



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

# OFFERING MEMORANDUM

INGLEWOOD PALMS  
3835 W 104TH ST., INGLEWOOD, CA 90303



EXCLUSIVELY LISTED BY

**Robert Leveen**  
Senior Vice President  
robert.leeven@lee-associates.com  
D | 213.995.6684  
License ID 01476685

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PRESENTED BY

**Robert Leveen**  
Senior Vice President  
robert.leeven@lee-associates.com  
D | 213.995.6684  
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COMMERCIAL REAL ESTATE SERVICES  
PASADENA

# SECTION I

## EXECUTIVE SUMMARY

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### INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303



# OFFERING MEMORANDUM

## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

### Executive Summary

#### PROPERTY OVERVIEW

Lee & Associates Apartment Advisors is proud to present Inglewood Palms, located at 3835 W. 104th Street, Inglewood, CA. The 28 unit apartment community is comprised of ±23,555 square feet and situated on a ±30,338 square foot parcel. The unit mix consists of 4 x Studios, 10 x One Bedroom/One Bath, 13 x Two Bedroom/One and Three-Quarter Bath, and 1 x Three Bedroom/Two Bath. Each apartment is individually metered for gas and electric. Some of the first floor apartments have patios, and the second floor apartments have balconies. The property has a central water heating system. The property is under the city of Inglewood Rent Control Ordinance, which allows for annual increases tied to CPI with a floor of 3%. Laundry machines are leased. ADU potential exists in the rear of the property above the carports; buyer to do their own due diligence with the city.

The current debt of ±\$4,059,115 can be assumed. The interest rate of 3.49% is fixed until May 1, 2027, yielding a healthy 7.67% year one cash-on-cash return based on a 39% down payment. With 1% adjustments every six months, an investor can enjoy two years of a well below market interest rate, before refinancing into longer term debt.

Inglewood is rapidly evolving, with billions of dollars of private capital invested nearby, and Inglewood Palms is located right at the center of progress and growth. Intuit Dome is located around the corner, and nearby retail amenities include The Shops at Hollywood Park, Cosm, Costco, Target, Home Depot, and In-N-Out Burger. The property has easy freeway access to I-105 and I-405 with major employment drivers. SOFI Stadium, The Forum and You Tube Theater are within a five minute drive. Major employers in the area within a ten minute drive are LAX, SpaceX, Boeing, and Kaiser Permanente.

SoFi Stadium is representing Los Angeles at this summer's 2026 FIFA World Cup. Next year Super Bowl LXI will be played at SoFi. And in 2028, SoFi Stadium and Intuit Dome will be one of the central venues for the Los Angeles Summer Olympics cementing Inglewood's legacy as a world class sports and entertainment destination.

The offering represents a value-add opportunity for an investor to capture consistent rent growth and long term appreciation due to its pivotal path of progress location.

#### INVESTMENT HIGHLIGHTS

- **3.49% Fixed Interest Rate Loan Assumption Available**
- **Well balanced unit mix**
- **Same Ownership and Management for over 20 years**
- **Value Add Opportunity**

Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

### Property Photos



Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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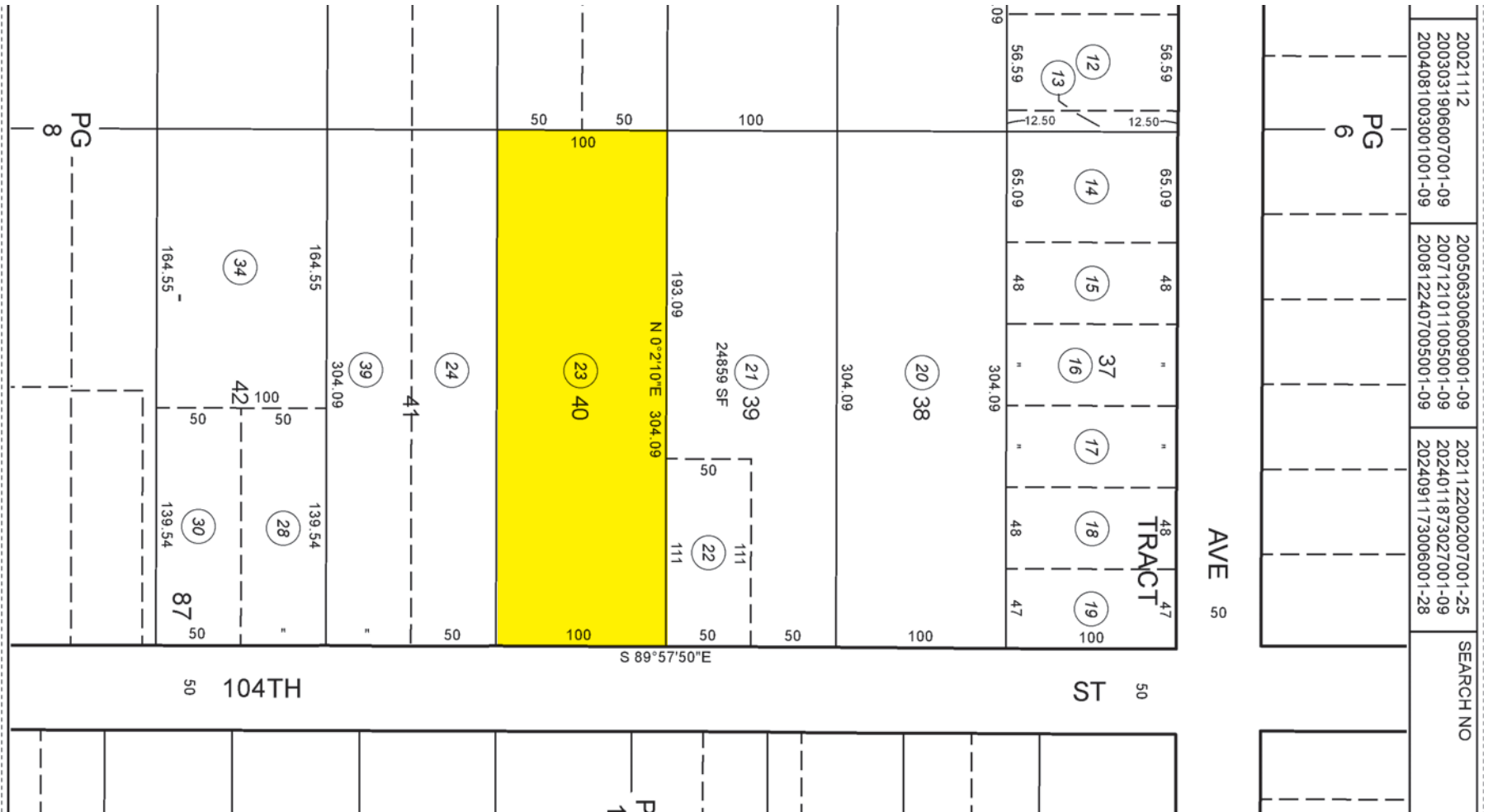
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### Parcel Map



Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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COMMERCIAL REAL ESTATE SERVICES  
PASADENA

## SECTION II

### FINANCIAL ANALYSIS

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#### INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303



# OFFERING MEMORANDUM INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

## Investment Overview

<b>THE PROPERTY:</b>	Inglewood Palms 3835 W. 104th Street Inglewood, CA 90303
<b>APN:</b>	4032-007-023
<b>LIST PRICE:</b>	\$6,600,000
<b>NUMBER OF UNITS:</b>	28
<b>PRICE PER UNIT:</b>	\$235,714
<b>YEAR BUILT:</b>	1961
<b>RENTABLE SF:</b>	23,555
<b>LOT SIZE SF:</b>	30,338
<b>PRICE PER SF:</b>	\$280.20
<b>CURRENT GRM:</b>	8.93
<b>CURRENT CAP:</b>	6.29%
<b>ELECTRIC:</b>	Individual
<b>GAS:</b>	Individual
<b>ZONING:</b>	IN M1
<b>PARKING:</b>	29 Spaces



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D | 213.995.6684

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### Income and Expenses

<b>INCOME</b>		<b>Current</b>		
Gross Scheduled Rental Income		<b>\$739,148</b>		
Laundry Income		\$6,000		
IHP Tenant Reimbursements		\$2,576		
Vacancy/Concessions	4.00%	\$29,566		
Effective Gross Income:		<b>\$718,158</b>		
<b>EXPENSES (Estimated)</b>			<b>Per Unit</b>	<b>Per SF</b>
Real Estate Taxes	1.281%	\$84,533	\$3,019	\$3.59
Direct Assessments		\$8,374	\$299	\$0.36
Insurance		\$29,444	\$1,052	\$1.25
Water		\$32,000	\$1,143	\$1.36
Gas		\$13,200	\$471	\$0.56
Sewer/Trash		\$18,744	\$669	\$0.80
Electricity		\$4,300	\$154	\$0.18
Inglewood Housing Protection		\$5,152	\$184	\$0.22
City Business License		\$560	\$20	\$0.02
Management Fee	4.00%	\$28,726	\$1,026	\$1.22
On-Site Manager Unit		\$24,000	\$857	\$1.02
Repairs/Maintenance (% of EGI)	4.00%	\$28,726	\$1,026	\$1.22
Unit Turnover		\$10,000	\$357	\$0.42
Gardener		\$4,000	\$143	\$0.17
Pest Control		\$1,500	\$54	\$0.06
G & A		\$2,500	\$89	\$0.11
Replacement Reserve		\$7,000	\$250	\$0.30
<b>Total Expenses</b>		<b>\$302,759</b>	<b>\$10,812.83</b>	<b>\$12.85</b>
<b>Net Operating Income</b>		<b>\$415,398</b>		
% Of Effective Gross Income		42.16%		



Note: On-Site Manager receives free apartment, no additional compensation.

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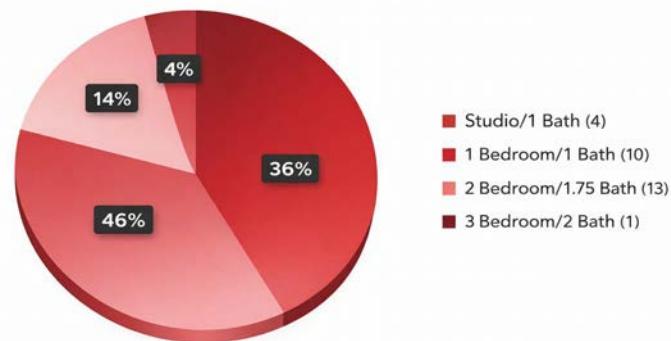
### Rent Roll

Unit	Unit Mix	Current Monthly	Current Yearly	Unit	Unit Mix	Current Monthly	Current Yearly
1	2 Bedroom/1.75 Bath	\$2,409	\$28,905	17	2 Bedroom/1.75 Bath	\$2,000	\$24,000
2	2 Bedroom/1.75 Bath	\$2,924	\$35,091	18	Studio/1 bath	\$1,612	\$19,350
3	2 Bedroom/1.75 Bath	\$2,400	\$28,800	19	2 Bedroom/1.75 Bath	\$2,600	\$31,200
4	Studio/1 bath	\$1,628	\$19,542	20	2 Bedroom/1.75 Bath	\$2,395	\$28,738
5	Studio/1 bath	\$1,754	\$21,043	21	2 Bedroom/1.75 Bath	\$2,500	\$30,000
6	Studio/1 bath	\$1,600	\$19,200	22	2 Bedroom/1.75 Bath	\$2,500	\$30,000
7	2 Bedroom/1.75 Bath	\$2,500	\$30,000	23	2 Bedroom/1.75 Bath	\$2,500	\$30,000
8	1 Bedroom/1 Bath	\$1,900	\$22,800	24	1 Bedroom/1 Bath	\$1,950	\$23,400
9	1 Bedroom/1 Bath	\$2,050	\$24,600	25	1 Bedroom/1 Bath	\$1,900	\$22,800
10	1 Bedroom/1 Bath	\$1,871	\$22,456	26	1 Bedroom/1 Bath	\$1,900	\$22,800
11	1 Bedroom/1 Bath	\$1,950	\$23,400	27	1 Bedroom/1 Bath	\$1,900	\$22,800
12	1 Bedroom/1 Bath	\$2,202	\$26,427	28	2 Bedroom/1.75 Bath	\$2,357	\$28,278
14	1 Bedroom/1 Bath	\$2,147	\$25,763	29	2 Bedroom/1.75 Bath	\$2,441	\$29,296
15	3 Bedroom/2 Bath	\$3,296	\$39,552		<b>Total</b>	<b>\$61,596</b>	<b>\$739,148</b>
16	2 Bedroom/1.75 Bath	\$2,409	\$28,906				

