

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

4932 LENNOX BLVD

INGLEWOOD, CA 90304 8 UNITS

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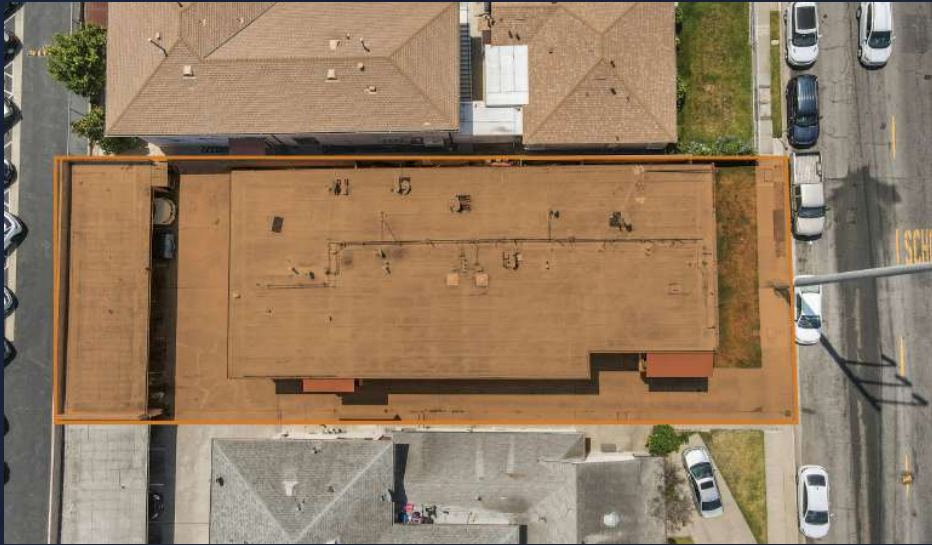
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PROPERTY INFORMATION



THE OFFERING



4932 Lennox Blvd presents a value-add investment opportunity in the heart of Inglewood, one of Southern California's fastest-growing multifamily markets. Situated on an **8,262 SF LCR3YY-zoned lot**, the property consists of **eight units comprised of (7) 2+1 units and (1) 1+1 unit**. The asset offers a combination of strong in-place income, rental upside, and future development potential in a market benefiting from significant ongoing investment.

Current rents remain below market, creating **over \$87,000 in projected annual rental upside** and the opportunity to significantly increase NOI through unit turnover and strategic rent repositioning. Additionally, the property's existing layout may provide the ability to develop **up to four ADUs**, offering another avenue to increase income and long-term value. Buyer to verify all development potential with the City of Inglewood.



With **over \$87,000 in projected rental upside, potential for up to four new ADUs, a projected stabilized cap rate approaching 7%, and a projected GRM below 10**, 4932 Lennox Blvd offers investors multiple paths to increase income and create long-term value in one of Los Angeles County's most active investment markets.

Located just minutes from **SoFi Stadium, Intuit Dome, Hollywood Park, YouTube Theater, and LAX**, the property benefits from strong employment drivers, entertainment demand, and continued economic growth throughout the area.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	4932 Lennox Blvd Inglewood, CA 90304
Total Units	8
Total Building Sqft.	6,836 SF
Total Lot Size	8,262 SF
Year Built	1961
Zoning	LCR3YY
APN	4039-024-005



