OFFERING MEMORANDUM

1005-1009 & 1017 W 95TH ST

LOS ANGELES, CA 90044

UNIQUE MULTI-PARCEL INVESTMENT OPPORTUNITY IN SOUTH LOS ANGELES
2 PARCEL NUMBERS - CAN BE SOLD/CLOSED SEPERATELY

- *9-UNIT MULTIFAMILY BUILDING*
- *A SINGLE-FAMILY RESIDENCE*
- *A DUPLEX (2+1's)*
- *VACANT LOT*
- *BILLBOARD*

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THE NEEMA GROUP

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LOS ANGELES, CA 90044

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EXECUTIVE SUMMARY

1005-1009 & 1017 W 95TH ST, LOS ANGELES, CA 90044

The Neema Group of Marcus & Millichap is pleased to present 1005–1009 & 1017 W 95th Street, a unique multi-parcel investment opportunity in South Los Angeles. The offering consists of two contiguous parcels totaling approximately 19,545 square feet of land, comprising a 9-unit multifamily building, a duplex, a single-family residence, and a vacant parking lot — providing an incoming owner with diversified income streams and multiple paths to value creation within a single acquisition.

The 9-unit building at 1017 W 95th St sits on a 9,228 SF parcel and contains 7,450 SF of building area. The adjacent parcel at 1005–1009 W 95th St spans 10,317 SF and includes a duplex and single-family home totaling 3,096 SF, along with a vacant parking lot currently not utilized by tenants. The combined unit mix across both parcels consists of (1) 1Bed+1Bath, (10) 2Bed+1Bath, and (1) 5Bed+1Bath.

The offering generates a combined cap rate of 7.70%, providing a strong stabilized return at an attractive basis. The vacant parking lot represents an immediate, low-capital income opportunity — whether leased to local businesses or offered directly to residents. Additional on-site parking includes 9 spaces at the 9-unit (4 tuck-under, 5 carport) and a large side driveway at 1009 W 95th capable of accommodating 4 or more vehicles.

The surrounding South Los Angeles submarket continues to benefit from significant private investment in the adjacent Inglewood entertainment corridor, anchored by SoFi Stadium and the Hollywood Park mixed-use development, driving sustained residential demand in the immediate trade area.

1005–1009 & 1017 W 95th Street represents a rare opportunity to acquire a versatile, income-producing multi-parcel asset with a proven in-place cap rate, meaningful parking upside, and exceptional transit access — all at a basis that is increasingly difficult to replicate across the South Los Angeles submarket.

PROPERTY SUMMARY

1005-1009 & 1017 W 95TH ST, LOS ANGELES, CA 90044

Marcus & Millichap
THE NEEMA GROUP

PROPERTY INFORMATION

ADDRESS:	1005-1009 & 1017 W 95th Street Los Angeles, CA 90044
NUMBER OF UNITS:	12
APPROX. GROSS SF:	10,546
APPROX. LOT SIZE:	19,545 SF
YEAR BUILT:	1967 & 1901
PROPERTY TYPE:	Multifamily | SFR | Duplex
UNIT MIX:	(1) 1+1, (10) 2+1 & (1) 5+1 House

PRICING INFORMATION

SALE PRICE:	$2,100,000
PRICE PER UNIT	$175,000
PRICE PER SF:	$199.13
CURRENT CAP RATE:	7.70%
CURRENT GRM:	7.73
MARKET CAP RATE:	12.35%
MARKET GRM:	5.53

