

OFFERING MEMORANDUM

301

N PRAIRIE AVE
INGLEWOOD | CA

CBRE

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS



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301

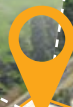
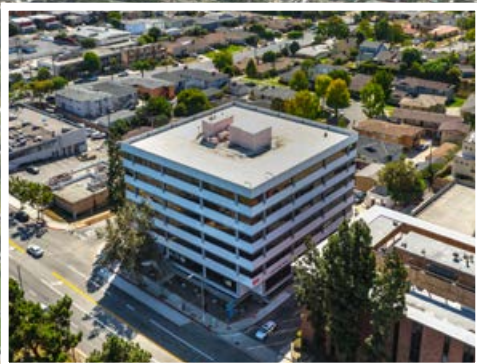
N PRAIRIE AVE

CBRE Broker Lic. 004009987

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301

INVESTMENT OVERVIEW OWNER-USER OPPORTUNITY
±46% VACANT SIX-STORY OFFICE / MEDICAL-OFFICE
BUILDING, TOTALING ±84,957 SQUARE FEET WITH
±39,169 SQUARE FEET CURRENTLY VACANT AND
IN-PLACE LEASES WITH RELOCATION RIGHTS. THE
PROPERTY IS WITHIN A WALKING DISTANCE ALONG
PRAIRIE AVENUE TO SOFI STADIUM, THE FORUM,
AND THE INTUIT DOME. DUE TO THIS PROXIMITY, THE
PROPERTY CURRENTLY RECEIVES OVER \$140,000
ANNUALLY IN PARKING REVENUES FOR EVENING AND
WEEKEND EVENTS AT THE STADIUMS



**BONUS DEPRECIATION
ADVANTAGE:**

New ownership has the opportunity to accelerate the depreciation deduction in the first year of ownership. CBRE's Cost Segregation Analysis estimates that such Year 1 deduction could total as much as ±\$3.1 million with this acquisition.

PRICING HIGHLIGHTS



ASKING PRICE
\$14,500,000



TOTAL BUILDING SIZE
± 84,957 SF (BOMA)



OCCUPANCY
54%



OWNER-USER AVAILABILITY
±39,169 SF



WEBSITE
pcplistings.com/301NPrairieAve

THIS IS AN OWNER-USER
OPPORTUNITY IN ONE OF
THE SAFEST REAL ESTATE
MARKETS IN THE COUNTY.



* This map was prepared for assessment purposes only. Map not to scale.

INVESTMENT SUMMARY



ADDRESS

301 N. Prairie Ave., Inglewood, CA



LAND SIZE

± 26,662 SF / ± 0.61 AC (ALTA)



BUILDING SIZE

± 84,957 SF (BOMA)



YEAR BUILT

1979



STORIES

SIX / 6



PARKING

Parking in rear of building offers 7 standard and 4 handicap stalls for a total of 11. Additional 3-level subterranean parking structure beneath the building offers an additional 172 secured spaces.

PARKING REVENUES:

In addition to tenant parking revenues, the building generates ±\$140,000 in additional parking revenues annually from events parking for SoFi Stadium, The Forum and Intuit Dome.



INVESTMENT HIGHLIGHTS

HIGH-IMAGE OWNER-USER MEDICAL OFFICE OPPORTUNITY IN INGLEWOOD



ATTRACTIVE MID-RISE MEDICAL PROFESSIONAL OFFERING

301 N Prairier Avenue (“the Property”) presents an incredible opportunity for an owner-user to acquire one of the highest image, office buildings in Inglewood, California. The six-story office building, consisting of $\pm 84,957$ square feet, overlooks a 200-acre green park and is within a walking distance along Prairier Avenue to a brand-new stadium complex that has seen close to more than \$10 billion of investments in the last decade.



FLEXIBLE OWNER-USER OPPORTUNITY

At $\pm 54\%$ occupied, the property offers an owner-user up to $\pm 84,957$ SF of occupancy over time. With flexibility in the current leases, and potential ability to relocate tenants, a user can free up large blocks of space throughout the building.



CORPORATE USER OPPORTUNITY

This is an ideal corporate headquarters investment that provides an attractive lease-savings tradeoff. As opposed to leasing space, purchasing this property can provide protection against future rental market uncertainty and interest rate hikes, offering occupancy control, considerable tax benefits, and after-tax equity accumulation. See page 45).



BONUS DEPRECIATION ADVANTAGE:

Given the new tax legislation passed July 2025, new ownership has the opportunity to accelerate the depreciation deduction in the first year of ownership, which would provide significant upfront tax savings and improve cash flow. CBRE’s Cost Segregation Analysis estimates that such Year 1 deduction could total as much as $\pm \$3.1$ million with this acquisition.



DEVELOPMENT POTENTIAL

According to the City of Inglewood’s Housing Element report for the 2021- 2029 cycle, the city’s Regional Housing Need Allocation is expected to be an additional $\pm 7,439$ units. The Property’s current zoning conditionally permits several commercial uses, including multi-family development.

EXCEPTIONAL MARKET FUNDAMENTALS



TOP INVESTMENT MARKET

According to CBRE's Investor Survey, Los Angeles is among the top investment regions in the Americas in 2025 among investors, reflecting the region's resilient market fundamentals. With strong employment and an attractive quality of life, Los Angeles is a highly sought-after gateway market.



IDEAL HEALTHCARE MARKET

The Property is less than 2 miles from Centinela Hospital Medical Center, a 345-bed hospital that is part of Prime Healthcare, the fifth largest for-profit health system in the United States. This proximity creates a healthcare ecosystem that pull patients to the Property.



LIMITED MEDICAL OFFICE AVAILABILITY

The medical office vacancy in the Inglewood/South LA submarket stood at $\pm 9.0\%$ in 3Q25, according to Costar. Currently, no other medical office building above 50,000 SF is available for sale in the submarket.



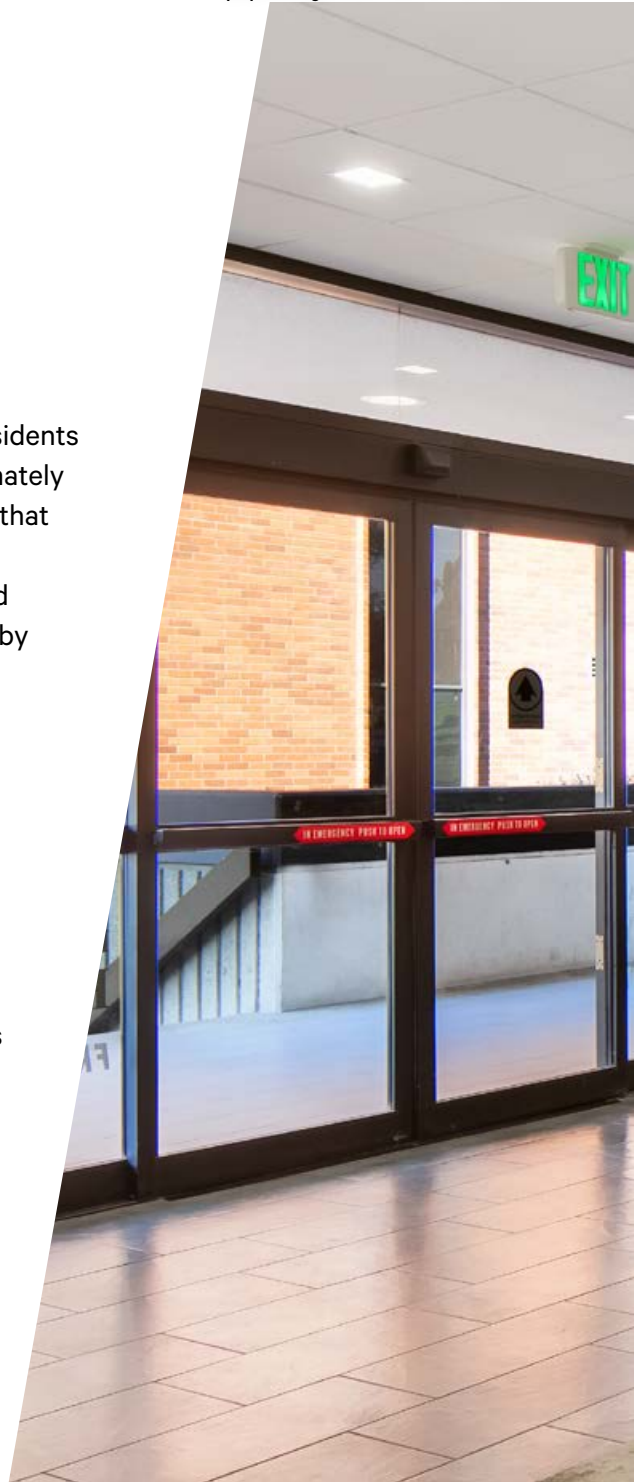
STRONG MEDICAL DEMAND

Within a five-mile radius of the Properties, residents aged 65 or older currently comprise approximately 11.7% of the total population, an age segment that is expected to grow more than 17.5% over the next five years. Increased demand has pushed the average asking rent in this submarket up by $\pm 12.7\%$ over the past three years, per CoStar.



STRONG JOB PROJECTIONS

According to CBRE Econometric Advisors, Los Angeles is projected to add as many as 150,000 new jobs over the next five years. Office rent growth, as a function of increased demand pressures, is projected to increase as much as $\pm 11.5\%$ in the same 5-year period.



