LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI INVESTMENTS

OFFERING MEMORANDUM

14719 S WHITE AVE

COMPTON, CA 90221 9 UNITS

CAMERON SAMIMI
310.259.7556
cameron@lyonstahl.com
CalDRE #02035763

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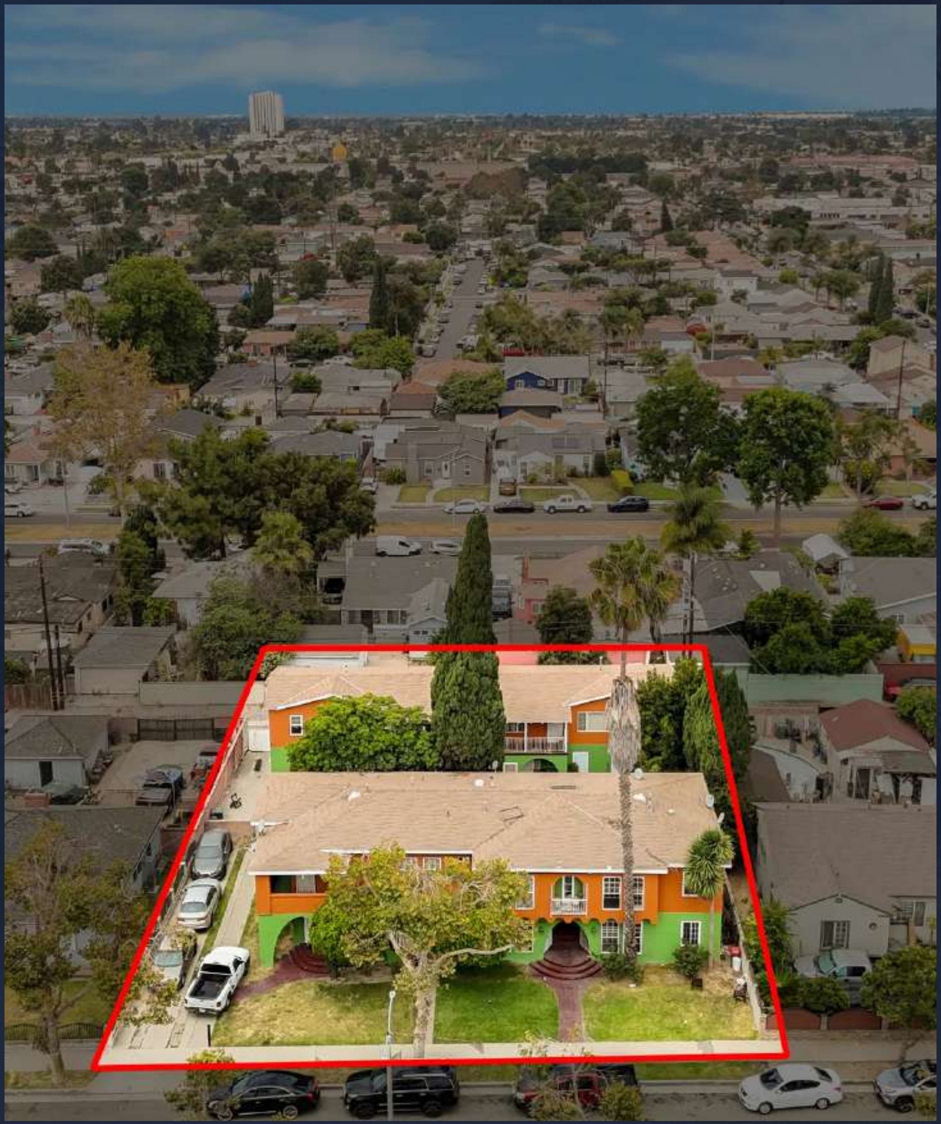
SAMIMI INVESTMENTS