Unit 17 - On-Site Manager  
Inglewood rent control annual increases are  
3% minimum or cost of inflation based on annual CPI.

### Unit Breakdown

Unit Mix	# Units	Rent Range (Current Monthly)
Studio/1 Bath	4	\$1,612 - \$1,754
1 Bedroom/1 Bath	10	\$1,871 - \$2,202
2 Bedroom/1.75 Bath	13	\$2,227 - \$2,600
3 Bedroom/2 Bath	1	\$3,200
<b>Total</b>	<b>28</b>	



Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

Financing Scenario		Current	6/1/2027 Adjustment		12/01/2027 Adjustment		Refinance to 5 Year Fixed	
Loan Assumption								
Purchase Price		\$6,600,000		\$6,600,000		\$6,600,000		\$6,600,000
Down Payment	39%	\$2,541,000		\$2,541,000		\$2,541,000		\$2,541,000
Loan Amount		\$4,059,000		\$3,981,000		\$3,944,000		\$3,913,000
Interest Rate/Annual Payment	3.49%	\$220,417	4.49%	\$244,112	5.49%	\$271,069	5.75%	\$276,713
Cash Flow After Debt Service		\$194,982		\$171,286		\$144,330		\$138,686
Year One Cash-On-Cash Return		7.67%	6 Month Cash-On-Cash Return	3.37%		2.84%	Year One Refi Cash-On-Cash Return	5.46%
Year One Principal Reduction		\$78,758	6 Month Principal Reduction	\$32,683		\$27,272	Year One Refi Principal Reduction	\$51,715
Year One Total Return		10.77%	6 Month Total Return	4.01%		3.38%	Year One Refi Total Return	7.49%
Debt Service Coverage		1.88						

### 3.49% Fixed until 5/1/2027; Assumption Amount: \$4,059,115

Index: SOFR

Margin: 2.5%

Adjustment Period: 6 Months

Max Periodic Adjustment: 1%

Lifetime CAP: 9.5%

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### 10 Year Cash Flow Model

Income	Annual Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Gross Potential Rent (GPR)	2%	\$739,148	\$753,931	\$769,009	\$784,389	\$800,077	\$816,079	\$832,400	\$849,048	\$866,029	\$883,350	\$8,093,460
Total Vacancy Loss	4%	(\$29,566)	(\$30,157)	(\$30,760)	(\$31,376)	(\$32,003)	(\$32,643)	(\$33,296)	(\$33,962)	(\$34,641)	(\$35,334)	(\$323,738)
Other Income		\$8,576	\$8,576	\$8,576	\$8,576	\$8,576	\$8,576	\$8,576	\$8,576	\$8,576	\$8,576	\$85,760
Net Rental Income		\$718,158	\$732,349	\$746,825	\$761,590	\$776,650	\$792,011	\$807,680	\$823,662	\$839,964	\$856,592	\$7,855,481
Total Expense	1.5%	(\$302,759)	(\$307,301)	(\$311,910)	(\$316,589)	(\$321,338)	(\$326,158)	(\$331,050)	(\$336,016)	(\$341,056)	(\$346,172)	(\$3,240,347)
Net Operating Income		\$415,398	\$425,049	\$434,915	\$445,001	\$455,312	\$465,854	\$476,630	\$487,647	\$498,908	\$510,420	\$4,615,134
Debt Service		(\$220,417)	(\$257,591)	(\$276,713)	(\$276,713)	(\$276,713)	(\$276,713)	(\$276,713)	(\$276,713)	(\$276,713)	(\$276,713)	(\$2,691,708)
Net Income After Debt Service		\$194,982	\$167,458	\$158,202	\$168,288	\$178,600	\$189,141	\$199,918	\$210,934	\$222,195	\$233,707	\$1,923,426
Pre-Tax Cash on Cash Return		7.67%	6.59%	6.23%	6.62%	7.03%	7.44%	7.87%	8.30%	8.74%	9.20%	

### 10-YEAR CASH FLOW HIGHLIGHTS | BEST CASE PERFORMANCE

**\$883,350**

**YEAR 10 GROSS  
POTENTIAL RENT**

2% Annual Rent Growth

**(\$35,334)**

**YEAR 10  
VACANCY LOSS**

Stabilized at 4%

**\$856,592**

**YEAR 10 NET  
RENTAL INCOME**

After Vacancy & Other  
Income

**\$510,420**

**YEAR 10  
OPERATING INCOME**

NOI in Year 10

**9.20%**

**YEAR 10  
CASH-ON-CASH  
RETURN**

Pre-Tax

**STRONG STABILIZED RETURNS** | Years 6-10 Averaging **\$832,558** Net Rental Income | 4% Vacancy | 2% Rent Growth

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D | 213.995.6684

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COMMERCIAL REAL ESTATE SERVICES  
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## SECTION III

