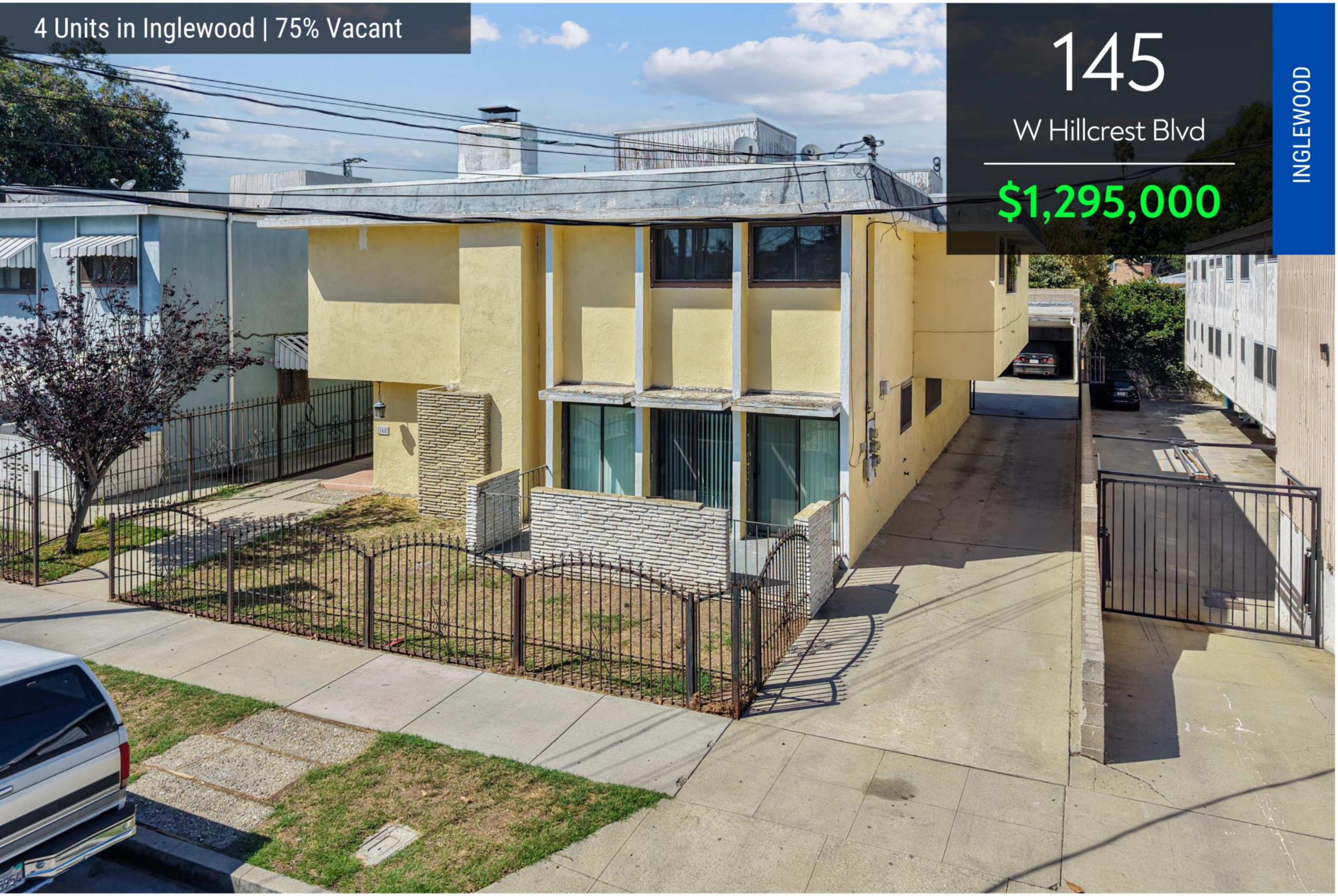
Offering Memorandum

4 Units in Inglewood | 75% Vacant

145
W Hillcrest Blvd

$1,295,000

INGLEWOOD



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LYONSTAHL INVESTMENT REAL ESTATE

