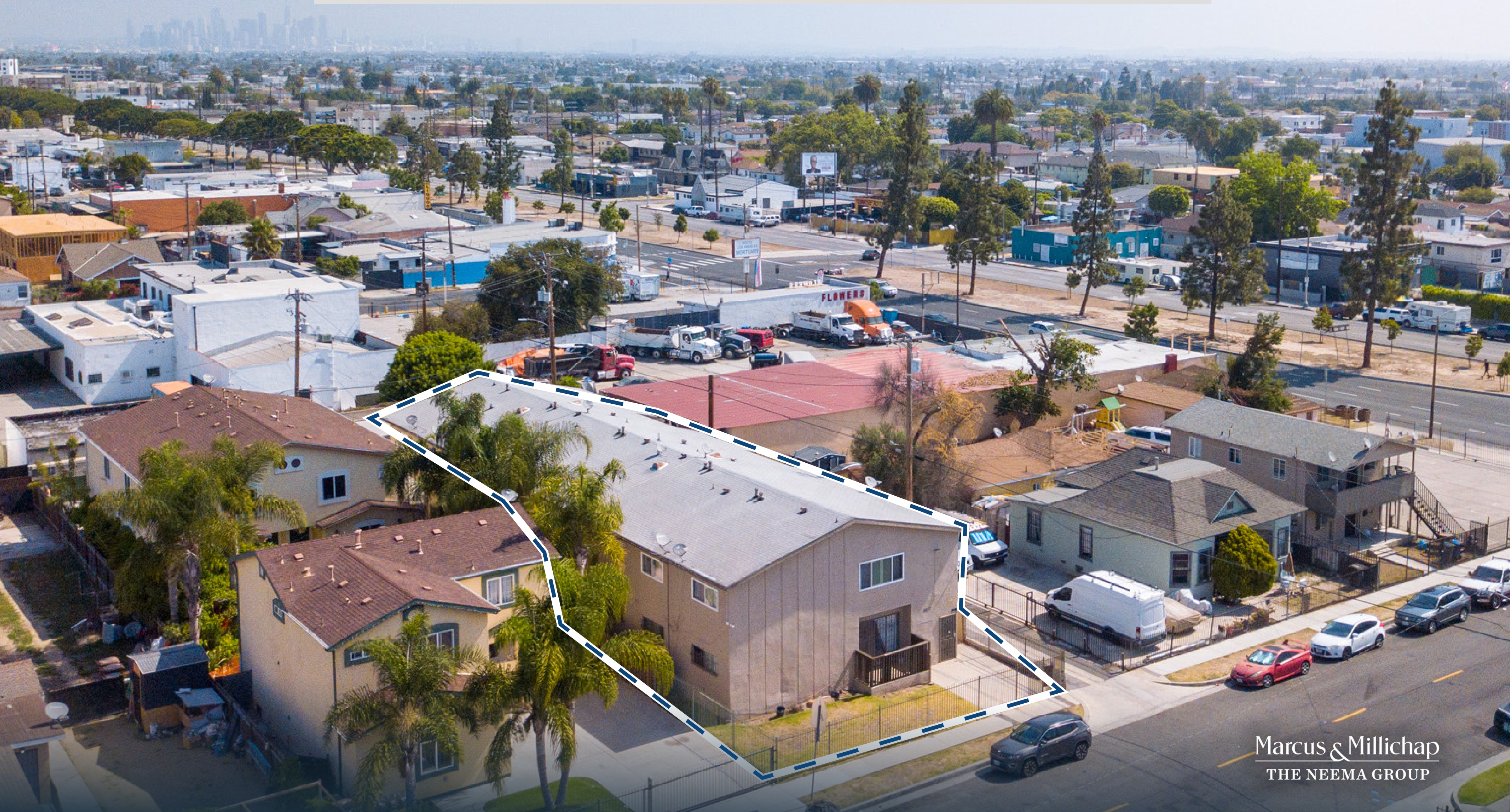
OFFERING MEMORANDUM

1017 W 95TH ST

LOS ANGELES, CA 90044

A 9-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY IN SOUTH LOS ANGELES
ADU POTENTIAL | VALUE-ADD | FULLY PARKED | 7.69% CAP & 7.66 GRM



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THE NEEMA GROUP

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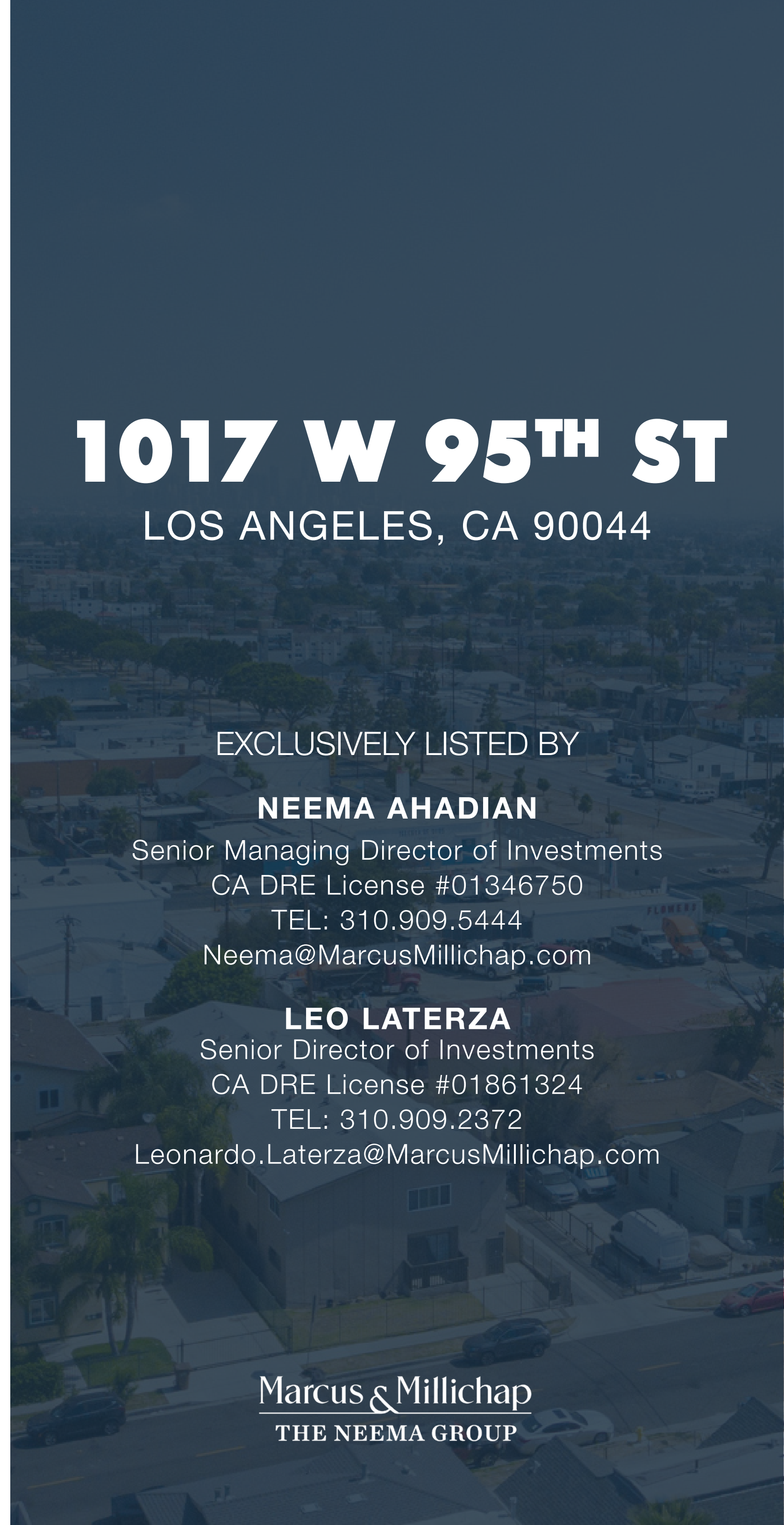

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LOS ANGELES, CA 90044

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EXECUTIVE SUMMARY

1017 W 95TH ST, LOS ANGELES, CA 90044

The Neema Group of Marcus & Millichap is pleased to present 1017 W 95th Street, a 9-unit multifamily investment opportunity in South Los Angeles. The property sits on a 9,228 SF parcel with 7,450 SF of building area and a unit mix of (1) 1Bed+1Bath and (8) 2Bed+1Bath units.

The offering generates a current cap rate of 7.69% on a GRM of 7.66, providing a stabilized return at an attractive basis. Two vacant units at acquisition give an incoming owner an immediate path to push rents toward the $1,985 market average without waiting on turnover.

On-site parking totals 9 spaces (4 tuck-under, 5 carport), and the rear detached carports present a potential ADU conversion opportunity, offering a future owner the ability to add units and increase density on the site (buyer to verify).

The surrounding South Los Angeles submarket continues to benefit from significant private investment tied to the adjacent Inglewood entertainment corridor, anchored by SoFi Stadium and the Hollywood Park mixed-use development. 1017 W 95th Street offers a proven in-place return, near-term upside, and exposure to a submarket where basis at this level is increasingly hard to find.

