LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI INVESTMENTS

OFFERING MEMORANDUM

7749-55 SAINT BERNARD ST

PLAYA DEL REY, CA 90293   14 UNITS $4,500,000

CAMERON SAMIMI
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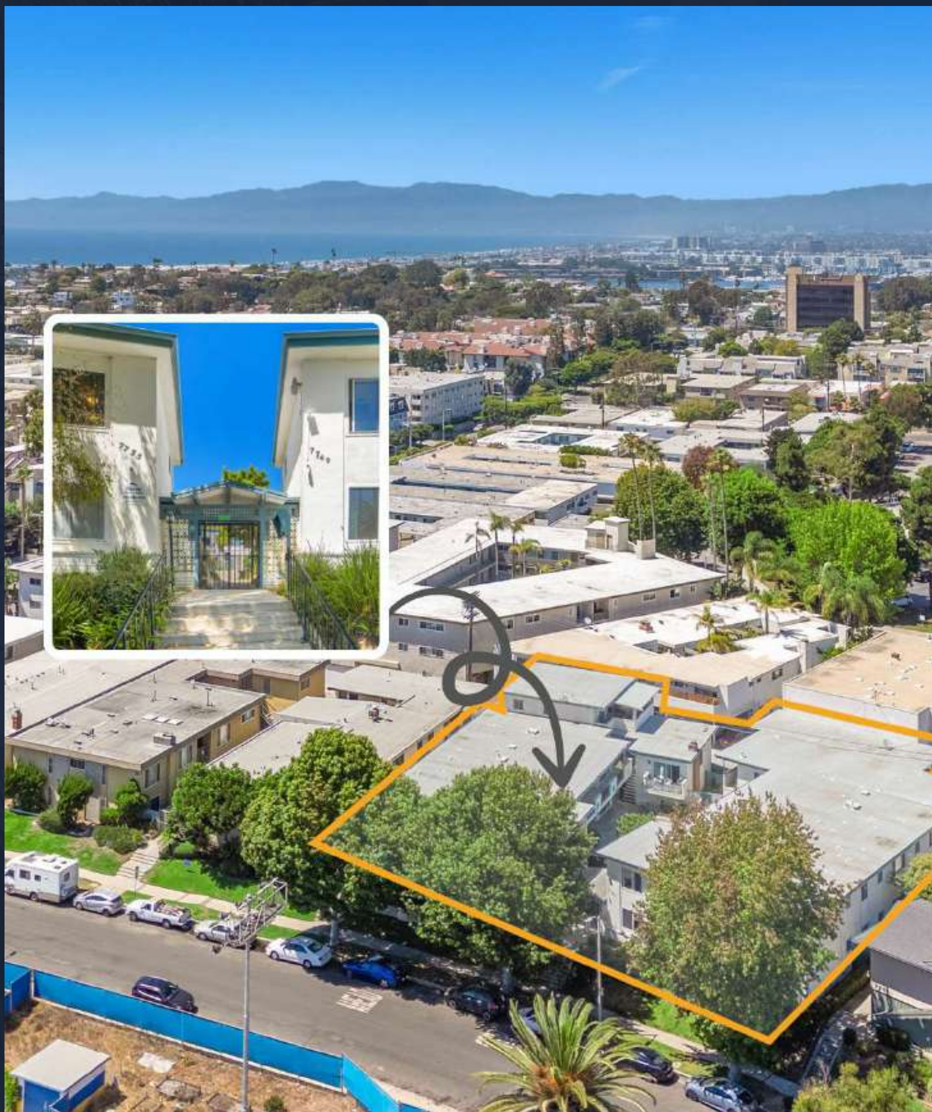
PROPERTY INFORMATION

THE OFFERING



Incredible **14 unit Trophy Asset** being offered **below replacement cost** and well below the market on price per foot. All units are oversized and offer **private balconies and patios** as well as a on-site pool. Located in the highly desirable location of **Playa Del Rey** or tech hub, Silicon Beach, this property not only has on-site amenities but has the advantage of being steps from LuLu's place. **Lulu's place** is a state of the art sports facility offering free access to Tennis Courts, Pickleball, Volleyball, Soccer Fields, and more. **Tenants** will have their own **private country club** in their backyard.

The **Haywood Apartments** are not only in one of the most desirable pockets of Los Angeles but can be acquired at a **5% Cap Rate** and a sub **12 GRM with 55% rental upside.** This asset is well maintained and recently had it's **Soft Story Retrofit completed** as well as a **brand new roof**. To add to this properties desirability, **The Haywood** also has the most ideal unit mix with **nine** 2 bed and 2 bath units, and **four** 1 bed and 1 bath units, and just **one** 3 bed and 3 bath unit. The Haywood apartments just get better and better. Do not miss your opportunity to own a well maintained Trophy Asset in a **A+ location** with 55% upside in value being offered under current indicators.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	**7749-7755 Saint Bernard St Playa Del Rey, CA 90293**
Total Units	14
Total Building Sqft.	16,768 SF
Total Lot Size	17,106 SF
Year Built	1962
Zoning	LAR3
APN	4118-010-041

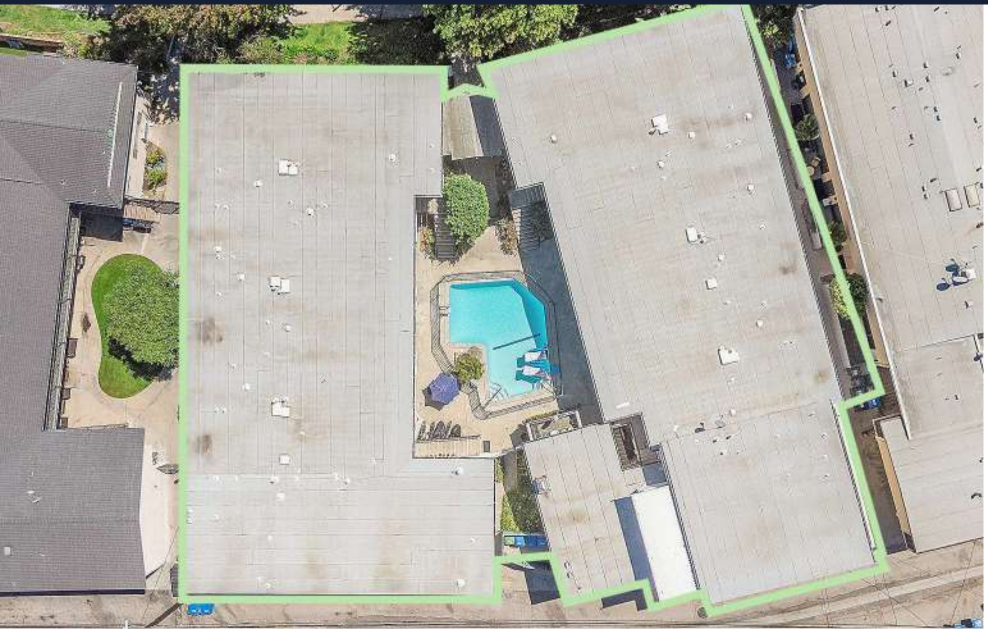
INVESTMENT HIGHLIGHTS

- **Oversized units** with balconies and pool on-site.
- **14 Parking** spaces on site
- Across from the **Brand New LuLu's** complex offering country club amenities for free
- Well Below Market Price per foot and below replacement cost. **offers $268 a foot** in Playa Del Rey is unheard of
- **5% in place Cap Rate** and sub 12 GRM with over 55% rental upside
- **New Roof** and Soft Story Retrofit Completed
- **Prime** Silicon Beach Location of Playa Del Rey

