



OFFERING MEMORANDUM

1225 W 166TH

GARDENA, CA 90247 | 22 UNITS

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SAMIMI
INVESTMENTS

LYONSTAHLL
INVESTMENT REAL ESTATE

TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL OVERVIEW	13
SALE COMPARABLES	18
LEASE COMPARABLES	24
LOCATION OVERVIEW	28

PROPERTY INFORMATION



THE OFFERING



1225 W. 166th Street presents an exceptionally rare opportunity to acquire a meticulously maintained 1980s construction apartment asset in what is widely considered the premier pocket of Gardena – south of Prairie Avenue. Combining strong in-place cash flow, an ideal unit mix, extensive renovations, abundant parking, and major future upside, this is the type of generational multifamily asset that rarely trades.

Constructed in 1985, the property consists of 22 oversized two-bedroom / two-bathroom units – one of the most desirable and durable rental configurations in today's market. The spacious layouts, combined with the newer vintage construction, allow the asset to command premium rents while significantly reducing many of the deferred maintenance concerns commonly associated with older Southern California apartment buildings.

The property offers an exceptional parking ratio featuring 22 private garages in addition to 28 on-site parking spaces – an increasingly rare amenity that continues to drive tenant demand and long-term asset desirability.

The current ownership has extensively renovated 15 of the 22 units, creating immediate operational strength while still leaving meaningful remaining rental upside for a new owner. The building is fully leased with a strong tenant profile and has been professionally maintained throughout ownership.

What truly separates this asset from anything else currently on the market is the extraordinary ADU/additional unit potential. The property is uniquely positioned to allow for the addition of five (5) new two-bedroom / two-bathroom units without sacrificing existing parking. Based on current market rents, the additional units are projected to generate approximately \$165,000 in additional annual gross income, with an estimated construction cost of approximately \$650,000 – equating to an extraordinary sub-4 GRM on cost.

Upon completion of the additional units, investors have the potential to drive the property's GRM below 10 while pushing capitalization rates toward the 7% range. Following full stabilization and continued rental growth, the asset presents a realistic path toward an 8%+ stabilized return profile – an increasingly rare opportunity for a well-located coastal-adjacent Southern California multifamily investment.

Offered at an attractive sub-12 GRM, 1225 W. 166th Street provides investors the rare ability to acquire a newer construction, highly parked, large-unit apartment community with immediate cash flow, operational stability, and substantial built-in upside in one of the strongest rental submarkets in the South Bay.

A true long-term legacy asset.

Please contact listing broker for additional information and tour availability.



PROPERTY INFORMATION

PROPERTY DETAILS

Address	1225 W 166th St Gardena, CA 90247
Total Units	22
Total Building Sqft.	26,416 SF
Year Built	1985
Zoning	GAR3
APN	6111-006-037



INVESTMENT HIGHLIGHTS

- **50 total parking spaces** including 22 individual garages
- **FULLY RTI Plans** for **2 2nd Floor 2 bed 2 bath ADU's** and ability to add **3 more downstairs** without sacrificing parking.
- Extensively renovated asset and well managed with **50% rental upside**
- **Incredible location** in highly coveted South Gardena south of Prarie - **High rent growth market**
- **NO Local Rent Control** - AB1482 Only and 1980s construction
- **Large units 850 sq ft** with ideal 2 bed and 2 bath unit mix.

PROPERTY PHOTOS



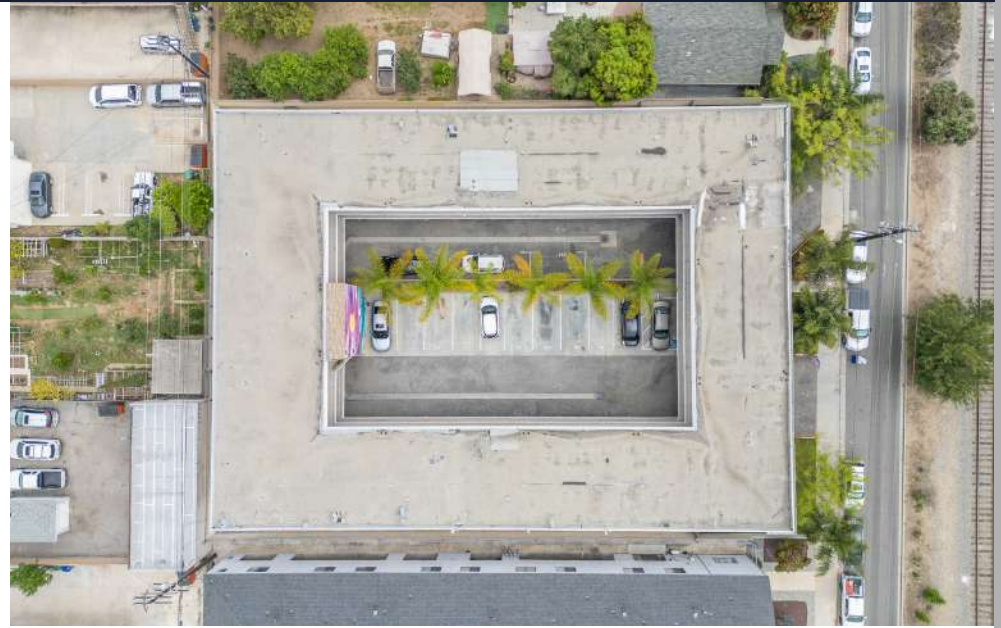
PROPERTY PHOTOS
PROPERTY PHOTOS

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1225 W 166th St - Gardena, CA 90247



PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY INFORMATION
PROPERTY PHOTOS