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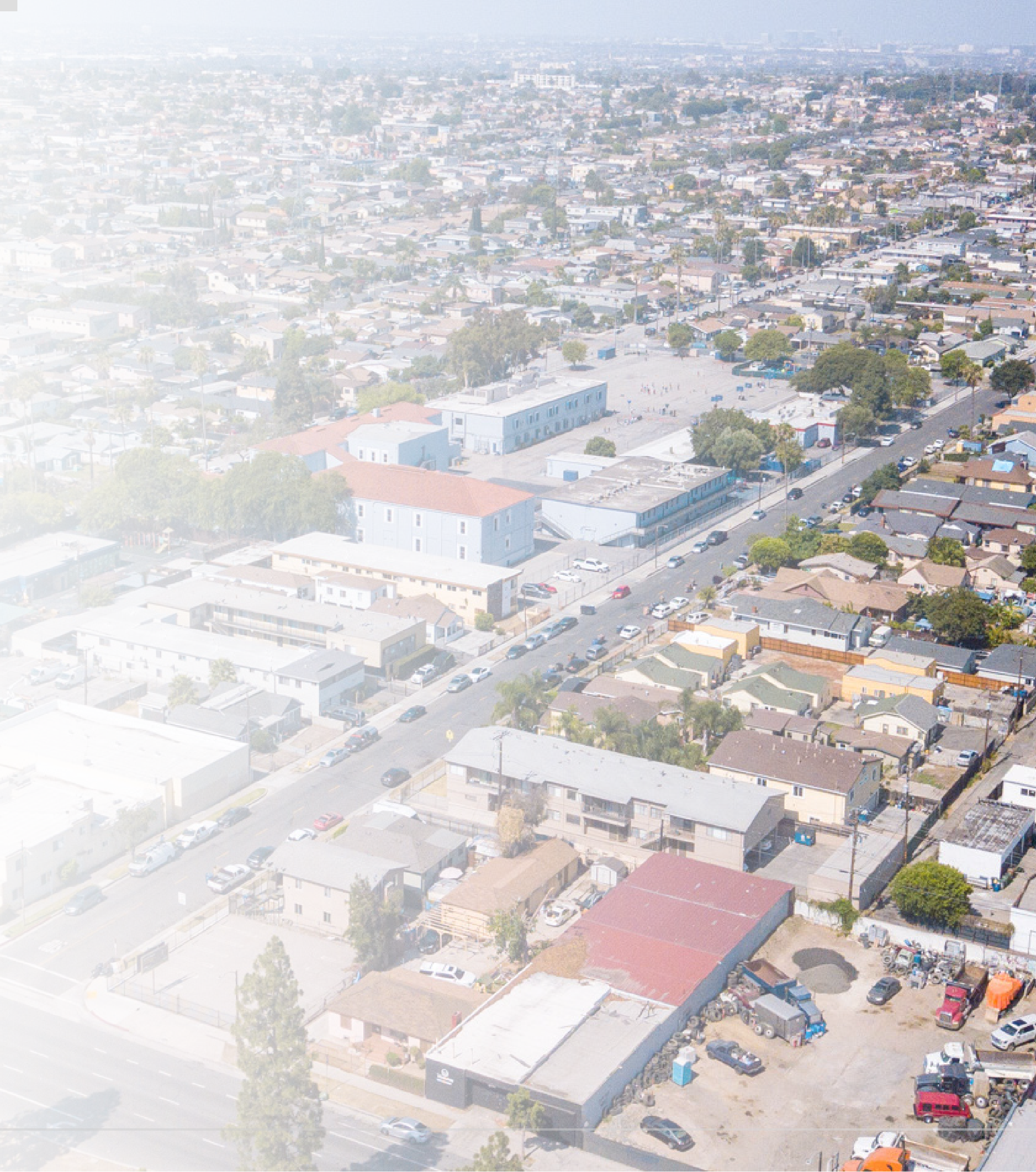
PROPERTY SUMMARY

1017 W 95TH ST, LOS ANGELES, CA 90044



PROPERTY INFORMATION

ADDRESS:	1017 W 95th St Los Angeles, CA 90044
NUMBER OF UNITS:	9
APPROX. GROSS SF:	7,450
APPROX. LOT SIZE:	9,228 SF
YEAR BUILT:	1967
PROPERTY TYPE:	Multifamily
UNIT MIX:	(1) 1+1 & (8) 2+1

PRICING INFORMATION

SALE PRICE	$1,350,000
PRICE PER UNIT	$150,000
PRICE PER SF:	$181.21
CURRENT CAP RATE:	7.69%
CURRENT GRM:	7.66
MARKET CAP RATE:	9.87%
MARKET GRM:	6.46

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2+1	$1,624	$1,985	
2	2+1	$1,298	$1,985	
3	2+1	$1,985	$1,985	Vacant
4	2+1	$1,733	$1,985	
5	2+1	$1,867	$1,985	
6	2+1	$1,679	$1,985	
7	2+1	$1,680	$1,985	
8	2+1	$1,298	$1,985	
9	1+1	$1,500	$1,500	Vacant by 9/30/26 Master Metered Unit
TOTAL		**$14,662**	**$17,380**	

FINANCIAL OVERVIEW

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THE NEEMA GROUP

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	**176,218**		**208,828**	
Less Vacancy Rate Reserve:	(8,811)	5.0%	(10,441)	5.0%
Gross Operating Income:	167,407		198,387	
Less Expenses:	(63,528)	36.1%	(65,077)	31.2%
Net Operating Income:	**103,879**		**133,310**	
Reserves	(1,800)		(1,800)	
Less Debt Service:	(59,848)		(59,848)	
Pre-Tax Cash Flow:	**42,232**	**7.8%**	**71,663**	**13.3%**
Plus Principal Reduction:	**9,803**		**9,803**	
Total Return Before Taxes:	**52,035**	**9.6%**	**81,466**	**15.1%**

ESTIMATED ANNUALIZED EXPENSES	CURRENT EXPENSES	MARKET EXPENSES
Taxes: Rate	$16,065	$16,065
Insurance	$13,653	$13,653
Utilities	$12,289	$12,289
Cleaning	$1,200	$1,200
Landscaping	$1,800	$1,800
Repairs & Maintenance	$6,750	$6,750
Management	$8,370	$9,919
Pest	$960	$960
Fire & Alarm	$228	$228
Licenses & Fees	$810	$810
Direct Assessment	$1,401	$1,401
Total Expenses:	**$63,528**	**$65,077**
Per Net Sq. Ft.:	$8.53	$8.74
Per Unit:	$7,059	$7,231

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	$1,500	$1,500	$1,500	$1,500
8	2+1	$1,645	$13,162	$1,985	$15,880
		Total Scheduled Rent:	**$14,662**		**$17,380**
		SCEP	$22		$22
		Monthly Scheduled Gross Income:	**$14,685**		**$17,402**
		Annual Scheduled Gross Income:	**$176,218**		**$208,828**

SUMMARY	
Price:	**$1,350,000**
Down Payment: 40%	**$540,000**
Number of Units:	**9**
Cost per Legal Unit:	$150,000
Current GRM:	7.66
Market GRM:	6.46
Current CAP:	7.69%
Market CAP:	9.87%
Approx. Age:	1967
Approx. Lot Size:	9,228
Approx. Gross SF:	7,450
Cost per Net GSF:	$181.21

NEW POTENTIAL FINANCING	
New First Loan:	$810,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	$4,987.31
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.

INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present 1017 W 95th Street, a value-add multi-family investment opportunity in South Los Angeles. The offering consists of a 9-unit multifamily building on a 9,228 SF parcel.

§

The unit mix consists of (1) 1Bed+1Bath and (8) 2Bed+1Bath units. There is one current vacancy and another expected to be delivered vacant at COE.

§

The current cap rate is 7.69% with a GRM of 7.66, offering an attractive, stabilized return at a basis that is difficult to replicate in today's market.

§

The building features 9 on-site parking spaces (4 tuck-under, 5 carport) - a meaningful amenity in a market where parking commands real value.

§

Rear detached carports present a potential ADU conversion opportunity, offering a future owner the ability to add units and increase density on the site (buyer to verify).

§

The property is 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.

§

The combination of an in-place cap rate above market comparables, immediate rent upside, and parking and ADU flexibility makes this a compelling value-add acquisition in an accelerating submarket.

