

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



OFFERING MEMORANDUM

**1304 W 17TH STREET**

LOS ANGELES, CA 90006 7 UNITS

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CalDRE #02035763

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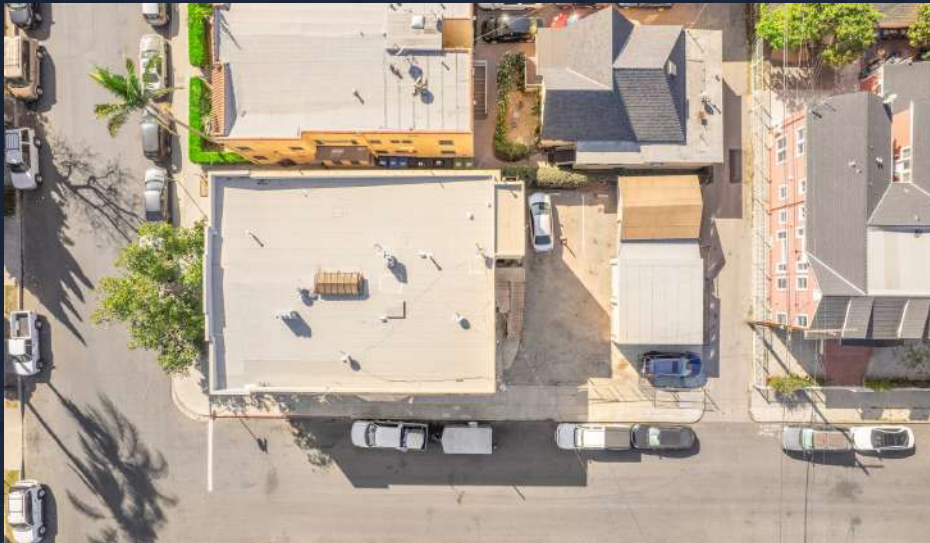
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# PROPERTY INFORMATION



# THE OFFERING



This updated **7-unit multifamily** at **1304 W 17th Street** offers a **strong mix** of **(3) 1-Bed/1-Bath**, **(2) 2-Bed/1-Bath**, and **(2) 2-Bed/2-Bath units** delivered fully occupied and **generating immediate income** at **9.99 GRM** and **7.01% Cap rate**, with renovated interiors across a prime urban lot. Ideal for both owner-users and investors seeking cash flow and scalable value-add in vibrant Pico-Union.

Renovated units feature modern upgrades, including luxury vinyl plank flooring, updated kitchens, remodeled bathrooms, ceiling fans, fresh paint, and living room fireplaces. The property offers pet-friendly appeal, air conditioning, included refrigerators, and optional assigned parking. **Excellent value-add potential** through **29% rental upside** to stabilize at **7.74 GRM** and **9.53% Cap rate**, with opportunities to optimize rents amid strong LA multifamily demand and low vacancy trends. **Current Management is offering to continue a 3% Fee for NEW Owners!!**

Situated in the Pico-Union/Westlake location with easy access to I-10/110 Freeways, Downtown LA, USC, Koreatown, and employment hubs like Sony, Apple, HBO, Google, and Meta, this property blends turnkey income with future appreciation in one of Los Angeles's most accessible rental markets. 1304 W 17th Street delivers immediate yields and long-term hold potential.

# PROPERTY INFORMATION

## PROPERTY DETAILS

<b>Address</b>	<b>1304 W 17th Street Los Angeles, CA 90006</b>
Total Units	7
Total Building Sqft.	5,037 SF
Total Lot Size	6,380 SF
Year Built	1902
Zoning	LARD1.5
APN	5135-010-008



### INVESTMENT HIGHLIGHTS

- Immediate income, operating at a **9.99 GRM** and **7.01% Cap rate**.
- Ideal for owner-users entering the LA multifamily market or investors scaling a value-add portfolio.
- **Desirable unit mix:** (3) 1-Bed/1-Bath, (2) 2-Bed/1-Bath, (2) 2-Bed/2-Bath.
- Approx. **29% rental upside**, with projected stabilization at **7.74 GRM** and **9.53% Cap rate**.
- **Desirable location**, minutes to major employment centers (Culver City, DTLA, Koreatown tech and media offices) and key freeways, supporting long-term renter demand.

# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS - EXTERIOR**

**SAMIMI**  
INVESTMENTS



1304 W 17th Street - Los Angeles, CA 90006

PROPERTY PHOTOS  
**PROPERTY PHOTOS - INTERIOR**



# FINANCIAL ANALYSIS



FINANCIAL ANALYSIS  
**RENT ROLL**

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
A	2	1	650 SF	\$2,095	\$3.22	\$2,395	\$3.68
B	2	2	1,000 SF	\$2,595	\$2.60	\$2,600	\$2.60
C	1	1	350 SF	\$1,550	\$4.43	\$1,850	\$5.29
D	2	1	612 SF	\$1,026	\$1.68	\$2,395	\$3.91
1701 #3	1	1	750 SF	\$935	\$1.25	\$1,850	\$2.47
1304 17th	1	1	875 SF	\$1,363	\$1.56	\$1,850	\$2.11
1703 1/2	2	2	1,100 SF	\$2,495	\$2.27	\$2,600	\$2.36
<b>TOTALS</b>			<b>5,337 SF</b>	<b>\$12,059</b>	<b>\$17.01</b>	<b>\$15,540</b>	<b>\$22.42</b>

# FINANCIAL ANALYSIS

# INCOME & EXPENSES

## EXPENSES SUMMARY

New Taxes (New Estimated): 1.20%	\$18,300
Repairs & Maintenance (\$500/unit):	\$3,500
Insurance (\$1.29/SF):	\$6,300
Utilities (\$1000/unit):	\$7,000
Landscaping & Gardening (\$75/mo):	\$900
Property Management (3%):	\$4,580
Trash Manager 1304 17th	\$600
<b>OPERATING EXPENSES</b>	<b>\$41,180</b>

# FINANCIAL ANALYSIS ANALYSIS

Property Address: 1304 W 17th Street			Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>		\$1,525,000	<b>Scheduled Gross Income:</b>		\$152,685		\$197,040	
<b>Down Payment:</b>	25.0%	\$381,250	<b>Vacancy Rate Reserve:</b>		\$4,581	3% *1	\$9,852	5% *1
<b>Number of units:</b>		7	<b>Gross Operating Income:</b>		\$148,105		\$187,188	
<b>Cost per Unit:</b>		\$217,857	<b>Expenses:</b>		\$41,177	27% *1	\$41,907	21% *1
<b>Current GRM:</b>		9.99	<b>Net Operating Income:</b>		\$106,928		\$145,281	
<b>Market GRM:</b>		7.74	<b>Loan Payments:</b>		\$80,969		\$80,969	
<b>Current CAP:</b>		7.01%	<b>Pre Tax Cash Flows:</b>		\$25,958	6.81% *2	\$64,311	16.87% *2
<b>Market CAP:</b>		9.53%	<b>Principal Reduction:</b>		\$14,443		\$14,443	
<b>Year Built / Age:</b>		1902	<b>Total Return Before Taxes:</b>		\$40,402	10.60% *2	\$78,754	20.66% *2
<b>Approx. Lot Size:</b>		6,380						
<b>Approx. Gross RSF:</b>		5,037						
<b>Cost per Net RSF:</b>		\$302.76						

