

1105 E Hyde Park & 1108 E Fairview Blvd. Inglewood, CA 90302



20 Units on a 30,341 SF Lot in Inglewood | Offered @ 10.51 GRM & 5.94% CAP on Current Rents
Approx. 2.5 Miles from SoFi Stadium, Intuit Dome, The Forum, and the Hollywood Park Development

COMPASS

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Property Overview

1105 E. Hyde Park Blvd & 1108 E. Fairview Blvd.	
Offering Price	\$4,200,000
Number of Units	20
Price per Unit	\$210,000
Bldg. Size	16,345 SF
Zoning	INR3YY
Lot Size	30,341 SF
Unit Mix	(20) 1+1
Current CAP	5.94%
Current GRM	10.51
APN #1	4013-002-001
APN #2	4013-002-002
APN #3	4013-002-003



Property Highlights



- 1105 E. Hyde Park Blvd. is a well-located 20-unit property situated on an expansive 30,341 SF lot, approximately half a city block, in the heart of Inglewood's View Heights neighborhood.
- The property's scale and configuration immediately set it apart from the dense, stacked apartment product that dominates much of the Westside. The units are thoughtfully distributed across 4 structures, creating a sense of openness, privacy, and livability.
- Comprised of (20) 1-bed units, each featuring its own entrance and direct access to landscaped walkways that run through the interior of the property.
- Mature trees, open lawn areas, and wide setbacks between buildings create a park-like environment that feels more akin to a low-density residential neighborhood than an apartment complex.
- The property is professionally managed by a well-known LA property management firm, providing confidence in day-to-day operations, tenant quality, and ongoing maintenance. Please note, because the property is comprised of multiple APN's, there is no requirement for an on-site manager.
- On-site amenities include approx. 16 parking spaces, and a centrally located community laundry room.
- Offered at \$210,000 per unit and \$257 per SF, a 5.94% CAP rate and a 10.51 GRM on current rents. These metrics are well supported by comparable sales within the past 6 months.
- The combination of land scale, low-density layout, professional management, and proximity to major lifestyle and employment drivers makes 1105 E. Hyde Park Blvd. a compelling acquisition in a residential pocket of Inglewood.

