

MATTHEWS™



**Brand New Construction
High-Yield 4-Unit with
Large Unit Mix**

137 E 119th Street

Los Angeles, CA 90061

Exclusively Listed By

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MATTHEWS™

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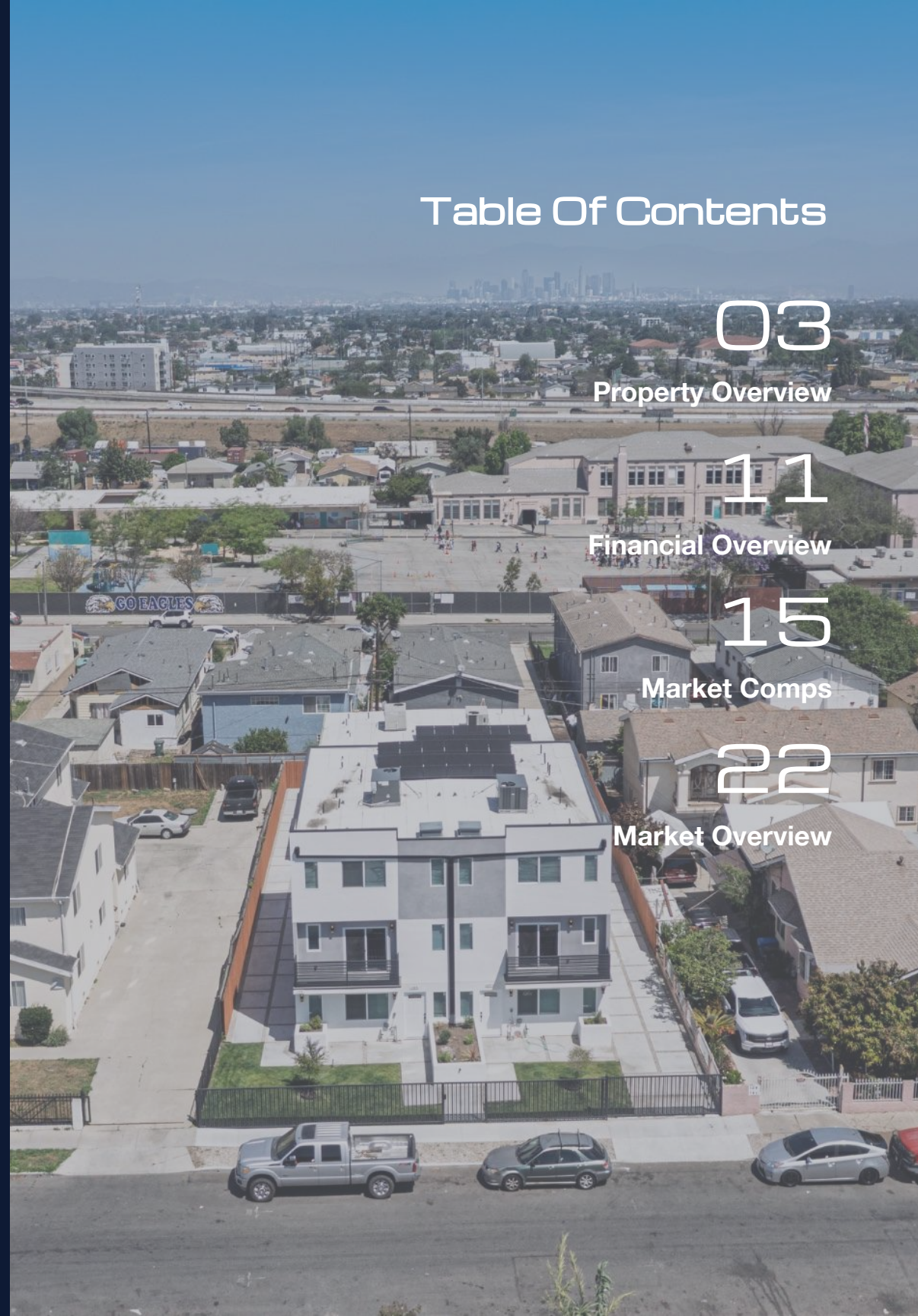
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Market Overview



Property Overview

137 E 119th Street | Los Angeles, CA 90061



The Opportunity

Matthews™ is pleased to present 137 E 119th Street, a newly constructed four-unit multifamily property in South Los Angeles, this non-rent-controlled asset offers a rare opportunity in a rapidly growing and supply-constrained rental market. Upon stabilization at market rents, the property is projected to generate a 7.5%-8.0% cap rate, supported by strong income performance and efficient long-term operations.

The property consists of two three-story 7-bed / 7.5-bath townhome-style units and two two-story 4-bed / 4.5-bath units. Each residence is designed to accommodate large households, co-living arrangements, or institutional tenancy. Units feature modern kitchens, in-unit laundry, and quality finishes, offering a fully turnkey, lease-ready product with strong renter appeal.

An additional bonus recreation room provides expanded functional space, enhancing livability and increasing overall utility for tenants.

Constructed for long-term ownership, the asset includes separately metered utilities and solar, reducing operating expenses and minimizing ongoing maintenance requirements. The townhome-style configuration enhances privacy and livability while maximizing rentable square footage and overall income efficiency.

Delivered 100% vacant, 137 E 119th Street is well suited for a range of investment strategies, including traditional long-term hold, co-living operations, or master lease structures. With new construction quality, efficient systems, and strong underlying rental fundamentals, the asset offers a compelling opportunity for durable income and long-term appreciation.

