LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI INVESTMENTS

OFFERING MEMORANDUM

520 W 82ND ST

LOS ANGELES, CA 90044 7 UNITS

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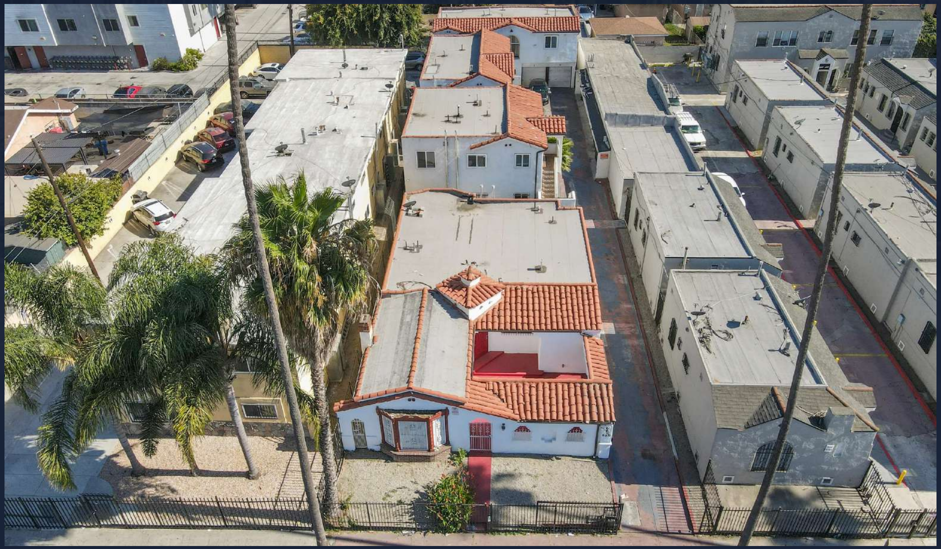
PROPERTY INFORMATION

THE OFFERING



We are pleased to present this high cash-flowing asset in Vermont Knolls! 7 units across four separate buildings on a huge 9,317sqft lot! The property has 6 single car garages along with RTI plans for a Jr ADU for an 8th unit. Unmatched unit mix always in high demand. Perfect for a passive income investor with minimal overhead. All major systems renovated in 2020: new roof, copper plumbing, new electrical. 2 units are currently vacant and rent ready allowing you to hand-pick your new tenants. Do not miss out on this turnkey Spanish Style income generator!

PROPERTY DETAILS

Address	**520 W 82nd St Los Angeles, CA 90044**
Total Units	7
Total Building Sqft.	5,234 SF
Total Lot Size	9,317 SF
Year Built	1936
Zoning	LAR3
APN	6032-021-018

