

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS

OFFERING MEMORANDUM

116 S KINGS RD

LOS ANGELES, CA 90048 3 UNITS \$1,895,000

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PROPERTY INFORMATION

116 S Kings Rd - Los Angeles, CA 90048

THE OFFERING



116 S Kings Rd presents a rare Beverly Grove value-add opportunity just south of Beverly Blvd and west of La Cienega, surrounded by some of LA's strongest rental demand drivers including **3rd Street, The Grove, Cedars-Sinai, West Hollywood, and Beverly Hills**. The property is comprised of **spacious townhouse-style units**, totaling approximately **3,460 rentable square feet**, and offers a desirable low-density layout with private entrances and strong long-term tenant appeal.

The asset is fully occupied and provides stable in-place income, while still offering significant upside through rent repositioning. Current scheduled rents are approximately **\$8,493/month** compared to projected rents of approximately **\$20,400/month**, creating substantial future income growth in one of Los Angeles' most sought-after rental submarkets.

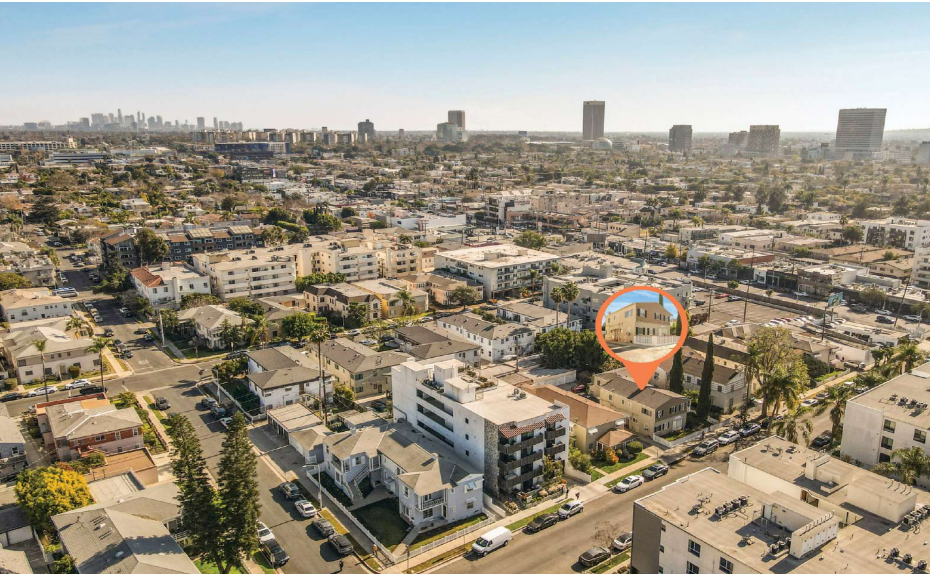


Situated on a **7,000+ SF LAR3-zoned lot**, the property offers the potential to add **up to 3 ADUs** (buyer to verify), providing investors with a clear opportunity to increase cash flow and maximize long-term value. For investors seeking a larger redevelopment or expansion opportunity, **the neighboring property may also be available for purchase**, creating the potential for an assemblage and a larger-scale development strategy in a premier Beverly Grove location. Buyer to verify all development potential.

PROPERTY INFORMATION

PROPERTY DETAILS

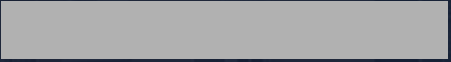
Address	116 S Kings Rd Los Angeles, CA 90048
Total Units	3
Total Building Sqft.	3,064SF
Year Built	1937
Zoning	LAR3
APN	5511-016-004



INVESTMENT HIGHLIGHTS

- **Prime Beverly Grove Location** – Ideally positioned just south of Beverly Blvd and west of La Cienega, surrounded by trendy restaurants, cafés, and retail along 3rd Street and Beverly Blvd.
- **All Townhome-Style Units** – Three spacious 2BR/2BA townhome-style units totaling approximately 3,460 square feet.
- **Fully Occupied Asset** – All units currently leased, providing immediate income with stable in-place tenants.
- **Large 7,000+ SF Lot** – Expansive parcel allowing for potential ADU additions or long-term redevelopment (buyer to verify).
- **Low-Density Property** – Efficient layout with private entrances and spacious interiors that attract long-term tenants.

