

OFFERING MEMORANDUM

10130 S INGLEWOOD AVE



INGLEWOOD, CA 90304

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

FINANCIALS

04

COMPARABLES

*Exclusively
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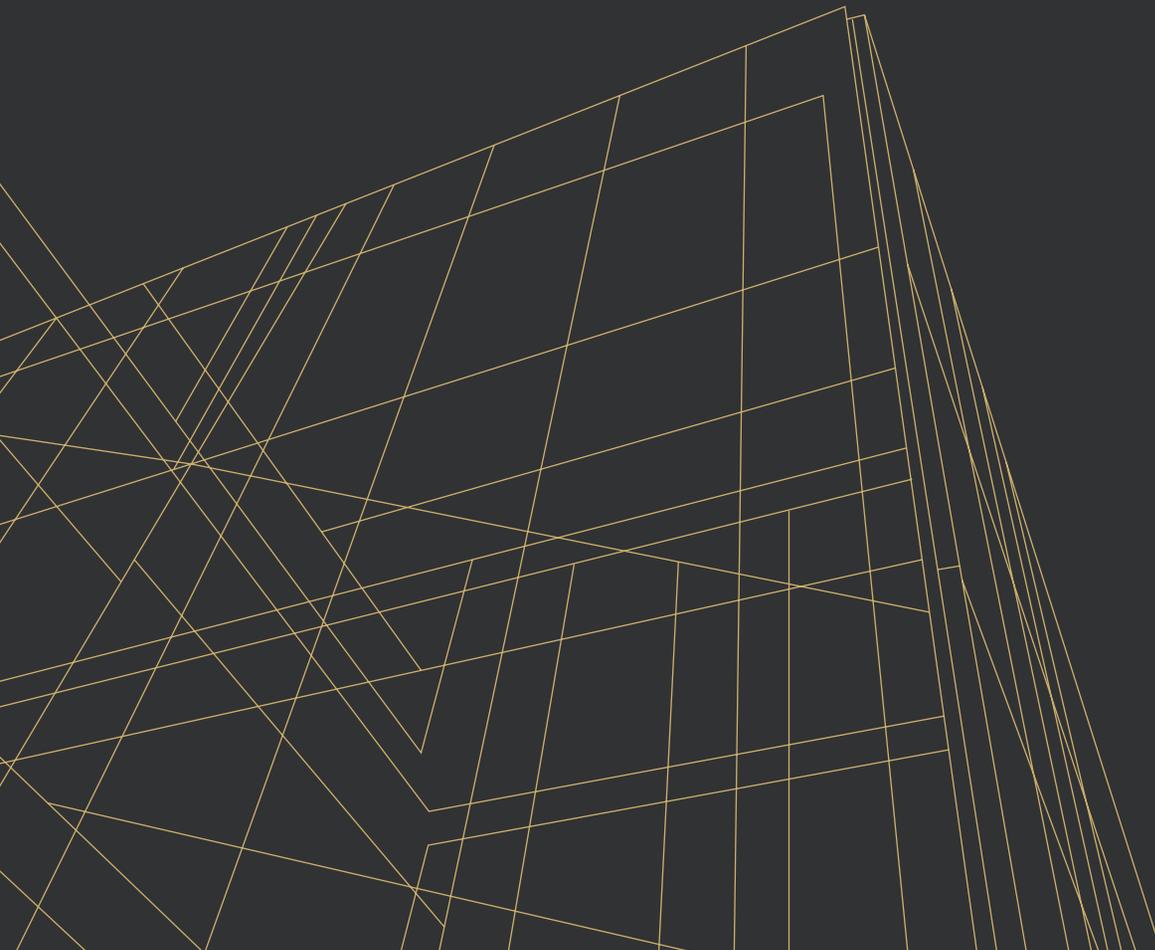
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EXECUTIVE SUMMARY



We are pleased to present the opportunity to acquire 10130 S Inglewood Ave, a prime 15-unit multifamily adjacent to SoFi Stadium.

