3538 EAST 56TH STREET,

MAYWOOD, CA 90270

OFFERING MEMORANDUM



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THE OFFERING

Golden Feather Investments, Inc., as the exclusive listing agent, is pleased to present 3538 East 56th Street, a 5-unit multifamily value-add investment opportunity located in Maywood, CA. The property offers an attractive mix of five one-bedroom units with amenities including ample parking, five single-car garages, gated entry, and an on-site laundry room. In addition to its existing income potential, the property presents a compelling value-add opportunity to potentially convert the existing garages into one large 2-bedroom, 2-bathroom accessory dwelling unit (ADU). Subject to applicable city requirements and approvals, this conversion could introduce an additional rental unit, creating an opportunity to increase rental income and enhance the property's long-term investment value. Buyers are advised to independently verify all ADU feasibility, zoning, parking, setbacks, building-code requirements, permitting, and development standards directly with the City of Maywood. The proposed ADU is conceptual only, and no approvals or permits are guaranteed.

Spanning only 1.8 square miles, Maywood is among the smallest and most densely populated cities in Southern California, home to around 30,000 people. Despite its compact size, the city offers a vibrant mix of diverse community hotspots, including Maywood Towne Center, Maywood Village Square, and K Plaza. 3538 East 56th Street is located approximately seven miles southeast of Downtown Los Angeles, and Maywood is conveniently close to a range of metropolitan amenities. Its easy access to I-710 ensures convenient travel in and out of the city. The city of Maywood attracts housing demand due in part to its central location near industrial and freight employment centers, providing access to a diverse range of employment opportunities.

In summary, 3538 East 56th Street offers investors an attractive combination of existing multifamily income, desirable property amenities, a strategic location, and potential ADU-driven upside. Its proximity to employment centers, transportation corridors, and retail amenities positions the property to appeal to a diverse renter pool. With the potential to explore an additional 2-bedroom, 2-bathroom ADU, subject to independent verification and all required city approvals, this investment presents an opportunity to pursue increased rental income, improved property performance, and long-term appreciation in an established highly dense and in demand rental market.

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PROPERTY HIGHLIGHTS

- Central location amidst a hub of industrial and freight employment
- Near proximity to major highway I-710
- (5) single-car garages
  (ADU or additional income potential)
- 17% upside in rents
  (Subject to City of Maywood Rent Ordinance No. 23-07)
- Property produces additional parking, laundry and pet income
- Separately metered for gas and electricity

PROPERTY INFORMATION



PROPERTY SUMMARY

OFFERING SUMMARY

Sale Price:	$1,095,000
Number of Units:	5
Lot Size:	9,253 SF
Building Size:	3,000 SF
Year Built:	1953
Current Cap Rate:	5.42%
Current GRM:	11.69
Price Per SF:	$365.00
Price Per Unit:	$219,000

PROPERTY DESCRIPTION

- Five 1 bedroom / 1 bath units
- Fully occupied
- 5 single car garages (ADU + additional income potential)
- 10 total parking spaces on the property (producing additional income)
- 11.69 GRM on current rents, with up to 17% upside on current rental rates to market

PROPERTY PHOTOS











Large 2 Bedroom 2 Bath
ADU Potential



*Image modified to showcase ADU value



*Image modified to showcase existing parking value

ADU POTENTIAL

The City of Maywood utilizes California Government Code 65852.2, the state's Accessory Dwelling Unit law. Specifically, 65852.2 allows the creation of ADUs within existing multifamily buildings by converting non-livable space (storage rooms, boiler rooms, basements, garages, etc.). The statute requires jurisdictions to allow ADUs equal to up to 25% of existing multifamily dwelling units, with at least one conversion ADU permitted.

