OFFERING MEMORANDUM

110 S KINGS RD LOS ANGELES, CA 90048

LIST PRICE

$2,475,000

LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

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110 S Kings Rd

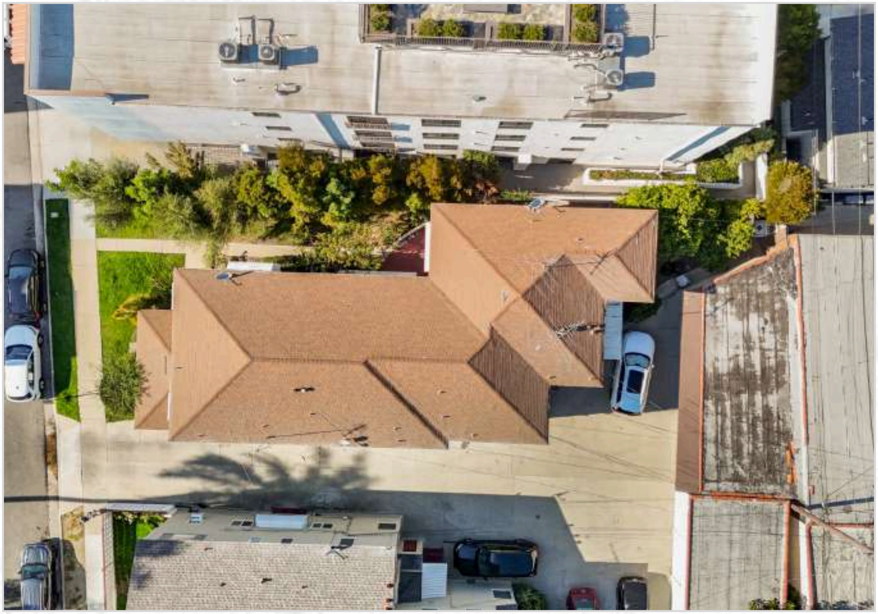
Los Angeles, CA 90048

SECTION 1

PROPERTY DESCRIPTION

110 S Kings Rd Los Angeles, CA 90048

THE OFFERING



110 S Kings Rd is a 3-unit multifamily investment opportunity in Los Angeles, offered at $2,475,000 ($825,000/unit), reflecting a 6.34% current cap rate and a 12.59 GRM. Pro forma rents reflect a 49.56% increase in scheduled income, highlighting meaningful value-add upside.

Built in 1937, the property totals approximately 4,826 SF on a 7,026 SF lot ($513/SF). The property features a unit mix of (1) 2+2 (2) 3+2, with 6 on-site parking spaces.

110 S Kings Rd is well positioned in Los Angeles, CA 90048, close to major employment centers, retail corridors and transit, in a rental market characterized by consistent demand and long-term appreciation.

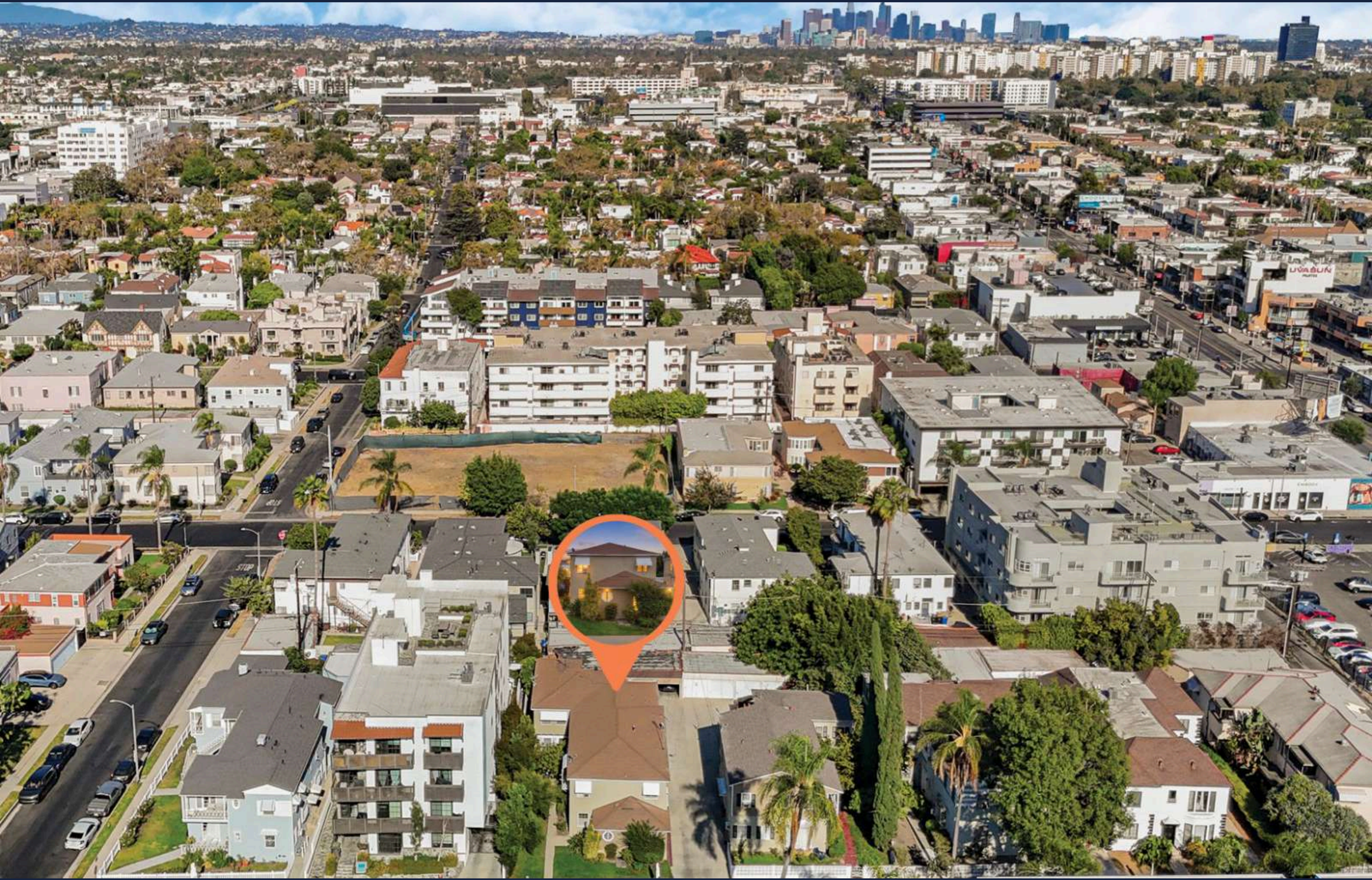
PROPERTY DETAILS

Address	110 S Kings Rd Los Angeles, CA 90048
List Price	$2,475,000
Total Units	3
Total Building Sq. Ft.	4,826 SF
Total Lot Size	7,026 SF
Year Built	1937
Price / Unit	$825,000
Price / Sq. Ft.	$512.85
Zoning	LA R3
APN	5511-016-003
Rent Control	LA RSO
Parking	6 spaces

