OFFERING MEMORANDUM · 6-UNIT MULTIFAMILY · VALUE-ADD OPPORTUNITY

3815 Don Tomaso Dr.

Los Angeles, CA 90008

6.04% in-place cap rate · 10.35 in-place GRM, plus rental upside

HIGHLIGHT MULTIFAMILY INVESTMENT GROUP

EQUITY UNION COMMERCIAL

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3815 DON TOMASO DR · LOS ANGELES, CA 90008

A six-unit multifamily value-add opportunity in Baldwin Hills.

LISTED BY

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1.

Investment Summary

INVESTMENT SUMMARY

DETAILS:

- OFFERING PRICE | $1,300,000
- CURRENT CAPITALIZATION RATE | 6.04%
- CURRENT GRM | 10.35
- PRICE PER UNIT | $216,667
- PRICE PER SQUARE FOOT | $285

The Highlight Group of Equity Union Commercial, as the exclusive listing agent, is pleased to present the opportunity to acquire 3815 Don Tomaso Dr., a six-unit multifamily investment property located in the Baldwin Hills neighborhood of Los Angeles. Built in 1954, the 4,556 square foot multi-level property sits on a 10,866 square-foot lot and offers a diverse unit mix within a single building, in one of the more centrally located rental submarkets in Los Angeles.

The property offers investors a compelling value-add opportunity. With below-market in-place rents across the rent roll, a new owner has the opportunity to increase income through turnover while benefiting from the stability of a fully-occupied, centrally located multifamily asset.

THE OPPORTUNITY

- **VALUE ADD** — In-place rents offer roughly 47% upside to market, a $4,904 monthly loss to lease. Capturing it through natural turnover lifts NOI from $78,553 to $129,231 and the cap rate from 6.04% to 9.94%.
- **DIVERSE UNIT MIX** — Four (4) 1Bed+1Bath units, one (1) 2Bed+2Bath unit, and one (1) 3Bed+3Bath ADU
- **ATTRACTIVE BUILDING LAYOUT** - Property rises three levels above the street on a hillside parcel creating amazing views and quiet space for tenants
- **SINGLE-BUILDING ASSET** — All six units sit within one building on a 10,866 SF lot, simplifying ongoing ownership and management.
- **PRIME BALDWIN HILLS LOCATION** — Positioned in a well-established, centrally located Los Angeles rental submarket with consistent tenant demand.

Current cap rate and GRM reflect in-place rents; see Financial Summary for pro forma figures.

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PROPERTY DESCRIPTION

3815 Don Tomaso Dr. is a six-unit multifamily property located in the Baldwin Hills neighborhood of Los Angeles. Built in 1954, the single building offers a unit mix of one-bedroom apartments, a two-bedroom apartment, and a three-bedroom accessory dwelling unit, designed to appeal to a range of tenants.

UNIT DETAILS

Unit features include large bedrooms, large full bathrooms, large kitchens, separate spacious living room areas and ample closet space. Several of the units have beautiful wood beam structures that span the ceilings of the living area. Units E and F at the top of the property feature large outdoor patio spaces that can be accessed by the master bedrooms. Due to ample available space, investors may want to explore the possibility of adding washer/dryers in each unit.

COMMON AREA DETAILS

The property has a privacy-friendly design that rises two levels above the street on a large hillside lot. The views from the second and third levels of the property are exceptional spanning all the way to Downtown LA and beyond. A large quiet courtyard on the second level that could be improved with soft seating and landscaping to make a gathering place for tenants. There is also a laundry room that contains a washer and dryer but is not currently being utilized by the tenants. All units are separately metered for electricity and gas and have their own individual water heaters, the tenants pay for their own trash, and the landlord pays for water. There is ample street parking across from the property.

PROPERTY SUMMARY

Year Built	1954
Total Units	6
Building Area	4,556 SF
APN #	5026-002-003
Land Area	10,866 SF
Zoning	LARD1.5
Parking	Street Parking

PROPERTY LOCATION

3815 Don Tomaso Dr. is located in the Baldwin Hills neighborhood of Los Angeles, a centrally located residential community known for its hillside views and proximity to major employment centers throughout the city.