SALE COMPARABLES

1017 W 95TH ST, LOS ANGELES, CA 90044

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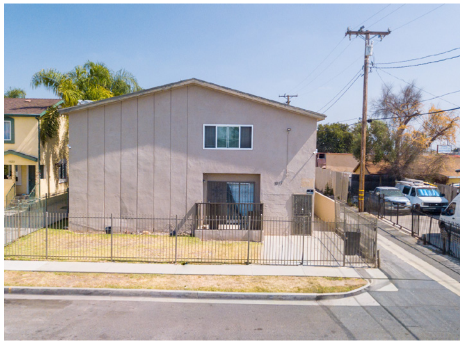
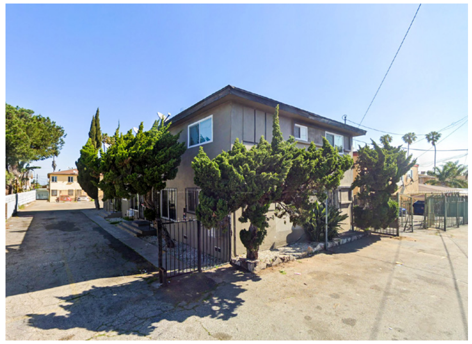
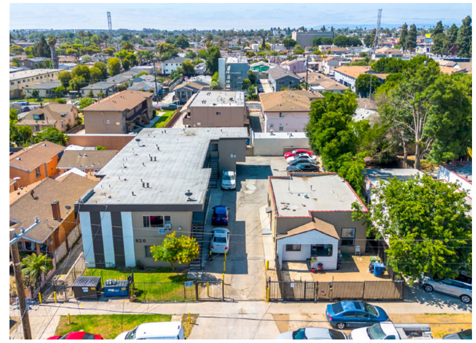
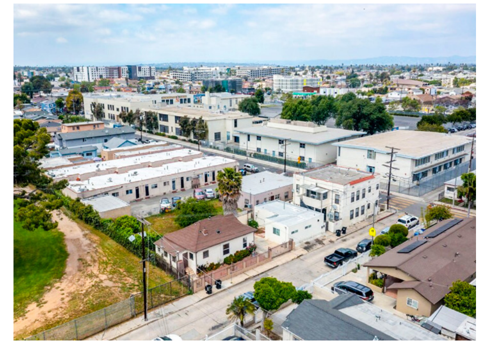




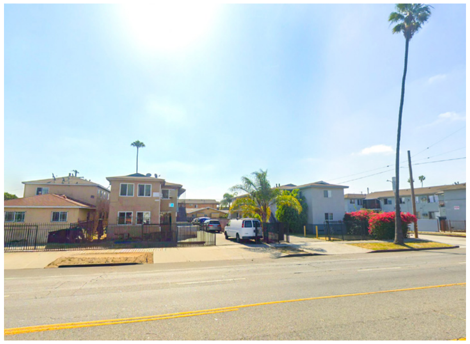




	1017 W 95TH ST LOS ANGELES, CA 90044	1115 W 111TH ST LOS ANGELES, CA 90044	844 W 92ND ST LOS ANGELES, CA 90044	8715 REGINA CT LOS ANGELES, CA 90044
SALE PRICE	$1,350,000	$1,180,000	$975,000	$945,000
YEAR BUILT	1967	1958	1959	1905
NO. OF UNITS	9	6	6	6
PRICE PER UNIT	$150,000	$196,667	$162,500	$157,500
PRICE PER SF	$181	$259	$233	$231
ACTUAL CAP RATE	7.69%	10.11%	8.00%	12.58%
GRM	7.66	7.70	9.94	6.00
SALE DATE	For Sale	5/13/2026	3/31/2026	12/11/2025