***Buyers to verify with the City of Maywood regarding permitted ADUs.**

Existing (5) unit multifamily property x 25% ADU rule = 1.25 ADUs

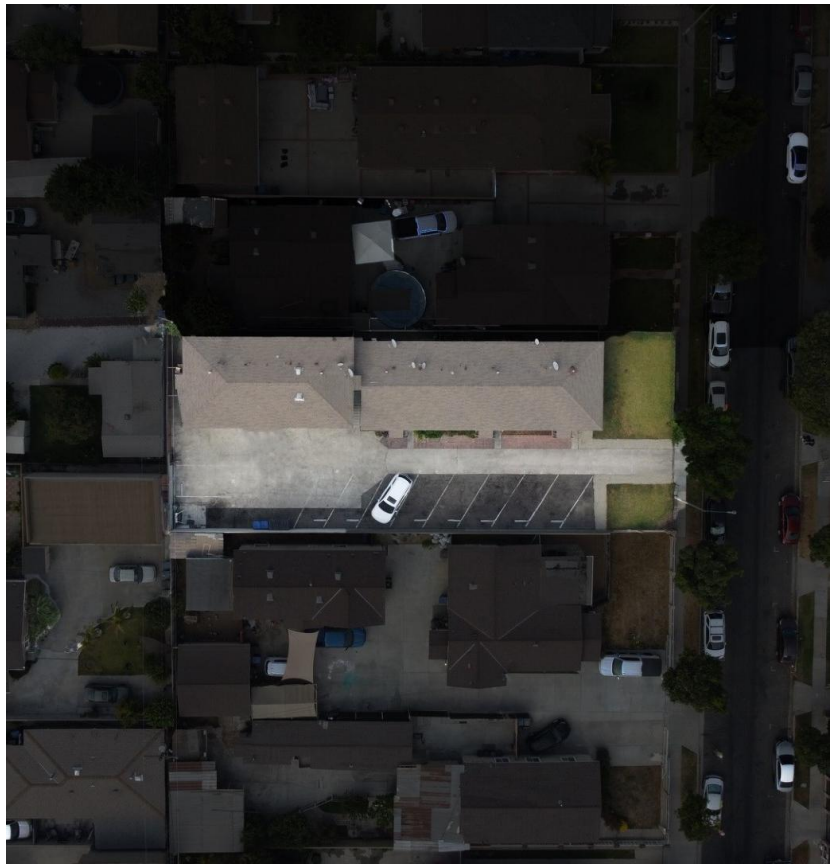
25% ADU rule rounds down = 1 ADU

Parking Ratios
2.00 As Is
1.66 w/ADU

The property benefits from an ample parking supply, allowing the proposed ADU to be delivered with dedicated parking. In the highly dense Maywood submarket, parking remains a critical amenity for the renter base and serves as a meaningful competitive advantage. Operationally, units with dedicated parking typically lease faster and attract stronger tenant demand than comparable units without parking.

PROPERTY PHOTOS







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FINANCIAL ANALYSIS

BUILDING DATA & FINANCIAL ALAYSIS	
Price	$1,095,000
Address	3538 East 56th Street
Number of Units	5
Price/Unit	$219,000
Rentable Square Feet	3,000
Price/SF	$365.00
CAP Rate - Current	5.42%
CAP Rate - Pro Forma Stabilized As Is	7.38%
CAP Rate - Pro Forma Stabilized W/ADU	9.70%
GRM - Current	11.69
GRM - Pro Forma Stabilized As Is	9.41
GRM - Pro Forma Stabilized W/ADU	7.65
Year Built	1953
Lot Size	9,253
Type of Ownership	Fee Simple