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

Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$1,143,750	<b>Amort:</b>	30	<b># of Units</b>	<b>Bdrms/ Baths</b>	<b>Notes</b>	<b>Current Income</b>		<b>Market Income</b>	
<b>Terms:</b>	5.85%	<b>Fixed:</b>	5				<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>
<b>Payment:</b>	\$6,747	<b>DCR:</b>	1.32							
<b>Annualized Expenses</b>				1	2+1		\$2,095	\$2,095	\$2,395	\$2,395
*Estimated				1	2+2		\$2,595	\$2,595	\$2,600	\$2,600
<b>New Taxes (New Estimated):</b>	\$18,300			1	1+1		\$1,550	\$1,550	\$1,850	\$1,850
<b>Maintenance (\$500/unit):</b>	\$3,500			1	2+1		\$997	\$1,026	\$2,395	\$2,395
<b>Insurance (\$1.25/SF):</b>	\$6,296			1	1+1		\$907	\$935	\$1,850	\$1,850
<b>Utilities (\$1000/unit/year):</b>	\$7,000			1	1+1		\$1,323	\$1,363	\$1,850	\$1,850
<b>Landscaping (\$75/mo):</b>	\$900			1	2+2		\$2,495	\$2,495	\$2,600	\$2,600
<b>Property Management (3%):</b>	\$4,581									
<b>Trash Manager 1304 17th</b>	\$600									
<b>Total Expenses:</b>	<b>\$41,177</b>			<b>Total Scheduled Rent:</b>			\$12,059		\$15,540	
<b>Expenses as %/SGI</b>	<b>26.97%</b>			RUBS			\$480		\$480	
<b>Per Net Sq. Ft:</b>	<b>\$8.17</b>			Laundry					\$200	
<b>Per Unit</b>	<b>\$5,882</b>			Garages			\$185		\$200	
				<b>Monthly Scheduled Gross Income:</b>			\$12,724		\$16,420	
				<b>Annualized Scheduled Gross Income:</b>			\$152,685		\$197,040	
				Utilities Paid by Tenant:			Gas & Electric			

# SALES COMPARABLES



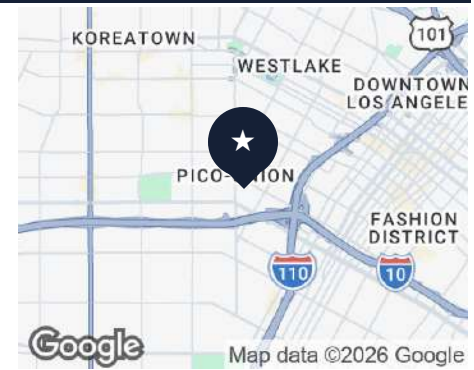


### 1304 W 17TH STREET

1304 W 17th Street, Los Angeles, CA 90006

#### Subject Property

Price:	\$1,525,000	Bldg Size:	5,037 SF
Lot Size:	6,380 SF	No. Units:	7
Cap Rate:	7.01%	Year Built:	1902
Price/SF:	\$302.76	Price/Unit:	\$217,857



### 946 S KINGSLEY DRIVE

Los Angeles, CA 90006

Sold 12/16/2025

Price:	\$1,326	Bldg Size:	5,168 SF
Lot Size:	257,352,480 SF	No. Units:	6
Cap Rate:	7.25%	Year Built:	1961
Price/SF:	\$0.26	Price/Unit:	\$221

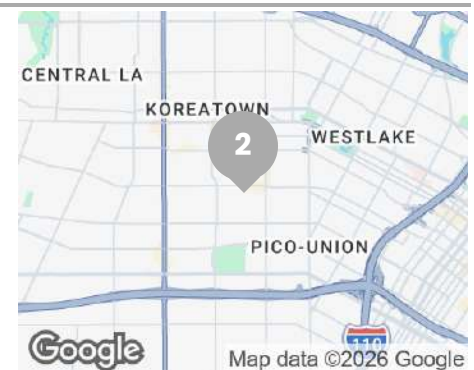


### 1038 DEWEY AVE

Los Angeles, CA 90006

Sold 11/21/2025

Price:	\$2,130,000	Bldg Size:	5,216 SF
Lot Size:	257,352,480 SF	No. Units:	6
Cap Rate:	5.26%	Year Built:	1989
Price/SF:	\$408.36	Price/Unit:	\$355,000



