Offering Memorandum

7 UNITS IN INGLEWOOD

INGLEWOOD

500 S Inglewood Ave

$2,100,000

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500 S Inglewood Ave,
Inglewood, CA 90301

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INVESTMENT REAL ESTATE

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Property Overview

500 S Inglewood Ave
Inglewood, CA 90301

Property Overview

500 S Inglewood Ave,
Inglewood, CA 90301

Property Summary

Price	$2,100,000
Address	500 S Inglewood Ave
City, State, Zip	Inglewood, CA 90301
County	Los Angeles
Zoning	INC2YY
Year Built	1964
Number Of Units	7
Parking	(8) Carport Spaces + (2) Garage Spaces
Building Size	7,726 SF
Lot Size	10,015 SF
Cap Rate	4.78%
Pro Forma Cap Rate	5.95%
Grm	11.22
Pro Forma Grm	9.86
Price / Bldg Sf	$271.81
Price / Unit	$300,000

Property Overview

500 S Inglewood Ave,
Inglewood, CA 90301

500 S Inglewood Ave
Inglewood, CA 90301
7 Units | $2,100,000

- Property is Situated on a Large 10,015 SF Lot with 7,726 SF of Building Area
- Excellent Unit Mix: (1) 3-Bedroom/2.5-Bath Unit, (3) 2-Bedroom/2-Bath Units & (3) 1-Bedroom/1-Bath Units
- Attractive Courtyard-Style Property with Eight Carports & Two Enclosed Garage Spaces
- Significant Rental Upside with Below-Market In-Place Rents
- Convenient Access to LAX, SoFi Stadium, Intuit Dome, Hollywood Park, Major Employment Centers & Freeways
- 4.78% Current CAP Rate | 11.22 Current GRM
- Projected 5.95% Market CAP Rate & 9.86 Market GRM

500 S Inglewood Avenue is a well-maintained seven-unit multifamily property situated on a 10,015 square foot lot in one of Inglewood's most desirable residential neighborhoods. Built in 1964, the property consists of an attractive unit mix of one (3-Bedroom/2.5-Bath) townhouse-style unit, three (2-Bedroom/2-Bath) units, and three (1-Bedroom/1-Bath) units, totaling approximately 7,726 square feet of rentable building area.

Offered at a 4.78% Current CAP Rate and 11.22 Current GRM, the property provides investors with significant rental upside through the repositioning of below-market rents. Upon stabilization, the asset offers a projected 5.95% Market CAP Rate and 9.86 Market GRM, presenting an excellent opportunity to increase cash flow over time.

The property features eight carport parking spaces and two enclosed garage spaces, along with an attractive courtyard-style layout that enhances tenant appeal. The spacious unit mix, desirable parking ratio, and well-maintained common areas contribute to the long-term stability and desirability of the investment.

Conveniently located near LAX, SoFi Stadium, Intuit Dome, Hollywood Park, the Metro K Line, and major transportation corridors including the 405 and 105 Freeways, the property benefits from exceptional access to employment centers, entertainment destinations, and retail amenities throughout the South Bay and greater Los Angeles area. This offering presents an opportunity to acquire a quality multifamily asset with stable in-place income and meaningful long-term appreciation potential.

Financial Overview

500 S Inglewood Ave
Inglewood, CA 90301

Financial Overview

500 S Inglewood Ave,
Inglewood, CA 90301

Price	$2,100,000

Property Summary

ADDRESS	500 S Inglewood Ave	YEAR BUILT	1964
DOWN PAYMENT	46.0% $965,000	PARKING	(8) Carport Spaces + (2) Garage Spaces
NUMBER OF UNITS	7	CURRENT NOI	$100,360
COST PER UNIT	$300,000	PRO FORMA NOI	$124,950
LOT SIZE	10,015 SF	CURRENT CAP RATE	4.78%
GROSS RENTABLE SF	7,726 SF	PRO FORMA CAP RATE	5.95%
PRICE PER BLDG SF	$271.81	CURRENT GRM	11.22
PRICE PER LAND SF	$209.69	PRO FORMA GRM	9.86

Proposed Financing

LOAN AMOUNT	$1,135,000	LOAN-TO-VALUE	54.0%
DOWN PAYMENT	$965,000	AMORTIZATION	30
INTEREST RATE	5.875%	LOAN TERM	3-YEAR FIXED
MONTHLY PAYMENT	$6,714	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$80,597	DEBT COVERAGE RATIO (DCR)	1.25

Financial Overview

500 S Inglewood Ave,
Inglewood, CA 90301

LYONSTAHL INVESTMENT REAL ESTATE

Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	$ 187,116		$213,000	
VACANCY RATE RESERVE	$ 9,356	5%	$10,650	5%
GROSS OPERATING INCOME	$ 177,760		$202,350	
EXPENSES	$ 77,400	41%	$77,400	36%
NET OPERATING INCOME	$ 100,360		$124,950	
LOAN PAYMENTS	$ 80,567		$80,567	
PRE TAX CASH FLOWS	$ 19,792	2.05%	$44,382	4.60%
PRINCIPAL REDUCTION	$ 14,266		$14,266	
TOTAL RETURN BEFORE TAXES	$ 34,059	3.53%	$58,648	6.08%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	$15,593	$17,750
ANNUALIZED SCHEDULED GROSS INCOME	$187,116	$213,000

Expense Summary		
New Taxes (New Estimated):	(New Estimated)	$29,780
Repairs and Maintenance:	(5%)	$9,356
Insurance	(1.50/SF)	$11,589
Utilities	2025 Actual	$14,820
Landscaping	Estimated	$2,500
Management	(5%)	$9,356
Total Expenses		**$77,400**
Expense Per Unit		**$11,057**
Expense Per SF		**$7.73**