INCOME		ACTUAL		PRO FORMA STABILIZED AS IS		PRO FORMA STABILIZED W/ADU	
		TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT
GROSS POTENTIAL RENT		**$90,180**	**$18,036**	**$105,120**	**$21,024**	**$132,720**	**$26,544**
Less: Vacancy / Deductions (GPR)	3%	$2,705	$541	$3,154	$631	$3,982	$796
EFFECTIVE RENTAL INCOME		**$87,475**	**$17,495**	**$101,966**	**$20,393**	**$128,738**	**$25,748**
Other Income							
Laundry		$195	$39	$195	$39	$195	$39
Pet		$1,800	$360	$2,160	$432	$2,160	$432
Parking		$4,200	$840	$6,000	$1,200	$6,000	$1,200
Garage		$0	$0	$6,000	$1,200	$6,000	$1,200
Total Other Income		$6,195	$1,239	$14,355	$2,871	$14,355	$2,871
EFFECTIVE GROSS INCOME		**$93,669**	**$18,734**	**$116,321**	**$23,264**	**$143,093**	**$28,619**
Less: Expenses		$34,359	$6,872	$35,492	$7,098	$36,830	$7,366
NET OPERATING INCOME		**$59,310**	**$11,862**	**$80,830**	**$16,166**	**$106,263**	**$21,253**

EXPENSES		ACTUAL		PRO FORMA AS IS		PRO FORMA W/ADU	
		TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT
Real Estate Taxes	1.54%	$16,863	$3,373	$16,863	$3,373	$16,863	$3,373
Insurance		$3,333	$667	$3,333	$667	$3,333	$667
Utilities							
Electricity		$643	$129	$643	$129	$643	$129
Gas		$252	$50	$252	$50	$252	$50
Water		$2,069	$414	$2,069	$414	$2,069	$414
Waste Services		$3,620	$724	$3,620	$724	$3,620	$724
Management Fee	5%	$4,683	$937	$5,816	$1,163	$7,155	$1,431
Maintenance		$1,413	$283	$1,413	$283	$1,413	$283
Landscaping		$720	$144	$720	$144	$720	$144
Pest Control		$763	$153	$763	$153	$763	$153
TOTAL EXPENSES		**$34,359**	**$6,872**	**$35,492**	**$7,098**	**$36,830**	**$7,366**
% of Effective Gross Income		**36.68%**		**30.51%**		**25.74%**	