# SALES COMPARABLES

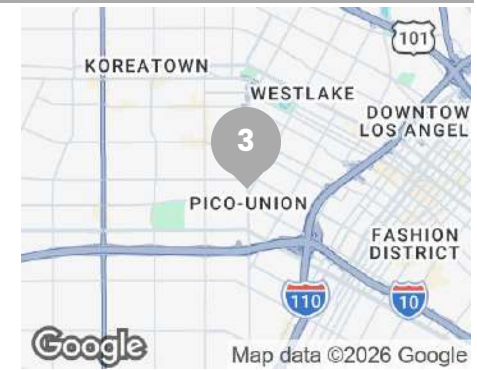
## SALE COMPS



**3**  
**1337 S HOOVER ST**  
Los Angeles, CA 90006

Sold 10/28/2025

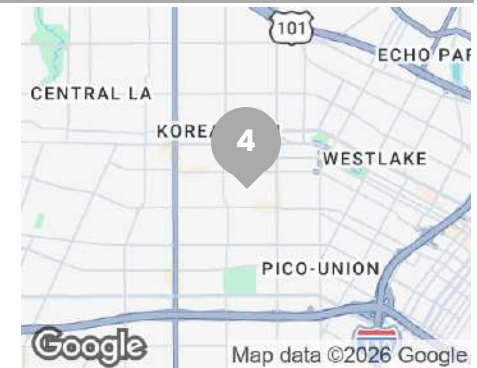
Price:	\$10,598,000	Bldg Size:	65,664 SF
Lot Size:	80,888 SF	No. Units:	72
Cap Rate:	5.52%	Year Built:	1967
Price/SF:	\$161.40	Price/Unit:	\$147,194



**4**  
**917 S KENMORE AVE**  
Los Angeles, CA 90006

Sold 10/15/2025

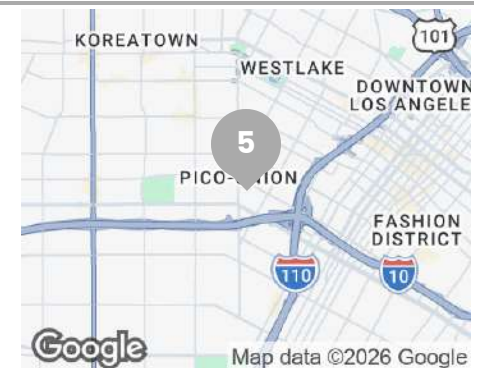
Price:	\$2,060,000	Bldg Size:	8,564 SF
Lot Size:	6,411 SF	No. Units:	12
Cap Rate:	6.31%	Year Built:	1963
Price/SF:	\$240.54	Price/Unit:	\$171,667



**5**  
**1707 S BONNIE BRAE ST**  
Los Angeles, CA 90006

Sold 10/9/2025

Price:	\$1,450,000	Bldg Size:	6,354 SF
Lot Size:	6,383 SF	No. Units:	5
Cap Rate:	6.50%	Year Built:	1924
Price/SF:	\$228.20	Price/Unit:	\$290,000



# SALES COMPARABLES

## SALE COMPS



**6**  
**843 S ARDMORE**  
Los Angeles, CA 90005

Sold 7/25/2025

Price:	\$3,550,000	Bldg Size:	8,100 SF
Lot Size:	6,764 SF	No. Units:	15
Cap Rate:	5.49%	Year Built:	1989
Price/SF:	\$438.27	Price/Unit:	\$236,667



**7**  
**1922 S HOBART BLVD**  
Los Angeles, CA 90018

Sold 7/25/2025

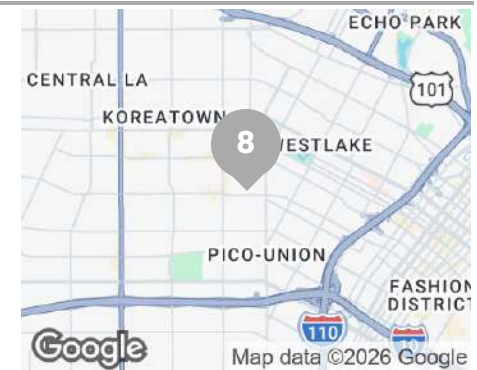
Price:	\$2,430,000	Bldg Size:	13,115 SF
Lot Size:	13,838 SF	No. Units:	16
Cap Rate:	6.51%	Year Built:	1970
Price/SF:	\$185.28	Price/Unit:	\$151,875