Loan Quote

500 S Inglewood Ave,
Inglewood, CA 90301

LYONSTAHL INVESTMENT REAL ESTATE

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CONVOY CAPITAL

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Prepared for: C/O Brett Lyon & Woody Stahl — 6/30/2026
Property Address: 500 S. Inglewood Ave, Inglewood, CA 90301 — Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	$2,100,000	$2,100,000	$2,100,000
Loan Amount	$1,135,000	$1,135,000	$1,430,000
Down Payment	$965,000	$965,000	$670,000
Loan-to-Value	54%	54%	68%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	**5.875%**	**5.875%**	**6.40%**
Index	3-Year CMT	5-Year CMT	1 Mo. SOFR CME
Margin	2.75%	2.75%	2.75%
Floor / Ceiling	5.875% / 10.875%	5.875% / 10.875%	5.40% / 14.40%
Loan Term	10	10	10
Interest-Only Period	N/A	N/A	3 Years
Amortization in Years	30	30	27
I/O Monthly Payment	N/A	N/A	$7,627
Monthly Payment	**$6,714**	**$6,714**	**$9,283**
Recourse	Yes	Yes	Yes
Impounds	No	No	3 Mo. Interest-Reserve
Pre-Payment Penalty	Years 1-2 2-1%	Years 1-4 3-3-2-1%	Year 1 1%
Loan Fee	1%	1%	1.25%
Estimated Costs:			
Appraisal/Due Diligence	$4,500	$4,500	$8,500
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

Rates and programs are subject to change without notice

Rent Roll

500 S Inglewood Ave,
Inglewood, CA 90301

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Unit	Unit Type	Actual Rent	Market Rent	Move-in-Date
1	3-Bed/2.5-Bath Townhome Style	$2,995	$3,650	10/12/2021
2	2-Bed/2-Bath	$2,600	$2,600	Vacant
3	1-Bed/1-Bath	$1,987	$2,100	1/14/2020
4	2-Bed/2-Bath	$2,125	$2,600	7/25/2011
5	1-Bed/1-Bath	$1,925	$2,100	7/14/2026
6	1-Bed/1-Bath	$1,828	$2,100	2/4/2023
7	2-Bed/2-Bath	$2,133	$2,600	7/31/2013
MONTHLY TOTALS		$15,593	$17,750	
ANNUALIZED TOTALS		$187,116	$213,000	

