

LYON STAHL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

14719 S WHITE AVE

COMPTON, CA 90221 9 UNITS

CAMERON SAMIMI

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CaIDRE #02035763

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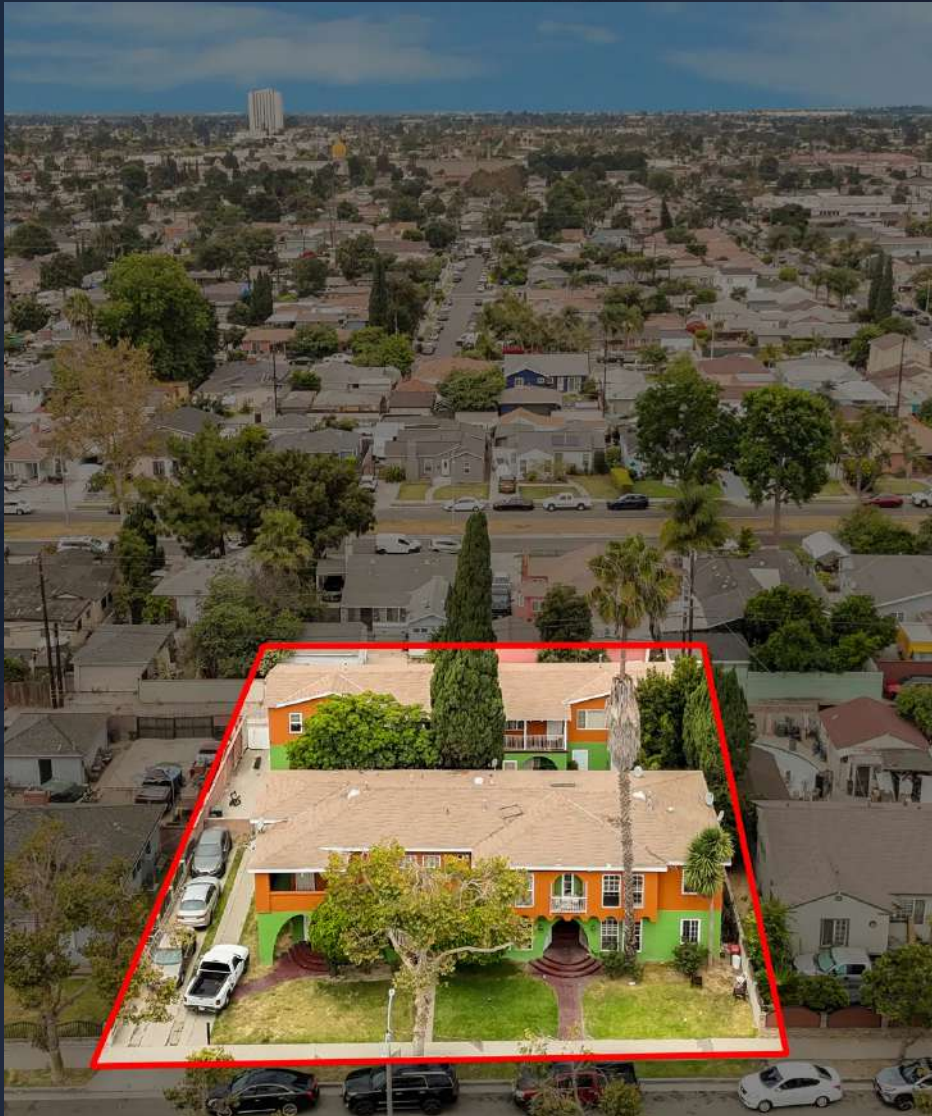
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PROPERTY INFORMATION

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.