PROPERTY PHOTOS

THE HAYWOOD

SAINT BERNARD | EXTERIOR



7749-7755 Saint Bernard St – Playa Del Rey, CA 90293

SAINT BERNARD | EXTERIOR

THE HAYWOOD

SAINT BERNARD | INTERIOR

SAMIMI INVESTMENTS

7749-7755 Saint Bernard St – Playa Del Rey, CA 90293

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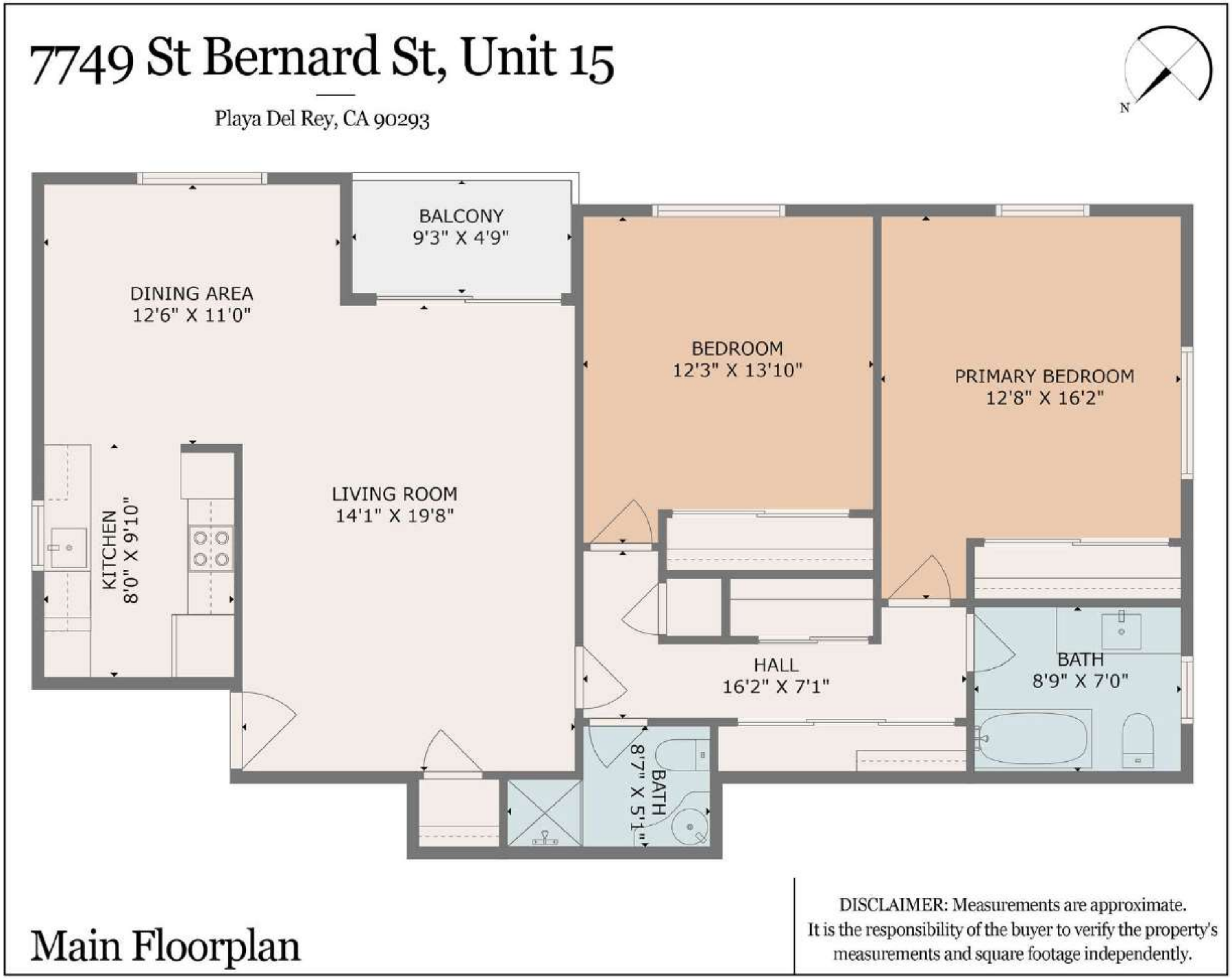
FLOOR PLANS

SAMIMI INVESTMENTS



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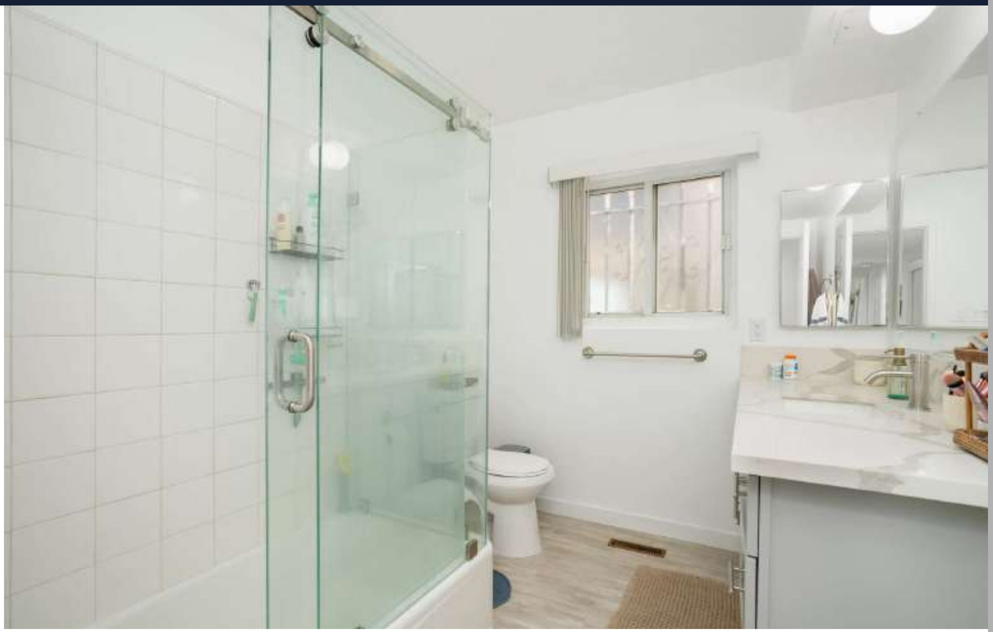
SAINT BERNARD | INTERIOR