This property offers exceptional access to LAX and neighboring cities on the Westside including Culver City, Marina del Rey, Santa Monica, and Venice Beach, as well as the South Bay with Manhattan Beach, Redondo beach and Hermosa Beach. Residents enjoy a premier lifestyle with proximity to Silicon Beach, home to major employers such as Google, Apple, YouTube, Snap Inc., Beats by Dre, Hulu, Amazon, Facebook, and more.

This generational, two-story asset built in 1960 comprises 10,331 rentable square feet on a 13,377 square foot LCC2YY-zoned lot. The well-balanced unit mix includes 1 three-bedroom two-bathroom unit, 2 two-bedroom one-bath units, and 12 one-bedroom one-bath units. The property also offers covered carport parking, providing tenants with convenient parking in an area where it is otherwise limited.

Offered at a 5.61% CAP Rate and a 9.94 GRM based on current rents, with significant upside potential to operate at a 9.39% CAP Rate and 7.09 GRM at market rents, this asset presents a compelling investment opportunity. Whether you are seeking long-term appreciation or cash flow, 10310 S Inglewood Avenue is positioned in one of the most stable and desirable coastal markets in Los Angeles.

For more information, please contact Casey Lins at 714.333.6768 or via email at Casey.Lins@kidder.com.

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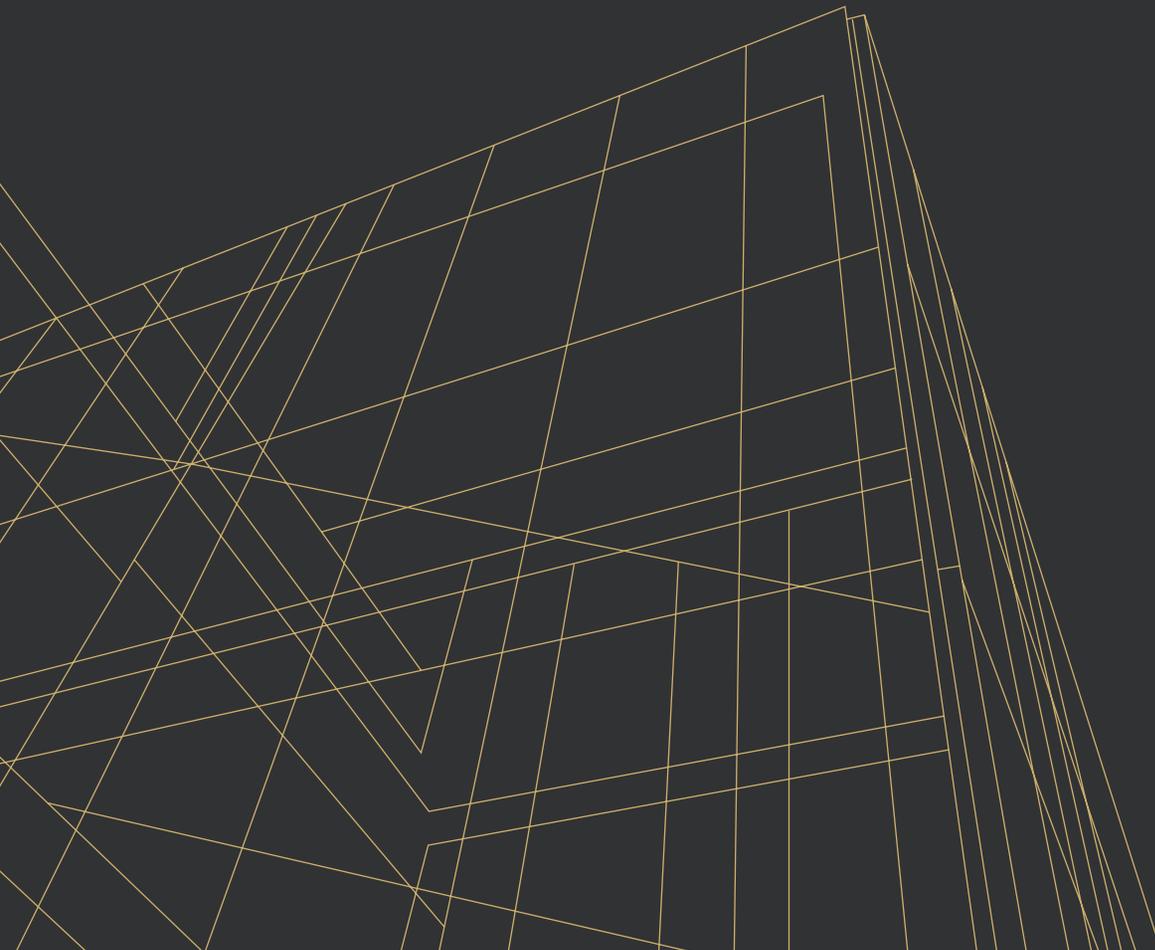
YEAR BUILT