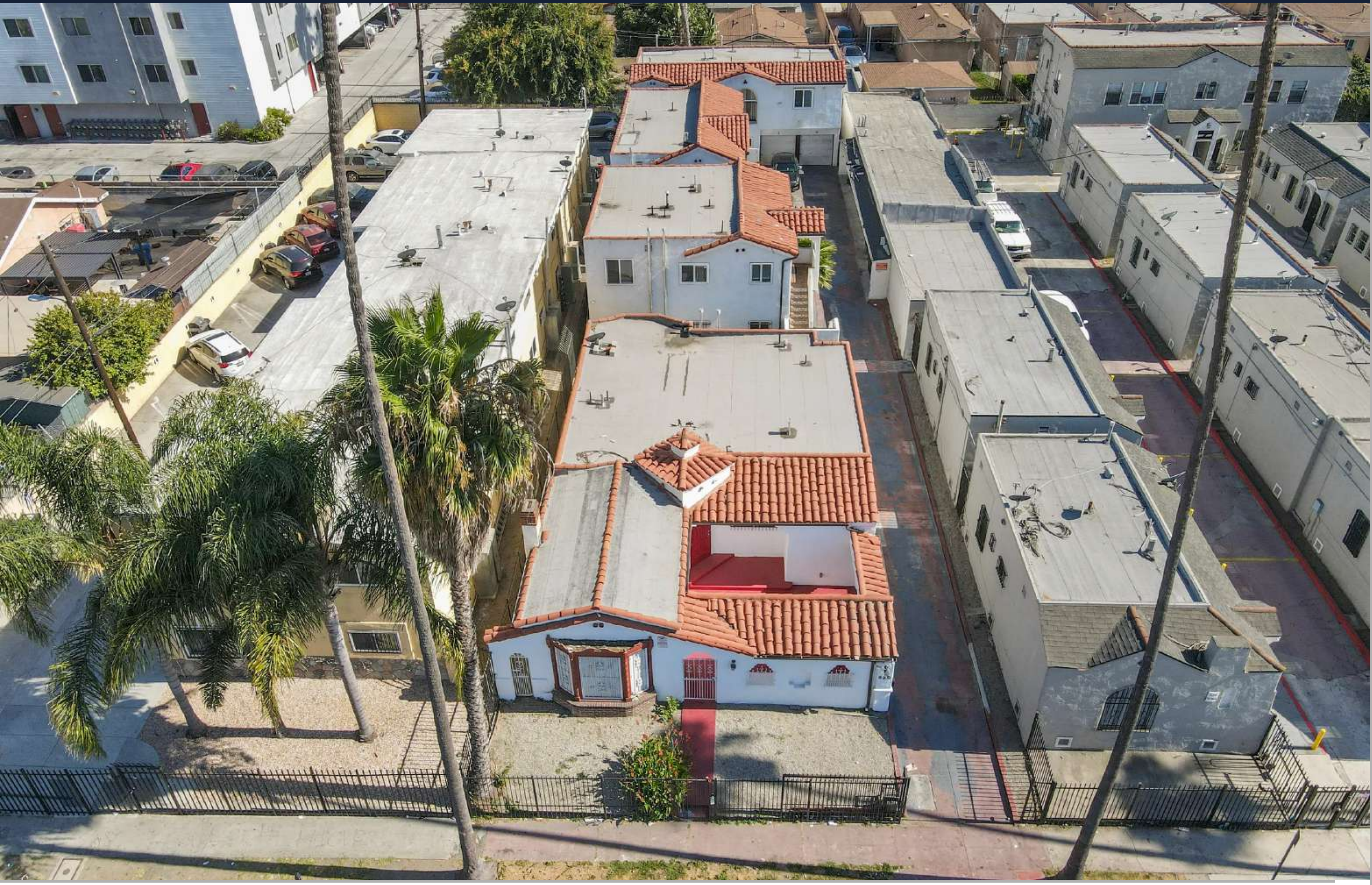
INVESTMENT HIGHLIGHTS

- 4 seperate buildings
- High cash-flowing asset
- 2020: New Roof, plumbing, electrical
- All units fully renovated
- (2) vacancies in rent ready condition
- 6 garages