Exterior Photography

1105 E. Hyde Park Blvd & 1118 E. Fairview Blvd - Virtually Staged



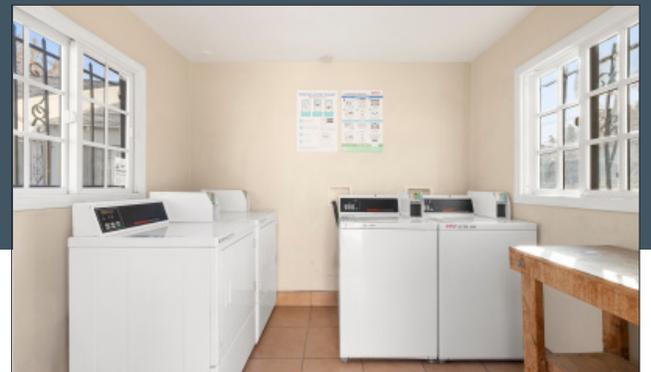
Exterior Photography

1105 E. Hyde Park Blvd & 1118 E. Fairview Blvd - Virtually Staged



Drone Photography

1105 E. Hyde Park Blvd & 1118 E. Fairview Blvd - Virtually Staged



Neighborhood Overview



About Inglewood



A Neighborhood Shaped by Legacy & Promise

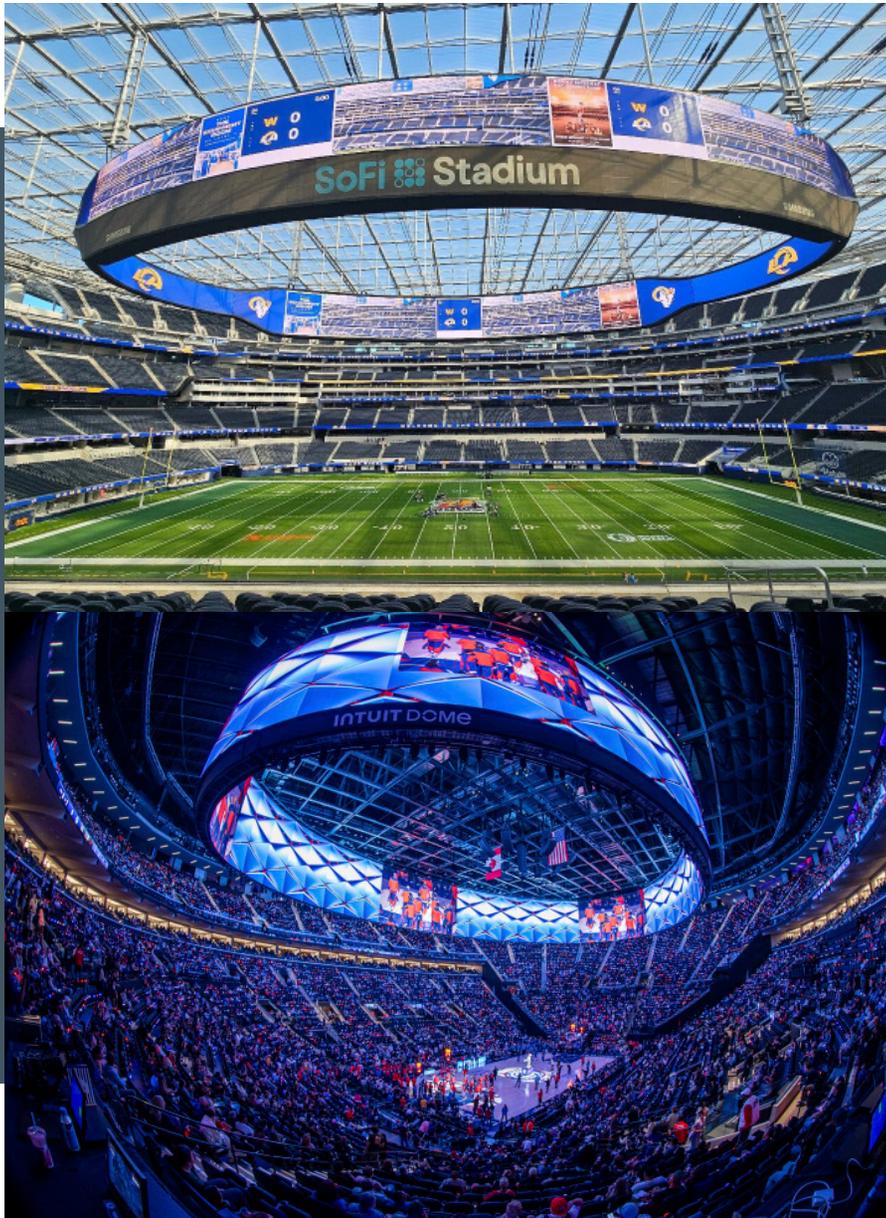
Inglewood is a city where history is not abstract. It lives in long-established neighborhoods, faith institutions, music venues, and locally owned businesses that have defined daily life for generations. Long before recent development cycles, Inglewood played a central role in Los Angeles' cultural landscape, particularly within Black music, arts, and community life. That foundation remains visible today, from neighborhood restaurants and storefronts to the social networks that continue to anchor families who have called Inglewood home for decades.

Over the last several years, a new layer of investment has arrived at an unprecedented scale. The development of SoFi Stadium, the Intuit Dome, and the Hollywood Park district has transformed former racetrack land into a dense, mixed-use environment that includes housing, hotels, offices, and public gathering spaces. The renovation of The Forum has reinforced Inglewood's identity as a global entertainment destination while maintaining its place in music history.

Downtown Inglewood remains the city's cultural and commercial core. Market Street and adjacent corridors continue to support small businesses, long-standing eateries, and neighborhood services that reflect the area's identity. New restaurants and shops have joined these blocks in recent years, often occupying existing storefronts rather than replacing them entirely. The result is a downtown that feels active but still rooted, shaped as much by local patrons as by visitors drawn in by nearby venues and events.

Inglewood's location further supports its evolution. Proximity to LAX and direct access to Westchester, El Segundo, Playa Vista, and Culver City place the neighborhood within reach of aerospace, technology, and creative employers. As Inglewood continues to change, its defining quality is not just the scale of new development, but the way legacy and growth coexist, creating a place that feels lived-in, resilient, and firmly connected to both its past and its future.

Spotlight - SoFi Stadium & Intuit Dome



SoFi Stadium opened in Inglewood in 2020 as a 3,100,000 SF, privately financed venue built on the former Hollywood Park Racetrack site.

- The project carried an estimated \$5 billion construction cost and seats more than 70,000 spectators.
- Its development generated thousands of construction jobs and continues to support ongoing employment in operations, hospitality, and event services.
- Produced regional economic impacts in the hundreds of millions of dollars, with the 2023 CFP alone projected to add up to \$225 million and create roughly 1,300–1,900 jobs.

Intuit Dome opened in Inglewood in 2024 as the \$2-billion, 18,000-seat home of the LA Clippers.

- Designed by AECOM, the 915,000 sq ft facility includes a practice center, sports medicine clinic, team offices, retail space, and a public outdoor plaza.
- During construction, the project employed more than 1,200 union workers on site, with local-hire requirements integrated into build-out.
- Labor agreements prioritized local hiring and prevailing wages that averaged roughly \$40–\$60 per hour depending on trade.
- The Clippers committed approx. \$100 million toward community benefits, including workforce development, affordable housing initiatives, and local infrastructure.

Spotlight - The Forum & Hollywood Park



The Forum is a 17,500-seat indoor arena that has operated as a cornerstone of Inglewood's economy since opening in 1967.

- Following a \$100 million renovation completed in 2014, the venue transitioned into a concert-focused operation hosting more than 100 events annually.
- The Forum supports several hundred full-time and part-time jobs across event production, hospitality, security, and operations, with additional contract labor engaged during peak touring seasons.
- Its continued use generates consistent visitor spending and employment activity independent of newer stadium development.