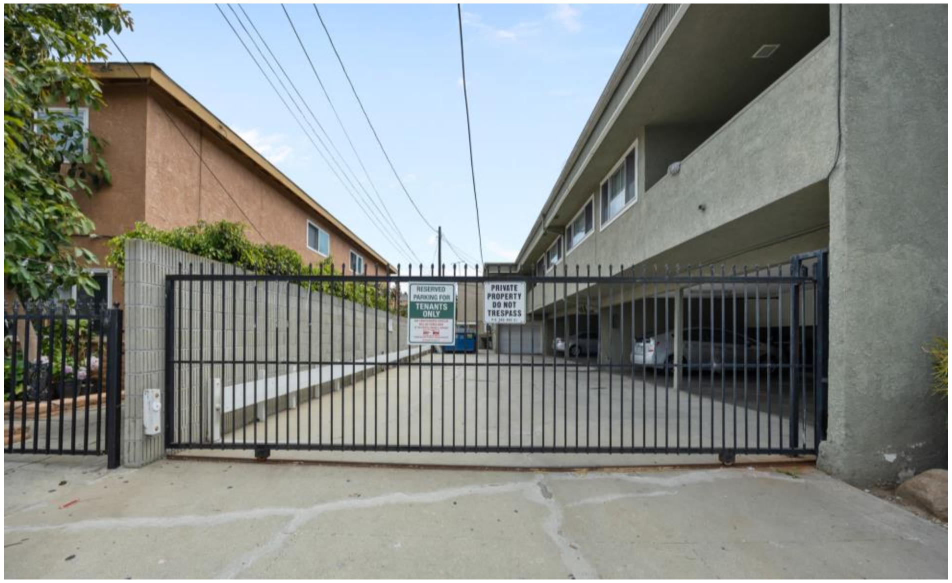
Property Photography

500 S Inglewood Ave
Inglewood, CA 90301

Exterior Photos

500 S Inglewood Ave,
Inglewood, CA 90301

LYONSTAHL
INVESTMENT REAL ESTATE



Exterior Photos

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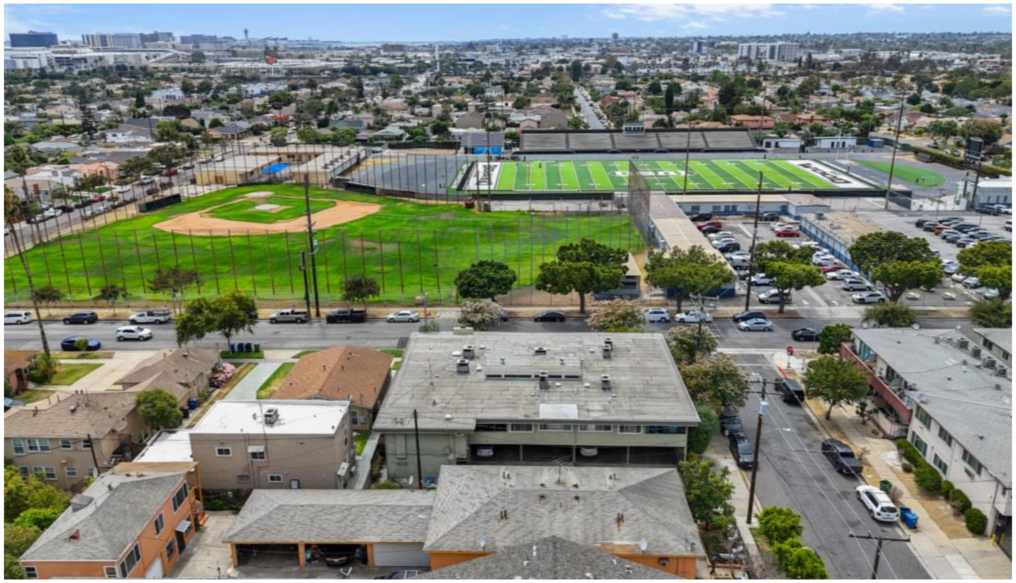

Exterior Photos

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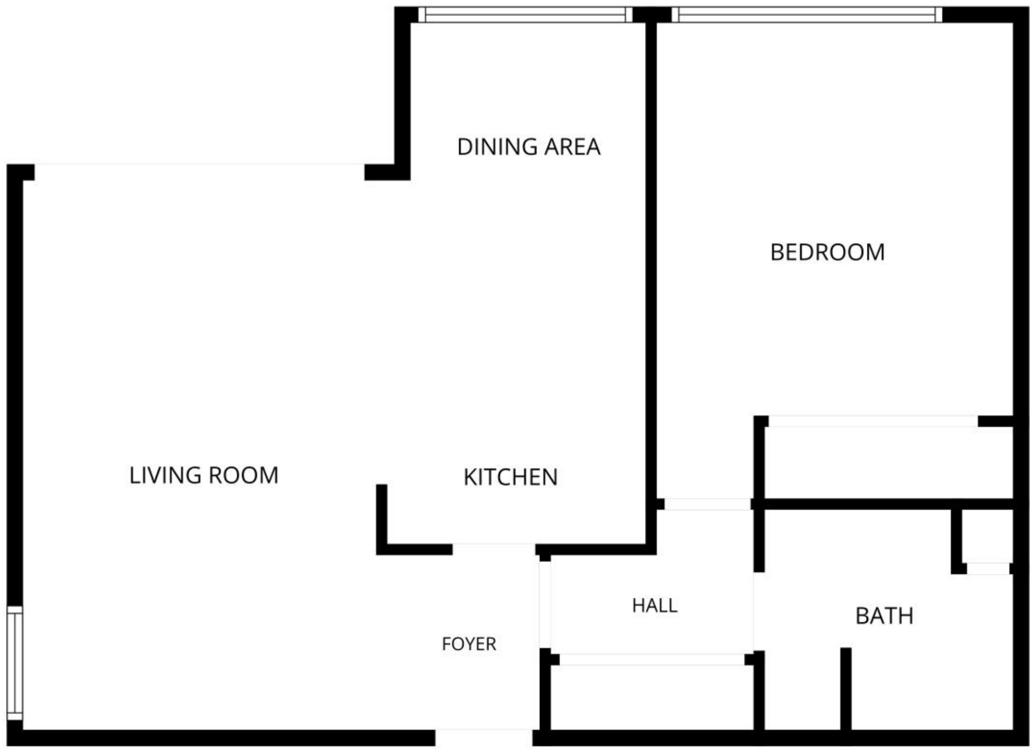
Unit 5 (1-Bed/1-Bath)



Floor Plan

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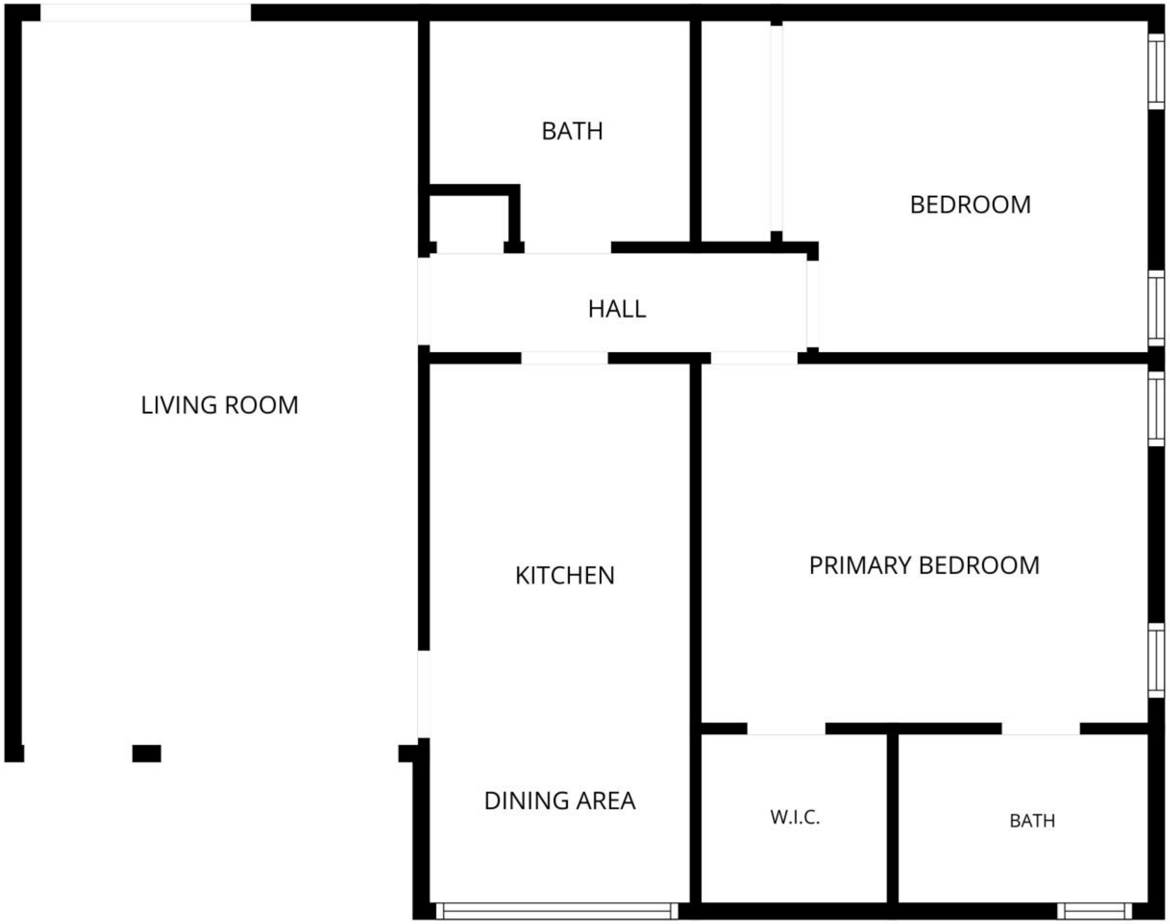
Unit 2 (2-Bed/2-Bath)



