

OFFERING MEMORANDUM

1545 W 22nd Pl

Los Angeles, CA 90007
4 UNITS \$849,000

BORIS ALMENGOR

323.868.5857

boris@lyonstahl.com

DRE# 02092597

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

DRE #02035763

TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL ANALYSIS	13
SALES COMPARABLES	17
LOCATION OVERVIEW	22

PROPERTY INFORMATION

1545 W 22nd Pl - Los Angeles, CA 90007

THE OFFERING



1545 W 22nd PI presents an opportunity to acquire a **4-unit value-add asset** in a strong **Central Los Angeles rental pocket near USC and Exposition Park**. Offered at **\$849,000**, or approximately **\$212,250 per unit**, the property benefits from attractive in-place income with meaningful upside through repositioning to market rents. Based on the offering figures provided, the asset is currently operating at a **5.42% cap rate** and **12.12 GRM**, with upside to a **9.55% pro forma cap rate** and **7.99 pro forma GRM**.

The property is well located near **USC's University Park Campus** and **Exposition Park**, one of Los Angeles' most active cultural and entertainment hubs. Exposition Park is home to **BMO Stadium**, the **California Science Center**, the **Natural History Museum**, and the **California African American Museum**, giving the area long-term demand drivers tied to education, employment, recreation, and tourism. The location also benefits from access to the **Metro E Line through Expo Park/USC Station**, connecting tenants to **Downtown Los Angeles, Santa Monica, and the broader Metro system**.

In addition to its immediate fundamentals, the property stands to benefit from **continued investment in the surrounding area**. Exposition Park is also the future home of the **Lucas Museum of Narrative Art**, scheduled to open in **2026**, adding another major destination to the neighborhood. Combined with convenient access to the **10 and 110 Freeways** and a unit mix that supports **strong rental growth potential**, 1543 W 22nd PI offers investors a chance to acquire a well-located multifamily asset with both **stable current income** and **compelling long-term upside**.

PROPERTY INFORMATION

PROPERTY DETAILS

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Address

**1545 W 22nd Pl
Los Angeles, CA 90007**

Total Units	4
Total Building Sqft.	3,168 SF
Total Lot Size	4,214 SF
Year Built	1913
Zoning	LAR2
APN	5054-023-032



INVESTMENT HIGHLIGHTS

- **Incredible** price per square foot!
- Approximately **1.5 miles from USC's University Park Campus** in a strong Central Los Angeles rental corridor
- Offered at only **\$212,250 per unit** with **52% rental upside** to pro forma rents
- Attractive projected returns with a **9.55% Pro Forma Cap Rate** and **7.99 Pro Forma GRM**
- Located near **Exposition Park, BMO Stadium, museums, and Metro E Line access**

PROPERTY PHOTOS



1545 W 22nd Pl - Los Angeles, CA 90007

PROPERTY PHOTOS

FLOORPLAN





PROPERTY PHOTOS

PROPERTY PHOTOS - EXTERIOR

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1545 W 22nd Pl - Los Angeles, CA 90007





1545 W 22nd Pl - Los Angeles, CA 90007

PROPERTY PHOTOS

PROPERTY PHOTOS - AERIAL

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1545 W 22nd Pl - Los Angeles, CA 90007

PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL ANALYSIS

1545 W 22nd Pl - Los Angeles, CA 90007

FINANCIAL ANALYSIS

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
1	1	1	\$1,800	\$1,800	Vacant
2	2	1	\$900	\$2,350	-
3	2	1	\$1,802	\$2,350	-
4	2	1	\$1,336	\$2,350	-
TOTALS			\$5,838	\$8,850	

FINANCIAL ANALYSIS

INCOME & EXPENSES

EXPENSES SUMMARY

New Taxes (New Estimated): 1.25%	\$10,613
Repairs & Maintenance :	\$2,600
Insurance (\$1.25/SF):	\$3,960
Utilities (\$1200/unit):	\$4,800
OPERATING EXPENSES	\$21,973