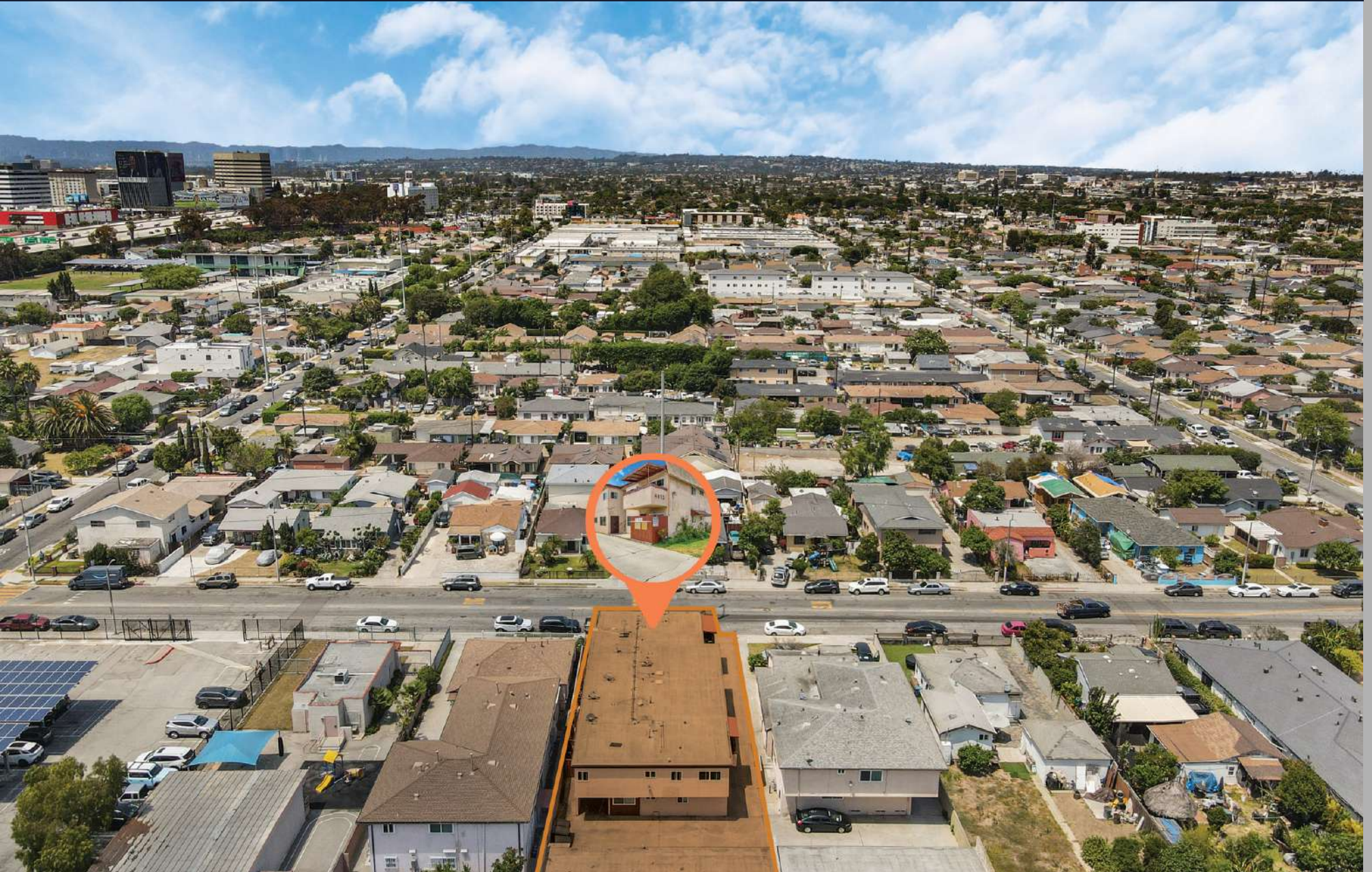
INVESTMENT HIGHLIGHTS

- Over \$87,000 in annual rental upside with current rents at \$13,355/month versus projected market rents of \$20,650/month.
- Potential to develop up to 4 additional ADUs, creating added income and long-term value. Buyer to verify.
- Currently offered at a cap rate just below 7%, providing strong in-place cash flow from day one.
- Currently offered at a GRM below 10, an attractive basis relative to many recent Inglewood sales.
- Potential to increase NOI by more than 30% through unit turnover and rent repositioning alone.
- Priced at just \$187,500 per unit, below many recent Inglewood multifamily sales.