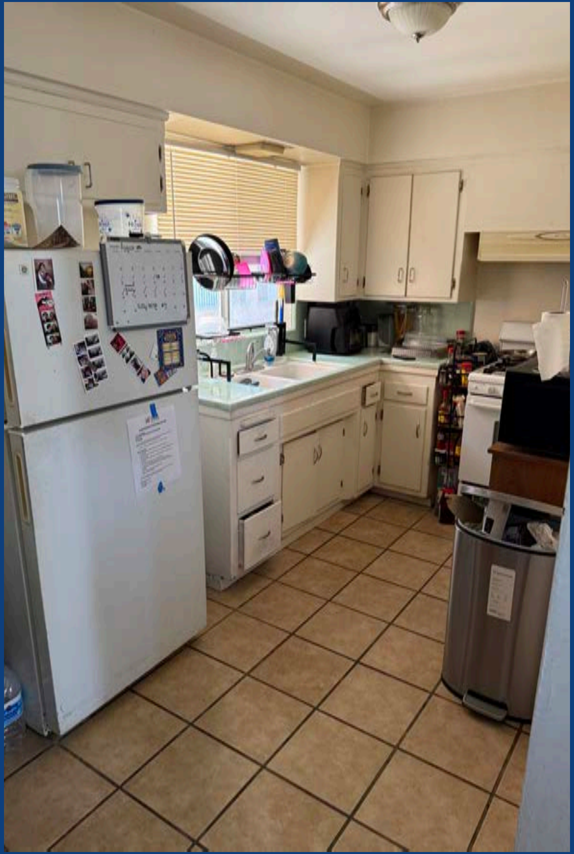
The property is situated near Don Tomaso Drive's intersection with the surrounding Baldwin Hills / View Park residential grid, providing tenants with convenient access to Crenshaw Boulevard retail and dining, Kenneth Hahn State Recreation Area, and the greater Baldwin Hills community.

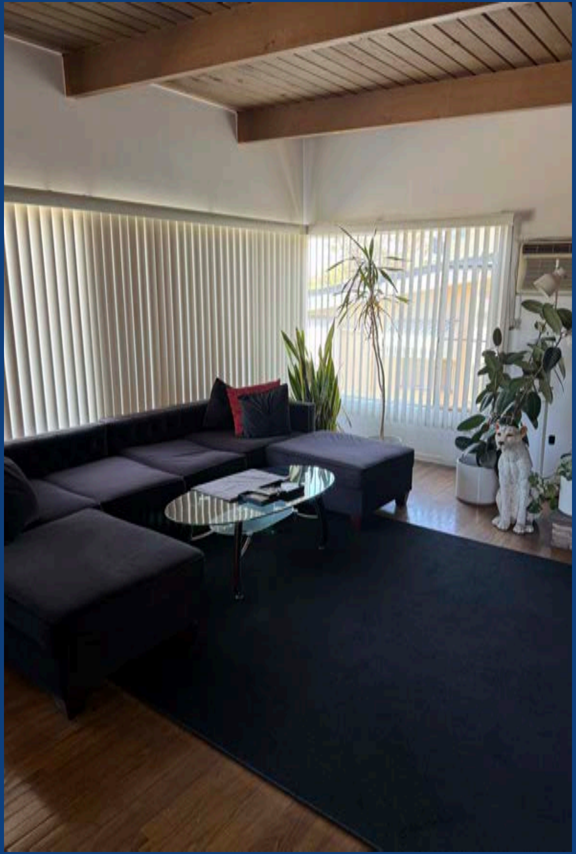
Residents benefit from the neighborhood's central location, with reasonable commuting access to Downtown Los Angeles, Culver City, and the greater Los Angeles metropolitan area.