### SALE COMPARABLES

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#### INGLEWOOD PALMS

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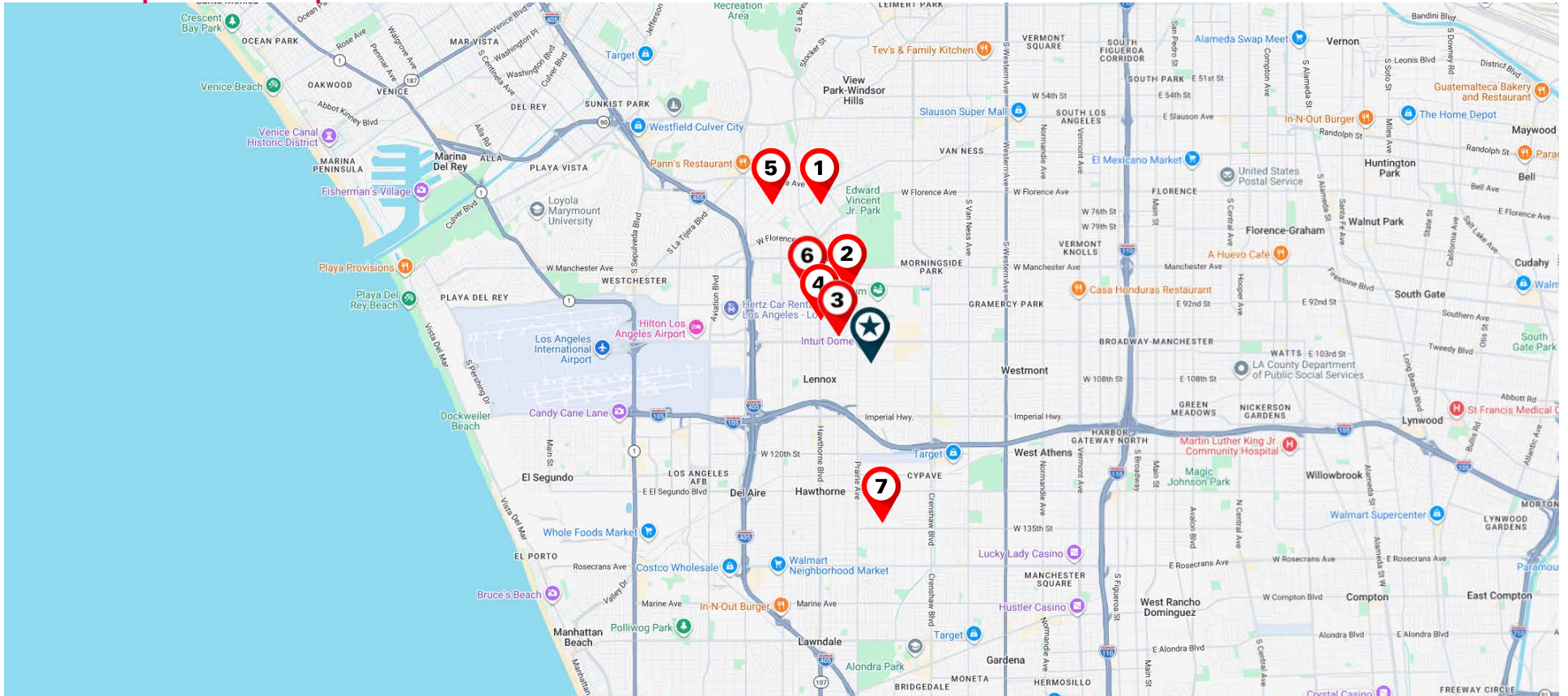


# OFFERING MEMORANDUM

## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

### Sold Comparables Map



#### SUBJECT PROPERTY

3835 W. 104th St., Inglewood, CA 90303

- 1** 327 - 331 STEPNEY ST  
Inglewood, CA 90302
- 2** 621 S. OSAGE AVE  
Inglewood, CA 90302
- 3** 511 E 99TH ST  
Inglewood, CA 90302
- 4** 1035 MYRTLE AVE  
Inglewood, CA 90302
- 5** 837-839 W BEACH AVE  
Inglewood, CA 90302
- 6** 501 S. GREVILLEA AVE  
Inglewood, CA 90302
- 7** 13325 KORNBLUM AVE  
Hawthorne, CA 90302

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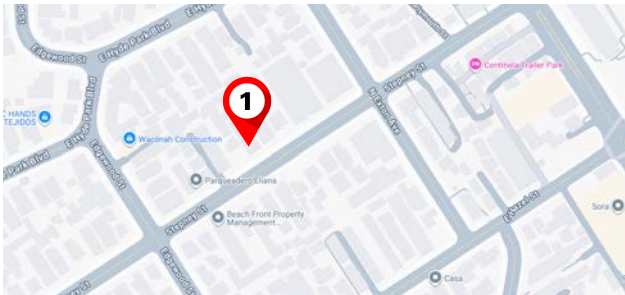
# OFFERING MEMORANDUM INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

## Sold Comparables



**1** 327 - 331 STEPNEY ST  
INGLEWOOD, CA 90302



Sold Price	\$4,309,000	# Units	20
Price/Unit	\$215,450	GRM	10.6
Price/SF	\$274.49	CAP	5.99%
Year Built	1960	COE	3/6/2026
Unit Mix: 7 Studios/1b, 2 x 1b/1b, 2 x 2b/1b			

**Comments:**



**2** 621 S. OSAGE AVE  
INGLEWOOD, CA 90302

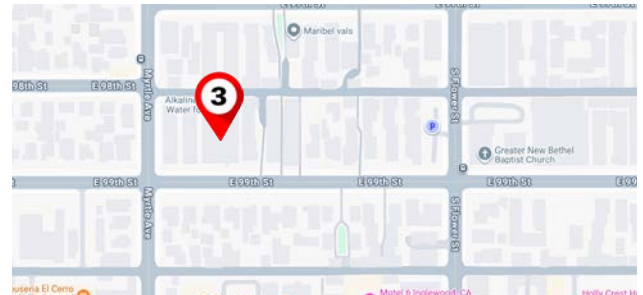


Sold Price	\$2,025,000	# Units	8
Price/Unit	\$253,125	GRM	9.04
Price/SF	\$241.30	CAP	6.26%
Year Built	1961	COE	1/30/2026
Unit Mix: 2 x 1b/1b, 1 x 2b/1b, 2 x 2b/1.75b, 2 x 3b/1.75b			