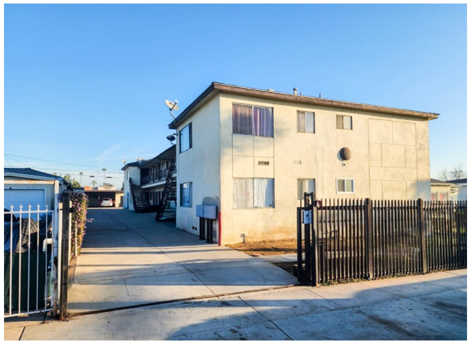
SALE COMPARABLES

1017 W 95TH ST, LOS ANGELES, CA 90044



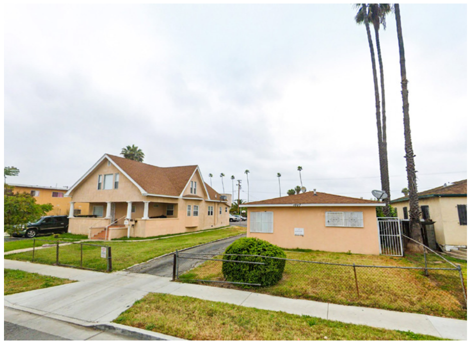
442-446 W 93RD ST
LOS ANGELES, CA 90003

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

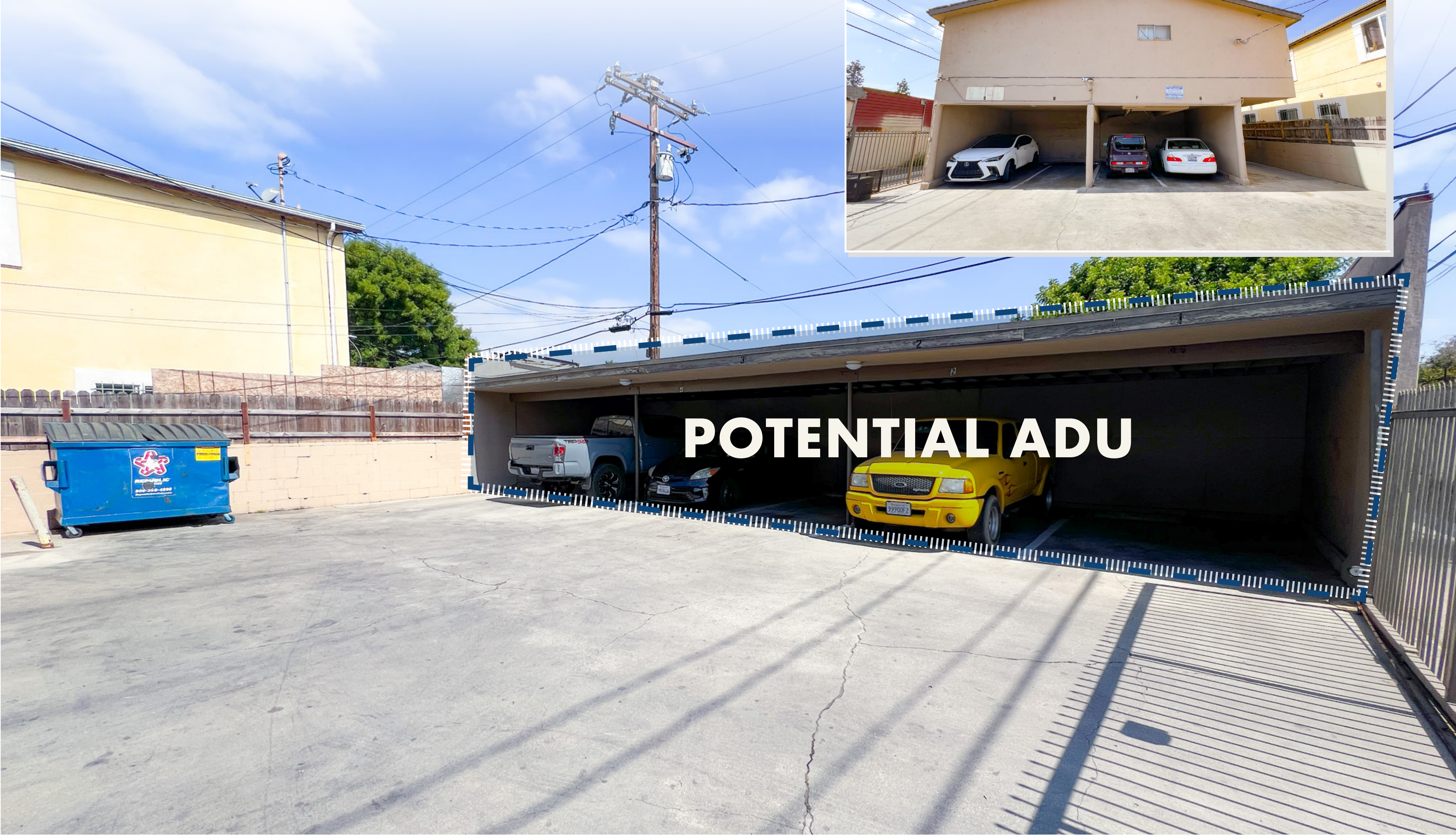


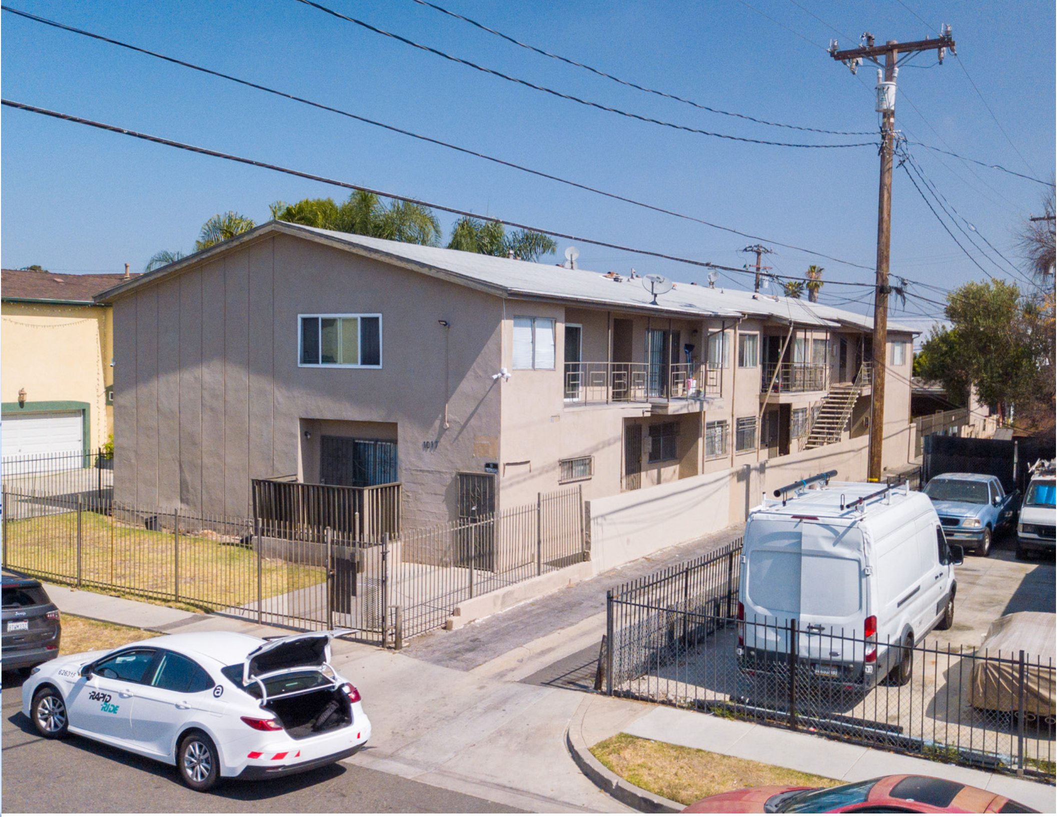
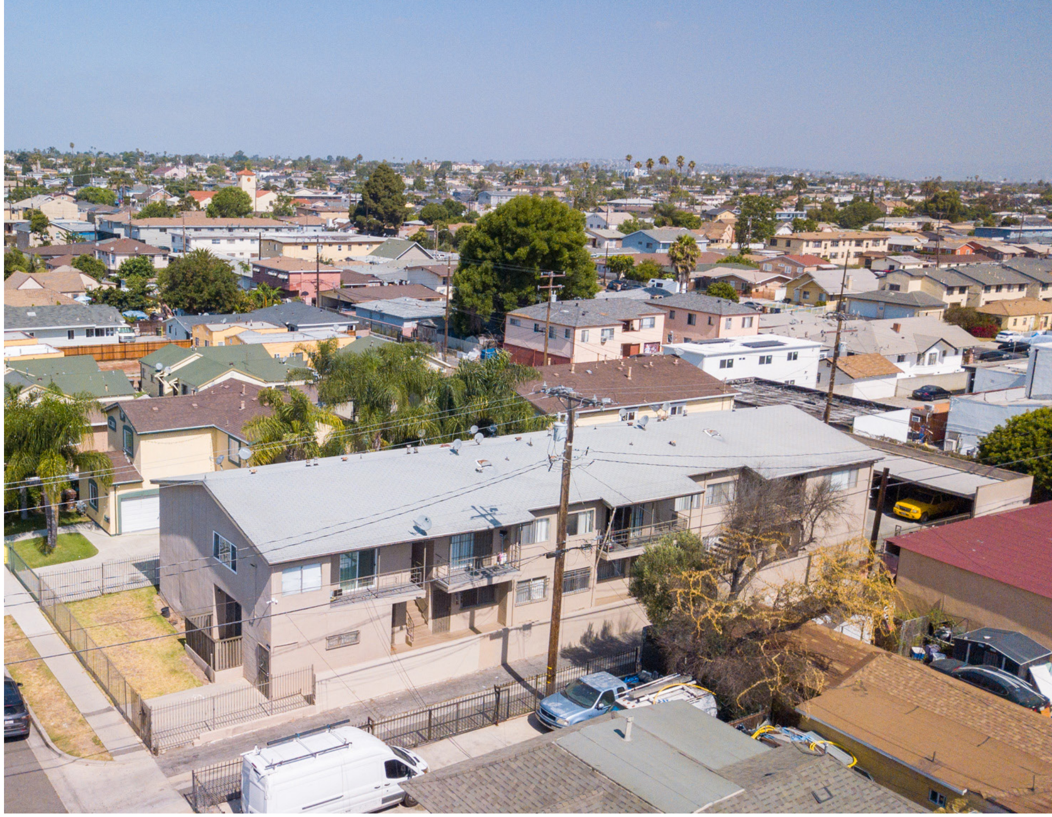
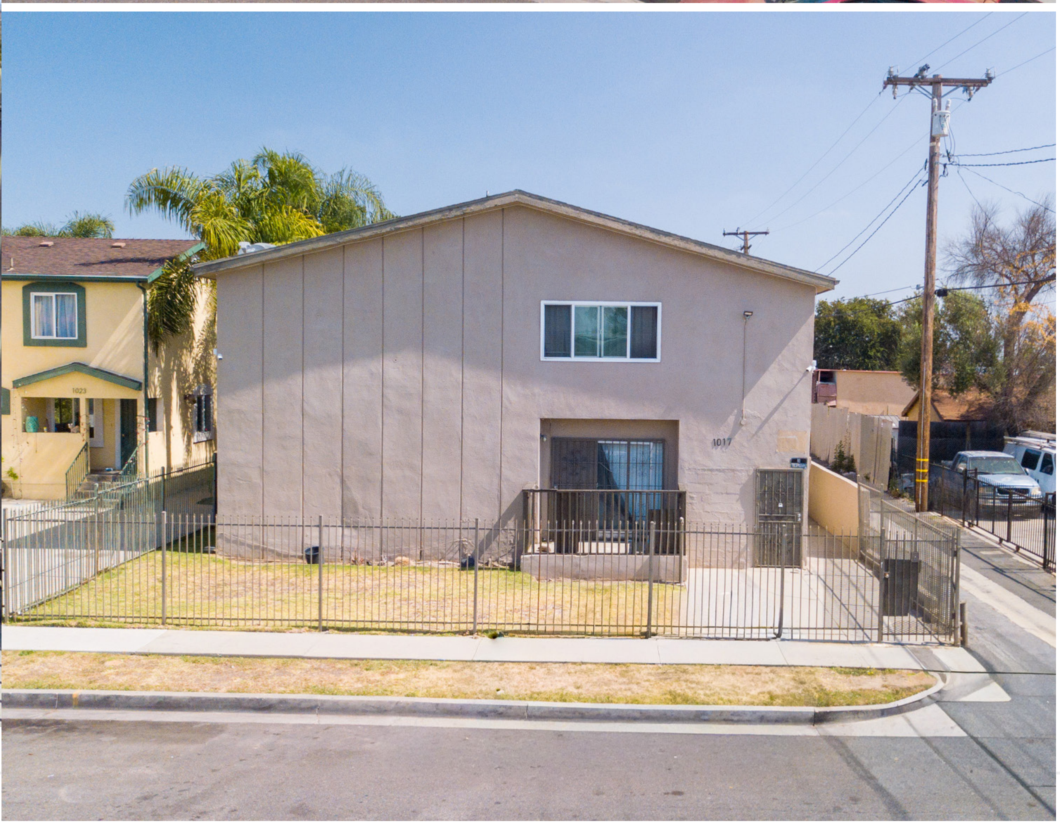
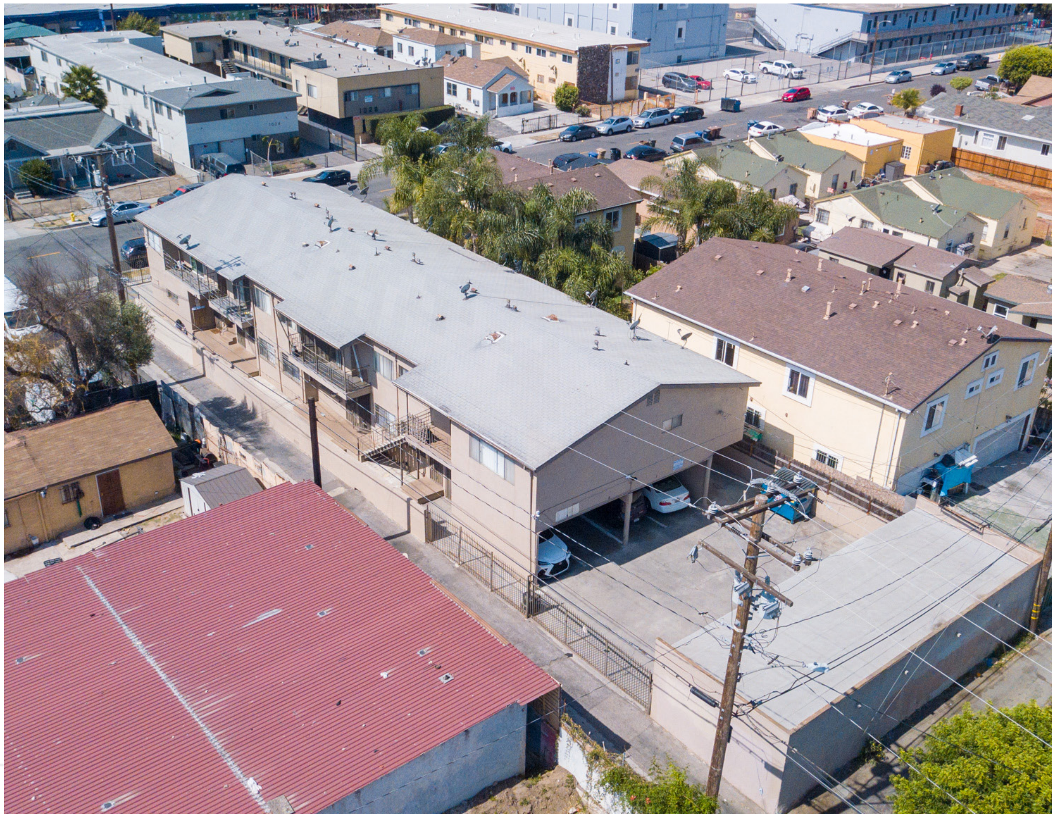
1027 W 91ST ST
LOS ANGELES, CA 90044