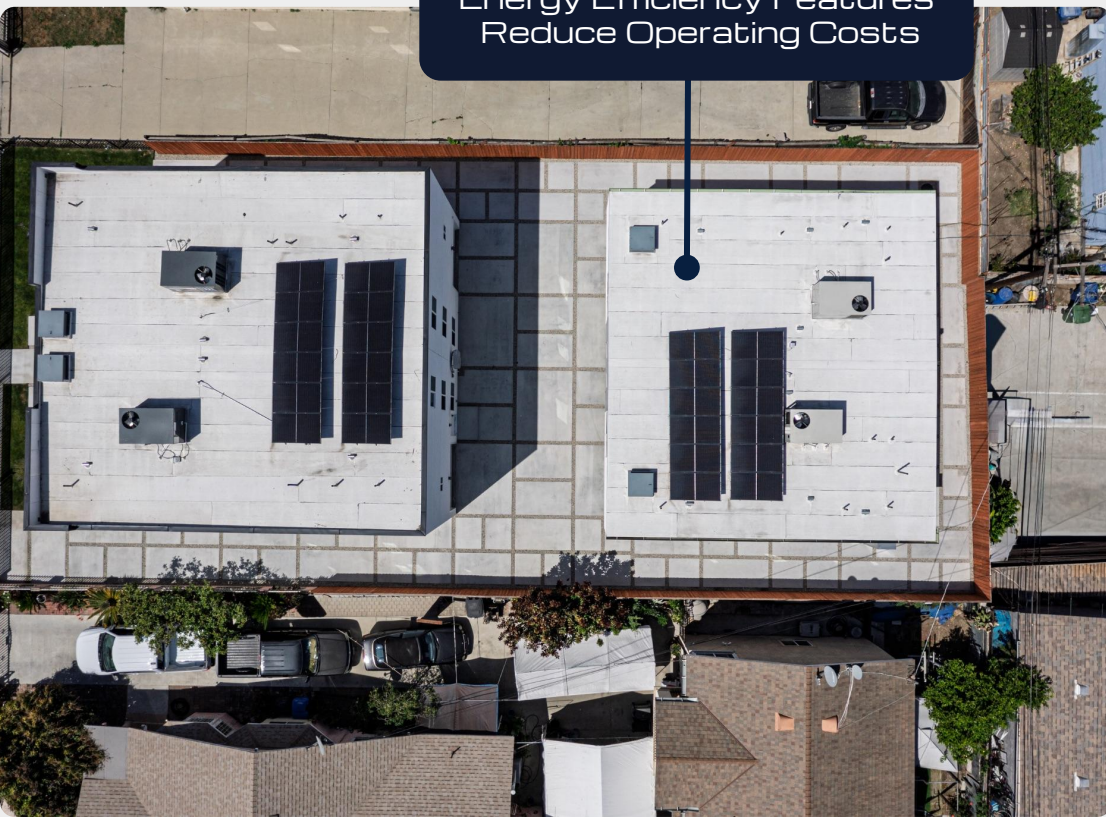
Location Highlights

- Located in South Los Angeles with strong rental demand driven by proximity to major employment and entertainment hubs
- Minutes from SoFi Stadium, Kia Forum, and Hollywood Park, a growing mixed-use destination with retail, dining, and entertainment
- Convenient access to the 105 & 110 Freeways and close to LAX, supporting strong connectivity for tenants
- Positioned within a high-growth corridor benefiting from ongoing development and infrastructure investment in South Bay and Inglewood





Energy Efficiency Features
Reduce Operating Costs



Property Information

100% Vacant

4 Units

±7,890 Bldg SF

Two & Three Story Residences

Two 7-bed / 7.5-bath
(2,445 SF each)

Two 4-bed / 4.5-bath
(1,500 SF each)

Two Private
Garages

Gated & Secured
Ample On-Site Parking

Solar Panels on all Units

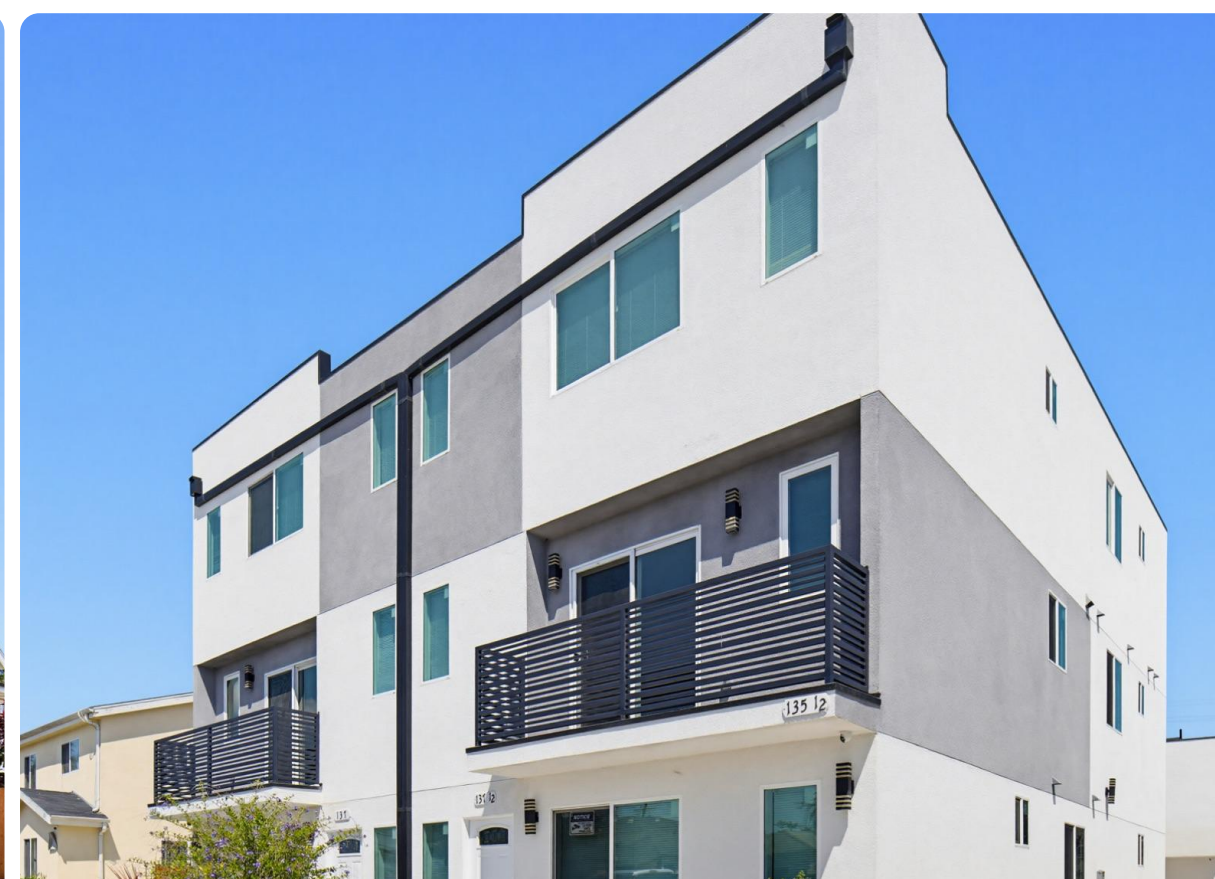
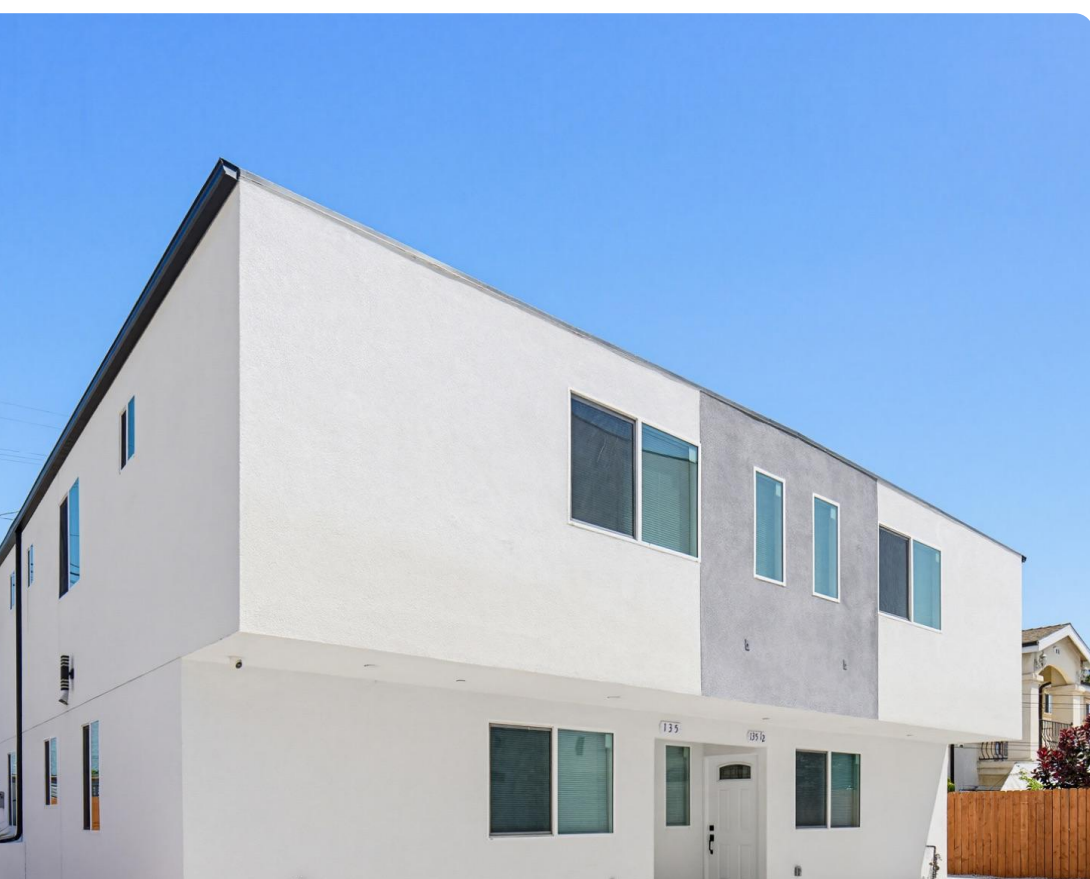
Abraham Lincoln Elementary School

