



OFFERING MEMORANDUM

**803-811 E HYDE PARK BLVD,
INGLEWOOD, CA 90302**

18-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY:

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



PROPERTY SUMMARY

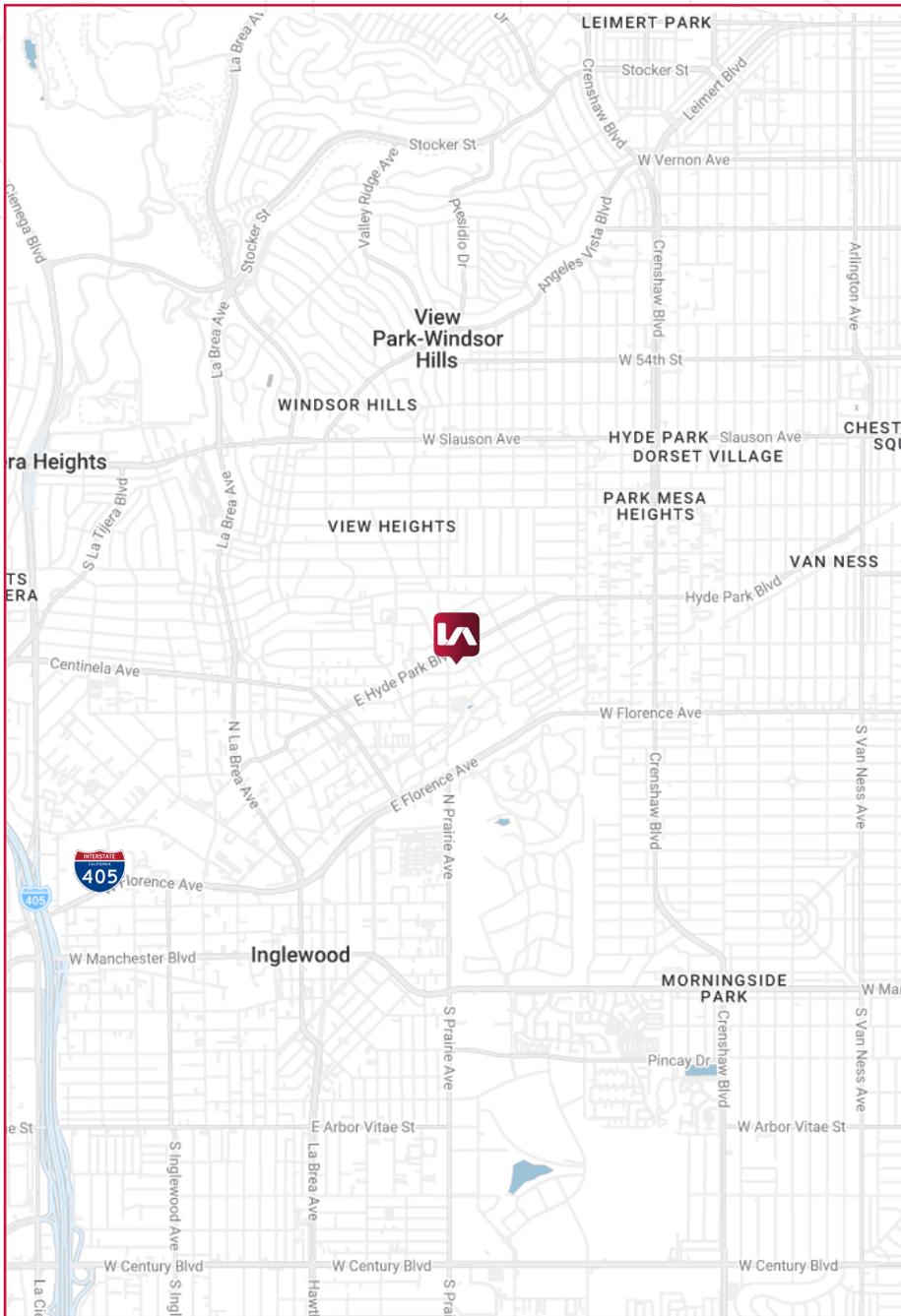
NUMBER OF UNITS	18
GROSS LEASABLE AREA	10,968 SF
PRICE PER SF	\$341.90
PRICE PER UNIT	\$208,333
YEAR BUILT	1953
APPROX. LOT SIZE	16,097 SF (0.40 AC)
CURRENT CAP RATE	6.66%
PRO FORMA CAP RATE	7.26%
APN	4013-032-032, -033, -034
ZONING	R-3