- RTI plans for a Jr ADU (8th unit)
- Huge Lot: 9,317sf

PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI INVESTMENTS



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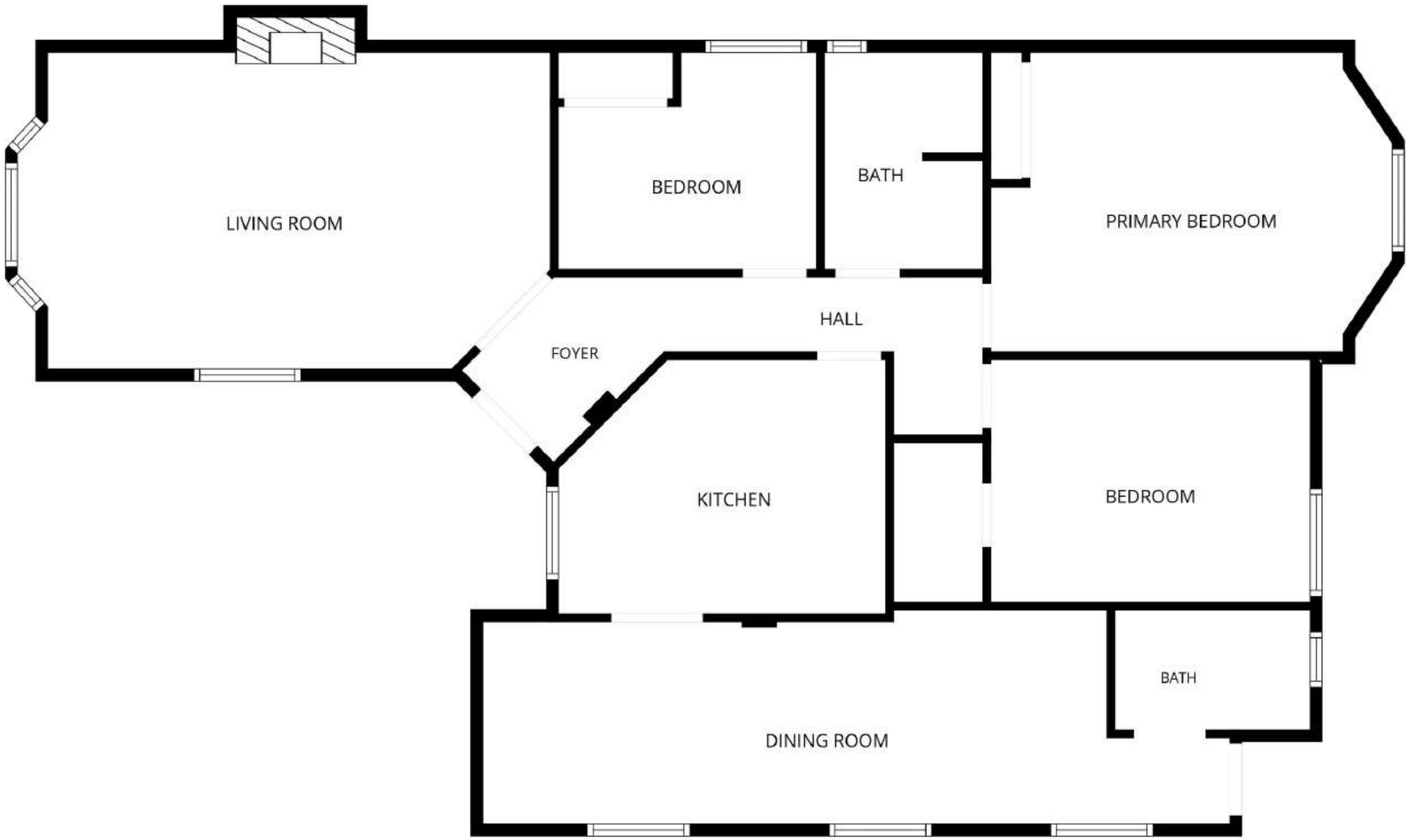
PROPERTY PHOTOS