SAMIMI INVESTMENTS



THE HAYWOOD

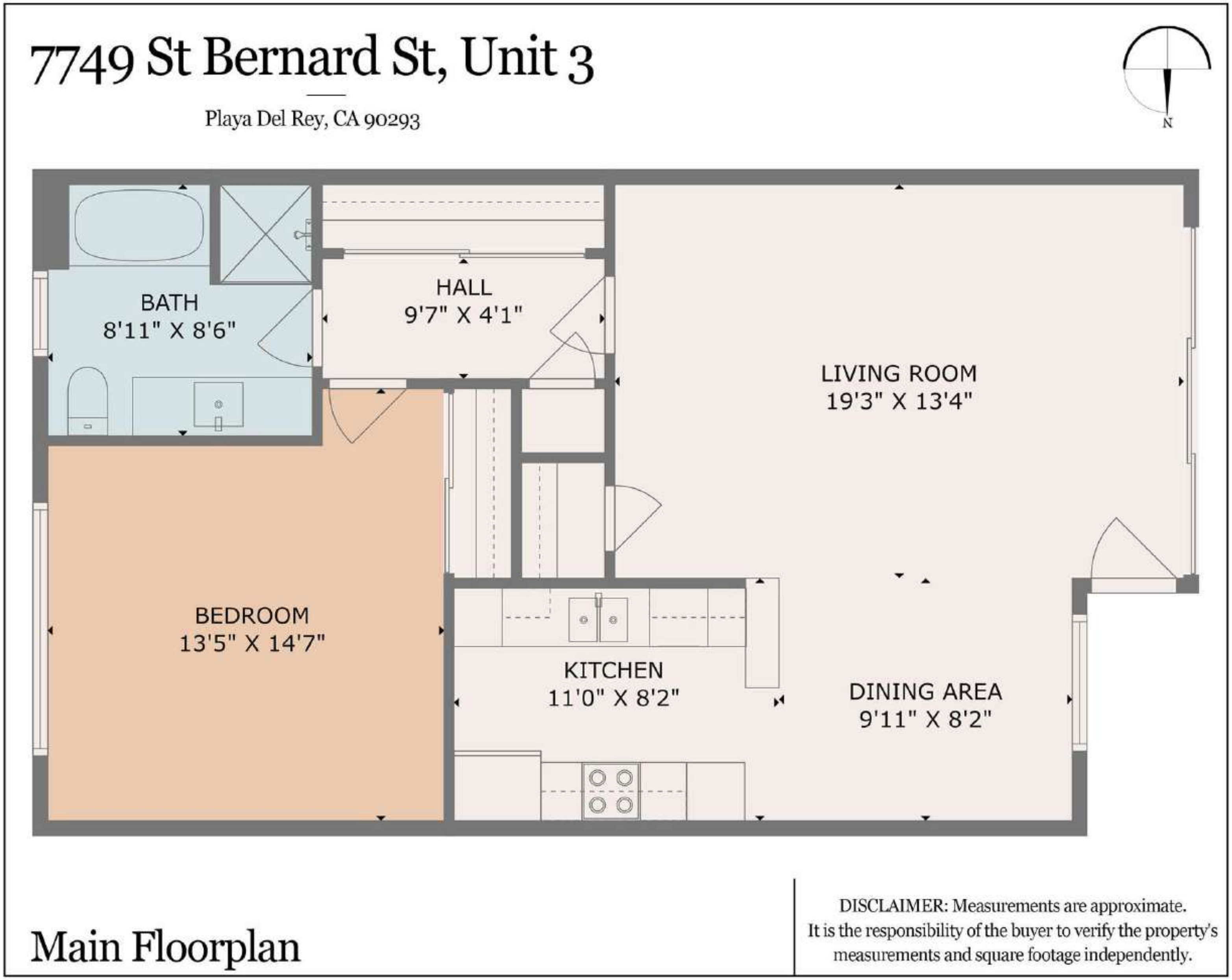
SAINT BERNARD | INTERIOR

SAMIMI INVESTMENTS

7749-7755 Saint Bernard St - Playa Del Rey, CA 90293

FLOOR PLANS

SAMIMI INVESTMENTS



LYON STAHL INVESTMENT REAL ESTATE

FINANCIAL OVERVIEW

RENT ROLL

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT
1	2	2	1,162 SF	$3,085	$2.65	$3,495
2	2	2	1,162 SF	$1,733	$1.49	$3,495
3	1	1	905 SF	$1,922	$2.12	$2,900
4	2	2	1,162 SF	$1,384	$1.19	$3,495
5	1	1	905 SF	$1,887	$2.09	$2,900
6 - Vacant	2	2	1,162 SF	$3,495	$3.01	$3,495
7	2	2	1,162 SF	$1,925	$1.66	$3,495
8	2	2	1,162 SF	$2,316	$1.99	$3,495
9	2	2	1,162 SF	$2,349	$2.02	$3,495
10	1	1	905 SF	$1,484	$1.64	$2,900
11	3	3	2,691 SF	$2,619	$0.97	$5,050
12	1	1	905 SF	$1,776	$1.96	$2,900
14	2	2	1,162 SF	$2,221	$1.91	$3,495
15	2	2	1,162 SF	$2,364	$2.03	$3,495
TOTALS			16,769 SF	$30,560	$26.73	$48,105

Total monthly Rents include 3% increase as of February 2026

All dimensions, square footage, layouts, and features are approximate and not guaranteed.

Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

FINANCIAL OVERVIEW

INCOME & EXPENSES

SAMIMI INVESTMENTS

EXPENSES SUMMARY	HAYWOOD
New Taxes (New Estimated):	$56,250
Maintenance ($600/unit): 2024 Actual	$8,400
Insurance ($1.25/SF):	$20,960
Utilities ($665/unit/year): Electricity/Gas 23-25' Actuals	$9,310
Landscaping & Gardening ($296/mo): 23-25' Actuals	$3,557
Property Management (4%):	$15,012
Pool Service ($310/Mo.): 23-25' Actuals	$3,725
Cable/ Telephone ($130/mo.): 23-25' Actuals	$1,561
Pest ($200/mo.): 23-25' Actuals	$2,400
Water & Sanitation ($684/mo.): 23-25' Actuals	$8,210
Trash ($583/mo.): 23-25' Actuals	$6,995
OPERATING EXPENSES	**$136,380**

FINANCIAL OVERVIEW

VALUATION

SAMIMI INVESTMENTS

7749-7755 Saint Bernard St - Playa Del Rey, CA 90293

Property Address

List Price:		$4,500,000
Down Payment:	40.0%	$1,800,000
Number of units:		14
Cost per Unit:		$321,429
Current GRM:		11.99
Market GRM:		7.73
Current CAP:		5.06%
Market CAP:		9.08%
Year Built / Age:		1962
Approx. Lot Size:		17,106
Approx. Gross RSF:		16,768
Cost per Net RSF:		$268.37