PROPERTY INFORMATION

14719 S White Ave – Compton, CA 90221

THE OFFERING



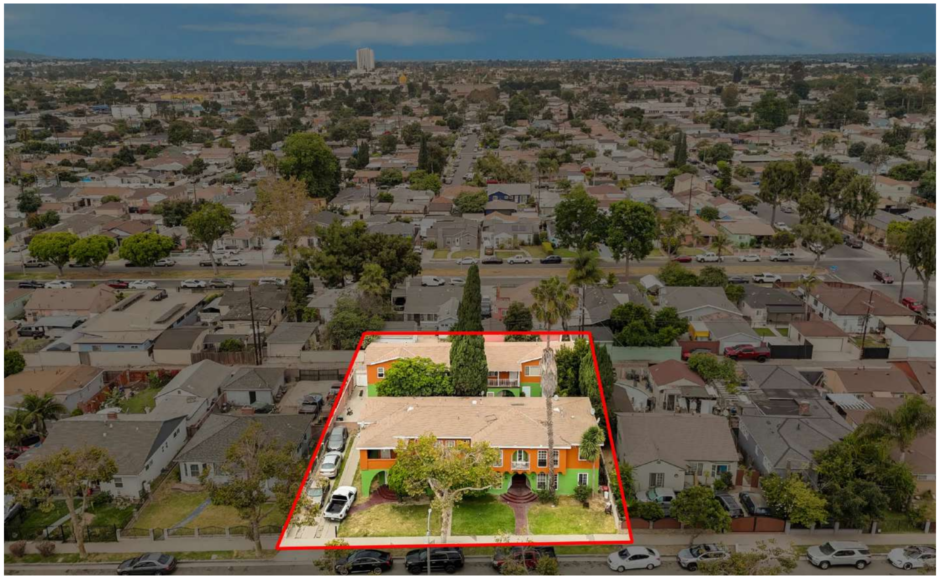
Ideal unit mix of **2's and 1's**, an incredible oversized 11,367 sq ft lot, sub-10 GRM, and quiet street location. There's a lot to love on this S White Ave property, located in unincorporated LA County.

There is a tremendous amount of value-add potential on this asset. A savvy investor may be able to add 8 detached ADUs, as well as 2 attached ADUs in the over-parked garage area. The asset has 9 parking garages along with a very long driveway to accommodate substantial on-site parking.

With an in-place cap rate of **6.63%**, long-term stabilized upside up to a 9% cap rate on the current units, and north of a 12% cap rate with added ADUs, this White Ave property checks all the boxes.

PROPERTY DETAILS

Address	**14719 S White Ave Compton, CA 90221**
Total Units	9
Total Building Sqft.	6,554 SF
Total Lot Size	11,367 SF
Year Built	1933
Zoning	LCR1YY
APN	6195-017-022



INVESTMENT HIGHLIGHTS

- Wonderful **LONG TERM** Tenants
- Potential for **10 ADUs** achieving a cap rate north of 12%
- Strong in place financials **7.04% CAP and 9.20 GRM**
- Ideal unit mix of **(4) 2+1** and **(5) 1+1**
- Oversized lot 11,367
- 9 parking garages + Additional 2 driveways that can fit another dozen cars

SAMIMI INVESTMENTS

PROPERTY PHOTOS

14719 S White Ave – Compton, CA 90221

LYON STAHL INVESTMENT REAL ESTATE

CUSTOM SECTION
PROPERTY PHOTOS

SAMIMI INVESTMENTS

14719 S White Ave - Compton, CA 90221

LYON STAHL INVESTMENT REAL ESTATE

CUSTOM SECTION

PROPERTY PHOTOS

SAMIMI INVESTMENTS

14719 S White Ave - Compton, CA 90221

PROPERTY PHOTOS

SAMIMI INVESTMENTS

LYON STAHL INVESTMENT REAL ESTATE

FINANCIAL ANALYSIS

RENT ROLL

SAMIMI INVESTMENTS

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
14719	2	1	$2,333	$2,500	-
14719 1/2	2	1	$2,246	$2,500	-
14721	1	1	$869	$2,200	-
14723	1	1	$2,183	$2,200	-
14801	2	1	$1,988	$2,500	-
14803	2	1	$1,588	$2,500	-
14805	1	1	$1,850	$2,200	-
14805 1/4	1	1	$1,910	$2,200	-
14805 1/2	1	1	$1,910	$2,200	-
TOTALS			$16,877	$21,000	$0.00

FINANCIAL ANALYSIS

SET UP SHEET

SAMIMI INVESTMENTS

14719 S White Ave – Compton, CA 90221

Property Address	14719 S White Ave	
List Price:		$1,888,888
Down Payment:	35.0%	$661,111
Number of units:		9
Cost per Unit:		$209,876
Current GRM:		9.20
Market GRM:		7.42
Current CAP:		7.04%
Market CAP:		9.54%
Year Built / Age:		1933
Approx. Lot Size:		11,367
Approx. Gross RSF:		6,554
Cost per Net RSF:		$288.20