Los Angeles Unified School District (LAUSD) - the 2nd largest district in the U.S. with over 500,000 students

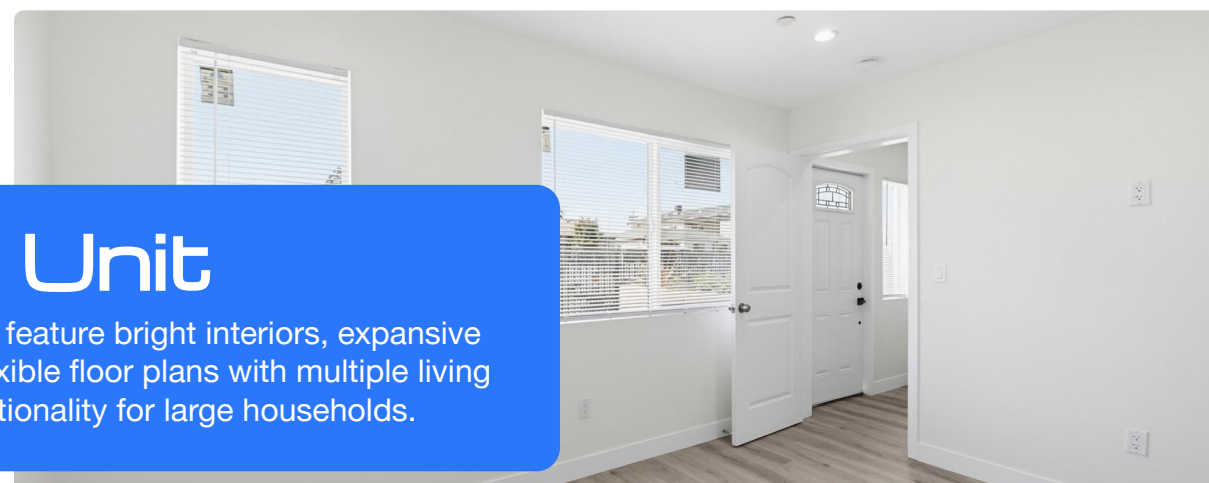
105 and 110

Strategically Positioned Near Major Freeway Infrastructure



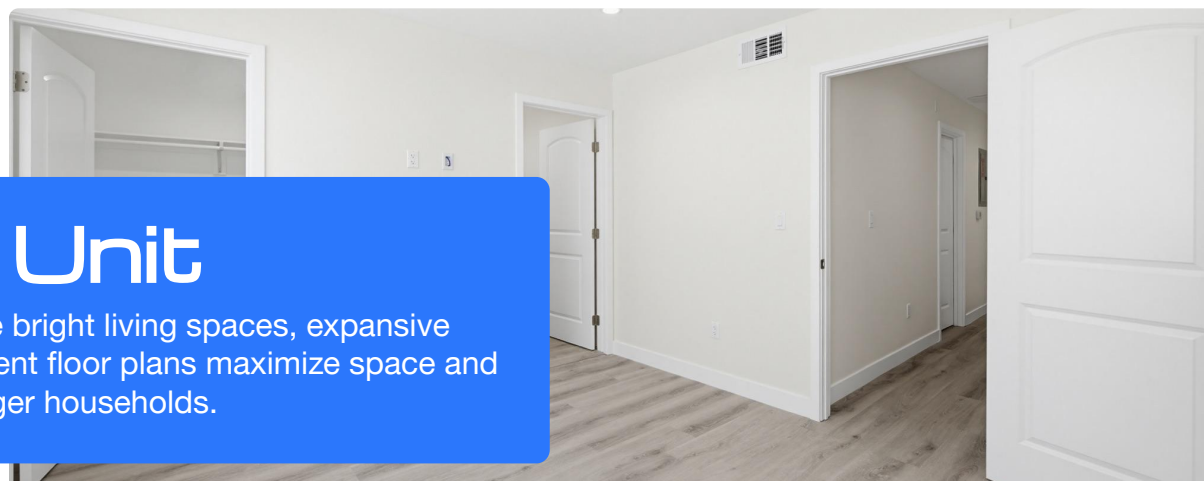
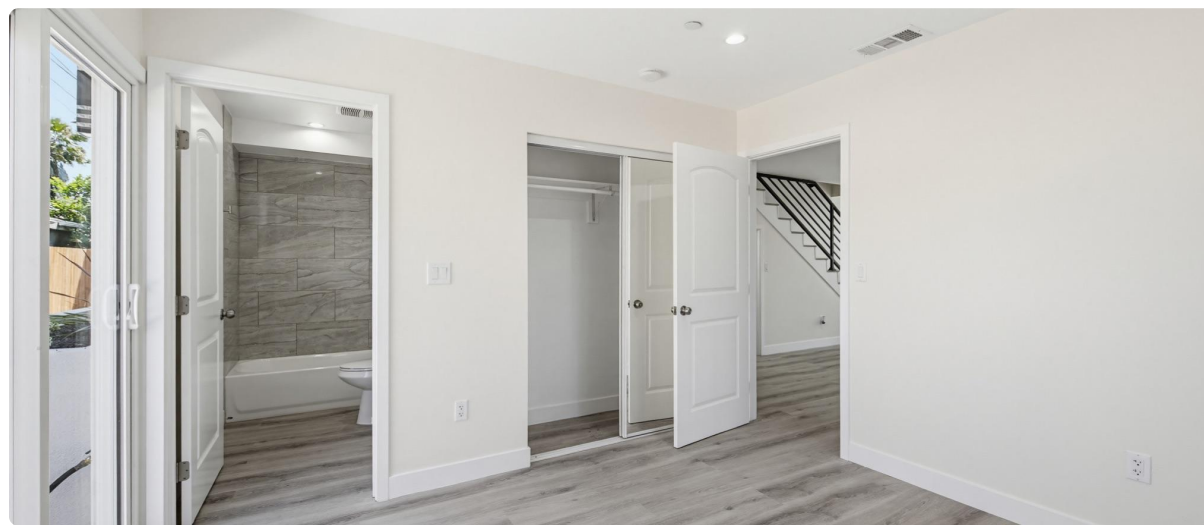
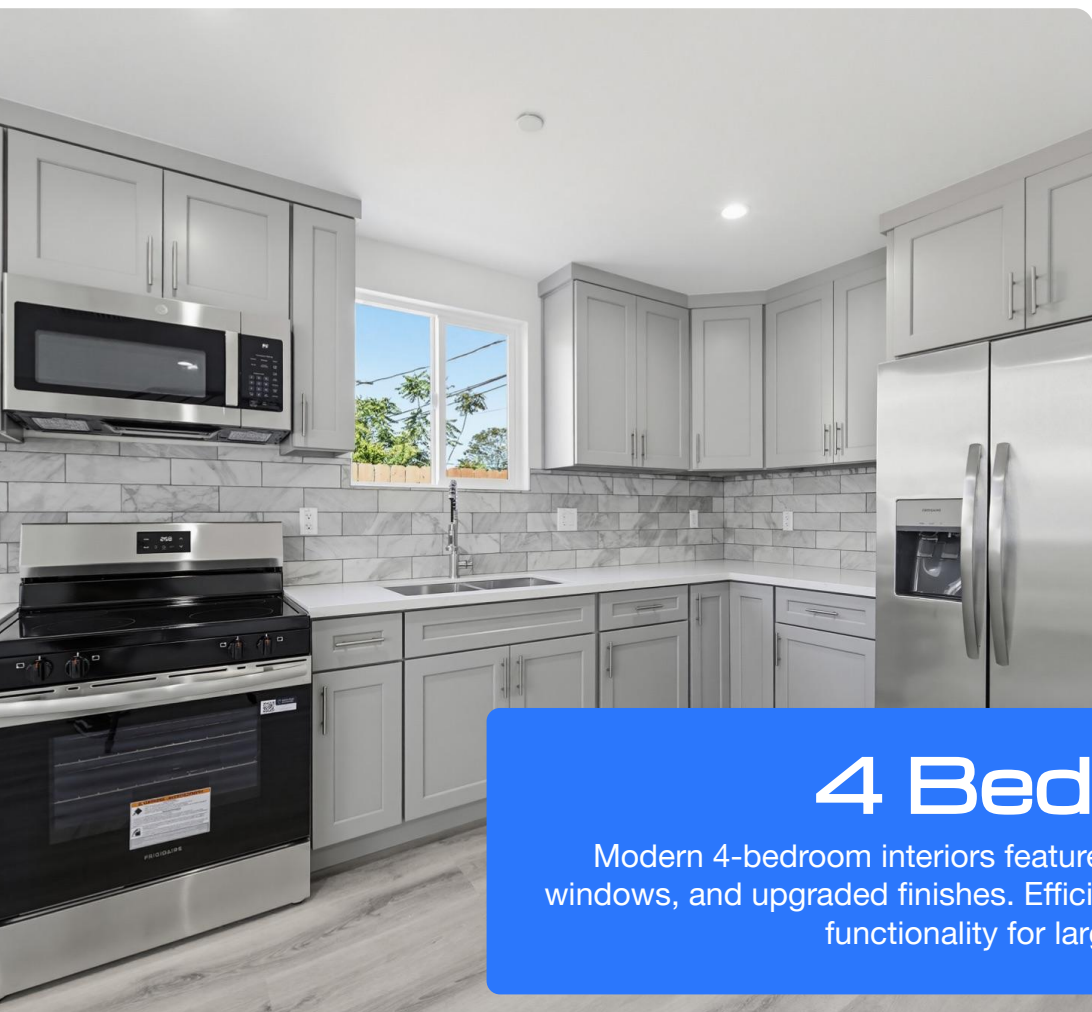