Annualized Operating Data

	Current Rents			Market Rents		
Scheduled Gross Income:	$375,289			$582,469		
Vacancy Rate Reserve:	$11,259	3%	*1	$29,123	5%	*1
Gross Operating Income:	$364,031			$553,346		
Expenses:	$136,381	36%	*1	$144,667	25%	*1
Net Operating Income:	$227,650			$408,679		
Loan Payments:	$186,002			$186,002		
Pre Tax Cash Flows:	$41,648	2.31%	*2	$222,677	12.37%	*2
Principal Reduction:	$35,709			$35,709		
Total Return Before Taxes:	$77,357	4.30%	*2	$258,386	14.35%	*2

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

Proposed Financing

First Loan Amount:	$2,700,000	Amort:	30
Terms:	**5.60%**	Fixed:	5
Payment:	$15,500	DCR:	1.22

Annualized Expenses AVG. 2023-2025 Actuals

*Estimated

New Taxes (New Estimated):	$56,250
Repairs & Maintenance ($600/unit):	$8,400
Insurance ($1.25/SF):	$20,960
Utilities ($665/unit/year):	$9,310
Landscaping/ Gardening ($296/mo):	$3,557
Property Management (4%):	$15,012
Trash ($583/mo./Year)	$6,996
Pool Service ($310/mo./year)	$3,725
Cable/ telephone ($130/mo./year)	$1,561
Pest ($200/mo./year)	$2,400
Water & Sanitation ($684/mo.)/year	$8,210
Total Expenses:	$136,381
Expenses as %/SGI	36.34%
Per Net Sq. Ft:	$8.13
Per Unit	$9,741

Scheduled Income

# of Units	Bdrms/ Baths	Notes	Current Income: Monthly Rent/Average	Current Income: Total Monthly Income	Market Income: Monthly Rent/Unit	Market Income: Total Income
1	2+2		$3,085	$3,085	$3,495	$3,495
1	2+2		$1,733	$1,733	$3,495	$3,495
1	1+1		$1,922	$1,922	$2,900	$2,900
1	2+2		$1,384	$1,384	$3,495	$3,495
1	1+1		$1,887	$1,887	$2,900	$2,900
1	2+2	Vacant	$3,495	$3,495	$3,495	$3,495
1	2+2		$1,926	$1,926	$3,495	$3,495
1	2+2		$2,316	$2,316	$3,495	$3,495
1	2+2		$2,349	$2,349	$3,495	$3,495
1	1+1		$1,483	$1,483	$2,900	$2,900
1	3+3		$2,619	$2,619	$5,050	$5,050
1	1+1		$1,776	$1,776	$2,900	$2,900
1	2+2		$2,221	$2,221	$3,495	$3,495
1	2+2		$2,364	$2,364	$3,495	$3,495

***Total monthly Rents include 3% increase as of FEB 2026**

		Current	Market
Total Scheduled Rent:		$30,560	$48,105
Charge Back Retrofit:	*PROJECTED - Awaiting Final Approval	$280	
Parking:		$175	$175
Laundry:		$259.1	$259
Monthly Scheduled Gross Income:		$31,274	$48,539
Annualized Scheduled Gross Income:		$375,289.20	$582,469.20
Utilities Paid by Tenant:		Gas & Electric	**55% Rental Upside**

LYON STAHL INVESTMENT REAL ESTATE

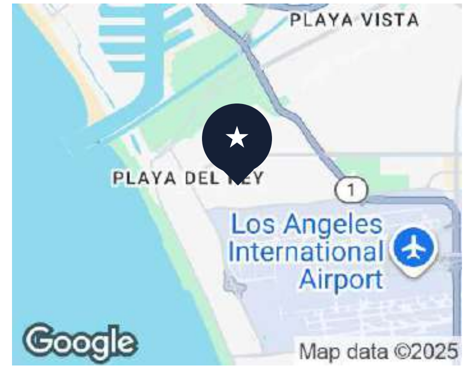
SALES COMPARABLES

SALE COMPS

7749-7755 SAINT BERNARD ST
7749-7755 Saint Bernard St, Playa Del Rey, CA 90293

Subject Property

Price:	$4,500,000	Bldg Size:	16,768 SF
Lot Size:	17,106 SF	No. Units:	14
Cap Rate:	5.06%	Year Built:	1962
Price/SF:	$268.37	Price/Unit:	$321,429



7832 W MANCHESTER AVE
Playa Del Rey, CA 90293

Sold 6/9/2025

Price:	$1,620,000	Bldg Size:	4,712 SF
Lot Size:	6,107 SF	No. Units:	6
Cap Rate:	5.02%	Year Built:	1958
Price/SF:	$343.80	Price/Unit:	$270,000

8124 W 83RD ST
Playa Del Rey, CA 90293

Sold 5/13/2025

Price:	$1,865,000	Bldg Size:	4,351 SF
Lot Size:	6,265 SF	No. Units:	5
Cap Rate:	5%	Year Built:	1958
Price/SF:	$428.64	Price/Unit:	$373,000

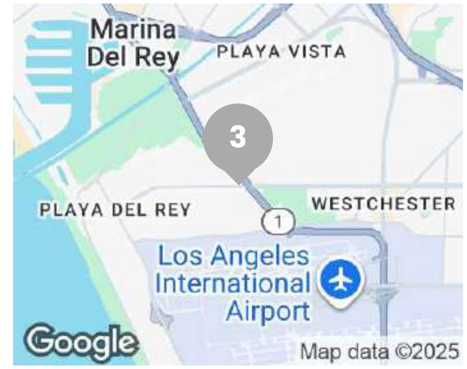
SALE COMPS

3

7263 W MANCHESTER AVE
Los Angeles, CA 90045

Sold 4/18/2025

Price:	$1,607,500	Bldg Size:	4,351 SF
Lot Size:	5,250 SF	No. Units:	6
Cap Rate:	5.75%	Year Built:	1958
Price/SF:	$369.46	Price/Unit:	$267,917



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7100 W 85TH ST
Westchester, CA 90045

Sold 1/10/2025

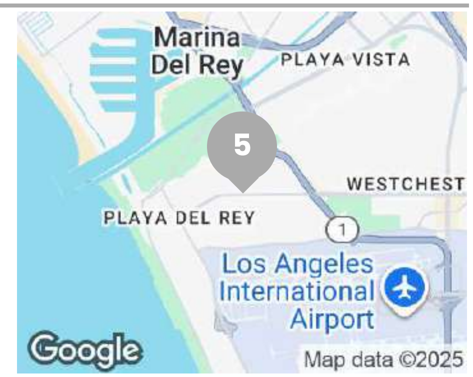
Price:	$3,000,000	Bldg Size:	9,590 SF
Lot Size:	10,558 SF	No. Units:	11
Cap Rate:	5.36%	Year Built:	1960
Price/SF:	$312.83	Price/Unit:	$272,727

5

7701 W MANCHESTER AVE
Playa Del Rey, CA 90293

Sold 6/7/2024

Price:	$3,200,000	Bldg Size:	6,801 SF
Lot Size:	8,500 SF	No. Units:	10
Cap Rate:	5%	Year Built:	1959
Price/SF:	$470.52	Price/Unit:	$320,000



