

540 Hyde Park Pl  
Inglewood, CA 90302  
\$1,950,000



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# INVESTMENT OVERVIEW

# SUMMARY



**540 E Hyde Park Pl, Inglewood, CA 90302**

<b>ASKING PRICE</b>	<b>\$1,950,000</b>
<b>UNITS</b>	<b>5</b>
<b>UNIT MIX</b>	<b>(1) 4BD/2BA   (1) 3BD/2BA   (2) 2BD/1BA   (1) 1BD/1BA</b>
<b>TOTAL BUILDING SQ. FT.</b>	<b>5,918</b>
<b>TOTAL LOT SQ. FT.</b>	<b>7,835</b>
<b>YEAR BUILT</b>	<b>1968</b>
<b>ZONING</b>	<b>INR3*</b>
<b>APN</b>	<b>4014-025-015</b>

## HIGHLIGHTS

- North Inglewood / Morningside Park - Strong rental demand near LAX
- 5-Unit Multifamily - Unit mix: (1) 4BD/2BA | (1) 3BD/2BA | (2) 2BD/1BA | (1) 1BD/1BA
- 7,835 SF Lot - Generous lot size with flexibility
- Value-Add Upside - Rent growth through upgrades and repositioning
- Long-Term Hold - Stable cash flow with appreciation potential

# THE OFFERING

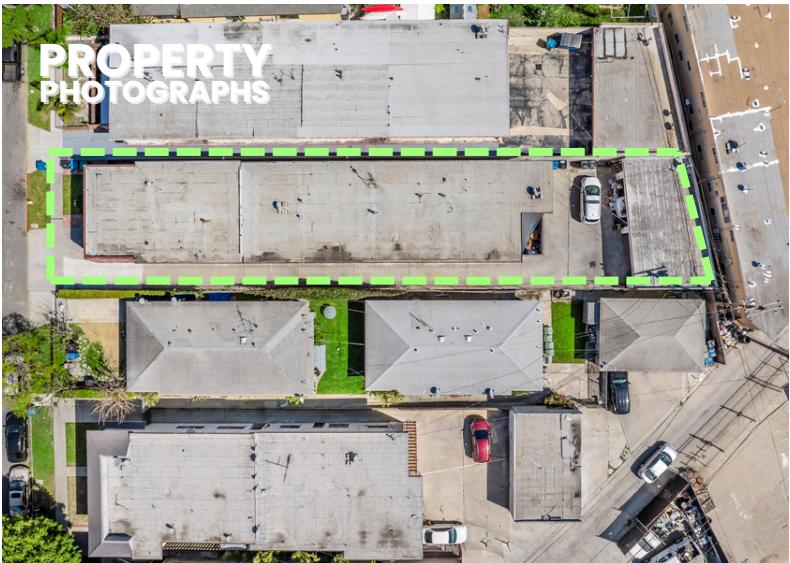


Stiegler | Takahashi Group is pleased to present this five-unit multifamily property at 540 E Hyde Park Pl, Inglewood (90302) located in the North Inglewood / Morningside Park submarket, an area supported by strong rental demand and proximity to LAX and major employment centers. The property features a diverse unit mix of (1) 4BD/2BA | (1) 3BD/2BA | (2) 2BD/1BA | (1) 1BD/1BA on a 7,835 square foot lot, offering broad tenant appeal and income durability. The asset provides value-add upside through interior upgrades and rent optimization, while also presenting an attractive long-term hold opportunity with stable cash flow and appreciation potential in a supply-constrained market.

**PROPERTY  
PHOTOGRAPHS**



# PROPERTY PHOTOGRAPHS



**PROPERTY  
PHOTOGRAPHS**



# PROPERTY PHOTOGRAPHS



PROPERTY  
PHOTOGRAPHS



# FINANCIAL ANALYSIS

# PRICING ANALYSIS

## PROPERTY METRICS

PRICE	\$1,950,000
UNITS	5
BUILDING SQ. FT.	5,918
LOT SQ FT	7,835
YEAR BUILT	1968
PRICE / UNIT	\$390,000
PRICE / SQ FT	\$329.50

## INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 101,048	\$ 105,788
CAP	5.18%	5.43%
GRM	12.04	11.44

## PROPOSED FINANCING

DOWN PAYMENT	\$760,500
LOAN AMOUNT	\$1,189,500
INTEREST RATE	5.800%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.21

# INCOME AND EXPENSES

## RENT ROLL

## OPERATING DATA

	CURRENT	PRO FORMA	
<b>GROSS MARKET RENT</b>	<b>\$ 162,000</b>	<b>\$ 170,400</b>	
LESS: VACANCY RESERVE	\$ 4,860	3.0%	\$ 8,520 5.0%
<b>GROSS OPERATING INCOME</b>	<b>\$ 157,140</b>	<b>\$ 161,880</b>	
LESS: EXPENSES	\$ 56,092	35%	\$ 56,092 33%
<b>NET OPERATING INCOME</b>	<b>\$ 101,048</b>	<b>\$ 105,788</b>	
LESS: LOAN PAYMENTS PRE-TAX	\$ 83,753	<b>\$ 83,753</b>	
<b>CASH FLOW</b>	<b>\$ 17,295</b>	2.27%	<b>\$ 22,035</b> 2.90%
<b>PRINCIPAL REDUCTION</b>	<b>\$ 15,161</b>	<b>\$ 15,161</b>	
<b>TOTAL RETURN BEFORE TAXES</b>	<b>\$ 32,456</b>	4.27%	<b>\$ 37,196</b> 4.89%