**Comments:** New roof, Central HVAC, Dual Pane windows, upgraded electrical.



**3** 511 E 99TH ST  
INGLEWOOD, CA 90301"



Sold Price	\$3,800,000	# Units	18
Price/Unit	\$211,111	GRM	10.16
Price/SF	\$218.69	CAP	5.90%
Year Built	1986	COE	12/31/2025
Unit Mix: 16 x 1b/1b, 6 x 2b/1b			

**Comments:**

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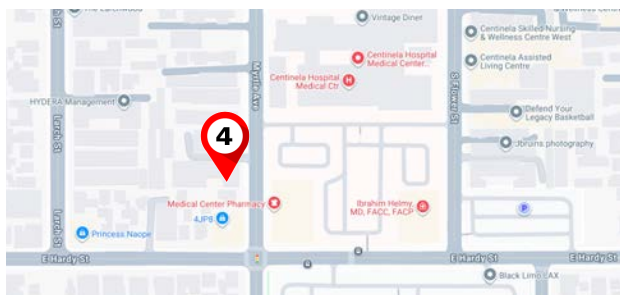
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### Sold Comparables



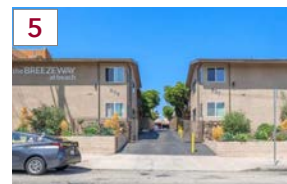
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1035 MYRTLE AVE  
INGLEWOOD, CA 90301



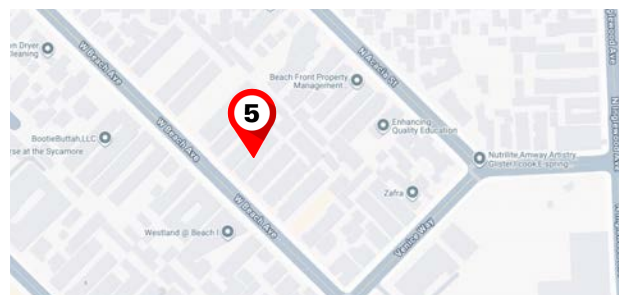
Sold Price	\$4,400,000	# Units	22
Price/Unit	\$200,000	GRM	9.13
Price/SF	\$238.37	CAP	6.57%
Year Built	1964	COE	12/31/2025
Unit Mix: 2 x Studio/1b, 9 x 1b/1b, 11 x 2b/2b			

**Comments:** New roof, updated electrical panels



5

837-839 W BEACH AVE  
INGLEWOOD, CA 90302



Sold Price	\$5,125,000	# Units	22
Price/Unit	\$232,954	GRM	10.67
Price/SF	\$319.95	CAP	5.85%
Year Built	1958	COE	9/16/2025
Unit Mix: 16 x 1b/1b, 6 x 2b/1b			

**Comments:**

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# OFFERING MEMORANDUM

## INGLEWOOD PALMS

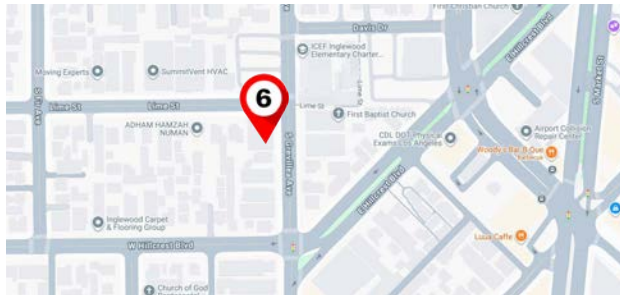
3835 W 104TH ST., INGLEWOOD, CA 90303

### Sold Comparables



6

**501 S. GREVILLEA AVE  
INGLEWOOD, CA 90301**



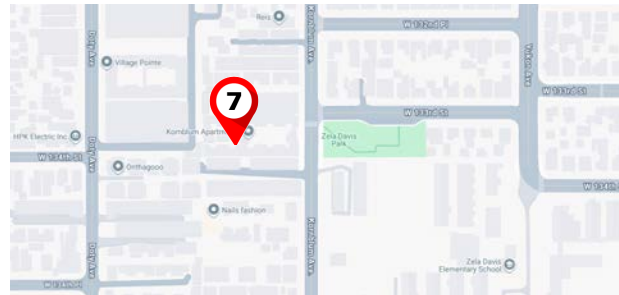
Sold Price	\$3,150,000	# Units	10
Price/Unit	\$315,000	GRM	N/A
Price/SF	\$329.70	CAP	N/A
Year Built	1990	COE	9/11/2025
Unit Mix: 8 x 2b/2b, 2 x 3b/2b			

**Comments:** Sold Off Market



7

**13325 KORNBLOM AVE  
HAWTHORNE, CA 90250**



Sold Price	\$9,400,000	# Units	49
Price/Unit	\$191,837	GRM	12.83
Price/SF	\$264.79	CAP	4.55%
Year Built	1985	COE	6/12/2025
Unit Mix: 48 x 1b/1b, 1 x 2b/1ba			

**Comments:**

	★ Subject Property
Price/Unit	\$235,714
Price/SF	\$280.20
GRM	8.93
CAP	6.26%

	Sold Properties Average
Price/Unit	\$231,354
Price/SF	\$269.61
GRM	10.41
CAP	5.85%

