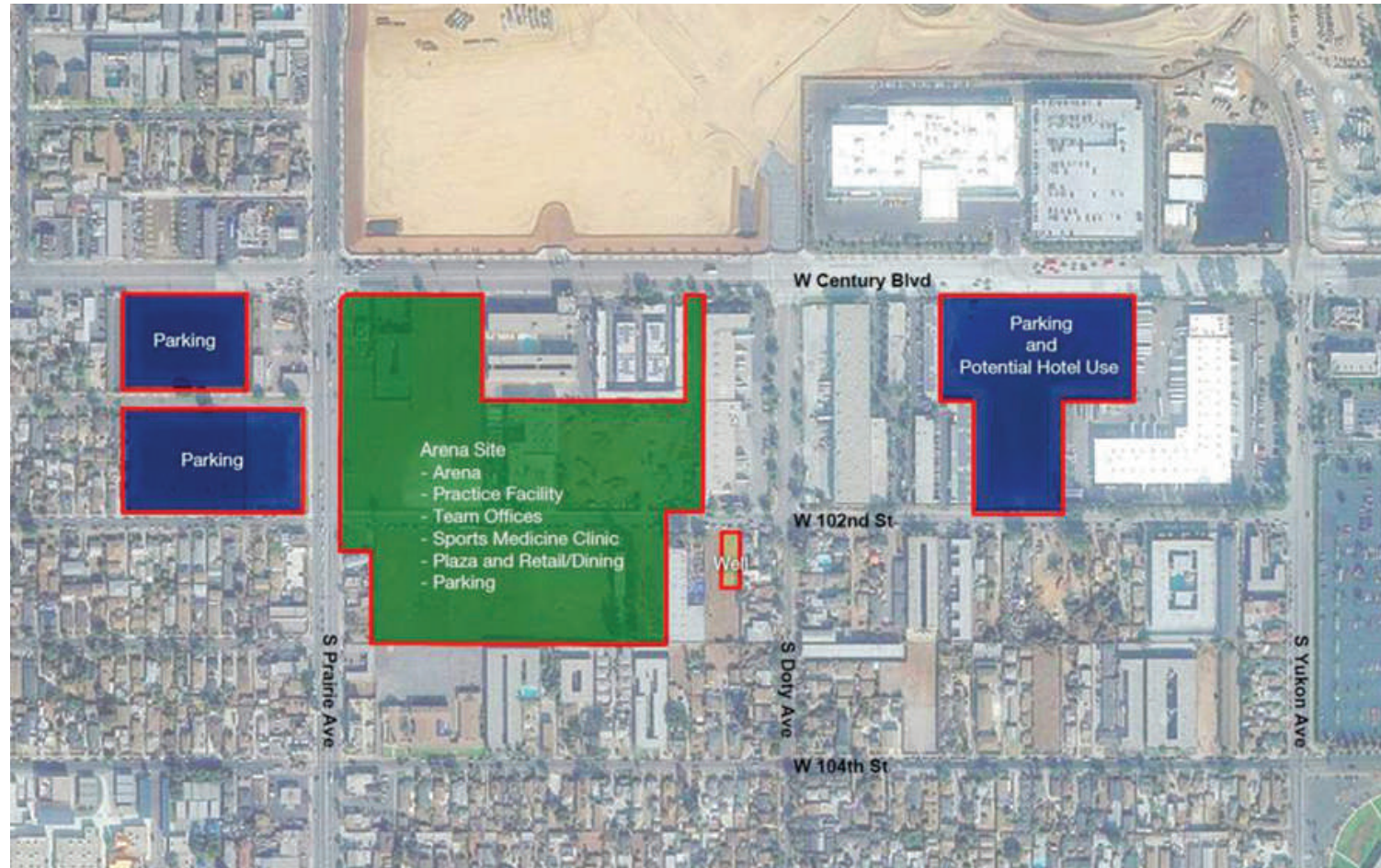
LOCATION OVERVIEW
SOFI STADIUM



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

INTUIT DOME



The NFL stadium isn't the only professional sporting arena bound for Inglewood. The Los Angeles Clippers will move out of Downtown LA's Staples Center and into the South Los Angeles city. Construction the brand new Intuit Dome broke ground in 2021, and should be ready for the 2023 season. The city released a document that spells out it would seat 18,000 fans and would be joined by a new practice facility, retail space, and outdoor plazas with basketball courts that are open to the public.

EXCLUSIVELY MARKETED BY

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INVESTMENTS

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