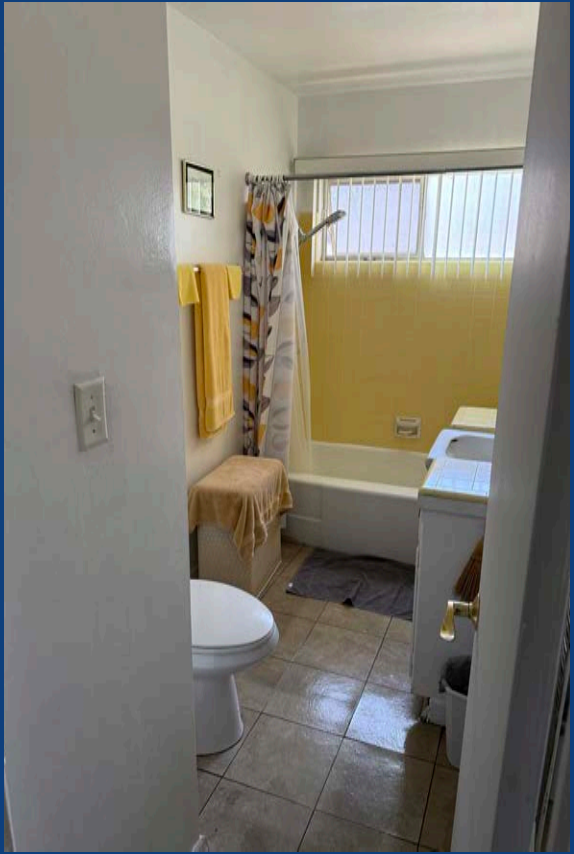
EXTERIOR PHOTOS




INTERIOR PHOTOS







AERIAL PHOTOS

II.

Market Overview

LOS ANGELES APARTMENT MARKET

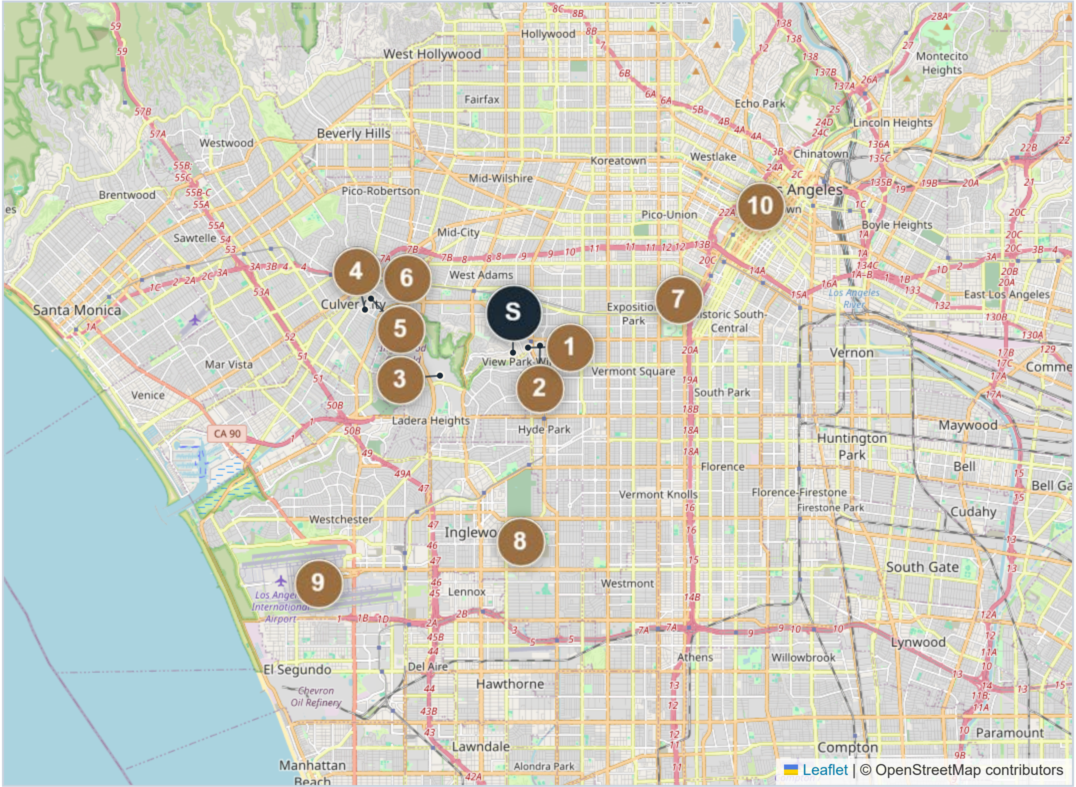
Los Angeles Metro Overview

The Los Angeles metropolitan apartment market remains one of the largest and most supply-constrained rental markets in the country. High homeownership costs, limited developable land, and a large renter population continue to support demand for well-located rental housing, even as rent growth has moderated from the highs of recent years.