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Property Summary	
Price	$1,295,000
Address	145 W Hillcrest Blvd
City, State, Zip	Inglewood, CA 90301
County	Los Angeles
Zoning	INR3YY
Year Built	1964
Number Of Units	4
Parking	4 carports
Building Size	3,974 SF
Lot Size	5,873 SF
Cap Rate	5.94%
Pro Forma Cap Rate	6.33%
Grm	11.12
Pro Forma Grm	10.63
Price / Bldg Sf	$325.87
Price / Unit	$323,750

Property Overview

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145 W Hillcrest Blvd, Inglewood, CA 90301

- Immediate Value-Add Opportunity, Three Units Will be Delivered, Allowing New Ownership to Immediately Renovate in Order to Achieve Market Rental Rates
- Long Term Ownership, Family Owned & Operated for the Past 29 Years
- Property is Located in a Desirable Pocket of Inglewood. With a Walk Score of 87 'Very Walkable' - Residents Enjoy Convenient Access to Employment Centers, Retail, and Entertainment From Inglewood & Surrounding Markets
- New Ownership has Potential to Add Accessory Dwelling Units (ADU) to the Property Allowing for Added Future Growth and Appreciation Potential – Buyer to Verify
- Convenient Access to LAX, SoFi Stadium, Intuit Dome, Hollywood Park, Major Employment Centers and Freeways
- Subject to Inglewood's 2-4 Unit Rent Increases (5%+CPI Capped at 10%) Which is Significantly More Landlord Favorable than 5+ Unit Rent Increases in Inglewood
- Strong Owner User Opportunity with a 3-Bedroom Townhome Unit Delivered Vacant
- The property Benefited from a Comprehensive FAA-Funded Residential Sound Insulation Retrofit Approximately 25 Years Ago, which Included Upgraded HVAC Systems, Electrical Improvements, and Noise-Reducing Windows and Doors

This four-unit multifamily property presents an attractive immediate value-add opportunity in a desirable pocket of Inglewood. Family owned and operated for the past 29 years, the property will be delivered with three vacant units, allowing new ownership to immediately renovate and reposition the units toward market rental rates. The unit mix consists of one 3-bedroom/2-bath townhome and three 1-bedroom/1-bath units. With the townhome delivered vacant, the property also presents a strong owner-user opportunity.

As a four-unit property, the asset is subject to Inglewood's more favorable 2–4 unit rent increase regulations, allowing annual increases of 5% plus CPI, capped at 10%. The property also offers potential ADU upside for additional future income and appreciation. Buyer to verify.

The property benefited from a comprehensive FAA-funded residential sound insulation retrofit approximately 25 years ago, including upgraded HVAC systems, electrical improvements, and noise-reducing windows and doors.

Ideally located in Inglewood with a Walk Score of 87, the property provides convenient access to LAX, SoFi Stadium, Intuit Dome, Hollywood Park, major employment centers, retail, entertainment, and freeways.

Offered at a 5.95% CAP rate on scheduled income, the property combines strong in-place income with immediate value-add potential, favorable vacancy, and long-term upside.

Financial Overview

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Financial Overview

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Price	$1,295,000

Property Summary

ADDRESS	145 W Hillcrest Blvd	YEAR BUILT	1964
DOWN PAYMENT	40% $518,000	PARKING	4 carports
NUMBER OF UNITS	4	CURRENT NOI	$76,918
COST PER UNIT	$323,750	PRO FORMA NOI	$81,946
LOT SIZE	5,873 SF	CURRENT CAP RATE	5.94%
GROSS RENTABLE SF	3,974 SF	PRO FORMA CAP RATE	6.33%
PRICE PER BLDG SF	$325.87	CURRENT GRM	11.12
PRICE PER LAND SF	$220.50	PRO FORMA GRM	10.63