\$3,750,000
OFFERING PRICE

6.66%
CURRENT CAP RATE

9.35
CURRENT GRM



INVESTMENT OVERVIEW

Lee & Associates is pleased to present 803-811 E Hyde Park Blvd, an 18-unit multifamily investment opportunity located in an excellent area of Inglewood, California. This property represents an opportunity to acquire a well-maintained property with a solid operating history and significant rental upside in one of the most active rental markets in Los Angeles County.

The property is well located near major transportation, entertainment, and employment hubs and has always enjoyed good occupancy. Built in 1952, the property features a desirable unit mix of eleven (11) one-bedroom / one-bath units and six (6) two-bedroom / one-bath units. The building totals approximately 10,968 gross rentable square feet on a 16,097-square-foot lot, offering generous open space and on-site parking for all units. The units are separately metered for both gas & electricity.

Residents benefit from proximity to major attractions including SoFi Stadium, Hollywood Park, and LAX, as well as easy access to the 405 and 105 freeways and the Metro K Line, connecting Inglewood to Downtown Los Angeles and the Westside. This investment will appeal to a buyer that seeks stable in place income with plenty of upside and appreciation.

PROPERTY HIGHLIGHTS

- Well maintained with new Roof in 2017
- Desirable unit mix: 12 one-bed/one-bath and 6 two-bed/one-bath units
- Onsite Parking for all - 18 spaces
- On-site laundry room
- Close to SoFi Stadium, Hollywood Park, LAX, and major employment centers
- Quick access to 405 & 105 freeways and the Metro K Line

PRICING BREAKDOWN

OFFERING PRICE	\$3,750,000
PRICE PER SF:	\$341.90
PRICE PER UNIT:	\$208,333
CURRENT GRM	9.35
MARKET GRM	8.84
CURRENT CAP RATE	6.66%
MARKET CAP RATE	7.26%

THE PROPERTY

UNITS	18
YEAR BUILT	1953
GROSS LEASABLE AREA	10,968 SF
LOT SIZE	16,097 SF (0.40 AC)
APN	4013-032-032, -033, -034
ZONING	R-3

ANNUALIZED OPERATING DATA

CURRENT RENTS			MARKET RENTS		
Scheduled Gross Income	\$401,172		Scheduled Gross Income	\$424,404	
Vacancy Rate Reserve	12,035	3.00% ¹	Vacancy Rate Reserve	12,732	3.00% ¹
Gross Operating Income	389,137		Gross Operating Income	411,672	
Expenses	139,431	34.76% ¹	Expenses	139,431	32.85% ¹
Net Operating Income	249,705		Net Operating Income	272,240	
Loan Payments	0 (Financing Available)*		Loan Payments	0 (Financing Available)*	
Pre Tax Cash Flows	249,705	6.66%²	Pre Tax Cash Flows	272,240	7.26%²
Principal Reduction	0		Principal Reduction	0	
Total Return Before Taxes	249,705	6.66%²	Total Return Before Taxes	272,240	7.26%²