$\pm 11.5\%$
PROJECTED 5-YR RENT
GROWTH CBRE
ECONOMETRIC ADVISORS

9.0%
INGLEWOOD MEDICAL
OFFICE VACANCY, 3Q2025
COSTAR

$\pm 150K$ Jobs
PROJECTED JOB
GROWTH, NEXT 5 YEARS
CBRE ECONOMETRIC ADVISORS



LOS ANGELES CONTINUES
TO BE AMONGST TOP
INVESTMENT MARKETS IN
THE AMERICAS IN 2025

INVESTMENT HIGHLIGHTS / CONT

IN-FILL HIGH-GROWTH LOCATION WITH A PIPELINE OF AMENITIES



CENTRALIZED LOS ANGELES LOCATION

Inglewood, California is offers a convenient location in Greater Los Angeles. The city's west-side location offers easy access between the region's beach cities and inland areas. It offers exceptional proximity to leading transportation hubs and job centers, including nearby "Silicon Beach."



MULTI-MODAL TRANSPORTATION ACCESS

The surrounding multi-modal transit hub offers ease of commute for the region's workforce as well as proximity to executive and workforce housing. Located minutes from LAX Airport, the Property is 2 miles from I-405 and 3 miles from I-105. It is within walking distance to a new LA Metro's K Line station. Such access to critical infrastructure is as important as ever for business success and employee retention.



PROXIMITY TO PATH OF DEVELOPMENT

Inglewood is experiencing explosive growth. The redevelopment of the former Hollywood Park is considered the largest urban mixed-use mega development under construction in the Western United States. It now hosts Sofi Stadium, home of the NFL Chargers and Rams, and Intuit Dome, home of NBA Clippers. When complete, Hollywood Park will include up to five million square feet of creative office space, a retail district totaling 890,000 square feet, a 300-room hotel, and up to 2,500 new housing units.



ECONOMIC RENAISSANCE

Inglewood's redevelopment of Hollywood Park brings new life to the city. With investments approaching \$10 billion, the project is positioning Inglewood as the destination for such future marquee events as NBA All-Star Weekend and FIFA World Cup in 2026, Super Bowl LVI in 2027, and the 2028 Summer Olympics.



1



2

LA BREA PLAZA

1

WESTFIELD CULVER CITY

Some retail options include



2

LA BREA PLAZA

Some retail options include





* This map was prepared for assessment purposes only. Map not to scale.



CENTURY CITY

3

301
N PRAIRIE AVE

E FLORENCE AVE

GRACE AVE

3

CENTURY CITY
Some retail options include



COURTYARD
BY MARRIOTT

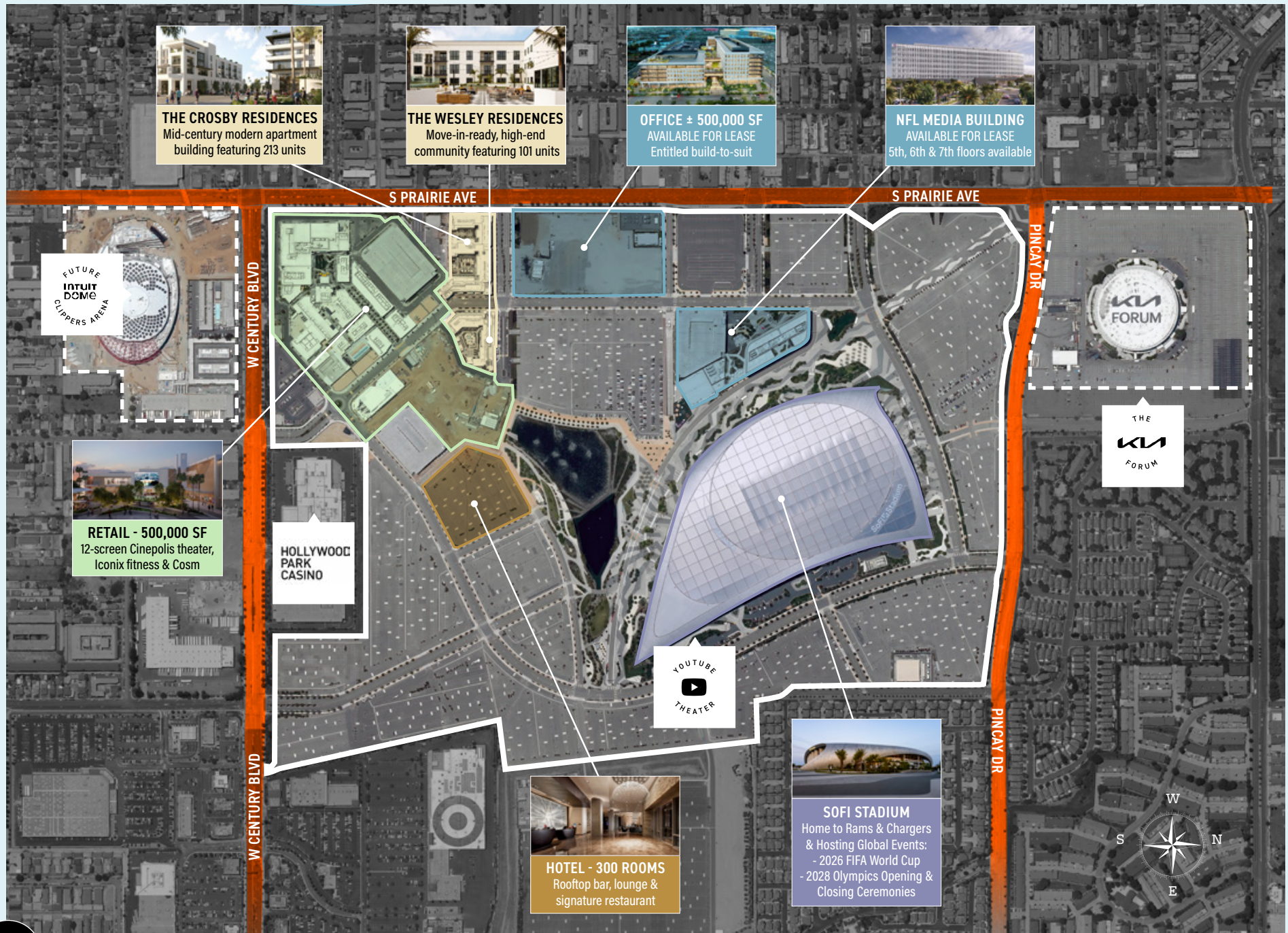
hinoki & the birc

Fairmont
CENTURY PLAZA
LOS ANGELES

IHG
HOTELS & RESORTS

HOWLAND DR

N PRAIRIE AVE





±1.0 miles
SOFI STADIUM



±4.5 miles
LAX AIRPORT



±7.5 miles
USC



±10 miles
VENICE BEACH



* Map not to scale.

1

THE VILLAGE AT CENTURY
Some retail options include



2

CRENSHAW SHOPPING CENTER
Some retail options include



3



301
N PRAIRIE AVE

1

2

3



INTUIT
DOME

NFL LOS ANGELES

KL FORUM



N PRAIRIE AVE

E QUEEN ST

AERICK ST

E REGENT ST

PROPERTY OVERVIEW | THE PROPERTY OFFERS AN OWNER-USER UP TO $\pm 84,957$ SF OF OCCUPANCY OVER TIME. WITH FLEXIBILITY IN THE CURRENT LEASES, AND POTENTIAL ABILITY TO RELOCATE TENANTS, A USER CAN FREE UP LARGE BLOCKS OF SPACE THROUGHOUT THE BUILDING.





PROPERTY SUMMARY



APN
4015-024-021



LAND USE
Commercial, Medical Buildings



LAND SIZE
± 0.61 ACRES (ALTA)



BUILDING SIZE
± 84,957 SF



NO. OF BUILDINGS
ONE / 1



YEAR BUILT
1979



STORIES
SIX / 6



PARKING
183 surface and subterranean parking spaces that yield ±\$140,000 annually from events parking for SoFi Stadium, The Forum and Intuit Dome.



ZONING CODE
R-M, RESIDENTIAL MEDICAL,
CITY OF INGLEWOOD

PROPERTY DESCRIPTION



FOUNDATION

Poured concrete slab on grade



STRUCTURE

Steel frame, concrete masonry and glass



ROOFING SYSTEM

Flat roof



ELECTRICAL/POWER SYSTEMS

Adequate power for commercial, medical and office uses



SITE ACCESS

The property is accessible via one (1) egress/ingress point off E. Carondelet Way



GROUNDS

Lawn, low shrubs and large rock formations surround the property as well as tall, mature trees



LIFE SAFETY/FIRE PROTECTION

Standard, up-to-code life safety and protection



HVAC SYSTEM

Packaged rooftop units



EXTERIOR IMPROVEMENTS

Concrete walls with segmented frame details, metal-framed tinted glass windows and doors. Building top signage opportunity available.



INTERIOR IMPROVEMENTS

Standard improvements for commercial/office/medical office uses.



UTILITIES PROVIDERS



GAS
SoCal Gas



ELECTRIC
Southern California Edison



WATER
Golden State Water Co.