FLOORPLAN

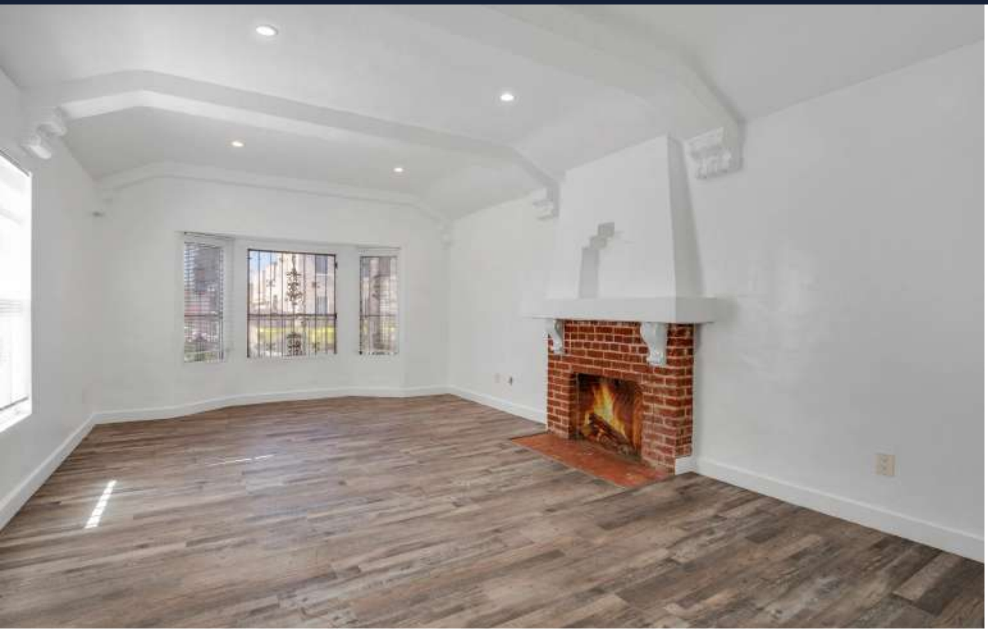


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY PHOTOS

SAMIMI INVESTMENTS

520 W 82nd St – Los Angeles, CA 90044



PROPERTY PHOTOS

SAMIMI INVESTMENTS

LYON STAHL INVESTMENT REAL ESTATE

PROPERTY PHOTOS

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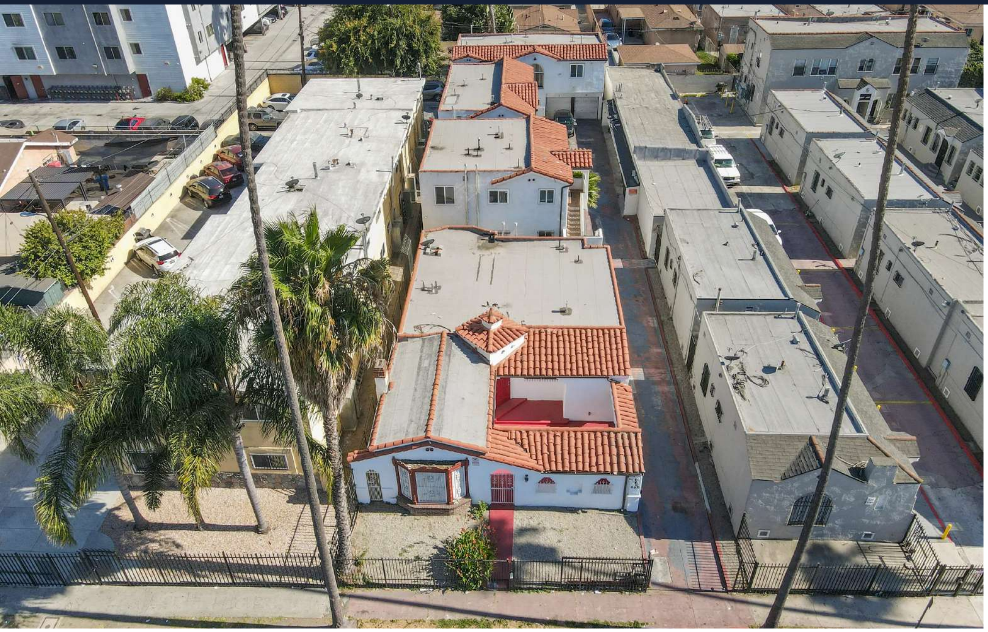


FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

RENT ROLL

SAMIMI INVESTMENTS

520 W 82nd St – Los Angeles, CA 90044

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	4	2	$3,400	$3,000	900sf - Vacant
2	3	1	$2,500	$2,900	770sf
3	3	1	$2,600	$2,900	1050sf - Vacant
4	3	1	$2,600	$2,900	1050sf
5	2	1	$1,850	$2,500	475sf
6	2	1	$2,500	$2,500	840sf
7	1	1	$1,550	$1,700	750sf
-	-	-	-	$2,000	-
TOTALS			**$17,000**	**$20,400**	

LYON STAHL INVESTMENT REAL ESTATE

ANALYSIS

SAMIMI INVESTMENTS

Property Address: 520 W 82nd		
List Price:		$1,650,000
Down Payment:	25.0%	$412,500
Number of units:		7
Cost per Unit:		$235,714
Current GRM:		7.80
Market GRM:		6.42
Current CAP:		8.89%
Market CAP:		11.12%
Year Built / Age:		1936
Approx. Lot Size:		9,317
Approx. Gross RSF:		5,234
Cost per Net RSF:		$315.25

Annualized Operating Data	Current Rents			Market Rents		
Scheduled Gross Income:	$211,495			$257,100		
Vacancy:	$6,345	3%		$12,855	5%	
Gross Operating Income:	$205,150			$244,245		
Expenses:	$58,515	28%	*1	$60,795	24%	*1
Net Operating Income:	$146,635			$183,450		
Loan Payments:	$89,033			$89,033		
Pre Tax Cash Flows:	$57,602	13.96%	*2	$94,417	22.89%	*2
Principal Reduction:	$15,197			$15,197		
Total Return Before Taxes:	$72,799	17.65%	*2	$109,613	26.57%	*2

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

Proposed Financing			
First Loan Amount:	$1,237,500	Amort:	30
Terms:	**6.00%**	Fixed:	5
Payment:	$7,419	DCR:	1.65

Annualized Expenses	
*Estimated	
New Taxes (New Estimated):	$20,130
Maintenance:	$5,600
Insurance($1.35/ft):	$6,543
Water/Sewer:	$5,697
Trash	$981
Pest Control:	$1,020
Property Management (5%):	$10,575
Gardening:	$1,200
Gas & Electricity:	$6,769
Total Expenses:	$58,515
Expenses as %/SGI	27.67%
Per Net Sq. Ft:	$11.18
Per Unit	$8,359

Scheduled Income

			Current Income		Market Income	
# of Units	**Bdrms/ Baths**	***Notes***	**Monthly Rent/Average**	**Total Monthly Income**	**Monthly Rent/Unit**	**Total Income**
1	4+2	VACANT	$4,000	$4,000	$4,000	$4,000
1	3+1		$2,500	$2,500	$2,900	$2,900
1	3+1	VACANT	$2,600	$2,600	$2,900	$2,900
1	3+1		$2,600	$2,600	$2,900	$2,900
1	2+1		$1,850	$1,850	$2,500	$2,500
1	2+1		$2,500	$2,500	$2,500	$2,500
1	1+1		$1,550	$1,550	$1,700	$1,700
1	1+1	RTI Jr ADU	$0	$0	$2,000	$2,000

	Current	Market
Total Scheduled Rent:	$17,600	$21,400
SCEP:	$25	$25
Misc. Income	$0	$0
Monthly Scheduled Gross Income:	$17,625	$21,425
Annualized Scheduled Gross Income:	$211,495	$257,100
Utilities Paid by Tenant:	Gas & Electric	

