

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS

OFFERING MEMORANDUM

**10372 ASHTON AVE**

LOS ANGELES, CA 90024 4 UNITS \$1,998,000

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CaIDRE #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	6
FINANCIAL OVERVIEW	11
SALE COMPARABLES	15
LEASE COMPARABLES	21
LOCATION OVERVIEW	28

# PROPERTY INFORMATION

---

10372 Ashton Ave - Los Angeles, CA 90024



# THE OFFERING



Positioned in the heart of Westwood, **10372 Ashton Ave** stands out as the only **four-unit multifamily** opportunity on the West Side offered **under \$2 million**. This well-maintained, income-producing asset features four spacious units across **3,064 SF** with a great mix of two 2-bed units and two studios, and **on-site laundry**. The property is a short distance to UCLA. **Why pay rent for your son or daughter?** Buy a 4 Plex that makes them money.

A core appeal for **value-add investors** lies in the two detached garages, offering potential for the conversion to up to **Four (1+1) ADU units**, capitalizing on recent **LA zoning** changes and maximizing allowable density. With rents and property **values** in Westwood **up** nearly **9% year-over-year**, this offering lets a buyer secure stable cash flow with substantial upside.

**This location** enables superior tenant retention and rental premiums, thanks to proximity to UCLA, Century City, Westwood Village, and key transit arteries. Turnkey, scalable, and rare in today's inventory-starved Westside market, **10372 Ashton Ave** is perfectly positioned for both immediate yield and long-term appreciation in one of LA's most desirable rental corridors.



PROPERTY INFORMATION

# PROPERTY DETAILS

Address	10372 Ashton Ave Los Angeles, CA 90024
Total Units	4
Total Building Sqft.	3,064SF
Total Lot Size	4,786 SF
Year Built	1940
Zoning	LARD1.5
APN	4327-012-005



### INVESTMENT HIGHLIGHTS

- **4-Unit on the West Side Under \$2M**
- **Rent-ready** units with modern amenities and strong curb appeal; including **storage & On-Site Laundry**
- **Low-Maintenance Asset** — Minimal work needed to maintain; clean and well cared for.
- **Strong Upside with 4 ADUs**— Two separate garages at the rear offer a prime opportunity for ADU conversion, adding value and future income streams. **11.74% CAP & 7 GRM**
- **Premier Location:** Walk to UCLA, Century City, & Westwood Village, high rental demand

# PROPERTY PHOTOS

---

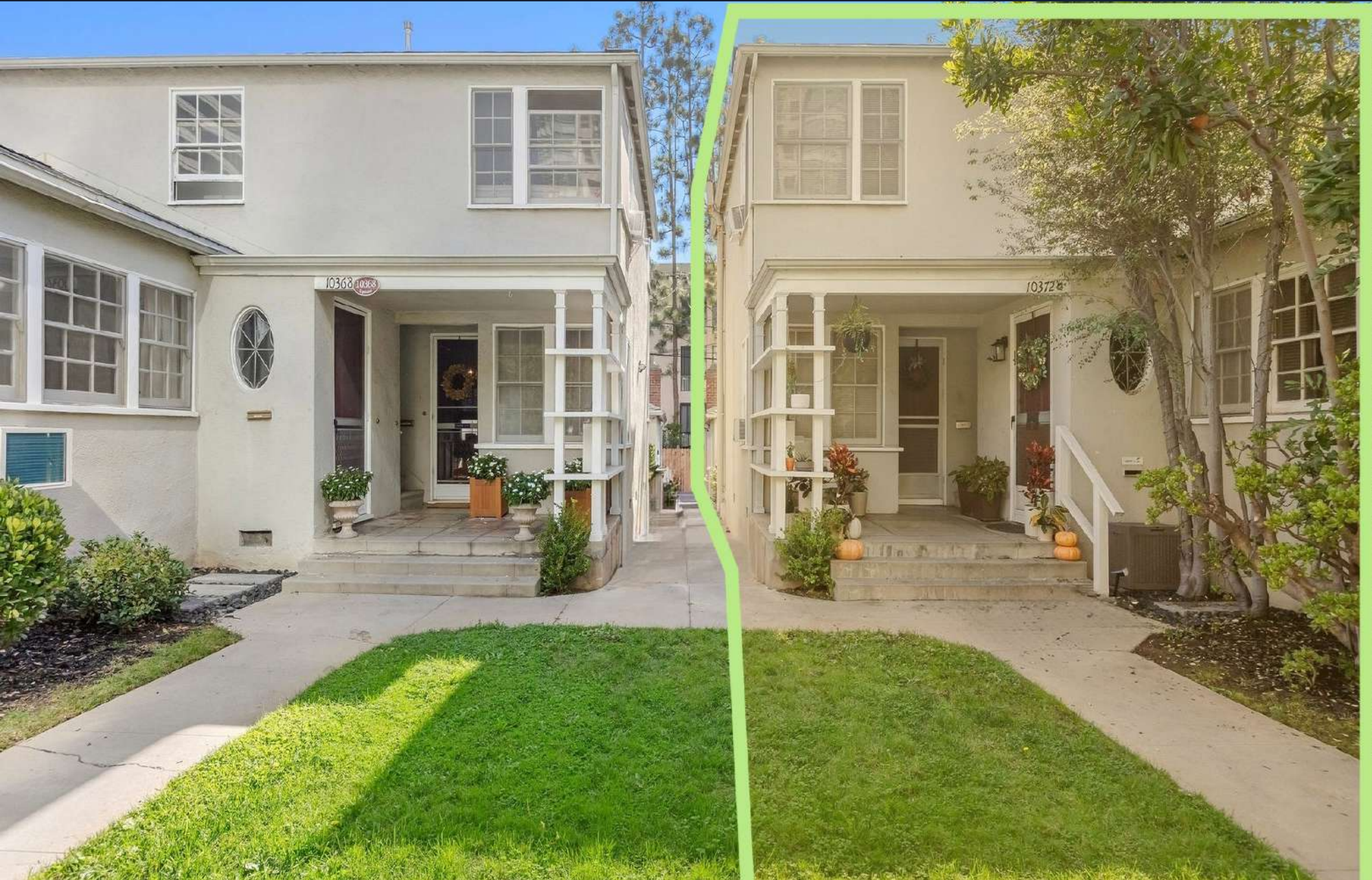
10372 Ashton Ave - Los Angeles, CA 90024