**8**  
**976 ELDEN AVE**  
Los Angeles, CA 90006

Sold 7/1/2025

Price:	\$4,500,000	Bldg Size:	17,544 SF
Lot Size:	745,093,800 SF	No. Units:	20
Cap Rate:	4.98%	Year Built:	1990
Price/SF:	\$256.50	Price/Unit:	\$225,000



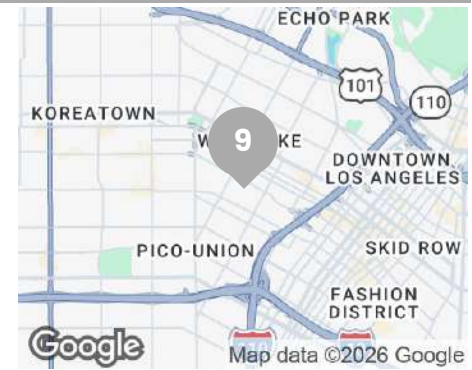
# SALES COMPARABLES SALE COMPS



**830 S BONNIE BRAE ST**  
Los Angeles, CA 90057

Sold 3/19/2025

Price:	\$2,600,000	Bldg Size:	12,895 SF
No. Units:	20	Cap Rate:	7.25%
Year Built:	1962	Price/SF:	\$201.63
Price/Unit:	\$130,000		



**1609 OAK ST**  
Los Angeles, CA 90015

Sold 1/31/2025

Price:	\$800,000	Bldg Size:	9,798 SF
No. Units:	6	Cap Rate:	6.50%
Year Built:	1923	Price/SF:	\$81.65
Price/Unit:	\$133,333		



**1416-1426 W PICO BLVD**  
Los Angeles, CA 90015

Sold 9/25/2024

Price:	\$2,780,000	Bldg Size:	13,592 SF
No. Units:	8	Year Built:	1914
Price/SF:	\$204.53	Price/Unit:	\$347,500



# SALES COMPARABLES

## SALES COMPS ANALYSIS

ADDRESS	PRICE	UNITS	YR.BUILT	RSF	LOT SF	GRM	CAP	\$/SF	\$/UNIT	COE	UNIT MIX
946 S Kingsley Dr	\$1,326,000	6	1961	5,168	5,908	8.96	7.25%	\$256.58	\$221,000	12/16/25	(6)2+1
1038 Dewey Ave	\$2,130,000	6	1989	5,216	5,908	12.36	5.26%	\$408.36	\$355,000	11/21/25	(4)1+1,(2)2+1
1337 S Hoover St	\$10,598,000	72	1967	65,664	80,888	9.74	6.67%	\$161.40	\$147,194	10/28/25	(12)1+1,(60)2+1
917 S Kenmore Ave	\$2,060,000	12	1963	8,564	6,411	10.30	6.31%	\$240.54	\$171,667	10/15/25	(8)1+1,(4)studio
1707 S Bonnie Brae St	\$1,450,000	5	1924	4,249	6,383	10.00	6.50%	\$341.26	\$290,000	10/09/25	(5)3+1
843 S Ardmore Ave	\$3,550,000	15	1989	8,100	6,764	11.83	5.49%	\$438.27	\$236,667	7/25/25	(9)1+1,(6)2+1
1922 S Hobart Blvd	\$2,430,000	16	1970	13,115	13,838	9.99	6.51%	\$185.28	\$151,875	7/25/25	(16)Studios
976 Elden Ave	\$4,500,000	20	1990	17,544	17,105	13.04	4.98%	\$256.50	\$225,000	07/01/25	(20) Studio
830 S Bonnie Brae St	\$2,600,000	20	1962	11,125	15,001	8.97	7.25%	\$233.71	\$130,000	3/19/25	(17)1+1,(3)Studio
1232 S Kenmore Ave	\$850,000	5	1913	3,828	5,909	9.48	6.86%	\$222.05	\$170,000	2/27/25	(3)1+1,(1)2+1,(1)3+1
1216 S Bonnie Brae St	\$2,450,000	12	1949	5,589	5,626	8.45	7.69%	\$438.36	\$204,167	1/31/25	(12)1+1
1609 Oak St	\$800,000	6	1923	4,745	5,518	10.00	6.50%	\$168.60	\$133,333	1/31/25	(4)1+1,(2)0+1
1416-1426 W Pico Blvd	\$2,780,000	8	1914	13,592	16,369	N/A	N/A	\$204.53	\$347,500	9/25/24	(8)studios
						<b>10.26</b>	<b>6.44%</b>				
<b>1304 W 17th Street</b>	<b>\$1,525,000</b>	<b>7</b>	<b>1902</b>	<b>5,037</b>	<b>6,380</b>	<b>9.99</b>	<b>7.01%</b>	<b>\$302.76</b>	<b>\$217,857</b>	<b>-</b>	<b>(2) 2+2, (2) 2+1, (3) 1+1</b>