WASTE SERVICES
CDS Disposal and
Public Works Dept



TELECOMMUNICATIONS
AT&T, Spectrum +
various providers

PARCEL MAP

301 N PRAIRIE AVE

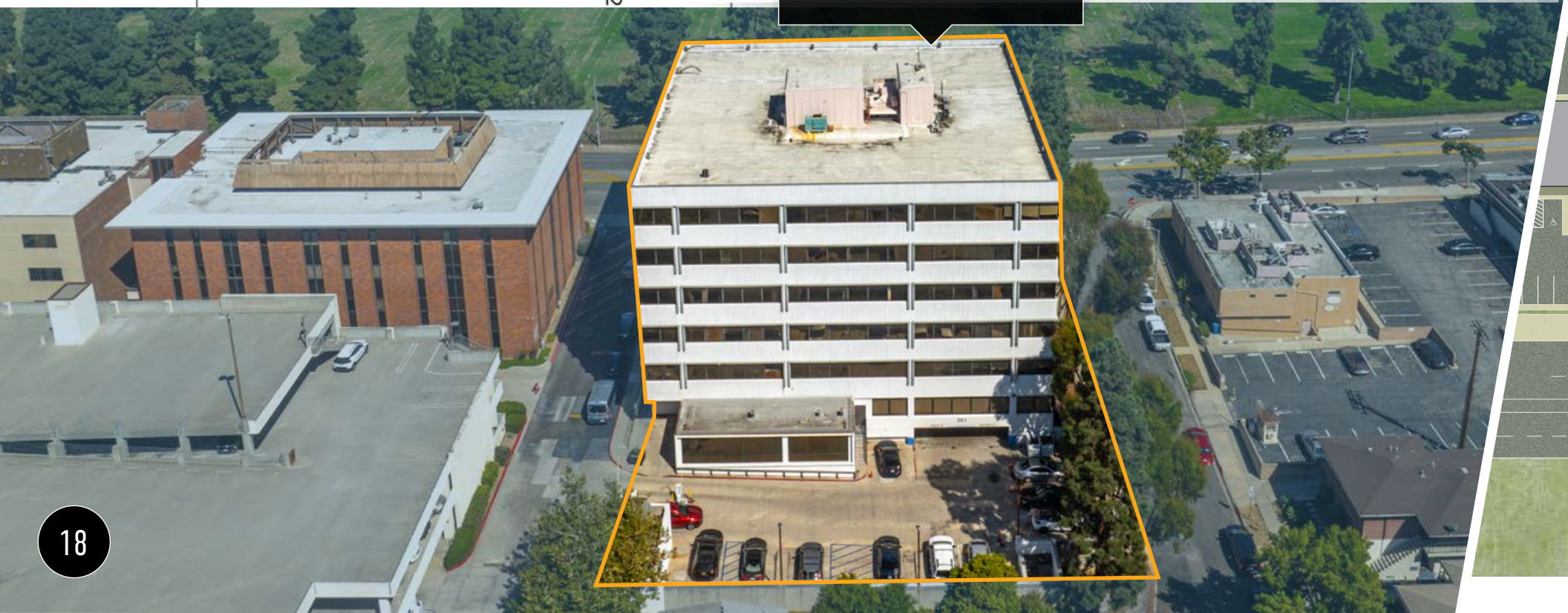
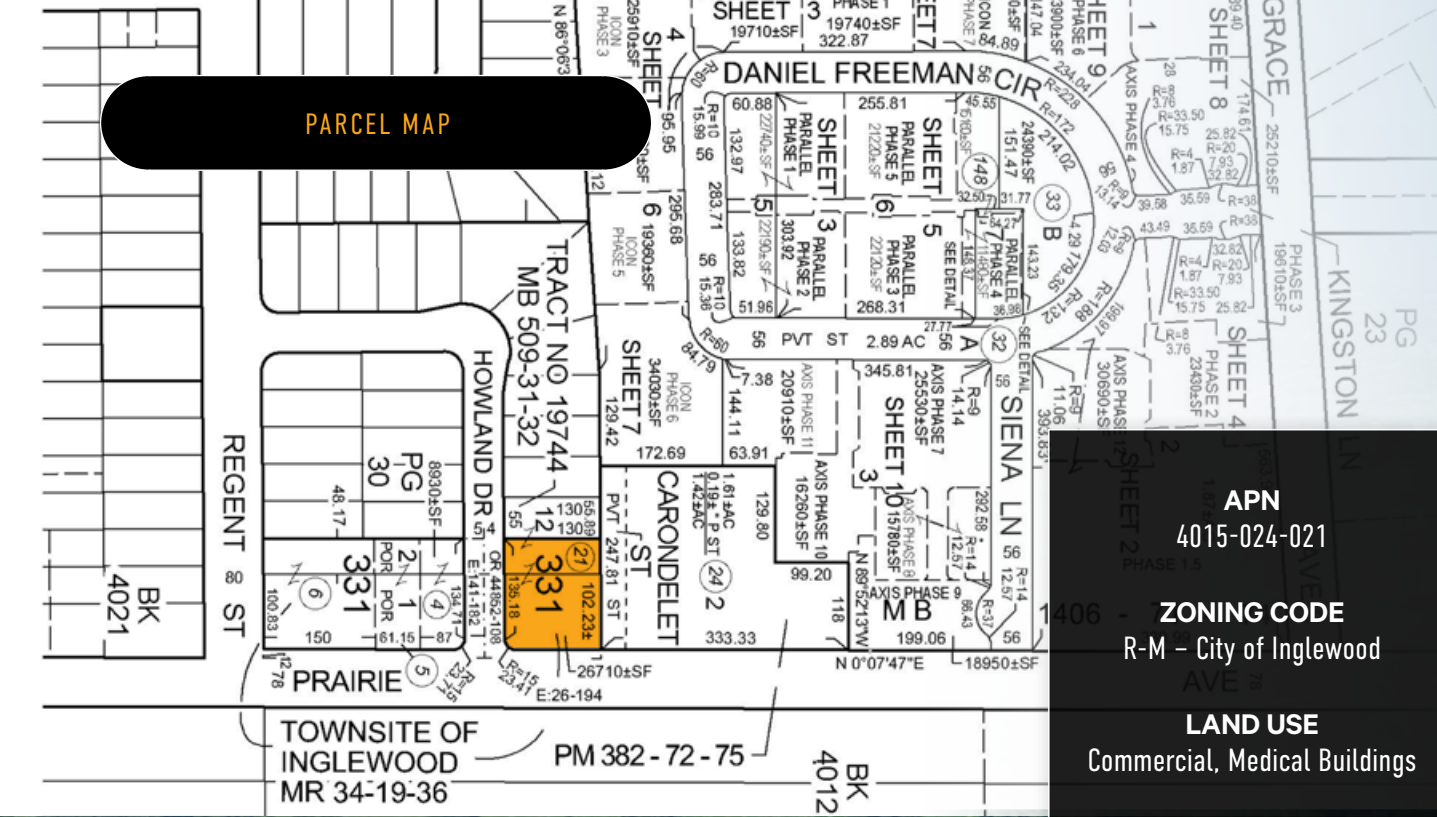
APN
4015-024-021

ZONING CODE
R-M - City of Inglewood

LAND USE
Commercial, Medical Buildings



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SITE ACCESS

The property is accessible via one (1) egress/ingress point off E. Carondelet Way

301
N Prairie Ave



E CARONDELET WAY



N PRAIRIE AVE



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PARKING

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In addition to tenant parking revenues, these parking spaces yield $\pm \$140,000$ annually from events parking for SoFi Stadium, The Forum and Intuit Dome.

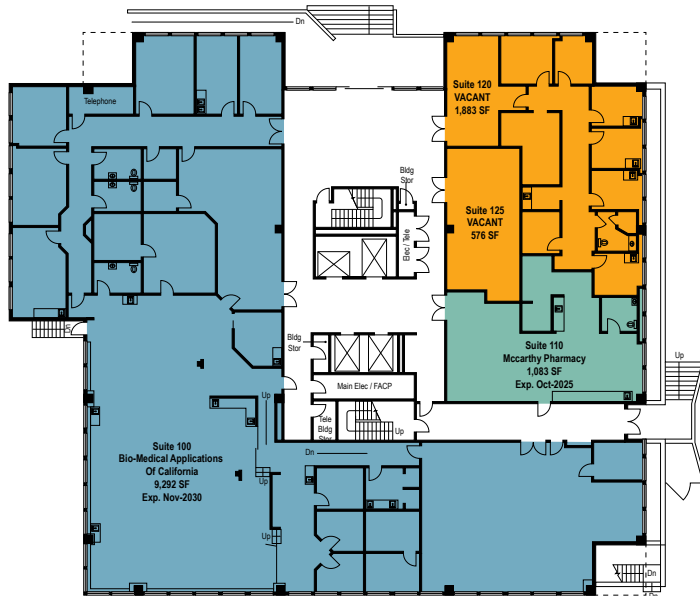


FLOOR PLANS

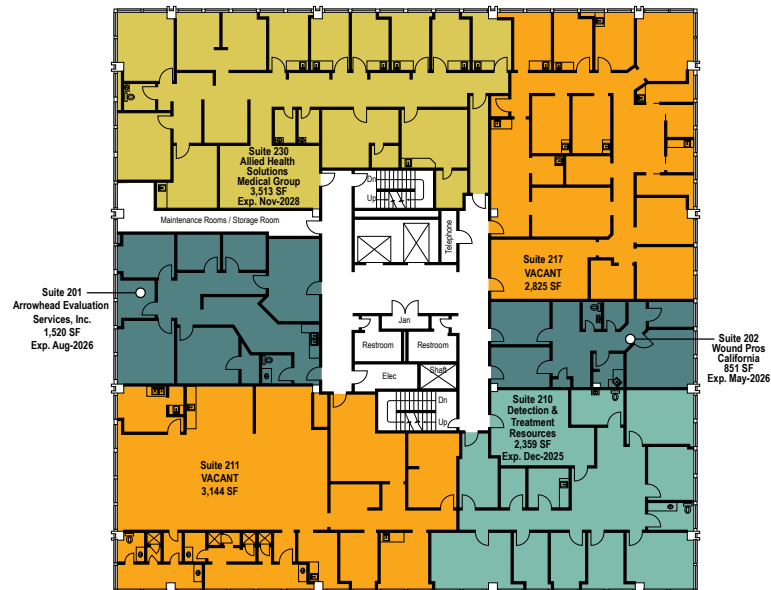


* Map not to scale.