SALES COMPARABLES

SALE COMPS

6

7849 W MANCHESTER AVE
Playa Del Rey, CA 90293

Sold 3/6/2024

Price:	$2,038,000	Bldg Size:	4,075 SF
Lot Size:	6,251 SF	No. Units:	5
Cap Rate:	5.96%	Year Built:	1959
Price/SF:	$500.12	Price/Unit:	$407,600

SALES COMPS ANALYSIS

SAMIMI INVESTMENTS

Address	Price	Units	Yr. Built	RSF	LOT SF	GRM	CAP	Price/SF	$/Unit	COE	Unit Mix
7832 W Manchester Ave, Playa Del Rey, CA	$1,620,000	6	1958	4,712	6,107	13.08	5.02%	$343.80	$270,000	6/9/2025	*(4) 1+1, (2) 2+1*
8124 W 83rd St, Playa Del Rey, CA	$1,865,000	5	1958	4,351	6,265	12.85	5.00%	$428.64	$373,000	5/13/2025	*(1) 3+2, (2) 2+1, (2) 1+1*
7263 W Manchester Ave, LA,CA	$1,607,500	6	1958	3,160	5,250	12.40	5.75%	$508.70	$267,917	4/18/2025	*(2) 2+1, (1) 1+1, (3) studio*
7100 W 85th St, Westchester, CA	$3,000,000	11	1960	9,590	10,558	13.96	5.36%	$312.83	$272,727	1/10/2025	*(7) 1+1, (4) 2+1*
7701 W Manchester Ave, Playa Del Rey, CA	$3,200,000	10	1959	6,801	8,500	13.08	5.00%	$470.52	$320,000	6/7/2024	*(1) 3+2, (1) 2+2, (3) 2+1, (2) 1+1,(3) Studio*
7849 W Manchester Ave, Playa Del Rey, CA	$2,038,000	5	1959	4,075	6,251	15.44	5.96%	$500.12	$407,600	3/6/2024	*(3) 1+1, (1) 3+2, (1) 2+1*
Average				***5,448***		**13.47**	***5.35%***	***$427.44***	***$318,541***		
7749 - 7755 Saint Bernard St, Playa Del Rey CA 90293	***$4,500,000***	***14***	***1962***	***16,768***	***17,106***	**11.99**	***5.06%***	***$268.37***	***$321,429***	***N/A***	***(9) 2+2, (4) 1+1, (1) 3+3***

LYONSTAHL INVESTMENT REAL ESTATE

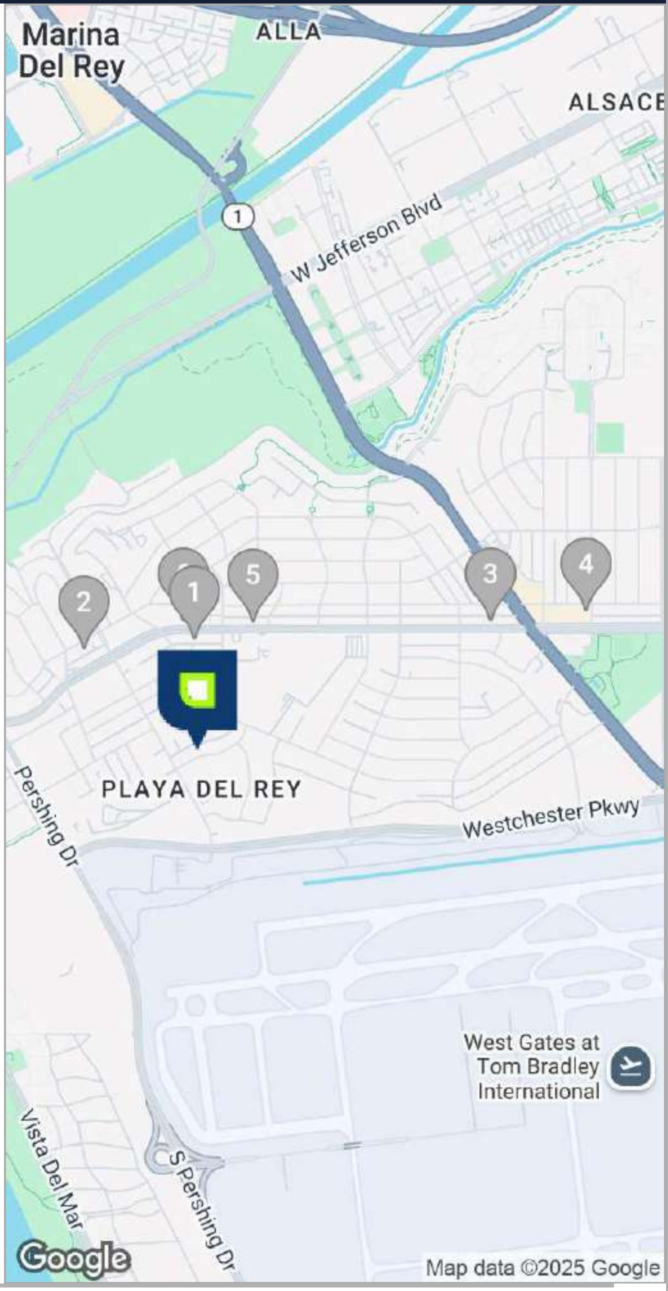
SALE COMPS MAP & SUMMARY

SAMIMI INVESTMENTS

★ 7749-7755 SAINT BERNARD ST

7749-7755 Saint Bernard St Playa Del Rey, CA	
Price	$4,500,000
Bldg Size	16,768 SF
No. Units	14
Cap Rate	5.06%
Price/Unit	$321,429

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
1	**7832 W Manchester Ave** Playa Del Rey, CA	$1,620,000	4,712 SF	6	5.02%	$270,000
2	**8124 W 83rd St** Playa Del Rey, CA	$1,865,000	4,351 SF	5	5%	$373,000
3	**7263 W Manchester Ave** Los Angeles, CA	$1,607,500	4,351 SF	6	5.75%	$267,917
4	**7100 W 85th St** Westchester, CA	$3,000,000	9,590 SF	11	5.36%	$272,727
5	**7701 W Manchester Ave** Playa Del Rey, CA	$3,200,000	6,801 SF	10	5%	$320,000
6	**7849 W Manchester Ave** Playa Del Rey, CA	$2,038,000	4,075 SF	5	5.96%	$407,600
	AVERAGES	$2,221,750	5,647 SF	7	5.35%	$318,541