PROPERTY PHOTOS
PROPERTY PHOTOS

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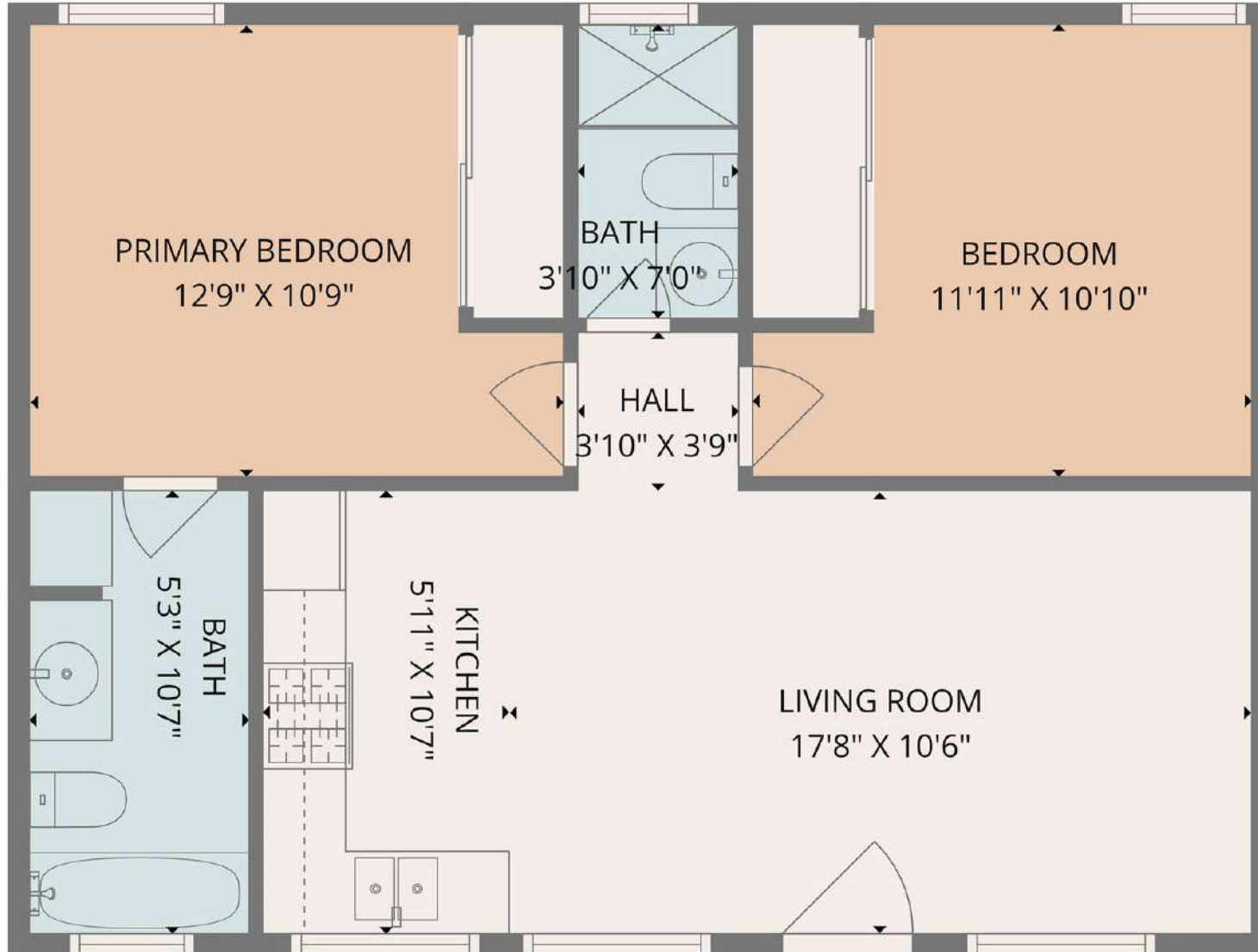


PROPERTY PHOTOS
PROPERTY PHOTOS



FLOOR PLAN | 1225 166TH ST

Gardena, CA 90247



FINANCIAL OVERVIEW



FINANCIAL OVERVIEW
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
101	2	2	\$2,695	\$2,750
102	2	2	\$1,678	\$2,750
103	2	2	\$2,550	\$2,750
104	2	2	\$2,094	\$2,750
105	2	2	\$2,550	\$2,750
106	2	2	\$1,959	\$2,750
107	2	2	\$2,495	\$2,750
108	2	2	\$2,550	\$2,750
109	2	2	\$2,549	\$2,750
110	2	2	\$2,795	\$2,750
201	2	2	\$2,553	\$2,750
202	2	2	\$1,688	\$2,750
203	2	2	\$2,550	\$2,750
204	2	2	\$2,550	\$2,750
205	2	2	\$1,783	\$2,750
206	2	2	\$1,878	\$2,750
207	2	2	\$2,750	\$2,750
208	2	2	\$2,558	\$2,750
209	2	2	\$1,940	\$2,750
210	2	2	\$2,495	\$2,750

All dimensions, square footage, layouts, and features are approximate and not guaranteed. Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL OVERVIEW
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT
212	2	2	\$1,825	\$2,750
ADUs	2	2	-	\$13,750
TOTALS			\$50,540	\$74,250

All dimensions, square footage, layouts, and features are approximate and not guaranteed. Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL OVERVIEW

EXPENSES

EXPENSES SUMMARY

Property Taxes	\$90,000
Insurance	\$20,585
Repairs & Maintenance	\$14,300
Electricity	\$4,888
Gas	\$9,366
Water Sewer	\$23,919
Trash	\$10,152
Tree Trimming	\$3,500
Security Cameras	\$400
Off Site Management	\$24,967
On Site Management	\$5,605
Landscaping	\$3,000
Pest Control	\$984
OPERATING EXPENSES	\$211,666