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Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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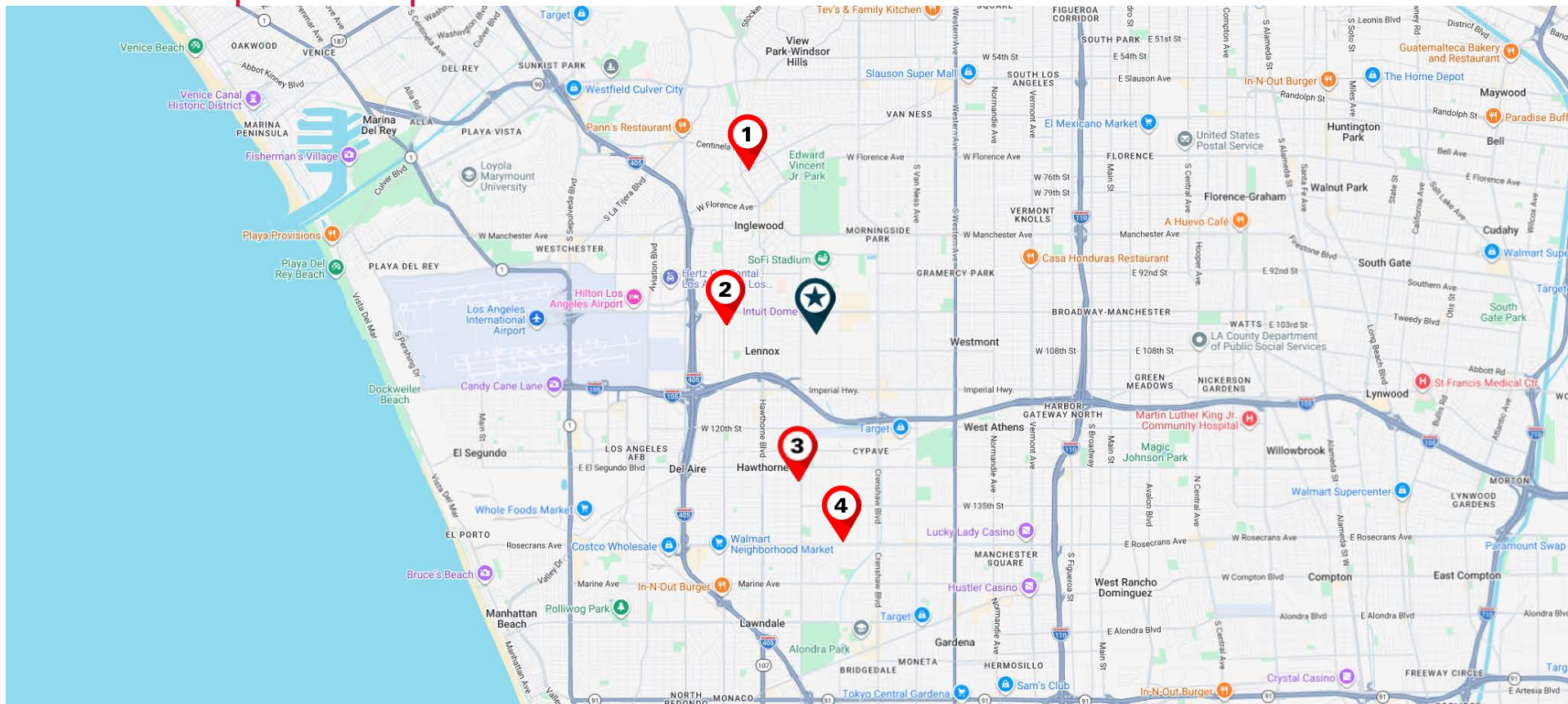
## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

### On-Market Comparables Map



#### SUBJECT PROPERTY

3835 W. 104th St., Inglewood, CA 90303

- 1 720 N. MARKET ST  
Inglewood, CA 90302
- 2 10130 S INGLEWOOD AVE  
Lennox, CA 90304
- 3 4055 W. 129TH ST  
Hawthorne, CA 90250
- 4 14110 YUKON AVE  
Hawthorne, CA 90250

Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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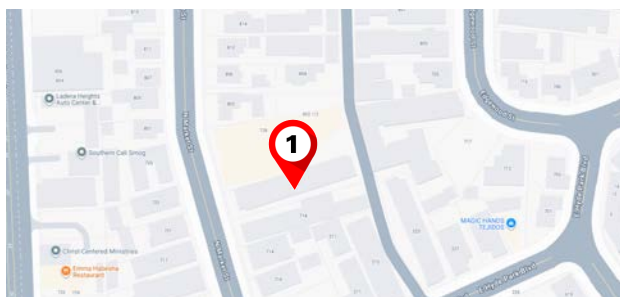
### On-Market Comparables



**1** 720 N. MARKET STREET  
INGLEWOOD, CA 90302



**2** 10130 S INGLEWOOD AVE  
LENNOX, CA 90304



List Price	\$5,699,000	# Units	16
Price/Unit	\$356,188	GRM	11.92
Price/SF	\$409.47	CAP	5.61%
Year Built	1964	Status	Active
Unit Mix: 2 x 1 bd/1ba, 12 x 2bd/2ba, 2 x 3bd/2ba			

**Comments:** Many upgrades and renovated units

List Price	\$2,645,000	# Units	15
Price/Unit	\$176,333	GRM	9.94
Price/SF	\$256.00	CAP	5.61%
Year Built	1960	Status	Active
Unit Mix: 12 x 1bd/1ba, 2 x 2bd/1ba, 1 x 3bd/1ba			

**Comments:** LA county rent control, swimming pool amenity

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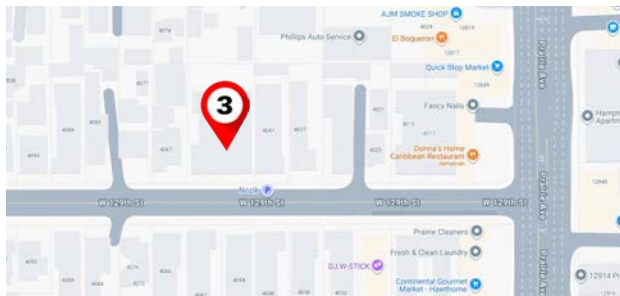
## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