Proposed Financing

LOAN AMOUNT	$777,000	LOAN-TO-VALUE	40%
DOWN PAYMENT	$518,000	AMORTIZATION	30-YEAR
INTEREST RATE	5.75%	LOAN TERM	30-YEAR FIXED
MONTHLY PAYMENT	$4,534.36	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$54,412.33	DEBT COVERAGE RATION (DCR)	1.41

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Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	$116,508		$121,800	
VACANCY RATE RESERVE	$5,825	5%	$6,090	5%
GROSS OPERATING INCOME	$110,683		$115,710	
EXPENSES	$33,764	29%	$33,764	28%
NET OPERATING INCOME	$76,918		$81,946	
LOAN PAYMENTS	$54,412		$54,412	
PRE TAX CASH FLOWS	$22,506	4.34%	$27,533	5.32%
PRINCIPAL REDUCTION	$9,996		$9,996	
TOTAL RETURN BEFORE TAXES	$32,502	6.27%	$37,529	7.24%

Scheduled Income

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	$9,709	$10,150
ANNUALIZED SCHEDULED GROSS INCOME	$116,508	$121,800

Expense Summary

New Taxes (New Estimated):	$17,943
Maintenance (4%):	$4,660
Insurance ($1.5/SF):	$5,961
Utilities ($1,000/unit/year):	$ 4,000
Landscaping ($100/mo):	$1,200
Total Expenses:	**$33,764**
Expenses as %/SGI	**28.98%**
Per Net Sq. Ft:	**$5.75**
Per Unit:	**$8,441**

Rent Roll

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Unit	Unit Type	Actual Rent	Market Rent	Notes
1	3-Bed/2-Bath	$3,400	$3,400	Vacant Townhome
2	1-Bed/1-Bath	$2,250	$2,250	Vacant
3	1-Bed/1-Bath	$2,250	$2,250	Vacant
4	1-Bed/1-Bath	$1,809	$2,250	
MONTHLY TOTALS		$9,709	$10,150	
ANNUALIZED TOTALS		$116,508	$121,800	

Vacant Units are Underwritten at Market Rental Rates*

Property falls under Inglewood's 4-or-fewer-units tier, which allows for annual rent increases of 5% + CPI, capped at 10%*

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Property Photography

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Exterior Photos

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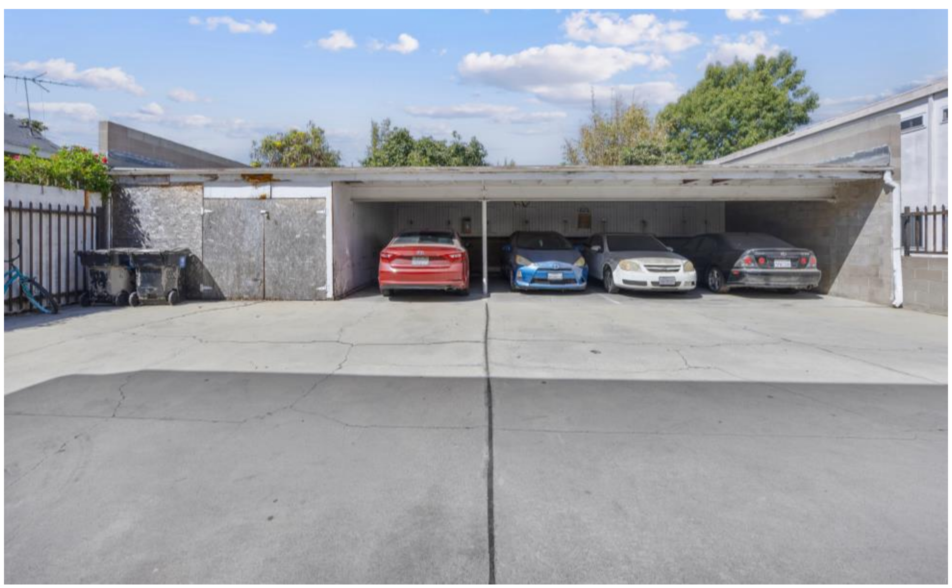