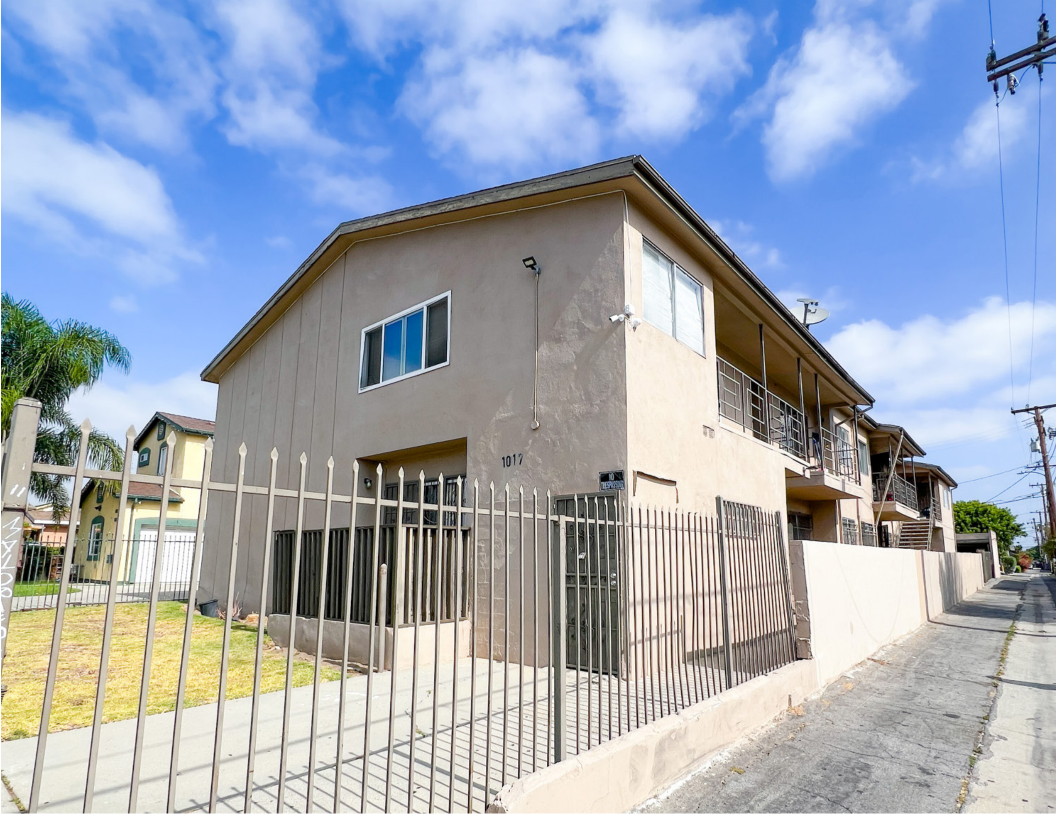
SALE PRICE	$1,400,000
YEAR BUILT	1906
NO. OF UNITS	8
PRICE PER UNIT	$175,000
PRICE PER SF	$240
ACTUAL CAP RATE	7.00%
GRM	9.48
SALE DATE	4/15/2025

ADU POTENTIAL

The exterior carports and tuckunder parking spaces create an opportunity to add several **ADU's** via the newly passed **SB 1211** (**Buyer to verify**)