New Construction | 100% Vacant Opportunity



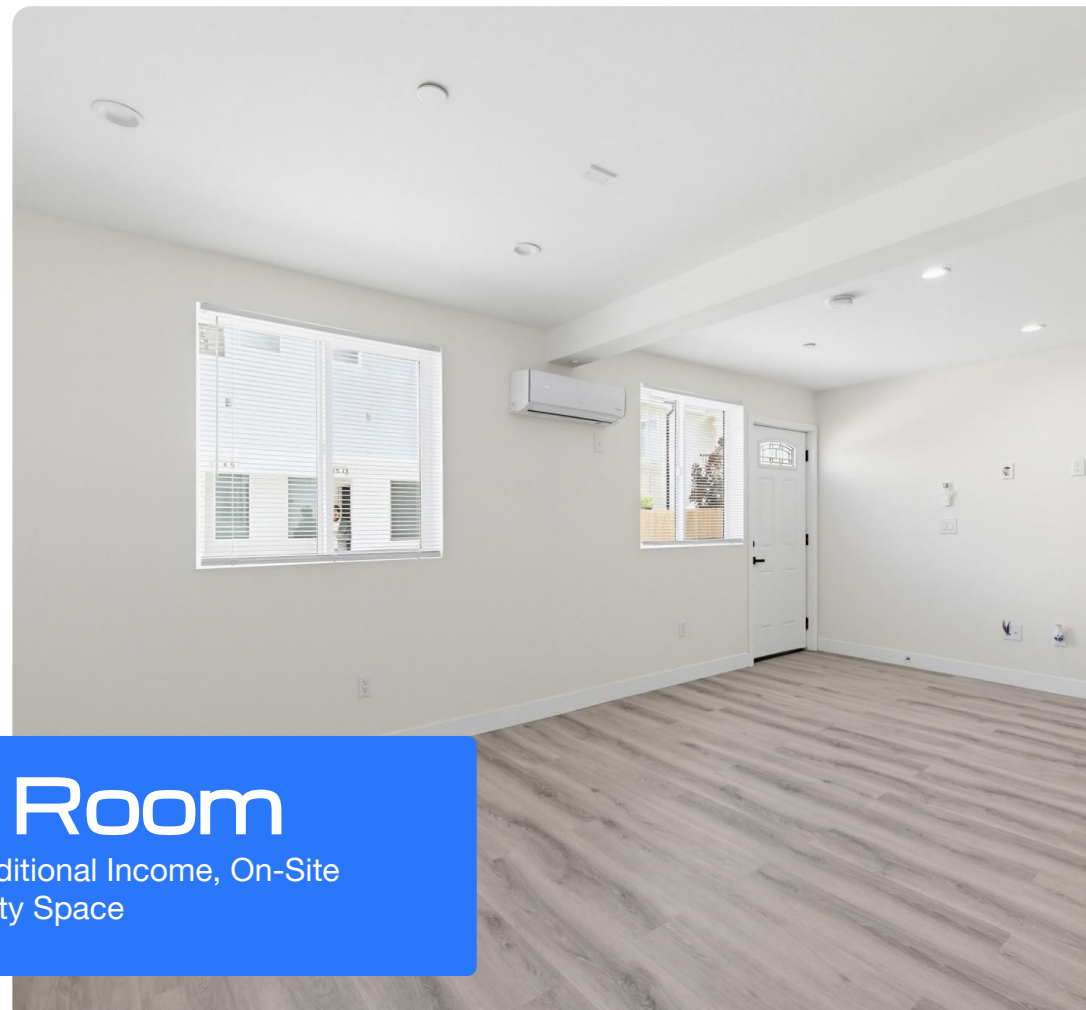
7 Bed Unit

Modern open-concept living spaces feature bright interiors, expansive windows, and upgraded finishes. Flexible floor plans with multiple living areas maximize space and functionality for large households.