LYON STAHL INVESTMENT REAL ESTATE

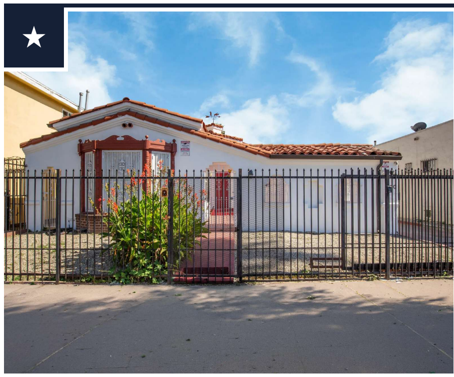
SALE COMPARABLES

SAMIMI INVESTMENTS

SALE COMPARABLES

SALE COMPS

★



520 W 82ND ST
Los Angeles, CA 90044

Price:	$1,650,000	Bldg Size:	5,234 SF
No. Units:	7	Year Built:	1936

1

532 W 77TH ST
Los Angeles, CA 90044

Price:	$1,250,000	Bldg Size:	2,736 SF
No. Units:	5	Year Built:	1923

2

850 W 83RD ST
Los Angeles, CA 90044

Price:	$1,400,000	Bldg Size:	6,524 SF
No. Units:	6	Year Built:	1949

SALE COMPS

SAMIMI INVESTMENTS

3

8640 DENVER AVE
Los Angeles, CA 90044

Price:	$1,659,500	Bldg Size:	2,816 SF
No. Units:	8	Year Built:	1925

4

426-428 W 77TH ST
Los Angeles, CA 90003

Price:	$1,315,000	Bldg Size:	4,576 SF
No. Units:	6	Year Built:	1927

5

7811 S SAN PEDRO ST
Los Angeles, CA 90003

Price:	$1,550,000	Bldg Size:	5,815 SF
No. Units:	6	Year Built:	1961

LYON STAHL INVESTMENT REAL ESTATE

SALE COMPS

6

7104 SAN PEDRO ST
Los Angeles, CA 90003

Price:	$1,900,000	Bldg Size:	6,383 SF
No. Units:	8	Year Built:	1963

SALE COMPS ANALYSIS

SAMIMI INVESTMENTS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
532 W 77th St	$1,250,000	5	1923	2,736	7,002	N/A	N/A	$456.87	$250,000	5/12/26	(1) 4+2, (1) 3+2, (3) 1+1
850 W 83rd St	$1,400,000	6	1949	6,524	9,109	7.96	8.16%	$214.59	$233,333	7/11/25	(2) 4+2, (4) 2+1
8640 Denver Ave	$1,659,500	8	1925	2,816	6,484	N/A	N/A	$589.31	$207,438	11/6/24	(8) Studios
426-428 W 77th St	$1,315,000	6	1927	4,576	6,098	7.15	9.09%	$287.37	$219,167	6/11/26	(7) 2+1
7811 S San Pedro St	$1,550,000	6	1961	5,815	6,660	8.13	8.00%	$266.55	$258,333	11/03/25	(3) 3+1, (3) 2+1
7104 S San Pedro St	$1,900,000	8	1963	6,383	6,090	9.46	7.73%	$297.67	$237,500	05/28/25	(8) 2+1
Averages						**8.17**	**8.25%**	**$352.06**	**$234,295**		
520 W 82nd St	$1,650,000	7	1936	5,234	9,317	7.80	8.89%	$315.25	$235,714	Subject	(1) 4+2, (3) 3+1, (2) 2+1, (1) 1+1