RENT ROLL & ADDITIONAL INCOME

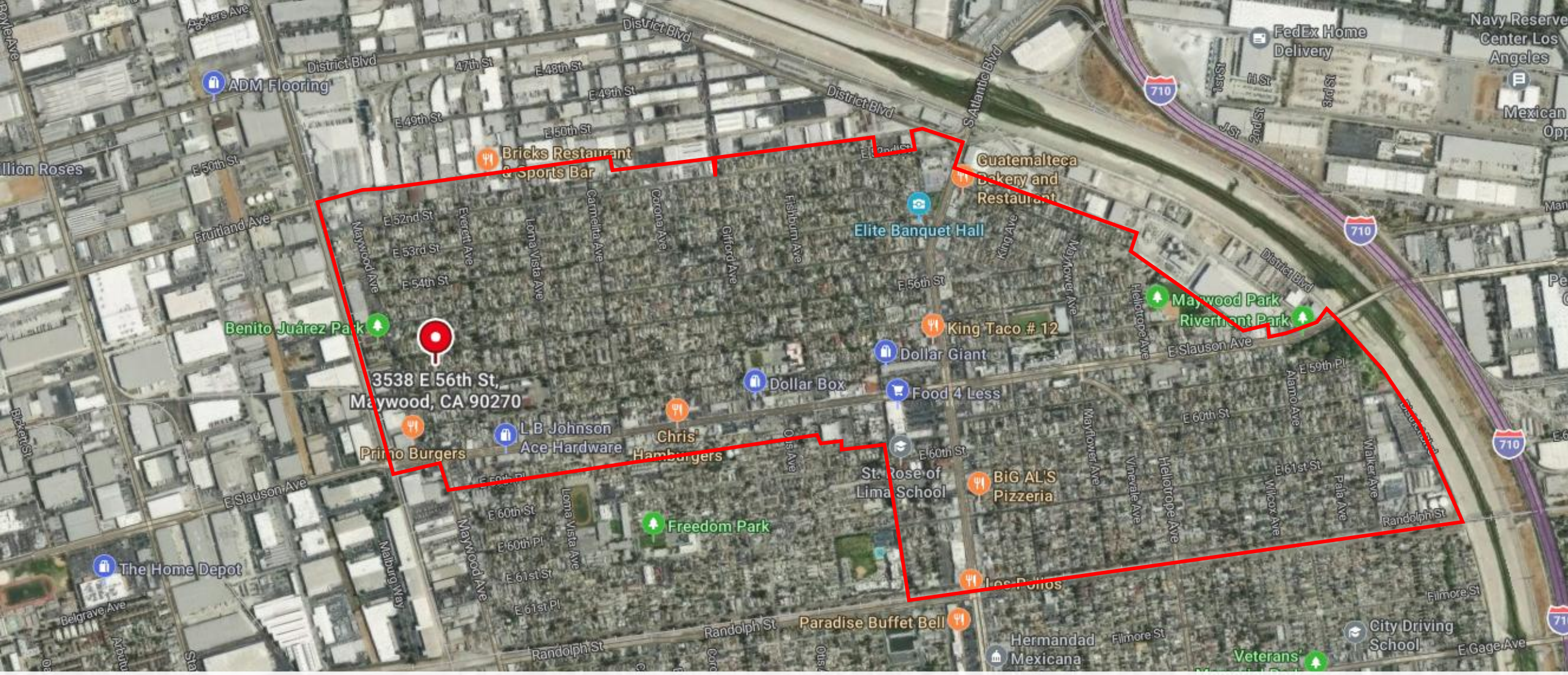
UNIT	UNIT BED	UNIT BATH	ACTUAL SF	ACTUAL RENT	ACTUAL RENT/SF	PRO FORMA RENT	PRO FORMA RENT/SF
A	1	1	600	$1,503	$2.51	$1,752	$2.92
B	1	1	600	$1,503	$2.51	$1,752	$2.92
C	1	1	600	$1,503	$2.51	$1,752	$2.92
D	1	1	600	$1,503	$2.51	$1,752	$2.92
E	1	1	600	$1,503	$2.51	$1,752	$2.92
TOTAL/AVERAGES			**3000**	**$7,515**	**$2.51**	**$8,760**	**$2.92**
*Rents as of 11/1/2026							
Upside in Rents	**17%**						

UNIT	UNIT BED	UNIT BATH	ACTUAL SF	MARKET RENT	ANNUAL INCOME
Proposed ADU	2	2	1000	$2,300	$27,600

PARKING INCOME	ACTUAL	PRO FORMA
Unit A Additional Spot 1	$50	$100
Unit B Additional Spot 1	$75	$100
Unit C Additional Spot 1	$75	$100
Unit D Additional Spot 1	$75	$100
Unit E Additional Spot 1	$75	$100
TOTAL	**$350**	**$500**

PET INCOME	ACTUAL	PRO FORMA
Unit A	$50	$60
Unit B	$50	$60
Unit D	$50	$60
TOTAL	**$150**	**$180**

GARAGE INCOME	ACTUAL	PRO FORMA
Garage 1	$0	$100
Garage 2	$0	$100
Garage 3	$0	$100
Garage 4	$0	$100
Garage 5	$0	$100
TOTAL	**$0**	**$500**