Interior Photos

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Interior Photos

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Comparables

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Sold Comparables

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	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM	Sold Date
1	315 W Queen St, Inglewood	$1,125,000	4	1940	2,666 SF	$281,250	$422	6.03%	12.06	8/5/2026
2	803 E La Palma, Inglewood	$1,000,000	2	1941	2,435 SF	$500,000	$411	N/A	N/A	7/7/2026
3	915 Kenwood St, Inglewood	$1,210,000	4	1952	2,900 SF	$302,500	$417	4.78%	14.63	7/2/2026
4	724 S Flower St, Inglewood	$1,570,000	3	1965	5,752 SF	$523,333	$273	6.15%	11.38	6/22/2026
5	237 W Kelso St, Inglewood	$910,425	2	1939	1,883 SF	$455,213	$483	5.21%	13.43	1/29/2026
6	444 W Regent St, Inglewood	$1,225,000	4	1959	3,459 SF	$306,250	$354	5.34%	12.38	9/10/2025
7	113 Davis Dr, Inglewood	$1,215,000	3	1932	2,438	$405,000	$498	N/A	N/A	8/19/2025
	Averages					**$396,221**	**$408**	**5.50%**	**12.78**	
*	145 W Hillcrest Blvd	$1,295,000	4	1964	3,974 SF	$323,750	$326	5.94%	11.12	ACTIVE