### On-Market Comparables



**3** 4055 W. 129TH STREET  
HAWTHORNE, CA 90250

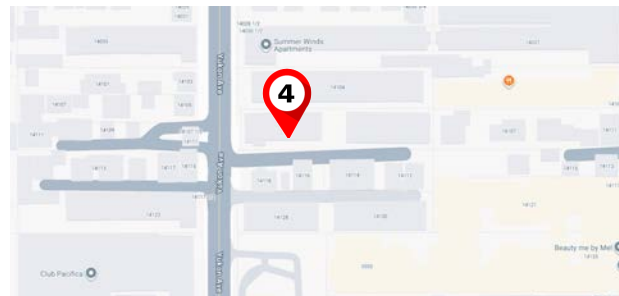


List Price	\$5,295,000	# Units	25
Price/Unit	\$211,800	GRM	9.47
Price/SF	\$380.85	CAP	6.46%
Year Built	1966	Status	Active
Unit Mix: 3 x Studios, 20 x 1bd/1ba, 1 x 2bd/1ba, 1 x 2 bd/2ba			

**Comments:** Utilities are master metered; subject to AB 1482



**4** 14110 YUKON AVE.  
HAWTHORNE, CA 90250



List Price	\$8,100,000	# Units	1974
Price/Unit	\$289,286	GRM	11.1
Price/SF	\$442.38	CAP	5.40%
Year Built	28	Status	Active
Unit Mix: 25 x 1bd/1ba, 3 x 2bd/1ba			

**Comments:** Recent significant renovation, swimming pool amenity

	★ Subject Property
Price/Unit	\$235,714
Price/SF	\$280.20
GRM	8.93
CAP	6.26%

	Active Properties Average
Price/Unit	\$258,402
Price/SF	\$372.18
GRM	10.61
CAP	5.77%

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## SECTION IV

### LOCATION OVERVIEW

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#### INGLEWOOD PALMS

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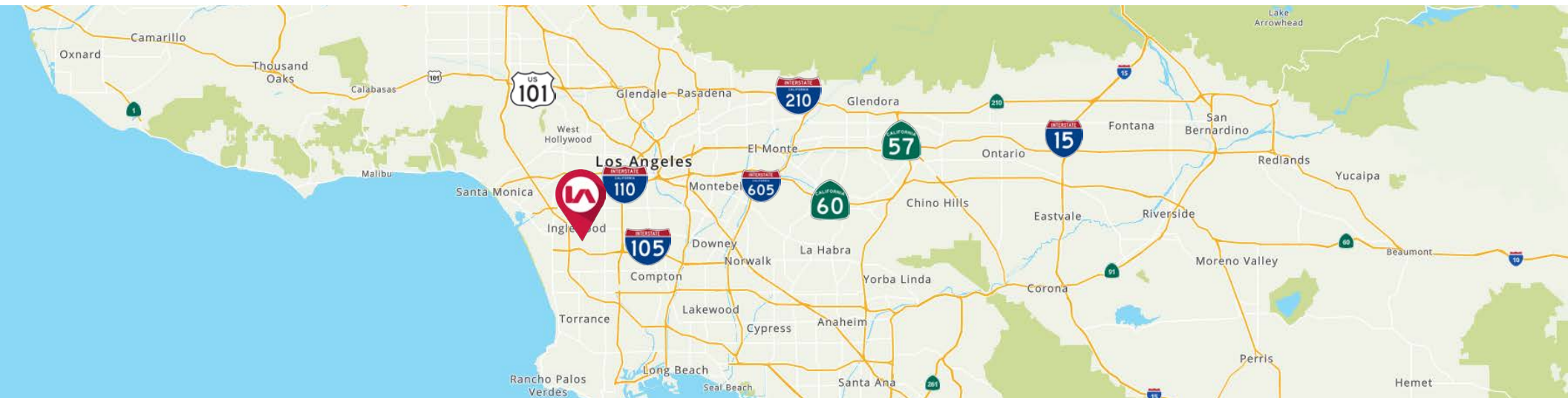
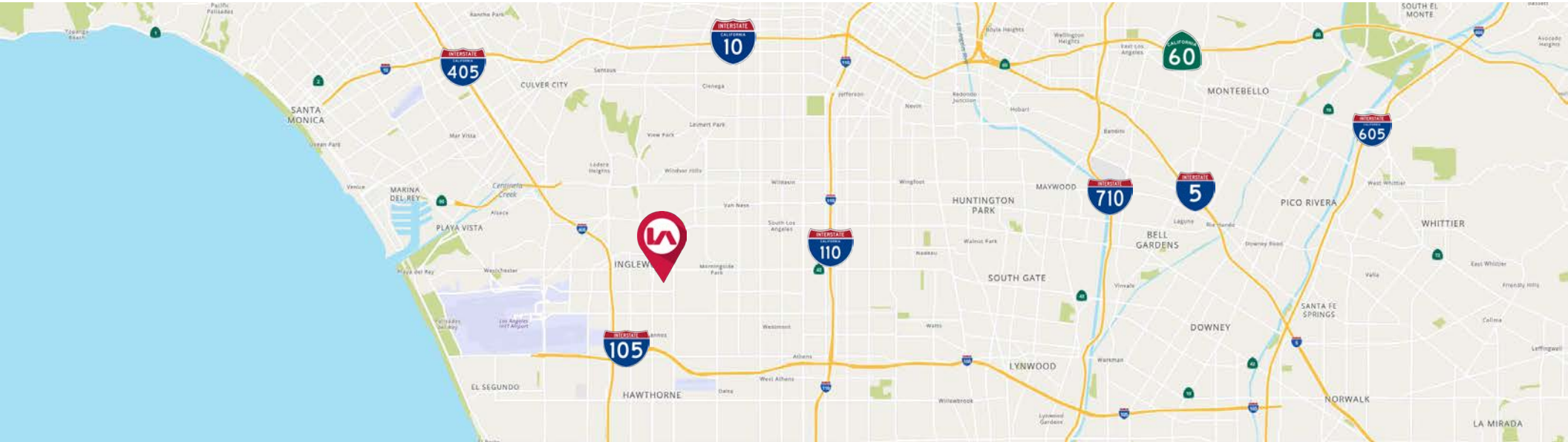