PROPERTY PHOTOS

# PROPERTY PHOTOS

**SAMIMI**  
INVESTMENTS



10372 Ashton Ave - Los Angeles, CA 90024



PROPERTY PHOTOS

# PROPERTY PHOTOS | EXTERIOR

**SAMIMI**  
INVESTMENTS



10372 Ashton Ave - Los Angeles, CA 90024



PROPERTY INFORMATION

# PROPERTY PHOTOS





# FLOOR PLAN | VACANT STUDIO





# FINANCIAL OVERVIEW

---



FINANCIAL OVERVIEW

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE START	LEASE END
10370	-	1	632 SF	\$2,400	\$3.80	\$2,400	-	Studio/Vacant
10370 1/2	-	1	632 SF	\$1,404	\$2.22	\$2,400	6/15/2002	Studio
10372	2	1	900 SF	\$2,250	\$2.50	\$3,500	1/01/2010	-
10372 1/2	2	1	900 SF	\$2,430	\$2.70	\$3,500	03/15/2017	-
4	1	1	-	-	-	\$12,000	-	Potenial ADU
TOTALS			3,064 SF	\$8,484	\$11.22	\$23,800		



FINANCIAL OVERVIEW

SET UP SHEET

Property Address			Annualized Operating Data		Current Rents		Market Rents			
List Price:		\$1,998,000	Scheduled Gross Income:		\$103,008		\$286,800			
Down Payment:	25.0%	\$499,500	Vacancy Rate Reserve:		\$3,090	3%	*1	\$14,340	5%	*1
Number of units:		4	Gross Operating Income:		\$99,918		\$272,460			
Cost per Unit:		\$499,500	Expenses:		\$36,845	36%	*1	\$36,845	13%	*1
Current GRM:		19.40	Net Operating Income:		\$63,073		\$235,615			
Market GRM:		6.97	Loan Payments:		\$102,100		\$102,100			
Current CAP:		3.16%	Pre Tax Cash Flows:		-\$39,027	-7.81%	*2	\$133,515	26.73%	*2
Market CAP:		11.79%	Principal Reduction:		\$20,186		\$20,186			
Year Built / Age:		1940	Total Return Before Taxes:		-\$18,841	-3.77%	*2	\$153,701	30.77%	*2
Approx. Lot Size:		4,786								
Approx. Gross RSF:		3,064	*1 As a percent of Scheduled Gross Income							
Cost per Net RSF:		\$652.09	*2 As a percent of Down Payment							

Proposed Financing				Scheduled Income									
First Loan Amount:	\$1,498,500	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income				
Terms:	5.50%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income			
Payment:	\$8,508	DCR:	0.62										
							1	0+1	10370/Vacant	\$2,400	\$2,400	\$2,400	\$2,400
							1	0+1	Studio/10370 1/2	\$1,404	\$1,404	\$2,400	\$2,400
							1	2+1	10372	\$2,250	\$2,250	\$3,500	\$3,500
							1	2+1	10372 1/2	\$2,430	\$2,430	\$3,500	\$3,500
							4	1+1	Potential ADUs	\$0	\$0	\$3,000	\$12,000
									Total Scheduled Rent:	\$8,484	\$23,800		
									Laundry	\$100	\$100		
						Garages	\$0	\$0					
						Monthly Scheduled Gross Income:	\$8,584	\$23,900					
						Annualized Scheduled Gross Income:	\$103,008	\$286,800					
						Utilities Paid by Tenant:	Gas & Electric						
Annualized Expenses													
*Estimated													
New Taxes (New Estimated):		\$24,975											
Maintenance (\$500/unit):		\$2,000											
Insurance (\$1.25/SF):		\$3,830											
Utilities (\$1000/unit/year):		\$4,000											
Landscaping (\$120/mo):		\$1,440											
Pest Control (\$50/mo):		\$600											
Total Expenses:		\$36,845											
Expenses as %/SGI		35.77%											
Per Net Sq. Ft:		\$12.03											
Per Unit		\$9,211											