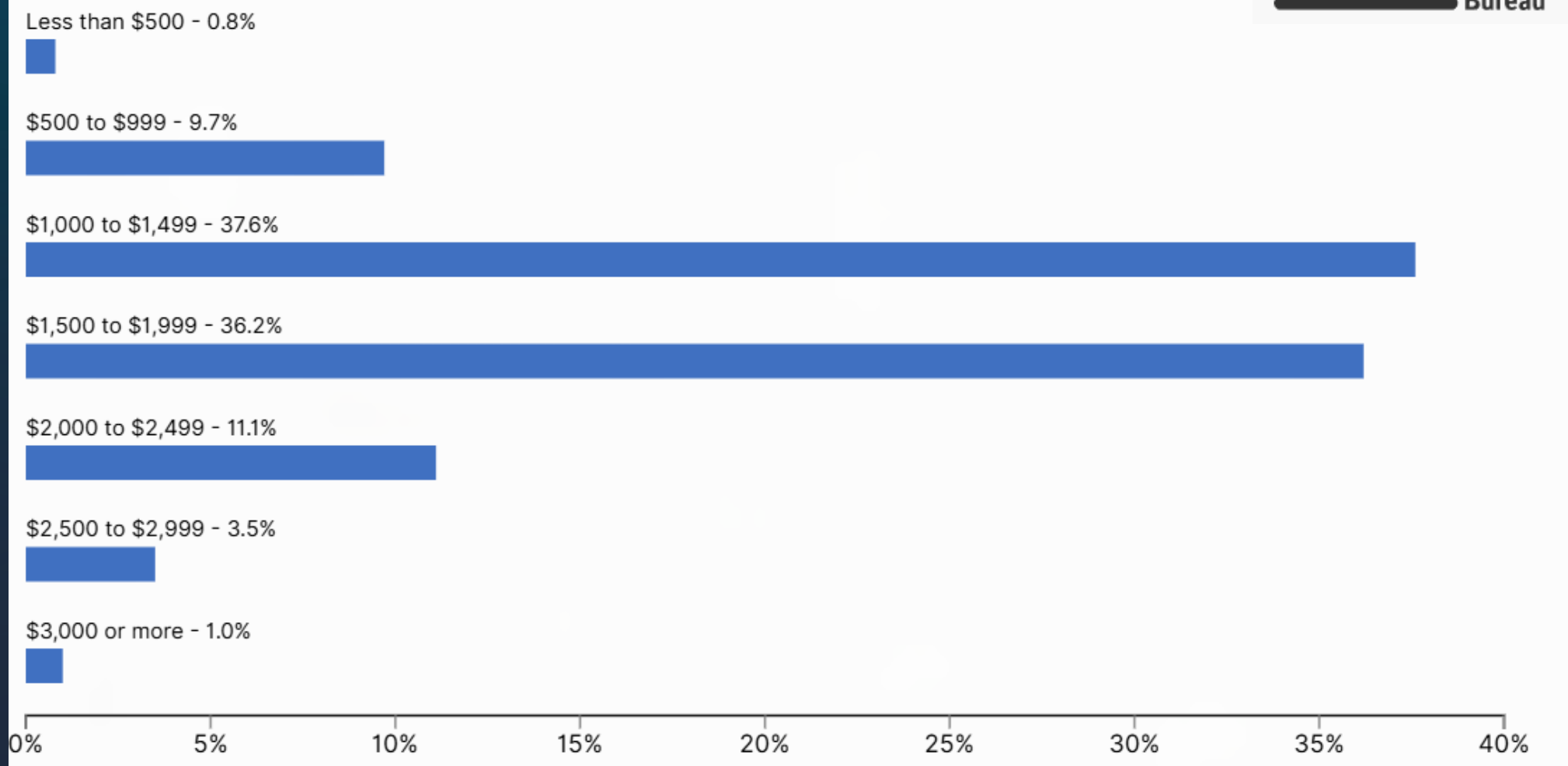
MARKET ANALYSIS



According to Data USA, Maywood's 30.5% homeownership rate reflects a predominantly renter-oriented market, supporting a deep and sustained tenant pool. The city's dense urban environment and high concentration of renter households contribute to strong rental housing demand and enhance the long-term leasing prospects of additional residential units.