Baldwin Hills Submarket

Baldwin Hills is a centrally located, established residential submarket in southwest Los Angeles, offering hillside views and proximity to Crenshaw Boulevard, Culver City, and the broader Westside employment base. The neighborhood continues to attract renters seeking well-located housing within reach of major job centers, supporting steady demand for multifamily product like the subject property.

EMPLOYERS & POINTS OF INTEREST



S 3815 Don Tomaso Dr. Subject

1. Baldwin Hills Crenshaw Plaza
2. Metro K Line · Leimert Park Station
3. Kenneth Hahn State Recreation Area
4. Sony Pictures Studios · Culver City
5. Amazon Studios · The Culver Studios
6. Kaiser Permanente West L.A.
7. USC · Exposition Park
8. SoFi Stadium · Hollywood Park
9. Los Angeles International Airport
10. Downtown Los Angeles

III.

Financial Summary

FINANCIAL SUMMARY

PROPERTY HIGHLIGHTS

Price	**$1,300,000**
Price Per Unit	**$216,667**
Price Per SF	**$285**
Current NOI	**$78,553**
Pro Forma NOI	**$129,231**
Current Cap Rate	**6.04%**
Pro Forma Cap Rate	**9.94%**
GRM	**10.35**
Pro Forma GRM	**7.05**

PROPERTY SUMMARY

Year Built	**1954**
Total Units	**6**
Building Area	**4,556 SF**
APN	**5026-002-003**
Land Area	**10,866 SF**
Zoning	**LARD1.5**
Parking	**Street parking**

OPERATING STATEMENT SUMMARY

Revenue		In-Place	Pro Forma
Gross Potential Rent		$124,455	$183,300
Vacancy	3.0% of GPR	—	($5,499)
Net Rental Income		$124,455	$177,801
Other Revenue	Estimated	$1,200	$1,200
Effective Gross Income		**$125,655**	**$179,001**

Estimated Expenses		In-Place	Per Unit	Pro Forma	Per Unit
Repairs & Maintenance	Estimated	$3,000	$500	$3,000	$500
Turnover Expense	Estimated	$1,200	$200	$1,200	$200
Management Fee	5.0% of EGI	$6,283	$1,047	$8,950	$1,492
Utilities	Estimated	$12,750	$2,125	$12,750	$2,125
Contract Services	Estimated	$1,200	$200	$1,200	$200
Taxes	1.19% of Sale Price	$15,470	$2,578	$15,470	$2,578
Insurance	Estimated	$6,000	$1,000	$6,000	$1,000
CapEx Reserves	Estimated	$1,200	$200	$1,200	$200
Total Expenses		**$47,103**	**$7,851**	**$49,770**	**$8,295**
Net Operating Income		**$78,553**		**$129,231**	
Expense Ratio (% of EGI)		37.5%		27.8%	

RENT ROLL SUMMARY

		CURRENT			PRO FORMA		
No. Units	**Floor Plan**	**Avg SF**	**Avg In-Place Rent**	**Total Monthly Income**	**Loss To Lease**	**Avg Pro Forma Rent**	**Total Monthly Income**
4	1B+1BA	N/A	$1,483	$5,931	$3,269	$2,300	$9,200
1	2B+2BA	N/A	$1,339	$1,339	$1,436	$2,775	$2,775
1	3B+3BA (ADU)	N/A	$3,101	$3,101	$199	$3,300	$3,300
6	**Total / WTD Avg.**	**4,556**	**$1,729**	**$10,371**	**$4,904**	**$2,546**	**$15,275**
	Gross Potential Income			**$124,455**	**$58,845**		**$183,300**

RENT ROLL

UNIT	TYPE	STATUS	CURRENT RENT	MARKET RENT	LOSS TO LEASE
A	1B+1BA	OCCUPIED	$1,107	$2,300	$1,193
B	1B+1BA	OCCUPIED	$1,900	$2,300	$400
C	1B+1BA	OCCUPIED	$1,340	$2,300	$960
D	2B+2BA	OCCUPIED	$1,339	$2,775	$1,436
E	1B+1BA	OCCUPIED	$1,584	$2,300	$716
F (ADU)	3B+3BA	OCCUPIED	$3,101	$3,300	$199
Total / Average · 6 Units, 4,556 SF			**$10,371**	**$15,275**	**$4,904**

Loss to lease of $4,904/month (47% of in-place rent) reflects rental upside to be captured upon turnover.