FINANCIAL OVERVIEW SET UP SHEET

Property Address: 1225 W 166th St

List Price:		\$7,200,000
Down Payment:	36.0%	\$2,592,000
Number of units:		22
Cost per Unit:		\$327,273
Current GRM:		11.53
Market GRM:		7.87
Current CAP:		5.47%
Market CAP:		9.38%
Year Built / Age:		1985
Approx. Lot Size:		26,416
Approx. Gross RSF:		18,714
Cost per Net RSF:		\$384.74

Annualized Operating Data

Scheduled Gross Income:	\$7,200,000
Vacancy Rate Reserve:	\$2,592,000
Gross Operating Income:	
Expenses:	
Net Operating Income:	
Loan Payments:	
Pre Tax Cash Flows:	
Principal Reduction:	
Total Return Before Taxes:	
	*1 As a percent of Scheduled Gross Income
	*2 As a percent of Down Payment

Current Rents

\$624,288		
\$18,729	3%	*1
\$605,559		
\$211,671	34%	*1
\$393,888		
\$326,214		
\$67,674	2.61%	*2
\$58,190		
\$125,864	4.86%	*2

Market Rents

\$914,580		
\$27,437	3%	*1
\$887,143		
\$211,671	23%	*1
\$675,471		
\$326,214		
\$349,257	13.47%	*2
\$58,190		
\$407,447	15.72%	*2

Proposed Financing

First Loan Amount:	\$4,608,000	Amort:	30
Terms:	5.85%	Fixed:	5
Payment:	\$27,184	DCR:	1.21

Scheduled Income

# of Units	Bdrms/ Baths	Notes
21	2+2	101
1	2+2	207 Vacant
5	2+2	ADU's to build

Current Income	
Monthly Rent/Average	Total Monthly Income
\$2,276	\$47,800
\$2,750	\$2,750
	\$0

Market Income	
Monthly Rent/Unit	Total Income
\$2,750	\$57,750
\$2,750	\$2,750
\$2,750	\$13,750

Annualized Expenses

*Estimated	
Property Taxes	\$90,000
Insurance	\$20,585
Repairs & Maintenance	\$14,300
Electricity	\$4,888
Gas	\$9,366
Water & Sewer	\$23,919
Trash	\$10,152
Tree Trimming	\$3,500
Security Cameras	\$400
Off Site Management	\$24,972
On Site Management	\$5,605
Landscaping	\$3,000
Pest Control	\$984
Total Expenses:	\$211,671
Expenses as %/SGI	33.91%
Per Net Sq. Ft:	\$11.31
Per Unit	\$9,621

Total Scheduled Rent:

Laundry	\$509
Rental Items	\$330
RUBS	\$135
Garages	\$450
Late Fees	\$50
Monthly Scheduled Gross Income:	\$52,024
Annualized Scheduled Gross Income:	\$624,288
Utilities Paid by Tenant:	Gas & Electric

Total Monthly Income

\$50,550	\$74,250
\$509	\$500
\$330	\$330
\$135	\$135
\$450	\$500
\$50	\$500
\$52,024	\$76,215
\$624,288	\$914,580

SALE COMPARABLES

SALE COMPARABLES

SALE COMPS



1225 W 166TH ST
1225 W 166th St, Gardena, CA 90247

Subject Property

Price:	\$7,200,000	Bldg Size:	26,416 SF
Lot Size:	0 SF	No. Units:	22
Cap Rate:	7.55%	Year Built:	1985
Price/SF:	\$272.56		



114 W 64TH PL
Inglewood, CA 90302

Sold 4/1/2024

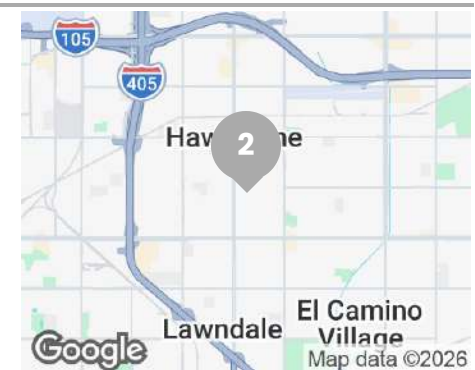
Price:	\$2,850,000	Bldg Size:	7,661 SF
No. Units:	6	Cap Rate:	4.41%
Year Built:	2004	Price/SF:	\$372.01



4336 W 136TH ST
Hawthorne, CA 90250

Sold 6/4/2024

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



SALE COMPARABLES

SALE COMPS



9301-9609 CRENSHAW BLVD
Inglewood, CA 90305

On Market

Price:	\$27,250,000	Bldg Size:	81,243 SF
Lot Size:	145,055 SF	No. Units:	80
Year Built:	1955	Price/SF:	\$335.41



1046-1048 MARINE AVE
Gardena, CA 90247

Sold 5/2/2024

Price:	\$3,950,000	Bldg Size:	10,584 SF
No. Units:	12	Cap Rate:	5.22%
Year Built:	1986	Price/SF:	\$373.20



629 HARDIN DR
Inglewood, CA 90302

Sold 3/12/2024

Price:	\$1,620,000	Bldg Size:	4,248 SF
No. Units:	5	Cap Rate:	5.33%
Year Built:	1956	Price/SF:	\$381.36



SALE COMPARABLES

SALE COMPS



822 MYRTLE AVE
Inglewood, CA 90301

Sold 2/23/2024

Price:	\$2,900,000	Bldg Size:	8,446 SF
Lot Size:	9,627 SF	No. Units:	9
Cap Rate:	5.02%	Year Built:	1988
Price/SF:	\$343.36		