LYONSTAHL INVESTMENT REAL ESTATE

LOCATION OVERVIEW

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

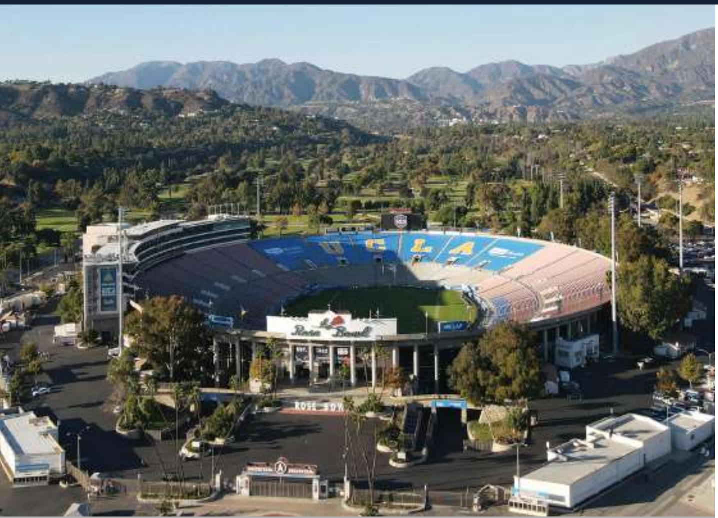
950B

Gross Domestic Product

LYON STAHL INVESTMENT REAL ESTATE

LOS ANGELES

SAMIMI INVESTMENTS



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

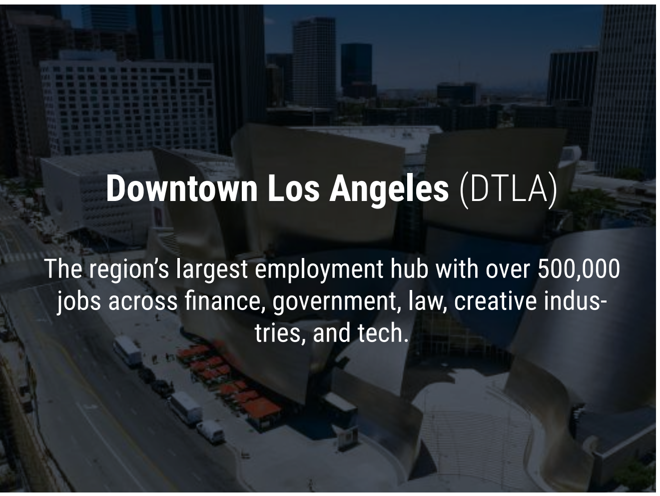
UCLA USC Caltech

OCCIDENTAL COLLEGE 1887 LOS ANGELES

PEPPERDINE UNIVERSITY

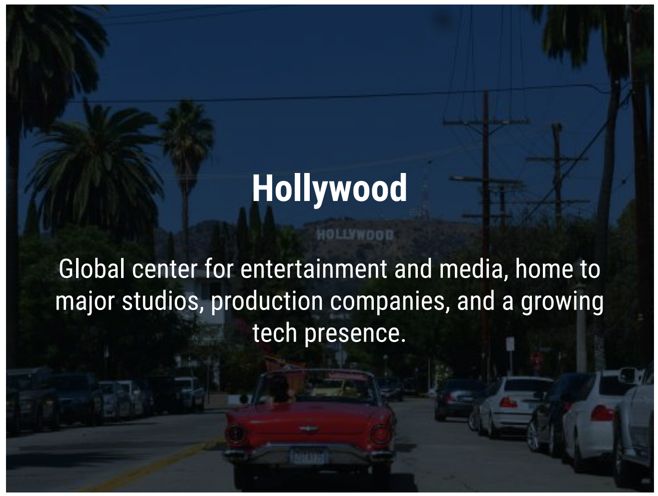
EMPLOYMENT CENTERS

CENTRAL TO EMPLOYMENT CENTERS



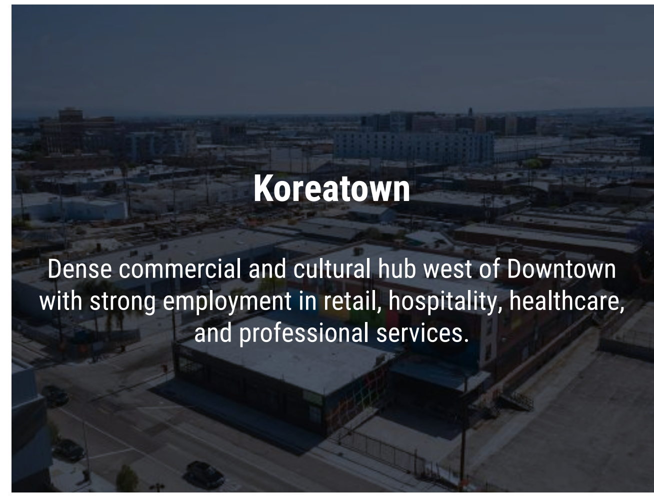
Downtown Los Angeles (DTLA)