PROPERTY PHOTOS



116 S Kings Rd – Los Angeles, CA 90048

PROPERTY PHOTOS

PROPERTY PHOTOS

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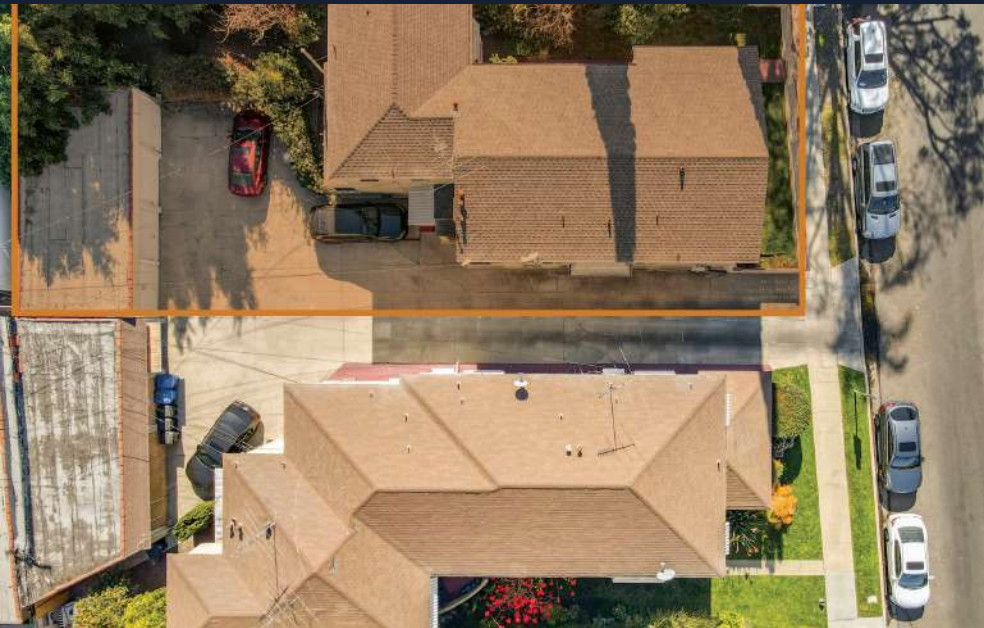


116 S Kings Rd - Los Angeles, CA 90048

PROPERTY PHOTOS

PROPERTY PHOTOS | EXTERIOR

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116 S Kings Rd - Los Angeles, CA 90048

FINANCIAL OVERVIEW

116 S Kings Rd - Los Angeles, CA 90048

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	2	2	\$3,395	\$3,850	-
2	2	2	\$1,798	\$3,850	-
3	2	2	\$3,300	\$3,850	-
4	1	1	-	\$2,500	Potential ADU
5	1	1	-	\$2,500	Potential ADU
6	2	2	-	\$3,850	Potential ADU
TOTALS			\$8,493	\$20,400	

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.

EXPENSES SUMMARY

New Taxes (New Estimated): ~ 1.25%	\$23,688
Maintenance (\$600/unit/year):	\$1,800
Insurance (\$1/SF):	\$3,460
Utilities (\$1000/unit/year):	\$3,000
OPERATING EXPENSES	\$31,948

FINANCIAL OVERVIEW

SET UP SHEET

Property Address: 116 Kings Rd				Annualized Operating Data			Current Rents		Market Rents				
List Price:		\$1,895,000		Scheduled Gross Income:			\$104,316		\$244,800				
Down Payment:	25.0%	\$473,750											
Number of units:		3		Gross Operating Income:			\$104,316		\$244,800				
Cost per Unit:		\$631,667		Expenses:			\$31,948		31%	*1	\$31,948	13%	*1
Current GRM:		18.17		Net Operating Income:			\$72,369		\$212,853				
Market GRM:		7.74		Loan Payments:			\$102,253		\$102,253				
Current CAP:		3.82%											
Market CAP:		11.23%											
Year Built / Age:		1937											
Approx. Lot Size:		7,026											
Approx. Gross RSF:		3,460		*1 As a percent of Scheduled Gross Income									
Cost per Net RSF:		\$547.69		*2 As a percent of Down Payment									