869 GLENWAY DR
Inglewood, CA 90302

Sold 2/14/2024

Price:	\$2,500,000	Bldg Size:	7,145 SF
No. Units:	8	Cap Rate:	5.86%
Year Built:	1956	Price/SF:	\$349.90



214 E HYDE PARK BLVD
Inglewood, CA 90302

Sold 6/28/2024

Price:	\$2,500,000	Bldg Size:	8,448 SF
No. Units:	8	Cap Rate:	6.63%
Year Built:	1990	Price/SF:	\$295.93



SALE COMPARABLES

SALE COMPS



12527 OXFORD AVE
Hawthorne, CA 90250

Sold 1/30/2024

Price:	\$1,550,000	Bldg Size:	4,436 SF
No. Units:	5	Cap Rate:	5.33%
Year Built:	1970	Price/SF:	\$349.41



3722 W 132ND ST
Hawthorne, CA 90250

Sold 1/31/2024

Price:	\$1,510,000	Bldg Size:	3,900 SF
No. Units:	5	Cap Rate:	5.72%
Year Built:	1955	Price/SF:	\$387.18



SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
114 W 64th Pl	\$2,850,000	6	2004	7,661	15.18	4.41%	\$372.01	\$475,000	4/1/2024	(6) 2+2.5
4336 W 136th St	\$2,555,000	7	1961	8,796	N/A	N/A	\$290.47	\$365,000	6/4/2024	(7) Studios
9301-9609 Crenshaw Blvd	\$27,250,000	80	1955	81,243	12.53	5.17%	\$335.41	\$340,625	In Escrow	(80) 2+1
1046-1048 Marine Ave	\$3,950,000	12	1986	10,584	N/A	5.22%	\$373.20	\$329,167	5/2/2024	(12) 2+1
629 Hardin Dr	\$1,620,000	5	1956	4,248	12.34	5.33%	\$381.36	\$324,000	3/12/2024	(5) 2+1
822 Myrtle Ave	\$2,900,000	9	1988	8,446	11.97	5.02%	\$343.36	\$322,222	2/23/2024	(9) 2+2
869 Glenway Dr	\$2,500,000	8	1956	7,145	10.83	5.86%	\$349.90	\$312,500	2/14/2024	(7) 2+1, (1) 2+2
214 E Hyde Park Blvd	\$2,500,000	8	1990	8,448	9.96	6.63%	\$295.93	\$312,500	6/28/2024	(1) 3+2, (7) 2+1, (1) 0+1
12527 Oxford Ave	\$1,550,000	5	1972	7,121	13.20	5.33%	\$217.67	\$310,000	1/31/2024	(2) 2+2, (3) 2+1
3722 W 132nd St	\$1,510,000	5	1955	3,900	12.70	5.72%	\$387.18	\$302,000	1/31/2024	(5) 2+1
Averages					9.87	4.87%	\$334.65	\$339,301		
1225 W 166th St	\$7,200,000	22	1985	18,714	11.53	5.47%	\$384.74	\$327,273	Subject	(1) 3+2, (21) 2+2

LEASE COMPARABLES



LEASE COMPARABLES

LEASE COMPS



1328 W GARDENA BLVD
Gardena, CA 90247

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,700	1,080 SF	\$2.50



16418 HALLDALE AVE
Gardena, CA 90247

Leased

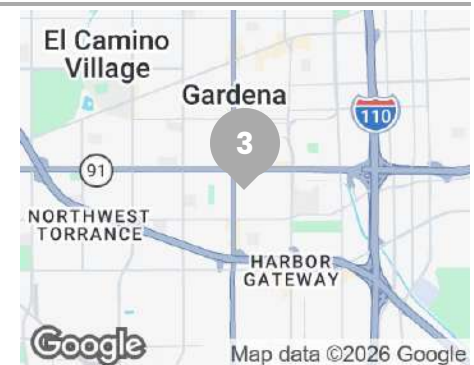
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1.5 ba	\$2,700	1,180 SF	\$2.29
2 br / 1.5 ba	\$2,700	900 SF	\$3.00



17700 S WESTERN AVE
Gardena, CA 90248

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,600	900 SF	\$2.89
2 br / 2 ba	\$2,600	800 SF	\$3.25