10,331 SF

BUILDING SIZE

LCC2YY

ZONING



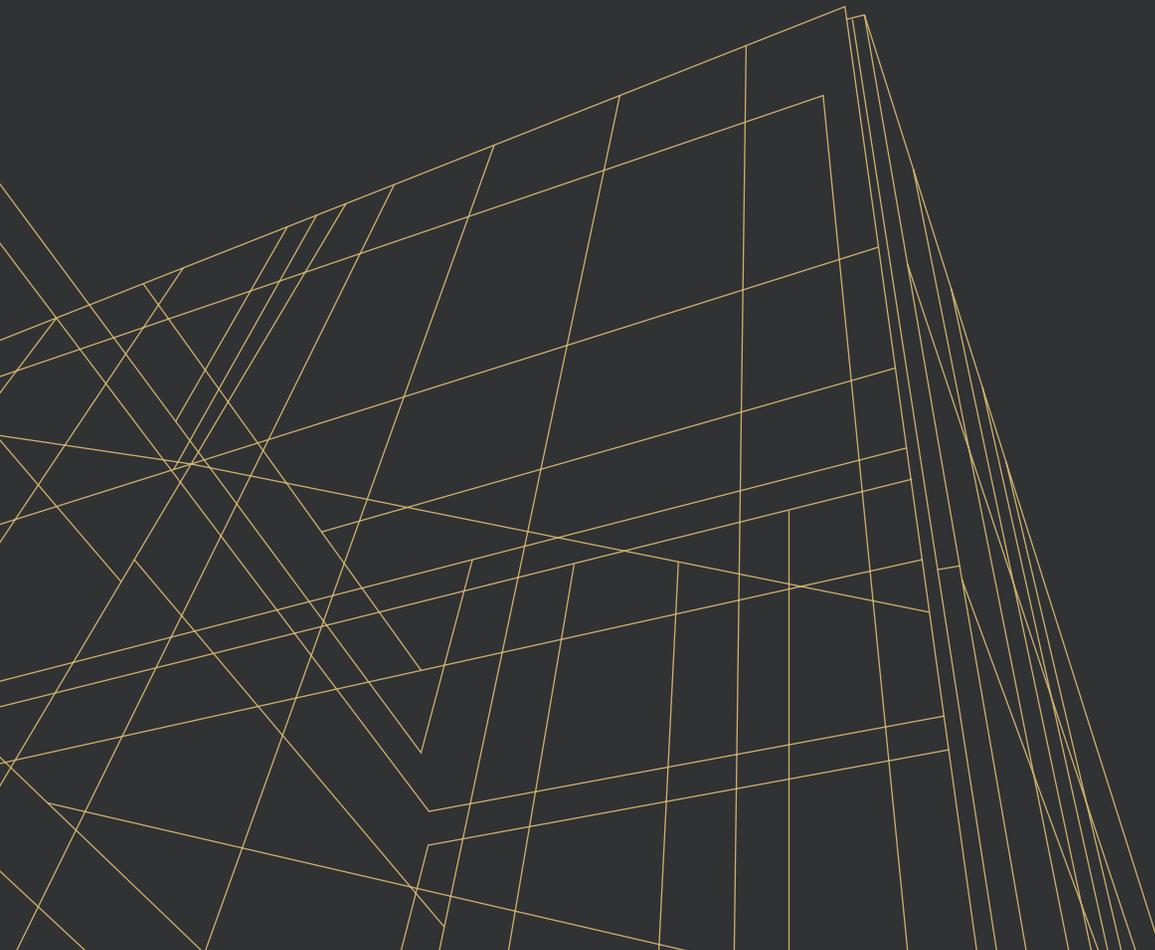
PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	10130 S Inglewood Ave Inglewood, CA 90304
LIST PRICE	\$2,645,000
NUMBER OF UNITS	15
COST PER UNIT	\$176,333
CURRENT GRM	9.94
MARKET GRM	7.09
CURRENT CAP	5.61%
MARKET CAP	9.39%
YEAR BUILT	1960
LOT SIZE	13,377 SF
BUILDING SIZE	10,331 SF
PRICE/SF	\$256