1ST FLOOR



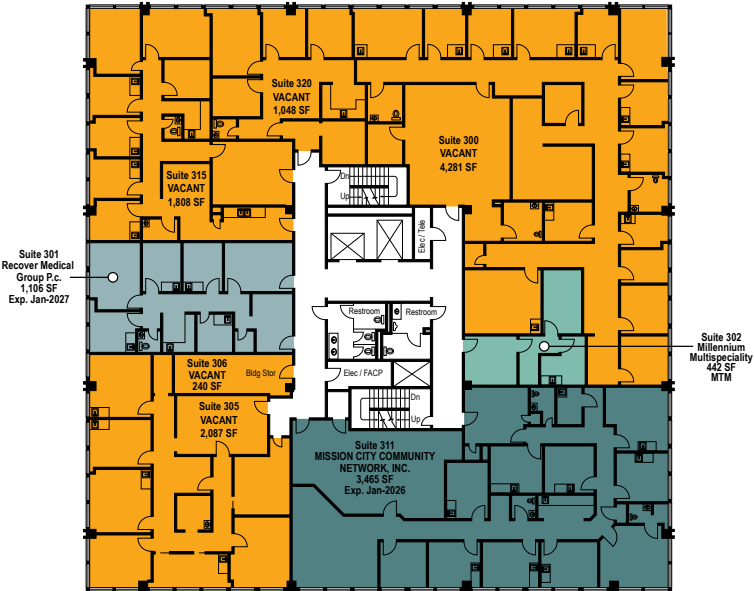
2ND FLOOR



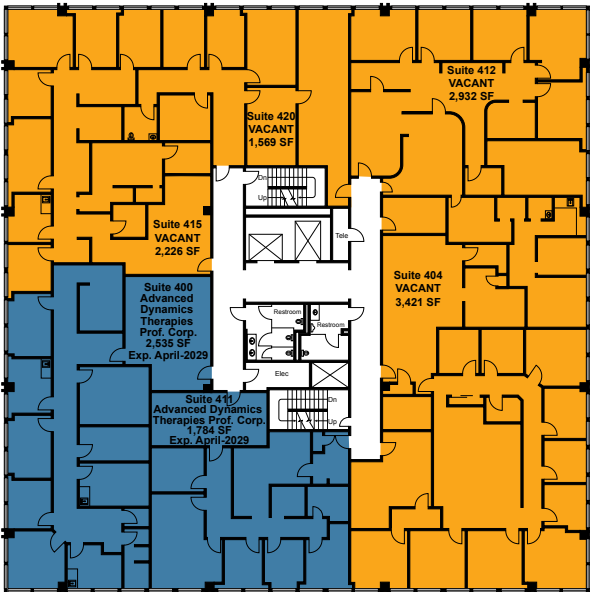
Property Overview



3RD
FLOOR



4TH
FLOOR

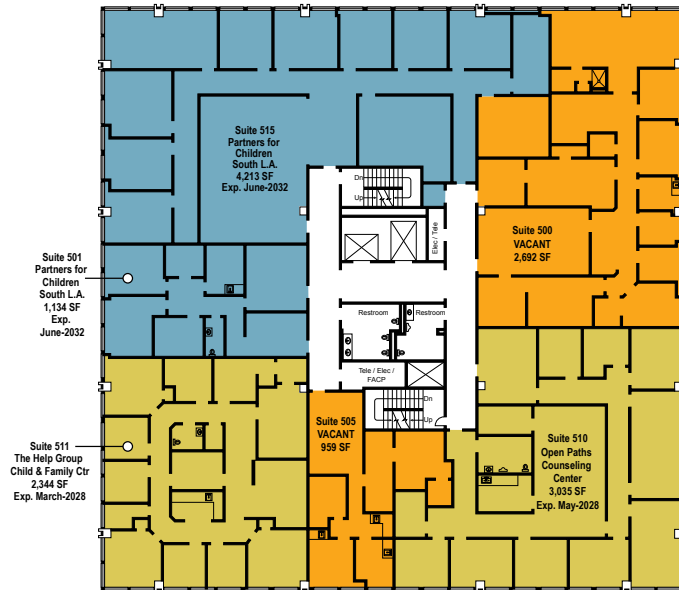


FLOOR PLANS

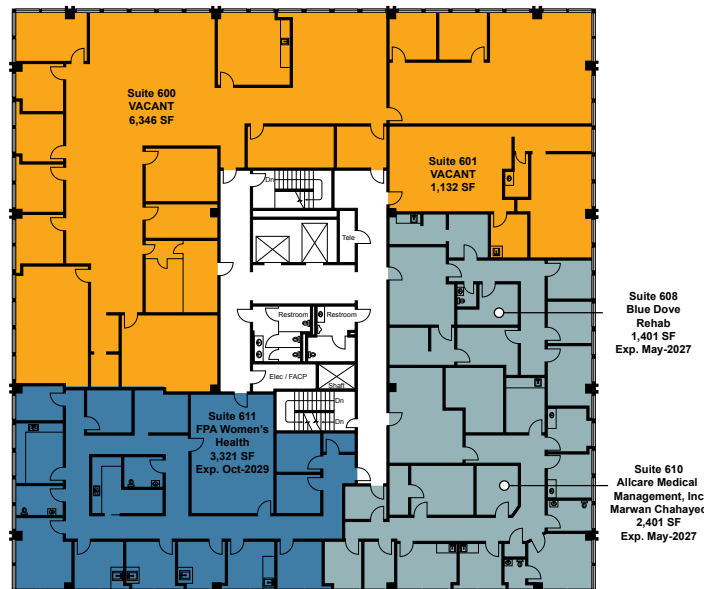


* Map not to scale.

5TH FLOOR



6TH FLOOR



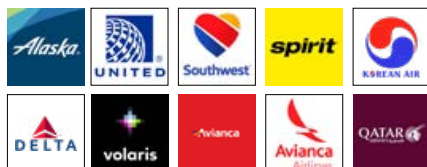




* This map was prepared for assessment purposes only. Map not to scale.

1

LOS ANGELES INTERNATIONAL AIRPORT



2

WESTCHESTER VILLAGE

Some retail options include



3

RUNWAY PLAYA VISTA

Some retail options include



4

HHLA ENTERTAINMENT

Some retail options include



5

WESTFIELD CULVER CITY

Some retail options include



6

Some retail options include



7

STUDIO VILLAGE

Some retail options include



8

LA BREA PLAZA

Some retail options include








AREA OVERVIEW | INGLEWOOD, CALIFORNIA
IS OFFERS A CONVENIENT LOCATION IN
GREATER LOS ANGELES. THE CITY'S WEST-SIDE
LOCATION OFFERS EASY ACCESS BETWEEN THE
REGION'S BEACH CITIES AND INLAND AREAS. IT
OFFERS EXCEPTIONAL PROXIMITY TO LEADING
TRANSPORTATION HUBS AND JOB CENTERS,
INCLUDING NEARBY "SILICON BEACH."



 * This map was prepared for assessment purposes only. Map not to scale.