Sold
Comparables Map

145 W Hillcrest Blvd,
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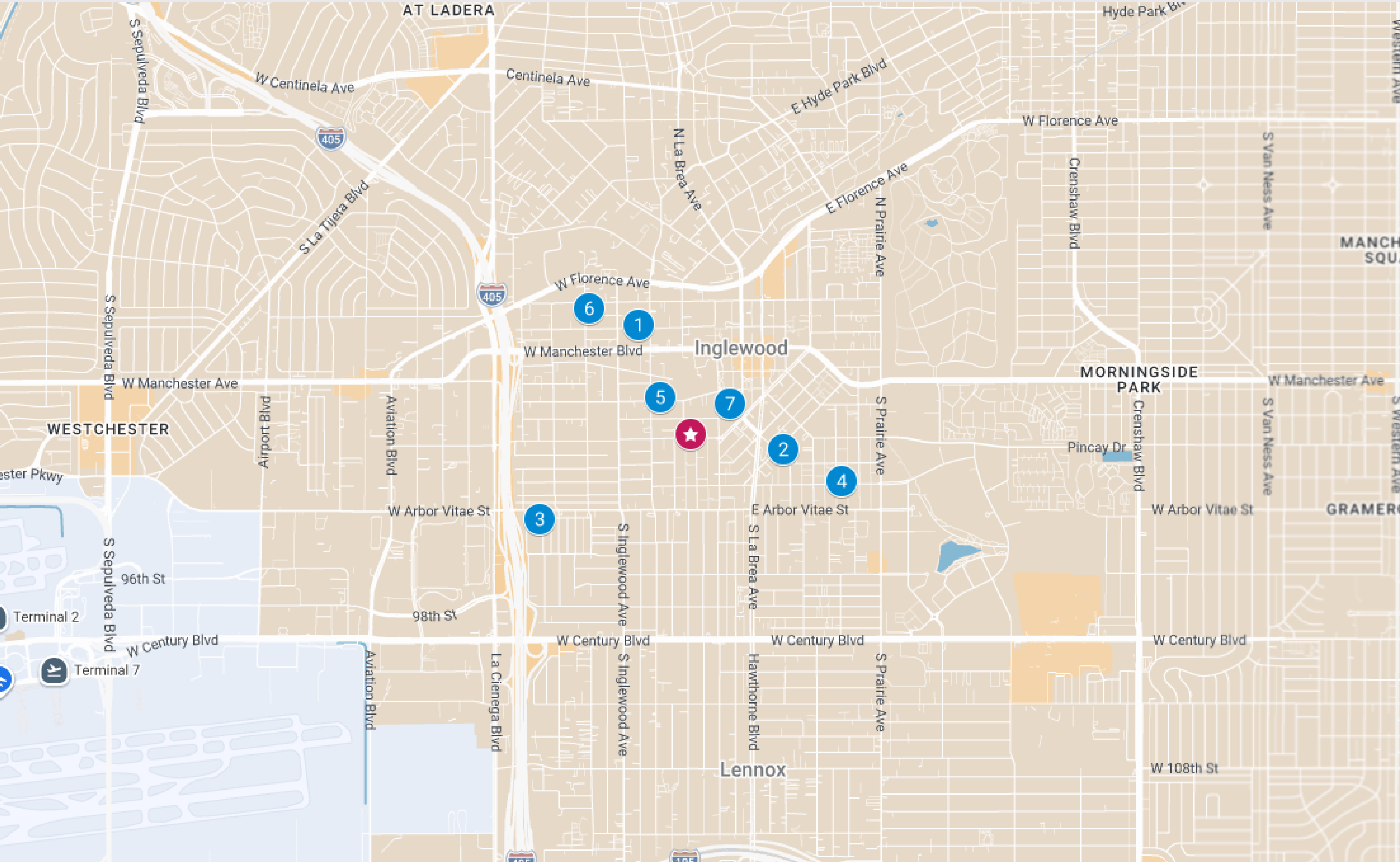

Lease Comparables

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	Address	Year Built	Unit Type	Units	Rental Rate
1	217 S Eucalyptus Ave, Inglewood	1935	1-Bed/1-Bath	4	$2,195
2	520 E Regent St, Inglewood	1966	1-Bed/1-Bath	5	$2,200
3	733 E Nutwood St, Inglewood	1957	1-Bed/1-Bath	4	$2,200
4	420 W Queen St, Inglewood	1962	1-Bed/1-Bath	7	$2,300
5	624 Aerick St, Inglewood	1958	1-Bed/1-Bath	6	$2,500
6	525 S Osage Ave, Inglewood	1963	3-Bed/2-Bath	6	$3,250
7	414 E 98th St, Inglewood	1965	3-Bed/2-Bath	2	$3,300
8	804 E Kelso St, Inglewood	1960	3-Bed/2-Bath	6	$3,500
	Average		**1-Bed/1-Bath** **3-Bed/2-Bath**		**$2,279** **$3,350**
*	145 W Hillcrest Blvd, Inglewood, CA 90301		1-Bed/1-Bath 3-Bed/2-Bath		$1,809 Vacant