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

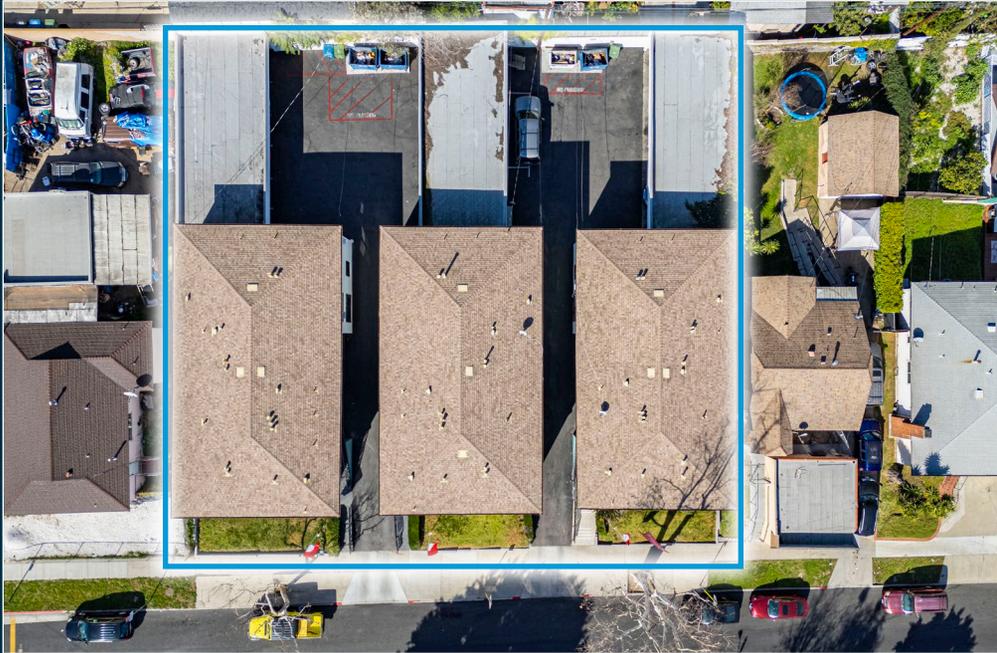
* Available financing in the range of 60% to 65% LTV, 30-year Amortization, Rates 5.4% to 5.8% with possible interest only periods. Check with agent for real time loan quotes.

ESTIMATED ANNUALIZED EXPENSES

Taxes	1.28% PP	\$48,000
Insurance		\$21,600
Electric		\$1,103
Gas		\$527
Water/Sewer		\$17,085
Trash		\$11,631
Landscaping		\$1,890
Pest Control		\$1,490
Maint & Repair	5%	\$20,059
Management	4%	\$16,047
Total Expenses:		\$139,431
Per Net Sq. Ft:		\$13.37
Per Unit:		\$7,746