4 Bed Unit

Modern 4-bedroom interiors feature bright living spaces, expansive windows, and upgraded finishes. Efficient floor plans maximize space and functionality for larger households.



Bonus - Rec Room

Bonus Rec Room Kitchen & Bath. Ideal for Additional Income, On-Site Management, or Shared Amenity Space

Financial Overview

137 E 119th Street | Los Angeles, CA 90061



Financial Overview

137 E 119th Street | Los Angeles, CA 90061

Property Info

4 Units
 2025 Year Built
 ±7,890 Building SF
 ±8,687 Lot Size
 LAR2 Zoning
 6083-025-022 APN

Pricing Summary

Price	Price/Unit	Price/SF	Year 1		Market	
			Cap Rate	GRM	Cap Rate	GRM
\$2,425,000	\$606,250	\$307	7.55%	10.36	8.00%	9.91

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Avg SF	Year 1			Market		
				Avg Rent	Avg Rent/SF	Monthly Rent	Avg Rent	Avg Rent/SF	Monthly Rent
2	7+7.5	50%	2,445	\$5,750	\$2.35	\$11,500	\$6,000	\$2.45	\$12,000
2	4+4.5	50%	1,500	\$4,000	\$2.67	\$8,000	\$4,200	\$2.80	\$8,400
Total Monthly Rent						\$19,500	\$20,400		
Total Annual Rent						\$234,000	\$244,800		

Annual Operating Summary

	Year 1		Market	
Gross Potential Rent	\$234,000		\$244,800	5% Upside
Less Vacancy (-4%)	-\$8,775		-\$8,935	
Bonus - Rec Room Income (Est.)	\$12,000		\$12,240	
Gross Operating Income	\$237,225		\$248,105	
Expenses	\$54,104	23.12%	\$54,104	22.10%
Net Operating Income	\$183,121	\$45,780	\$194,001	\$48,500
Total Return Before Taxes	\$183,121	7.55%	\$194,001	8.00%

Pro Forma Annual Operating Expenses

	Pro Forma Estimates		Year 1	Per Unit	% of SGI	Market	Per Unit	% of SGI
Real Estate Taxes	1.250%	% of Purchase Price	\$30,313	\$7,578	12.95%	\$30,313	\$7,578	12.38%
Property Management Fee	5.0%	x GOI	\$11,861	\$2,965	5.07%	\$11,861	\$2,965	4.85%
Insurance	\$0.94	Per SqFt	\$7,430	\$1,858	3.18%	\$7,430	\$1,858	3.04%
General & Administrative			\$500	\$125	0.21%	\$500	\$125	0.20%
Contract Services			\$2,000	\$500	0.85%	\$2,000	\$500	0.82%
Repairs & Maintenance			\$2,000	\$500	0.85%	\$2,000	\$500	0.82%
Total Expenses			\$54,104	\$13,526	23.12%	\$54,104	\$13,526	22.10%
			Year 1	Per Unit	% of SGI			
Non-controllable expenses: Taxes, Ins., Reserves			\$37,743	\$9,436	16.13%			
Total Expense without Taxes & Reserves			\$16,361	\$4,090	6.99%			

Rent Roll

Unit #	Unit Mix	Unit SF	Year 1 Rent	Rent/SF	Market Rent	Market Rent/SF
137	7+7.5	2,445	\$5,750	\$2.35	\$6,000	\$2.45
137 1/2	7+7.5	2,445	\$5,750	\$2.35	\$6,000	\$2.45
135	4+4.5	1,500	\$4,000	\$2.67	\$4,200	\$2.80
135 1/2	4+4.5	1,500	\$4,000	\$2.67	\$4,200	\$2.80
Total		7,890	\$19,500		\$20,400	
Average		1,973	\$4,875	\$2.51	\$5,100	\$2.63

Financing - New Loan

Financing options are available through Matthews™ Capital Markets. This asset qualifies for attractive residential loan programs with competitive rates and flexible terms. Our team can assist in identifying the most competitive options tailored to each buyer's profile.

Rates and terms vary based on borrower qualifications and market conditions.

For customized financing scenarios, please contact the listing agents for more information.