Lease Comparables Map

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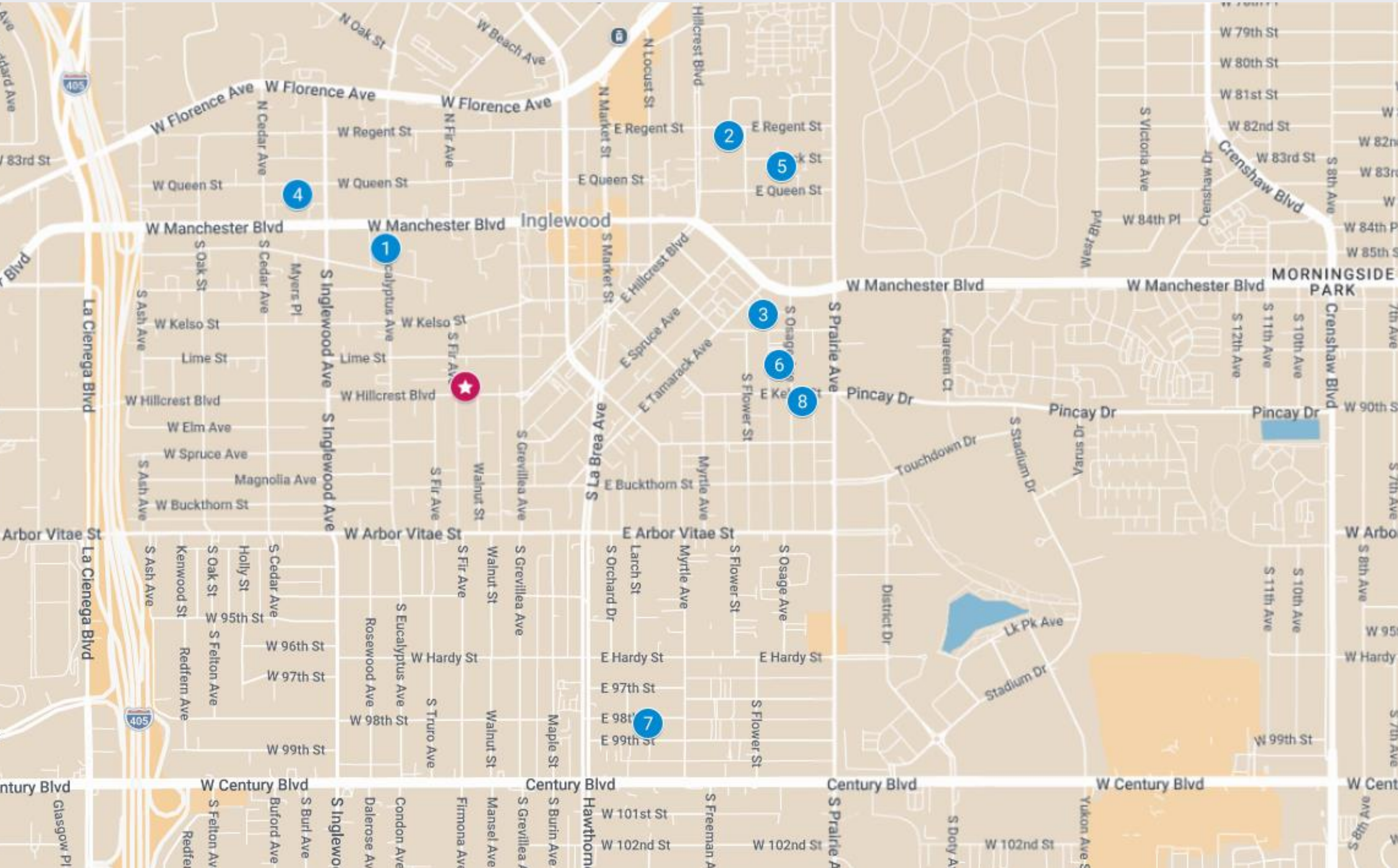

Area Overview

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Inglewood

Located in the heart of Los Angeles County, Inglewood, California, is a dynamic and evolving city known for its central location, strong community identity, and growing prominence as a destination for sports, entertainment, and business. Home to approximately 100,000 residents, Inglewood combines established residential neighborhoods with significant new investment and development.

The real estate market in Inglewood offers a diverse mix of housing, including single-family residences, multifamily properties, condominiums, and newer developments. The city's relatively central location within the Los Angeles metropolitan area, along with continued investment in infrastructure and amenities, has contributed to sustained interest from residents, investors, and developers.

Residents of Inglewood enjoy access to numerous parks, recreational facilities, and community amenities. Edward Vincent Jr. Park is one of the city's largest public spaces, offering athletic fields, playgrounds, walking areas, and other recreational facilities. Inglewood's location also provides convenient access to the beaches of the South Bay and many of Southern California's outdoor attractions.

Shopping and dining options are found throughout the city, from long-standing neighborhood businesses to newer retail and restaurant concepts. Inglewood's central commercial corridors provide residents with everyday conveniences, while nearby destinations in Westchester, Culver City, the South Bay, and greater Los Angeles further expand the area's dining, shopping, and entertainment options.

Inglewood has emerged as one of Southern California's most significant sports and entertainment destinations. SoFi Stadium, home to the Los Angeles Rams and Los Angeles Chargers, anchors the Hollywood Park development and hosts major sporting events, concerts, and entertainment programming. The nearby Intuit Dome, home to the Los Angeles Clippers, further strengthens the city's position as a premier regional entertainment hub.