EXPENSES SUMMARY

New Taxes (New Estimated):	\$24,975
Maintenance (\$500/unit/year):	\$2,000
Insurance (\$1.25/SF):	\$3,830
Utilities (\$1000/unit/year):	\$4,000
Landscaping (\$120/month):	\$1,440
Pest Control (\$50/month)	\$600
OPERATING EXPENSES	\$36,845



# SALE COMPARABLES

---

10372 Ashton Ave - Los Angeles, CA 90024



# SALE COMPARABLES

## SALE COMPS



**10372 ASHTON AVE**  
Los Angeles, CA 90024

Subject Property

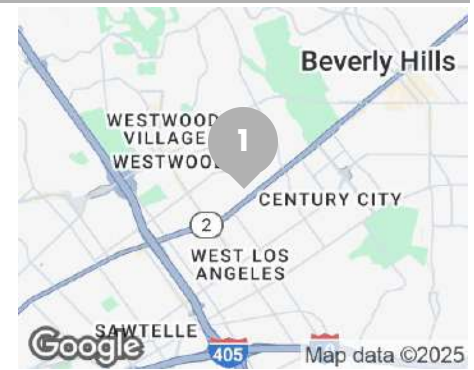
Price:	\$1,998,000	Bldg Size:	3,064 SF
Lot Size:	4,786 SF	No. Units:	4
Cap Rate:	3.16%	Year Built:	1940
Price/SF:	\$652.09		



**10620 HOLMAN AVE**  
Los Angeles, CA 90024

On Market

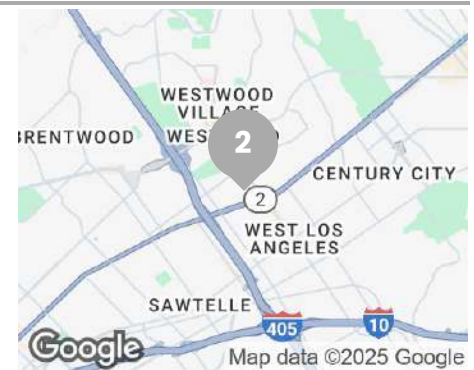
Price:	\$2,200,000	Bldg Size:	3,700 SF
Lot Size:	6,507 SF	No. Units:	4
Cap Rate:	4.52%	Year Built:	1948
Price/SF:	\$594.59		



**1738 KELTON AVE**  
Los Angeles, CA 90024

Sold 3/21/2024

Price:	\$3,775,000	Bldg Size:	4,925 SF
Lot Size:	6,835 SF	No. Units:	4
Cap Rate:	6.07%	Year Built:	1936
Price/SF:	\$766.50		



# SALE COMPARABLES

## SALE COMPS

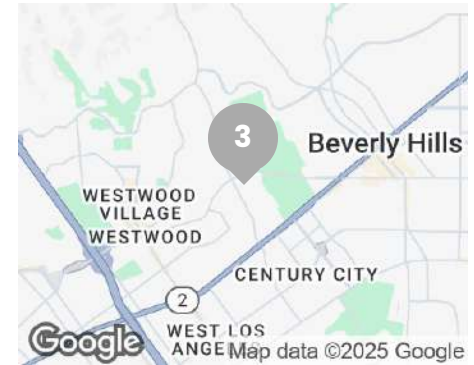


3

**10354 ASHTON AVE**  
Los Angeles, CA 90024

Sold 6/5/2025

Price:	\$1,985,000	Bldg Size:	3,195 SF
Lot Size:	4,785 SF	No. Units:	3
Cap Rate:	2.96%	Year Built:	1947
Price/SF:	\$621.28		

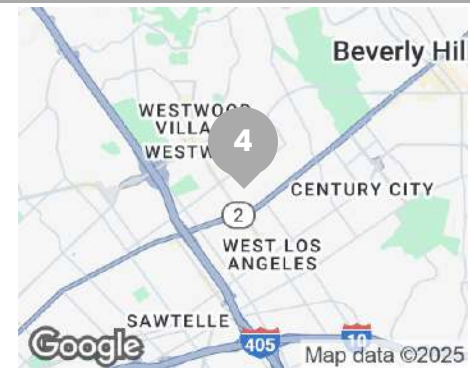


4

**1643 SELBY AVE**  
Los Angeles, CA 90024

Sold 10/31/2023

Price:	\$2,155,000	Bldg Size:	2,926 SF
Lot Size:	6,239 SF	No. Units:	3
Cap Rate:	4.15%	Year Built:	1950
Price/SF:	\$736.50		



5

**1827 THAYER AVE**  
Los Angeles, CA 90025

Sold 10/31/2024

Price:	\$2,352,000	Bldg Size:	3,596 SF
Lot Size:	7,000 SF	No. Units:	3
Cap Rate:	3.46%	Year Built:	1947
Price/SF:	\$654.06		