PROPERTY INFORMATION
PROPERTY PHOTOS

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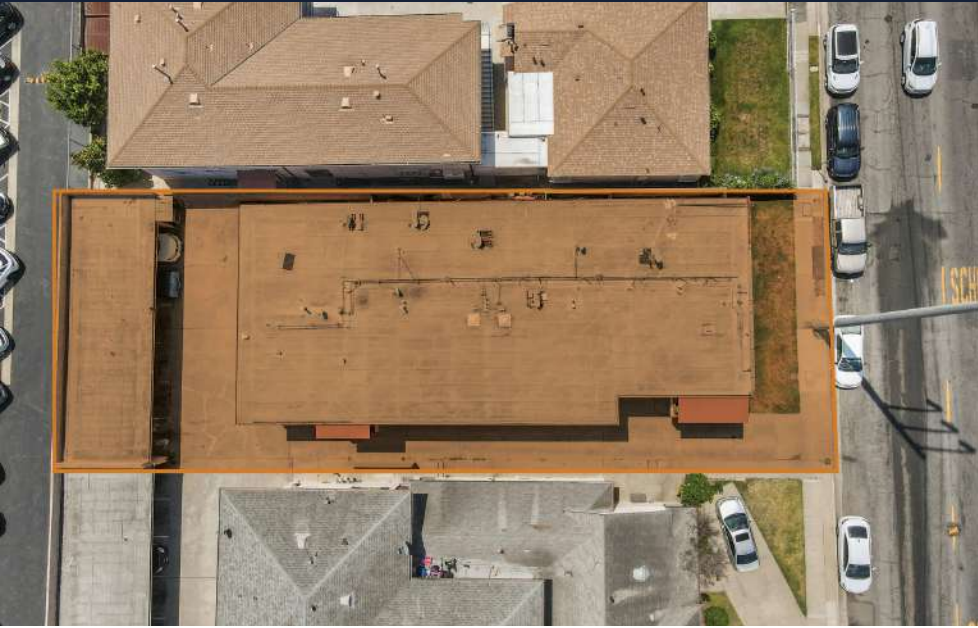
4932 Lennox Blvd - Inglewood, CA 90304



PROPERTY INFORMATION
PROPERTY PHOTOS

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4932 Lennox Blvd - Inglewood, CA 90304



PROPERTY INFORMATION
PROPERTY PHOTOS



PROPERTY INFORMATION
PROPERTY PHOTOS



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,500,000
Price per SF	\$219
Price per Unit	\$187,500
GRM	7.87,832
CAP Rate	8.70%
Cash-on-Cash Return (yr 1)	25.27%
Total Return (yr 1)	\$109,104
Debt Coverage Ratio	2.2

OPERATING DATA

Gross Scheduled Income	\$253,861
Total Scheduled Income	\$253,861
Vacancy Cost	\$7,616
Gross Income	\$246,245
Operating Expenses	\$52,758
Net Operating Income	\$173,977
Pre-Tax Cash Flow	\$94,765

FINANCING DATA

Down Payment	\$375,000
Loan Amount	\$1,125,000
Debt Service	\$79,212
Debt Service Monthly	\$6,601
Principal Reduction (yr 1)	\$14,339

FINANCIAL ANALYSIS
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	2	1	\$2,650	\$2,650	-
2	2	1	\$1,350	\$2,650	-
3	2	1	\$2,500	\$2,650	-
4	1	1	\$1,259	\$2,100	-
5	2	1	\$1,406	\$2,650	-
6	2	1	\$1,240	\$2,650	-
7	2	1	\$1,215	\$2,650	-
8	2	1	\$1,735	\$2,650	-
4	1	1	-	\$7,800	4 Potential ADUs
TOTALS			\$13,355	\$28,450	

FINANCIAL ANALYSIS SET UP SHEET

Property Address: 4932 Lennox Blvd			Annualized Operating Data	Current Rents	Market Rents
List Price:		\$1,500,000	Scheduled Gross Income:	\$160,261	\$341,400
Down Payment:	25.0%	\$375,000	Vacancy Rate Reserve:	\$4,808	\$10,242
Number of units:		8	Gross Operating Income:	\$155,453	\$331,158
Cost per Unit:		\$187,500	Expenses:	\$52,758	\$61,815
Current GRM:		9.36	Net Operating Income:	\$102,695	\$269,343
Market GRM:		4.39	Loan Payments:	\$79,212	\$79,212
Current CAP:		6.85%	Pre Tax Cash Flows:	\$23,484	\$190,131
Market CAP:		17.96%	Principal Reduction:	\$14,339	\$14,339
Year Built / Age:		1961	Total Return Before Taxes:	\$37,822	\$204,470
Approx. Lot Size:		8,262			
Approx. Gross RSF:		6,836			
Cost per Net RSF:		\$219.43			