\$2.645M

LIST PRICE

5.61%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$266,007		\$373,200	
Less: Vacancy	(\$7,980)	3%	(\$11,196)	3%
Gross Operating Income	\$258,026		\$362,004	
Less: Expenses	(\$109,600)	42.5%	(\$113,759)	
Net Operating Income	\$148,426		\$248,245	

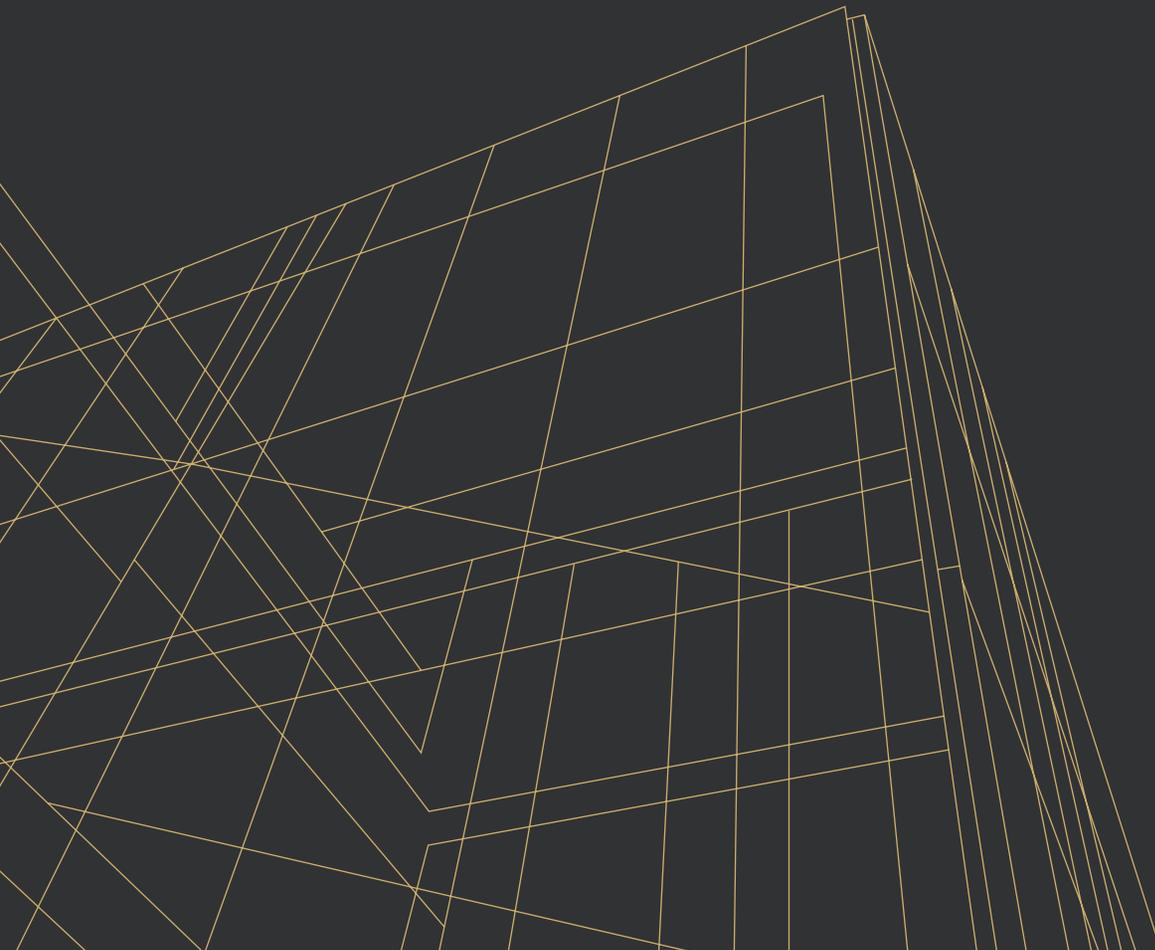
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.4977%)	\$39,614	\$39,614
Property Management (4% Current Rents GOI)	\$10,321	\$14,480
Insurance - Estimate (\$1,150/Unit)	\$17,250	\$17,250
Maintenance/Repairs - Estimate (\$750/Unit)	\$11,250	\$11,250
Water - Electricity - Gas - Trash - Actual	\$22,585	\$22,585
Grounds & Gardening - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$3,750	\$3,750
Pool Services - Actual	\$3,930	\$3,930
Estimated Total Expenses	\$109,600	\$113,759
Per Net SF	\$10.61	\$11.01
Expenses Per Unit	\$7,307	\$7,584