MANHATTAN BEACH

2



1

1

WESTCHESTER VILLAGE
Some retail options include



2

Some hotel options include



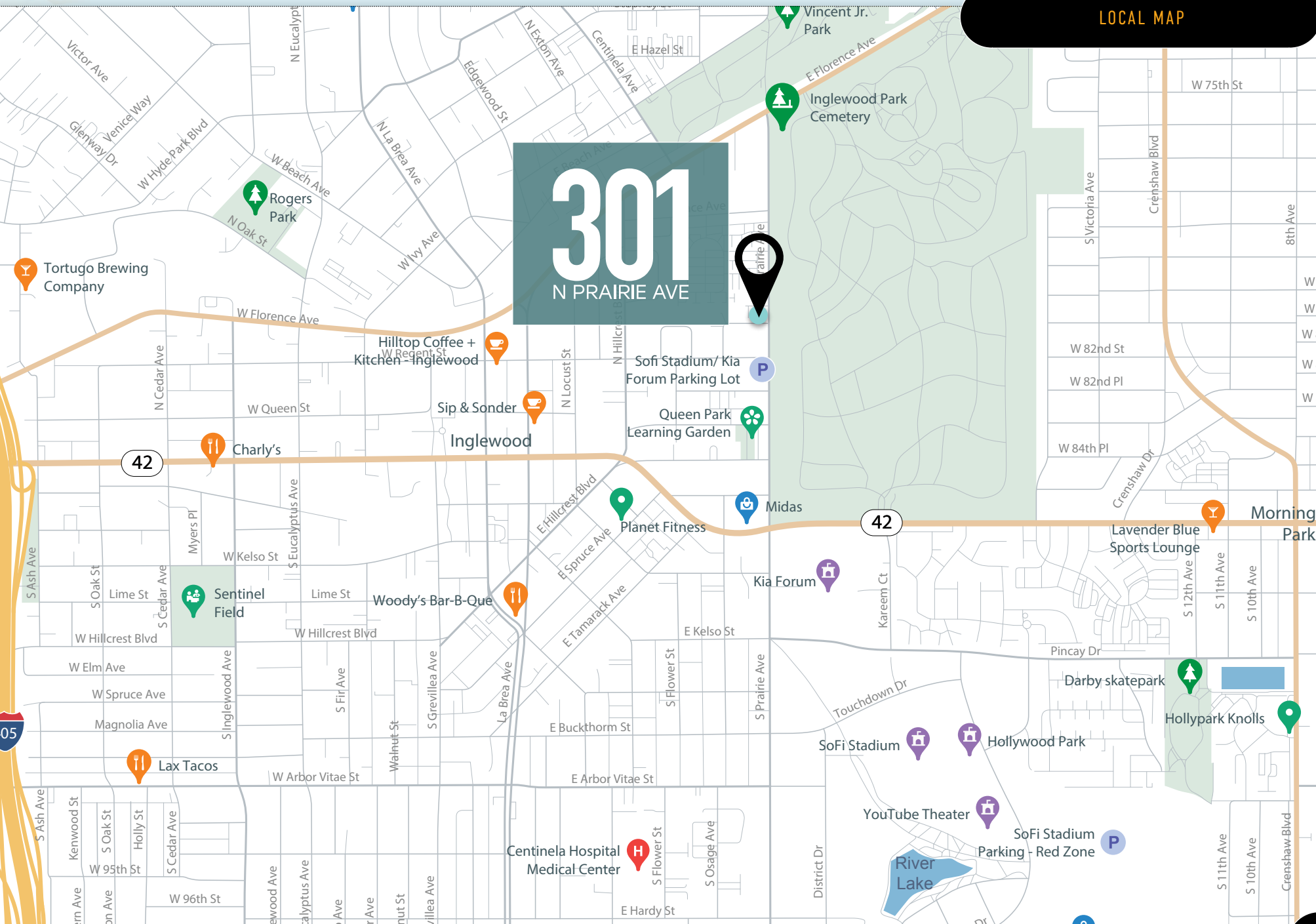
E REGENT ST
S PRAIRIE AVE
301
N PRAIRIE AVE



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assessment purposes only.
Map not to scale.

301
N PRAIRIE AVE





LOS ANGELES COUNTY

LOS ANGELES COUNTY

Today, metro Los Angeles is the nation's largest manufacturing area, and the Ports of Los Angeles and Long Beach are second only to New York as the largest customs district in the United States, as well as the distribution hub of the west coast and a gateway to Asia.

Located on the southern coast of California, Los Angeles County covers 4,084 square miles and includes San Clemente and Santa Catalina islands which are part of the Channel Islands archipelago off the Pacific Coast. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the highest concentration in the state. Additionally, it is one of the largest economies in the world, comparable to such as Switzerland and Saudi Arabia.

Los Angeles is part of an expansive metropolitan area that is the second-largest in the country, with over 18,000,000 people spread over a land area the size of Maine. Thirty of LA's suburbs have populations of 80,000 or more. Los Angeles is very diverse, with people from over 140 countries and the largest Latin-American and Asian-American populations of any US metro area. With a population of approximately 10 million, it is the most populous county in the United States and one of the world's most economically significant regions.

TOP INDUSTRIES / BY REVENUE



\$208.4 B
WHOLESALE
TRADE



\$150.0 B
MANUFACTURING



\$73.7 B
SCIENCE &
TECHNOLOGY



\$150.4 B
RETAIL TRADE



\$84.4 B
HEALTHCARE/
SOCIAL ASSISTANCE

Sources: CBRE Location Analytics & Mapping, CBRE Research, Federal Reserve Bank of St. Louis, U.S. Census Bureau.

Throughout its history, Los Angeles County has continued to innovate and develop an increasingly a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Walt Disney, Dole Food Company, Health Net, DirecTV Group, Mattel and many others. The county has a thriving entrepreneurial ecosystem, particularly in areas such as technology (Silicon Beach), entertainment, fashion, and hospitality.

TOP EMPLOYERS



LOS ANGELES DEMOGRAPHICS



9,965,925
POPULATION



\$120,981
AVERAGE HOUSEHOLD
INCOME



472,831
NUMBER OF EMPLOYERS



\$790 BILLION

LATEST GDP DATA,
YEAR 2022 GDP
<https://fred.stlouisfed.org/series/REALGDPALL06037>
<http://www.la Almanac.com/economy/ec001.php>

4,131,081
COLLEGE-EDUCATED POPULATION

\$930,606
AVERAGE PROPERTY VALUE

5,011,528
LABOR FORCE

36.6 YEARS
MEDIAN AGE

\$353.2 B
ANNUAL HOUSEHOLD
SPENDING BUDGET

5.0%
UNEMPLOYMENT RATE

Source: CBRE Research / <https://www.la Almanac.com/employment/em21e.php>



INGLEWOOD, CA

In the southwestern part of Los Angeles County, California, Inglewood was established in 1888 and incorporated on February 7, 1908. Its position on the Pacific Rim shore led the city to become a gateway to commercial centers of the US and the world. Inglewood is easily accessible due to its proximity to the Los Angeles International Airport, the Los Angeles and Long Beach harbors, and major freeways, including Interstate 405, Interstate 105, Interstate 110, and Interstate 10. As a thriving city, Inglewood has steadily risen as an ideal location for business investments, especially air freight businesses. The Union Pacific and Burlington Northern Santa Fe lines of the Los Angeles Metro Rail System serve public transportation in Inglewood.

Inglewood is home to the SoFi Stadium, the Intuit Dome, and the Kia Forum—one of the biggest concert and sports venues in Los Angeles. The SoFi stadium will host opening and closing ceremonies and the swimming events of the 2028 Summer Olympics. Additionally, the Intuit Dome will host the basketball games, while Lake Park will be the venue for archery. Moreover, the 2026 FIFA World Cup will have games held in the SoFi Stadium.



104,205
POPULATION

38.3
MEDIAN AGE

\$3.2B
TOTAL ANNUAL BUDGET

\$854,714
AVERAGE PROPERTY VALUE

55,442
LABOR FORCE

40,641
COLLEGE-EDUCATED
POPULATION

\$96,019
AVERAGE HOUSEHOLD
INCOME

6.1%
UNEMPLOYMENT
RATE

3,826
NUMBER OF EMPLOYERS

Source: CBRE Location Analytics & Mapping

As a flourishing city, Inglewood has undergone a remarkable transformation, evolving from a sleepy country settlement to a vibrant urban center. This growth is evident in the new landmarks that have seamlessly integrated with the city's rich heritage. The city's labor pool is primarily made up of professional and highly skilled workers. Meanwhile, there are 21 public and 4 private schools from preschool to adult education in the city. Healthcare services in the area are offered by the Centinela Hospital Medical Center and the Curtis Tucker Health Center, operated by the Los Angeles County Department of Health Services. All-in-all, Inglewood is a booming city that has continuously managed to keep up with various developments while caring for its rich heritage.