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

Proposed Financing				Scheduled Income							
First Loan Amount:	\$1,125,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income		
Terms:	5.80%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income	
Payment:	\$6,601	DCR:	1.30	1	2+1	Vacant	\$2,650	\$2,650	\$2,650	\$2,650	
Annualized Expenses				1	2+1		\$1,350	\$1,350	\$2,650	\$2,650	
*Estimated				1	2+1		\$2,500	\$2,500	\$2,650	\$2,650	
New Taxes (New Estimated):	\$18,000			1	1+1		\$1,259	\$1,259	\$2,100	\$2,100	
Maintenance (\$650/unit):	\$5,200			1	2+1		\$1,406	\$1,406	\$2,650	\$2,650	
Insurance (\$1.25/SF):	\$8,545			1	2+1		\$1,240	\$1,240	\$2,650	\$2,650	
Utilities (\$1100/unit/year):	\$8,800			1	2+1		\$1,215	\$1,215	\$2,650	\$2,650	
Trash (\$250/mo):	\$3,000			1	2+1		\$1,735	\$1,735	\$2,650	\$2,650	
Landscaping (\$100/mo):	\$1,200			4	1+1	Potential ADU			\$1,950	\$7,800	
Property Management (5%):	\$8,013										
Total Expenses:				Total Scheduled Rent:				\$13,355		\$28,450	
				Laundry				\$0		\$0	
				Garages				\$0		\$0	
Expenses as %/SGI				Monthly Scheduled Gross Income:				\$13,355		\$28,450	
				Annualized Scheduled Gross Income:				\$160,261		\$341,400	
Per Net Sq. Ft:				Utilities Paid by Tenant:							
								Gas & Electric			
Per Unit											

FINANCIAL ANALYSIS POST ADU BUILD FINANCIALS

Property Address: 4932 Lennox Blvd		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$2,000,000	Scheduled Gross Income:	\$253,861		\$341,400		
Down Payment:	25.0% \$500,000	Vacancy Rate Reserve:	\$7,616	3% *1	\$10,242	3% *1	
Number of units:	12	Gross Operating Income:	\$246,245		\$331,158		
Cost per Unit:	\$166,667	Expenses:	\$72,268	28% *1	\$76,645	22% *1	
Current GRM:	7.88	Net Operating Income:	\$173,977		\$254,513		
Market GRM:	5.86	Loan Payments:	\$105,616		\$105,616		
Current CAP:	8.70%						
Market CAP:	12.73%						
Year Built / Age:	1961						
Approx. Lot Size:	8,262						
Approx. Gross RSF:	8,300	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:	\$240.96	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,500,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	5.80%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$8,801	DCR:	1.65	1	2+1	Vacant	\$2,650	\$2,650	\$2,650	\$2,650
Annualized Expenses				1	2+1		\$1,350	\$1,350	\$2,650	\$2,650
*Estimated				1	2+1		\$2,500	\$2,500	\$2,650	\$2,650
New Taxes (New Estimated):	\$24,000			1	1+1		\$1,259	\$1,259	\$2,100	\$2,100
Maintenance (\$650/unit):	\$7,800			1	2+1		\$1,406	\$1,406	\$2,650	\$2,650
Insurance (\$1.25/SF):	\$10,375			1	2+1		\$1,240	\$1,240	\$2,650	\$2,650
Utilities (\$1100/unit/year):	\$13,200			1	2+1		\$1,215	\$1,215	\$2,650	\$2,650
Trash (\$250/mo):	\$3,000			1	2+1		\$1,735	\$1,735	\$2,650	\$2,650
Landscaping (\$100/mo):	\$1,200			4	1+1	Potential ADU	\$1,950	\$7,800	\$1,950	\$7,800
Property Management (5%):	\$12,693									
Total Expenses:				Total Scheduled Rent:			\$21,155		\$28,450	
Expenses as %/SGI				Laundry			\$0		\$0	
Per Net Sq. Ft:				Garages			\$0		\$0	
Per Unit				Monthly Scheduled Gross Income:			\$21,155		\$28,450	
				Annualized Scheduled Gross Income:			\$253,861		\$341,400	
				Utilities Paid by Tenant:			Gas & Electric			

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



4932 LENNOX BLVD
Inglewood, CA 90304

Price:	\$1,500,000	Bldg Size:	6,836 SF
Lot Size:	8,262 SF	No. Units:	8
Cap Rate:	8.70%	Year Built:	1961



4256 W 106TH STREET
Inglewood, CA 90304

Price:	\$965,000	Bldg Size:	4,195 SF
Lot Size:	12,773 SF	No. Units:	5
Cap Rate:	6.72%	Year Built:	1957



4236 W 106TH ST
Inglewood, CA 90304

Price:	\$1,700,000	Bldg Size:	10,113 SF
Lot Size:	19,266 SF	No. Units:	6
Cap Rate:	5.81%	Year Built:	1962