SCHEDULED INCOME

Unit	Beds/Baths	Current Rents	Market Rents
		Monthly Rent/Unit	Monthly Rent/Unit
1	3BD + 1BA	\$1,471	\$2,800
2	1BD + 1BA	\$1,470	\$1,950
3	1BD + 1BA	\$1,634	\$1,950
4	1BD + 1BA	\$1,075	\$1,950
5	1BD + 1BA	\$1,423	\$1,950
6	1BD + 1BA	\$1,411	\$1,950
7	1BD + 1BA	\$1,483	\$1,950
8	1BD + 1BA	\$1,625	\$1,950
9	2BD + 1BA	\$1,862	\$2,450
10	1BD + 1BA	\$1,700	\$1,950
11	1BD + 1BA	\$1,188	\$1,950
12	1BD + 1BA	\$1,428	\$1,950
13	2BD + 1BA	\$1,680	\$2,450
14	1BD + 1BA	\$1,641	\$1,950
15	1BD + 1BA	\$1,075	\$1,950
Monthly Scheduled Gross Income		\$22,167	\$31,100
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$22,167	\$31,100
Annual Scheduled Gross Income		\$266,007	\$373,200

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.



COMPARABLES

Section 04

SALES COMPARABLES

	Property Name	Year Built	No. Units	Building SF	Lot SF	Gross Income	GRM	CAP Rate	Price Per Unit	Price Per SF	Sale Price	Sold Date	Notes
	10130 S INGLEWOOD AVE	1960	15	10,331	13,377	\$266,007	9.94	5.61%	\$176,333	\$256	\$2,645,000	SOON	(1) 3BD+1BA, (2) 2BD+1BA, (12) 1BD+1BA. Single, two-story structure. Carport/tuck under parking + pool.
01	132 W Hillsdale St Inglewood, CA 90302	1963	5	7,902	7,020	\$121,164	11.76	5.27%	\$285,000	\$180	\$1,425,000	11/21/2025	(1) 3BD+2BA, (1) 2BD+1BA & (3) 1BD+1BA. (5) On-site parking. Recently improved exterior.
02	619 S Myrtle Ave Inglewood, CA 90301	1961	6	4,956	6,771	\$142,284	10.54	5.88%	\$250,000	\$303	\$1,500,000	11/11/2025	(1) 2BD+1BA & (5) 1BD+1BA. (6) On-site parking. Recently improved exterior.
03	10219 England Ave Inglewood, CA 90303	1955	6	8,704	6,352	\$144,199	10.40	5.96%	\$250,000	\$172	\$1,500,000	10/3/2025	(4) 2BD+1BA & (2) 1BD+1BA. (6) On-site parking.