# SALE COMPARABLES

## SALE COMPS

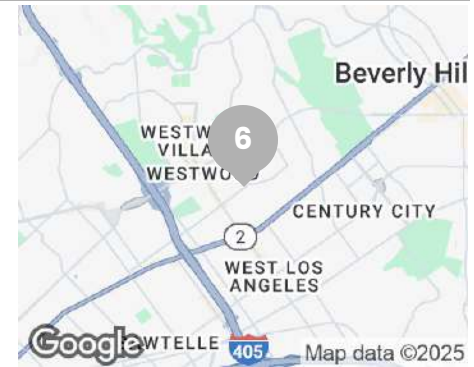
6



**10745 OHIO AVE**  
Los Angeles, CA 90024

On Market

Price:	\$2,395,000	Bldg Size:	3,062 SF
Lot Size:	5,022 SF	No. Units:	3
Cap Rate:	2.64%	Year Built:	1936
Price/SF:	\$782.17		



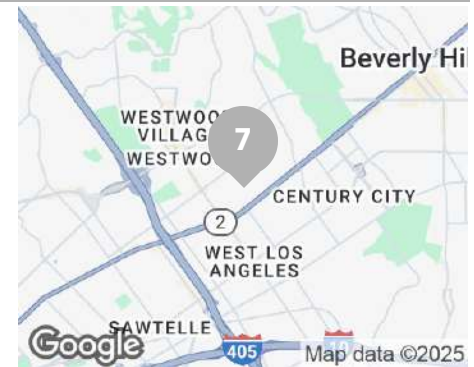
7



**1621 MANNING AVE**  
Los Angeles, CA 90024

On Market

Price:	\$2,400,000	Bldg Size:	2,791 SF
Lot Size:	6,465 SF	No. Units:	3
Cap Rate:	3.06%	Year Built:	1948
Price/SF:	\$859.91		



SALE COMPARABLES

# ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/ SF Lot	Price/Unit	COE	Unit Mix
10620 Holman Ave	\$2,200,000	4	1948	3,700	6,507	15.47	4.52%	\$594.59	\$338.10	\$550,000	10/31/2025	(4) 2+1
1738 Kelton Ave	\$3,775,000	4	1936	4,925	6,835	11.34	6.07%	\$766.50	\$552.30	\$943,750	03/21/24	(2) 5+3, 2 (3+3)
10354 Ashton Ave	\$1,985,000	3	1947	3,195	4,785	23.69	2.96%	\$621.28	\$414.84	\$661,667	6/5/2025	(2) 2+1, (1)1+1
1643 Selby Ave	\$2,155,000	3	1950	2,926	6,239	16.86	4.15%	\$736.50	\$345.41	\$718,333	10/31/2023	(1)3+2, (2)1+1
1827 Thayer Ave	\$2,352,000	3	1947	3,596	7,000	20.21	3.46%	\$654.06	\$336.00	\$784,000	10/31/2024	(1)2+1,(1)2+2, (1)1+1
10745 Ohio Ave	\$2,395,000	3	1936	3,062	5,022	22.82	2.64%	\$782.17	\$476.90	\$798,333	Active	(1)1+1, (2) 2+1
1621 Manning Ave	\$2,400,000	3	1948	2,791	6,465	20.79	3.06%	\$859.91	\$371.23	\$800,000	Active	(4) 1+1
Averages				3,456	6,122	18.74	3.84%	\$716.43	\$404.97	\$750,869		
10372 Ashton Ave	\$1,998,000	4	1941	3,064	4,785	19.40	3.16%	\$652.09	\$417.55	\$499,500	N/A	(2) 2+1, (2) 0+1