Floor Plan

500 S Inglewood Ave,
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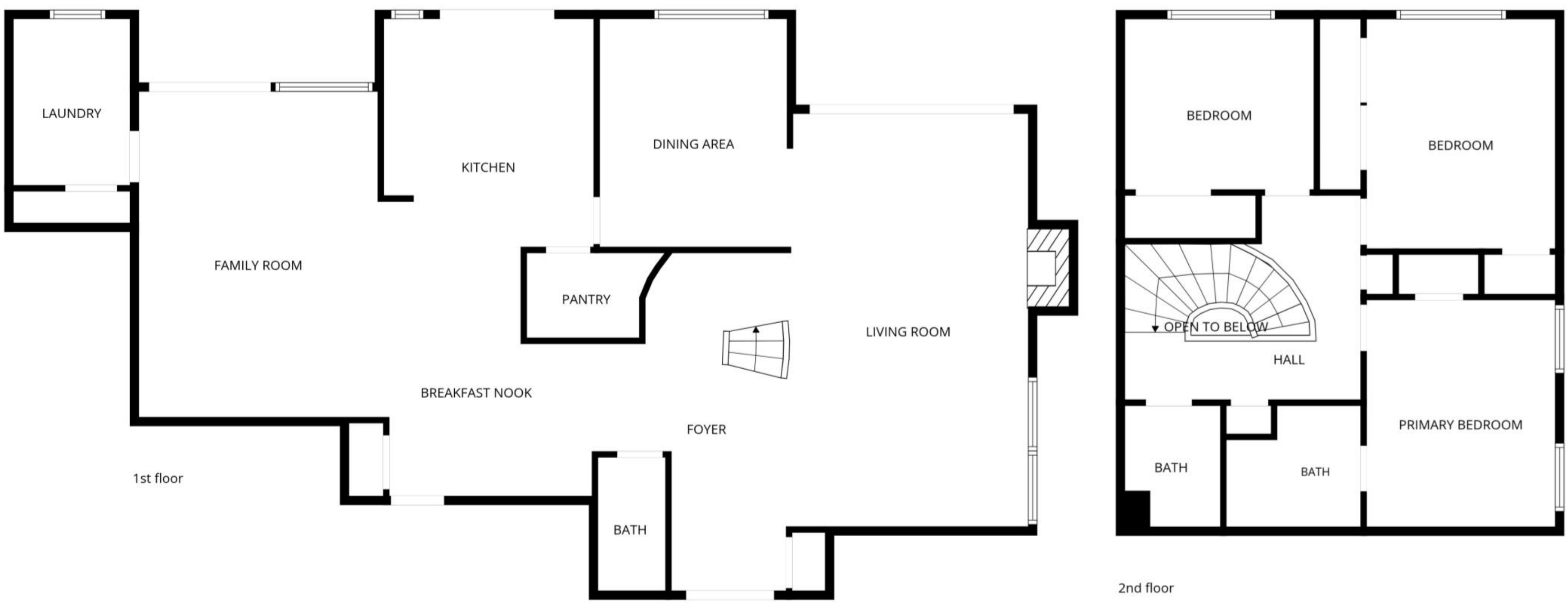
Unit 1 (3-Bed/2.5-Bath)



Comparables

500 S Inglewood Ave
Inglewood, CA 90301

Sold Comparables

500 S Inglewood Ave,
Inglewood, CA 90301

	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	GRM	CAP Rate	Sold Date
1	621 S Osage Ave, Inglewood, 90301	$2,025,000	8	1961	9,468 SF	$253,125	$213.88	9.27	6.47%	2/3/2026
2	116 S Fir Ave, Inglewood, 90301	$1,500,000	6	1963	4,844 SF	$250,000	$309.66	8.77	6.84%	12/2/2025
3	619 S Myrtle Ave, Inglewood, 90301	$1,500,000	6	1961	4,956 SF	$250,000	$302.66	9.29	6.46%	11/11/2025
4	829 S Flower St, Inglewood, 90301	$1,891,500	8	1960	6,232 SF	$236,438	$303.51	9.96	5.50%	8/27/2025
5	816 Myrtle Ave, Inglewood, 90301	$2,450,000	11	1937	6,162 SF	$222,727	$397.60	9.23	6.50%	5/30/2025
	Averages	**$1,873,300**	**8**	**1956**	**6,332 SF**	**$242,458**	**$305.46**	**9.30**	**6.35%**	
*	500 S Inglewood Ave Inglewood, CA 90301	$2,100,000	7	1964	7,726 SF	$300,000	$271.81	11.22	4.78%	ACTIVE