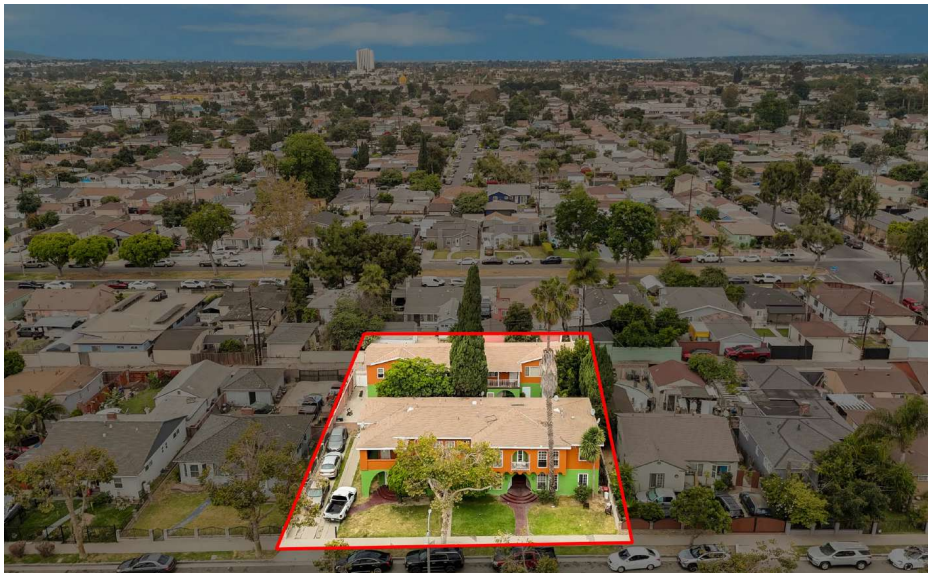
There is a tremendous amount of value-add potential on this asset. A savvy investor may be able to add 8 detached ADUs, as well as 2 attached ADUs in the over-parked garage area. The asset has 9 parking garages along with a very long driveway to accommodate substantial on-site parking.

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 INFORMATION

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	LCRIYY
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 **6.63% CAP and 9.69 GRM**
- Ideal unit mix of **(4) 2+1** and **(5) 1+1**
- Wonderful tenants that pay on time and have a strong community in building
- Oversized lot 11,367
- 9 parking garages + Additional 2 driveways that can fit

PROPERTY PHOTOS

14719 S White Ave - Compton, CA 90221

CUSTOM SECTION
PROPERTY PHOTOS

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14719 S White Ave - Compton, CA 90221



CUSTOM SECTION
PROPERTY PHOTOS

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14719 S White Ave - Compton, CA 90221



CUSTOM SECTION
PROPERTY PHOTOS

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14719 S White Ave - Compton, CA 90221

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS
RENT ROLL

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

Property Address		14719 S White Ave		Annualized Operating Data		Current Rents		Market Rents	
List Price:		\$1,988,888		Scheduled Gross Income:		\$205,224		\$254,700	
Down Payment:	35.0%	\$696,111		Vacancy Rate Reserve:		\$6,157	3% *1	\$7,641	3% *1
Number of units:		9		Gross Operating Income:		\$199,067		\$247,059	
Cost per Unit:		\$220,988		Expenses:		\$67,267	33% *1	\$68,015	27% *1
Current GRM:		9.69		Net Operating Income:		\$131,800		\$179,044	
Market GRM:		7.81		Loan Payments:		\$93,010		\$93,010	
Current CAP:		6.63%		Pre Tax Cash Flows:		\$38,790	5.57% *2	\$86,034	12.36% *2
Market CAP:		9.00%		Principal Reduction:		\$15,875		\$15,875	
Year Built / Age:		1933		Total Return Before Taxes:		\$54,665	7.85% *2	\$101,909	14.64% *2
Approx. Lot Size:		11,367							
Approx. Gross RSF:		6,554							
Cost per Net RSF:		\$303.46							

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,292,777	Amort:	30							
Terms:	6.00%	Fixed:	5							
Payment:	\$7,751	DCR:	1.42							
Annualized Expenses				# of Units	Bdrms/Baths	Notes	Current Income		Market Income	
*Estimated							Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
New Taxes (New Estimated):	\$24,861			1	2+1	14719	\$2,333	\$2,333	\$2,500	\$2,500
Maintenance (\$650/unit):	\$5,850			1	2+1	14719 1/2	\$2,246	\$2,246	\$2,500	\$2,500
Insurance (\$1.25/SF):	\$11,557			1	1+1	14721	\$869	\$869	\$2,200	\$2,200
Utilities (\$1000/unit/year):	\$12,188			1	1+1	14723	\$2,183	\$2,183	\$2,200	\$2,200
Landscaping (\$100/mo):	\$2,550			1	2+1	14801	\$1,988	\$1,988	\$2,500	\$2,500
Property Management (5%):	\$10,261			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
Total Expenses:				Total Scheduled Rent:				\$16,877		\$21,000
Expenses as %/SGI				Laundry				\$225		\$225
Per Net Sq. Ft:				Storage				\$0		\$0
Per Unit				Monthly Scheduled Gross Income:				\$17,102		\$21,225
				Annualized Scheduled Gross Income:				\$205,224		\$254,700
				Utilities Paid by Tenant:				Gas & Electric		