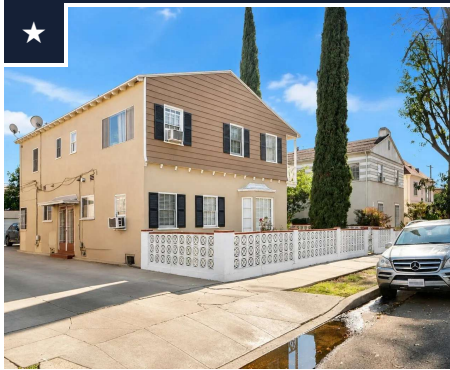
Proposed Financing				Scheduled Income								
First Loan Amount:	\$1,421,250	Amort:	30			Current Income		Market Income				
Terms:	6.00%	Fixed:	5	# of Units	Bdrms/ Baths	Notes	Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income		
Payment:	\$8,521	DCR:	0.71	1	2+2		\$3,395	\$3,395	\$3,850	\$3,850		
				1	2+2		\$1,798	\$1,798	\$3,850	\$3,850		
				1	2+2		\$3,300	\$3,300	\$3,850	\$3,850		
				2	1+1	Potential ADU			\$2,500	\$5,000		
				1	2+2	Potential ADU			\$3,850	\$3,850		

SALE COMPARABLES

116 S Kings Rd – Los Angeles, CA 90048

SALE COMPARABLES

SALE COMPS



116 S KINGS RD
Los Angeles, CA 90048

Subject Property

Price:	\$1,895,000	Bldg Size:	3,460 SF
Lot Size:	0 SF	No. Units:	3
Cap Rate:	3.82%	Year Built:	1937
Price/SF:	\$547.69		



8360 W 1ST ST
Los Angeles, CA 90048

Sold 3/2/2026

Price:	\$1,850,000	Bldg Size:	4,816 SF
Lot Size:	6,674 SF	No. Units:	4
Cap Rate:	5.70%	Year Built:	1936
Price/SF:	\$384.14		



6152 ORANGE ST
Los Angeles, CA 90048

Sold 2/26/2026

Price:	\$1,600,000	Bldg Size:	3,589 SF
Lot Size:	6,250 SF	No. Units:	4
Cap Rate:	3.45%	Year Built:	1953
Price/SF:	\$445.81		



SALE COMPARABLES

SALE COMPS



3

6361 ORANGE ST,
Los Angeles , CA 90048

Sold 1/29/2026

Price:	\$1,849,000	Bldg Size:	4,106 SF
Lot Size:	6,252 SF	No. Units:	3
Cap Rate:	4.48%	Year Built:	1936
Price/SF:	\$450.32		



4

6366 ORANGE ST,
Los Angeles , CA 90048

Sold 10/17/2025

Price:	\$2,300,000	Bldg Size:	5,684 SF
Lot Size:	6,252 SF	No. Units:	4
Cap Rate:	3.46%	Year Built:	1929
Price/SF:	\$404.64		



5

6531 ORANGE ST,
Los Angeles, CA 90048

Sold 6/12/2025

Price:	\$1,749,000	Bldg Size:	4,653 SF
Lot Size:	272,293,560 SF	No. Units:	4
Cap Rate:	4.56%	Year Built:	1937
Price/SF:	\$375.89		



SALE COMPARABLES

SALE COMPS



6

6356 ORANGE ST
Los Angeles, CA 90048

Sold 2/13/2025

Price:	\$1,549,000	Bldg Size:	5,426 SF
Lot Size:	6,252 SF	No. Units:	4
Cap Rate:	3.27%	Year Built:	1938
Price/SF:	\$285.48		



7

6420 ORANGE ST,
Los Angeles, CA 90048

Sold 12/2/2025

Price:	\$1,700,000	Bldg Size:	4,687 SF
Lot Size:	6,420 SF	No. Units:	4
Cap Rate:	4.30%	Year Built:	1937
Price/SF:	\$362.71		



8

123 N HARPER AVE
Los Angeles, CA 90048

Sold 10/27/2025

Price:	\$2,175,000	Bldg Size:	4,936 SF
Lot Size:	6,560 SF	No. Units:	4
Cap Rate:	4.69%	Year Built:	1937
Price/SF:	\$440.64		



SALE COMPARABLES

SALE COMPS



9

543 N LA JOLLA AVE
Los Angeles, CA 90048

Sold 9/19/2025

Price:	\$2,915,000	Bldg Size:	4,153 SF
Lot Size:	7,006 SF	No. Units:	3
Cap Rate:	2.68%	Year Built:	1928
Price/SF:	\$701.90		