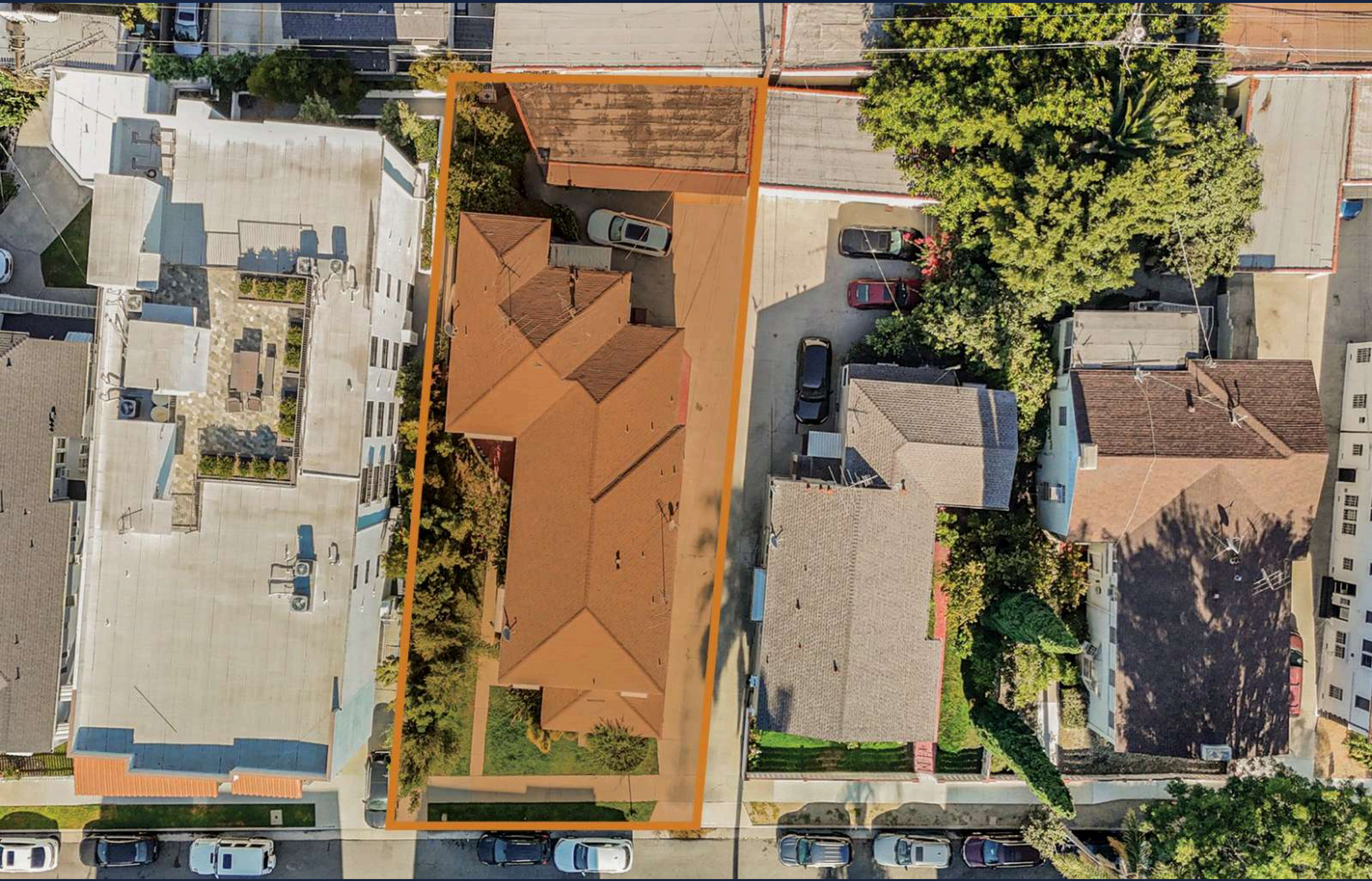
INVESTMENT HIGHLIGHTS

- 3-unit multifamily asset in Los Angeles, built in 1937
- Priced at a 12.59 GRM and 6.34% current cap rate
- 49.56% rental upside to pro forma rents
- Unit mix of (1) 2+2 (2) 3+2
- Subject to LA RSO rent control
- 6 on-site parking spaces