## CURRENT EXPENSES

<b>NEW TAXES (ESTIMATED)</b>	\$ 24,375
<b>MAINTENANCE</b>	\$ 6,480
<b>INSURANCE</b>	\$ 5,500
<b>UTILITIES</b>	\$ 10,437
<b>LANDSCAPING</b>	\$ 1,200

<b>TOTAL EXPENSES:</b>	<b>\$ 56,092.00</b>
<b>EXPENSES AS % SGI</b>	<b>34.62%</b>
<b>PER NET SQ.FT.</b>	<b>\$ 9.48</b>
<b>PER UNIT:</b>	<b>\$ 11,218.40</b>

# LOCATION OVERVIEW

# LOS ANGELES COUNTY



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.

LA 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 comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA 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 LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA 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. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA 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 LA, the city also has more museums than any other city and some of the best hotels in the world.

# LOS ANGELES COUNTY

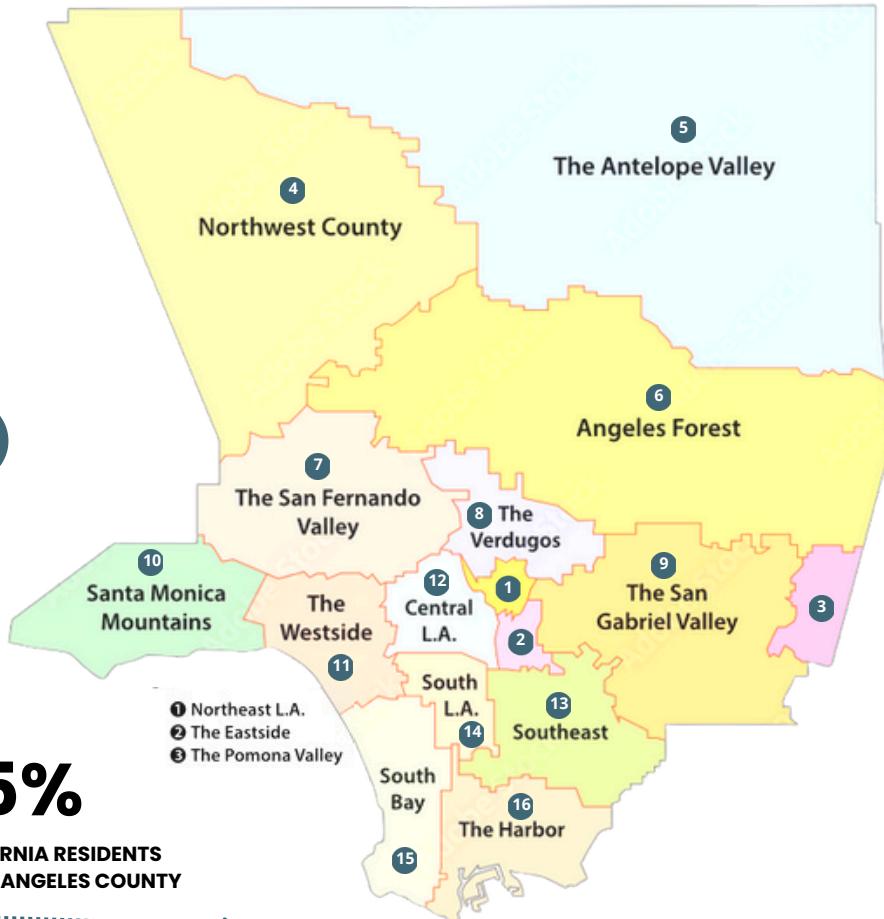
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES),  
IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF  
NEIGHBORHOODS GEOGRAPHIC REGIONS:

- 1. NORTHEAST L.A.
- 2. THE EASTSIDE
- 3. POMONA VALLEY
- 4. NORTHWEST COUNTY
- 5. ANTELOPE VALLEY
- 6. ANGELES FOREST
- 7. SAN FERNANDO VALLEY
- 8. THE VERDUGOS
- 9. SAN GABRIEL VALLEY
- 10. SANTA MONICA MOUNTAINS
- 11. THE WESTSIDE
- 12. CENTRAL L.A.
- 13. SOUTHEAST
- 14. SOUTH L.A.
- 15. SOUTH BAY
- 16. THE HARBOR



LOS ANGELES  
CALIFORNIA  
9.83 MILLION  
39.24 MILLION

25%  
OF ALL CALIFORNIA RESIDENTS  
LIVE WITHIN LOS ANGELES COUNTY



# LISTING TEAM

# THE STIEGLER TAKAHASHI INVESTMENT GROUP

LYONSTAHL  
INVESTMENT REAL ESTATE



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## MEET THE TEAM



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ASSOCIATE AGENT



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