04	4256-4258 W 106th St Inglewood, CA 90304	1957	5	5,947	12,767	\$99,720	9.68	6.41%	\$193,000	\$162	\$965,000	9/22/2025	(1) 3BD+2BA & (4) 2BD+1BA. (6) On-site parking.
05	837-839 W Beach Ave Inglewood, CA 90302	1958	22	21,854	20,796	\$480,180	10.67	5.81%	\$232,955	\$235	\$5,125,000	9/18/2025	(6) 2BD+1BA & (16) 1BD+1BA. (2) Separate structures. (11) On-site parking.
06	10235-10239 S 10th Ave Inglewood, CA 90303	1956	12	8,866	13,817	\$220,875	11.00	5.64%	\$202,500	\$274	\$2,430,000	8/27/2025	(4) 2BD+1BA & (8) 1BD+1BA. (12) On-site parking.

SALES COMPARABLES CONT.

	Property Name	Year Built	No. Units	Building SF	Lot SF	Gross Income	GRM	CAP Rate	Price Per Unit	Price Per SF	Sale Price	Sold Date	Notes
07	604 Venice Way Inglewood, CA 90302	1989	6	6,184	7,405	\$163,836	10.01	6.19%	\$273,333	\$265	\$1,640,000	8/18/2025	(2) 3BD+2BA, (2) 2BD+1BA & (2) 1BD+1BA. (14) On-site parking.
08	829 S Flower St Inglewood, CA 90301	1960	8	6,232	8,712	\$200,400	9.43	6.57%	\$236,275	\$303	\$1,890,200	8/27/2025	Slightly superior location north of Century Blvd. (1) 3BD+3BA & (7) 2BD+1BA. (8) On-site parking.
09	816 Myrtle Ave Inglewood, CA 90301	1937	11	6,162	19,473	\$230,652	10.62	5.84%	\$222,727	\$398	\$2,450,000	5/30/2025	Slightly superior location north of Century Blvd. (1) 2BD+1BA & (10) 1BD+1BA. (4) On-site parking
10	934 Larch St Inglewood, CA 90301	1964	20	16,446	18,391	\$297,400	10.93	5.67%	\$162,500	\$198	\$3,250,000	12/31/2024	Slightly superior location north of Century Blvd. (7) 2BD+2BA & (13) 1BD+1BA. (30) On-site parking.
	Average						10.50	5.92%	\$230,829	\$249			