SALES COMPARABLES SUMMARY

ADDRESS	BUILT	SOLD	UNITS	PRICE	$/UNIT	$/SF	CAP	GRM
4161 Marlton Ave.	1950	Jul '26	6	$1,450,000	$241,667	$241	—	—
4200 6th Ave.	1929	Apr '26	6	$1,580,000	$263,333	$299	5.87%	11.3
4264 Leimert Blvd.	1930	Nov '25	6	$1,440,000	$240,000	$273	—	9.7
Total / Average			18	$1,490,000	$248,333	$270	5.87%	10.4
3815 Don Tomaso Dr.	**1954**	—	**6**	**$1,300,000**	**$216,667**	**$285**	**6.04%**	**10.35**

Comp range · **$241–$299/SF** · **$240,000–$263,333/unit** · Cap **5.87%** · GRM **9.7–11.3**

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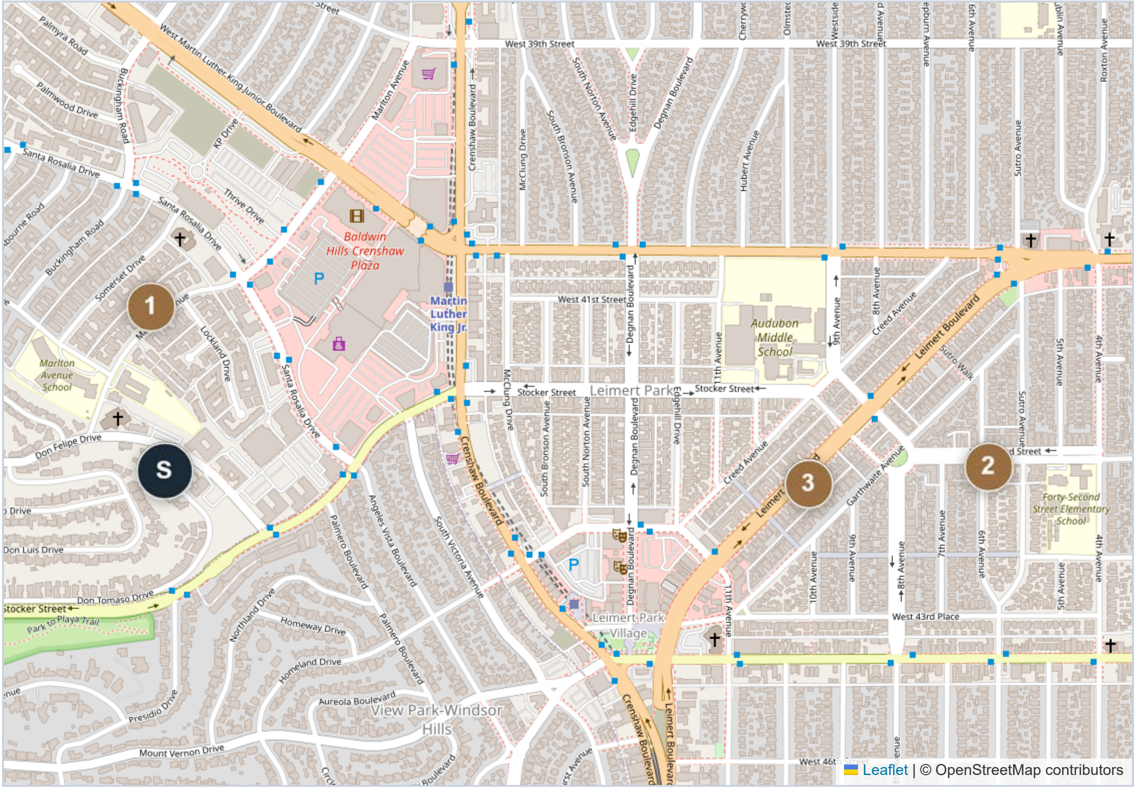
SALES COMPARABLES MAP



S **3815 Don Tomaso Dr.**
Subject · $1,300,000 · $216,667/unit

1 **4161 Marlton Ave.**
$1,450,000 · $241,667/unit · Jul ’26

2 **4200 6th Ave.**
$1,580,000 · $263,333/unit · Apr ’26

3 **4264 Leimert Blvd.**
$1,440,000 · $240,000/unit · Nov ’25

Marker locations are approximate to the block.