FINANCIAL ANALYSIS SET UP SHEET W/ADU BUILDOUT

Property Address		Annualized Operating Data		Current Rents		Market Rents	
List Price:	\$2,900,000	Scheduled Gross Income:	\$416,424		\$465,900		
Down Payment:	35.0% \$1,015,000	Vacancy Rate Reserve:	\$12,493	3% *1	\$13,977	3% *1	
Number of units:	19	Gross Operating Income:	\$403,931		\$451,923		
Cost per Unit:	\$152,632	Expenses:	\$95,716	23% *1	\$101,633	22% *1	
Current GRM:	6.96	Net Operating Income:	\$308,215		\$350,290		
Market GRM:	6.22	Loan Payments:	\$135,618		\$135,618		
Current CAP:	10.63%	Pre Tax Cash Flows:	\$172,597	17.00% *2	\$214,672	21.15% *2	
Market CAP:	12.08%						
Year Built / Age:	1933						
Approx. Lot Size:	11,367						
Approx. Gross RSF:	10,000	*1 As a percent of Scheduled Gross Income					
Cost per Net RSF:	\$290.00	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,885,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	6.00%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$11,302	DCR:	2.27							
Annualized Expenses				1	2+1	14719	\$2,333	\$2,333	\$2,500	\$2,500
*Estimated				1	2+1	14719 1/2	\$2,246	\$2,246	\$2,500	\$2,500
New Taxes (New Estimated):	\$36,250			1	1+1	14721	\$869	\$869	\$2,200	\$2,200
Maintenance (\$650/unit):	\$12,350			1	1+1	14723	\$2,183	\$2,183	\$2,200	\$2,200
Insurance (\$1.25/SF):	\$11,557			1	2+1	14801	\$1,988	\$1,988	\$2,500	\$2,500
Utilities (\$1000/unit/year):	\$12,188			1	2+1	14803	\$1,588	\$1,588	\$2,500	\$2,500
Landscaping (\$100/mo):	\$2,550			1	1+1	14805	\$1,850	\$1,850	\$2,200	\$2,200
Property Management (5%):	\$20,821			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
Total Expenses:				Total Scheduled Rent:			\$34,477		\$38,600	
Expenses as %/SGI				Laundry			\$225		\$225	
Per Net Sq. Ft:				Storage			\$0		\$0	
Per Unit				Monthly Scheduled Gross Income:			\$34,702		\$38,825	
				Annualized Scheduled Gross Income:			\$416,424		\$465,900	
				Utilities Paid by Tenant:			Gas & Electric			

SALE COMPARABLES

14719 S White Ave - Compton, CA 90221

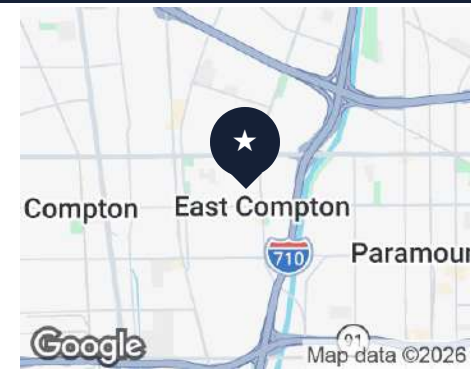
SALE COMPARABLES

SALE COMPS



14719 S WHITE AVE
Compton, CA 90221

Price:	\$1,988,888	Bldg Size:	6,554 SF
Lot Size:	11,367 SF	No. Units:	9
Cap Rate:	10.63%	Year Built:	1933