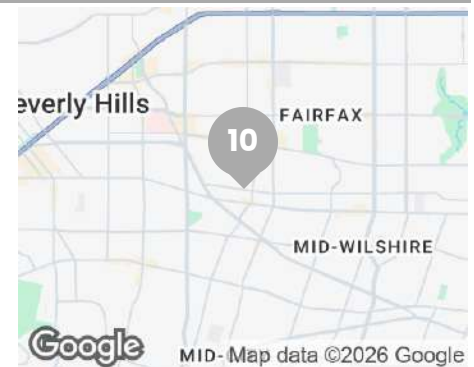


10

6337 W 6TH ST
Los Angeles, CA 90048

Sold 5/15/2025

Price:	\$1,960,000	Bldg Size:	2,771 SF
Lot Size:	6,175 SF	No. Units:	3
Cap Rate:	4.88%	Year Built:	1927
Price/SF:	\$707.33		



SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
8360 W 1st St	\$1,850,000	4	1936	4,816	6,674	11.40	5.70%	\$384.14	\$462,500	3/2/2026	(3)2+1, (1)1+1
6152 Orange St	\$1,600,000	4	1935	3,589	6,250	18.82	3.45%	\$445.81	\$400,000	02/26/26	(2)2+1, (2)1+1
6361 Orange St	\$1,849,000	3	1936	4,106	6,252	14.52	4.48%	\$450.32	\$616,333	1/29/2026	(3)2+1
6366 Orange St	\$2,300,000	4	1929	5,684	6,252	18.76	3.46%	\$404.64	\$575,000	10/17/2025	(4)2+1
6531 Orange St	\$1,749,000	4	1937	4,653	6,251	14.25	4.56%	\$375.89	\$437,250	06/12/25	(2)2+1, (2)1+1
6356 Orange St	\$1,549,000	4	1938	5,426	6,252	19.86	3.27%	\$285.48	\$387,250	2/13/2026	(4)2+1
6420 Orange St,	\$1,700,000	4	1937	4,687	6,420	15.10	4.30%	\$362.71	\$425,000	12/2/2025	(2)2+1, (2)1+1
123 N Harper Ave	\$2,175,000	4	1937	4,936	6,560	13.87	4.69%	\$440.64	\$543,750	10/27/25	(2)2+1, (2)1+1
543 N La Jolla Ave	\$2,915,000	3	1928	4,153	7,006	24.29	2.68%	\$701.90	\$971,667	9/19/2025	(2)3+2, (1)1+1
6337 W 6th St	\$1,960,000	3	1927	2,771	6,175	13.33	4.88%	\$707.33	\$653,333	5/15/2025	(2)2+2, (1)1+1
448 N Hayworth Ave	\$1,825,000	4	1926	4,641	7,501	13.70	4.74%	\$393.23	\$456,250	07/10/25	(4)2+1
100 N Kings Rd	\$2,300,000	4	1936	5,003	7,792	13.31	4.88%	\$459.72	\$575,000	1/7/2025	(1)2+2, (3)2+1
6327 Drexel Ave	\$1,950,000	3	1928	2,868	6,052	16.67	3.90%	\$679.92	\$650,000	10/31/2024	(2)2+1, (1)0+1
126 S Kings Rd	\$2,055,000	4	1937	4,724	7,026	15.13	4.30%	\$435.01	\$513,750	08/05/24	(4)2+1
8256 Blackburn Ave	\$1,625,000	3	1929	3,758	6,253	16.81	3.87%	\$432.41	\$541,667	10/4/2024	(2)2+2, (1)2+1
6511 Orange St	\$2,850,000	4	1929	5,216	6,252	13.77	4.72%	\$546.40	\$712,500	6/21/2024	(3)2+2, (1)2+1
120 N Orlando Ave	\$2,150,000	3	1937	3,988	6,377	14.36	4.53%	\$539.12	\$716,667	04/17/24	(3)2+1
439 N Hayworth Ave	\$1,881,000	4	1949	4,709	6,613	18.70	3.48%	\$399.45	\$470,250	1/26/2024	(4)2+1
Averages				4,429	6,553	15.93	4.22%	\$469.12	\$561,565		
116 S Kings Rd	\$1,895,000	3	1937	4,826	7,026	18.17	3.82%	\$547.69	\$631,667	Subject	(3)2+2