Annualized Operating Data	Current Rents			Market Rents		
Scheduled Gross Income:	$205,224			$254,700		
Vacancy Rate Reserve:	$6,157	3%	*1	$7,641	3%	*1
Gross Operating Income:	$199,067			$247,059		
Expenses:	$66,017	32%	*1	$66,765	26%	*1
Net Operating Income:	$133,050			$180,294		
Loan Payments:	$88,334			$88,334		
Pre Tax Cash Flows:	$44,716	6.76%	*2	$91,960	13.91%	*2
Principal Reduction:	$15,077			$15,077		
Total Return Before Taxes:	$59,793	9.04%	*2	$107,037	16.19%	*2

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

Proposed Financing			
First Loan Amount:	$1,227,777	Amort:	30
Terms:	**6.00%**	Fixed:	5
Payment:	$7,361	DCR:	1.51

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	$23,611
Maintenance ($650/unit):	$5,850
Insurance ($1.25/SF):	$11,557
Utilities ($1000/unit/year):	$12,188
Landscaping ($100/mo):	$2,550
Property Management (5%):	$10,261
Total Expenses:	$66,017
Expenses as %/SGI	32.17%
Per Net Sq. Ft:	$10.07
Per Unit	$7,335

Scheduled Income

# of Units	Bdrms/ Baths	*Notes*	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Market Income: Monthly Rent/Unit	Market Income: Total Income
1	2+1	14719	$2,333	$2,333	$2,500	$2,500
1	2+1	14719 1/2	$2,246	$2,246	$2,500	$2,500
1	1+1	14721	$869	$869	$2,200	$2,200
1	1+1	14723	$2,183	$2,183	$2,200	$2,200
1	2+1	14801	$1,988	$1,988	$2,500	$2,500
1	2+1	14803	$1,588	$1,588	$2,500	$2,500
1	1+1	14805	$1,850	$1,850	$2,200	$2,200
1	1+1	14805 1/4	$1,910	$1,910	$2,200	$2,200
1	1+1	14805 1/2	$1,910	$1,910	$2,200	$2,200

	Current	Market
Total Scheduled Rent:	$16,877	$21,000
Laundry	$225	$225
Storage	$0	$0
Monthly Scheduled Gross Income:	$17,102	$21,225
Annualized Scheduled Gross Income:	$205,224	$254,700
Utilities Paid by Tenant:	Gas & Electric	

LYONSTAHL INVESTMENT REAL ESTATE

FINANCIAL ANALYSIS

SET UP SHEET W/ADU BUILDOUT

SAMIMI INVESTMENTS

14719 S White Ave – Compton, CA 90221

Property Address	14719 S White Ave	
List Price:		$2,900,000
Down Payment:	35.0%	$1,015,000
Number of units:		19
Cost per Unit:		$152,632
Current GRM:		6.96
Market GRM:		6.22
Current CAP:		10.63%
Market CAP:		12.08%
Year Built / Age:		1933
Approx. Lot Size:		11,367
Approx. Gross RSF:		10,000
Cost per Net RSF:		$290.00

Annualized Operating Data	Current Rents			Market Rents		
Scheduled Gross Income:	$416,424			$465,900		
Vacancy Rate Reserve:	$12,493	3%	*1	$13,977	3%	*1
Gross Operating Income:	$403,931			$451,923		
Expenses:	$95,716	23%	*1	$101,633	22%	*1
Net Operating Income:	$308,215			$350,290		
Loan Payments:	$135,618			$135,618		
Pre Tax Cash Flows:	$172,597	17.00%	*2	$214,672	21.15%	*2

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

Proposed Financing			
First Loan Amount:	$1,885,000	Amort:	30
Terms:	**6.00%**	Fixed:	5
Payment:	$11,302	DCR:	2.27

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	$36,250
Maintenance ($650/unit):	$12,350
Insurance ($1.25/SF):	$11,557
Utilities ($1000/unit/year):	$12,188
Landscaping ($100/mo):	$2,550
Property Management (5%):	$20,821
Total Expenses:	$95,716
Expenses as %/SGI	22.99%
Per Net Sq. Ft:	$9.57
Per Unit	$5,038