Hollywood Park is a 298-acre master-planned mixed-use development built on the former racetrack site and anchored by SoFi Stadium.

- The project is entitled for up to 2,500 residential units, 900,000 sq ft of office space, 890,000 sq ft of retail, a 300-key hotel, and more than 25 acres of parks and public space.
- Generated thousands of construction jobs under project labor agreements
- Hollywood Park is being built in phases, with additional residential, hotel, office, and studio components scheduled to come online through the mid-to-late 2020s. This extends its role as a year-round employment and community hub in Inglewood.

Nearby Developments



1) 400 Centinela Ave.

The approved project will deliver 120 affordable units on a one-acre site north of Florence Ave. Developed by Venice Community Housing and the Social Justice Learning Institute, the project includes a 79,000 sq ft residential building and an 18,000 sq ft community facility, supported by up to \$65M in county bond financing.

2) 201 S. La Brea Ave.

The fully framed mixed-use project consists of a 6-story building with 144 units above ground-floor retail. The project replaces two small commercial buildings, and is located within walking distance of the K Line Downtown Inglewood Station.

3) 317 S. La Brea Ave.

The proposed mixed-use calls for two buildings rising 4 and 8 stories with a combined 143 units across studio, 1 bdrm, 2 bdrm, and 3 bdrm layouts above approx. 18,000 sq ft of commercial space. Developed by Uncommon, the project uses density bonus incentives and will reserve 18 units as affordable housing.

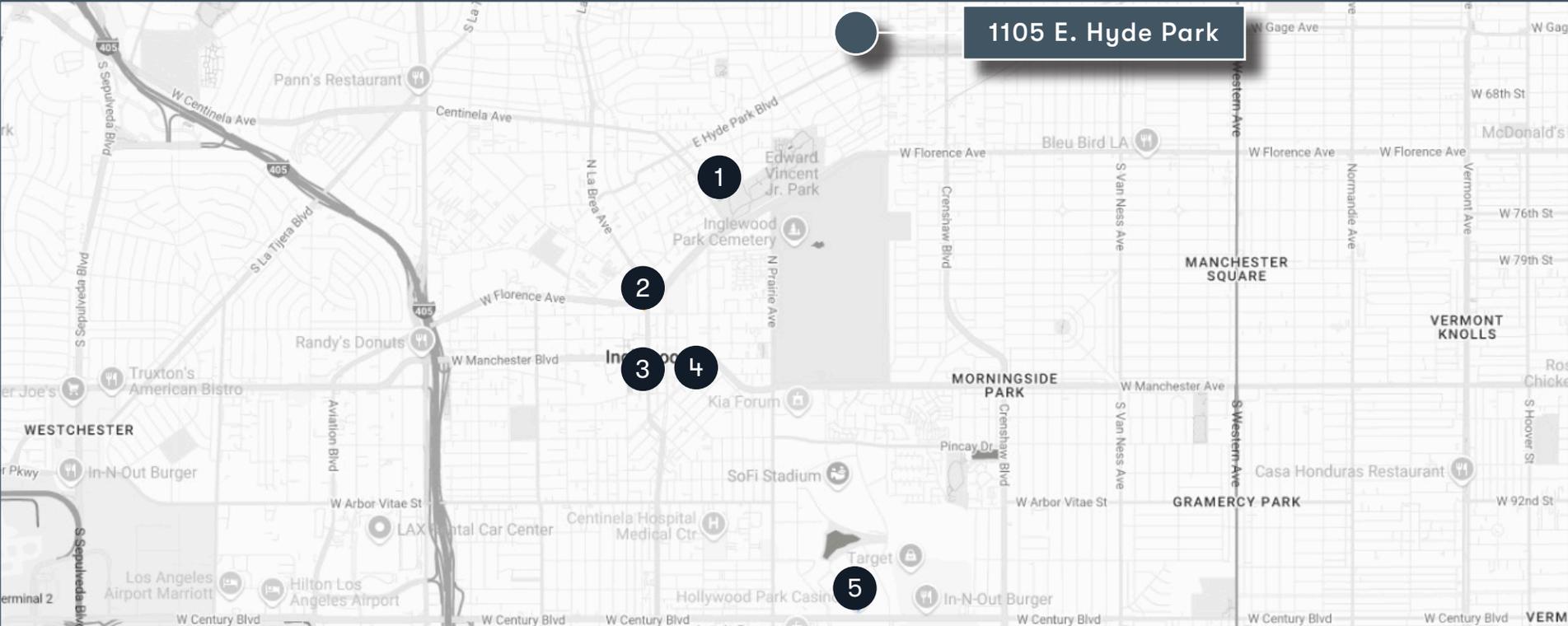
4) 336 E. Hillcrest Blvd.

The adaptive reuse project converts a 6-story 1960s medical office building into 65 residential units. Developed by Hillcrest Ventures, the project retains existing podium parking and ground-floor commercial space while adding housing above. The redevelopment is located just south of Downtown Inglewood.