PROPERTY PHOTOS



PROPERTY PHOTOS



LYONSTAHL INVESTMENT REAL ESTATE

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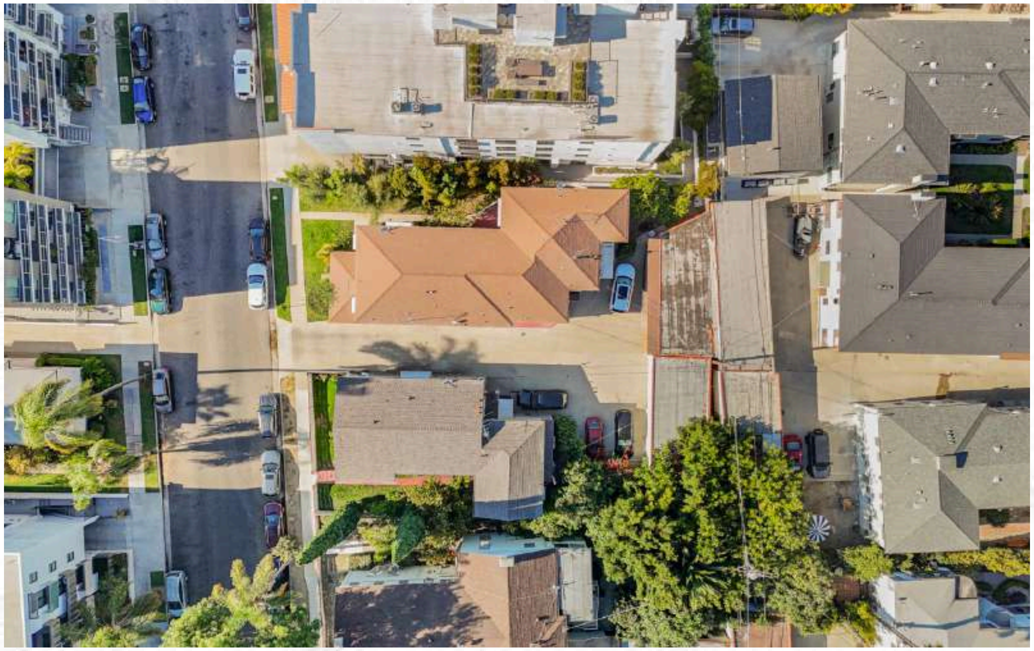
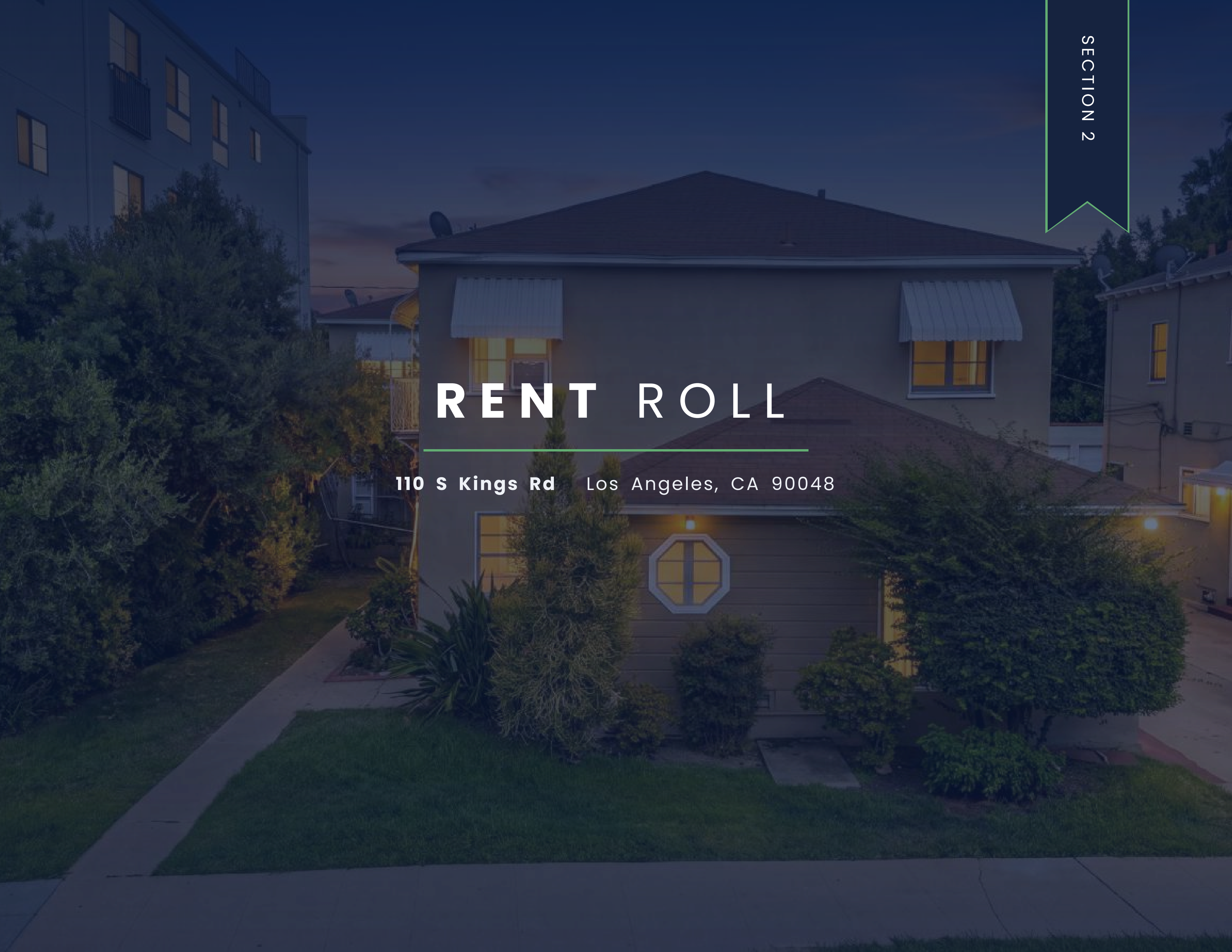
PROPERTY PHOTOS



PROPERTY PHOTOS

PROPERTY PHOTOS



SECTION 2

RENT ROLL

110 S Kings Rd Los Angeles, CA 90048

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
3+2	2	67%	$6,436	$12,871	$10,000	$20,000	36%
2+2	1	33%	$3,310	$3,310	$4,500	$4,500	26%
TOTALS	**3**		**$5,394**	**$16,181**		**$24,500**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$16,181	$24,500
Additional Income	$0	$0
Parking	$200	$0
SCEP	$0	$0
Monthly Scheduled Gross Income	$16,381	$24,500
Annualized Scheduled Gross Income	**$196,572**	**$294,000**

At a Glance	
Rental Upside	49.56%
Average Unit Size	1,609 SF
Utilities Paid by Tenant	Gas and Electric
Rent Control	LA RSO
Occupancy	100%

INCOME BREAKDOWN · CURRENT

Scheduled Rent	99%
Parking	1%

RENT ROLL

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	3+2	Townhome	0	$2,871	$2,871	$10,000	$10,000
2	2+2	Townhome	0	$3,310	$3,310	$4,500	$4,500
3	3+2	Vacant/Townhome	0	$10,000	$10,000	$10,000	$10,000
TOTAL RENTAL INCOME					**$16,181**		**$24,500**
Additional Income					$0		$0
Parking					$200		$0
SCEP					$0		$0
TOTAL MONTHLY INCOME					**$16,381**		**$24,500**
TOTAL ANNUAL INCOME					**$196,572**		**$294,000**

SECTION 3

INCOME & EXPENSES

110 S Kings Rd Los Angeles, CA 90048

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$196,572		$294,000	
Vacancy Rate Reserve	$0	0.00%	$0	0.00%
Gross Operating Income	$196,572		$294,000	
Operating Expenses	$39,724	20.21%	$39,724	13.51%
NET OPERATING INCOME	**$156,849**		**$254,277**	
Debt Service	$118,800		$118,800	
Pre-Tax Cash Flow	*$38,049*	*7.69%*	*$135,477*	*27.37%*
Principal Reduction	$11,794		$11,794	
Total Return Before Taxes	*$49,843*	*10.07%*	*$147,271*	*29.75%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.21% Purchase Price)	$29,948	$29,948
Direct Assessments ($)	$0	$0
Repairs & Maintenance ($650/Unit)	$1,950	$1,950
Insurance ($1/SF)	$4,826	$4,826
Utilities ($1000/Unit)	$3,000	$3,000
Trash ($/Month)	$0	$0
Landscaping ($/Month)	$0	$0
Pest Control ($/Month)	$0	$0
Property Management (0% SGI)	$0	$0
TOTAL EXPENSES	**$39,724**	**$39,724**
Expenses as % of SGI	20.21%	13.51%
Per Sq. Ft.	$8.23	$8.23
Per Unit	$13,241	$13,241

FINANCIAL ANALYSIS

110 S Kings Rd Los Angeles, CA 90048

FINANCIAL ANALYSIS

Property Address		110 S Kings Rd
List Price:		**$2,475,000**
Down Payment:	20.0%	$495,000
Number of Units:		3
Cost per Unit:		$825,000
Current GRM:		12.59
Pro Forma GRM:		8.42
Current CAP:		6.34%
Pro Forma CAP:		10.27%
Year Built:		1937
Approx. Lot Size:		7,026 SF
Approx. Gross RSF:		4,826 SF
Cost per RSF:		$512.85