PRICING BREAKDOWN

1005-1009 & 1017 W 95TH ST, LOS ANGELES, CA 90044

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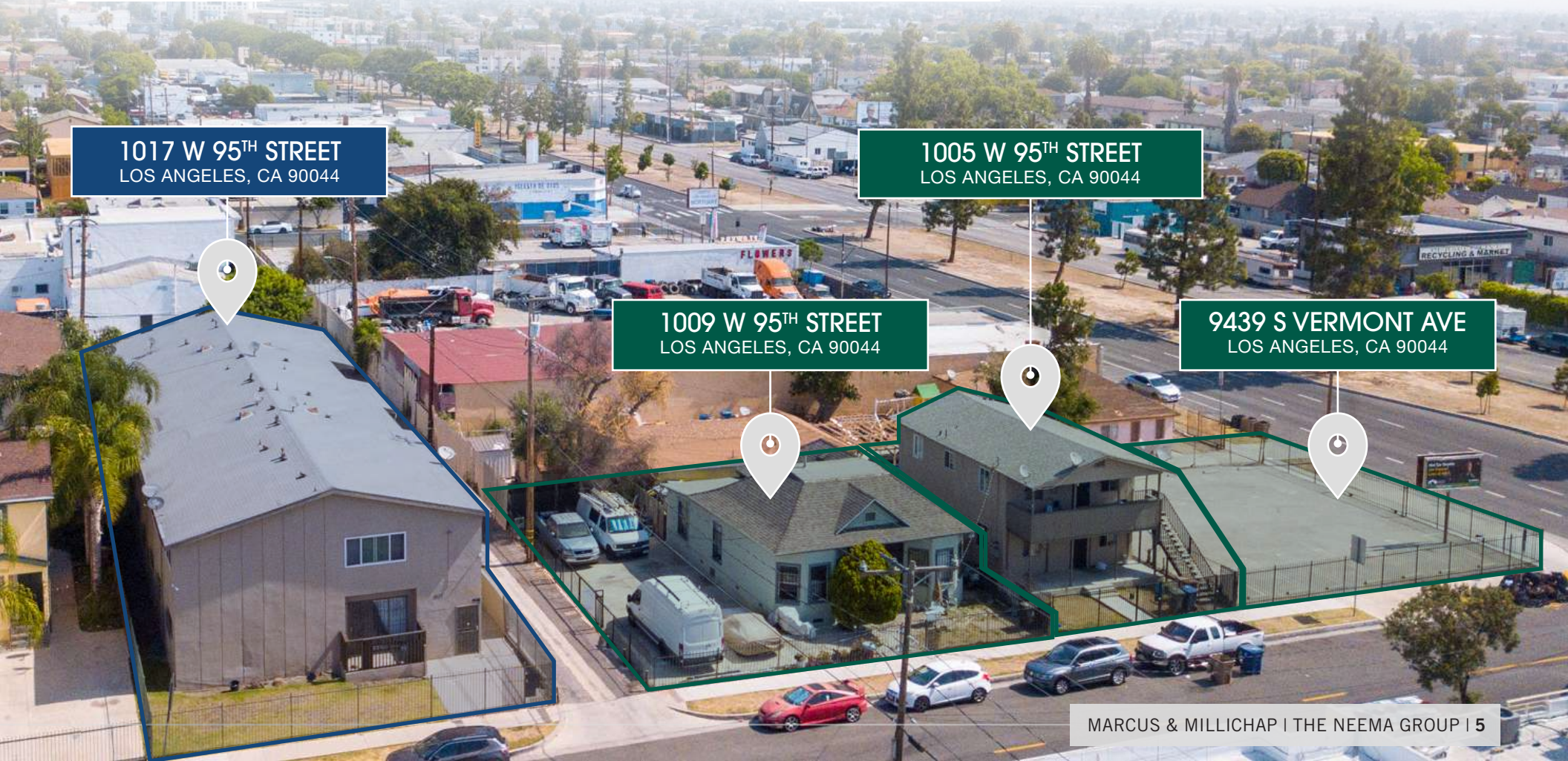
1017 W 95TH STREET, LOS ANGELES, CA 90044

SALE PRICE:	$1,500,000	NUMBER OF UNITS:	9
PRICE PER UNIT	$166,667	APPROX. GROSS SF:	7,450
PRICE PER SF:	$201.34	APPROX. LOT SIZE:	9,228 SF
CURRENT CAP RATE:	6.56%	YEAR BUILT:	1967
CURRENT GRM:	8.42	PROPERTY TYPE:	Multifamily
MARKET CAP RATE:	11.57%	UNIT MIX:	(1) 1+1 & (8) 2+1
MARKET GRM:	5.83		

1005-1009 W 95TH STREET, LOS ANGELES, CA 90044

SALE PRICE:	$600,000	NUMBER OF UNITS:	3
PRICE PER UNIT	$200,000	APPROX. GROSS SF:	3,096
PRICE PER SF:	$193.80	APPROX. LOT SIZE:	10,317 SF
CURRENT CAP RATE:	8.22%	YEAR BUILT:	1901
CURRENT GRM:	7.76	PROPERTY TYPE:	SFR & Duplex
MARKET CAP RATE:	11.98%	UNIT MIX:	(2) 2+1 Duplex & (1) SFR
MARKET GRM:	5.94		