# LEASE COMPARABLES



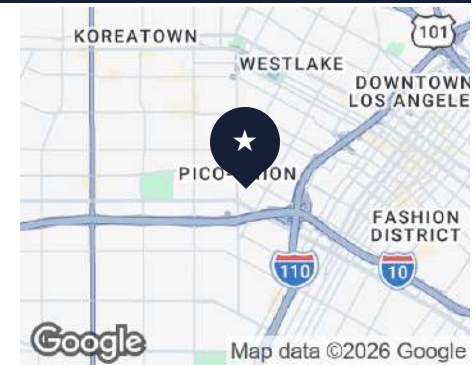
# LEASE COMPARABLES

## LEASE COMPS



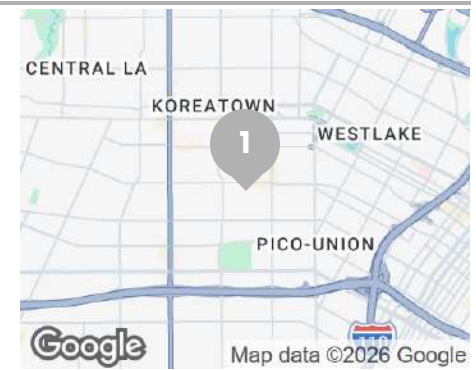
**1304 W 17TH STREET**  
1304 W 17th Street, Los Angeles, CA 90006

UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$1,561	\$2,395.00	631 SF	\$2.47
2 br / 2 ba	\$2,545	\$2,600.00	1,050 SF	\$2.42
1 br / 1 ba	\$1,282	\$1,850.00	658 SF	\$1.95



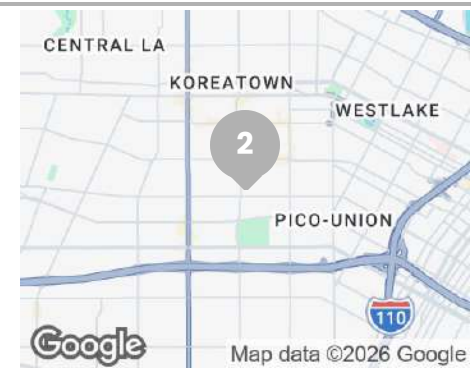
**1037 DEWEY AVE**  
Los Angeles, CA 90006

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$1,950	520 SF	\$3.75



**1231 S MARIPOSA AVE**  
Los Angeles, CA 90006

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$2,500	1,060 SF	\$2.36



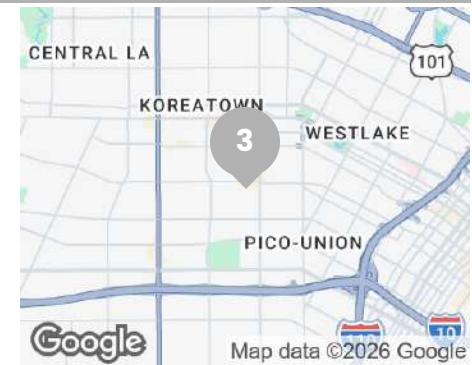
# LEASE COMPARABLES

## LEASE COMPS



**1025 S BERENDO ST**  
Los Angeles, CA 90006

<b>UNIT TYPE:</b>	<b>RENT:</b>	<b>SIZE SF:</b>	<b>RENT/SF:</b>
2 br / .2 ba	\$2,800	992 SF	\$2.82
2 br / 2 ba	\$2,900	1,014 SF	\$2.86