5) The Crosby @ Hollywood Park

The Crosby is a newly completed residential building, within the Hollywood Park district, delivering 213 units. Developed by Kroenke Holdings, represents the 2nd multifamily phase completed near SoFi Stadium as part of the broader Hollywood Park master

Nearby Developments Map



Dev Address	Distance	Notes
1) 400 Centinela Ave.	1.3 miles	79,000 SF residential building and an 18,000 SF community facility, supported by up to \$65M in county bond financing.
2) 201 S. La Brea Ave.	1.7 miles	The fully framed mixed-use project consists of a 6-story building with 144 units above ground-floor retail.
3) 317 S. La Brea Ave.	1.8 miles	143 units across studio, 1 bdrm, 2 bdrm, and 3 bdrm layouts above approx. 18,000 sq ft of commercial space.
4) 336 E. Hillcrest Blvd.	1.7 miles	The adaptive reuse project converts a 6-story 1960s medical office building into 65 residential units.
5) The Crosby	2.8 miles	The Crosby is a newly completed residential building, within the Hollywood Park district, delivering 213 units.

Nearby Hotspots



1) Downtown Inglewood | Market Street

Downtown Inglewood centers along Market Street and remains the city's cultural and commercial heart. In recent years, new cafés, retail spaces, and public improvements have layered in alongside existing storefronts rather than replacing them. The area functions as a daily-use district shaped primarily by residents.

2) Hollywood Park District

The Hollywood Park district spans nearly 300 acres, and will feature 2,500 residences, 900,000 SF of office space, 890,000 SF of retail, and a 300-key hotel. Public parks, a lake and pedestrian paseos link housing, retail, office, and entertainment anchors around SoFi Stadium.

3) SoFi Stadium

SoFi Stadium is a 3.1M SF venue with a seating capacity of 70,000, expandable to over 100,000 for major events. It serves as home to two professional football teams, hosts regular concerts, and more. The stadium anchors the Hollywood Park district and drives year-round regional and global visitation.

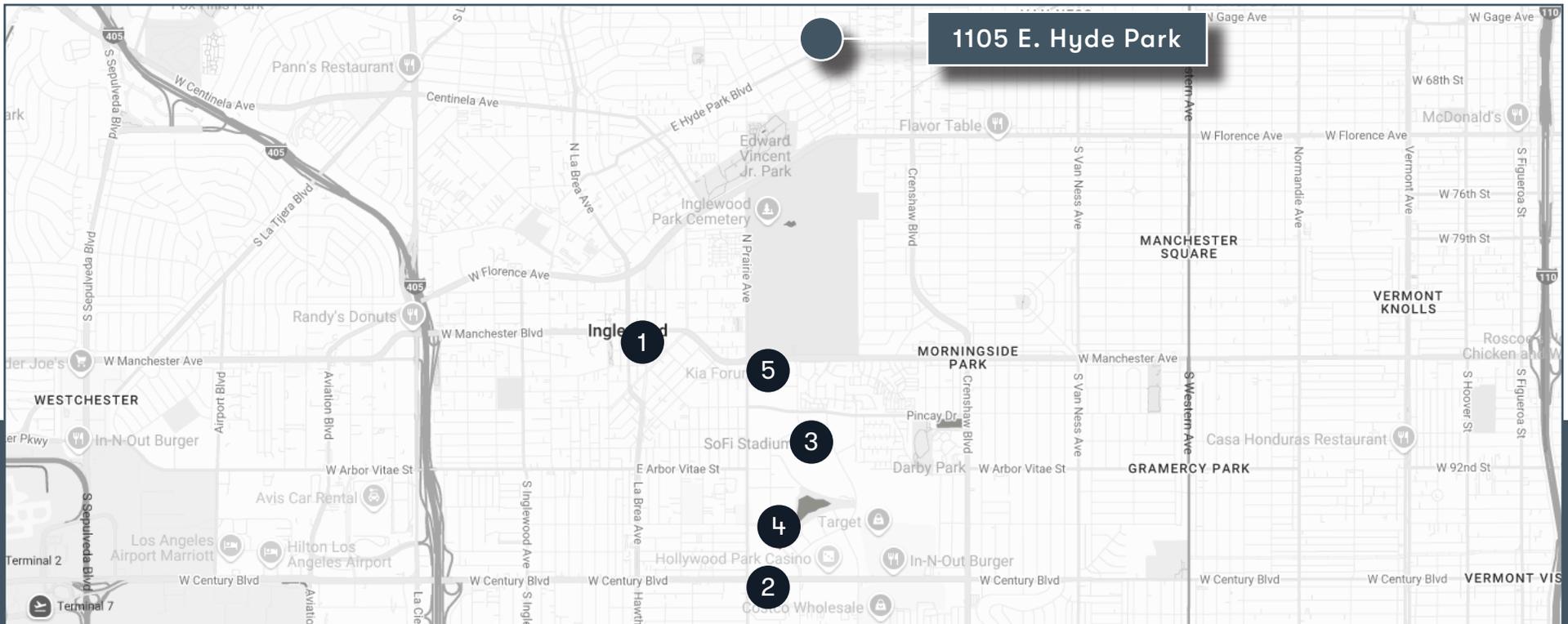
4) Intuit Dome

Intuit Dome is an 18,000-seat basketball arena recently debuted as the home of the LA Clippers. The venue is designed for year-round use and includes integrated public plazas, training facilities, and event space. Its location reinforces this portion of Inglewood as a concentrated entertainment and sports campus.