The city's economy benefits from its strategic location near major employment centers throughout Los Angeles County. Inglewood is conveniently situated near Los Angeles International Airport, the Westside, South Bay, and Downtown Los Angeles, with access to major freeways and public transportation providing connectivity throughout the region.

Ongoing investment in and around Inglewood has brought new infrastructure, commercial development, entertainment venues, and public improvements to the area. At the same time, the city retains the established neighborhoods and community character that have defined Inglewood for generations.

In summary, Inglewood offers a compelling combination of central Los Angeles County access, established residential neighborhoods, major entertainment destinations, and continued investment. Its proximity to employment centers, transportation, shopping, dining, and some of the region's most prominent new developments makes it an increasingly notable place to live, work, and invest in Southern California.

County Overview

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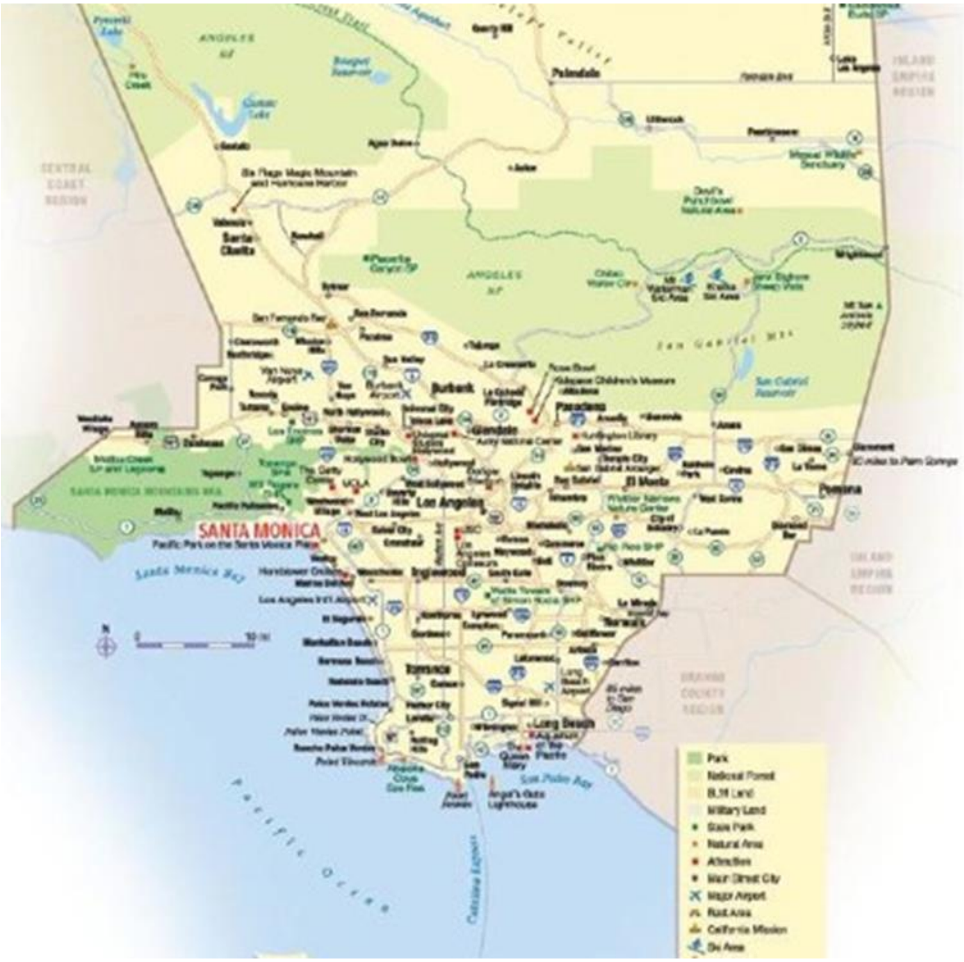
Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately $446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

