

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

10636 CRENSHAW BLVD

Inglewood, CA 90303 5 UNITS

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TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL OVERVIEW	9
SALES COMPS ANALYSIS	13
LOCATION OVERVIEW	17

PROPERTY INFORMATION



10636 Crenshaw Blvd - Inglewood, CA 90303

THE OFFERING



10636 Crenshaw Blvd, Inglewood 90303 is an exceptional **5-unit multifamily** asset positioned in a high-demand pocket of Inglewood along the Crenshaw corridor. This well-maintained property has benefited from the Inglewood Sound Abatement Program, with upgrades including updated electrical, new dual-pane windows, new doors and new AC units in are unit.

The property features an excellent unit mix: (1) 3b/2b, (2) 2b/1b, (2) 1b/1b, offering strong tenant demand and income stability. **Adjacent 5-unit property also available for sale:** 10630 Crenshaw Blvd, presenting a rare opportunity to acquire 10 units side-by-side in a rapidly appreciating Inglewood submarket.

Inglewood continues to see outsized attention and capital driven by the growth of the **Hollywood Park** district, a large mixed-use campus centered around SoFi Stadium with retail, offices, residences, parks, and year-round events. The area is also anchored by **Intuit Dome**, adding another major events venue that drives consistent activity and demand in the surrounding neighborhoods. Separately, The City is advancing the Inglewood Transit Connector, with Phase I construction anticipated to begin in early 2026, supporting longer-term connectivity and continued investment near key corridors.

PROPERTY INFORMATION

PROPERTY DETAILS

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Address

**10636 Crenshaw Blvd
Inglewood, CA 90303**

Total Units	5
Total Building Sqft.	5,528 SF
Total Lot Size	6,010 SF
Year Built	1956
Zoning	INR3
APN	4030-031-038



INVESTMENT HIGHLIGHTS

- **Strong Unit Mix: (1) 3+2, (2) 2+1, (2) 1+1** offering broad tenant appeal and durable leasing demand.
- Inglewood Sound Abatement Program Completed: **updated electrical**, new dual-pane windows, new doors and **new AC units in are unit**.
- **Garage Parking: 1 garage space per unit (5 total)**, a meaningful competitive advantage for tenant retention and rentability.
- **Inglewood Growth Corridor:** Minutes from **Hollywood Park / SoFi Stadium** and **Intuit Dome**, supporting strong rental demand and long-term area investment.

PROPERTY PHOTOS



10636 Crenshaw Blvd - Inglewood, CA 90303

PROPERTY PHOTOS
PROPERTY PHOTOS

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PROPERTY PHOTOS
PROPERTY PHOTOS

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FINANCIAL OVERVIEW



FINANCIAL OVERVIEW

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
#1	3	2	\$2,740	\$2,850	10634
#2	1	1	\$1,825	\$1,950	10634
#3	1	1	\$1,735	\$1,950	10634
#4	2	1	\$1,975	\$2,350	10634
#5	2	1	\$1,850	\$2,350	10634
TOTALS			\$10,125	\$11,450	

EXPENSES SUMMARY

New Taxes (New Estimated 1.2%):	\$15,912
Maintenance (\$800/unit/year):	\$4,000
Insurance (\$1.25/SF):	\$6,910
Water (Actual):	\$5,430
Gardner/ Landscaping (Actual):	\$864
Management (5%):	\$6,106
Electric (Actuals)	\$265
Gas(Actual)	\$314
Business License & Housing Protection:	\$924
OPERATING EXPENSES	\$40,725