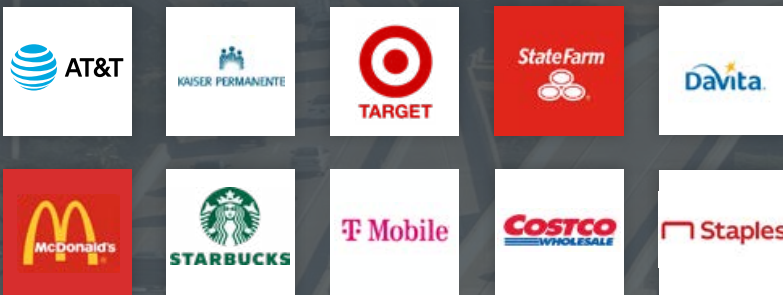
MAJOR TRANSPORTATION INFRASTRUCTURES



SURROUNDING UNIVERSITIES

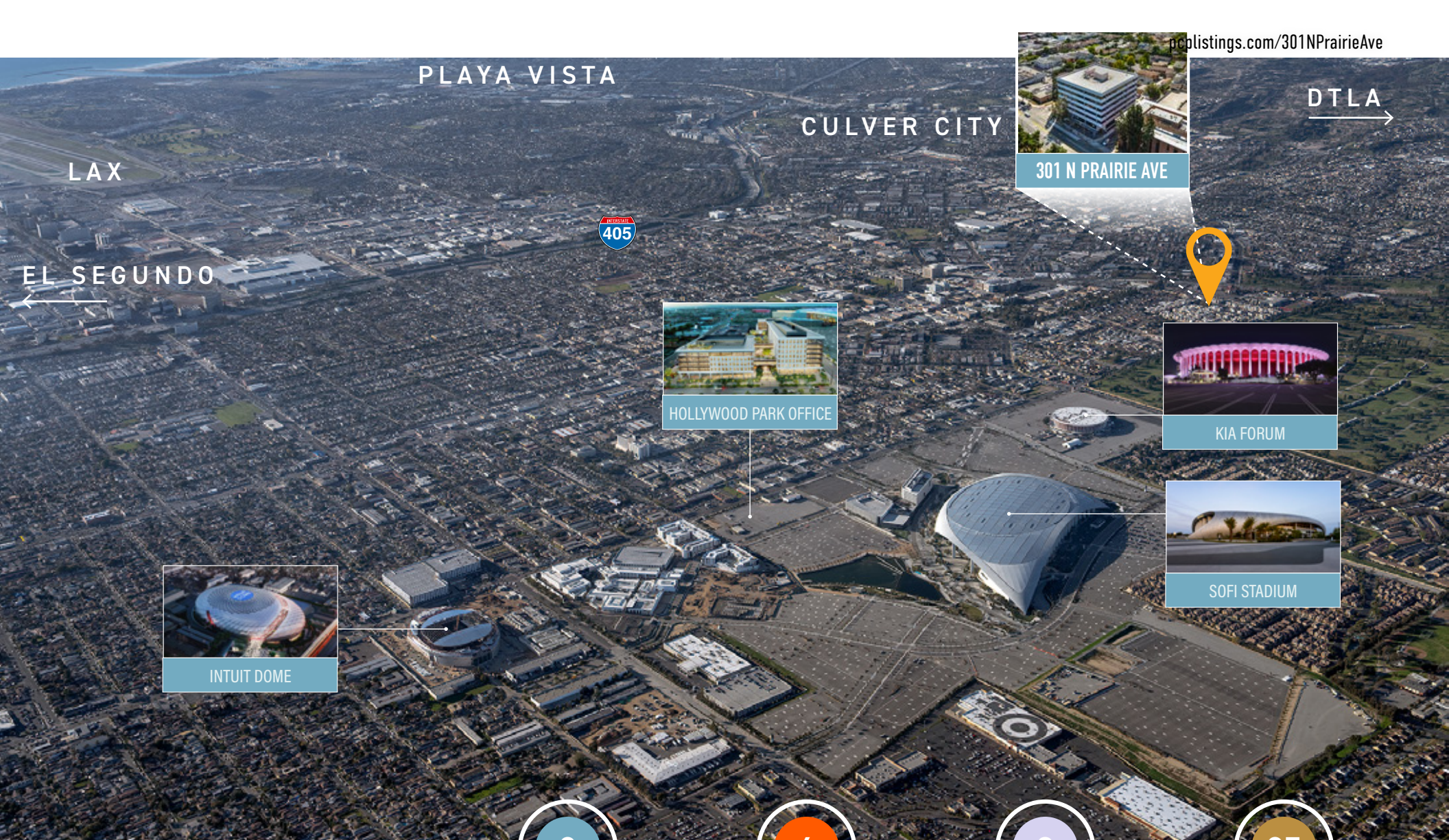


TOP EMPLOYERS



NEARBY MAJOR ATTRACTIONS

- Kia Forum
- Three Weavers Brewing Company
- Sofi Stadium
- Off Track Betting at Hollywood Park
- Hollywood Park Casino
- Our Culture Hub
- St John Chrysostom Church
- Universal Studios Hollywood
- Disneyland Park
- Santa Monica State Beach
- Beverly Hills, Hollywood



DISTANCES FROM HOLLYWOOD PARK

3
MILES TO
Los Angeles
International Airport

6
MILES TO
Playa Vista

9
MILES TO
Downtown LA

27
MILES TO
Northern Orange
County

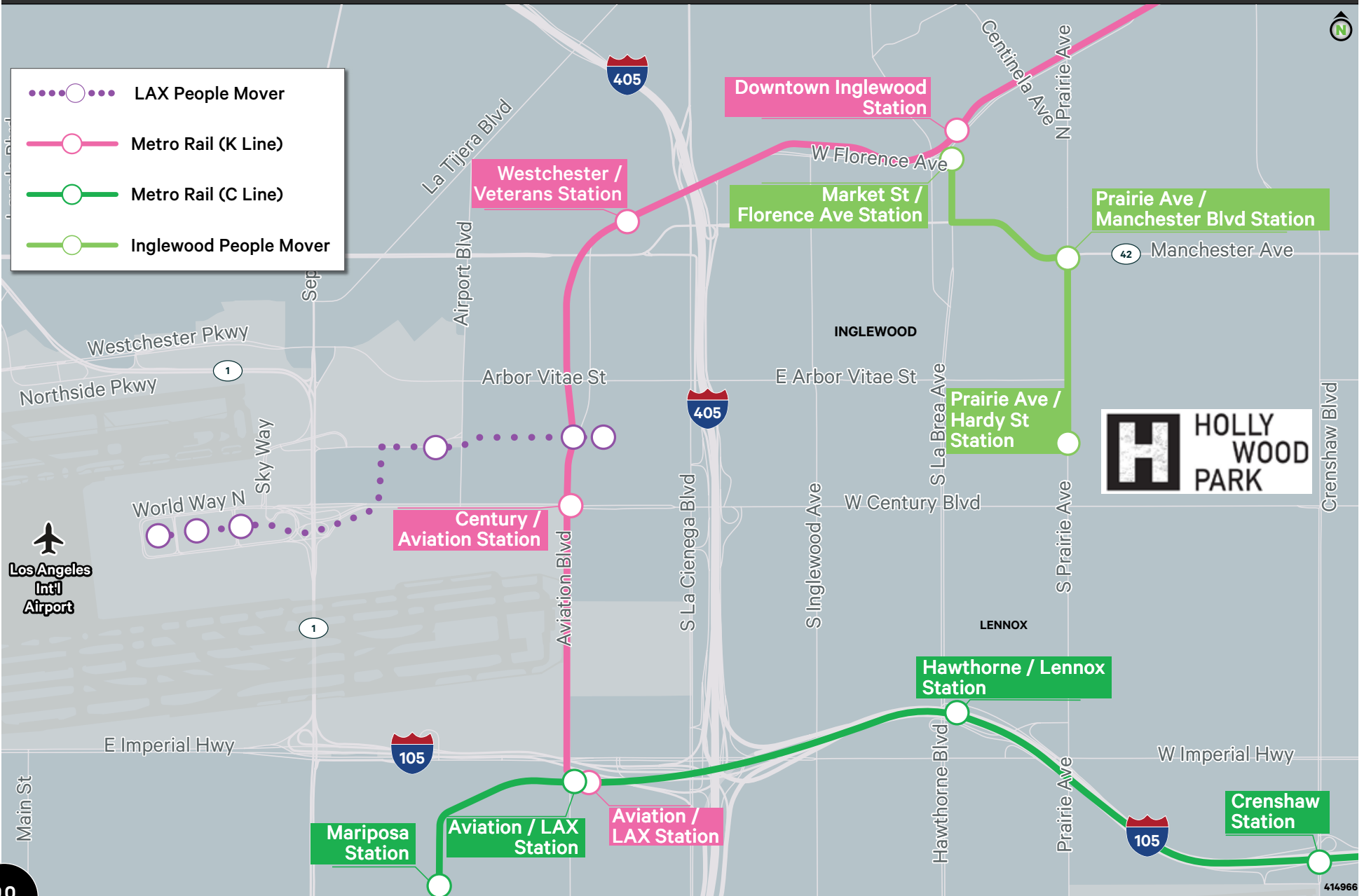
CONNECTED TO IT ALL



HOLLYWOOD
WOOD
PARK

37

LOCAL TRANSPORTATION MAP





CINÉPOLIS

a 12-screen, 1,236-seat, 55,137-square-foot luxury dine-in movie theater.

COSM

will feature an immersive LED dome and host live sports, entertainment, and other experiential events for up to 1,700 guests.

ICONIX

where fitness meets luxury. This football field-sized facility boasts a rooftop pool, outdoor fitness areas, and a wall of fame honoring past athletic achievements. Inside, you'll find a massive space for weights, cardio, and stretching, along with specialized areas for massages and treatments. Plus, socializing events to create a welcoming, communal atmosphere.

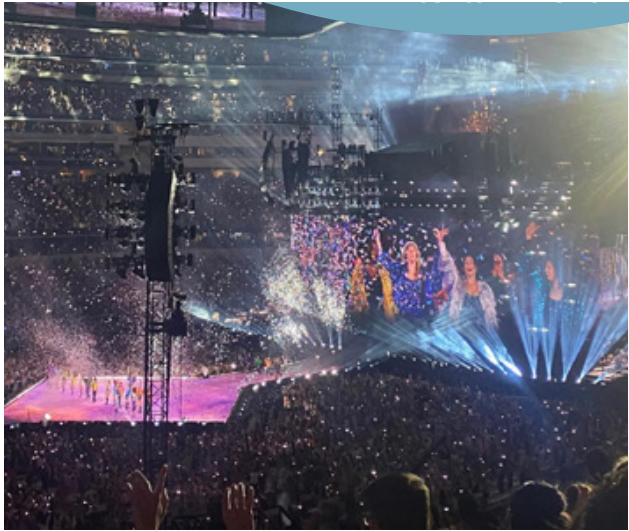
THREE WEAVERS BREWERY

founded by Lynne Weaver, is opening a beer garden at Hollywood Park that will feature on-site brewing, outdoor seating, and live music.