5) The Forum

The Forum is a historic indoor arena with seating for 17,500 guests and a long legacy as a premier music venue. Following extensive renovations, it now operates primarily as a concert and performance space.

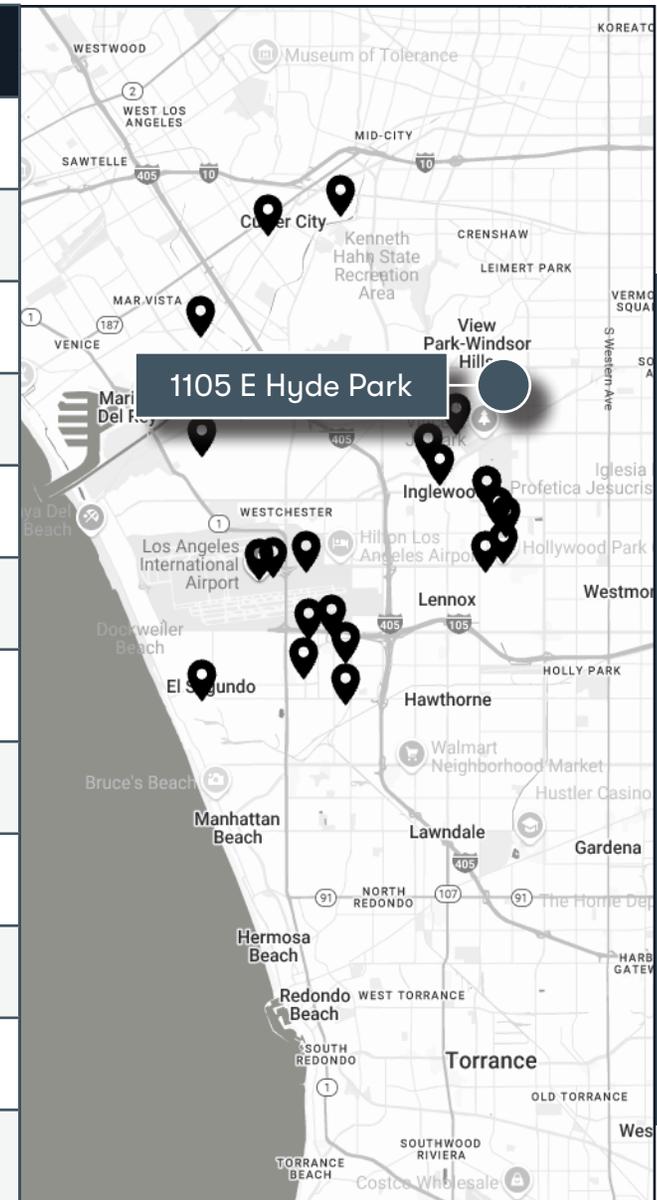
Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Downtown Inglewood	1.8 miles	Downtown Inglewood centers along Market Street and remains the city's cultural and commercial heart.
2) Hollywood Park District	2.9 miles	2,500 residences, 900,000 SF of office space, 890,000 SF of retail, and a 300-key hotel.
3) SoFi Stadium	2.6 miles	3.1M SF venue with a seating capacity of 70,000, expandable to over 100,000 for major events.
4) InTuit Dome	3.1 miles	18,000-seat basketball arena recently debuted as the home of the LA Clippers.
5) The Forum	2.2 miles	Historic indoor arena with seating for approximately 17,500 guests and a long legacy as a premier music venue.

Nearby Employers

Employer	Industry	Submarket	Employer	Industry	Submarket
City of Inglewood	Municipal Government	Inglewood	Loyola Marymount University	Higher Education	Westchester
Inglewood Unified School District	Public Education	Inglewood	Mattel	Consumer Products	El Segundo
SoFi Stadium / Hollywood Park Operations	Sports & Entertainment	Inglewood	DirecTV	Media & Telecomm.	El Segundo
Intuit Dome (LA Clippers)	Sports & Entertainment	Inglewood	The Aerospace Corporation	Aerospace & Defense	El Segundo
Kia Forum	Live Entertainment	Inglewood	Boeing	Aerospace & Manufacturing	El Segundo
Hollywood Park Casino	Hospitality & Gaming	Inglewood	Northrop Grumman	Aerospace & Defense	El Segundo
Venice Community Housing	Nonprofit Housing	Inglewood	Chevron (El Segundo Operations)	Energy	El Segundo
Social Justice Learning Institute	Education & Community	Inglewood	Google	Media & Technology	Playa Vista
Los Angeles World Airports (LAX)	Aviation & Transportation	Westchester / LAX	YouTube Space LA	Media & Technology	Playa Vista
TSA & Airport Security Operations	Federal Security	Westchester / LAX	Hulu (Disney)	Streaming Media	Playa Vista
Delta Air Lines (LAX Operations)	Aviation	Westchester / LAX	Sony Pictures Entertainment	Film & Television Production	Culver City
United Airlines (LAX Operations)	Aviation	Westchester / LAX	Apple (Westside Offices)	Technology & Media	Culver City