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



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



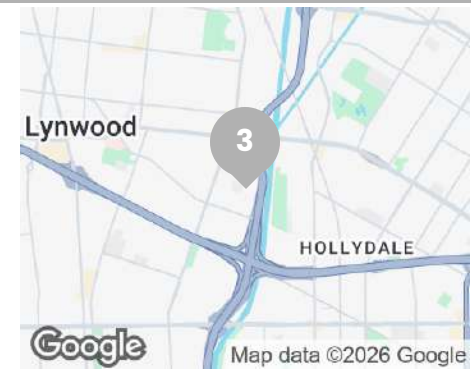
SALE COMPARABLES

SALE COMPS



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



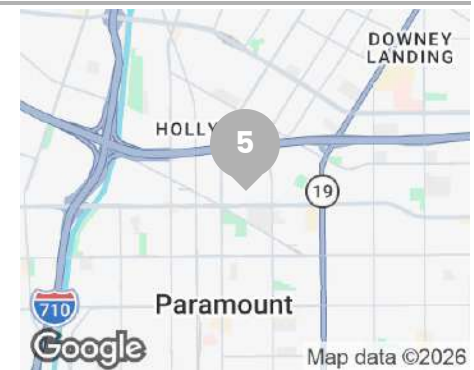
4
342 W PALM STREET,
Compton, CA 90220

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



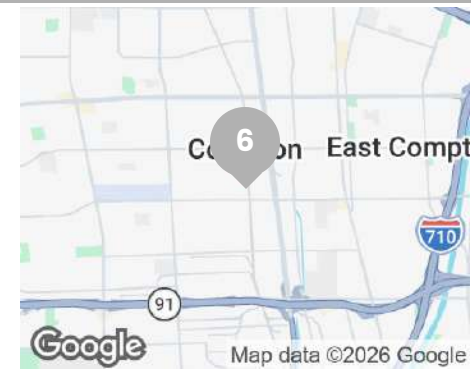
SALE COMPARABLES

SALE COMPS



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



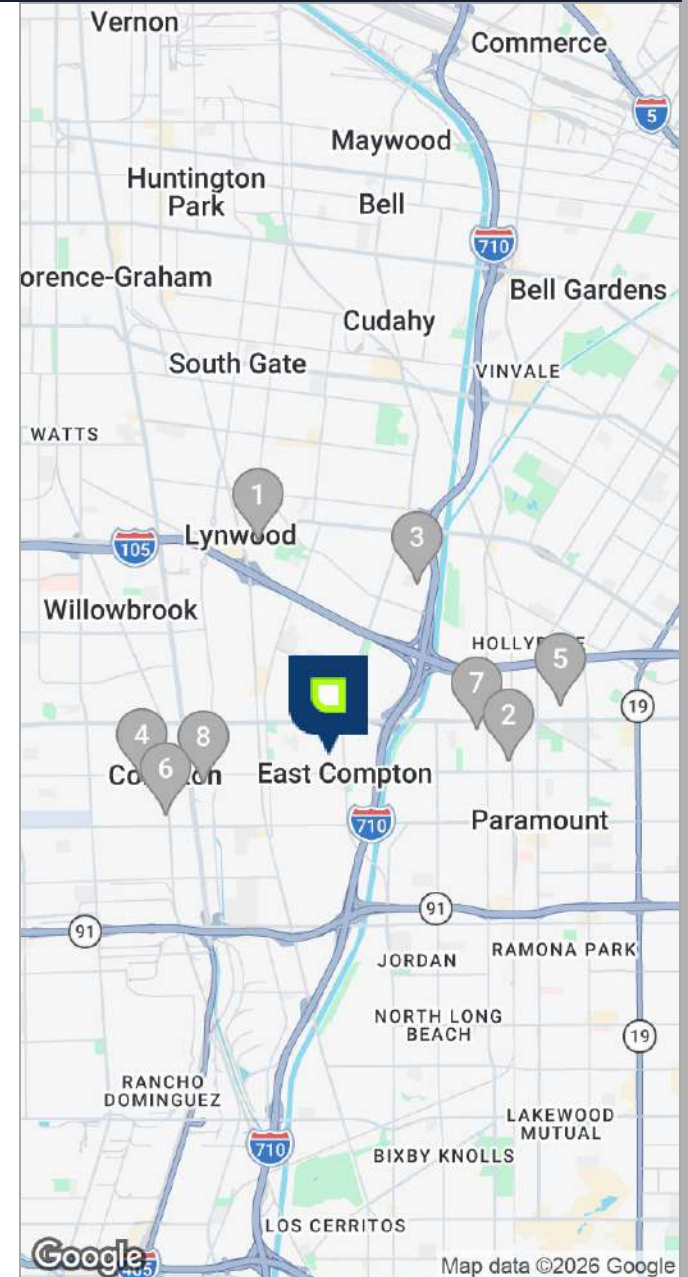
SALE COMPARABLES

SALE COMPS MAP & SUMMARY

★ **14719 S WHITE AVE**

Compton, CA	
Price	\$1,988,888
Bldg Size	6,554 SF
Lot Size	11,367 SF
No. Units	9
Cap Rate	10.63%