Sold
Comparables Map

500 S Inglewood Ave,
Inglewood, CA 90301

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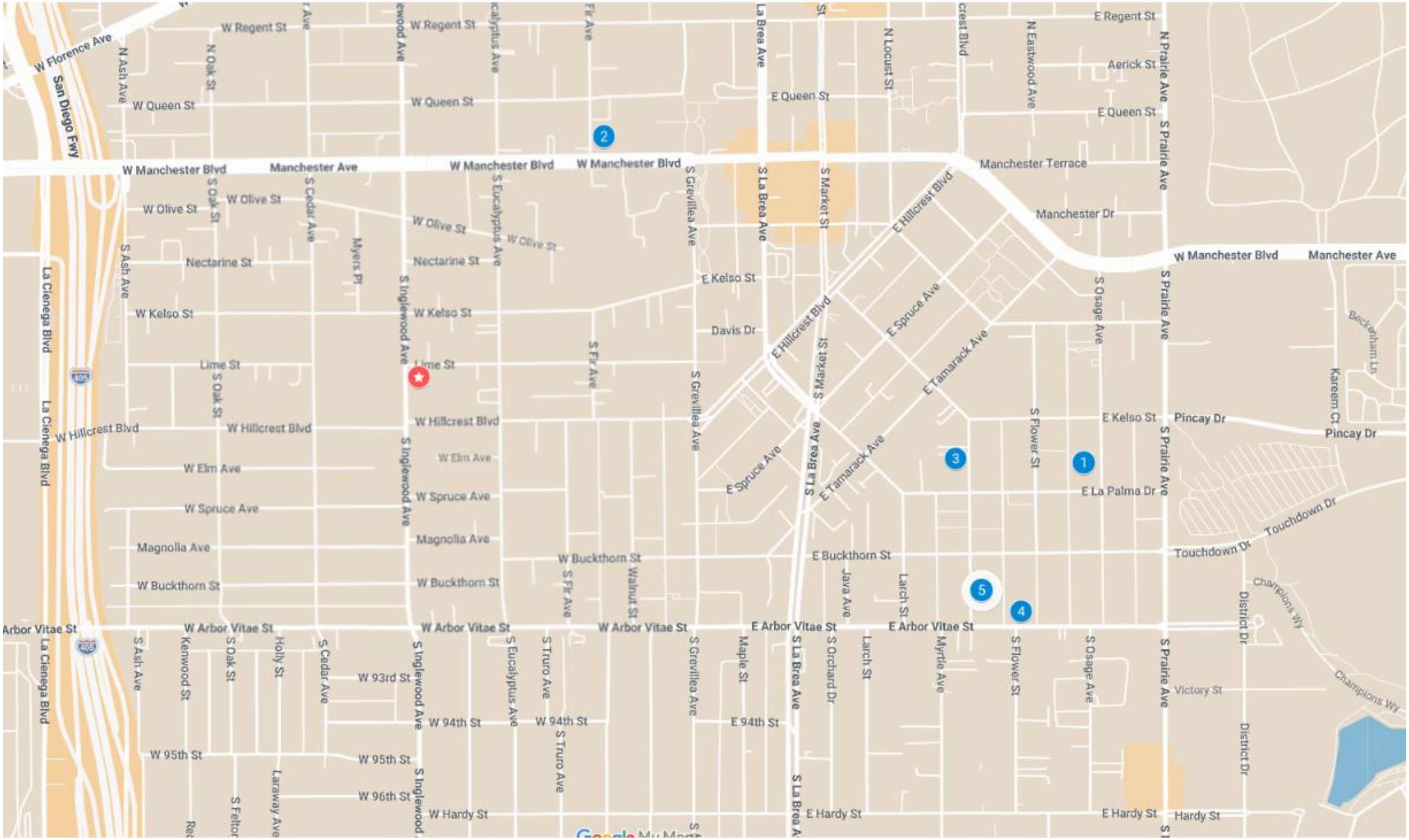

Lease Comparables

500 S Inglewood Ave,
Inglewood, CA 90301

	Address	Unit Type	Date Listed	Rental Rate
1	625 Aerick St, Inglewood, CA 90301	1-Bed/1-Bath	Jan 2026	$2,195
2	333 W Queen St, Inglewood, CA 90301	1-Bed/1-Bath	May 2025	$2,200
3	427 E Tamarack Ave, Inglewood, CA 90301	1-Bed/1-Bath	Apr 2025	$2,118
4	700 W Beach Ave, Inglewood, CA 90302	2-Bed/1-Bath	Dec 2025	$2,950
5	550 W Regent St, Inglewood, CA 90301	2-Bed/1-Bath	Apr 2025	$2,750
6	621 E 99th St, Inglewood, CA 90301	2-Bed/1.5-Bath	Apr 2025	$2,795
7	875 Glenway Dr, Inglewood, CA 90302	3-Bed/2-Bath	May 2025	$3,700
8	4839 W 98th St, Inglewood, CA 90301	3-Bed/2-Bath	Mar 2025	$3,800
9	210 E Plymouth St, Inglewood, CA 90302	3-Bed/2-Bath	Aug 2025	$3,600
	Average	**3-Bed** **2-Bed** **1-Bed**		**$3,700** **$2,832** **$2,171**
*	500 S Inglewood Ave Inglewood, CA 90301	3-Bed 2-Bed 1-Bed		$2,995 $2,286 $1,913