LEASE COMPARABLES

LEASE COMPS



4

14709 BUDLONG AVE
Gardena, CA 90247

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,910	875 SF	\$3.33

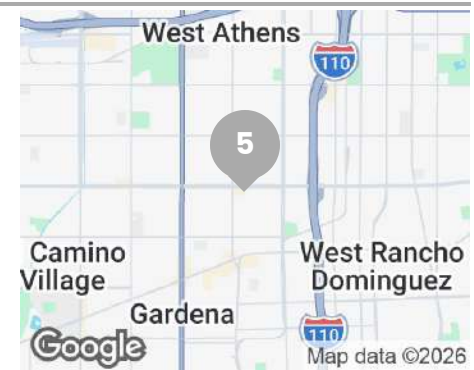


5

1246 W 144TH
Gardena, CA 90247

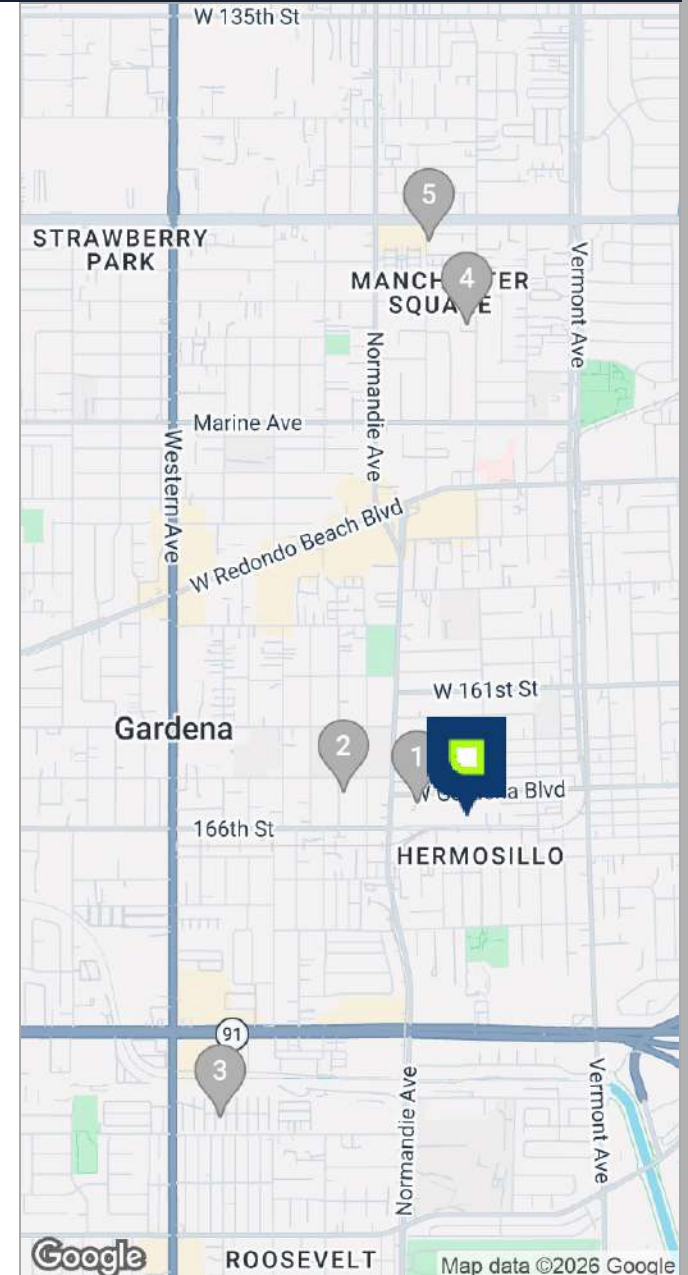
Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$2,600	702 SF	\$3.70



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT	SPACE SIZE	AVG RENT/SF
★	1225 W 166th St 1225 W 166th St Gardena, CA	\$2,197	-	-
1	1328 W Gardena Blvd Gardena, CA	\$2,700	1,080 SF	\$2.50
2	16418 Halldale Ave Gardena, CA	\$2,700	2,080 SF	\$2.60
3	17700 S Western Ave Gardena, CA	\$2,600	1,700 SF	\$3.06
4	14709 Budlong Ave Gardena, CA	\$2,910	875 SF	\$3.33
5	1246 W 144th Gardena, CA	\$2,600	702 SF	\$3.70
AVERAGES		\$2,702	1,287 SF	\$3.04