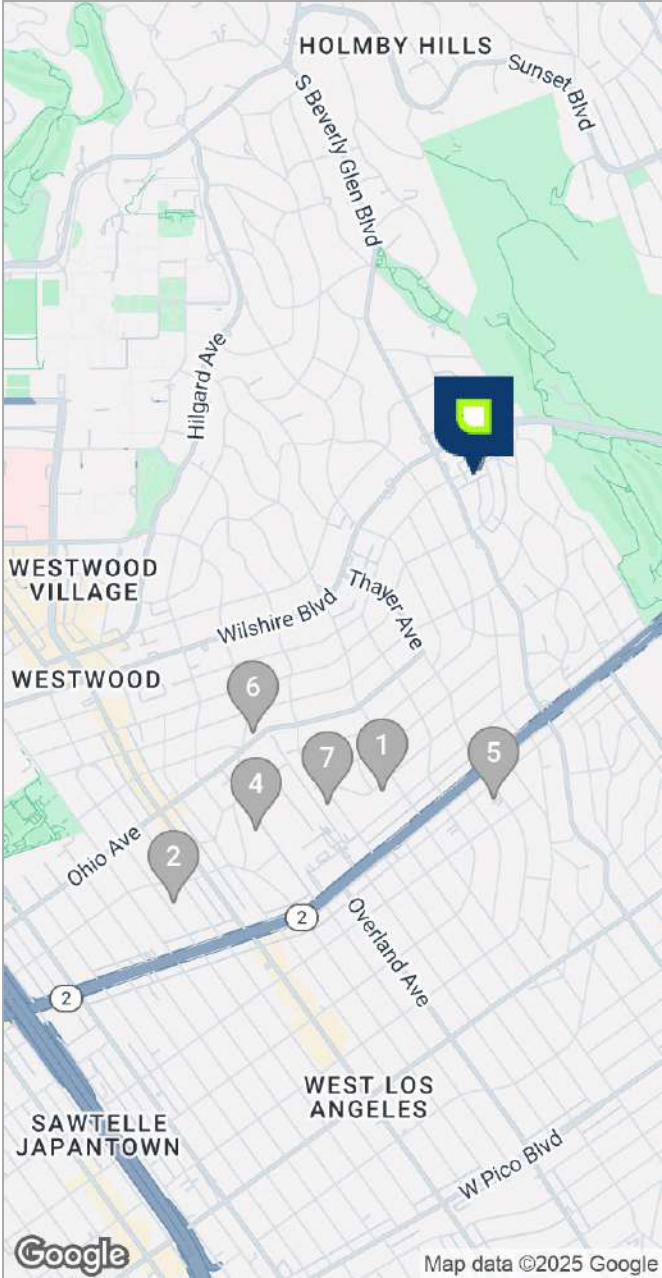
SALE COMPARABLES

# SALE COMPS MAP & SUMMARY

★ 10372 ASHTON AVE

Los Angeles, CA	
Price	\$1,998,000
Bldg Size	3,064 SF
No. Units	4
Cap Rate	3.16%
GRM	19.3966

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	GRM
1	<b>10620 Holman Ave</b> Los Angeles, CA	\$2,200,000	3,700 SF	4	4.52%	15.47
2	<b>1738 Kelton Ave</b> Los Angeles, CA	\$3,775,000	4,925 SF	4	6.07%	11.34
3	<b>10354 Ashton Ave</b> Los Angeles, CA	\$1,985,000	3,195 SF	3	2.96%	23.69
4	<b>1643 Selby Ave</b> Los Angeles, CA	\$2,155,000	2,926 SF	3	4.15%	16.86
5	<b>1827 Thayer Ave</b> Los Angeles, CA	\$2,352,000	3,596 SF	3	3.46%	20.21
6	<b>10745 Ohio Ave</b> Los Angeles, CA	\$2,395,000	3,062 SF	3	2.64%	22.82
7	<b>1621 Manning Ave</b> Los Angeles, CA	\$2,400,000	2,791 SF	3	3.06%	20.79
AVERAGES		\$2,466,000	3,456 SF	3	3.84%	18.74



# LEASE COMPARABLES

---

10372 Ashton Ave - Los Angeles, CA 90024



# LEASE COMPARABLES

## LEASE COMPS



**10372 ASHTON AVE**  
Los Angeles, CA 90024

Subject Property

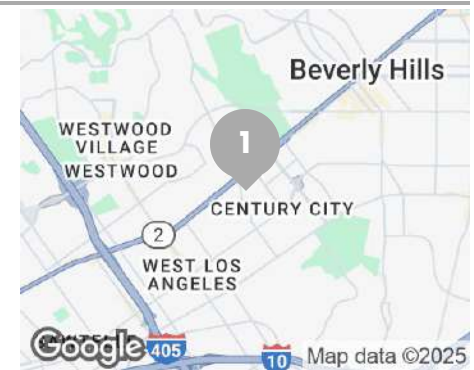
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$1,902	632 SF	\$3.01
2 br / 1 ba	\$2,340	900 SF	\$2.60
1 br / 1 ba	\$0	0 SF	



**1875 BENEZIA AVE**  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,950	700 SF	\$4.21



**1263 DEVON AVE**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,575	600 SF	\$4.29



# LEASE COMPARABLES

## LEASE COMPS

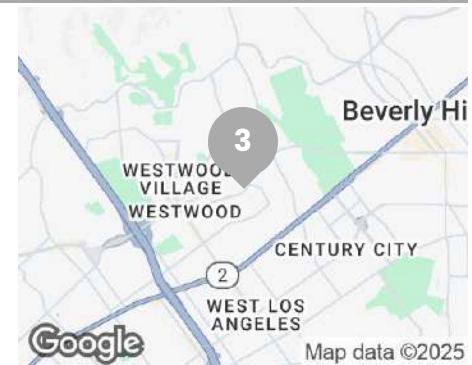


3

**10599 WILSHIRE BLVD**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,894	423 SF	\$6.84

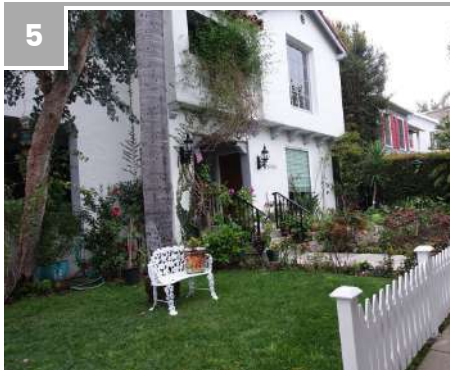
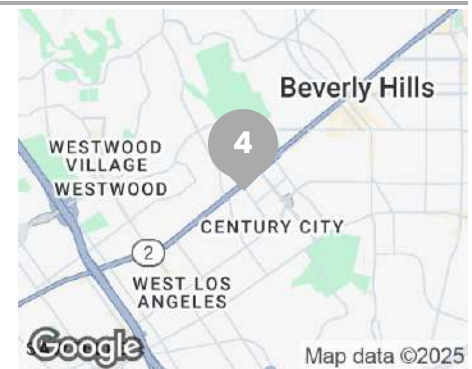