Proposed Financing

First Loan Amount:	$1,980,000
Interest Rate:	6.00%
Amortization:	30 yrs
Fixed Period:	30 yrs
Monthly Payment:	$9,900
DCR:	1.32

Annualized Expenses *Estimated

New Taxes (1.21% Purchase Price):	$29,948
Repairs & Maintenance ($650/Unit):	$1,950
Insurance ($1/SF):	$4,826
Utilities ($1000/Unit):	$3,000
Total Expenses:	**$39,724**
Expenses as % of SGI:	20.21%
Per Unit:	$13,241

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$196,572		$294,000	
Vacancy Rate Reserve:	$0	0.00% *1	$0	0.00% *1
Gross Operating Income:	$196,572		$294,000	
Operating Expenses:	$39,724	20.21% *1	$39,724	13.51% *1
Net Operating Income:	$156,849		$254,277	
Loan Payments:	$118,800		$118,800	
Pre-Tax Cash Flow:	$38,049	7.69% *2	$135,477	27.37% *2
Principal Reduction:	$11,794		$11,794	
Total Return Before Taxes:	$49,843	10.07% *2	$147,271	29.75% *2

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

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
1	3+2	Townhome	$2,871	$2,871	$10,000	$10,000
1	2+2	Townhome	$3,310	$3,310	$4,500	$4,500
1	3+2	Vacant/Townhome	$10,000	$10,000	$10,000	$10,000
Monthly Scheduled Gross Income				**$16,381**		**$24,500**
Annualized Scheduled Gross Income				**$196,572**		**$294,000**

Utilities Paid by Tenant: Gas and Electric • Rental Upside: 49.56%

SALE COMPARABLES

110 S Kings Rd Los Angeles, CA 90048

110 S KINGS RD
Los Angeles, CA 90048

Subject Property

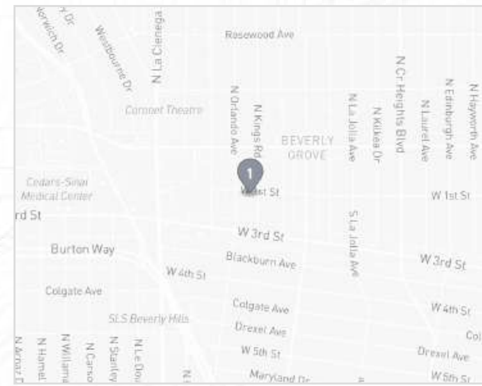
Price:	$2,475,000	Bldg Size:	4,826 SF
No. Units:	3	Price/SF:	$512.85
GRM:	12.59	CAP:	6.34%
$/Unit:	$825,000		

1


8360 W 1ST ST
Los Angeles, CA 90048

Sold 3/2/2026

Price:	$1,850,000	Bldg Size:	4,816 SF
No. Units:	4	Price/SF:	$384.14
GRM:	11.40	CAP:	5.70%
$/Unit:	$462,500		

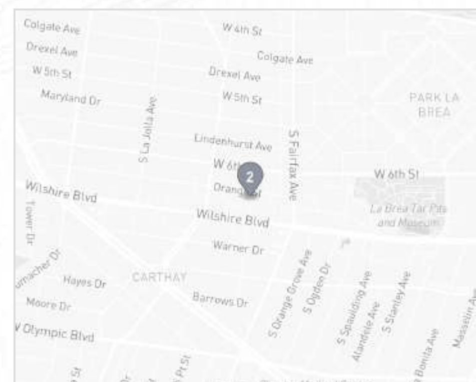


2


6152 ORANGE ST
Los Angeles, CA 90048

Sold 2/26/2026

Price:	$1,600,000	Bldg Size:	3,589 SF
No. Units:	4	Price/SF:	$445.81
GRM:	18.82	CAP:	3.45%
$/Unit:	$400,000		



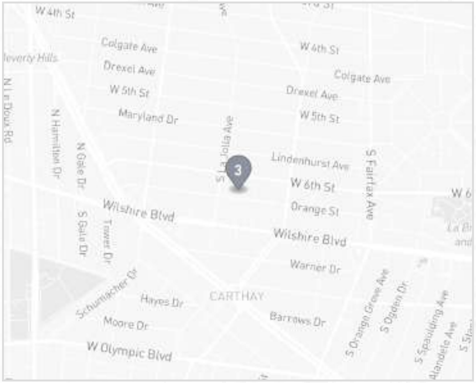
SALE COMPS

3

6361 ORANGE ST
Los Angeles, CA 90048

Sold 1/29/2026

Price:	$1,849,000	Bldg Size:	4,106 SF
No. Units:	3	Price/SF:	$450.32
GRM:	14.52	CAP:	4.48%
$/Unit:	$616,333		



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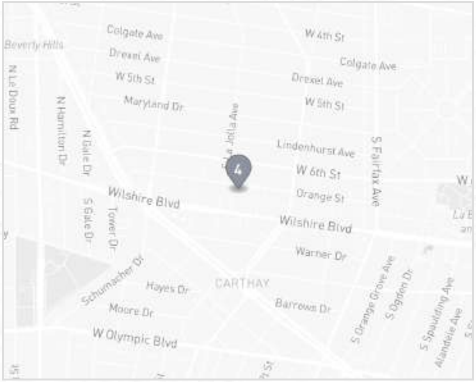
6366 ORANGE ST
Los Angeles, CA 90048

Sold 10/17/2025

Price:	$2,300,000	Bldg Size:	5,684 SF
No. Units:	4	Price/SF:	$404.64
GRM:	18.76	CAP:	3.46%
$/Unit:	$575,000		



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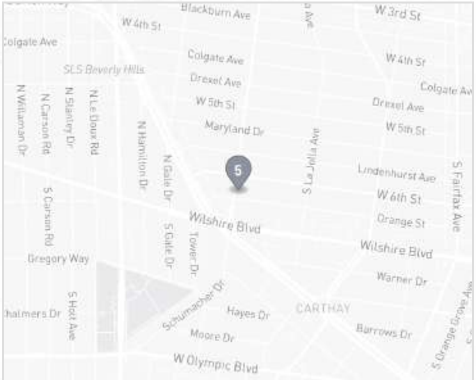
6531 ORANGE ST
Los Angeles, CA 90048

Sold 6/12/2025

Price:	$1,749,000	Bldg Size:	4,653 SF
No. Units:	4	Price/SF:	$375.89
GRM:	14.25	CAP:	4.56%
$/Unit:	$437,250		