Scheduled Income

			Current Income		Market Income	
# of Units	Bdrms/ Baths	*Notes*	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
1	2+1	14719	$2,333	$2,333	$2,500	$2,500
1	2+1	14719 1/2	$2,246	$2,246	$2,500	$2,500
1	1+1	14721	$869	$869	$2,200	$2,200
1	1+1	14723	$2,183	$2,183	$2,200	$2,200
1	2+1	14801	$1,988	$1,988	$2,500	$2,500
1	2+1	14803	$1,588	$1,588	$2,500	$2,500
1	1+1	14805	$1,850	$1,850	$2,200	$2,200
1	1+1	14805 1/4	$1,910	$1,910	$2,200	$2,200
1	1+1	14805 1/2	$1,910	$1,910	$2,200	$2,200
2	1+1	90K Each in garage	2200	4400	2200	4400
8		650K w/ 9 studios	$1,650	$13,200	$1,650	$13,200

	Current	Market
Total Scheduled Rent:	$34,477	$38,600
Laundry	$225	$225
Storage	$0	$0
Monthly Scheduled Gross Income:	$34,702	$38,825
Annualized Scheduled Gross Income:	$416,424	$465,900
Utilities Paid by Tenant:	Gas & Electric	

LYON STAHL INVESTMENT REAL ESTATE

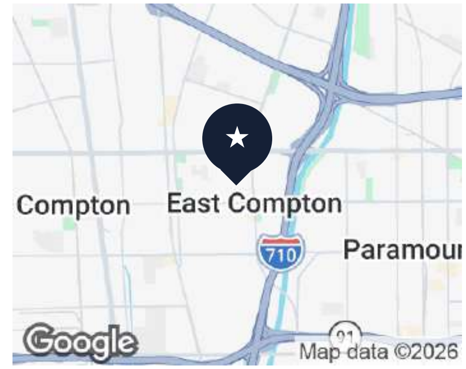
SALE COMPARABLES

SALE COMPARABLES

SALE COMPS

14719 S WHITE AVE
Compton, CA 90221

Price:	$1,888,888	Bldg Size:	6,554 SF
Lot Size:	11,367 SF	No. Units:	9
Cap Rate:	7.04%	Year Built:	1933



1

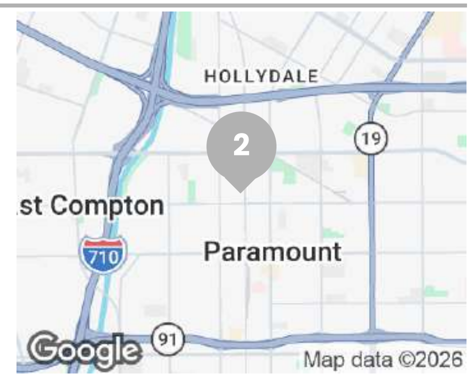
3516 BEECHWOOD,
Lynwood, CA 90262

Price:	$1,729,000	Bldg Size:	6,352 SF
Lot Size:	8,999 SF	No. Units:	7
Cap Rate:	5.91%	Year Built:	1963

2

16840 PASSAGE
Paramount, CA 90723

Price:	$1,575,000	Bldg Size:	4,509 SF
Lot Size:	22,657 SF	No. Units:	5
Cap Rate:	4.89%	Year Built:	1962



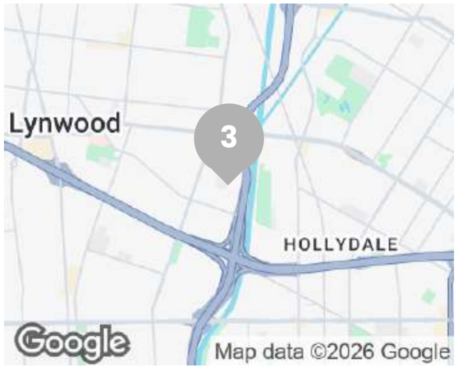
SALE COMPARABLES
SALE COMPS

SAMIMI INVESTMENTS

3

11230 LOUISE AVENUE
Lynwood, CA 90262

Price:	$1,575,000	Bldg Size:	4,863 SF
Lot Size:	11,940 SF	No. Units:	6
Cap Rate:	6.77%	Year Built:	1944



4

342 W PALM STREET,
Compton, CA 90220

Price:	$1,720,000	Bldg Size:	5,340 SF
Lot Size:	9,992 SF	No. Units:	8
Cap Rate:	7.18%	Year Built:	1955