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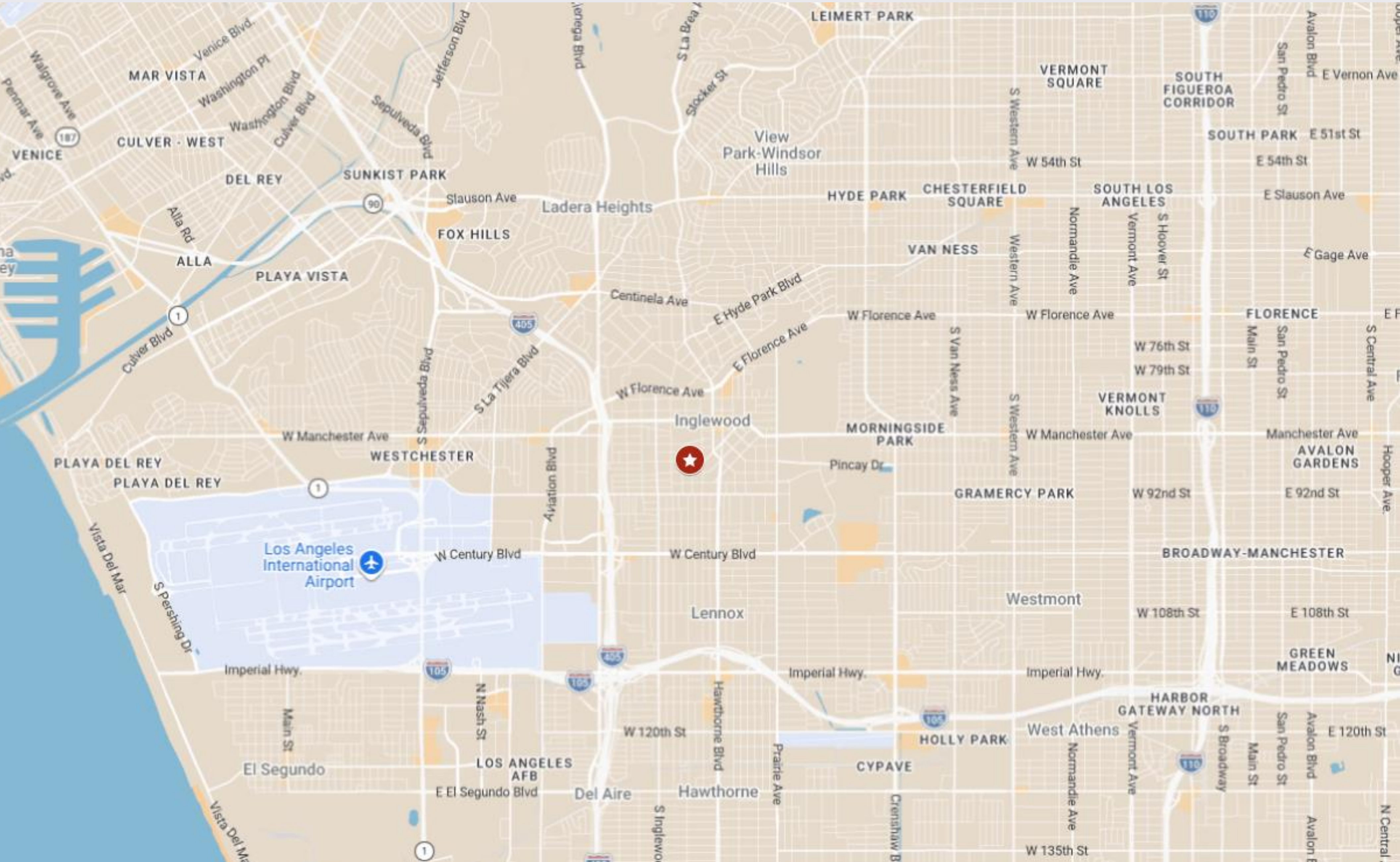

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This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By

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