# LOCATION OVERVIEW



## 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

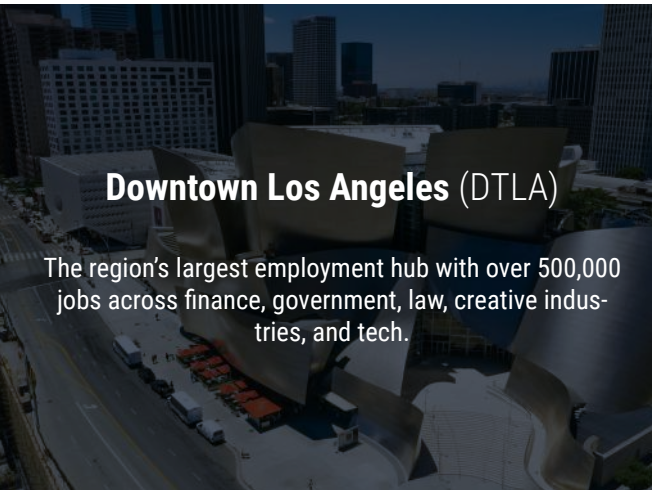
Highly educated and diverse workers

# 950B

GDP. One of the largest county economies in the world

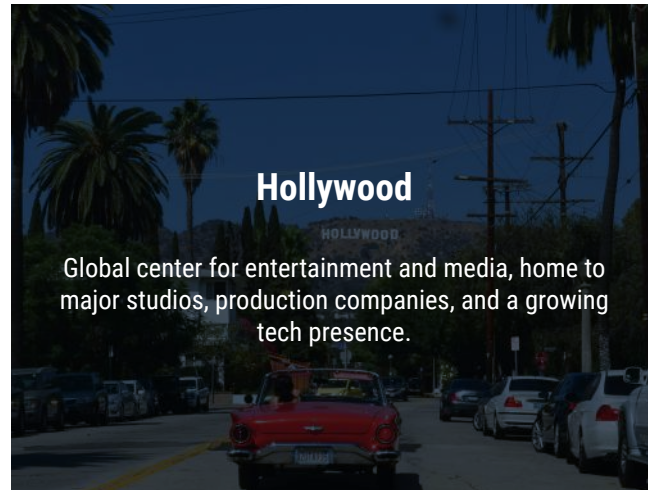


## CENTRAL TO EMPLOYMENT CENTERS



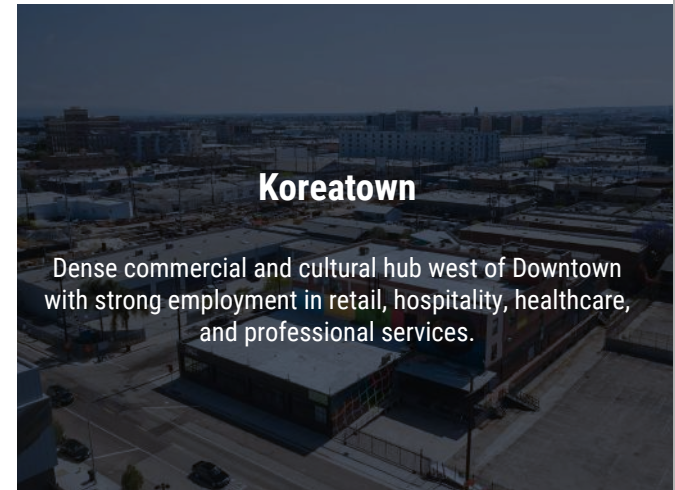
### Downtown Los Angeles (DTLA)