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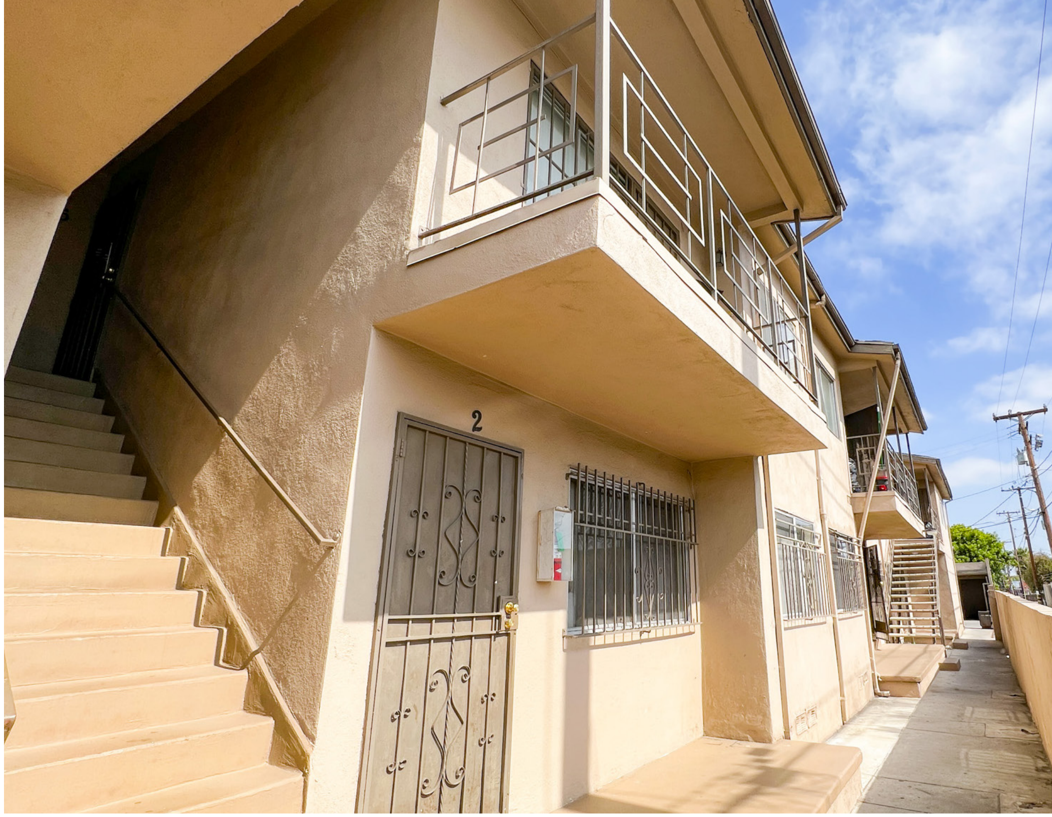
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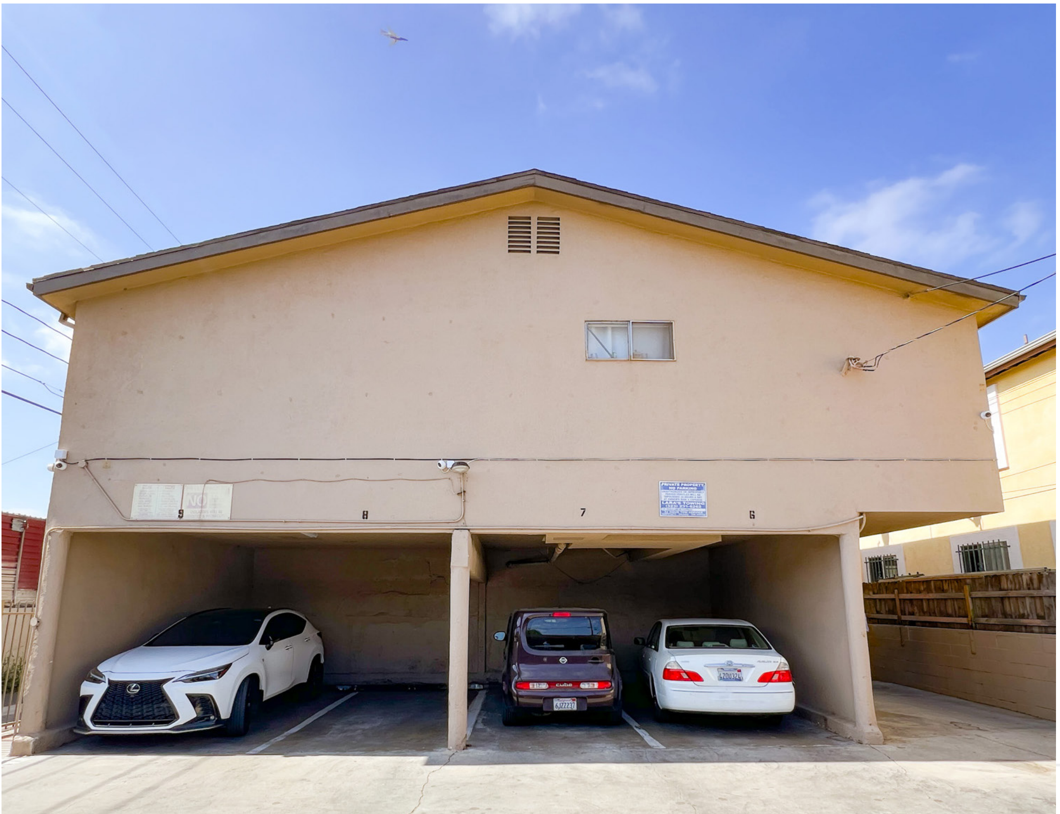
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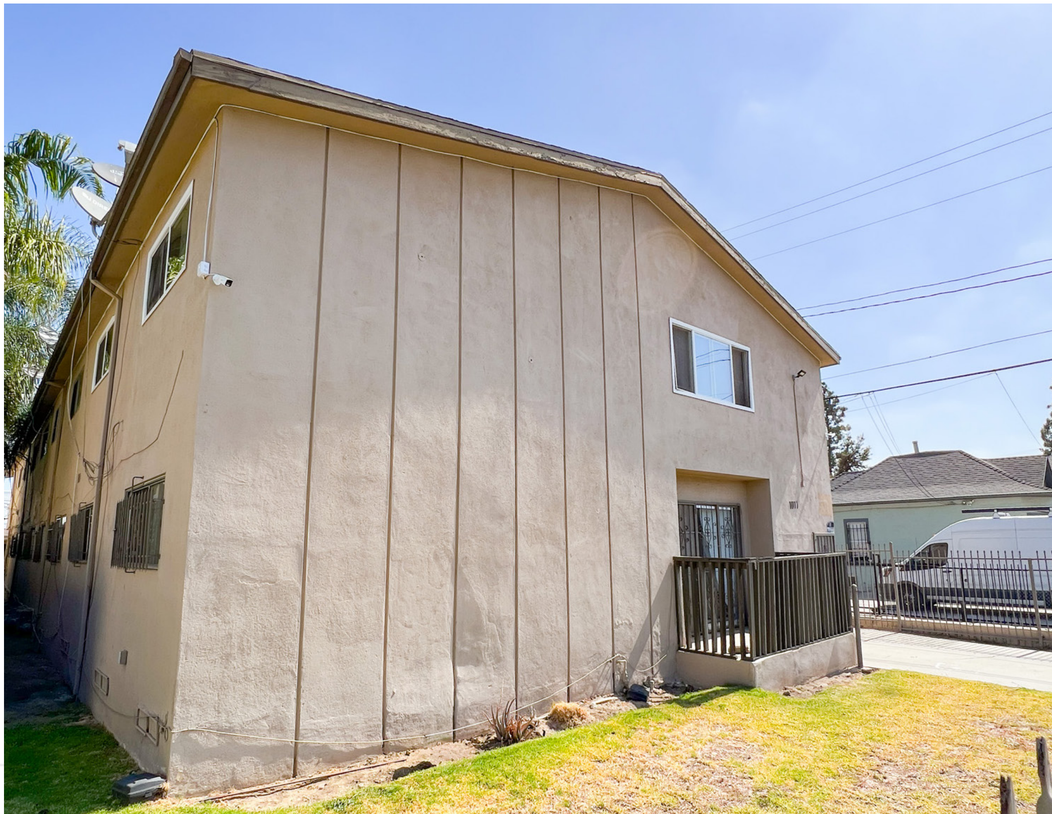
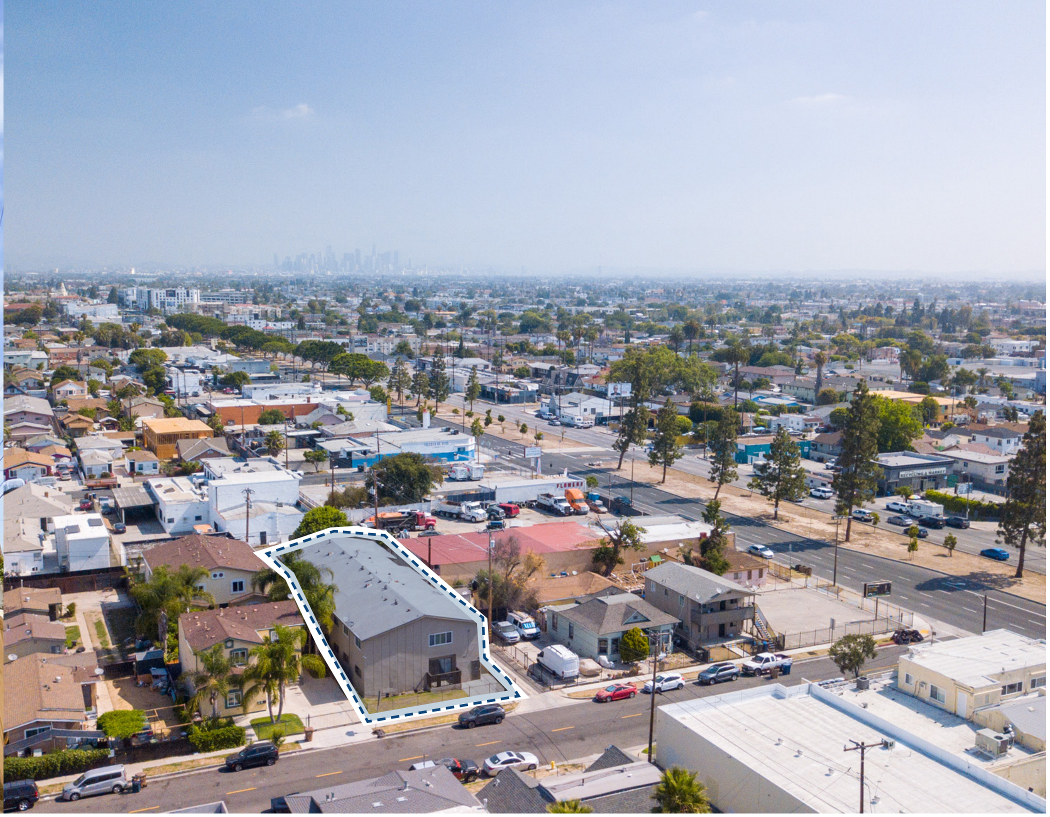
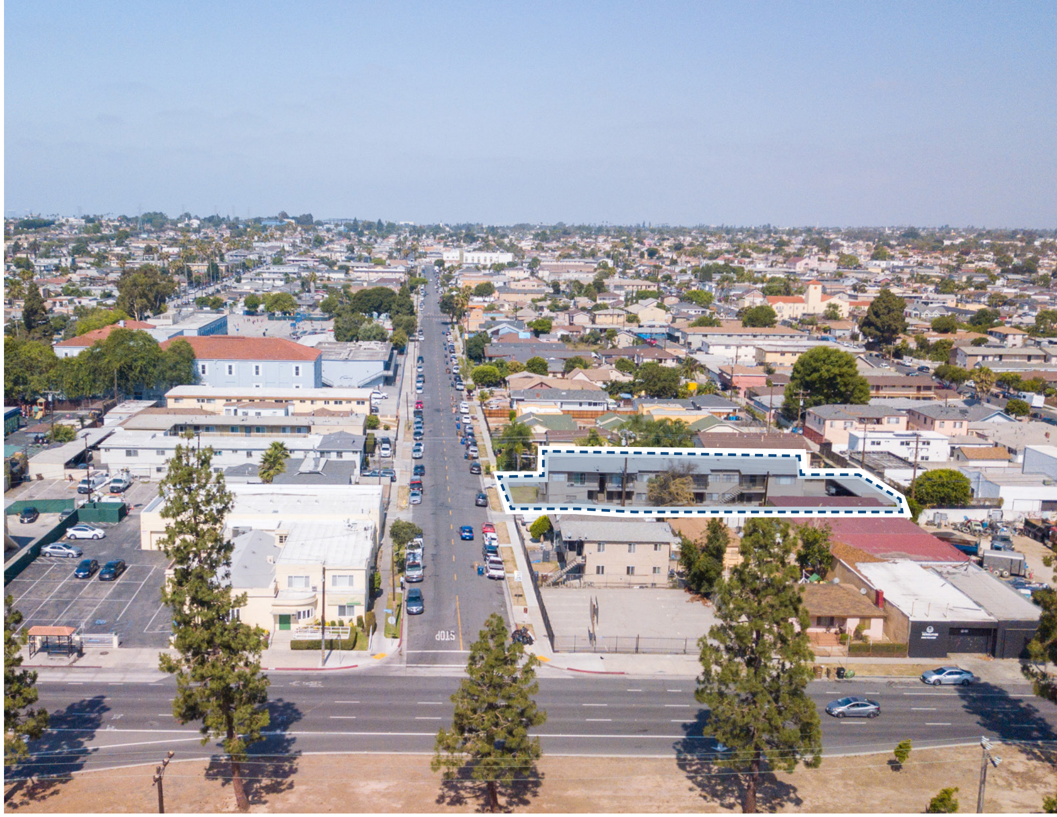
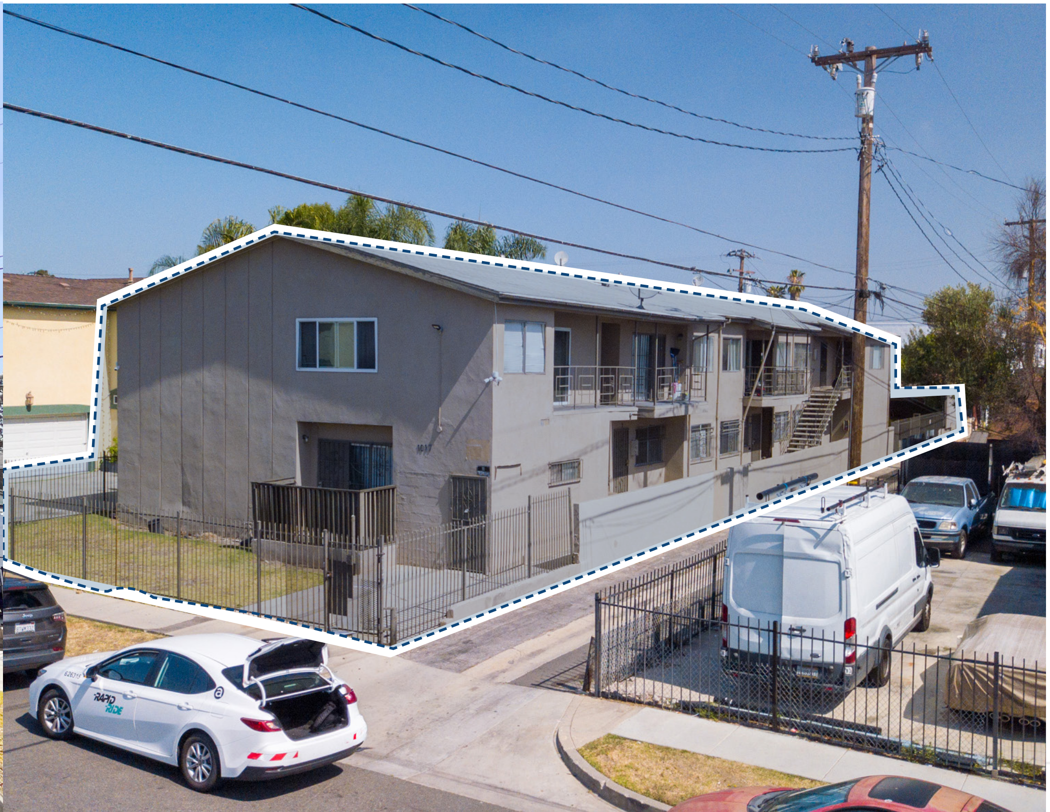
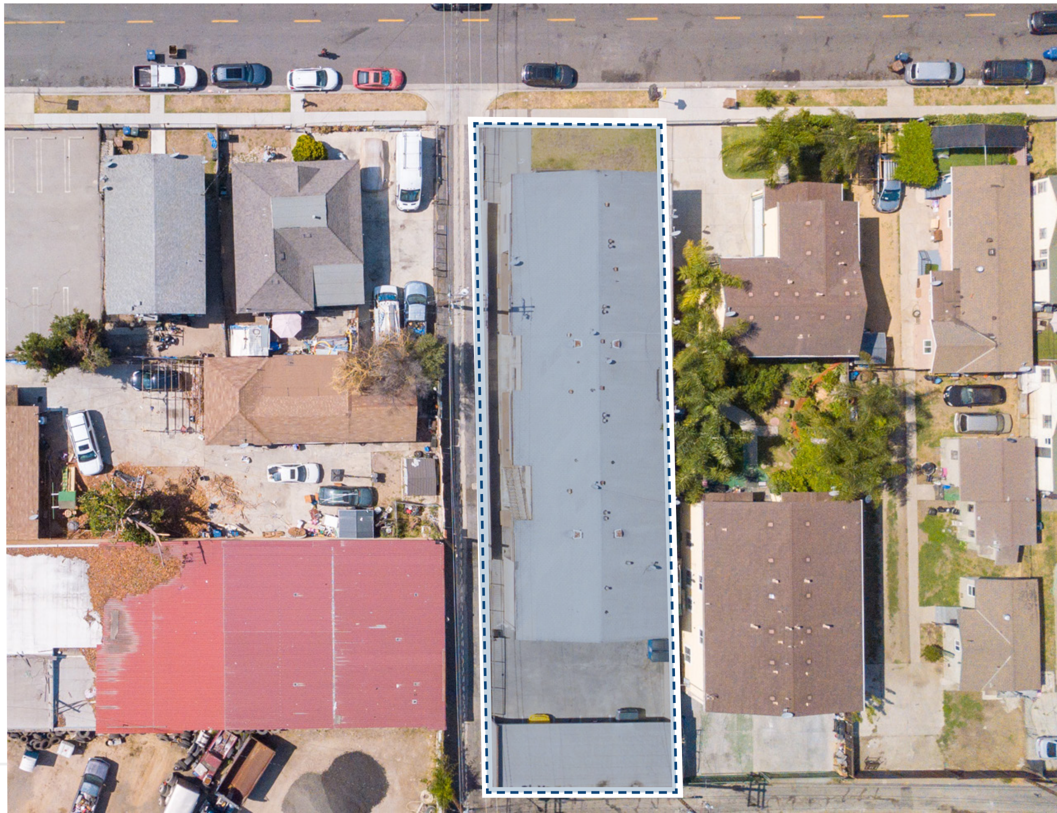