4

**10275 MISSOURI AVE**  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,595	520 SF	\$4.99

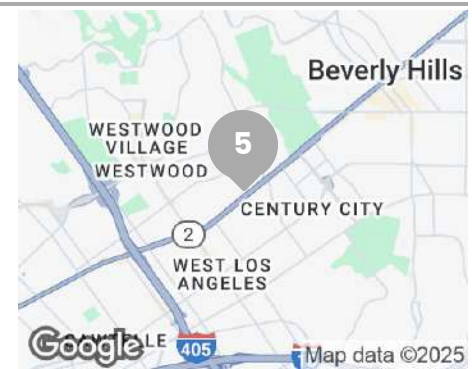


5

**10520 EASTBORNE AVE #1**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,490	750 SF	\$3.32





# LEASE COMPARABLES

## LEASE COMPS

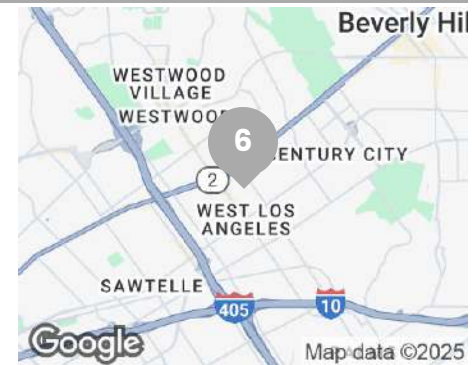


6

**1951 SELBY AVE # 6**  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,995	750 SF	\$3.99



7

**10652 1/2 OHIO AVE**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,995	1,200 SF	\$2.50



8

**969 HILGARD AVE # 1006**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	SIZE SF:	RENT/SF:
1 br / 1 ba	728 SF	\$4.40