LYONSTAHL INVESTMENT REAL ESTATE

LEASE COMPARABLES

SAMIMI INVESTMENTS

LEASE COMPARABLES

LEASE COMPS

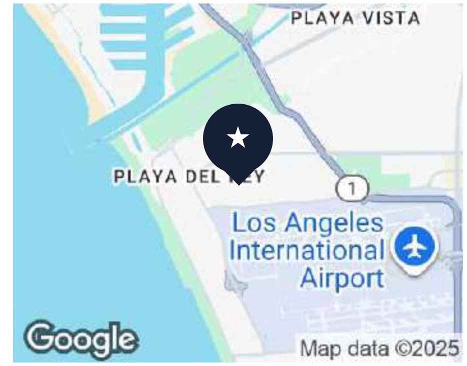
★

7749-7755 SAINT BERNARD ST

7749-7755 Saint Bernard St, Playa Del Rey, CA 90293

Subject Property

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	$2,319	1,162 SF	$2.00
1 br / 1 ba	$1,767	905 SF	$1.95
3 br / 3 ba	$2,619	2,691 SF	$0.97



1

8238 W MANCHESTER AVE #310

Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	$3,995	1,400 SF	$2.85
TOTALS	$3,995	1,400 SF	$2.85

2

8358 MANITOBA ST #6

Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	$3,175	980 SF	$3.24
TOTALS	$3,175	980 SF	$3.24

LEASE COMPS

3

8000 W MANCHESTER AVE #25
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	$3,692	1,020 SF	$3.62
TOTALS	$3,692	1,020 SF	$3.62

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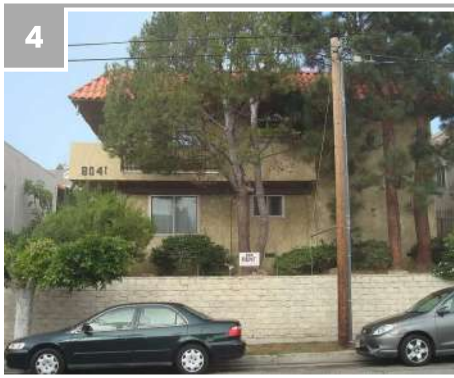


8041 REDLANDS S #1
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	$3,145	1,100 SF	$2.86
TOTALS	$3,145	1,100 SF	$2.86

5

325 CULVER BLVD #1
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	$4,000	850 SF	$4.71
TOTALS	$4,000	850 SF	$4.71

LEASE COMPS

6

7849 W MANCHESTER AVE
Playa Del Rey, CA 90293

Leased

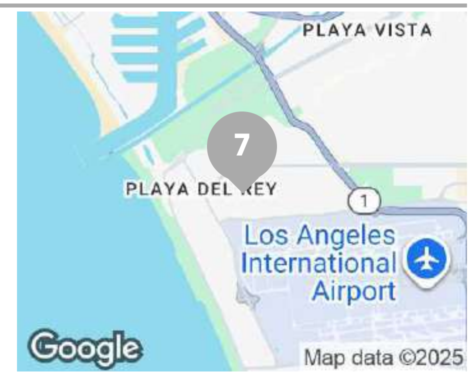
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	$2,400	750 SF	$3.20
TOTALS	$2,400	750 SF	$3.20

7

8664 FALMOUTH AVE
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	$2,400	700 SF	$3.43
TOTALS	$2,400	700 SF	$3.43



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8200 REDLANDS ST
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	$2,500	760 SF	$3.29
TOTALS	$2,500	760 SF	$3.29

LEASE COMPS

9

6824 ESPLANDE #302
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	$3,495	800 SF	$4.37
TOTALS	$3,495	800 SF	$4.37

A

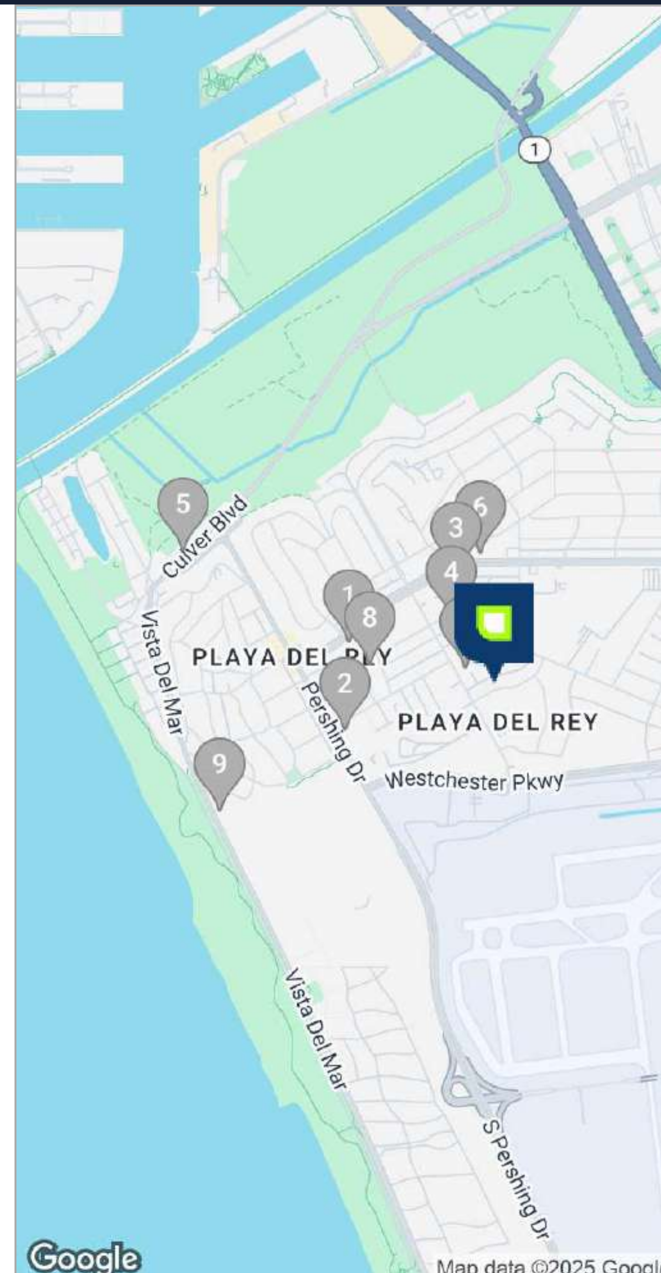
6824 ESPLANDE #303
Playa Del Rey, CA 90293

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	$3,495	800 SF	$4.37
TOTALS	$3,495	800 SF	$4.37

LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	SPACE SIZE
★	**7749-7755 Saint Bernard St** 7749-7755 Saint Bernard St Playa Del Rey, CA	$1.82	$2,183	-
1	**8238 W Manchester Ave #310** Playa Del Rey, CA	$2.85	$3,995	1,400 SF
2	**8358 Manitoba St #6** Playa Del Rey, CA	$3.24	$3,175	980 SF
3	**8000 W Manchester Ave #25** Playa Del Rey, CA	$3.62	$3,692	1,020 SF
4	**8041 Redlands S #1** Playa Del Rey, CA	$2.86	$3,145	1,100 SF
5	**325 Culver Blvd #1** Playa Del Rey, CA	$4.71	$4,000	850 SF
6	**7849 W Manchester Ave** Playa Del Rey, CA	$3.20	$2,400	750 SF
7	**8664 Falmouth Ave** Playa Del Rey, CA	$3.43	$2,400	700 SF
8	**8200 Redlands St** Playa Del Rey, CA	$3.29	$2,500	760 SF
9	**6824 Esplande #302** Playa Del Rey, CA	$4.37	$3,495	800 SF
A	**6824 Esplande #303** Playa Del Rey, CA	$4.37	$3,495	800 SF
	AVERAGES	$3.59	$3,230	916 SF



SAMIMI INVESTMENTS

LOCATION OVERVIEW

LA COUNTY OVERVIEW

LOS ANGELES

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles. Comprised of 88 vibrant and diverse cities and home to approximately 19 million residents, Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. Los Angeles's well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.