LOCATION OVERVIEW



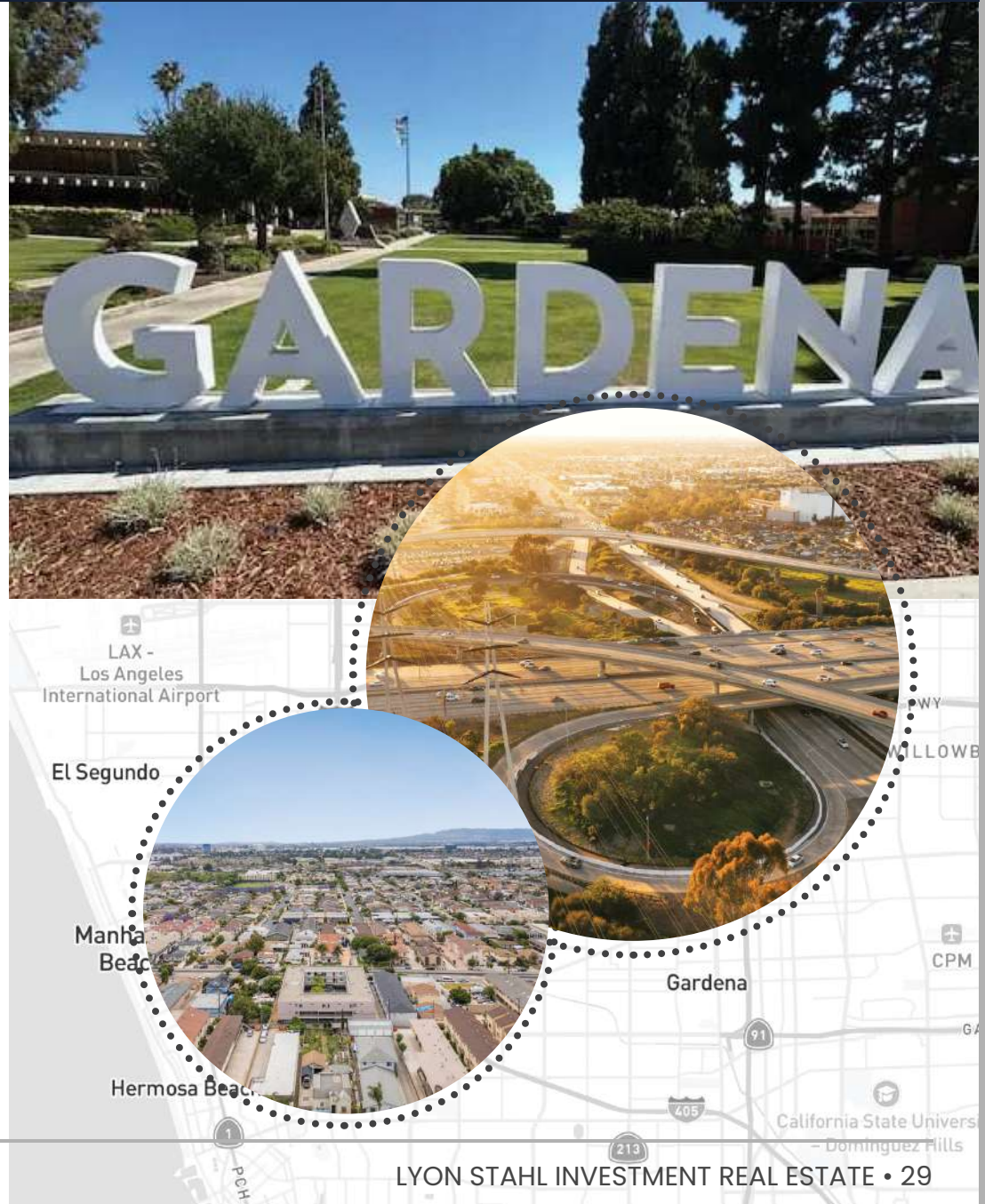
1225 W 166th St - Gardena, CA 90247

GARDENA

Gardena is a centrally located South Bay community that offers residents convenient access to major transportation corridors, regional employment centers, and the broader Los Angeles metropolitan area. Its strategic location, commuter accessibility, and proximity to key job hubs support long-term residential demand and reinforce its appeal as a well-connected infill housing market.

The city benefits from its position near several of the region's most important employment nodes, including the South Bay, Downtown Los Angeles, LAX, and the Port of Los Angeles. This connectivity makes Gardena attractive to a wide range of residents, particularly those seeking relative affordability within a highly accessible location. As a result, the market continues to benefit from steady housing demand supported by both local employment and broader regional commuting patterns.

Gardena also offers a mature, established residential environment with strong visibility along major corridors and access to a broad mix of retail, services, and amenities. These characteristics contribute to its residential stability and support its long-term appeal as a housing market within Los Angeles County. For investors, the combination of centrality, accessibility, and durable demand drivers positions Gardena as a compelling South Bay submarket.



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



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



LOS ANGELES INTERNATIONAL AIRPORT



LAX

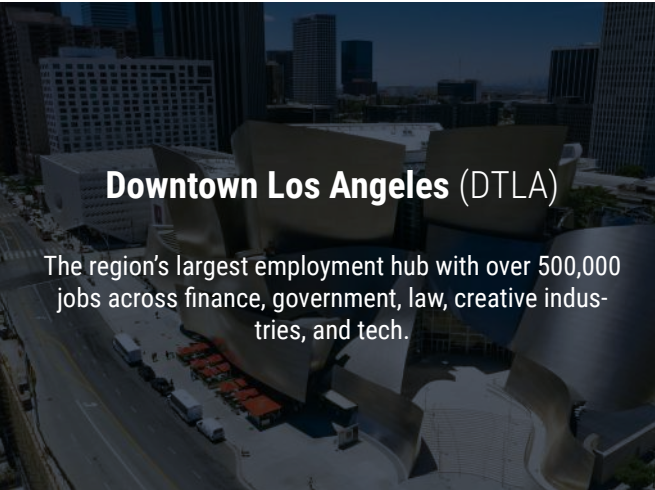
Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

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.

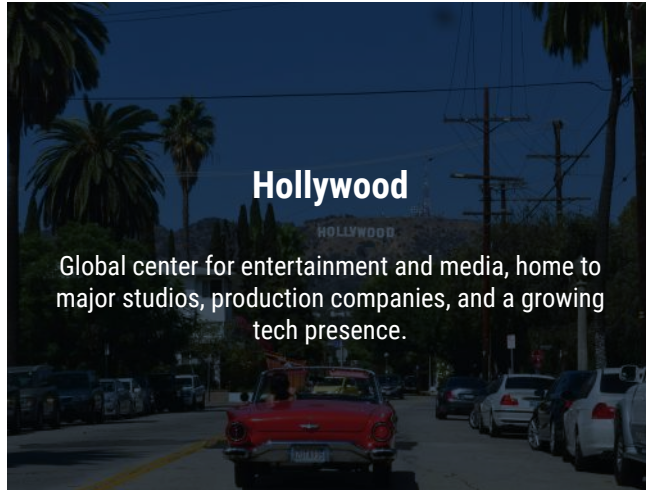


CENTRAL TO EMPLOYMENT CENTERS



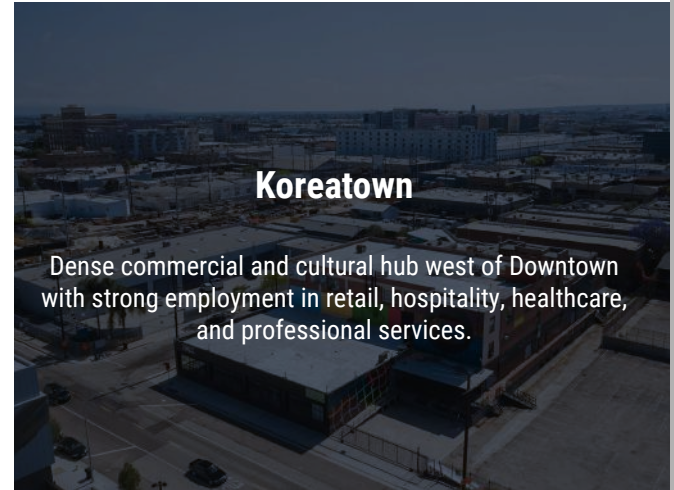
Downtown Los Angeles (DTLA)