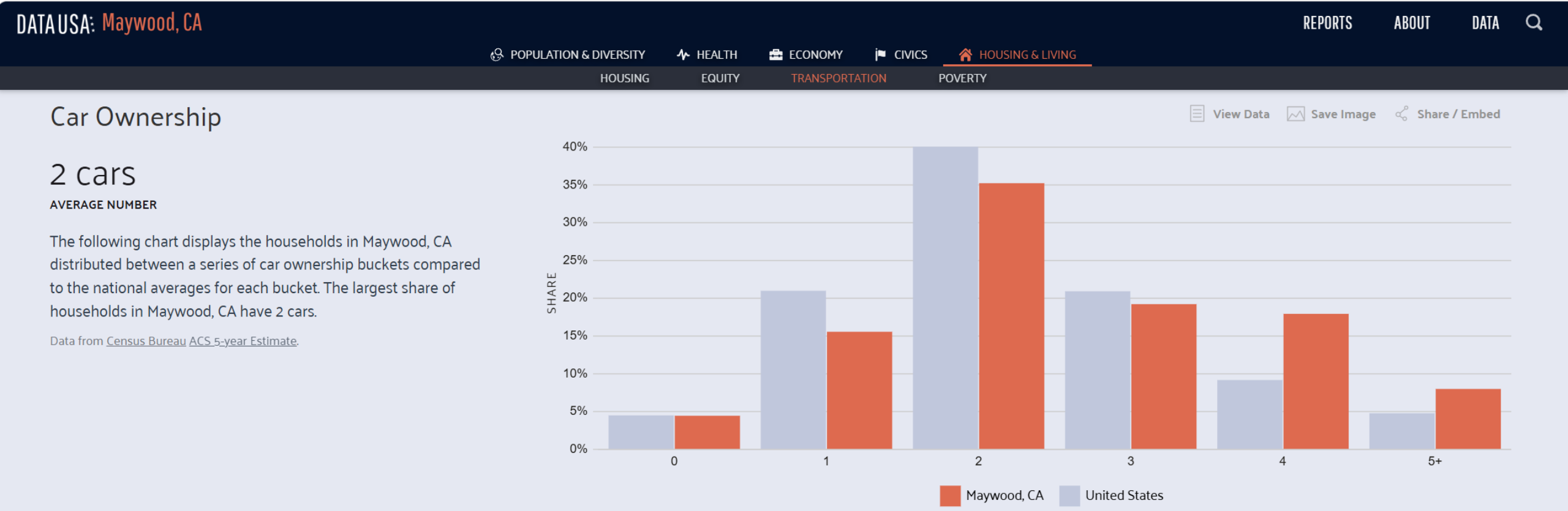
Occupied Units Paying Rent

in Maywood city, California



Show Table | OFF Display Margin of Error

DP04 | 2024 American Community Survey 5-Year Estimates

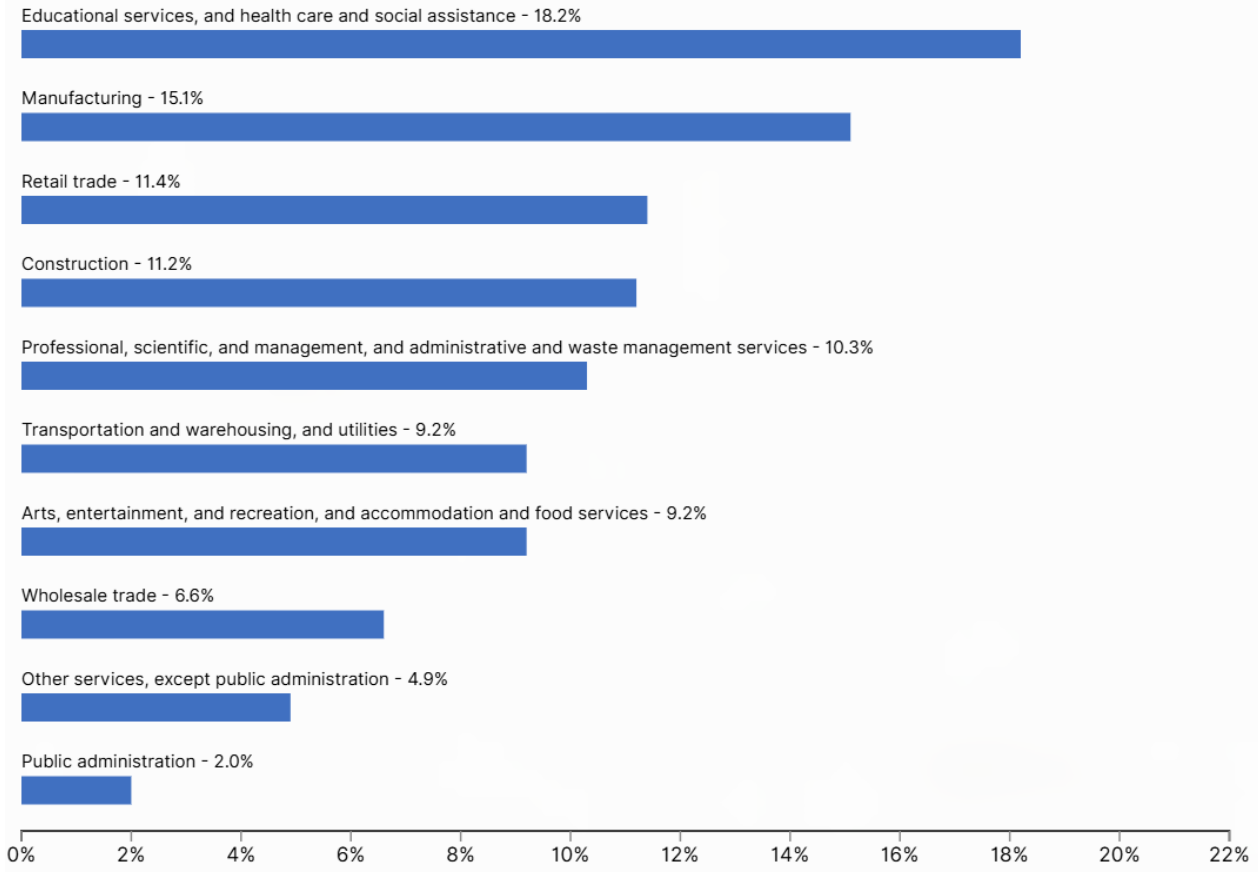


Data USA reports that most households in Maywood own two or more vehicles, highlighting the importance of off-street parking within the market. The property at 3538 E. 56th Street is well-positioned to meet this demand, offering a substantial parking inventory consisting of 10 surface parking spaces and five single-car garages. This parking supply not only enhances the property's competitiveness and tenant appeal but also supports the sustainability of existing parking revenue and creates opportunities for additional income generation.

Industry

Industry for the Civilian Employed Population 16 Years and Over

in Maywood city, California



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Income and Earnings

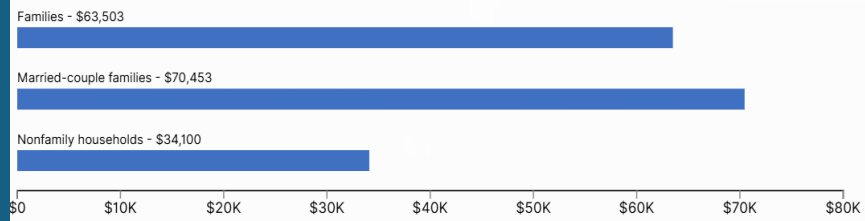
$60,943 ± $6,195
Median Household Income in Maywood city, California

$102,159 ± $390
Median Household Income in California

S1901 | 2024 American Community Survey 5-Year Estimates

Median Income by Types of Families

in Maywood city, California



Show Table | OFF Display Margin of Error | *S1901 | 2024 American Community Survey 5-Year Estimates*