Dozens of projects are continuing to transform the ever-growing city of Los Angeles. 9,400 units of housing are on the way to be completed before the remainder of the year, beating the numbers for the prior two years, with nearly 28,000 units expected to be finished by the end of 2021.

Major projects that will be completed within the next couple of years include the new Los Angeles NFL Stadium that will play home to the Chargers and Rams. The stadium is costing upwards of $2.5 billion. The Los Angeles Clippers are looking to form a new, $1 billion home home in South Inglewood, bringing even more development to one of the hottest LA sub-markets. Construction has begun on Frank Gehry's mixed-use complex on Bunker Hill, the $1billion residential, hotel, and shopping complex.

With a number of Fortune 500 companies headquarters, increased local media production by entertainment industry and a continuing expansion of import flows, the region's economic position will always increase. The Greater Los Angeles will continue to be a world leader in economic and cultural significance.

PLAYA DEL REY OVERVIEW

SAMIMI INVESTMENTS

WELCOME TO PLAYA DEL REY

A quaint, upscale residential neighborhood in Westside Los Angeles known for its peaceful, old-fashioned beach town feel, nestled between Marina del Rey and Los Angeles International Airport (LAX). The area boasts a clean, uncrowded beach with a long bike path, the Ballona Wetlands, and a local park with playgrounds and sports facilities. While maintaining a small-town atmosphere, Playa del Rey offers residents high-end housing, numerous restaurants, and convenient access to the ocean, as well as to the broader Los Angeles area and the tech-focused Silicon Beach economy.

	1 MILE	3 MILES	5 MILES
PLACE OF WORK	2,550	12,196	36,900
DAYTIME POPULATION	11,307	160,021	432,822
AVG INDIVIDUAL INCOME	$96,091	$97,876	$116,154
CONSUMER SPENDING	$468.9M	$7.3B	$25.5B

LYON STAHL INVESTMENT REAL ESTATE

PLAYA DEL REY

SAMIMI INVESTMENTS

7749-7755 Saint Bernard St - Playa Del Rey, CA 90293

LOCAL AMENITIES

Chick-fil-A

TOPGOLF

STARBUCKS

IN-N-OUT BURGER

DEL REY LAGOON

Bowlero

LUCKY STRIKE ENTERTAINMENT

The Coffee Bean & Tea Leaf

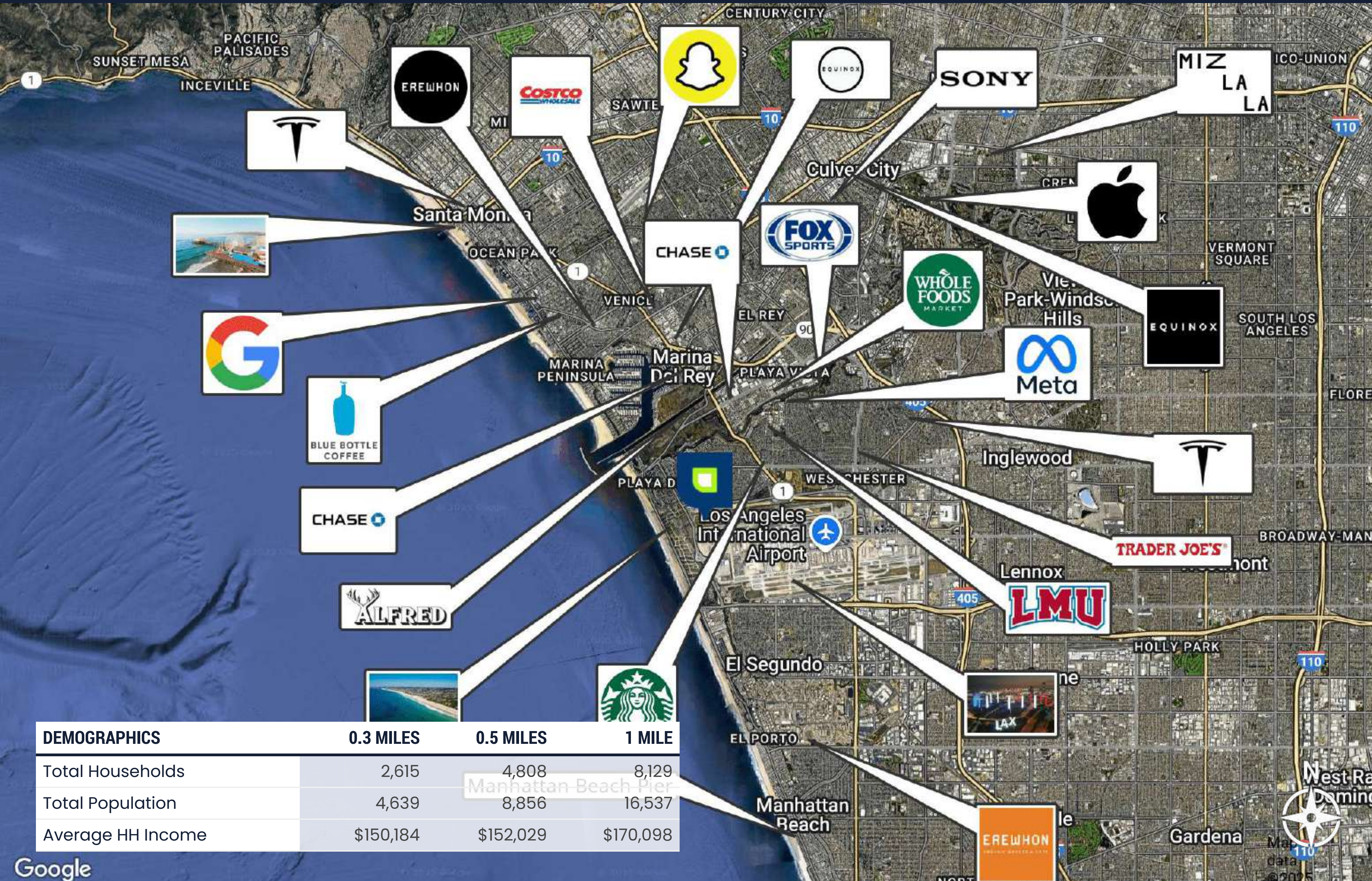
PLAYA PROVISIONS

CHIPOTLE MEXICAN GRILL

LYON STAHL INVESTMENT REAL ESTATE

RETAILER MAP

SAMIMI INVESTMENTS



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,615	4,808	8,129
Total Population	4,639	8,856	16,537
Average HH Income	$150,184	$152,029	$170,098

LYON STAHL INVESTMENT REAL ESTATE

LOCAL DEVELOPMENT

LULU'S PLACE

FOUNDATION'S CHIEF AIM

Lulu’s Place will be a transformational **nonprofit youth center** where underserved students can access exceptional academic, athletic and wellness programs in a **safe** and **encouraging environment.**

Lulu’s Place will be open to the **entire community** with low-cost and free programs to ensure all children have access.