5

14053 ANDERSON STREET
Paramount, CA 90723

Price:	$4,000,000	Bldg Size:	11,784 SF
Lot Size:	19,243 SF	No. Units:	12
Cap Rate:	5.12%	Year Built:	1962

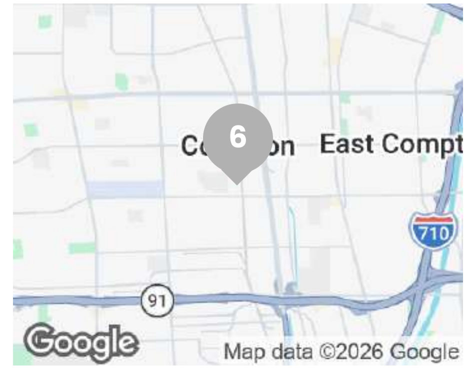
SALE COMPS

SAMIMI INVESTMENTS

6

701 S WILLOWBROOK AVENUE
Compton, CA 90220

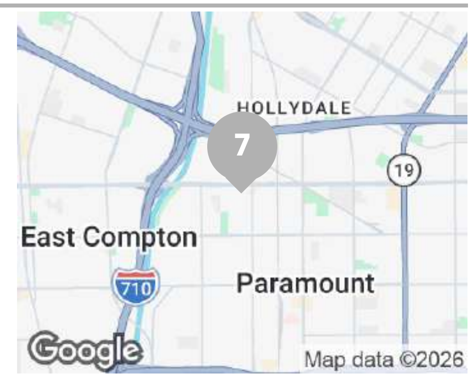
Price:	$1,295,000	Bldg Size:	4,550 SF
Lot Size:	7,889 SF	No. Units:	6
Cap Rate:	7.55%	Year Built:	1957



7

7317 RICHFIELD STREET
Paramount, CA 90723

Price:	$1,650,000	Bldg Size:	4,620 SF
Lot Size:	18,407 SF	Cap Rate:	4.50%
Year Built:	1962		