ANTOJITOS MARTIN

a new Mexican eatery that offers a unique menu that mixes healthy options with traditional Mexican sweets.

[LEARN ABOUT OUR RETAILERS >](#)



SoFi STADIUM

Luke Combs

Blink 182 & Pierce The Veil

The Rolling Stones

Kenny Chesney, Zac Brown Band, Megan Moroney & Uncle Kracker

Def Leppard, Journey & Steve Miller Band

Green Day, The Smashing Pumpkins, Rancid & The Linda Lindas

SPORTS:

Copa America Tournament

Los Angeles Rams & Chargers Season

2026 FIFA World Cup

Opening & Closing Ceremonies of the 2028 Olympics

YOUTUBE THEATER

Yuri

Pedro Fernandez

Juanes

Pablo Alboran

Morat

Laura Pausini

Armenchik

Ledisi

Hayat Project

Koe Wetzal

KIA FORUM

Red Hot Chili Peppers

Madonna

Ive

Lany

Don Omar

Bruce Springsteen

Justin Timerlake

Pearl Jam

Avril Lavigne

Janet Jackson

Tim McGraw

INTUIT DOME

FUTURE CLIPPERS ARENA

The future home of the LA Clippers, opening in 2024! Intuit Dome will deliver an innovative fan experience that redefines live events and benefits the local community in unprecedented ways.



HOTEL AT HOLLYWOOD PARK

- Boutique style 300-room hotel
- Resort level amenities
- Signature restaurant
- Rooftop bar & lounge
- Business travel services
- Meeting spaces
- Conference facilities

RESIDENCES AT HOLLYWOOD PARK




- 2,500 homes planned with 6,000 residents estimated by completion
- **The Wesley** is a contemporary apartment building featuring 101 units
 - Move-in ready featuring: skydeck, sun terrace, outdoor theater, pet spa and fitness studio
- **The Crosby** is a mid-century modern apartment building featuring 213 units
 - Move-in ready featuring: light-filled residences with luxurious finishes and a full-size swimming pool
- Both the Wesley and the Crosby are an approximate 10-min walk from So-Fi Stadium and the Youtube Theater



MARKET OVERVIEW

Health and Insurance | INGLEWOOD, CA

This infographic provides a set of key demographic and health care indicators. Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data. Learn more about this data: <http://doc.arcgis.com/en/esri-demographics/data/us-intro.htm>

 Population (ACS) (percent)	25.1	25.0	38.2	11.7
 Has One Type Of Health Insurance (percent)	22.7	19.8	29.8	4.2
 No Health Insurance (percent)	1.0	4.1	5.6	0.2
Population Age	19<	19-34	35-64	65+

Population



920,281

Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



48.7%

Exercise at home 2+
times per week



11.6%

Exercise at club
2+ times per week



Service	Annual Expenditure
Blue Cross/Blue Shield	\$985.3
Medicare Payments	\$933.2
Physician Services	\$241.4
Dental Services	\$483.8
Eyecare Services	\$73.9
Lab Tests/X-rays	\$64.1
Hospital Room & Hospital Service	\$190.1
Convalescent/Nursing Home Care	\$48.0

Medicare: Population 65+

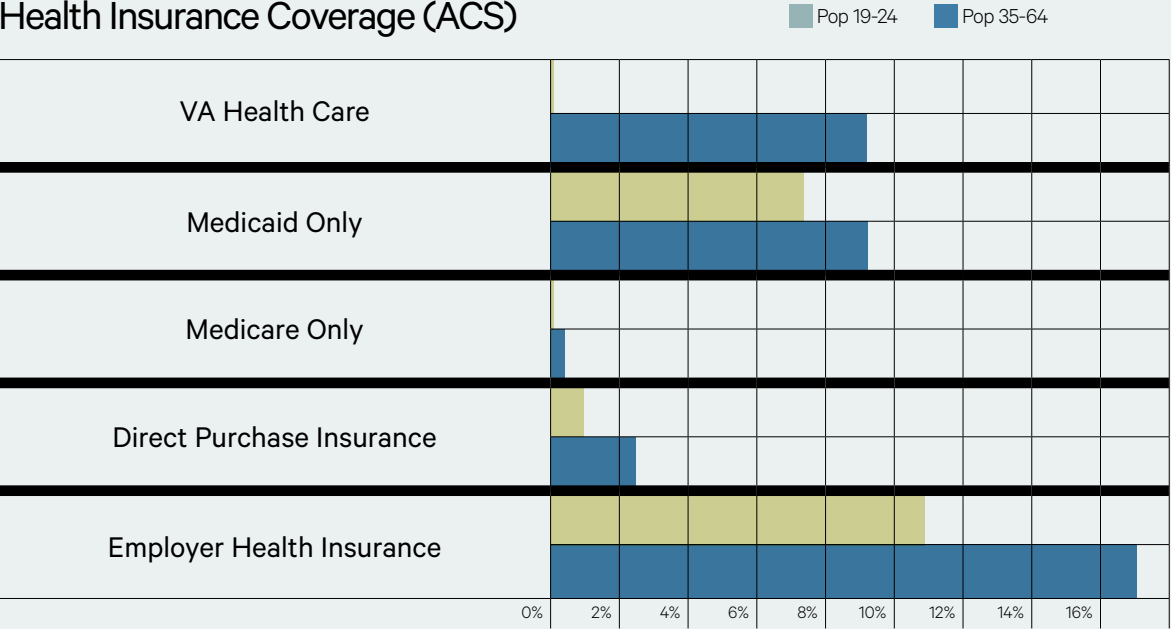
31,959
Medicare Only

5,472
Direct-Purch & Medicare

18,655
Employer & Medicare

29,491
Medicare & Medicaid

Health Insurance Coverage (ACS)



FINANCIAL OVERVIEW THE MEDICAL OFFICE VACANCY IN THE INGLEWOOD/SOUTH LA SUBMARKET STOOD AT $\pm 4.6\%$ IN 3Q24, ACCORDING TO COSTAR. CURRENTLY, NO OTHER MEDICAL OFFICE BUILDING ABOVE 50,000 SF IS AVAILABLE FOR SALE IN THE SUBMARKET.





BENEFITS OF OWNERSHIP

Favorable Tax Deductions to Improve the Bottom Line

- Mortgage loan interest
- Annual depreciation
- Cost of building improvements

ACQUIRING AN ASSET THAT CREATES VALUE (WEALTH BUILDER)

- Potential source of rental income
- Equity Build-up/Appreciation in asset value over time
- Diversification of business profits

POTENTIAL SOURCE OF PASSIVE INCOME

- Income stream from leasing a portion of the property

FLEXIBILITY OF OWNERSHIP

- Space can be modified to accommodate changes in the business

NOTES:

[1] Tax Rate calculated using 37.00% Federal and 13.30% State Ordinary Income Tax Rate.

[2] Rate includes cost segregated depreciation. Assumes 67.00% of asset treated as real property, capital gains on appreciation at 20.00%, depreciation recapture at 25.00%, and a blended ordinary income tax rate based on the federal and respective state tax rates.

[3] Depreciation assumes Cost Segregation Study with 100% Bonus Depreciation for a typical Office Asset.

Savings as Owner
in Monthly
After-Tax
Costs Year 1
\$170,808

Savings as Owner
in Total
After-Tax Cash
Flows \$8,928,893

PURCHASE ASSUMPTIONS			
Unit Size	84,957 SF	Base Purchase Price	\$14,500,000
Address	301 N Prairie Ave Inglewood, CA	Base Price Per Square Foot	\$171
		Tenant Improvement Costs	\$3,916,900
		Tenant Improvement Costs Per Square Foot	\$100
		Total Investment	\$18,416,900
		Total Investment Per Square Foot	\$216.78

GLOBAL ASSUMPTIONS			
Analysis Period	10 Years	Combined Federal and State Tax Rate [1]	45.38%
Operating Expense Growth Rate	3.00%	Effective Blended Capital Gains Rate [2]	37.12%

LEASE ALTERNATIVE		OWN ALTERNATIVE	
Lease Assumptions		Loan Assumptions	
Size of Leased Premises	39,169 SF	Loan Amount	60.00% LTV \$11,050,140
Monthly FSG Rent	\$2.40 PSF	Interest Rate	6.25%
Annual Rent Increases	3.00%	Amortization Period	30 Years
		Loan Fees/Costs	1.00% \$110,501
Equity Available for Investment	\$7,477,261	Total Equity Investment (Down Pymt & Fees)	\$7,477,261
After-Tax Equity Investment Rate	3.00%	Monthly Operating Expenses	\$0.70 PSF
		Annual Growth / Appreciation of Property	2.00%
		Third Party Tenant Revenue	
		Size of 3rd Party Tenant	45,788 SF
		3rd Party Monthly Parking Revenue	\$13,630
		3rd Party Monthly FSG Rent	\$2.59 PSF
		Annual Rent Increases	3.00%

Assumes Tenants remain in place with 3% increases and no tenant improvements or leasing commissions. Monthly Parking Revenue is split between Monthly Event Parking (\$11,890) & Tenant Parking (\$1,740).