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



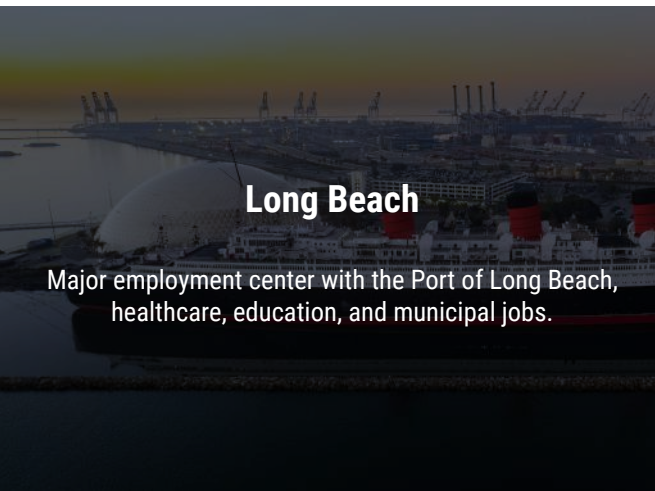
Hollywood

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



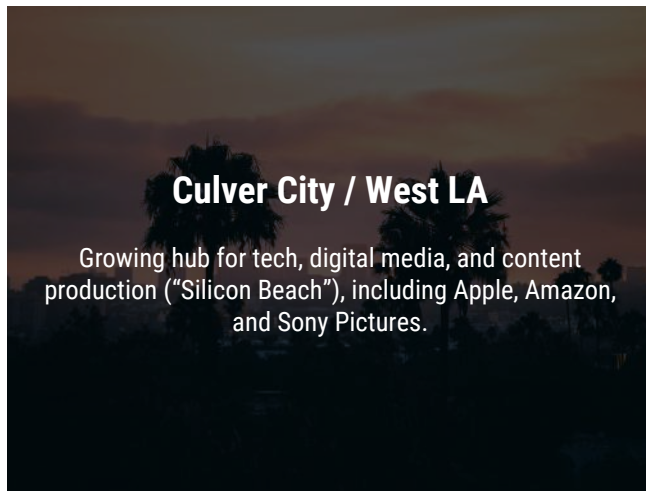
Koreatown

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



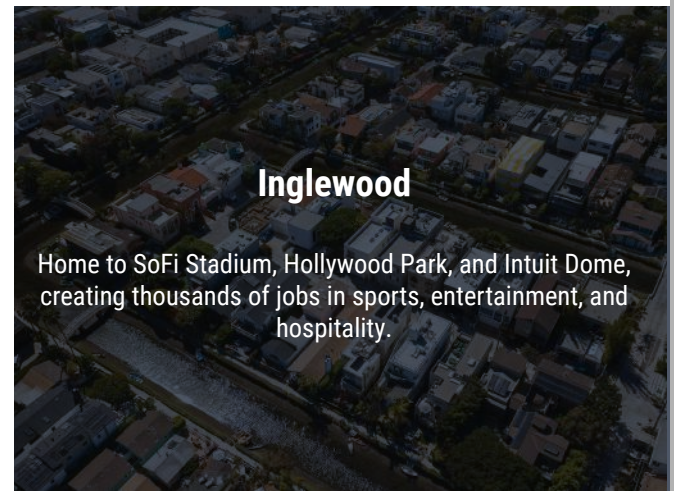
Long Beach

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

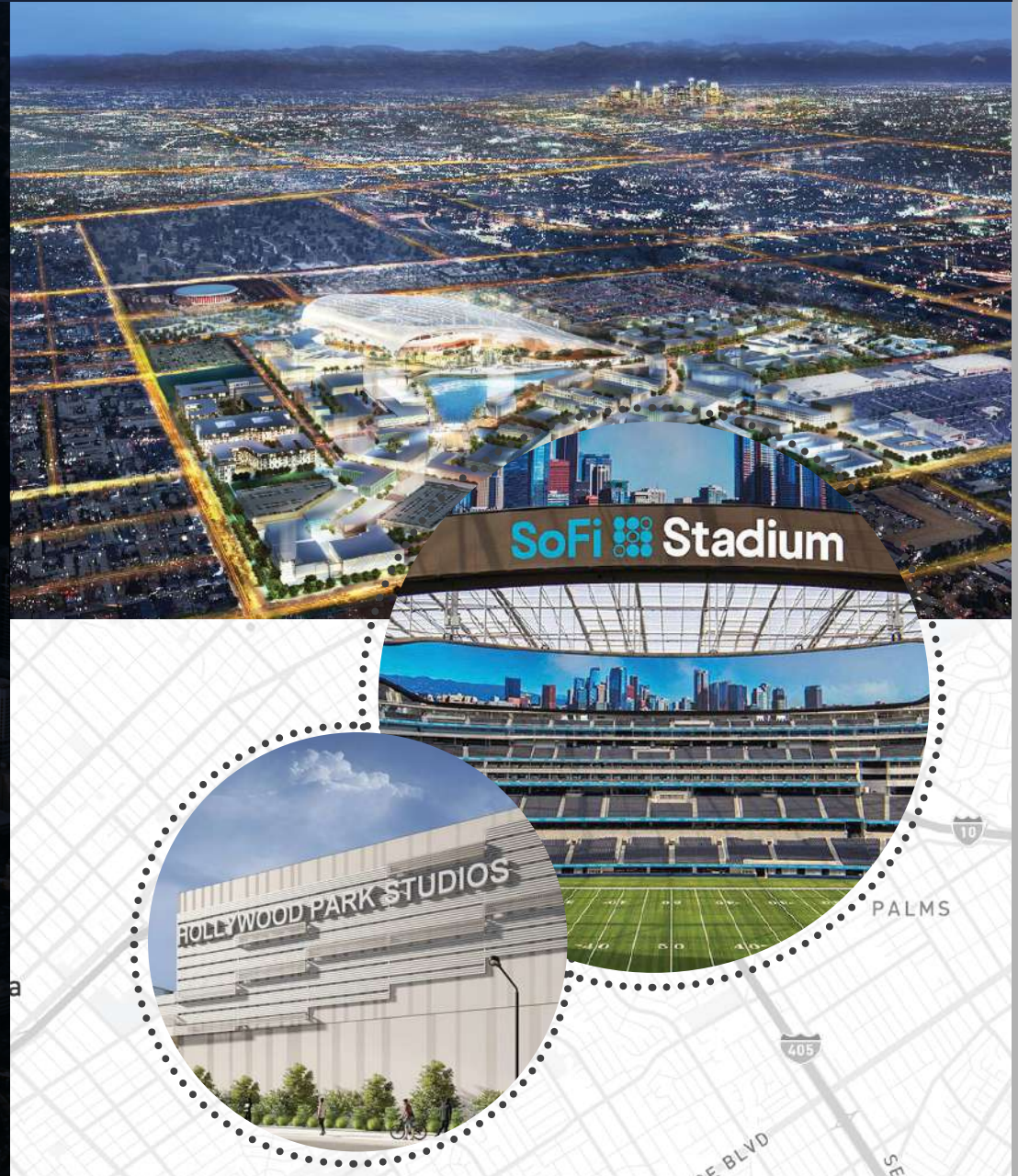
HOLLYWOOD PARK