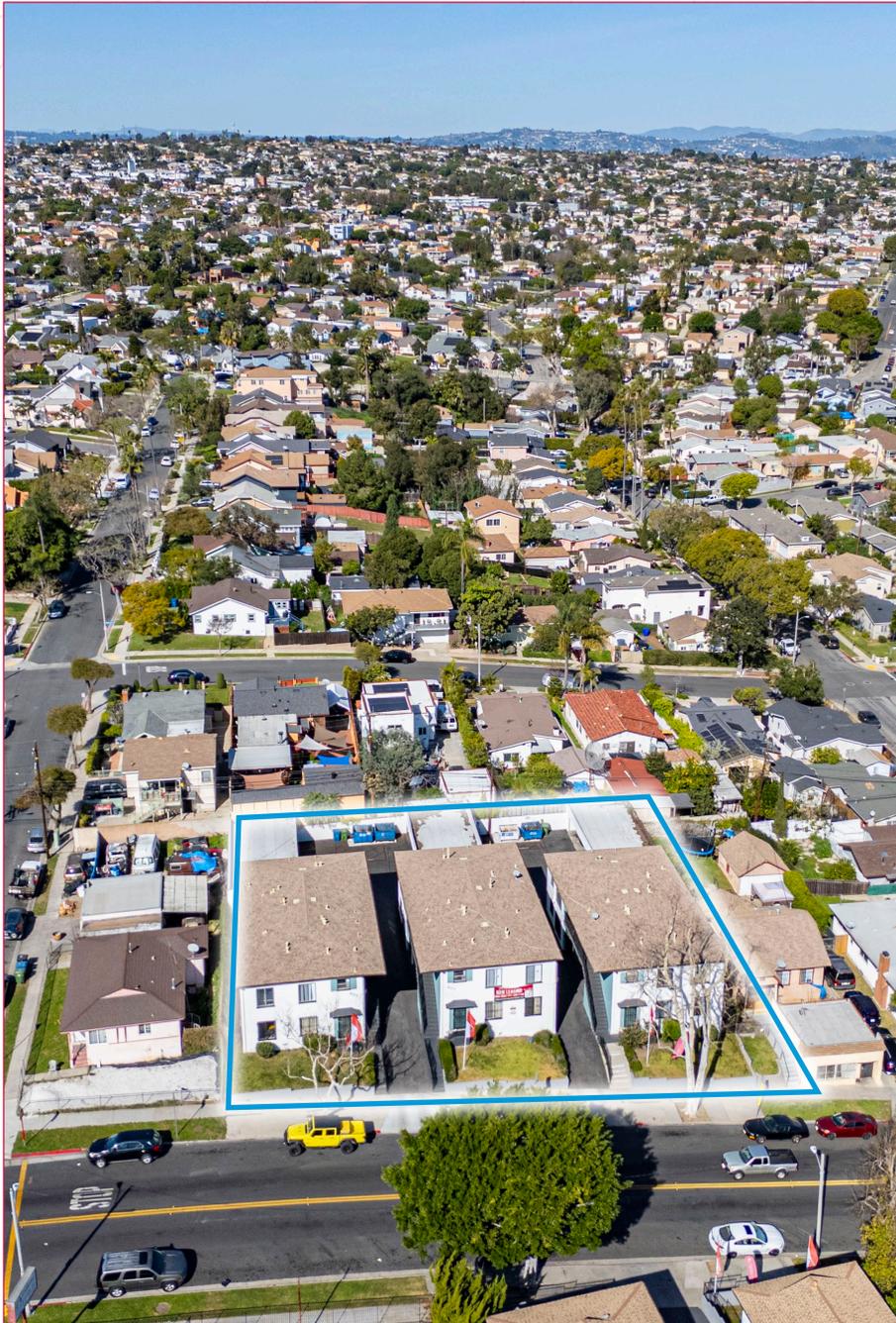
PROPERTY RENT ROLL

UNIT #	BDRMS / BATHS	SIZE (SF)	CURRENT		PRO FORMA	
			MONTHLY RENT	MONTHLY INCOME	MONTHLY RENT	MONTHLY INCOME
803-A	1+1	518	\$1,790	\$1,790	\$1,850	\$1,850
803-B	1+1	518	\$1,795	\$1,795	\$1,850	\$1,850
803-C	2+1	672	\$2,054	\$2,054	\$2,100	\$2,100
803-D	1+1	575	\$1,795	\$1,795	\$1,850	\$1,850
803-E	1+1	518	\$1,795	\$1,795	\$1,850	\$1,850
803-F	2+1	672	\$1,925	\$1,925	\$2,100	\$2,100
807-A	1+1	518	\$1,200	\$1,200	\$1,850	\$1,850
807-B	1+1	518	\$1,795	\$1,795	\$1,850	\$1,850
807-C	2+1	672	\$2,127	\$2,127	\$2,127	\$2,127
807-D	1+1	518	\$1,795	\$1,795	\$1,850	\$1,850
807-E	1+1	518	\$1,550	\$1,550	\$1,850	\$1,850
807-F	2+1	742	\$2,080	\$2,080	\$2,100	\$2,100
811-A	1+1	518	\$1,795	\$1,795	\$1,850	\$1,850
811-B	1+1	518	\$1,795	\$1,795	\$1,850	\$1,850
811-C	2+1	672	\$2,060	\$2,060	\$2,100	\$2,100
811-D	1+1	518	\$1,645	\$1,645	\$1,850	\$1,850
811-E	1+1	568	\$1,795	\$1,795	\$1,850	\$1,850
811-F	2+1	672	\$2,100	\$2,100	\$2,100	\$2,100
TOTAL SCHEDULED RENT				\$32,891		\$34,827
LAUNDRY				\$325		\$325
OTHER INCOME				\$215		\$215
MONTHLY SCHEDULED GROSS INCOME				\$33,431		\$35,367
ANNUALIZED SCHEDULED GROSS INCOME				\$401,172		\$424,404