COMPARABLES

- 01 132 W HILLSDALE ST
Inglewood, CA 90302

- 02 619 S MYRTLE AVE
Inglewood, CA 90301

- 03 10219 ENGLAND AVE
Inglewood, CA 90303

- 04 4256-4258 W 106TH ST
Inglewood, CA 90304

- 05 837-839 W BEACH AVE
Inglewood, CA 90302

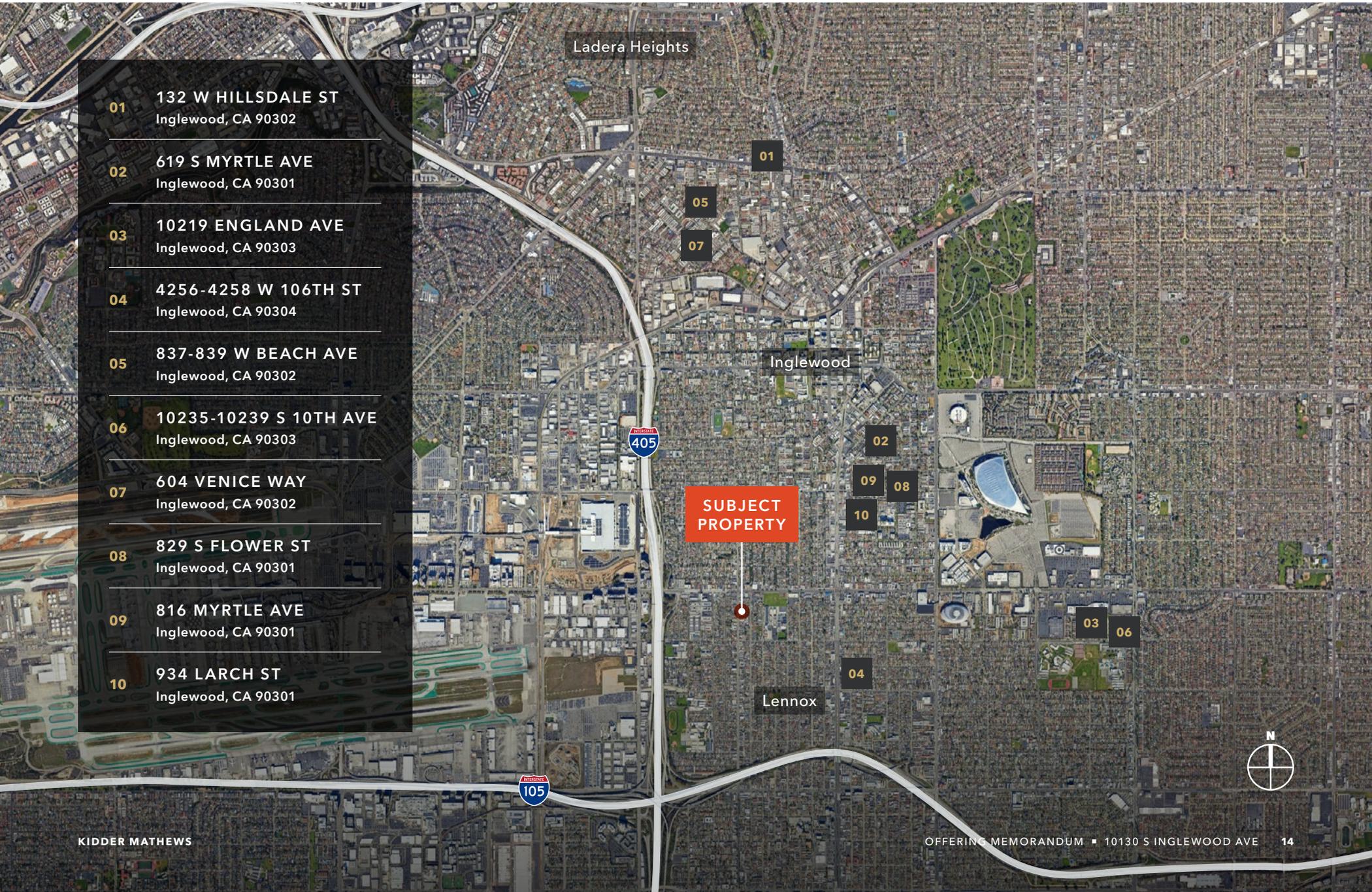
- 06 10235-10239 S 10TH AVE
Inglewood, CA 90303

- 07 604 VENICE WAY
Inglewood, CA 90302

- 08 829 S FLOWER ST
Inglewood, CA 90301

- 09 816 MYRTLE AVE
Inglewood, CA 90301

- 10 934 LARCH ST
Inglewood, CA 90301



**SUBJECT
PROPERTY**

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