RENT ROLL

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BUILDING	UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	MOVE-IN DATE	NOTES
1017	1	2+1	$1,624	$2,450	1/25/2021	
1017	2	2+1	$1,298	$2,450	12/1/2010	
1017	3	2+1	$2,450	$2,450		Vacant
1017	4	2+1	$1,700	$2,450	5/16/2025	
1017	5	2+1	$1,867	$2,450	11/22/2023	
1017	6	2+1	$1,648	$2,450	12/18/2019	
1017	7	2+1	$1,680	$2,450	3/22/2020	
1017	8	2+1	$1,298	$2,450	11/1/2011	
1017	9	1+1	$1,800	$1,800		Vacant / Master Metered Unit
1005	10	2+1	$1,624	$2,450	5/30/2025	Duplex
1005-5	11	2+1	$1,298	$2,450	11/15/2021	Duplex
1009	12	5+1 (House)	$2,500	$3,500	3/5/2007	House
12	**TOTAL**		**$20,785**	**$29,800**		

FINANCIAL OVERVIEW

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ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	**$271,648**		**$379,826**	
Less Vacancy Rate Reserve:	($13,582)	5.0%	($18,991)	5.0%
Gross Operating Income:	$258,065		$360,835	
Less Expenses:	($96,320)	35.5%	($101,459)	26.7%
Net Operating Income:	**$161,745**		**$259,376**	
Reserves	($2,400)		($2,400)	
Less Debt Service:	($90,652)		($90,652)	
Pre-Tax Cash Flow:	**$68,693**	**8.2%**	**$166,324**	**19.8%**
Plus Principal Reduction:	**$15,938**		**$15,938**	
Total Return Before Taxes:	**$84,631**	**10.1%**	**$182,261**	**21.7%**

ESTIMATED ANNUALIZED EXPENSES	CURRENT EXPENSES	MARKET EXPENSES
Taxes: Rate 1.19%	$24,990	$24,990
Insurance	$17,626	$17,626
Utilities	$13,681	$13,681
Cleaning	$4,575	$4,575
Landscaping	$2,470	$2,470
Repairs & Maintenance	$6,000	$6,000
Management	$12,903	$18,042
Pest	$10,220	$10,220
Permit, Fees & Licenses	$297	$297
Direct Assessment	$3,558	$3,558
Total Expenses:	**$96,320**	**$101,459**
Per Net Sq. Ft.:	$9.13	$9.62
Per Unit:	$8,027	$8,455

SCHEDULED INCOME		CURRENT RENTS		MARKET RENTS	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
1	1+1	$1,800	$1,800	$1,800	$1,800
10	2+1	$1,649	$16,485	$2,450	$24,500
1	5+1 (House)	$2,500	$2,500	$3,500	$3,500
	Total Scheduled Rent:		**$20,785**		**$29,800**
	SCEP		$38		$38
	Billboards		$15		$15
	*Parking		$1,800		$1,800
	Monthly Scheduled Gross Income:		**$22,637**		**$31,652**
	Annual Scheduled Gross Income:		**$271,648**		**$379,826**

SUMMARY	
Price:	**$2,100,000**
Down Payment: 40%	**$840,000**
Number of Units:	**12**
Cost per Legal Unit:	$175,000
Current GRM:	7.73
Market GRM:	5.53
Current CAP:	7.70%
Market CAP:	12.35%
Approx. Age:	1967 & 1901
Approx. Lot Size:	19,545
Approx. Gross SF:	10,546
Cost per Net GSF:	$199.13

NEW POTENTIAL FINANCING	
New First Loan:	$1,260,000
Interest Rate:	6.00%
Amortization:	30
Monthly Payment:	$7,554.34
DCR:	1.74

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.

NOTE: *Parking income is currently projected at market rate and is not leased.

INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present 1005–1009 & 1017 W 95th Street, a unique multi-parcel investment opportunity in South Los Angeles. The offering consists of two contiguous parcels totaling approximately 19,545 square feet of land, comprising a 9-unit multifamily building, a duplex, a single-family residence, and a vacant parking lot.

§

The 9-unit building at 1017 W 95th sits on a 9,228 SF parcel with 7,450 SF of building area, while the adjacent parcel at 1005–1009 W 95th spans 10,317 SF and includes the duplex, single-family home (3,096 SF combined), and a vacant parking lot.