# LEASE COMPARABLES

## LEASE COMPS

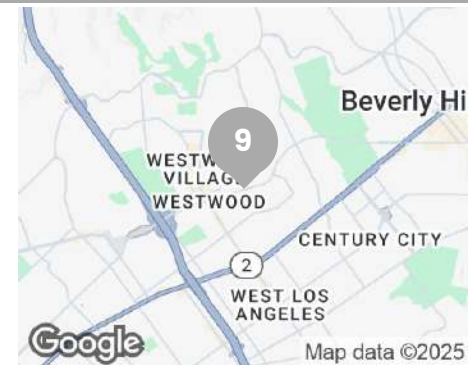


9

**10747 WILSHIRE BLVD # 1103**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,700	1,076 SF	\$3.44

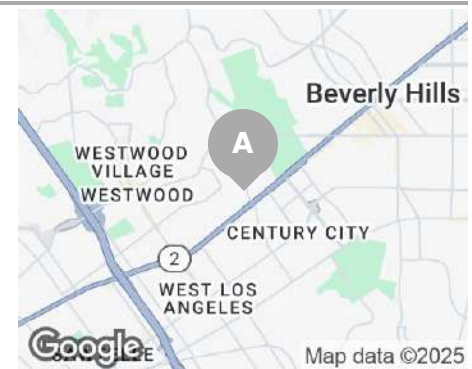


A

**1611 S BEVERLY GLEN**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$3,795	1,000 SF	\$3.80

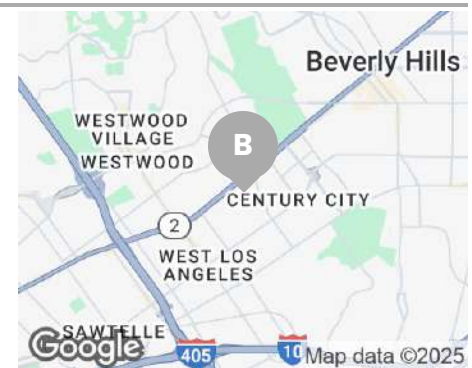


B

**1844 THAYER AVE**  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,250	1,600 SF	\$2.66





# LEASE COMPARABLES

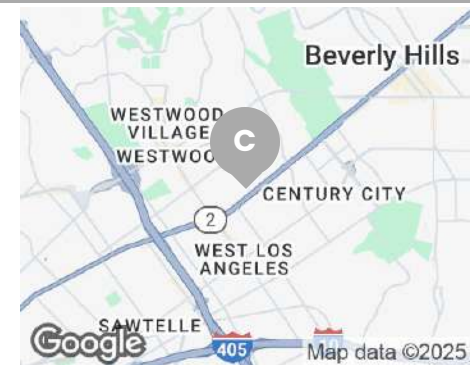
## LEASE COMPS



**10633 EASTBORNE AVE # 301**  
Los Angeles, CA 90024

Leased

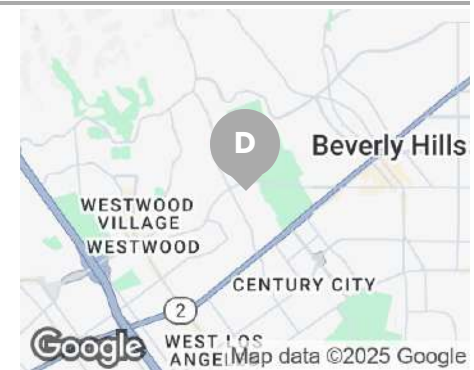
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,550	1,500 SF	\$3.03



**10332 ASHTON AVE**  
Los Angeles, CA 90024

Leased

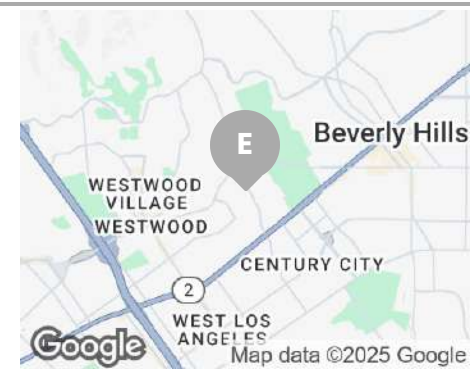
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$4,800	873 SF	\$5.50



**1301 S BEVERLY GLEN BLVD**  
Los Angeles, CA 90024

Leased

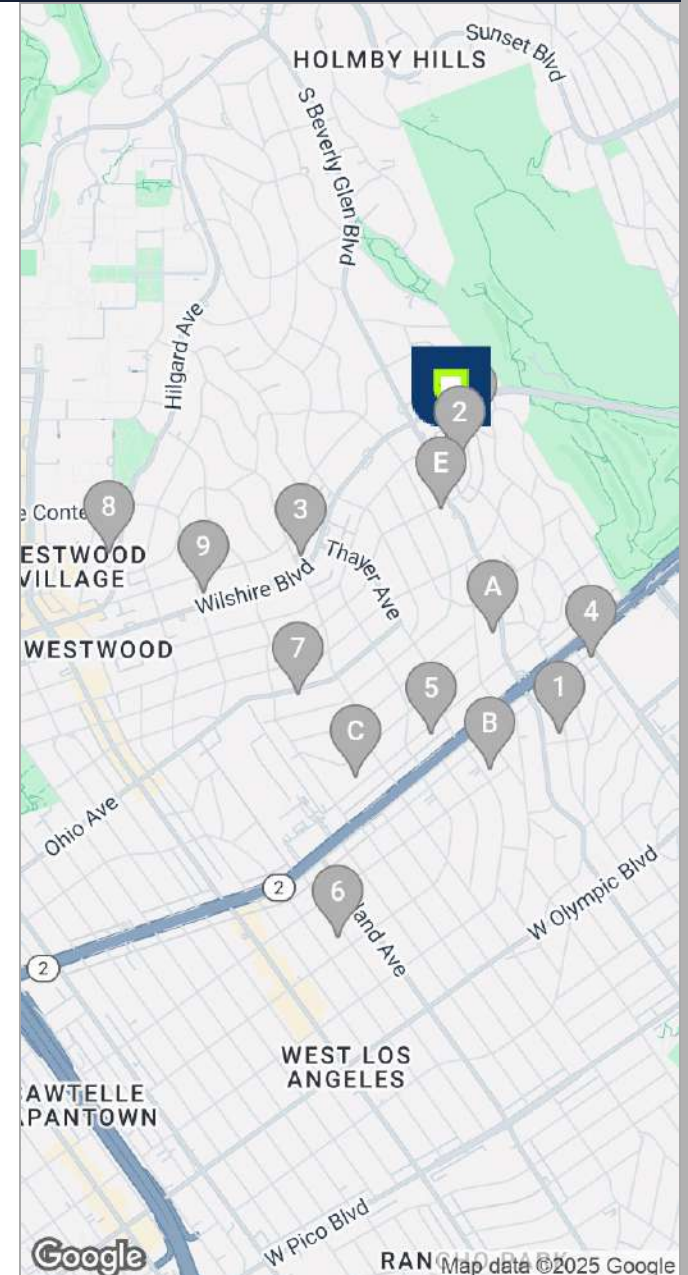
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,850	1,550 SF	\$3.13