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



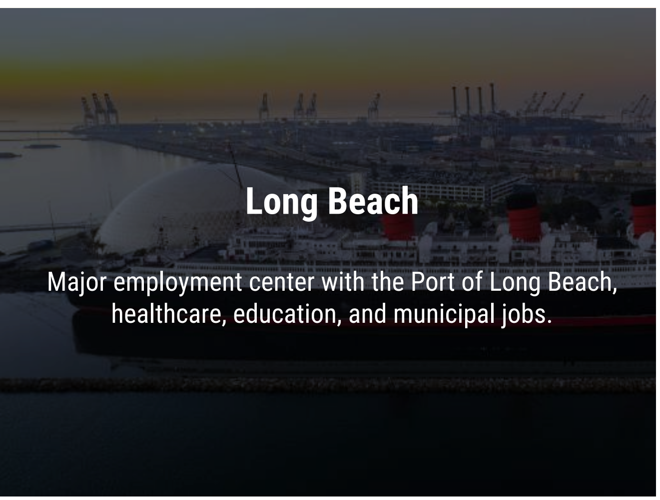
Hollywood

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



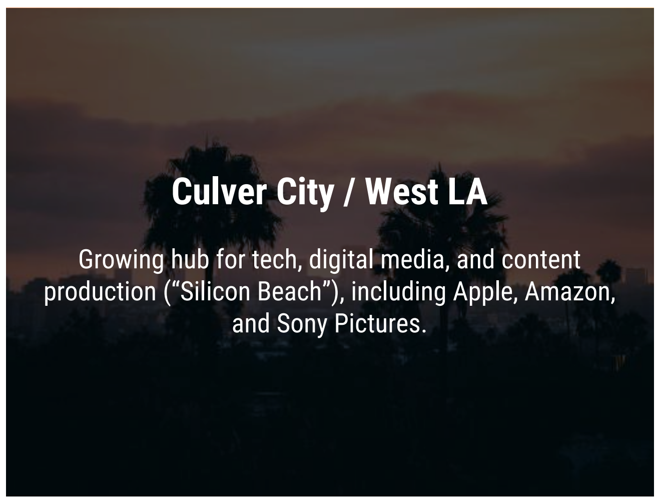
Koreatown

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



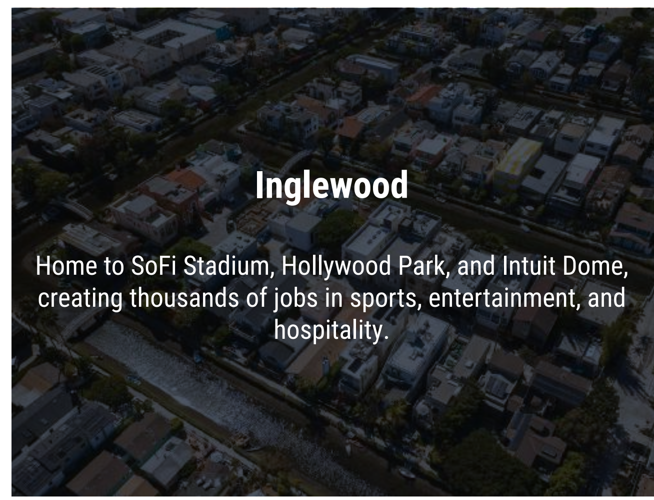
Long Beach

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

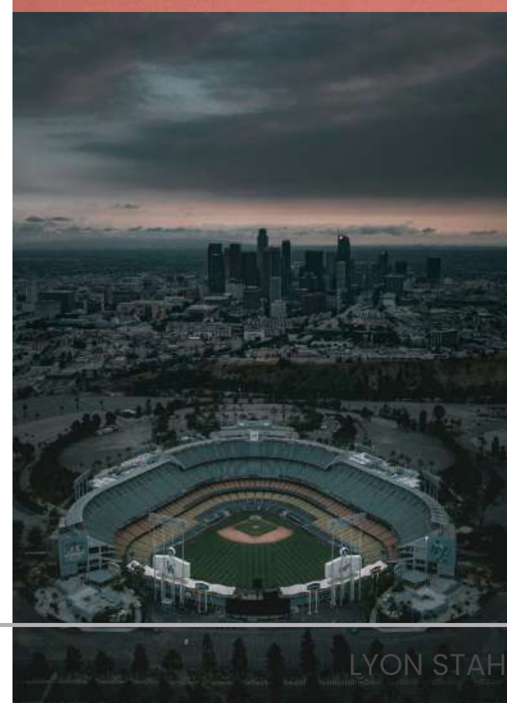
Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

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.

SAMIMI INVESTMENTS

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.