Lease Comparables Map

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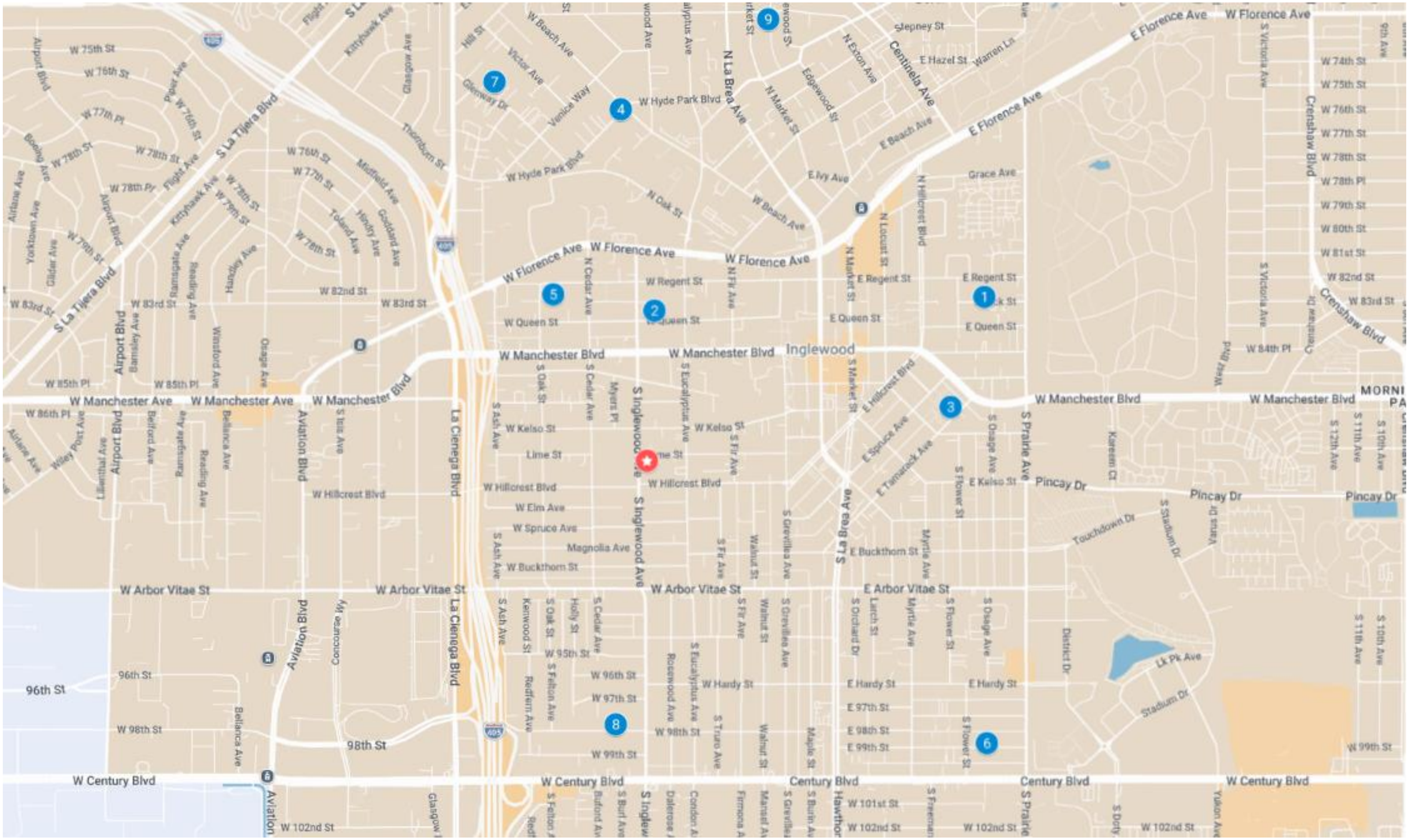
Inglewood, CA 90301



Area Overview

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Inglewood, CA 90301

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City Overview

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City Overview

Inglewood is a dynamic city in southwestern Los Angeles County, strategically located just east of Los Angeles International Airport (LAX) and bordered by Culver City, Los Angeles, Hawthorne, and Lennox. The city's central location provides residents with convenient access to major employment centers throughout the South Bay, West Los Angeles, Downtown Los Angeles, and the greater Los Angeles region.

The city offers exceptional transportation connectivity, with immediate access to Interstate 405, Interstate 105, Interstate 110, Century Boulevard, La Cienega Boulevard, and the Metro K Line, providing convenient access throughout Los Angeles County. Residents also benefit from close proximity to LAX, SoFi Stadium, the Kia Forum, Intuit Dome, Hollywood Park, and a wide variety of retail, dining, and entertainment destinations.

Inglewood has experienced significant public and private investment in recent years, transforming the city into one of Southern California's premier entertainment and sports destinations. Landmark developments, including the Hollywood Park mixed-use project, have brought new residential, retail, hospitality, and commercial opportunities while enhancing the city's long-term economic outlook.