SALE COMPARABLES

SALE COMPS



3
10506 S GREVILLEA AVE
Inglewood, CA 90304

Price:	\$1,512,500	Bldg Size:	7,680 SF
Lot Size:	11,174 SF	No. Units:	8
Cap Rate:	4.54%	Year Built:	1985



4
4001 W 104TH ST
Inglewood, CA 90304

Price:	\$1,175,000	Bldg Size:	3,520 SF
Lot Size:	5,889 SF	No. Units:	7
Cap Rate:	8.09%	Year Built:	1939



5
10506 S INGLEWOOD AVE
Inglewood, CA 90304

Price:	\$4,700,000	Bldg Size:	15,834 SF
Lot Size:	20,836 SF	No. Units:	32
Cap Rate:	6.53%	Year Built:	1957



SALE COMPARABLES

SALE COMPS



10919-10921 S INGLEWOOD AVE
Inglewood, CA 90304

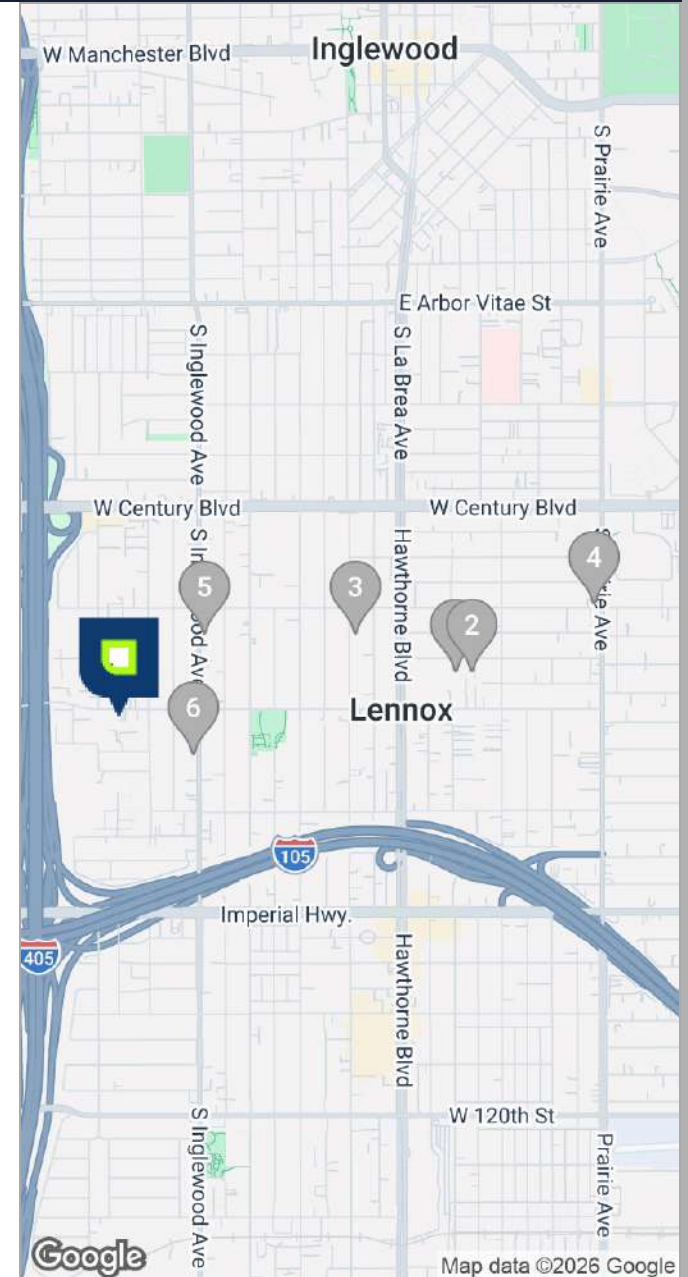
Price:	\$1,150,000	Bldg Size:	6,148 SF
Lot Size:	9,631 SF	No. Units:	6
Year Built:	1949		



SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	4932 Lennox Blvd Inglewood, CA 90304	\$1,500,000	6,836 SF	8,262 SF	8	8.70%
1	4256 W 106th Street Inglewood, CA 90304	\$965,000	4,195 SF	12,773 SF	5	6.72%
2	4236 W 106th St Inglewood, CA 90304	\$1,700,000	10,113 SF	19,266 SF	6	5.81%
3	10506 S Grevillea Ave Inglewood, CA 90304	\$1,512,500	7,680 SF	11,174 SF	8	4.54%
4	4001 W 104th St Inglewood, CA 90304	\$1,175,000	3,520 SF	5,889 SF	7	8.09%
5	10506 S Inglewood Ave Inglewood, CA 90304	\$4,700,000	15,834 SF	20,836 SF	32	6.53%
6	10919-10921 S Inglewood Ave Inglewood, CA 90304	\$1,150,000	6,148 SF	9,631 SF	6	-
AVERAGES		\$1,867,083	7,915 SF	13,262 SF	10	6.34%



SALE COMPARABLES

SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
4256 W 106th Street	\$965,000	5	1957	4,195	12,773	9.68	6.72%	\$230.04	\$193,000	9/19/25	
4236 W 106th Street	\$1,700,000	6	1962	7,127	19,312	11.19	5.81%	\$238.53	\$283,333	8/21/25	
10506 S Grevillea Ave	\$1,550,000	8	1985	7,680	11,174	14.33	4.54%	\$201.82	\$193,750	5/8/25	
4001 W 104th Street	\$1,175,000	8	1939	3,520	5,889	8.04	8.09%	\$333.81	\$146,875	11/22/24	
10506 S Inglewood Ave	\$4,700,000	32	1957	15,834	20,836	9.95	6.53%	\$296.83	\$146,875	9/6/24	
10919-10921 S Inglewood Ave	\$1,150,000	6	1949	6,148	9,631	N/A	N/A	\$187.05	\$191,667	5/1/25	
Averages				7,417	13,269	10.64	6.34%	\$248.01	\$192,583		
4932 Lennox Blvd	\$1,500,000	8	1961	6,836	8,262	9.36	6.63%	\$219.43	\$187,500	Subject	(7) 2+1, (1) 1+1

LOCATION OVERVIEW



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
NEW: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

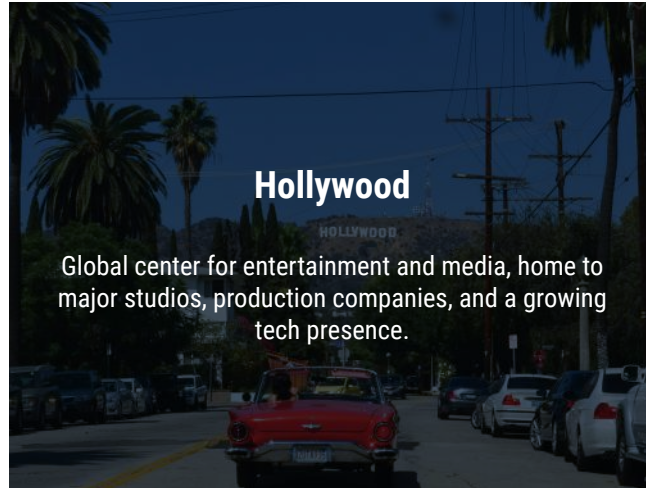


CENTRAL TO EMPLOYMENT CENTERS



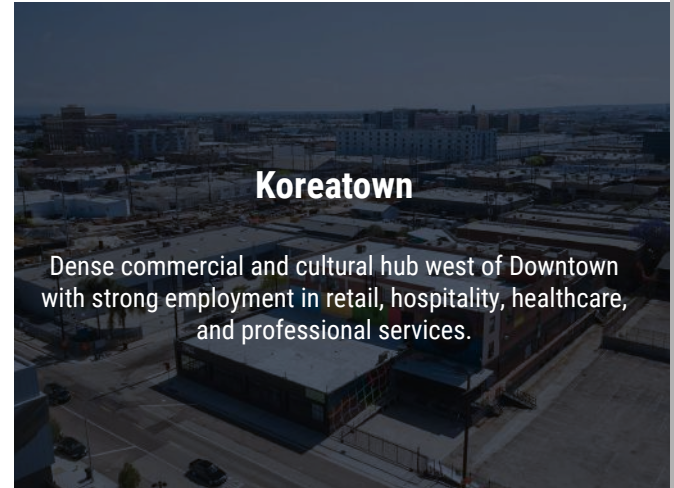
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