§

The combined unit mix across the offering consists of (1) 1Bed+1Bath, (10) 2Bed+1Bath, and (1) 5Bed+1Bath House — a configuration that provides diversified rental demand and broad tenant appeal.

§

The combined cap rate across both parcels is 7.70%, offering an attractive, stabilized return at a basis that is difficult to replicate in today's market. The parking lot presents an immediate and low-capital path to incremental income — whether leased to area businesses, rented to existing tenants, or reserved for future use.

§

In addition, the 9-unit building features 9 on-site parking spaces (4 tuck-under, 5 carport), and the single-family residence at 1009 W 95th includes a large side driveway with capacity for 4 or more vehicles — a meaningful amenity in a market where parking commands real value.

§

The properties are situated in South Los Angeles, a submarket experiencing sustained momentum driven by major infrastructure investment and large-scale development in the surrounding area. This level of transit connectivity is increasingly rare at this price point and represents a meaningful long-term demand driver for the asset.

§

This presents rare opportunity to acquire a versatile, income-producing asset with multiple paths to enhanced returns in an accelerating submarket. The combination of a strong in-place cap rate, underutilized parking upside, and best-in-class transit access makes this a compelling addition to any portfolio.

SALE COMPARABLES

1005-1009 & 1017 W 95TH ST, LOS ANGELES, CA 90044

Marcus & Millichap
THE NEEMA GROUP

1005-1009 & 1017 W 95TH ST LOS ANGELES, CA 90044	
SALE PRICE	$2,100,000
YEAR BUILT	1967 & 1901
NO. OF UNITS	12
PRICE PER UNIT	$175,000
PRICE PER SF	$199
ACTUAL CAP RATE	7.70%
GRM	7.73
SALE DATE	For Sale

1115 W 111TH ST LOS ANGELES, CA 90044	
SALE PRICE	$1,180,000
YEAR BUILT	1958
NO. OF UNITS	6
PRICE PER UNIT	$196,667
PRICE PER SF	$259
ACTUAL CAP RATE	10.11%
GRM	7.70
SALE DATE	5/13/2026

844 W 92ND ST LOS ANGELES, CA 90044	
SALE PRICE	$975,000
YEAR BUILT	1959
NO. OF UNITS	6
PRICE PER UNIT	$162,500
PRICE PER SF	$233
ACTUAL CAP RATE	8.00%
GRM	9.94
SALE DATE	3/31/2026

8715 REGINA CT LOS ANGELES, CA 90044	
SALE PRICE	$945,000
YEAR BUILT	1905
NO. OF UNITS	6
PRICE PER UNIT	$157,500
PRICE PER SF	$231
ACTUAL CAP RATE	12.58%
GRM	6.00
SALE DATE	12/11/2025

SALE COMPARABLES

1005-1009 & 1017 W 95TH ST, LOS ANGELES, CA 90044

442-446 W 93RD ST
LOS ANGELES, CA 90003

SALE PRICE	$2,500,000
YEAR BUILT	1939
NO. OF UNITS	16
PRICE PER UNIT	$156,250
PRICE PER SF	$220
ACTUAL CAP RATE	6.80%
GRM	-
SALE DATE	6/30/2025

1249 W 107TH ST
LOS ANGELES, CA 90044

SALE PRICE	$1,890,000
YEAR BUILT	1959
NO. OF UNITS	12
PRICE PER UNIT	$157,500
PRICE PER SF	$242
ACTUAL CAP RATE	-
GRM	-
SALE DATE	6/4/2025