SALE COMPS

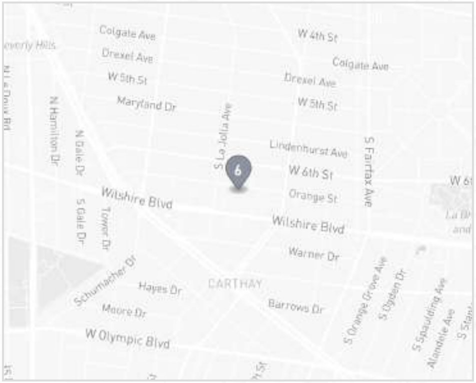
6

6356 ORANGE ST

Los Angeles, CA 90048

Sold 2/13/2026

Price:	**$1,549,000**	Bldg Size:	**5,426 SF**
No. Units:	**4**	Price/SF:	**$285.48**
GRM:	**19.86**	CAP:	**3.27%**
$/Unit:	**$387,250**		



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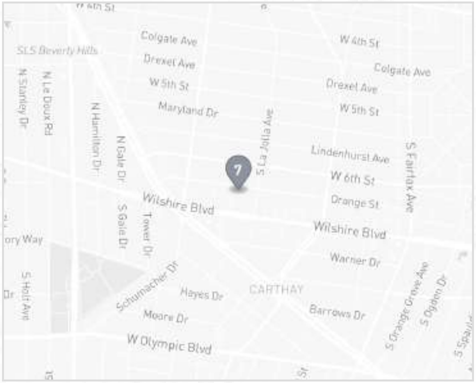
6420 ORANGE ST

Los Angeles, CA 90048

Sold 12/2/2025

Price:	**$1,700,000**	Bldg Size:	**4,687 SF**
No. Units:	**4**	Price/SF:	**$362.71**
GRM:	**15.10**	CAP:	**4.30%**
$/Unit:	**$425,000**		



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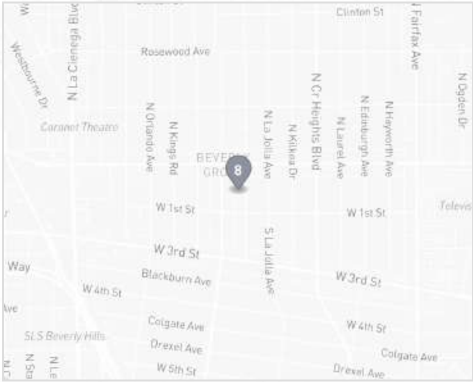
123 N HARPER AVE

Los Angeles, CA 90048

Sold 10/27/2025

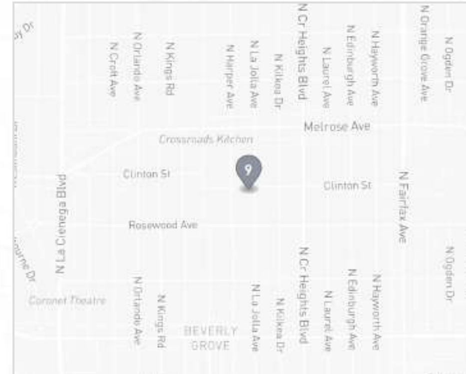
Price:	**$2,175,000**	Bldg Size:	**4,936 SF**
No. Units:	**4**	Price/SF:	**$440.64**
GRM:	**13.87**	CAP:	**4.69%**
$/Unit:	**$543,750**		



543 N LA JOLLA AVE
Los Angeles, CA 90048

Sold 9/19/2025

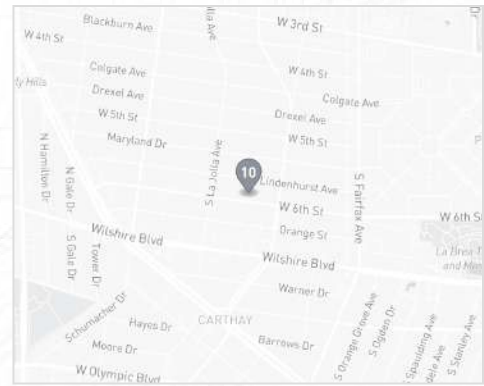
Price:	$2,915,000	Bldg Size:	4,153 SF
No. Units:	3	Price/SF:	$701.90
GRM:	24.29	CAP:	2.68%
$/Unit:	$971,667		



6337 W 6TH ST
Los Angeles, CA 90048

Sold 5/15/2025

Price:	$1,960,000	Bldg Size:	2,771 SF
No. Units:	3	Price/SF:	$707.33
GRM:	13.33	CAP:	4.88%
$/Unit:	$653,333		