8

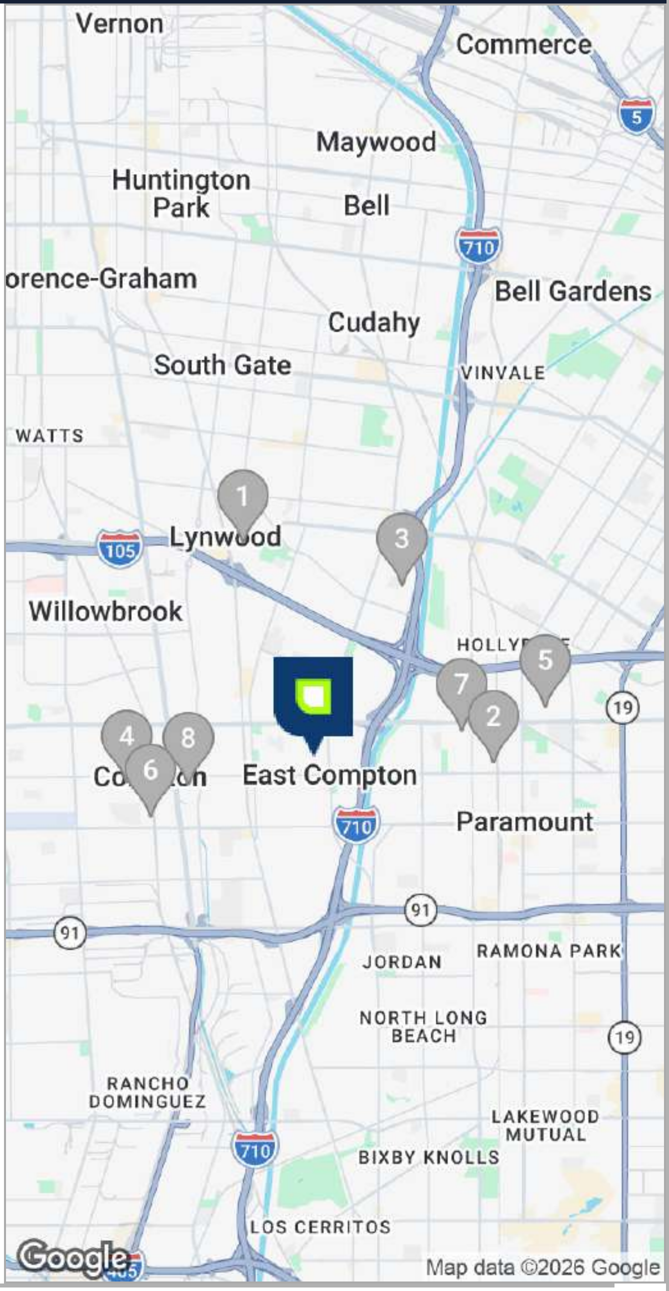
209 S WILLOW AVENUE
Compton, CA 90221

Price:	$1,350,000	Bldg Size:	5,301 SF
Lot Size:	6,758 SF	No. Units:	6
Cap Rate:	5.71%	Year Built:	1963

SALE COMPS MAP & SUMMARY

★	14719 S WHITE AVE	
	Compton, CA	
	Price	$1,888,888
	Bldg Size	6,554 SF
	Lot Size	11,367 SF
	No. Units	9
	Cap Rate	7.04%

	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
1	**3516 Beechwood,** Lynwood, CA 90262	$1,729,000	6,352 SF	8,999 SF	7	5.91%
2	**16840 Passage** Paramount, CA 90723	$1,575,000	4,509 SF	22,657 SF	5	4.89%
3	**11230 Louise Avenue** Lynwood, CA 90262	$1,575,000	4,863 SF	11,940 SF	6	6.77%
4	**342 W Palm Street,** Compton, CA 90220	$1,720,000	5,340 SF	9,992 SF	8	7.18%
5	**14053 Anderson Street** Paramount, CA 90723	$4,000,000	11,784 SF	19,243 SF	12	5.12%
6	**701 S Willowbrook Avenue** Compton, CA 90220	$1,295,000	4,550 SF	7,889 SF	6	7.55%
7	**7317 Richfield Street** Paramount, CA 90723	$1,650,000	4,620 SF	18,407 SF	-	4.50%
8	**209 S Willow Avenue** Compton, CA 90221	$1,350,000	5,301 SF	6,758 SF	6	5.71%
	AVERAGES	$1,861,750	5,915 SF	13,236 SF	7	5.95%



SALES COMPS ANALYSIS

SAMIMI INVESTMENTS

14719 S White Ave – Compton, CA 90221

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	$/SF LOT	Price/Unit	COE	Unit Mix
3516 Beechwood, Lynwood 90262	$1,729,000	7	1963	6,352	8,999	11.00	5.91%	$272.20	$192.13	$247,000	Pending	(1) 3+2, (4) 2+1, (2) 1+1
16840 Passage, Paramount 90723	$1,575,000	5	1962	4,509	22,657	13.28	4.89%	$349.30	$69.51	$315,000	05/11/26	(5) 2+1
11230 Louise Avenue, Lynwood 90262	$1,575,000	6	1944	4,863	11,940	9.60	6.77%	$323.87	$131.91	$262,500	11/17/25	(1) 4+1, (5) 2+1
342 W Palm Street, Compton 90220	$1,720,000	8	1955	5,340	9,992	9.05	7.18%	$322.10	$172.14	$215,000	09/23/25	(4) 2+1, (4) 1+1
14053 Anderson Street, Paramount 90723	$4,000,000	12	1962	11,784	19,243	12.71	5.12%	$339.44	$207.87	$333,333	02/13/25	(12) 3+2
701 S Willowbrook Ave, Compton 90220	$1,295,000	6	1957	4,550	7,889	8.61	7.55%	$284.62	$164.15	$215,833	1/31/25	(1) 3+1, (1) 2+1, (4) 1+1
7317 Richfield Street, Paramount 90723	$1,650,000	5	1962	4,620	18,407	14.44	4.50%	$357.14	$89.64	$330,000	11/18/24	(5) 2+1
209 S Willow Avenue, Compton 90221	$1,350,000	6	1963	5,301	6,758	11.38	5.71%	$254.67	$199.76	$225,000	09/23/24	(1) 3+2, (4) 2+1, (1) 1+1
Averages						**11.26**	**5.95%**	**$312.92**	**$153.39**	**$267,958**		
14719 S White Ave, Compton, CA 90221	$1,888,888	9	1933	6,554	11,367	9.20	7.04%	$288.20	$166.17	$209,876	N/A	(4) 2+1, (5) 1+1