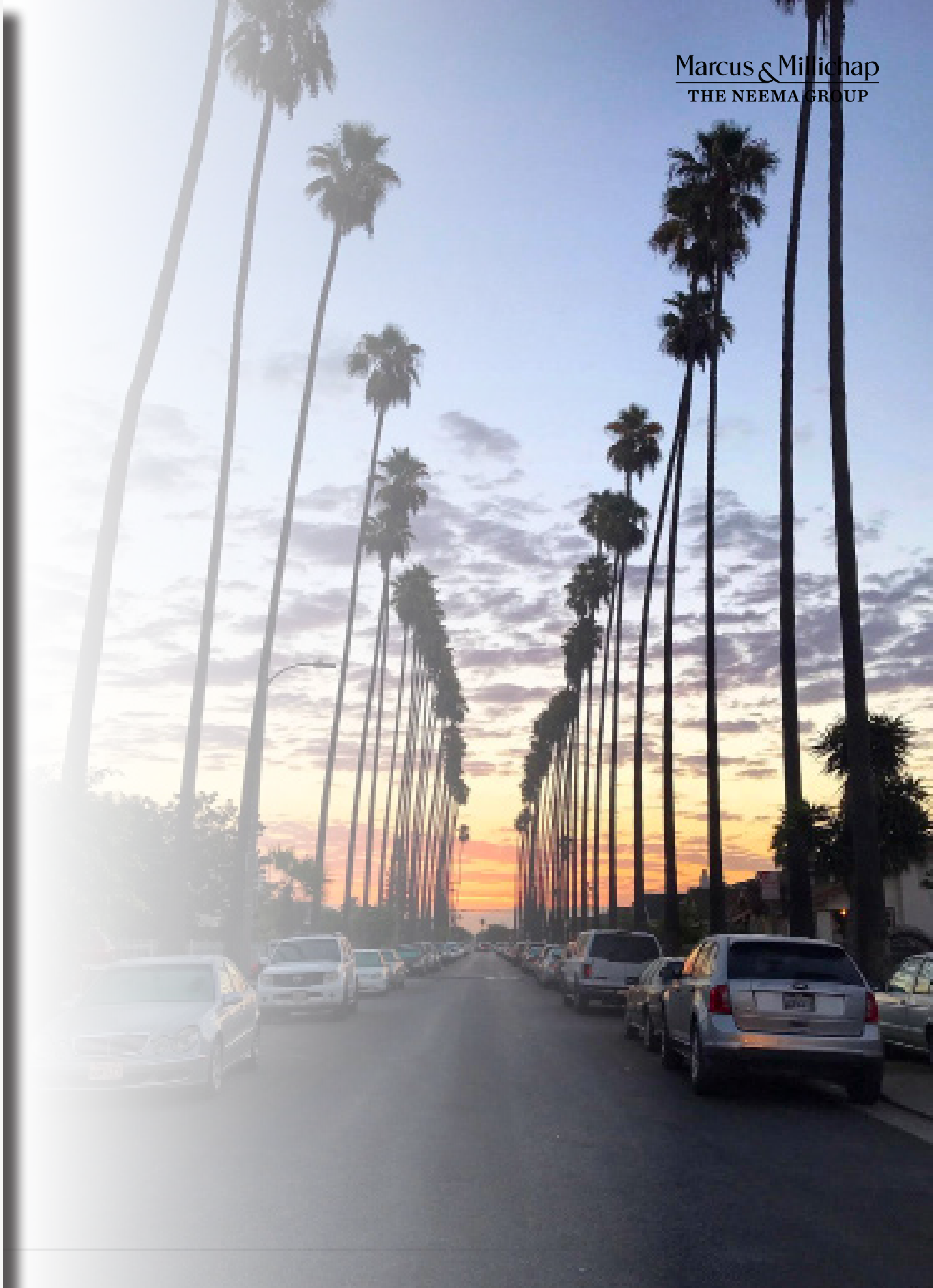





SOUTH LOS ANGELES

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.