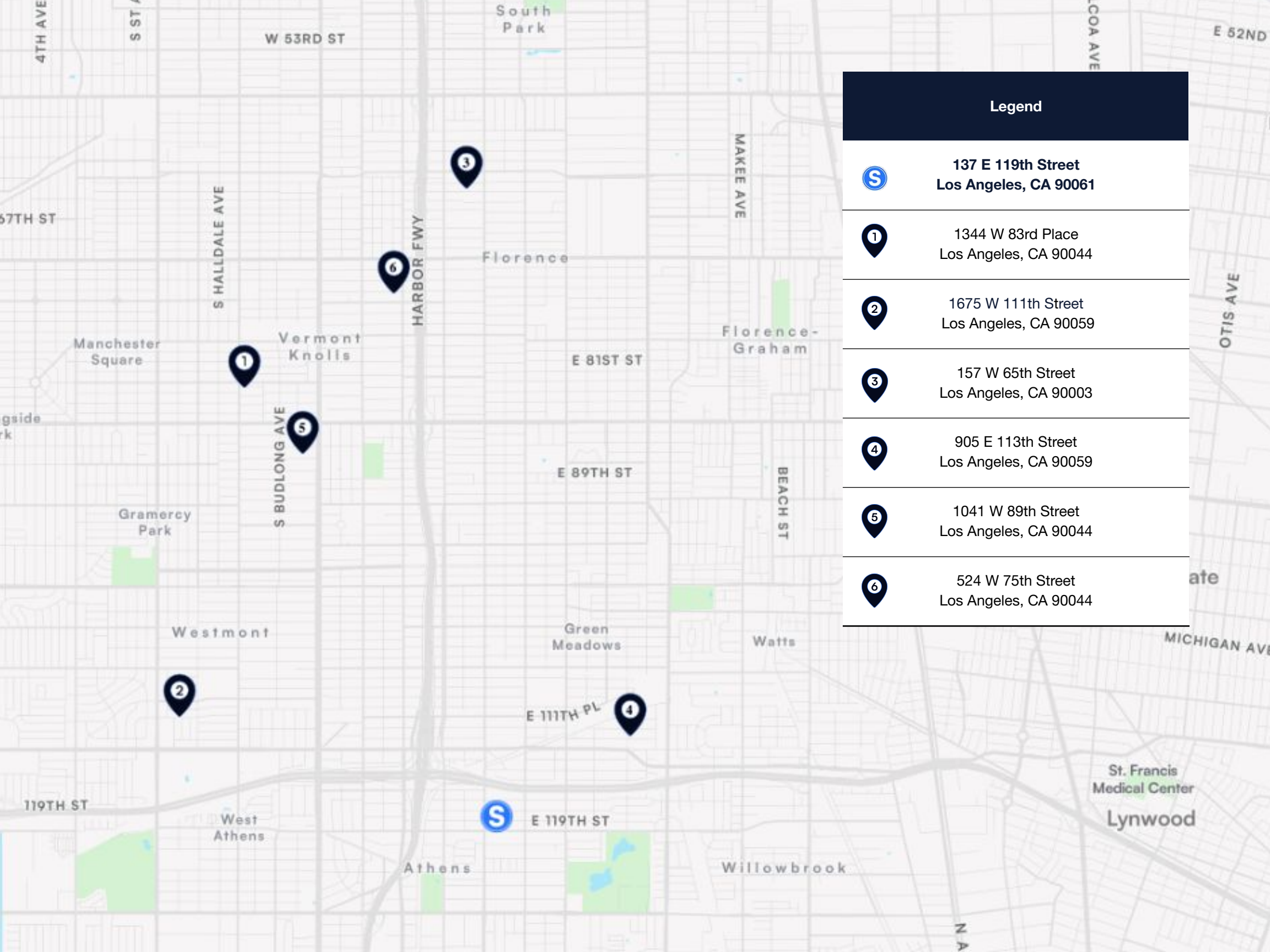
Market Comps

137 E 119th Street | Los Angeles, CA 90061



Sales Comps

	Address	Units	Year Built	Building Size (SF)	Lot Size (SF)	Price	\$/Unit	\$/SF	Cap Rate	GRM	Sold Date	Unit Mix
	137 E 119th Street Los Angeles, CA 90061	4	2025	7,890	8,687	\$2,425,000	\$606,250	\$307	7.55%	10.36	TBD	(2) 7+7.5 (2) 4+4.5
	1344 W 83rd Place Los Angeles, CA 90044	2	2026	3,996	5,897	\$1,410,000	\$705,000	\$353	5.23%	14.33	3/12/26	(1) 6+4 (1) 6+3
	1675 W 111th Street, Los Angeles, CA 90059	2	2025	2,956	7,739	\$1,010,000	\$505,000	\$342	7.40%	10.14	3/5/26	(2) 4+3
	157 W 65th Street Los Angeles, CA 90003	2	2026	3,832	5,482	\$1,400,000	\$700,000	\$365	5.27%	14.23	3/3/26	(2) 5+4
	905 E 113th Street Los Angeles, CA 90059	2	2025	3,817	5,810	\$1,325,000	\$662,500	\$347	6.11%	12.27	12/5/25	(2) 6+3
	1041 W 89th Street Los Angeles, CA 90044	2	2025	2,990	4,104	\$1,070,000	\$535,000	\$358	7.57%	9.91	8/28/25	(1) 5+3 (1) 3+2
	524 W 75th Street Los Angeles, CA 90044	4	2025	8,088	7,002	\$2,450,000	\$612,500	\$303	7.35%	10.21	6/18/25	(4) 5+5
	Average						\$620,000	\$345	6.49%	11.85		

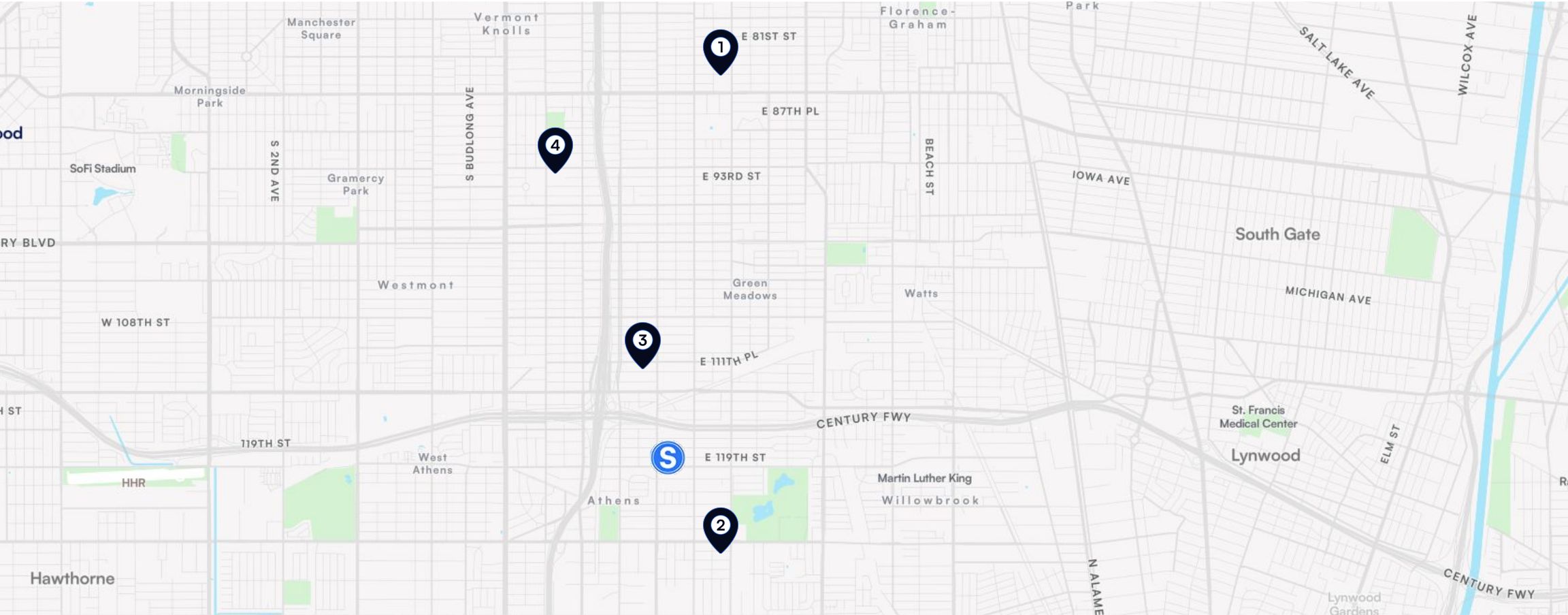


Legend

- S** 137 E 119th Street
Los Angeles, CA 90061
- 1** 1344 W 83rd Place
Los Angeles, CA 90044
- 2** 1675 W 111th Street
Los Angeles, CA 90059
- 3** 157 W 65th Street
Los Angeles, CA 90003
- 4** 905 E 113th Street
Los Angeles, CA 90059
- 5** 1041 W 89th Street
Los Angeles, CA 90044
- 6** 524 W 75th Street
Los Angeles, CA 90044