LYON STAHL INVESTMENT REAL ESTATE

LOCATION OVERVIEW

14719 S White Ave – Compton, CA 90221

LOS ANGELES OVERVIEW

SAMIMI INVESTMENTS

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

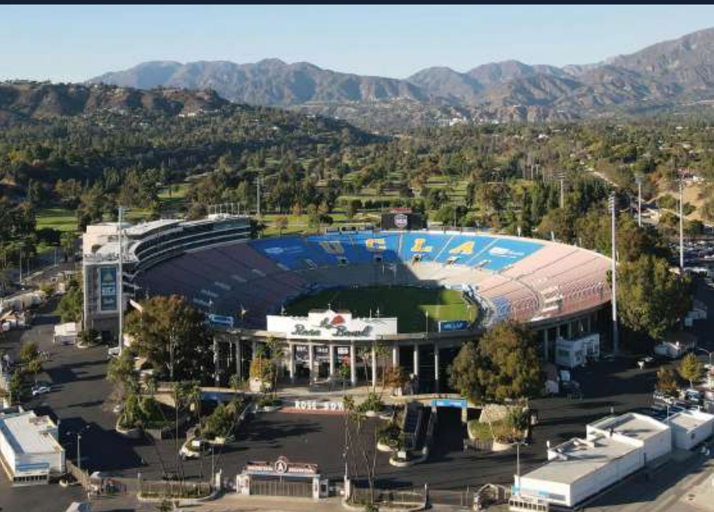
Economy

950B
Gross Domestic Product

LYONSTAHL INVESTMENT REAL ESTATE

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

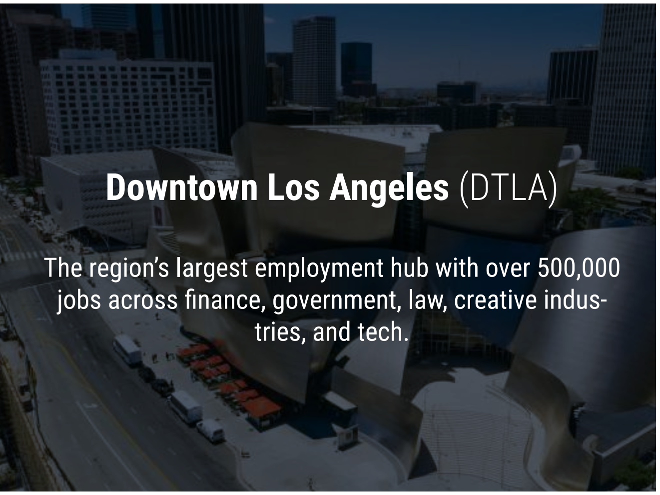
5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

CENTRAL TO EMPLOYMENT CENTERS

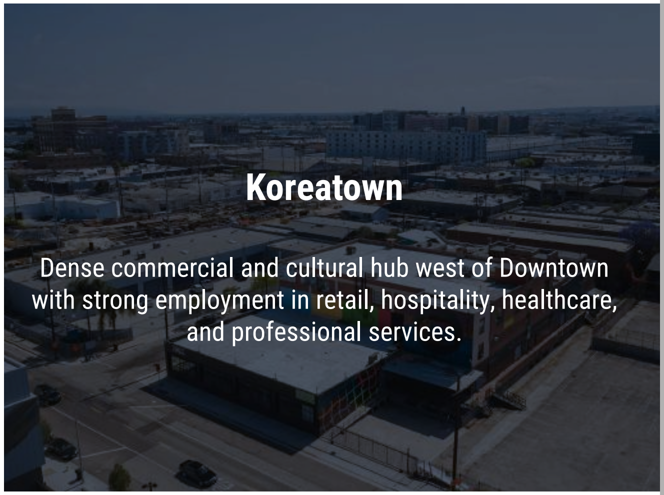


Downtown Los Angeles (DTLA)