Supported by strong rental demand, excellent regional connectivity, and continued investment, Inglewood remains one of Los Angeles County's most desirable residential and investment markets, offering a compelling combination of accessibility, economic growth, and long-term appreciation potential.

County Overview

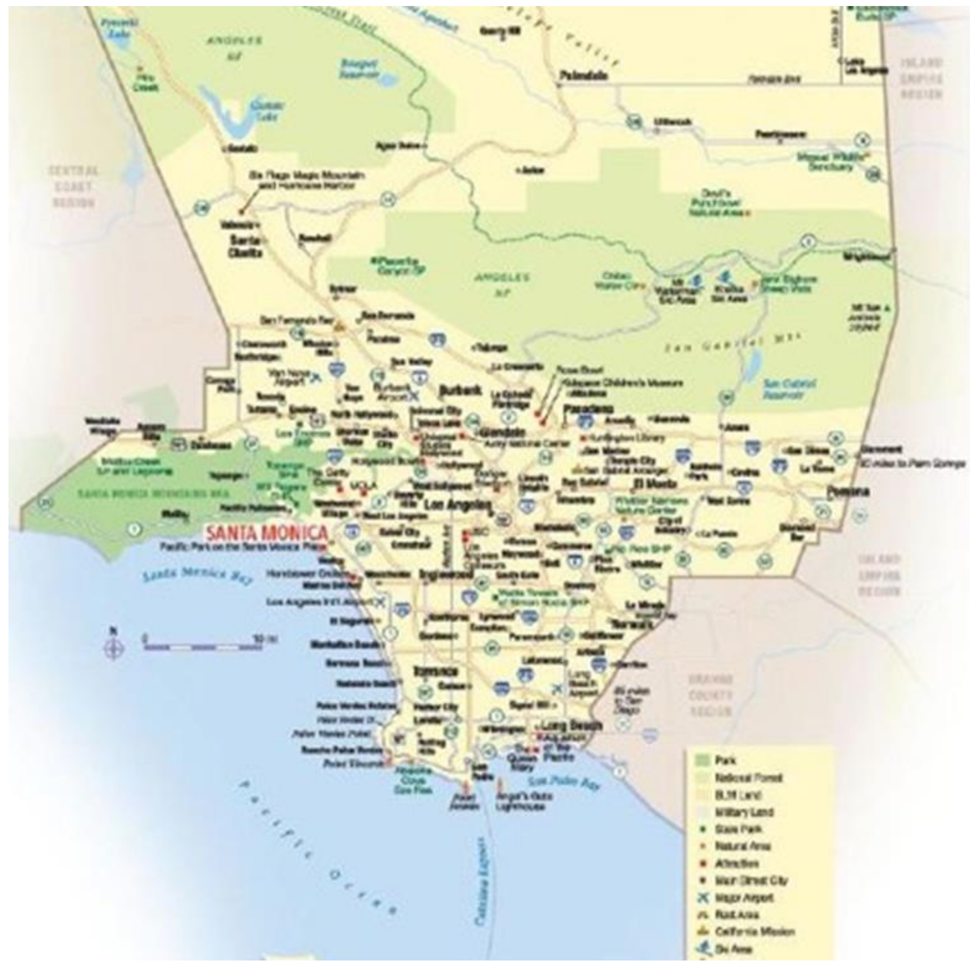
500 S Inglewood Ave,
Inglewood, CA 90301

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.



Loan Quote

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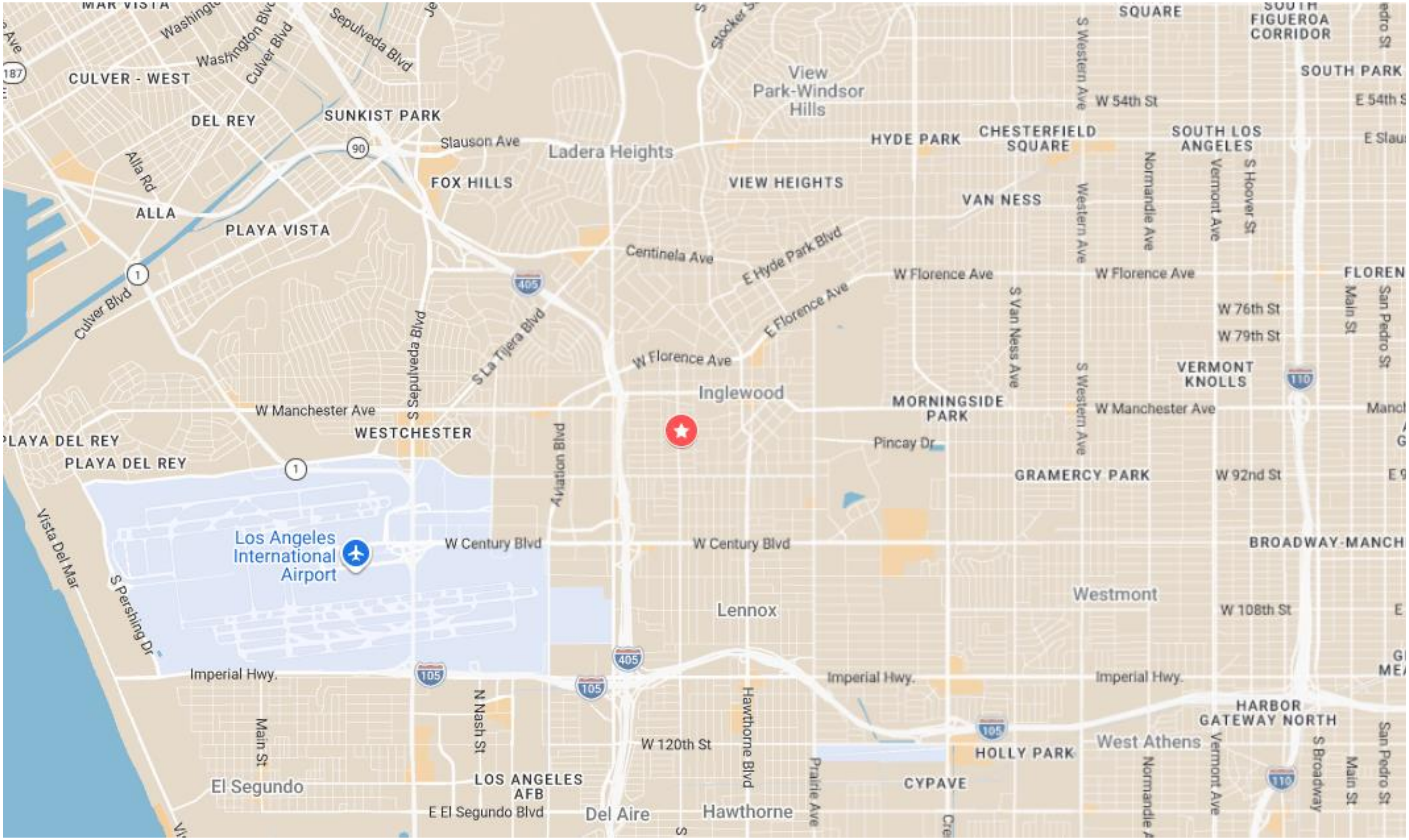

