



4025 DON TOMASO DRIVE

BALDWIN HILLS, CA

Offering Memorandum



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COMPASS
COMMERCIAL

4025 DON TOMASO DRIVE

Executive Summary

BALDWIN HILLS, CA

Executive Summary

Exclusive Property in a High-Demand Area

The Los Angeles area currently presents very limited opportunities for apartment development. The exceptional quality and prime location of Don Tomaso, coupled with the strength of the regional economy, position it for strong upside potential in one of the nation's premier apartment markets.

The neighboring building at 4031 Don Tomaso Dr is also available for sale, offering a unique opportunity. Both properties can be sold individually or as a package; and both properties are zoned LARD1.5, offering major development opportunities for savvy investors and developers looking to capitalize on the area's growth.

Additionally, the pending nearby development of Stocker Street Creative is a significant draw for investors and developers. This transformative state-of-the-art creative campus is set to include studio and sound stage production facilities, creative industry office spaces, business and technology incubation, and industry-specific job development within a collaborative ecosystem. Designed to drive economic development in the South Los Angeles communities while leveraging the greater Los Angeles County creative industry, this project aims to bring a community-friendly studio development to the Baldwin Hills and Crenshaw neighborhoods. With a focus on economic development and amplifying Black voices, the project will feature sound stages, leasable commercial office space, a community room, a rooftop and more.

ADDRESS

4025 DON TOMASO
Baldwin Hills, CA 90008

COUNTY

Los Angeles

APN

5026-012-014

COUNTY USE

LARD1.5

UNITS

5

YEAR BUILT

1953

4025 DON TOMASO

Property Overview

BALDWIN HILLS, CA

Property Profile



DETAILS

ADDRESS	APN
4025 DON TOMASO	5026-012-014
COUNTY	COUNTY USE
Los Angeles	LARD1.5

UTILITIES

WATER METER	GARBAGE
Individually Metered	Paid by Owner
ELECTRIC METER	
Individually Metered	

PROPERTY CONSULTATION

UNITS	YEAR BUILT	GROSS BUILDING SQFT	FOUNDATION
5	1953	4,240SF	Raised
UNIT MIX	INCOME DETAIL	LAND AREA (SQFT)	ROOF
(3) 1+1	\$110,000/YR	8,466	Shingle
(2) 2+1			

PROPERTY ATTRIBUTES

UNITS	GROUND	HVAC
3 units remodeled	New landscape/paint	Splits in 2 units
PARKING	LAUNDRY FACILITIES	UPGRADES
5 Spaces	On Site	Copper plumbing

4025 Don Tomaso Rent Roll

UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	1 BD 1 BA	09/26/21	\$1,725	\$2,300
2	2 BD 1 BA	10/01/12	\$1,778	\$2,650
3	1 BD 1 BA	03/18/21	\$1,952	\$2,300
4	2 BD 1 BA	10/20/23	\$2,600	\$2,650
5	1 BD 1 BA	08/01/01	\$1,045	\$2,300
MONTHLY			\$9,100	\$12,200
ANNUAL			\$109,200	\$146,400

4025 DON TOMASO

Pricing

BALDWIN HILLS, CA

Valuation Summary

OPERATIONS SUMMARY	CURRENT	MARKET
SCHEDULED GROSS RENT	\$109,200	\$146,400
OTHER INCOME	\$900	\$900
TOTAL INCOME	\$110,100	\$147,300
OPERATING EXPENSES	\$33,428	\$43,920
NET OPERATING INCOME	\$76,672	\$103,380

OFFERING SUMMARY	
ADDRESS	4025 DON TOMASO
PRICE	\$1,650,000
DOWN PAYMENT	\$495,000
UNITS	5
PRICE/UNIT	\$330,000
RENTABLE SQFT	4,240 SQFT
PRICE/SQFT	\$ 389.15
YEAR BUILT	1953
LAND AREA	8,466 SQFT
CURRENT CAP RATE	4.6%
MARKET CAP RATE	6.3%
CURRENT GRM	14.9
MAREKT GRM	11.2

Stocker Creative Overview



THE COMMUNITY

The goal of Stocker Street Creative is to build a transformative state-of-the-art creative campus for studio and sound stage production, creative industry office spaces, business and technology incubation and industry specific job development within a collaborative ecosystem designed to drive economic development within the South and Southeast Los Angeles communities while leveraging the greater Los Angeles County creative industry.