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

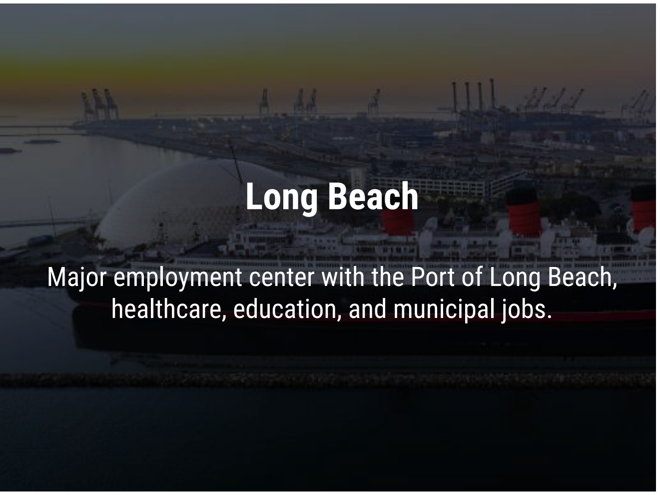
Hollywood

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



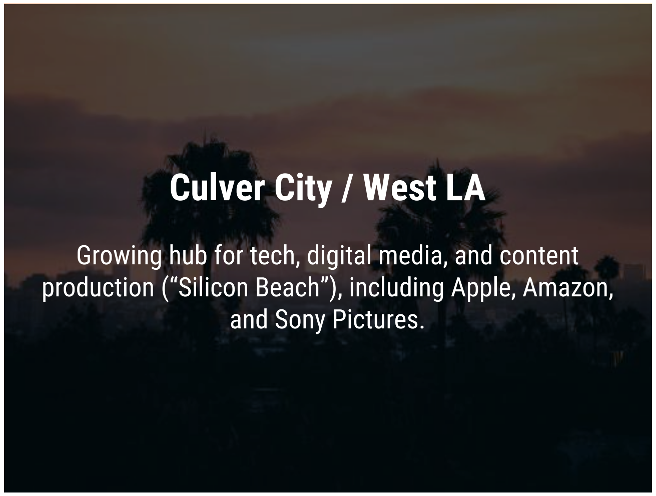
Koreatown

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



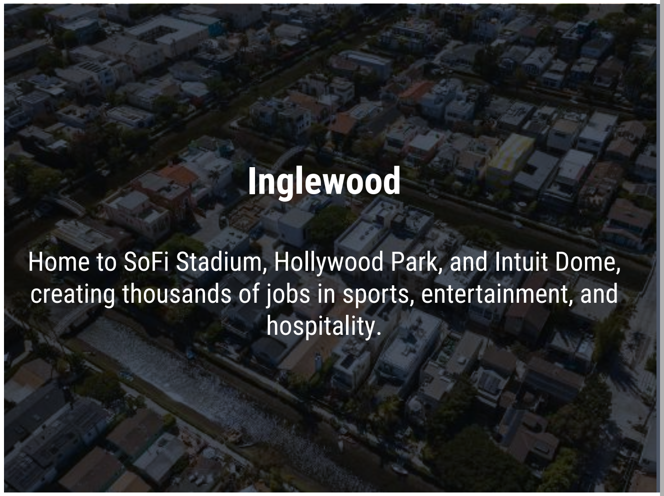
Long Beach

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

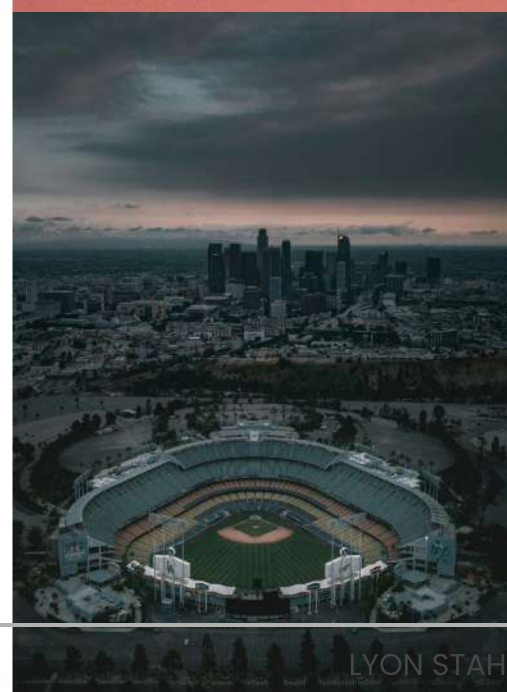
Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

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.

EXCLUSIVELY MARKETED BY

SAMIMI INVESTMENTS

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CAMERON SAMIMI

310.259.7556
cameron@lyonstahl.com
BRE. 02035763