FINANCIAL OVERVIEW

10636 CRENSHAW BLVD | VALUATION

Property Address: 10636 Crenshaw Blvd			Annualized Operating Data		Current Rents		Market Rents			
List Price:		\$1,315,000	Scheduled Gross Income:		\$122,125		\$138,024			
Down Payment:	35.0%	\$460,250	Vacancy Rate Reserve:		\$3,664	3%	*1	\$4,141	3%	*1
Number of units:		5	Gross Operating Income:		\$118,461		\$133,883			
Cost per Unit:		\$263,000	Expenses:		\$40,725	33%	*1	\$41,520	30%	*1
Current GRM:		10.77	Net Operating Income:		\$77,736		\$92,364			
Market GRM:		9.53	Loan Payments:		\$60,510		\$60,510			
Current CAP:		5.91%	Pre Tax Cash Flows:		\$17,226	3.74%	*2	\$31,854	6.92%	*2
Market CAP:		7.02%	Principal Reduction:		\$10,794		\$10,794			
Year Built / Age:		1956	Total Return Before Taxes:		\$28,020	6.09%	*2	\$42,647	9.27%	*2
Approx. Lot Size:		6,010								
Approx. Gross RSF:		5,528	*1 As a percent of Scheduled Gross Income							
Cost per Net RSF:		\$237.88	*2 As a percent of Down Payment							

Proposed Financing				Scheduled Income						
First Loan Amount:	\$854,750	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	5.85%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$5,043	DCR:	1.28							
				1	3+2		\$2,740	\$2,740	\$2,850	\$2,850
Annualized Expenses				1	1+1		\$1,825	\$1,825	\$1,950	\$1,950
*Estimated				1	1+1		\$1,735	\$1,735	\$1,950	\$1,950
New Taxes (New Estimated):	\$15,912			1	2+1		\$1,975	\$1,975	\$2,350	\$2,350
Maintenance (\$800/unit):	\$4,000			1	2+1		\$1,850	\$1,850	\$2,350	\$2,350
Insurance (\$1.25/SF):	\$6,910									
Water(Actuals):	\$5,430									
Gardener(Actuals):	\$864									
Property Management (5%):	\$6,106									
Electrical(Actuals):	\$265									
Gas (Actual):	\$314			Total Scheduled Rent:			\$10,125	\$11,450		
Business License & Housing Protection:	\$924			Laundry			\$52	\$52		
Total Expenses:	\$40,725			Garages			\$0	\$0		
Expenses as %/SGI	33.35%			Monthly Scheduled Gross Income:			\$10,177	\$11,502		
Per Net Sq. Ft:	\$7.37			Annualized Scheduled Gross Income:			\$122,125	\$138,024		
Per Unit	\$8,145			Utilities Paid by Tenant:			Gas & Electric			

SALES COMPS ANALYSIS



SALES COMPS ANALYSIS

SALE COMPS



524 E HAZEL ST
Inglewood, CA 90302

Price:	\$1,550,000	Bldg Size:	4,266 SF
No. Units:	6	Cap Rate:	5.56%
Year Built:	1958		



116 S FIR AVE
Inglewood, CA 90301

Price:	\$1,500,000	Bldg Size:	4,844 SF
No. Units:	6	Cap Rate:	5.61%
Year Built:	1963		



132 W HILLSDALE ST
Inglewood, CA 90302

Price:	\$1,425,000	Bldg Size:	7,902 SF
No. Units:	5	Cap Rate:	5.53%
Year Built:	1963		



SALES COMPS ANALYSIS

SALE COMPS



824 CENTINELA AVE
Inglewood, CA 90302

Price:	\$1,700,000	Bldg Size:	7,194 SF
No. Units:	6	Cap Rate:	5.35%
Year Built:	1989		



8500 S BYRD AVE
Inglewood, CA 90305

Price:	\$2,475,000	Bldg Size:	8,669 SF
No. Units:	9	Cap Rate:	4.79%
Year Built:	1951		



110 S EUCALYPTUS AVE
Inglewood, CA 90301

Price:	\$2,545,000	Bldg Size:	7,280 SF
No. Units:	7	Cap Rate:	6.17%
Year Built:	1987		