SAMIMI
INVESTMENTS

1545 W 22nd Pl - Los Angeles, CA 90007

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SALES COMPARABLES

1545 W 22nd Pl - Los Angeles, CA 90007

SALES COMPARABLES

SALE COMPS



1545 W 22ND PL

1545 W 22nd Pl, Los Angeles, CA 90007

Subject Property

Price:	\$849,000	Bldg Size:	3,168 SF
Lot Size:	4,214 SF	No. Units:	4
Cap Rate:	5.42%	Year Built:	1913
Price/SF:	\$267.99	Price/Unit:	\$212,250



1213 DEWEY AVENUE

Los Angeles, CA 90006

Sold 7/21/2025

Price:	\$1,149,000	Bldg Size:	2,195 SF
No. Units:	4	Year Built:	1902
Price/SF:	\$523.46	Price/Unit:	\$287,250



2324 PORTLAND STREET

Los Angeles, CA 90007

Sold

Price:	\$1,175,000	Bldg Size:	2,301 SF
No. Units:	4	Year Built:	1895
Price/SF:	\$510.65	Price/Unit:	\$293,750

SALES COMPARABLES

SALE COMPS

3



3020 WEST BOULEVARD
Los Angeles, CA 90016

Sold 1/3/2025

Price:	\$1,974,000	Bldg Size:	3,476 SF
No. Units:	4	Year Built:	1927
Price/SF:	\$567.89	Price/Unit:	\$493,500

4



3412 S VICTORIA AVE
Los Angeles, CA 90016

Sold 7/11/2024

Price:	\$1,650,000	Bldg Size:	2,668 SF
No. Units:	4	Year Built:	1937
Price/SF:	\$618.44	Price/Unit:	\$412,500

5



2615 SOMERSET DR
Los Angeles, CA 90016

Sold 6/14/2024

Price:	\$1,275,000	Bldg Size:	2,083 SF
No. Units:	4	Year Built:	1927
Price/SF:	\$612.10	Price/Unit:	\$318,750

6



1186 W 37TH DRIVE
Los Angeles, CA 90007

Sold 5/16/2024

Price:	\$1,685,000	Bldg Size:	4,483 SF
No. Units:	4	Year Built:	1915
Price/SF:	\$375.86	Price/Unit:	\$421,250

7



1237 W 25TH STREET
Los Angeles, CA 90007

Sold 11/15/2023

Price:	\$3,705,000	Bldg Size:	6,500 SF
No. Units:	4	Year Built:	1919
Price/SF:	\$570.00	Price/Unit:	\$926,250

SALES COMPARABLES SALES COMPS ANALYSIS

Address	Price	Units	Yr. Built	RSF	LOT SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
1213 Dewey Avenue	\$1,149,000	4	1902	2,195	5,913	13.53	5.17%	\$523.46	\$287,250	7/21/2025	(2)2+1, (2)0+1
2324 Portland Street	\$1,175,000	4	1895	2,301	8,960	12.18	5.75%	\$510.65	\$293,750	6/2/2025	(1)3+1, (3)1+1
3020 West Boulevard	\$1,974,000	4	1927	3,476	7,774	N/A	N/A	\$567.89	\$493,500	1/3/2025	(1)3+2, (1)1+1, (2)0+2
3412 S Victoria Avenue	\$1,650,000	4	1937	2,668	9,164	N/A	N/A	\$618.44	\$412,500	7/11/2024	(1)2+1, (3)1+1
2615 Somerset Drive	\$1,275,000	4	1927	2,083	6,285	14.30	4.90%	\$612.10	\$318,750	6/14/2024	(4)1+1
1186 W 37th Drive	\$1,685,000	4	1915	4,483	6,000	20.65	3.39%	\$375.86	\$421,250	5/16/2024	(2)2+1, (2)1+1
1237 W 25th Street	\$3,705,000	4	1919	6,500	5,871	10.82	6.47%	\$570.00	\$926,250	11/15/2023	(2)7+6, (1)4+3, (1)0+1
Averages						14.30	5.13%	\$540	\$450,464		
1545 W 22nd Pl	\$849,000	4	1913	3,168	4,214	12.12	5.42%	\$267.99	\$212,250	Subject	(3)2+1, (1)1+1

LOCATION OVERVIEW

1545 W 22nd Pl - Los Angeles, CA 90007

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



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.



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.



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.

EXCLUSIVELY MARKETING BY

SAMIMI **LYON** **STAHL**
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