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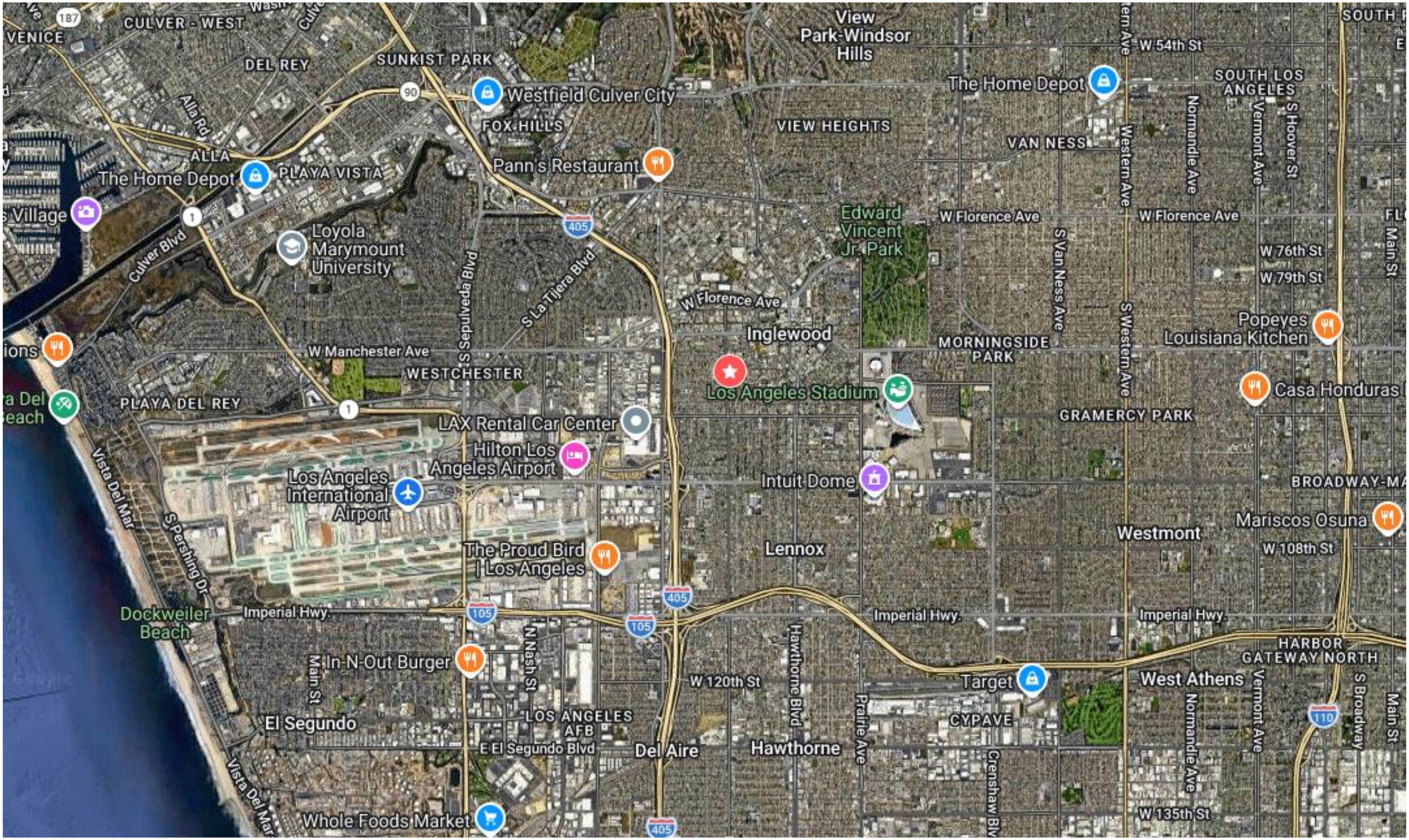

Disclaimer & Confidentiality Agreement

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

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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INVESTMENT REAL ESTATE

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