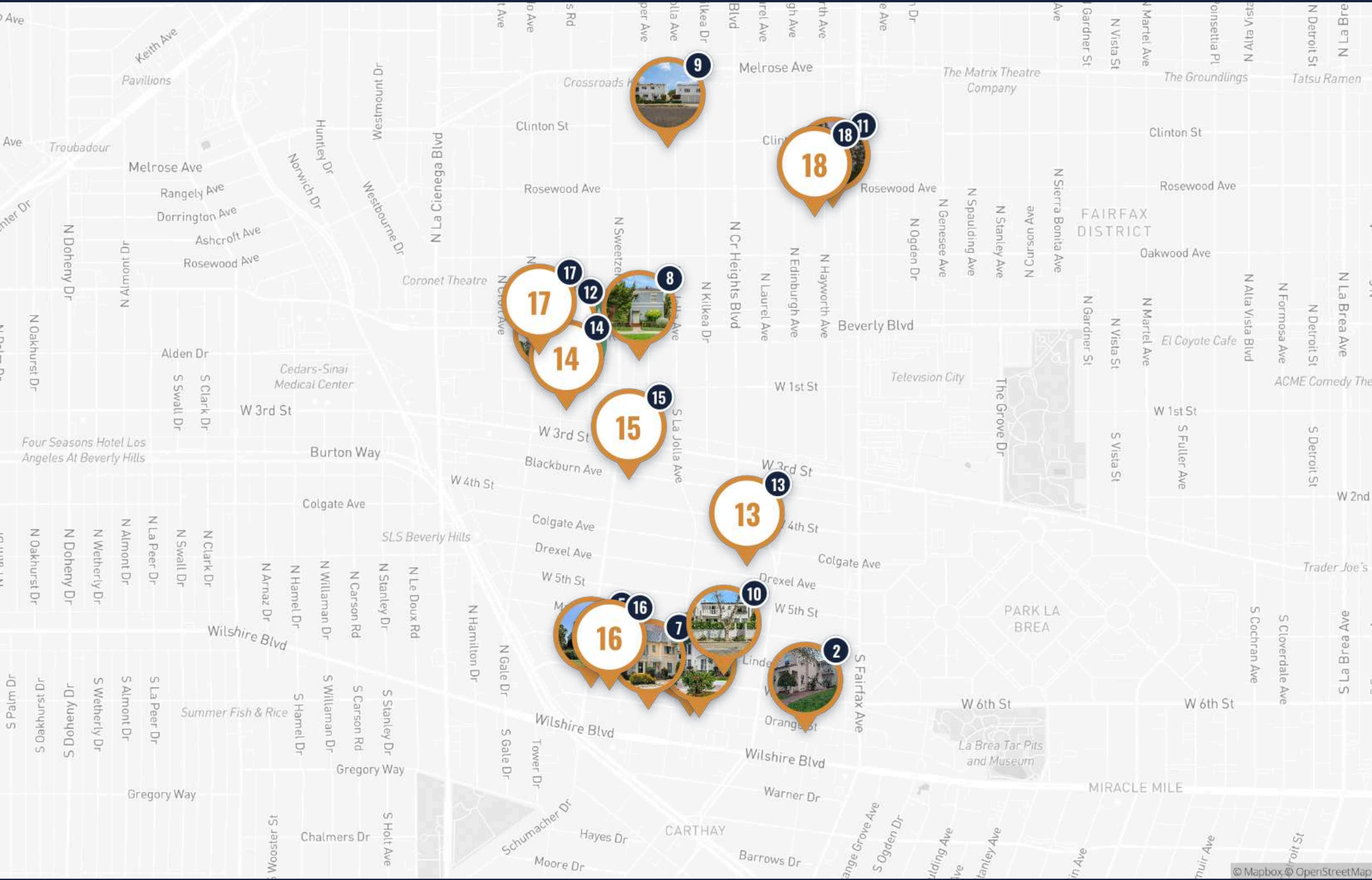


448 N HAYWORTH AVE
Los Angeles, CA 90048

Sold 7/10/2025

Price:	$1,825,000	Bldg Size:	4,641 SF
No. Units:	4	Price/SF:	$393.23
GRM:	13.70	CAP:	4.74%
$/Unit:	$456,250		

SALE COMPS MAP



SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
8360 W 1st St Los Angeles, CA 90048	$1,850,000	4	1936	4,816	11.40	5.70%	$384.14	$462,500	3/2/2026	(3)2+1, (1)1+1
6152 Orange St Los Angeles, CA 90048	$1,600,000	4	1935	3,589	18.82	3.45%	$445.81	$400,000	2/26/2026	(2)2+1, (2)1+1
6361 Orange St Los Angeles, CA 90048	$1,849,000	3	1936	4,106	14.52	4.48%	$450.32	$616,333	1/29/2026	(3)2+1
6366 Orange St Los Angeles, CA 90048	$2,300,000	4	1929	5,684	18.76	3.46%	$404.64	$575,000	10/17/2025	(4)2+1
6531 Orange St Los Angeles, CA 90048	$1,749,000	4	1937	4,653	14.25	4.56%	$375.89	$437,250	6/12/2025	(2)2+1, (2)1+1
6356 Orange St Los Angeles, CA 90048	$1,549,000	4	1938	5,426	19.86	3.27%	$285.48	$387,250	2/13/2026	(4)2+1
6420 Orange St Los Angeles, CA 90048	$1,700,000	4	1937	4,687	15.10	4.30%	$362.71	$425,000	12/2/2025	(2)2+1, (2)1+1
123 N Harper Ave Los Angeles, CA 90048	$2,175,000	4	1937	4,936	13.87	4.69%	$440.64	$543,750	10/27/2025	(2)2+1, (2)1+1

The remaining comps, averages and the subject continue on the next page ▸

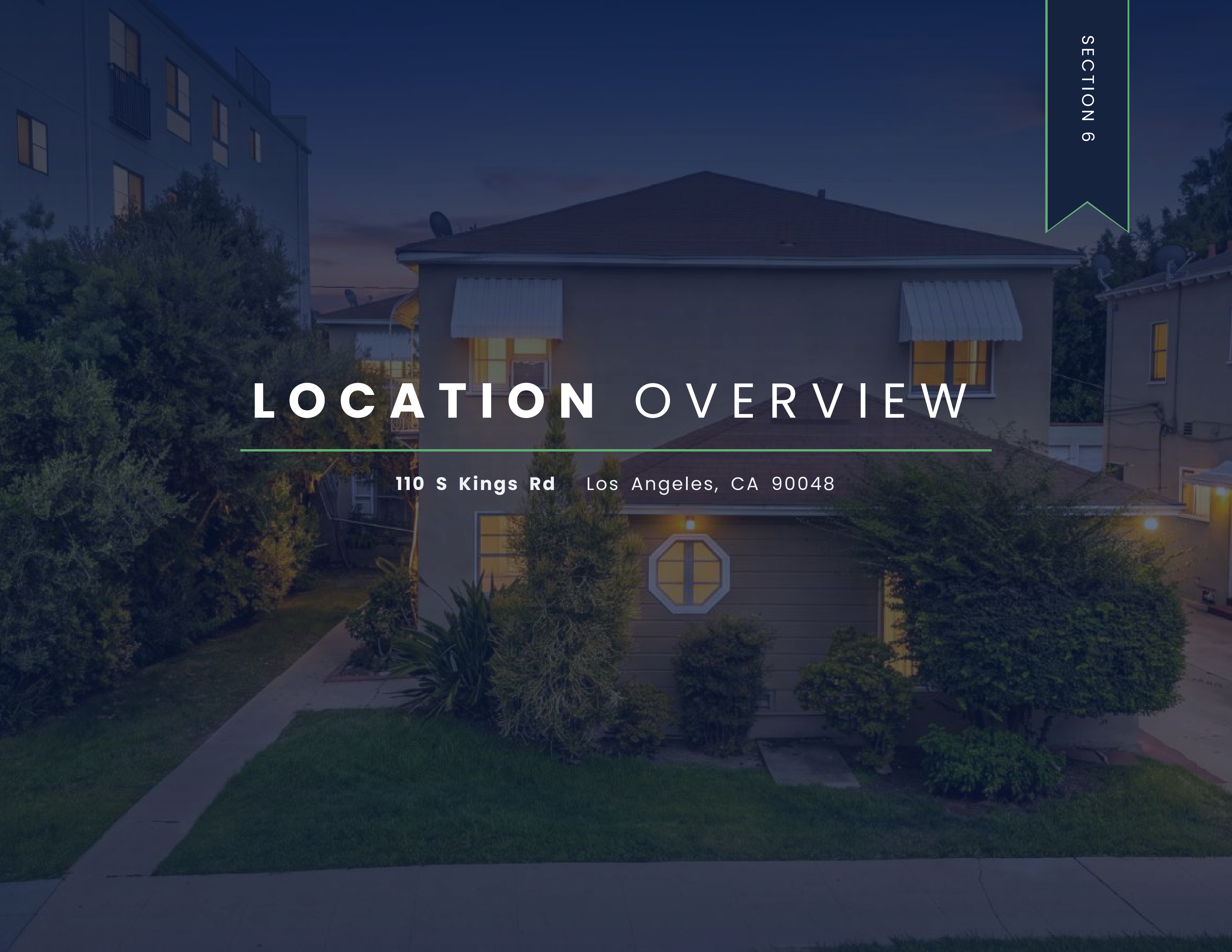
SALE COMPS ANALYSIS (CONTINUED)