Financials & Comparables

1105 E. Hyde Park Blvd & 1108 E. Fairview Blvd.	
Offering Price	\$4,200,000
Number of Units	20
Price per Unit	\$210,000
Bldg. Size	16,345 SF
Zoning	INR3YY
Lot Size	30,341 SF
Unit Mix	(20) 1+1
Current CAP	5.94%
Current GRM	10.51
APN #1	4013-002-001
APN #2	4013-002-002
APN #3	4013-002-003



Financials

Please note, the current income is calculated using a projected amount for vacant units

Investment Summary	
Price:	\$4,200,000
Down Payment:	\$4,200,000
Number of Units:	20
Price per Unit:	\$210,000
Current GRM:	10.51
Potential GRM:	9.70
Proposed Financing:	\$0

Income					
		Current Rents		Potential Rents	
# of Units	Unit Mix	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
20	1+1	\$1,024-\$1,795	\$33,094	\$1,795	\$35,900
Total Scheduled Rent:			\$33,094		\$35,900
Laundry Income:			\$200		\$200
Monthly Gross Income:			\$33,294		\$36,100
Annual Gross Income:			\$399,528		\$433,200

Approx. Year Built:	1944	Price per Foot	\$257
Approx. Lot Size:	30,341 SF	Current CAP	5.94%
Approx. Bldg. Size:	16,345 SF	Market CAP	6.68%

Annualized Operating Data		
	Current Rents	Market Rents
Scheduled Gross Income:	\$399,528	\$433,200
Vacancy Allowance:	\$9,988 2.5%	\$12,996 2.5%
Gross Operating Income:	\$389,540	\$420,204
Less Expenses:	\$139,851 35%	\$139,851 32%
Net Operating Income:	\$249,690	\$280,353
Less Loan Payment:	\$0	\$0
Pre-Tax Cash Flow:	\$249,690 5.94%	\$280,353 6.68%
Plus Principal Reduction:	\$0	\$0
Return Before Taxes:	\$249,690 5.94%	\$280,353 6.68%

Estimated Expenses	
Taxes (1.25%):	\$52,500
Insurance:	\$22,883
Utilities:	\$19,345
Repairs/Maintenance:	\$20,646
Professional Mgmt:	\$19,477
On-Site Manager:	\$0
Misc:	\$5,000
Total Expenses:	\$139,851
Per Sq. Ft:	\$8.56
Per Unit:	\$6,993

Rent Roll

1105 E. Hyde Park Blvd & 1108 E. Fairview Blvd.

Current as of 01/26/26



Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Move-in Date	Notes:
1105 - Hyde	1+1	\$1,795	\$1,795	Dec-2024	
1107 - Hyde	1+1	\$1,562	\$1,795	Apr-2012	
1109 - Hyde	1+1	\$1,595	\$1,795	Sep-2024	
1111 - Hyde	1+1	\$1,795	\$1,795	Jul-2024	
1113 - Hyde	1+1	\$1,663	\$1,795	Sep-2019	
1115 - Hyde	1+1	\$1,712	\$1,795	Jul-2021	
1117 - Hyde	1+1	\$1,312	\$1,795	Dec-2009	
1119 - Hyde	1+1	\$1,795	\$1,795	Oct-2023	
1121 - Hyde	1+1	\$1,709	\$1,795	Jan-2022	
1123 - Hyde	1+1	\$1,024	\$1,795	Dec-2014	
1125 - Hyde	1+1	\$1,795	\$1,795	Feb-2025	
1108 - Fairview	1+1	\$1,669	\$1,795	Apr-2019	
1110 - Fairview	1+1	\$1,667	\$1,795	Aug-2021	
1112 - Fairview	1+1	\$1,795	\$1,795	Mar-2024	
1114 - Fairview	1+1	\$1,795	\$1,795	Nov-2023	
1116 - Fairview	1+1	\$1,713	\$1,795	Aug-2021	
1118 - Fairview	1+1	\$1,695	\$1,795	Jul-2024	
1120 - Fairview	1+1	\$1,715	\$1,795	Jan-2022	
1122 - Fairview	1+1	\$1,562	\$1,795	May-2002	

Inglewood Sales Comparables



Address:	1105 E . Hyde Park
Sale Date:	Subject Property
Price:	\$4,200,000
Year Built:	1944
# of Units:	20
Price per Unit:	\$210,000
Building Size:	16,345 SF
Price per SF:	\$257
Unit Mix:	(20) 1+1
Notes:	30,341 SF



Address:	139 W. 64 th Pl.
Sale Date:	09/05/25
Price:	\$2,100,000
Year Built:	1967
# of Units:	8
Price per Unit:	\$262,500
Building Size:	11,654 SF
Price per SF:	\$180
Unit Mix:	(2) 2+1, (5) 1+1 & (1) 0+1
Notes:	N/A