	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%



14719 S White Ave - Compton, CA 90221

LYONSTAHN
INVESTMENT REAL ESTATE

SALE COMPARABLES

SALES COMPS ANALYSIS

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	\$1,988,888	9	1933	6,554	11,367	9.69	6.63%	\$303.46	\$174.97	\$220,988	N/A	(4) 2+1, (5) 1+1

LOCATION OVERVIEW

14719 S White Ave - Compton, CA 90221

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

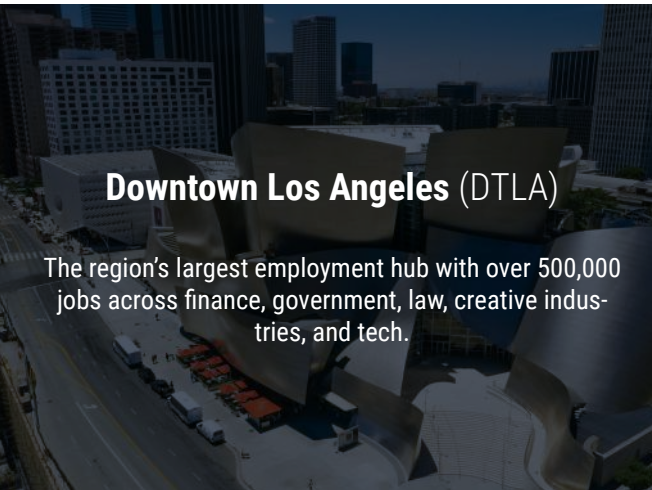
Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

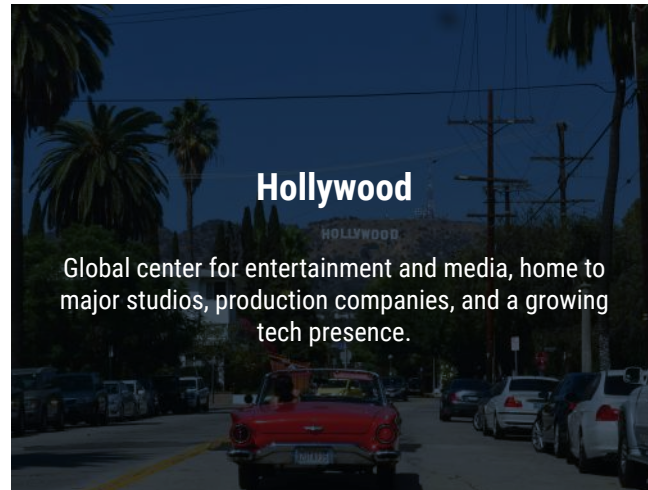


CENTRAL TO EMPLOYMENT CENTERS



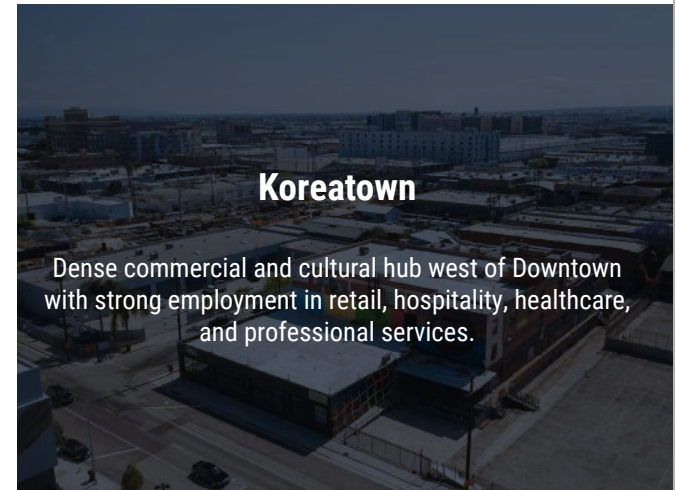
Downtown Los Angeles (DTLA)