SALE COMPARABLES

SALE COMPS MAP & SUMMARY

★ 116 S KINGS RD

Los Angeles, CA

Price \$1,895,000

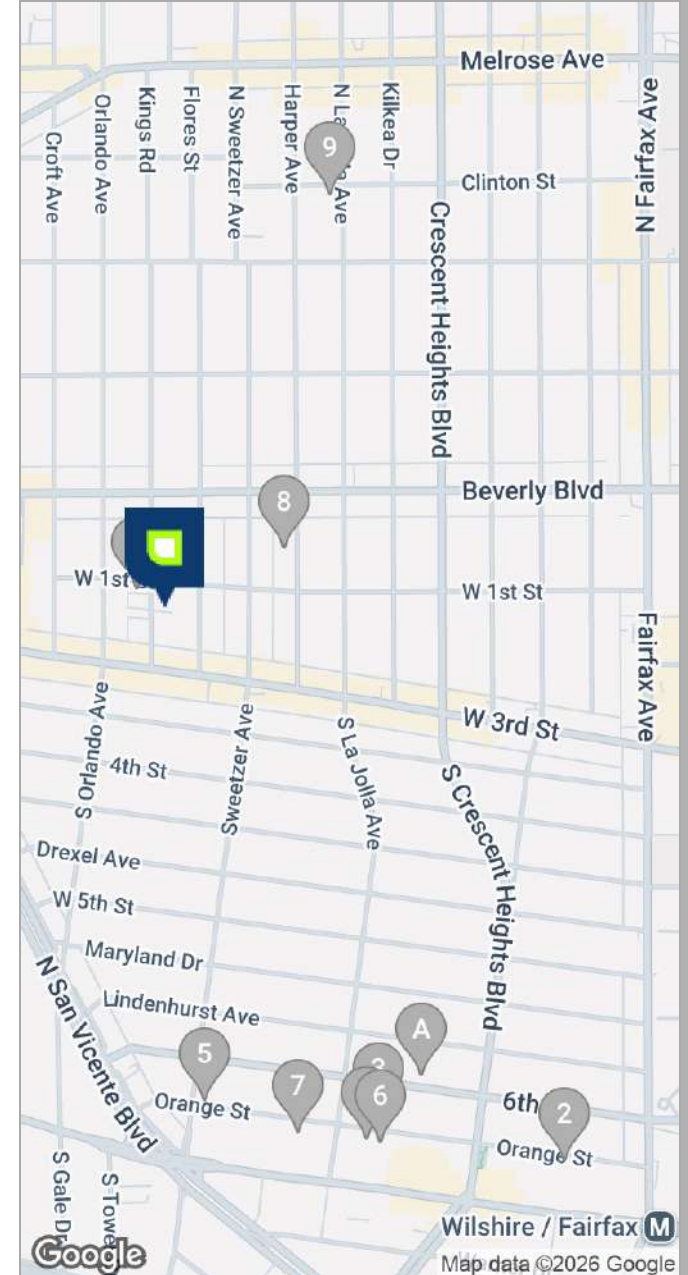
Bldg Size 3,460 SF

No. Units 3

Cap Rate 3.82%

GRM 18.166

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	GRM
1	8360 W 1st St Los Angeles, CA	\$1,850,000	4,816 SF	4	5.70%	11.4
2	6152 Orange St Los Angeles, CA	\$1,600,000	3,589 SF	4	3.45%	18.82
3	6361 Orange St, Los Angeles , CA	\$1,849,000	4,106 SF	3	4.48%	14.52
4	6366 Orange St, Los Angeles , CA	\$2,300,000	5,684 SF	4	3.46%	18.76
5	6531 Orange St, Los Angeles, CA	\$1,749,000	4,653 SF	4	4.56%	14.25
6	6356 Orange St Los Angeles, CA	\$1,549,000	5,426 SF	4	3.27%	19.86
7	6420 Orange St, Los Angeles, CA	\$1,700,000	4,687 SF	4	4.30%	15.1
8	123 N Harper Ave Los Angeles, CA	\$2,175,000	4,936 SF	4	4.69%	13.87
9	543 N La Jolla Ave Los Angeles, CA	\$2,915,000	4,153 SF	3	2.68%	24.29
A	6337 W 6th St Los Angeles, CA	\$1,960,000	2,771 SF	3	4.88%	13.33
AVERAGES		\$1,964,700	4,482 SF	3	4.15%	16.42



LOCATION OVERVIEW

116 S Kings Rd – Los Angeles, CA 90048

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



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 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.





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.

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.



116 S Kings Rd - Los Angeles, CA 90048

LOCATION OVERVIEW

SOFI STADIUM

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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

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116 S Kings Rd - Los Angeles, CA 90048



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.



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 MARKETING BY

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