SALES COMPS ANALYSIS

ANALYSIS

Address	Price	Units	Yr. Built	RSF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
524 E Hazel St	\$1,550,000	6	1958	4,266	11.69	5.56%	\$363.34	\$258,333	02/13/26	(5) 1+1, (1) 2+1
116 S Fir Ave	\$1,500,000	6	1963	4,844	11.58	5.61%	\$309.66	\$250,000	12/2/25	(1) 1+1, (4) 2+1, (1) 3+2
132 W Hillsdale St	\$1,425,000	5	1963	4,648	11.76	5.53%	\$306.58	\$285,000	11/21/25	(1) 3+2, (1) 2+1, (3) 1+1
824 Centinela Ave	\$1,700,000	6	1989	7,194	12.16	5.35%	\$236.31	\$283,333	6/6/25	(6) 2+2.5
8500 Byrd Ave	\$2,475,000	9	1951	8,669	13.57	4.79%	\$285.50	\$275,000	05/29/25	(3) 1+1, (5) 2+1, (1) 3+2
110 S Eucalyptus Ave	\$2,545,000	7	1987	7,280	10.54	6.17%	\$349.59	\$363,571	3/19/25	(7) 2+2
Averages					11.88	5.50%	\$308.50	\$285,873		
10636 Crenshaw Blvd	\$1,315,000	5	1956	5,528	10.77	5.91%	\$237.88	\$263,000	Subject	(1) 3+2, (2) 2+1, (2) 1+1

LOCATION OVERVIEW



10636 Crenshaw Blvd - Inglewood, CA 90303

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

NEW:LOS ANGELES

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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.



INGLEWOOD

Inglewood is a city in southwestern Los Angeles County, California in the Los Angeles metropolitan area. As of the 2010 U.S. Census, the city had a population of 109,673. It was incorporated on February 14, 1908. The city is in the South Bay region of Los Angeles County. The New Los Angeles NFL Stadium, in Inglewood, is expected to host the Super Bowl in 2021 and the 2028 Summer Olympics. The Light Rail Metro Expansion is expected to add 4 new Inglewood stops by 2019. There are plans to revamp the Downtown Arts District by 2021. The city is also close to Los Angeles International Airport.



Inglewood is a city in the South Bay region of Los Angeles that is bordered by Westchester/LAX, Hawthorne, and Ladera heights. Spanning 8 square miles with a population of 109,670, Inglewood has emerged as one of the hottest real estate markets in Sothern California. Real estate values have increases 10.1% over the past year and the median price of homes currently listed in Inglewood is \$480,000.

The majority of residents are served by the Inglewood Unified School District. Wilder's Preparatory Academy Charter School is the best public elementary school in the city and high schools include Inglewood High, Morningside High, City Honors High, and Hillcrest High School. The private schools in the area include St. Mary's Academy and St. John Chrysostom Elementary School.

Inglewood is also home to the illustrious Forum, which was designed by architect Charles Luckman, who also designed Madison Square Garden in New York. For decades, the Forum was one of LA's most prominent concept venues, hosting the likes of Elvis Presley, Led Zeppelin and the Jackson 5. It was also home to the Los Angeles Lakers.

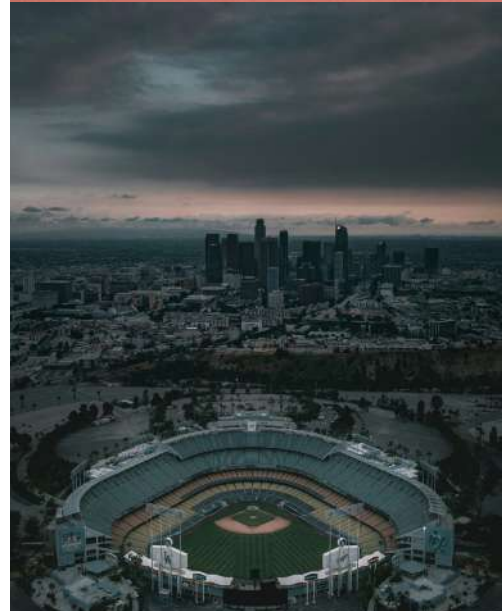


In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



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.

NEW:HOLLYWOOD PARK- (LA)

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.





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

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 MARKETING BY

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