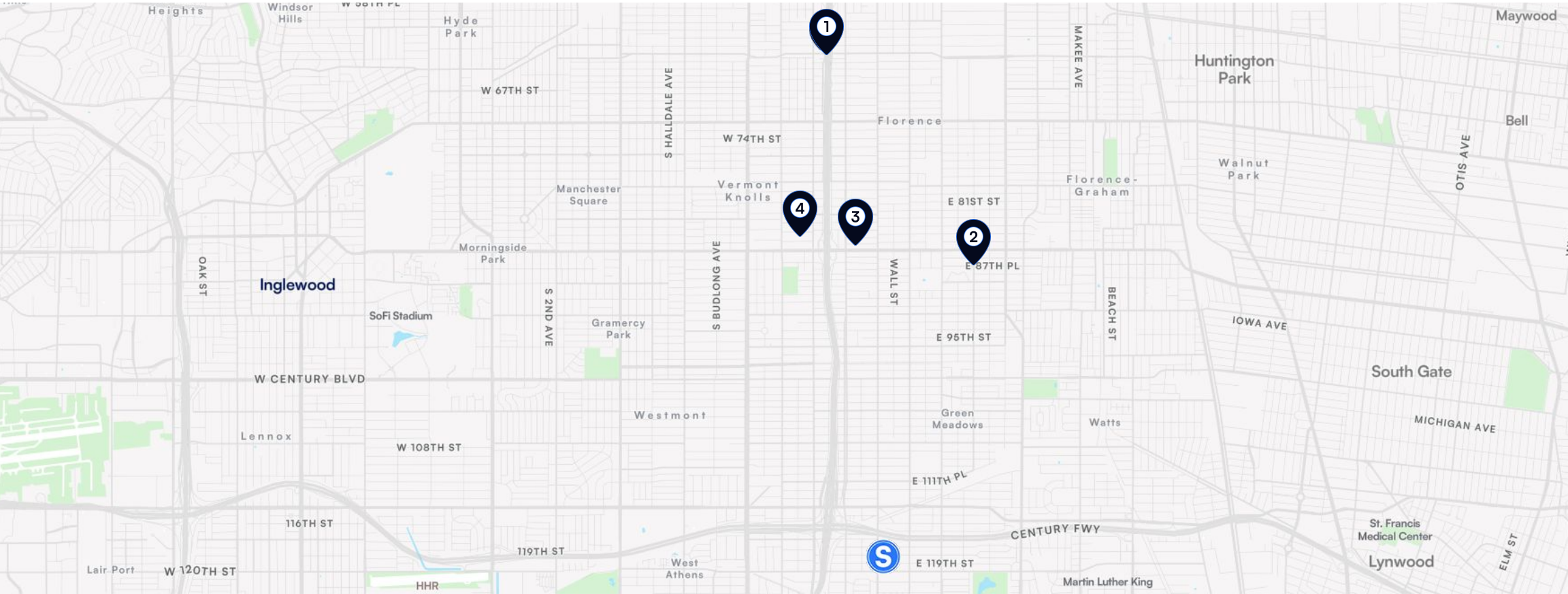
Rent Comps - 7 Bed

	Address	Year Built	Unit Mix	Unit SF	Rent	Rent Per SF
	137 E 119th Street Los Angeles, CA 90061	2025	7+7.5	2,445	\$5,750	\$2.35
	414 E 84th Street Los Angeles, CA 90003	2021	5+3	2,036	\$5,000	\$2.46
	425 E 129th Street Los Angeles, CA 90061	2022	5+4	1,951	\$3,800	\$1.95
	152 W 111th Place Los Angeles, CA 90061	2019	5+3	1,950	\$5,000	\$2.56
	649 W 92nd Street Los Angeles, CA 90044	2025	5+3	1,588	\$4,995	\$3.15
	Average			1,881	\$4,699	\$2.53



Rent Comps - 4 Bed

	Address	Year Built	Unit Mix	Unit SF	Rent	Rent Per SF
	137 E 119th Street Los Angeles, CA 90061	2025	4+4.5	1,500	\$4,000	\$2.67
	433 W Gage Ave Los Angeles, CA 90003	2023	5+3	1,649	\$4,390	\$2.66
	8711 McKinley Place Los Angeles, CA 90002	2022	5+3	1,823	\$4,000	\$2.19
	236 W 84th Place Los Angeles, CA 90003	2025	5+3	1,500	\$4,290	\$2.86
	624 W 83rd Street Los Angeles, CA 90044	2023	4+4	1,377	\$3,570	\$2.59
Average				1,587	\$4,063	\$2.58





Westfield Culver City

BEST BUY ★ macy's
JCPenney
TRADER SEPHORA
JOE'S **TARGET**
 Bath & Body Works **OLD NAVY** **NORDSTROM** **rack**

LA Academy Middle School
 ±891 Students

Westchester Village

Ralphs **CVS pharmacy**
petco **TARGET**
Staples



±1.3M Annual Visitors

FORUM

Walgreens **FOOD4LESS**
THE HOME DEPOT **IHOP** **Flo CAMPERO**



±274,000 VPD

John C. Fremont High
 ±2,000 Students

Playa Del Rey
 ±11.5 Miles Away



Los Angeles International Airport
 ±76.6 Million Passengers

±50K Employees

SoFi
YouTube Theater

SUPERIOR GROCERS

Ralphs

±1M Annual Visitors

INTUIT DOME

Manhattan Place Elementary
 ±221 Students

Hollywood Park



Los Angeles Southwest College
 ±5,371 Students

±290,000 VPD

±324,000 VPD

±350K Annual Visitors

CC cosm

Subject Property

Manhattan Beach
 ±11.5 Miles Away

±2.4K Employees

NORTHROP GRUMMAN

±6K Employees

Raytheon Technologies

±6K Employees

SPACEX

MLK Jr. Community Hospital
 ±131 Beds

±6K Employees

LOS ANGELES AFB
 61ST FORCE SUPPORT SQUADRON

Ralphs **CVS pharmacy**
Walgreens

Location Context Map

Google Earth

±1.3M Annual Visitors

KM FORUM

SUPERIOR GROCERS

Ralphs



±350K Annual Visitors

CC cosm

SoFi
YouTube Theater

Manhattan Place Elementary
±221 Students

John C. Fremont High
±2,000 Students

Alain LeRoy Locke College Preparatory Academy
±1,500 Students



±274,500 VPD

TARGET

COSTCO WHOLESALE

THE HOME DEPOT

ALDI

El Super

Marshall's

ROSS DRESS FOR LESS

W



Los Angeles Southwest College
±5,371 Students

Washington Preparatory High
±775 Students

FOOD 4 LESS CVS pharmacy
UNITED STATES POSTAL SERVICE

±1M Annual Visitors
INTUIT DOME

SUPERIOR GROCERS CVS pharmacy
DOLLAR TREE
BIG 5 SPORTING GOODS **GROCERY OUTLET** *bargain market*
Burlington

±290,000 VPD



West Athens Elementary School
±446 Students

Samuel Gompers Middle School
±406 Students

118th Street Elementary
±465 Students

Ralphs CVS pharmacy
Walgreens

LOWE'S
TARGET

Ralphs

Subject Property

MLK Jr. Community Hospital
±131 Beds

Henry Clay Middle School
±984 Students

±6K Employees

SPACE X

Chester Washington Golf Course

Animo Compton Charter School
±372 Students

Centennial High School
±968 Students

BEST BUY

Purche Avenue Elementary School
±371 Students

ups

Google Earth

Property Focus Map

Market Overview

137 E 119th Street | Los Angeles, CA 90061





Total Population
1,000,000

Annual Visitors
5M

Tourism Economic Impact
\$15B

GDP
\$1.3T

South Los Angeles, CA

Los Angeles remains one of the most dynamic multifamily markets in the United States, supported by its scale, economic diversity, and sustained housing demand. The South Los Angeles submarket, where the subject property is located, has demonstrated notable population stability, with gradual household formation driven in part by ongoing affordability constraints in more central and coastal neighborhoods.

The area is characterized by a predominantly renter-occupied housing base, supported by a strong working-class demographic and proximity to major employment centers including Downtown Los Angeles, Inglewood, and the South Bay. This positioning continues to reinforce consistent rental demand.

The neighborhood benefits from excellent regional connectivity, with convenient access to Interstate 110 and Interstate 105, as well as Metro rail lines that provide direct links to Downtown Los Angeles and other key employment hubs. In addition, nearby redevelopment initiatives—most notably those associated with the LA Stadium and Entertainment District in Inglewood—have increased investor interest and contributed to broader neighborhood revitalization.

As housing affordability challenges persist across the greater Los Angeles metro, South Los Angeles continues to attract renters seeking attainable housing options within close proximity to major economic drivers, supporting the submarket's long-term demand outlook.