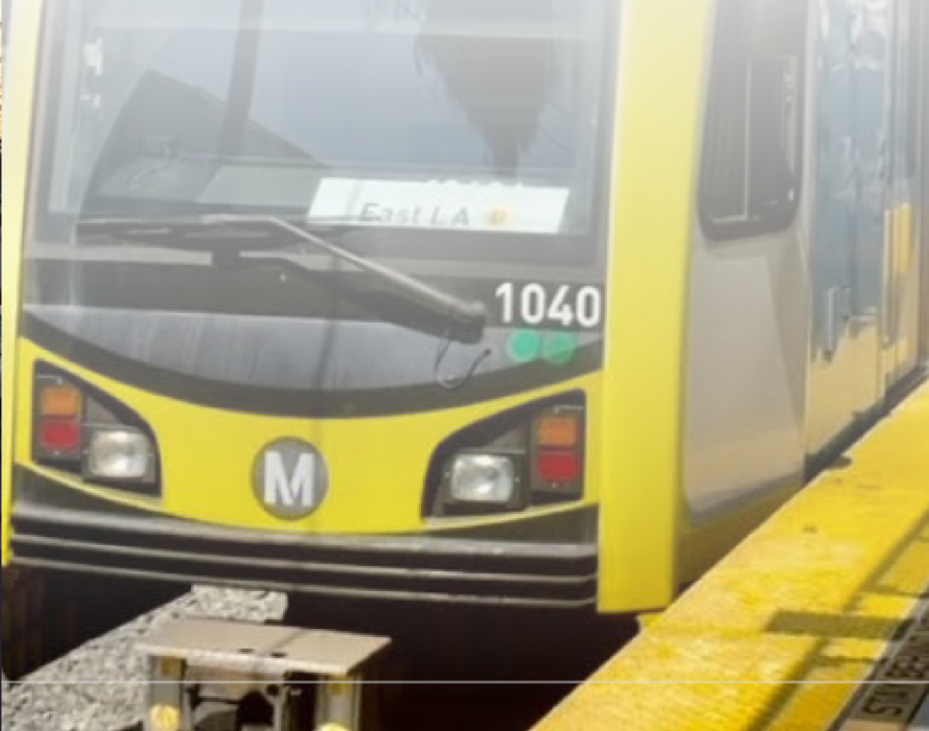


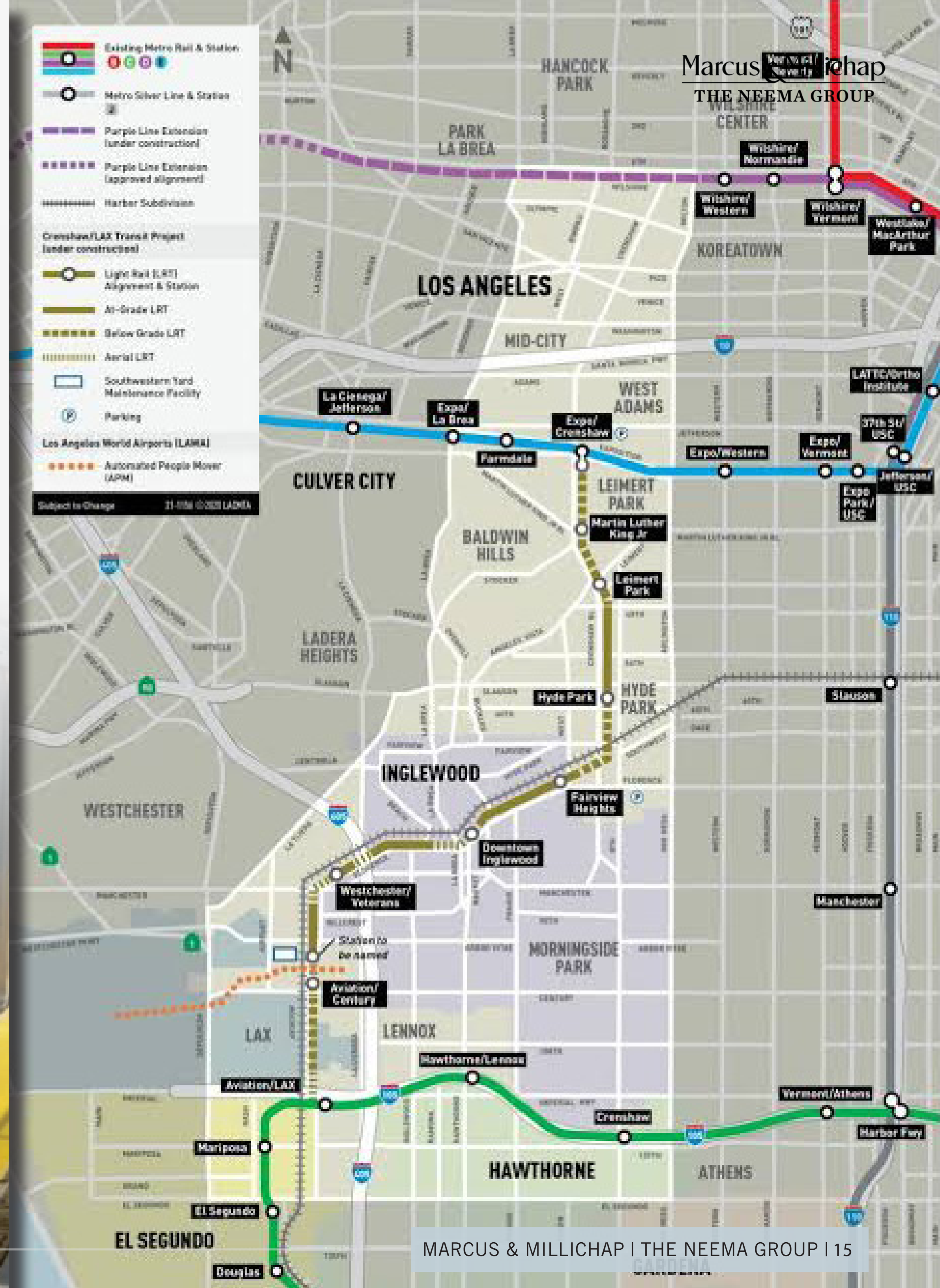
SOUTH LOS ANGELES

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

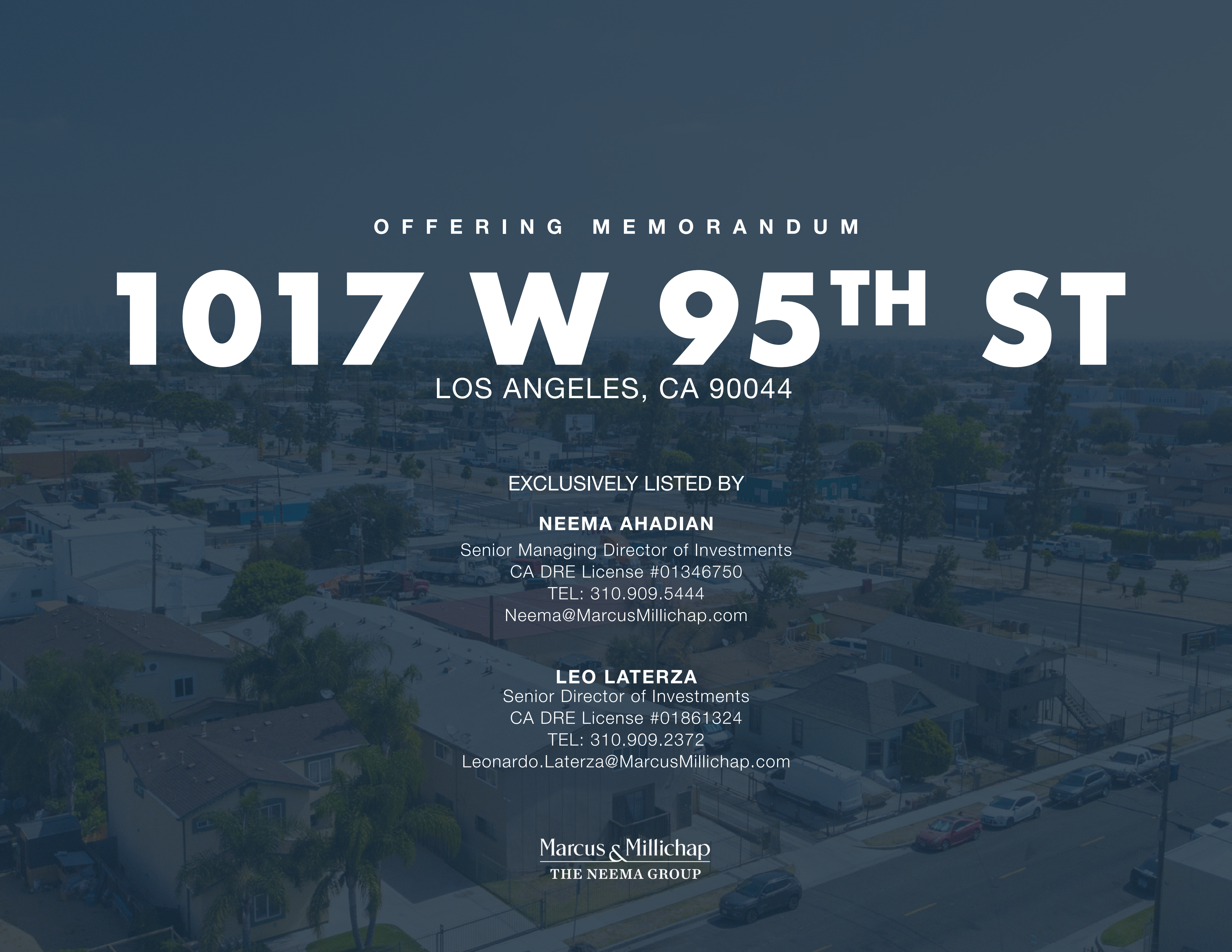
SoFi Stadium is a state-of-the-art sports and entertainment venue located in Inglewood, California, near Los Angeles. Opened in 2020, it serves as the home stadium for the NFL's Los Angeles Rams and Los Angeles Chargers and is part of the larger Hollywood Park development. Designed with a unique indoor-outdoor 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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