# OFFERING MEMORANDUM

## INGLEWOOD PALMS

3835 W 104TH ST., INGLEWOOD, CA 90303

### Location Maps



Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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## INGLEWOOD PALMS

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### Amenities Map



Robert Leveen  
robert.leeven@lee-associates.com  
D | 213.995.6684

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# THE CITY OF INGLEWOOD

## In the Heart of Expansion

Inglewood, also known as the City of Champions, has been undergoing a significant expansion boom in recent years. The area is home to the Forum. Additionally, the Inglewood area has served as the gateway to Los Angeles International airport. With some of the most exciting developments in the area, many of which are just minutes away from our properties, Inglewood is quickly becoming a prime destination for those seeking a vibrant and dynamic community.



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## INGLEWOOD PALMS

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### SOFI STADIUM

SoFi Stadium and the surrounding Hollywood Park development, including YouTube Theater, represent a premier sports and entertainment destination located minutes from the property. Completed in September 2020, the 70,000-seat SoFi Stadium is a groundbreaking indoor-outdoor venue and home to both the Los Angeles Rams and Los Angeles Chargers. Spanning approximately three million square feet within a 300-acre campus, the stadium has hosted major global events such as Super Bowl LVI and the College Football Championship, and will host the Opening and Closing Ceremonies of the 2028 Olympic Games. Adjacent to the stadium, the 6,000-seat YouTube Theater offers a state-of-the-art venue for live entertainment, enhancing the area's appeal as a premier destination.



### INTUIT DOME

The Intuit Dome in Inglewood, California—opened in August 2024 as the new home of the Los Angeles Clippers—is an approximately 18,000-seat, \$2 billion state-of-the-art arena designed to deliver an elevated fan experience through cutting-edge technology and an intimate seating layout that brings spectators closer to the court. Signature features include the massive double-sided “Halo Board” for enhanced visibility and “The Wall,” a high-energy fan section with 51 uninterrupted rows. The venue is also LEED Platinum-certified and fully electric, incorporating solar power, battery storage, and sustainable building materials, along with public amenities such as retail space and an outdoor plaza.

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### METRO EXPANSION

The subject property is within minutes from the K-Line La Brea/Florence Metro Station, part of the Crenshaw/LAX Transit Project's expansion, connecting the Crenshaw Corridor, Inglewood, Westchester and El Segundo. The K Line will connect to the Metro E Line (Expo), which travels between downtown LA and Santa Monica. By 2024, the K Line will also connect to the new LAX/Metro Transit Center Station, the new Aviation/Century Station Airport Metro Connector (AMC) at Aviation Boulevard and 96th Street, which will provide a direct connection to Los Angeles International Airport (LAX) and the Metro C Line (Green).



### LAX EXPANSION

Known as the largest public-works program in the history of the city of Los Angeles. The Tom Bradley International Terminal was completed in September 2013 and features new aircraft gates and concourses, retail shops, and other amenities. Other projects that were recently completed include new taxiways and taxi lanes, infrastructure upgrades, and renovation improvements to all terminals. The future \$5.5 billion Landside Access Modernization Program (LAMP) will generate additional terminal renovations and provide the growing number of airport passengers convenient connections to public transportation from the airport, including the Airport Metro Connector (AMC).

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### THE 2026 FIFA WORLD CUP



SoFi Stadium will serve as one of the premier venues for the 2026 FIFA World Cup, bringing one of the world's largest sporting events to Inglewood and further elevating the area's global profile. As a host site, the stadium will welcome international teams, millions of viewers, and a surge of tourism, driving significant economic activity across hospitality, retail, and transportation sectors. This global exposure reinforces Inglewood's position as a world-class destination for major events and strengthens long-term demand drivers for the surrounding real estate market.



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### THE 2028 SUMMER OLYMPICS

The 2028 Olympic Games will place Los Angeles at the center of the global stage, with Inglewood emerging as a primary hub of activity and investment. Anchored by SoFi Stadium—designated as the “2028 Stadium”—and the newly opened Intuit Dome, Inglewood will host premier events including Olympic swimming and basketball, while also serving as a key site for the Opening Ceremony alongside the Los Angeles Memorial Coliseum. This concentrated “Inglewood Zone” within the Hollywood Park development will attract millions of visitors, media, and global attention, reinforcing the area as a world-class destination for sports, entertainment, and economic growth.



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### Demographics

POPULATION	1 MILES	3 MILES	5 MILES
2024 Population	42,138	323,923	811,432
Median age	35	37.5	37.4

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILES
Total households	12,205	109,684	265,234
Total persons per HH	3.3	2.9	2.9
Average HH income	\$76,171	\$81,243	\$93,884
Average house value	\$724,017	\$717,194	\$766,372

POPULATION BY RACE	1 MILES	3 MILES	5 MILES
White	2,908	30,021	116,366
Black	8,183	108,653	214,770
American Indian/Alaskan Native	1,016	5,298	12,377
Asian	720	12,051	53,974
Hawaiian & Pacific Islander	251	1,581	2,963
Two or More Races	29,060	166,320	410,981
Hispanic Origin	31,321	172,516	422,009

\*Demographic data derived from Co-Star 2024



**Very Walkable**  
Most errands can be accomplished on foot.



**Good Transit**  
Many nearby public transportation options.



**Bikeable**  
Some bike infrastructure.

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