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



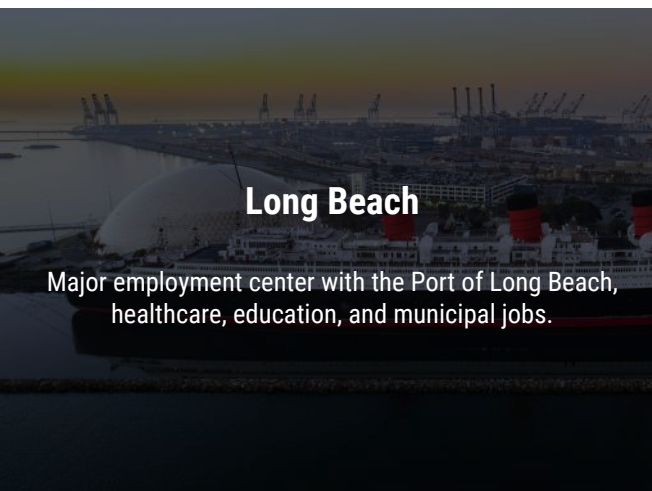
### Hollywood

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



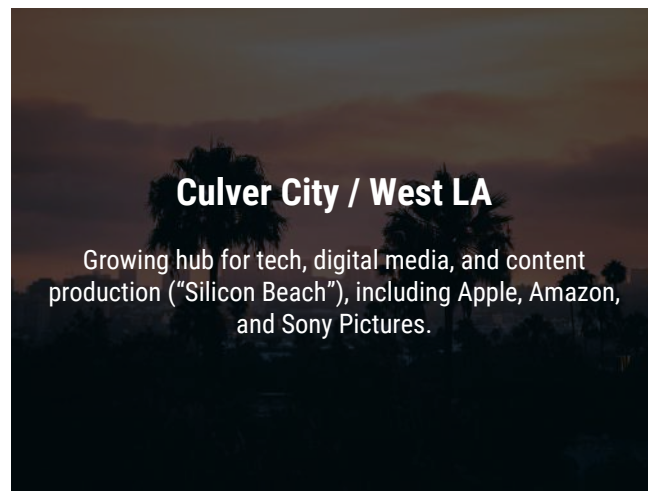
### Koreatown

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



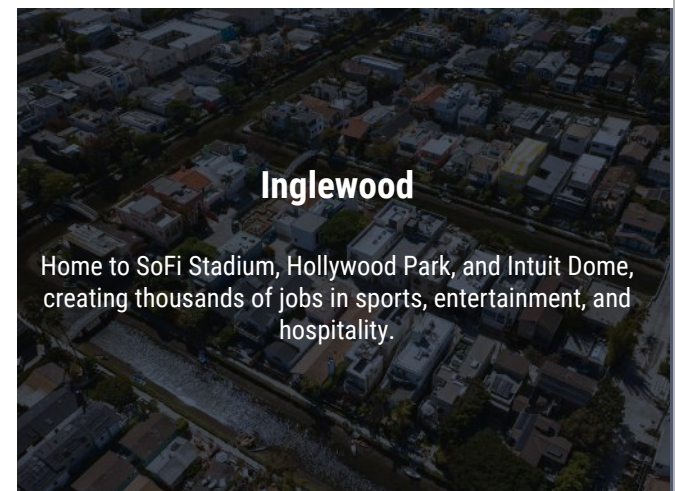
### Long Beach

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.



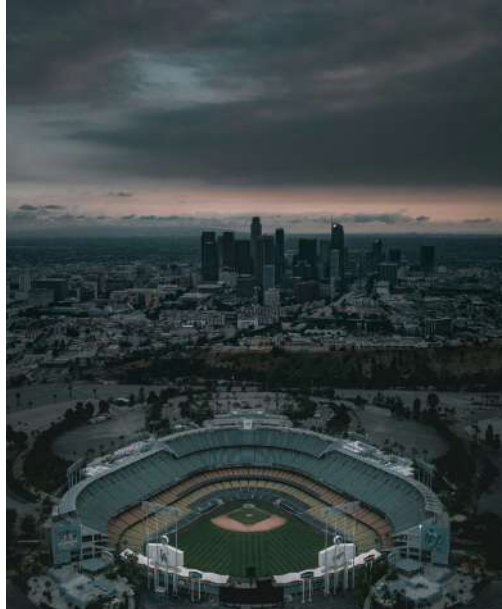
### ECONOMIC IMPACT

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.



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**CAMERON SAMIMI**

310.259.7556

[cameron@lyonstahl.com](mailto:cameron@lyonstahl.com)

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