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



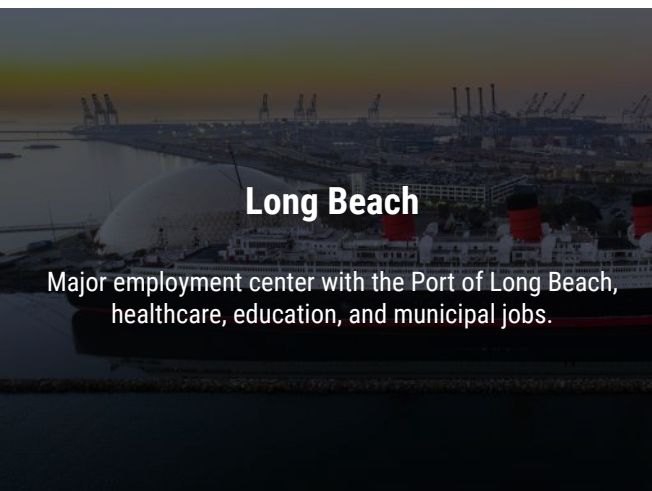
Hollywood

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



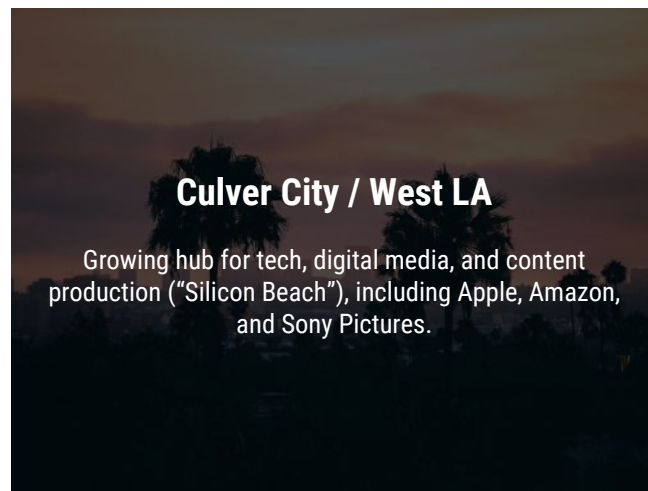
Koreatown

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



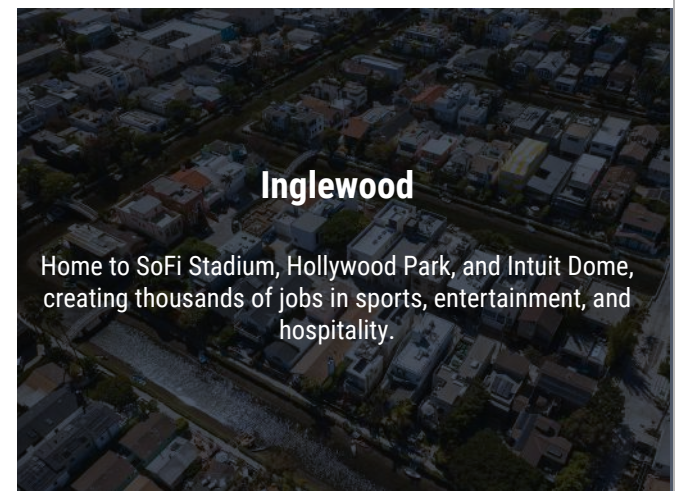
Long Beach

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.



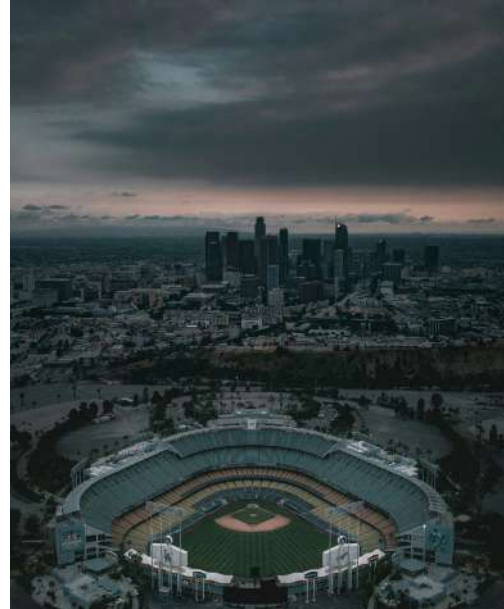
ECONOMIC IMPACT

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

LYON STAHL
INVESTMENT REAL ESTATE

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