# LEASE COMPARABLES

## LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT
★	<b>10372 Ashton Ave</b> Los Angeles, CA	\$2.77	\$1,697
1	<b>1875 Benecia Ave</b> Los Angeles, CA	\$4.21	\$2,950
2	<b>1263 Devon Ave</b> Los Angeles, CA	\$4.29	\$2,575
3	<b>10599 Wilshire Blvd</b> Los Angeles, CA	\$6.84	\$2,894
4	<b>10275 Missouri Ave</b> Los Angeles, CA	\$4.99	\$2,595
5	<b>10520 Eastborne Ave #1</b> Los Angeles, CA	\$3.32	\$2,490
6	<b>1951 Selby Ave # 6</b> Los Angeles, CA	\$3.99	\$2,995
7	<b>10652 1/2 Ohio Ave</b> Los Angeles, CA	\$2.50	\$2,995
8	<b>969 Hilgard Ave # 1006</b> Los Angeles, CA	\$4.40	\$3,200
9	<b>10747 Wilshire Blvd # 1103</b> Los Angeles, CA	\$3.44	\$3,700
A	<b>1611 S Beverly Glen</b> Los Angeles, CA	\$3.80	\$3,795
B	<b>1844 Thayer Ave</b> Los Angeles, CA	\$2.66	\$4,250
C	<b>10633 Eastborne Ave # 301</b> Los Angeles, CA	\$3.03	\$4,550
D	<b>10332 Ashton Ave</b> Los Angeles, CA	\$5.50	\$4,800
E	<b>1301 S Beverly Glen Blvd</b> Los Angeles, CA	\$3.13	\$4,850
<b>AVERAGES</b>		<b>\$4.01</b>	<b>\$3,474</b>





# LOCATION OVERVIEW

---

10372 Ashton Ave - Los Angeles, CA 90024

## 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



## 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 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.





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.



## 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.



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.

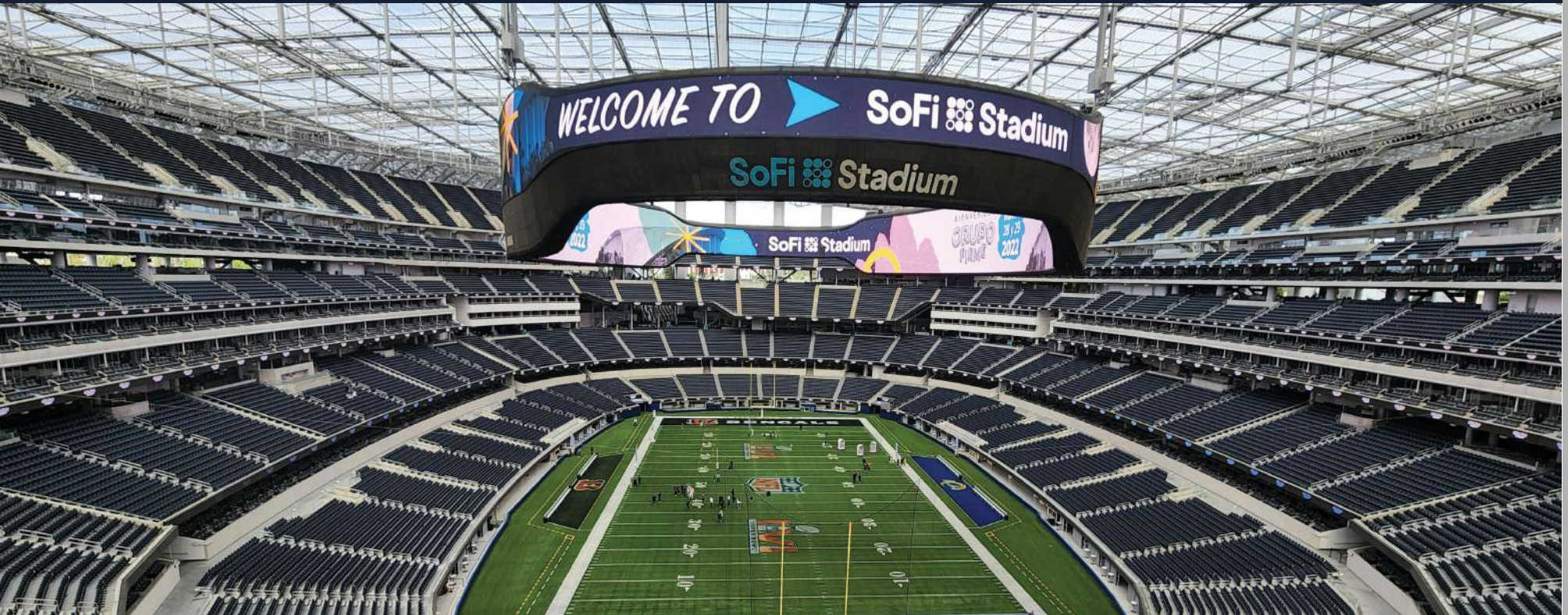




## LOCATION OVERVIEW

# SOFI STADIUM

**SAMIMI**  
INVESTMENTS



## 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

**SAMIMI**  
INVESTMENTS



## 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.



# 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.



EXCLUSIVELY MARKETING BY

**SAMIMI**  
**INVESTMENTS**

**LYONSTAH**  
**INVESTMENT REAL ESTATE**

**CAMERON SAMIMI**

310.259.7556

[cameron@lyonstahl.com](mailto:cameron@lyonstahl.com)

BRE. 02035763