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
543 N La Jolla Ave Los Angeles, CA 90048	$2,915,000	3	1928	4,153	24.29	2.68%	$701.90	$971,667	9/19/2025	(2)3+2, (1)1+1
6337 W 6th St Los Angeles, CA 90048	$1,960,000	3	1927	2,771	13.33	4.88%	$707.33	$653,333	5/15/2025	(2)2+2, (1)1+1
448 N Hayworth Ave Los Angeles, CA 90048	$1,825,000	4	1926	4,641	13.70	4.74%	$393.23	$456,250	7/10/2025	(4)2+1
100 N Kings Rd Los Angeles, CA 90048	$2,300,000	4	1936	5,003	13.31	4.88%	$459.72	$575,000	1/7/2025	(1)2+2, (3)2+1
6327 Drexel Ave Los Angeles, CA 90048	$1,950,000	3	1928	2,868	16.67	3.90%	$679.92	$650,000	10/31/2024	(2)2+1, (1)0+1
126 S Kings Rd Los Angeles, CA 90048	$2,055,000	4	1937	4,724	15.13	4.30%	$435.01	$513,750	8/5/2024	(4)2+1
8256 Blackburn Ave Los Angeles, CA 90048	$1,625,000	3	1929	3,758	16.81	3.87%	$432.41	$541,667	10/4/2024	(2)2+2, (1)2+1
6511 Orange St Los Angeles, CA 90048	$2,850,000	4	1929	5,216	13.77	4.72%	$546.40	$712,500	6/21/2024	(3)2+2, (1)2+1

The remaining comps, averages and the subject continue on the next page ▸

SALE COMPS ANALYSIS (CONTINUED)

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
120 N Orlando Ave Los Angeles, CA 90048	$2,150,000	3	1937	3,988	14.36	4.53%	$539.12	$716,667	4/17/2024	(3)2+1
439 N Hayworth Ave Los Angeles, CA 90048	$1,881,000	4	1949	4,709	18.70	3.48%	$399.45	$470,250	1/26/2024	(4)2+1
110 S Kings Rd (Subject)	**$2,475,000**	**3**	**1937**	**4,826**	**12.59**	**6.34%**	**$512.85**	**$825,000**	**On Market**	**(1) 2+2 (2) 3+2**



LOCATION OVERVIEW

110 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

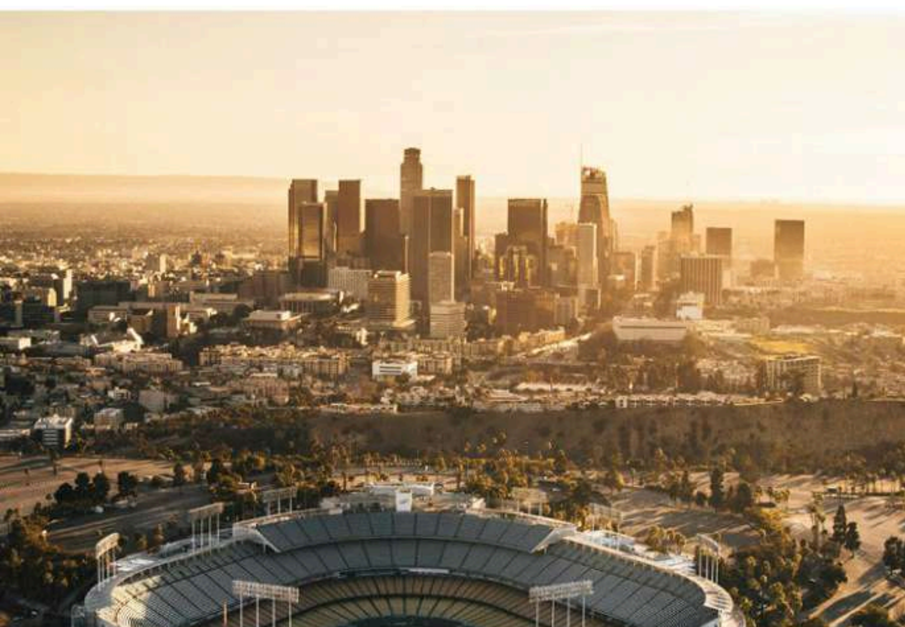
88

Incorporated Cities

Economy

950B

Gross Domestic Product



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

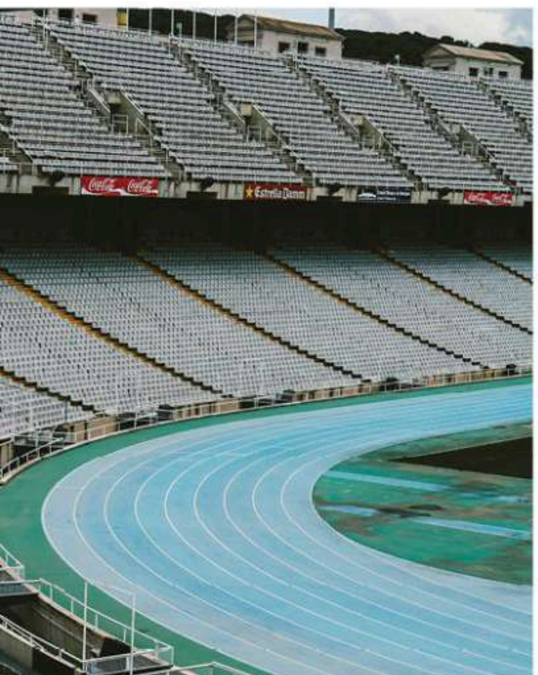
Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, 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.

UCLA USC Caltech

LA 28

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.