LEASE		
Monthly Year 1	Per SF	Monthly
1st Year Monthly Rent	(\$2.40)	(\$94,006)
Tax Savings on Rent Expense	\$1.09	\$42,659
After-Tax Investment Income	\$0.48	\$18,693
Monthly Year 1 After-Tax Costs	(\$0.83)	(\$32,654)

10-Year Total		Total
Total Rent (Effective \$2.75 Over 10 Yrs)		(\$12,932,026)
Tax Savings on Rent Expenses		\$5,868,424
After-Tax Investment Income		\$2,571,553
Total After-Tax Cash Flow		(\$4,492,049)

OWN		
Monthly Year 1	Per SF	Monthly
1st Year Loan Payments	(\$0.80)	(\$68,038)
1st Year Operating Expenses	(\$0.70)	(\$59,617)
Tax Savings on Operating Expenses + 3rd Party Rev.	(\$0.49)	(\$41,786)
Revenue from 3rd Party Tenant	\$1.56	\$132,327
Tax Savings on Interest Expense	\$0.31	\$25,978
Tax Savings on Depreciation	\$1.40	\$118,594
Building Appreciation	\$0.36	\$30,695
Monthly Year 1 After-Tax Costs	\$1.63	\$138,154

10-Year Total		Total
Total Loan Payments		(\$8,275,015)
Total Operating Expenses		(\$8,201,246)
Tax Savings on Operating Expenses + 3rd Party Rev.		(\$4,539,036)
Revenue from 3rd Party Tenant		\$18,203,750
Tax Savings on Interest Expense		\$2,964,728
Tax Savings on Depreciation		\$2,167,165
Building Appreciation		\$4,033,198
Principal Paydown		\$1,741,755
Capital Gains Tax		(\$3,658,456)
Total After-Tax Cash Flow		\$4,436,843

RENT ROLL

Suite	Tenant	LEASED SQFT	2017 BOMA SQFT	VACANT SQFT	RENT/ SQFT	RENT POTENTIAL	PARKING CHARGE	BASE YEAR	CURRENT LEASE			FUTURE RENT INCREASES	RENT ABATEMENT	SECURITY DEPOSIT	OPTIONS	MEMO
									TERM	FROM	TO					
100	Bio-Medical Applications of California d/b/a FMC Dialysis Services West LA	9,292	9,292		\$ 2.73	\$ 25,372.25	\$ 1,020.00		60 mos	12/01/20 12/01/25	11/30/25 11/30/30	12/01/25 - \$27,411.40 12/01/26 - \$28,233.74 12/01/27 - \$29,080.75 12/01/28 - \$29,953.18 12/01/29 - \$30,851.77		\$ 15,589.00	Extension: (2) 5-year options @ FMV w/ notice 90 days prior to the expiration of current term	60 month renewal executed effective 12/01/25 - 11/30/30
110	McCarthy Pharmacy	1,083	1,225		\$ 2.98	\$ 3,230.15			60 mos	11/01/20	10/31/25			\$ 1,277.45	Extension: (1) 5-year option @ FMV w/ notice 6 mos prior to the expiration of current term	
120	Vacant		1,883	1,883												
125	Vacant		576	576												
201	Arrowhead Evaluation Services, Inc.	1,520	1,490		\$ 2.58	\$ 3,914.00		2024	24 mos	08/18/24	08/17/26			\$ 3,420.00	N/A	
202	Wound Pros, P.C. & Global Wound Care Medical Group, a Professional Corporation	851	877		\$ 2.53	\$ 2,155.07	\$ 120.00	2021	60 mos	06/01/21	05/31/26			\$ 2,155.07	Extension: (1) 5-year option @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
210	Detection & Treatment Resources, Inc.	2,359	2,359		\$ 2.53	\$ 5,973.92		2019	12 mos	12/16/24	12/15/25			\$ 5,776.39	N/A	
211	Vacant		3,144	3,144												
215	Engineering Office															
217	Vacant		2,825	2,825												
230	Allied Health Solutions Medical Group	3,513	3,417		\$ 2.44	\$ 8,571.97		2022	72 mos	11/22/22	11/21/28	11/22/25 - \$8,829.12 11/22/26 - \$9,094.00 11/22/27 - \$9,366.82		\$ 9,366.82	Extension: (1) 2-year option @ FMV w/ notice 6 mos prior to the expiration of current term	
300	Vacant		4,281	4,281												
301	Recover Medical Group P.C	1,106	1,106		\$ 2.58	\$ 2,847.95		2024	36 mos	02/01/24	01/31/27	02/01/26 - \$2,933.39		\$ 8,295.00	Extension: (1) 5-year option @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
302	Millennium Multispecialty Medical Group, Inc.	442	433		\$ 2.19	\$ 965.98		2022	MTM	02/22/22	MTM	3% annual increases		\$ 2,386.08	N/A	
305	Vacant		2,087	2,087												
306	Vacant		240	240												
311	Mission City Community Network, Inc.	3,465	3,465		\$ 2.75	\$ 9,528.75	\$ 90.00	2025	12 mos	02/01/25	01/31/26		\$2,598.75 TI Allowance credit each month	\$ 13,097.54	N/A	
315	Vacant		1,808	1,808												
320	Vacant		1,048	1,048												
400	Advanced Dynamics Therapies Professional Corporation	2,535	2,535		\$ 2.47	\$ 6,266.52		2025	50 mos 7 days	02/01/25	04/07/29	02/01/26 - \$6,454.52 02/01/27 - \$6,648.15 02/01/28 - \$6,781.11 02/01/29 - \$6,916.74		\$ -	N/A	
404	Vacant		3,421	3,421												
411	Advanced Dynamics Therapies Professional Corporation	1,784	1,784		\$ 2.47	\$ 4,410.05		2024	63 mos	01/08/24	04/07/29	01/08/26 - \$4,542.35 01/08/27 - \$4,633.20 01/08/28 - \$4,725.86 01/08/29 - \$4,820.38		\$ 6,916.74	N/A	
412	Vacant		2,932	2,932												
415	Vacant		2,226	2,226												
420	Vacant		1,569	1,569												
500	Vacant		2,692	2,692												
501	Partners for Children South L.A.	1,134	1,134		\$ 2.55	\$ 2,887.35		2024	95 mos 3 days	07/18/24	06/20/32	07/18/26 - \$2,973.97 07/18/27 - \$3,063.18 07/18/28 - \$3,155.08 07/18/29 - \$3,249.73 07/18/30 - \$3,347.22 07/18/31 - \$3,447.64		\$ 3,551.07	Extension: (1) 5-year option @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
505	Vacant		959	959												

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RENT ROLL

Suite	Tenant	LEASED SQFT	2017 BOMA SQFT	VACANT SQFT	RENT/ SQFT	RENT POTENTIAL	PARKING CHARGE	BASE YEAR	CURRENT LEASE			FUTURE RENT INCREASES	RENT ABATEMENT	SECURITY DEPOSIT	OPTIONS	MEMO
									TERM	FROM	TO					
510	Open Paths Counseling Center	3,035	3,087		\$ 2.46	\$ 7,461.96		2021	72 mos	05/04/22	05/03/28	05/04/26 - \$7,685.82 05/04/27 - \$7,916.39		\$ 7,916.39	Extension: (1) 5-year option @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
511	The Help Group Child & Family Center	2,344	2,305		\$ 2.49	\$ 5,843.86	\$ 300.00	2022	62 mos	01/19/23	03/18/28	01/19/26 - \$6,019.18 01/19/27 - \$6,199.75 01/19/28 - \$6,385.75		\$ 6,385.75	Extension: (1) 5-year option @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
512/515	Partners for Children South L.A.	4,213	4,290		\$ 2.62	\$ 11,048.78		2022	120 mos	06/21/22	06/20/32	06/21/26 - \$11,380.24 06/21/27 - \$11,721.65 06/21/28 - \$12,073.30 06/21/29 - \$12,435.50 06/21/30 - \$12,808.57 06/21/31 - \$13,192.82		\$ 13,192.82	Extension: (1) 5-year option @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
600	Vacant		6,346	6,346												
601	Vacant		1,132	1,132												
608	Blue Dove Rehabilitation, Inc	1,401	1,420		\$ 2.46	\$ 3,444.55	\$ 30.00	2022	66 mos	11/16/21	05/15/27	11/16/25 - \$3,547.89 11/16/26 - \$3,654.32		\$ 3,654.32	Extension: (2) 3-year options @ FMV w/ notice no less than 9 mos and no more than 12 mos prior to the expiration of current term	
610	Marwan Chahayed	2,401	2,445		\$ 2.51	\$ 6,034.37		2022	60 mos	06/01/22	05/31/27	06/01/26 \$6,215.40		\$ 5,269.58	N/A	
611	Allcare Medical Management, Inc. & Family Planning Associates Medical Group, Inc. dba FPA Women's Health	3,321	3,124		\$ 2.63	\$ 8,739.38	\$ 180.00	2019	120 mos	11/01/19	10/31/29	11/01/25 - \$9,001.57 11/01/26 - \$9,271.61 11/01/27 - \$9,549.76 11/01/28 - \$9,836.25		\$ 7,472.25	Extension: (1) 5-year option @ FMV w/ notice no less than 6 mos and no more than 9 mos prior to the expiration of current term	
TOTAL		45,799	84,957	39,169		\$ 118,696.86	\$ 1,740.00							\$ 115,722.27		

Vacant SQFT	39,169
Occupied SQFT	45,788
Total SQFT	84,957

Occupancy Rate: 53.90%



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