Address:	530 Venice Way
Sale Date:	12/31/24
Price:	\$3,230,000
Year Built:	1959
# of Units:	14
Price per Unit:	\$230,714
Building Size:	10,487 SF
Price per SF:	\$388
Unit Mix:	(1) 3+2, (11) 2+1 & (2) 0+1
Notes:	N/A

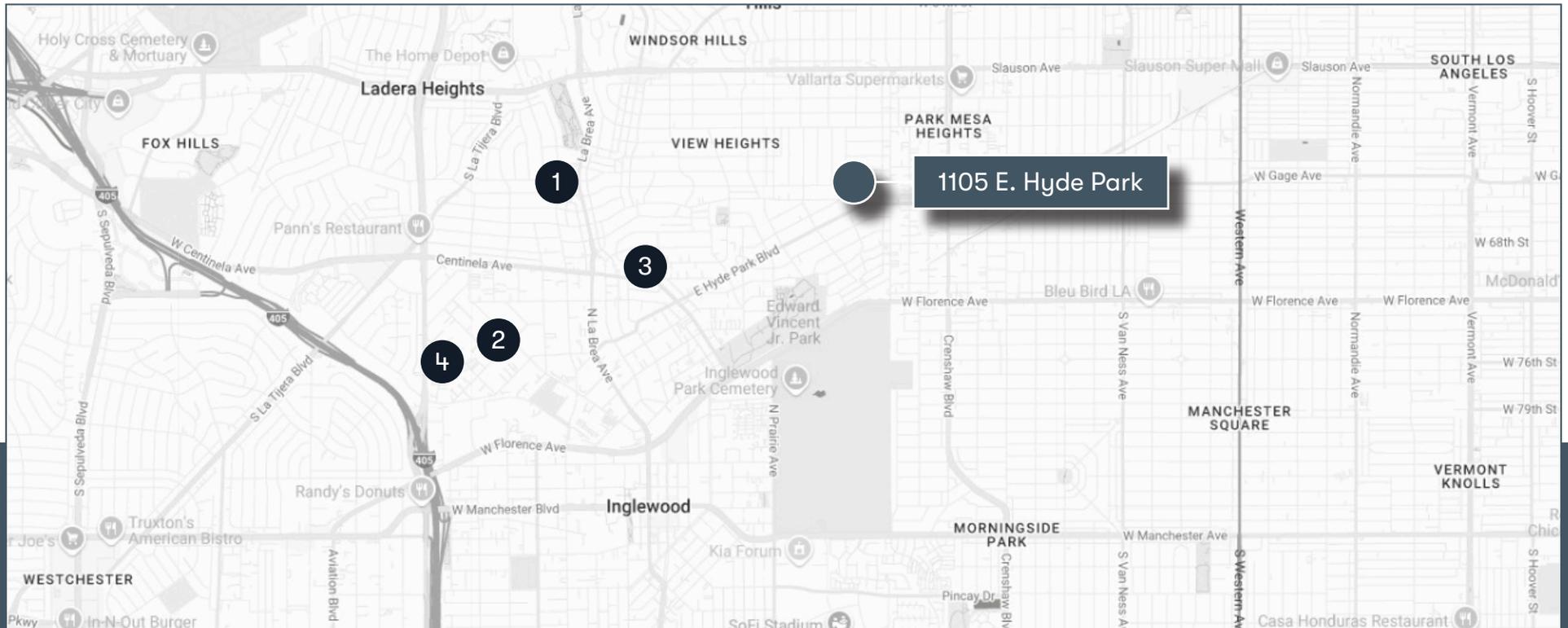


Address:	746 Cory Dr.
Sale Date:	03/28/25
Price:	\$1,775,000
Year Built:	1953
# of Units:	8
Price per Unit:	\$221,875
Building Size:	6,170 SF
Price per SF:	\$287
Unit Mix:	(3) 2+1 & (5) 1+1
Notes:	N/A



Address:	811 Centinela
Sale Date:	03/07/25
Price:	\$2,850,000
Year Built:	1958
# of Units:	13
Price per Unit:	\$219,231
Building Size:	13,760 SF
Price per SF:	\$207
Unit Mix:	(2) 2+1 & (1) 1+1
Notes:	\$160K NOI 5.61% CAP

Inglewood Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Notes
1105 E. Hyde Park Blvd.	Subject Property	\$4,200,000	1944	20	\$210,000	1,512 SF	\$529	N/A
1) 139 W. 64th Pl.	09/05/25	\$2,100,000	1967	8	\$262,500	2,914 SF	\$275	N/A
2) 530 Venice Way	12/31/24	\$3,230,000	1959	14	\$230,714	2,626 SF	\$301	N/A
3) 811 Centinela Ave.	03/28/25	\$1,775,000	1953	8	\$221,875	6,170 SF	\$287	N/A
4) 746 Cory Dr.	03/28/25	\$2,850,000	1958	13	\$253,333	1,557 SF	\$488	N/A

Inglewood Rental Comparables



Subject Property

1108 E. Hyde Park Blvd.

(20) 1-Bdrm. & 1-Bath

\$1,795



1) 805 Industrial Ave. Unit #2

Rent	\$2,000 Leased on 04/30/25
Unit Mix	1-Bdrm. & 1-Bath 699 SF



2) 811 Centinela Ave. Unit #12

Rent	\$2,000 Leased on 12/19/24
Unit Mix	1-Bdrm. & 1-Bath N/A SF



3) 640 Hill St.