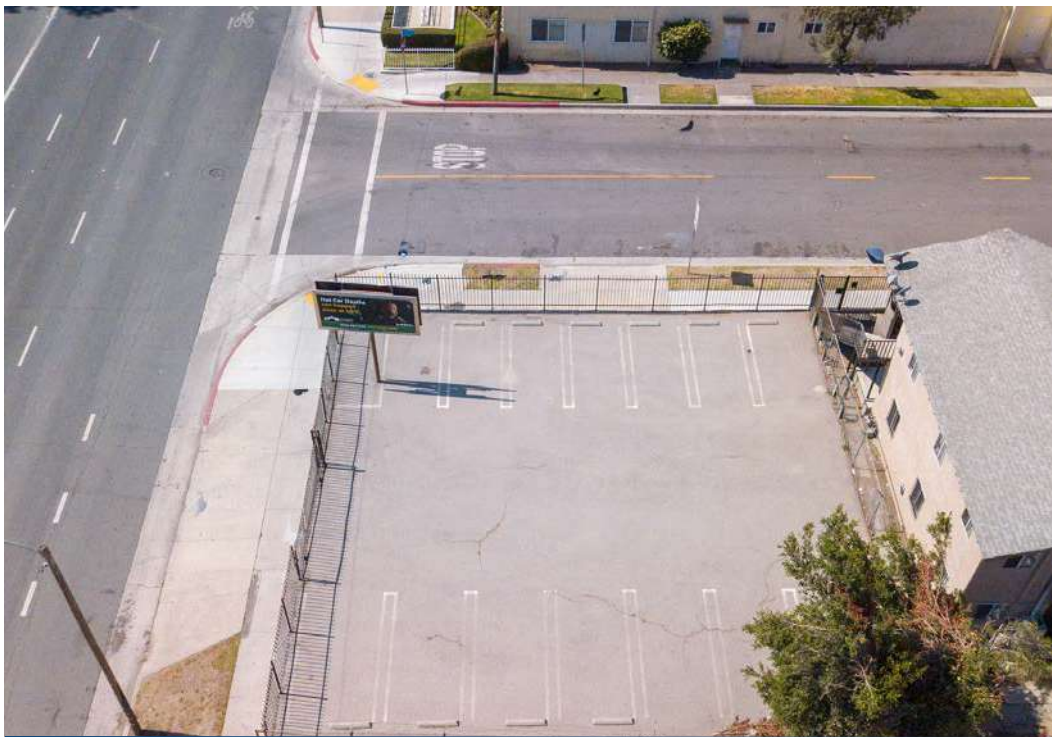
1027 W 91ST ST
LOS ANGELES, CA 90044

SALE PRICE	$1,400,000
YEAR BUILT	1906
NO. OF UNITS	8
PRICE PER UNIT	$175,000
PRICE PER SF	$240
ACTUAL CAP RATE	7.00%
GRM	9.48
SALE DATE	4/15/2025