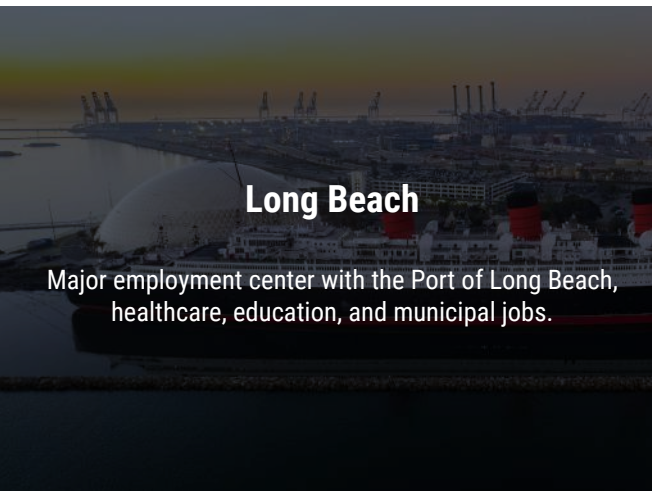
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



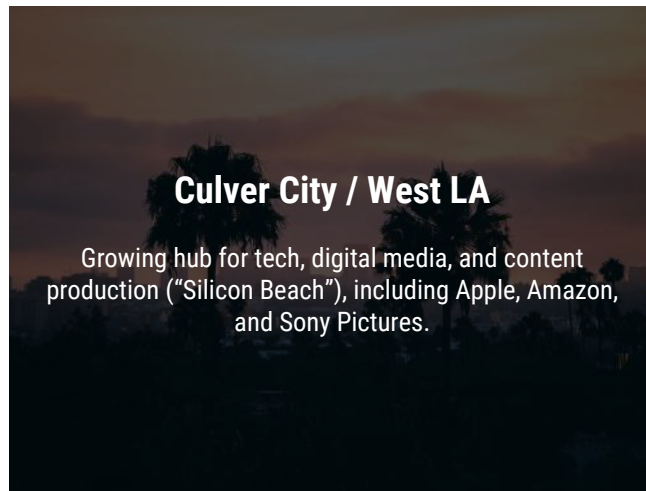
Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



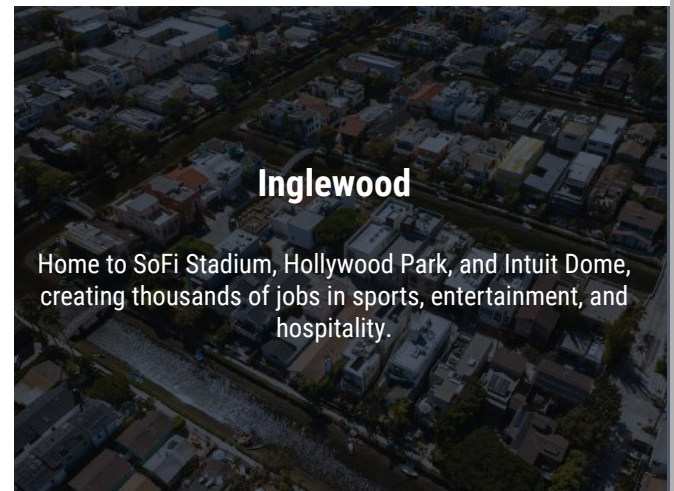
Long Beach

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.

HOLLYWOOD PARK- (LA)

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



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



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.

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.



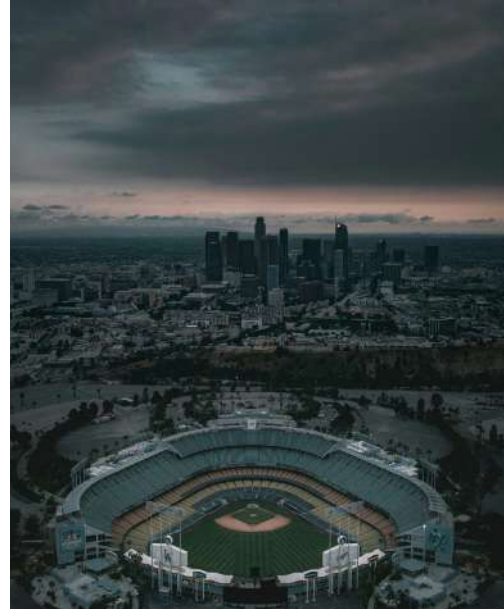
ECONOMIC IMPACT

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.



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 MARKETED BY

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