The plan for Lulu’s Place includes a **variety of sports** and recreation facilities such as tennis courts, soccer fields, a multi-purpose field, volleyball courts, basketball courts, a playground, a dog park, and a picnic area.

They are bringing together committed partners, anchored by nationally-recognized organizations with deep expertise and remarkable outcomes including USTA Foundation, TGR Foundation, WINWARD Academy

The non-profit is investing a $150 million into this development which will further improve the amenities, and tie in all spectrum of community involvement

LOCATION DESCRIPTION

Lulu’s Place will be the new front door to Los Angeles with a site between the north runway of LAX and St. Bernard High School.

Next to one of the world’s busiest airports, Lulu’s Place will be a highly visible symbol to millions of visitors that Los Angeles is creating a more equitable future for its youth.

Nearly 3,000 students attend school within walking distance of the project site.

PLAYA DEL REY | LULU'S PLACE

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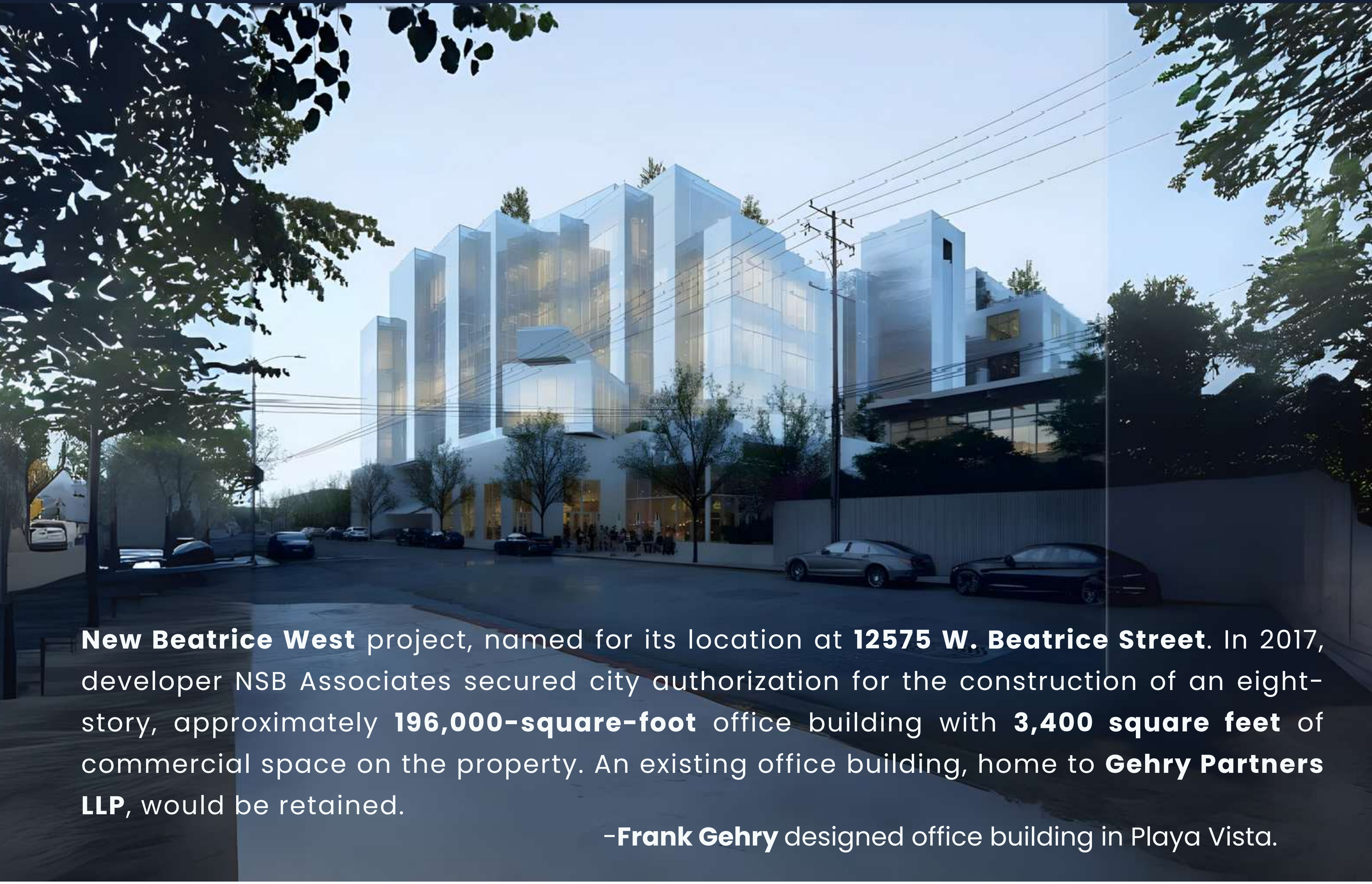
BEATRICE WEST BY FRANK GEHRY

PLAYA DEL REY | NEW BEATRICE WEST



New Beatrice West project, named for its location at **12575 W. Beatrice Street**. In 2017, developer NSB Associates secured city authorization for the construction of an eight-story, approximately **196,000-square-foot** office building with **3,400 square feet** of commercial space on the property. An existing office building, home to **Gehry Partners LLP**, would be retained.

-**Frank Gehry** designed office building in Playa Vista.

LEGADO BY AC MARTIN & LEGADO COMPANIES

LEGADO DEL MAR

LINCOLN BLVD BIKE LANES & CORRIDOR

SAMIMI INVESTMENTS

Location: Lincoln Blvd
(Fiji Way to Jefferson Blvd, Ballona Creek Bridge)

$89M multi-modla upgrade

Protected bike lanes:
New sidewalks, street lighting, landscaping, traffic signals

Ballona Bridge Replacement and center median for future transit

Transfunction:
Transforming the corridor for safety, mobility, and active lifestyles

Developer:
Designed by Cal-trans in partnership with City of Los Angeles

-Projected completion by 2027 to 2029

PLAYA VISTA SENIOR LIVING

Playa Vista Senior Living – A New Standard of Care

- **Five Story Community** consisting of 75 Units just south of Ballona Creek
- **Offers** 55 independent living apartments
- 20 Dedicated memory care rooms

Developed by Orion West Group & designed by Cataldo Architects

- **Tailored Care**, a full calendar of activities, scenic outdoor spaces, and proximity to **Playa Vista's** renowned parks, shopping, and the Water's Edge office campus.

EXCLUSIVELY MARKETED BY

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