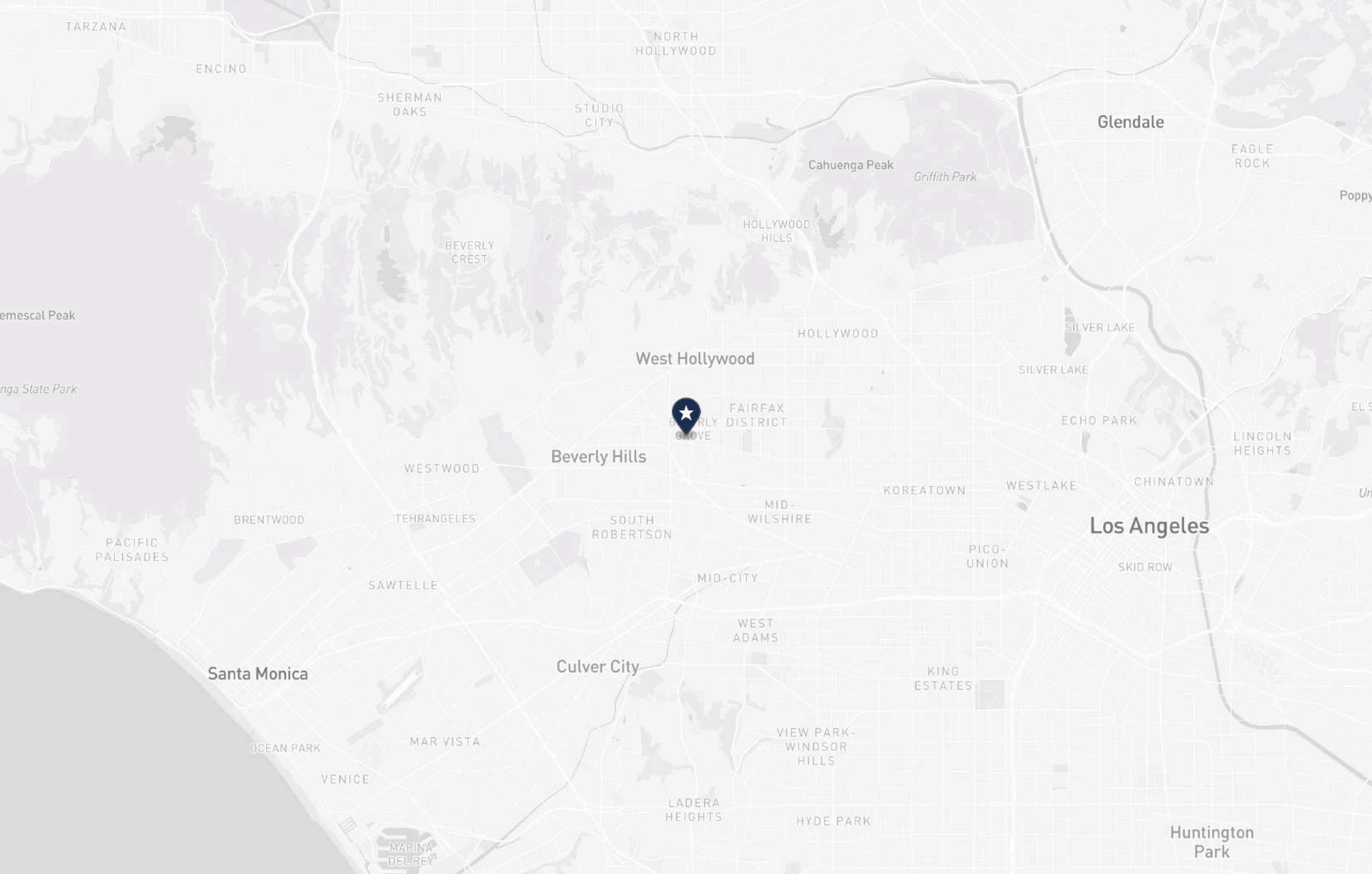
ECONOMIC IMPACT

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.

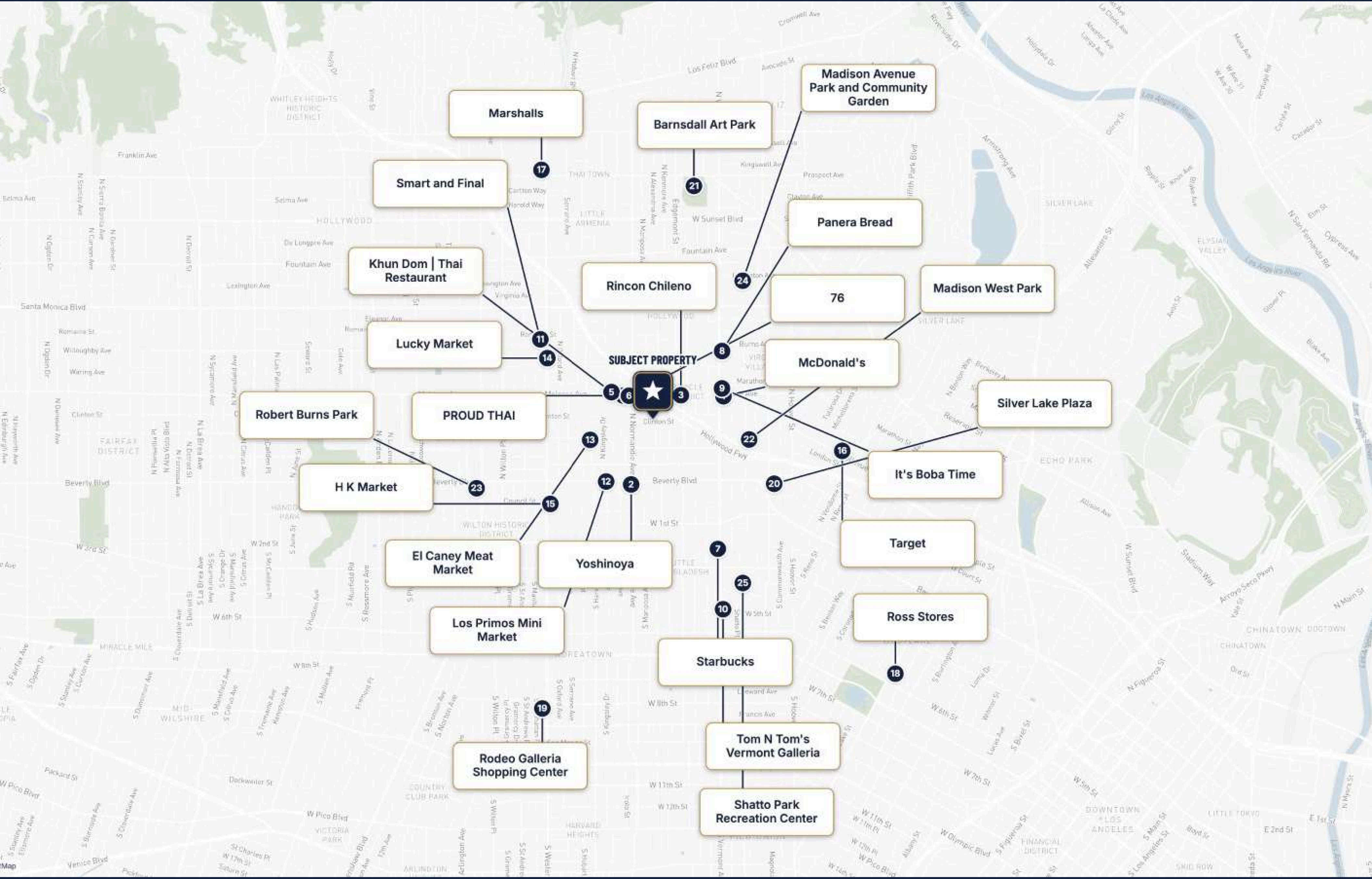
INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

LOCATION MAP



RETAILER MAP



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