RENT COMPARABLES SUMMARY

1 BED / 1 BATH

4404 Don Miguel Dr.	$2,300
4205 Don Tomaso Dr.	$2,295
3836 Lockland Dr.	$2,289
Comp Avg. · 3 units	$2,295

Subject market rent **$2,300**

2 BED / 2 BATH

3772 Lockland Dr.	$2,895
4315 Don Tomaso Dr.	$2,650
Comp Avg. · 2 units	$2,773

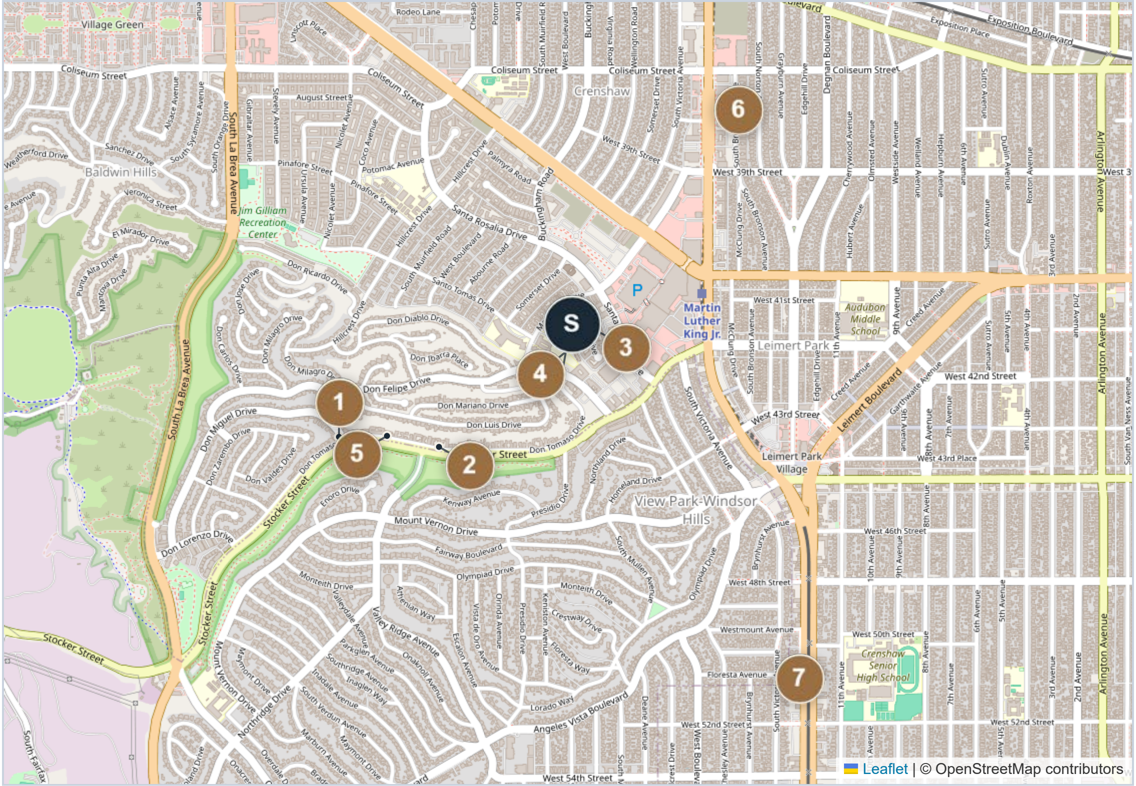
Subject market rent **$2,775**

3 BED / 2–3 BATH

3814 Bronson	$3,400
5107 Crenshaw Blvd.	$3,199
Comp Avg. · 2 units	$3,300

Subject market rent **$3,300**

RENT COMPARABLES MAP



S 3815 Don Tomaso Dr. Subject

1 4404 Don Miguel Dr.
1 BD · $2,300

2 4205 Don Tomaso Dr.
1 BD · $2,295

3 3836 Lockland Dr.
1 BD · $2,289

4 3772 Lockland Dr.
2 BD · $2,895

5 4315 Don Tomaso Dr.
2 BD · $2,650

6 3814 Bronson Ave.
3 BD · $3,400

7 5107 Crenshaw Blvd.
3 BD · $3,199

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