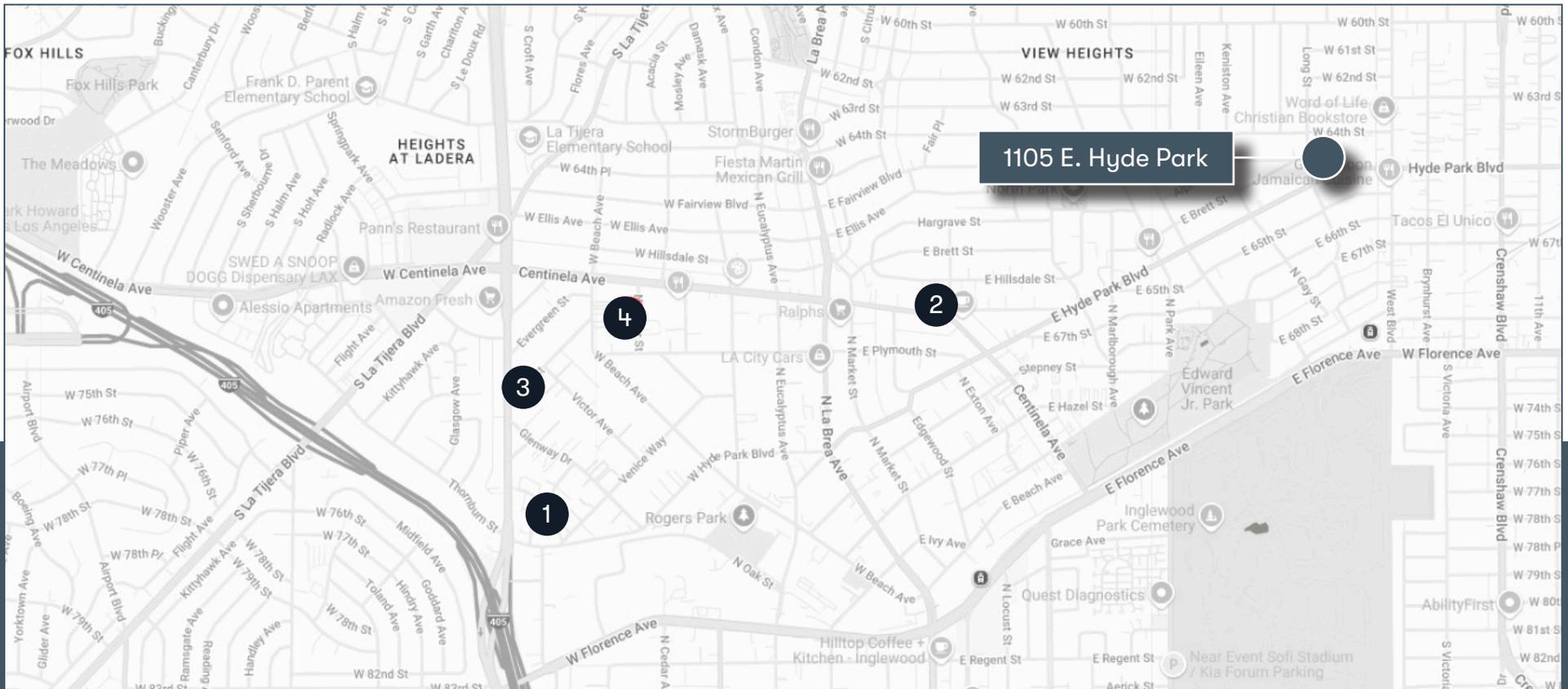
Rent	\$1,975 Leased on 03/23/25
Unit Mix	1-Bdrm. & 1-Bath 750 SF



4) 917 N. Cedar St. Unit #3

Rent	\$1,850 Leased on 02/12/25
Unit Mix	1-Bdrm. & 1-Bath N/A SF

Inglewood Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 805 Industrial Ave. Unit #2	\$2,000	04/30/25	1-Bdrm. & 1-Bath	699 SF	\$2.85	2.0 miles
2) 811 Centinela Ave. Unit #12	\$2,000	12/91/24	1-Bdrm. & 1-Bath	N/A	N/A	1.0 mile
3) 640 Hill St.	\$1,975	03/23/25	1-Bdrm. & 1-Bath	750 SF	\$2.63	2.1 miles
4) 917 N. Cedar St. Unit #3	\$1,850	02/12/25	1-Bdrm. & 1-Bath	N/A	N/A	1.8 miles



1105 E. Hyde Park Blvd & 1108 E. Fairview Blvd. Inglewood, CA 90302

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



Kenny Stevens

Principal | Kenny Stevens Team

(310) 968-7005

Kenny@KennyStevensTeam.com

DRE# 01090251 | Compass