CITY OF INGLEWOOD OVERVIEW

Inglewood is a charter city located in southwestern Los Angeles County within the Greater Los Angeles metropolitan area. The city encompasses approximately 9.1 square miles and had a 2020 Census population of 107,762, making it one of the larger and more established municipalities in the South Bay region.

Strategically positioned near the I-405 and I-105 freeways, Inglewood offers convenient access to Downtown Los Angeles, Los Angeles International Airport, and major employment centers throughout the South Bay and Westside. This central location supports consistent residential demand from a diverse workforce base, including transportation, healthcare, education, and service-sector employees.

Inglewood was incorporated in 1908 and has a long history of growth tied to regional transportation infrastructure and economic development. In recent years, the city has benefited from significant public and private investment, reinforcing its role as a key residential and employment hub within Los Angeles County.

From a multifamily investment standpoint, Inglewood is characterized by high renter demand, limited land availability, and rising replacement costs, which continue to support stable occupancy and long-term rental growth. Relative affordability compared to adjacent coastal and Westside submarkets further strengthens the city's appeal to renters and investors alike.

Inglewood is governed under a council-manager form of government, which has supported long-term planning initiatives focused on infrastructure improvements, housing, and economic development. Ongoing municipal efforts emphasize transit accessibility, neighborhood reinvestment, and responsible density, all of which contribute to the city's continued evolution as a livable urban environment.

The city's strong regional positioning, combined with its established residential neighborhoods and access to public transportation, continues to attract a broad renter demographic. These characteristics, along with steady population density and proximity to major job corridors, underpin Inglewood's durability as a multifamily market and support long-term investment stability within Los Angeles County.

CITY OF INGLEWOOD - PREMIER SPORTS & ENTERTAINMENT HUB OF LOS ANGELES



SOFI STADIUM

A state-of-the-art sports and entertainment complex located at 1001 Stadium Drive, Inglewood, CA 90301. Opened in September 2020, it is the home of the Los Angeles Rams and Los Angeles Chargers and is currently the largest stadium in the NFL at 3.1 million square feet.



INTUIT DOME

Intuit Dome is a \$2 billion, 18,000-seat, high-tech arena in Inglewood, California, that opened on August 15, 2024, as the new home for the NBA's LA Clippers. Privately funded by Clippers owner Steve Ballmer, the venue features "The Wall" (51 rows of steep, uninterrupted seats), the massive "Halo Board" video screen, and extensive, sustainable, and tech-forward fan amenities.



KIA FORUM

Originally The Forum, the Kia Forum is an iconic multi-purpose indoor arena located at 3900 West Manchester Blvd, Inglewood, CA 90305. Originally opened in 1967, it is a historic landmark recognized for its unique Roman-style architecture and its legacy as the former home of the Los Angeles Lakers and Kings. Today, it serves as a premier destination for major concerts, award shows, and entertainment events.



HOLLYWOOD PARK

Hollywood Park is a 300-acre sports and entertainment destination in Inglewood, California, anchored by SoFi Stadium and YouTube Theater. Currently in 2026, the district is rapidly expanding its lifestyle offerings, including new retail tenants, the upcoming Kali Hotel and Rooftop (opening September 2026), and the construction of Hollywood Park Studios, a major media and broadcast hub.

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