United States® Census Bureau

RENT COMPARABLES

Current Asking Rent Comparables				
Address	**Bed**	**Bath**	**Rent**	**Source**
3574 E 56th St, # L, Maywood, CA 90270	1	1	$1,795	Zillow
6118 Prospect Ave, Apt E, Maywood, CA 90270	1	1	$1,895	Zillow
6017 Pine Ave, # B, Maywood, CA 90270	1	1	$1,800	Zillow
6142 Palm Ave, # G, Maywood, CA 90270	1	1	$1,699	Zillow
5425 Maywood Ave, # E, Maywood, CA 90270	1	1	$1,675	Zillow
4337 E 52nd St, APT B, Maywood, CA 90270	1	1	$1,700	Zillow
4632 E 59th Pl, Maywood, CA 90270	1	1	$1,750	Zillow
3500 E 54th St, Unit 3502, Maywood, CA 90270	1	1	$1,700	Zillow
Average Rent			**$1,752**	



ON-MARKET COMPARABLES



Property Address:	6126 King Ave
Sale Price:	$1,950,000
Number of Units:	7
Lot Size:	9,357 SF
Building Size:	6,288 SF
Year Built:	1964
Price Per SF:	$310
Price Per Unit:	$278,571



Property Address:	5113 E 60th Pl
Sale Price:	$1,425,000
Number of Units:	6
Lot Size:	6,741 SF
Building Size:	4,664 SF
Year Built:	1964
Price Per SF:	$306
Price Per Unit:	$237,500

SOLD COMPARABLE



Property Address:	6048 King Ave
Sold Price:	$1,665,000
Sold Date:	07/31/2026
Number of Units:	7
Lot Size:	9,173 SF
Building Size:	6,294 SF
Year Built:	1964
Price Per SF:	$265
Price Per Unit:	$237,857

CONCLUSION

The optimal value-add investment strategy for 3538 East 56th Street is to acquire the property with a short-term hard money or bridge loan with interest-only payments, then substantially renovate the existing five units and convert the garage space into a new accessory dwelling unit (ADU). The interest-only loan structure will help minimize initial debt-service obligations while the new owner works with an architect to prepare renovation plans and ADU construction plans simultaneously and submits them to the City of Maywood for review and approval.

Upon obtaining the necessary approvals and complying with all applicable tenant-protection, relocation, and rent-control requirements, the buyer can implement a coordinated construction strategy to renovate the existing apartments and modernize the property. This approach is designed to accelerate the property's repositioning and rental-income growth rather than relying exclusively on natural tenant turnover. By completing the renovations in a coordinated manner, the new owner can bring the existing units to a higher standard and position them to achieve market rents as permitted by applicable law.

Simultaneously, converting the existing garage space into a two-bedroom, two-bathroom ADU will introduce an additional income-producing residential unit to the property. As a newly constructed unit with a larger bedroom and bathroom count than the existing one-bedroom apartments, the ADU is positioned to command a premium rental rate, subject to prevailing market conditions. The completed improvements will enhance the property's overall appeal, expand its rental offerings, and create additional opportunities for increased net operating income and long-term appreciation.

Ultimately, executing a substantial renovation alongside the garage-to-ADU conversion represents the most aggressive and comprehensive value-add strategy for 3538 East 56th Street. By combining property modernization, rental-income optimization, and the addition of a new residential unit, the buyer can pursue a more efficient path toward maximizing the property's income-producing capacity, strengthening its investment performance, and unlocking its full long-term value. All construction and conversion work must comply with applicable city approvals, building codes, and tenant-protection requirements.

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Investments, Inc

BROKER DRE #01986240

16536 Bellflower Blvd, Bellflower, CA 90706

EXCLUSIVELY LISTED BY:



MICHAEL GOMEZ
Broker Affiliate at Golden Feather Investments, Inc.
(562) 805-5267
Michael.Gomez@goldstarent.com
CA DRE #02112209