High-Demand Workforce Housing Market

Supported by Strong Job Growth & Limited Supply

Los Angeles is a supply-constrained housing market driving strong demand for multifamily assets, particularly in South LA where renters seek affordability near major job centers. The area benefits from a dense renter base, steady employment growth, and consistently high occupancy, supporting stable cash flow.

Centrally located with access to Downtown LA, USC, and major transit corridors, the neighborhood continues to improve through infrastructure investment and nearby developments like Inglewood. Backed by one of the most diverse economies in the world—spanning entertainment, trade, logistics, and tech—Los Angeles supports long-term job growth and sustained rental demand across all income levels.



Los Angeles, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



SPORTS & ENTERTAINMENT

Los Angeles offers one of the most vibrant and globally recognized entertainment ecosystems in the world, blending film, music, art, cuisine, and nightlife. The city welcomed over 49 million visitors in 2025. Los Angeles'

vast entertainment scene supports its massive tourism sector and attracts a young, experience-driven population, fueling long-term rental demand and urban development in cultural hotspots.



NFL | Rams & Chargers
SoFi Stadium



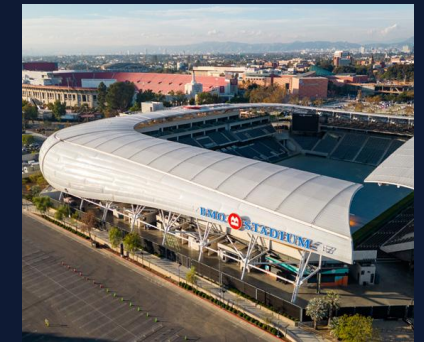
LA Lakers & LA Kings
Crypto.com Arena



LA Clippers
Intuit Dome



MLB | Dodgers
Largest Stadium in MLB



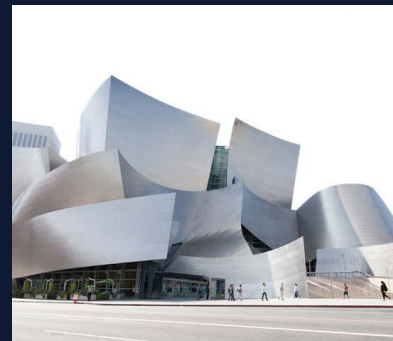
MLS | LAFC & LA Galaxy
BMO Stadium &
Dignity Health Sports Park



UCLA & USC
Top Programs in the Big 10



Studios
Warner Bros., Paramount,
Disney, & Universal



Performing Arts
Hollywood Bowl, Walt Disney Concert
Hall, & Pantages Theatre



Museums
The Getty Center,
LACMA, & The Broad







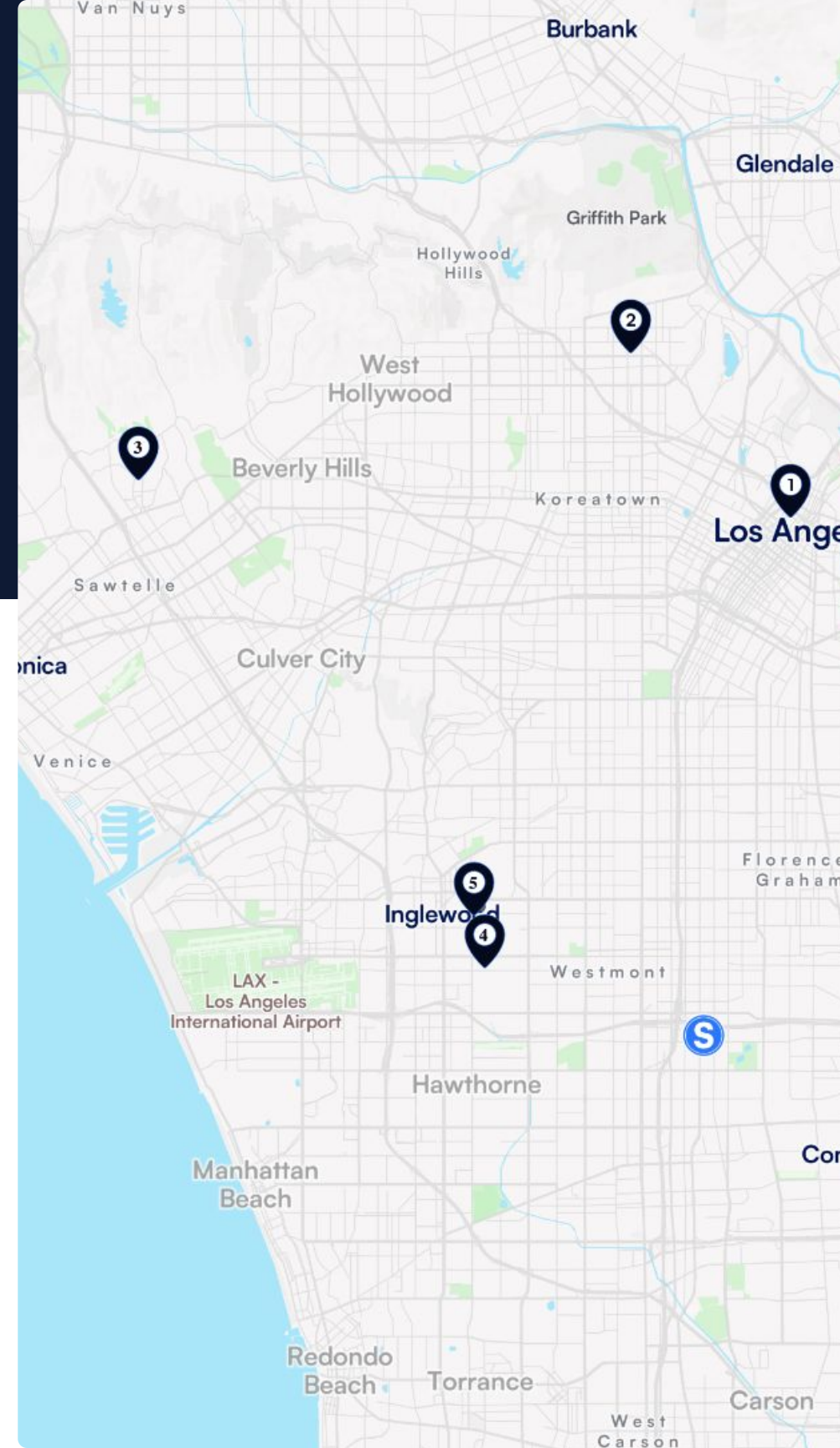
Amusement Parks
Universal Studios, Disneyland, &
Knott's Berry Farm

Major Employers

The subject property is strategically located within close proximity to **some of the largest employment hubs in Los Angeles County**, providing access to a diverse and stable workforce base across healthcare, education, entertainment, and government sectors.

Major regional employers include **Kaiser Permanente, UCLA Health, and the County of Los Angeles**, collectively supporting **hundreds of thousands of jobs** across the metropolitan area. Additionally, **University of Southern California (USC)** and other nearby institutions contribute significantly to the area's employment density and housing demand.

-  **County of Los Angeles (Government Workforce)**
+100,000
-  **Kaiser Permanente (LA Region)**
+75,000
-  **UCLA / UCLA Health System**
+45,000
-  **SoFi Stadium**
+500
-  **Kia Forum**
+400



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 137 E 119th Street, Los Angeles, CA, 90061 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.