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.

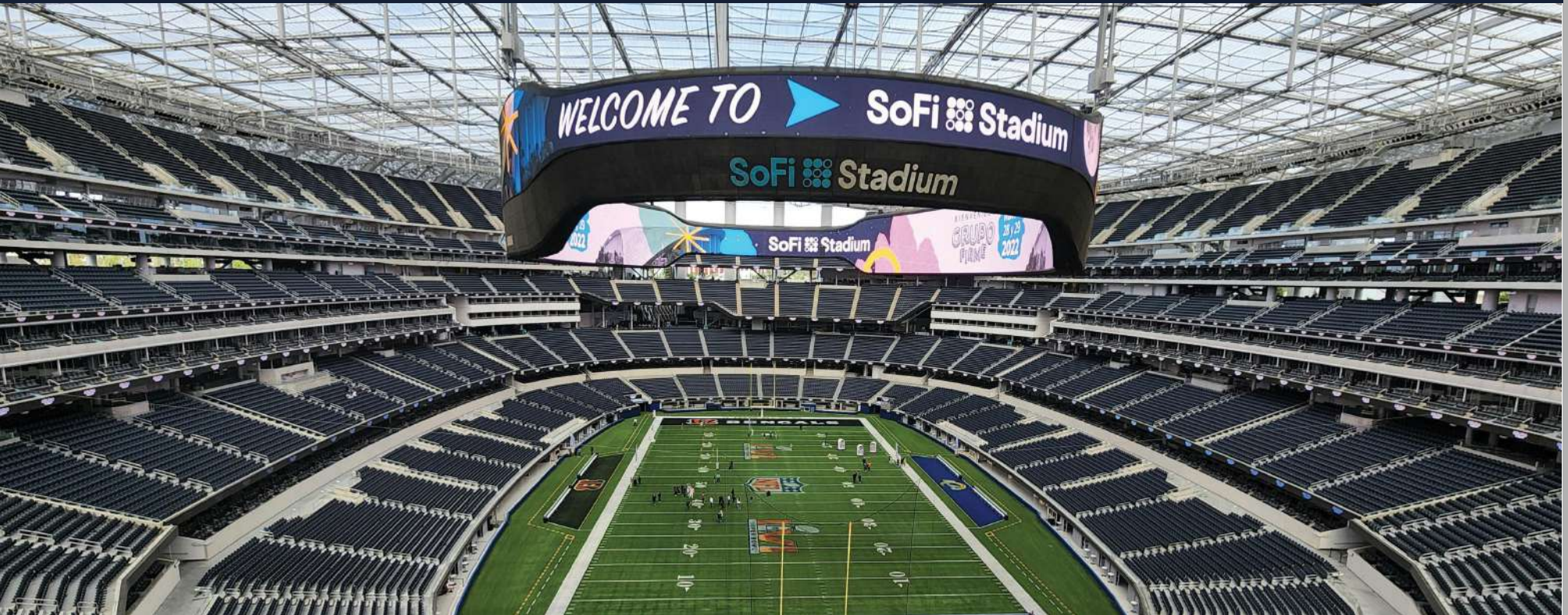
Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, 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



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.



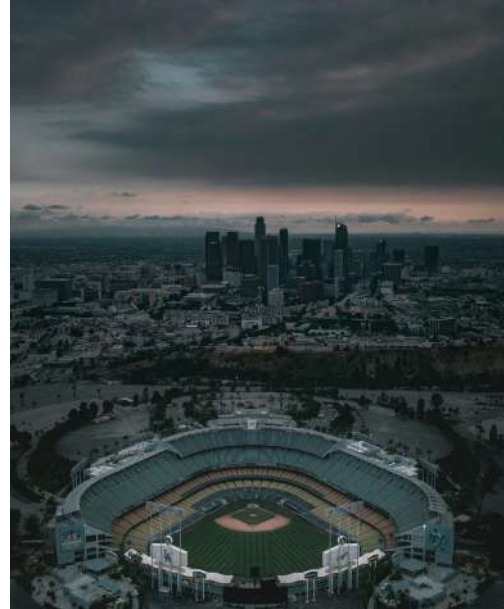
ECONOMIC IMPACT

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.



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