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SOFI STADIUM

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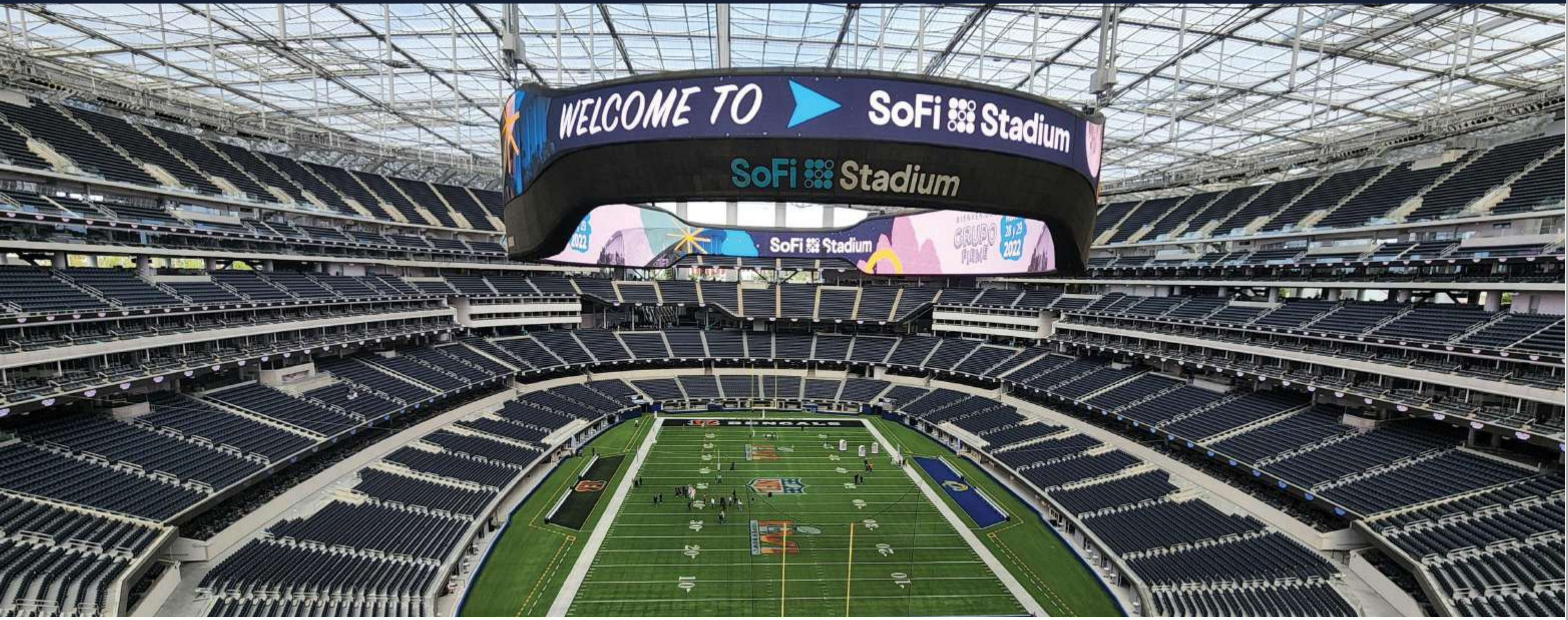


SOFI STADIUM

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.

INTUIT DOME

SAMIMI INVESTMENTS

520 W 82nd St – Los Angeles, CA 90044

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.

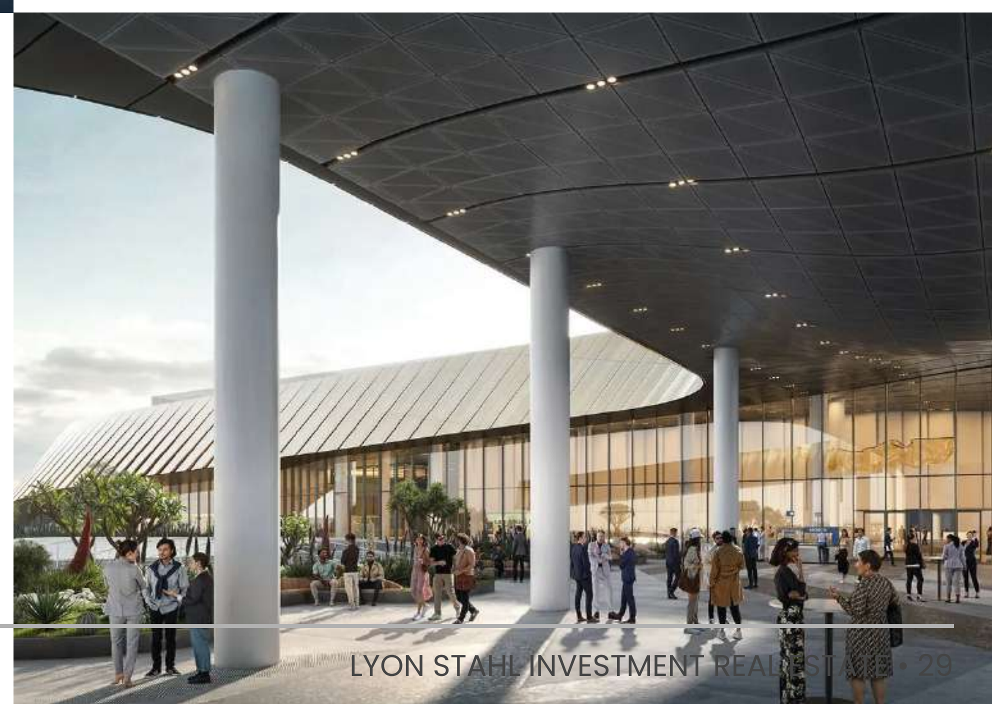
LOS ANGELES INTERNATIONAL AIRPORT

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.



EXCLUSIVELY MARKETED BY

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