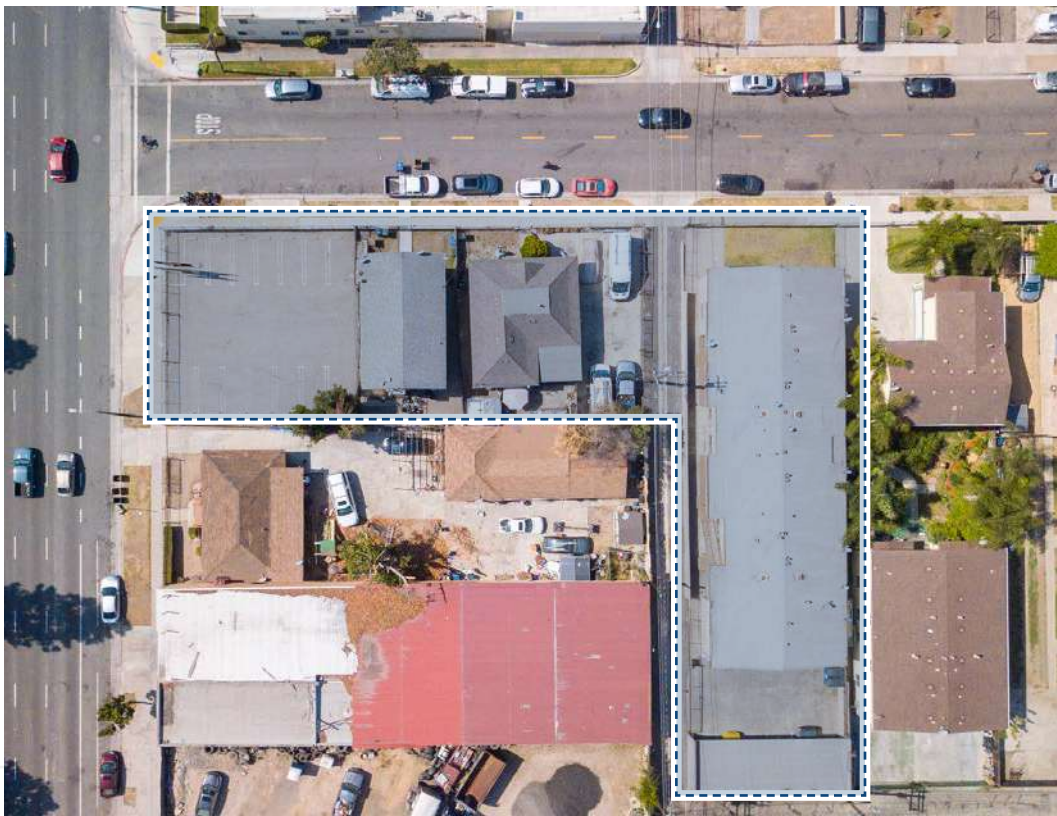
1017 W 95TH ST - 9 UNIT MULTIFAMILY

1009 W 95TH ST - SINGLE FAMILY RESIDENCE

1005 W 95TH ST - DUPLEX



9439 S VERMONT AVE - VACANT PARKING LOT



SOUTH LOS ANGELES

South Los Angeles is experiencing a major transformation, driven largely by the rapid growth and redevelopment happening in neighboring Inglewood. Long recognized for its cultural significance and diverse communities, the area is now becoming a major center for sports, entertainment, and mixed-use development. At the heart of this change is Hollywood Park, a nearly 300-acre development built around SoFi Stadium that includes new housing, retail, office space, hotels, restaurants, and entertainment venues.

Inglewood has emerged as one of the premier sports and entertainment destinations in the country. SoFi Stadium, home to the Los Angeles Rams and Chargers, has already hosted the Super Bowl, major concerts, and international sporting events, while the newly opened Intuit Dome serves as the home of the Los Angeles Clippers. Together with the Kia Forum and YouTube Theater, these venues are turning the area into a year-round destination that will play a major role in the 2026 FIFA World Cup and the 2028 Olympic Games.

The growth in Inglewood is also driving major infrastructure and economic investment throughout South LA. Metro rail expansion, transportation upgrades, and new studio developments tied to Hollywood Park are helping connect the area to LAX and the broader Los Angeles region. While these projects are bringing jobs, tourism, and new business opportunities, they have also raised concerns about affordability and displacement as property values and rents continue to rise. Overall, South Los Angeles is rapidly evolving into a globally recognized hub for entertainment, transit, and urban development.

SOUTH LOS ANGELES

METRO CRENSHAW/LAX LINE-
TRANSIT PROJECT

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations. The Crenshaw/LAX Project is one of 11 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.

LOCATION HIGHLIGHTS

SOFI STADIUM

SoFi Stadium is a state-of-the-art sports and entertainment venue located in Inglewood, California, near Los Angeles. Opened in 2020, it serves as the home stadium for the NFL's Los Angeles Rams and Los Angeles Chargers and is part of the larger Hollywood Park development. Designed with a unique indoor-outdoor concept, the stadium features a translucent roof canopy, open-air sides, and the massive "Infinity Screen," one of the largest video boards in sports. With a seating capacity of about 70,000 that can expand to over 100,000 for major events, SoFi Stadium is considered one of the most advanced and expensive stadiums ever built.

Since opening, SoFi Stadium has become a major destination for sports, concerts, and international events. It hosted Super Bowl LVI, WrestleMania 39, and numerous high-profile concerts and is scheduled to host matches during the 2026 FIFA World Cup and events for the 2028 Summer Olympics. Beyond its role as a sports venue, the stadium symbolizes Los Angeles' investment in entertainment, tourism, and modern architecture, while also contributing to the ongoing development of the surrounding Inglewood area.

NEW HOLLYWOOD PARK

Hollywood Park is a large mixed-use development in Inglewood, California, built on the former site of the historic Hollywood Park Racetrack. Anchored by SoFi Stadium, the project spans nearly 300 acres and is designed to create a modern entertainment and residential district near Los Angeles. The development includes retail stores, restaurants, office spaces, apartments, hotels, public parks, and entertainment venues, making it one of the largest urban redevelopment projects in the country. Its design focuses on walkability, green spaces, and creating a year-round destination beyond sports events.

Hollywood Park has become a major economic and cultural hub for the region, attracting visitors through concerts, sporting events, shopping, dining, and community activities. The development is expected to continue expanding over the next several years, with new residential and commercial spaces still under construction. Supporters view Hollywood Park as a transformative investment that is bringing jobs, tourism, and new infrastructure to Inglewood, while also helping position the area as a major center for entertainment and business in Southern California.

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