



OFFERING MEMORANDUM

**806 E HYDE PARK BLVD,
INGLEWOOD, CA 90302**

10-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY:

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

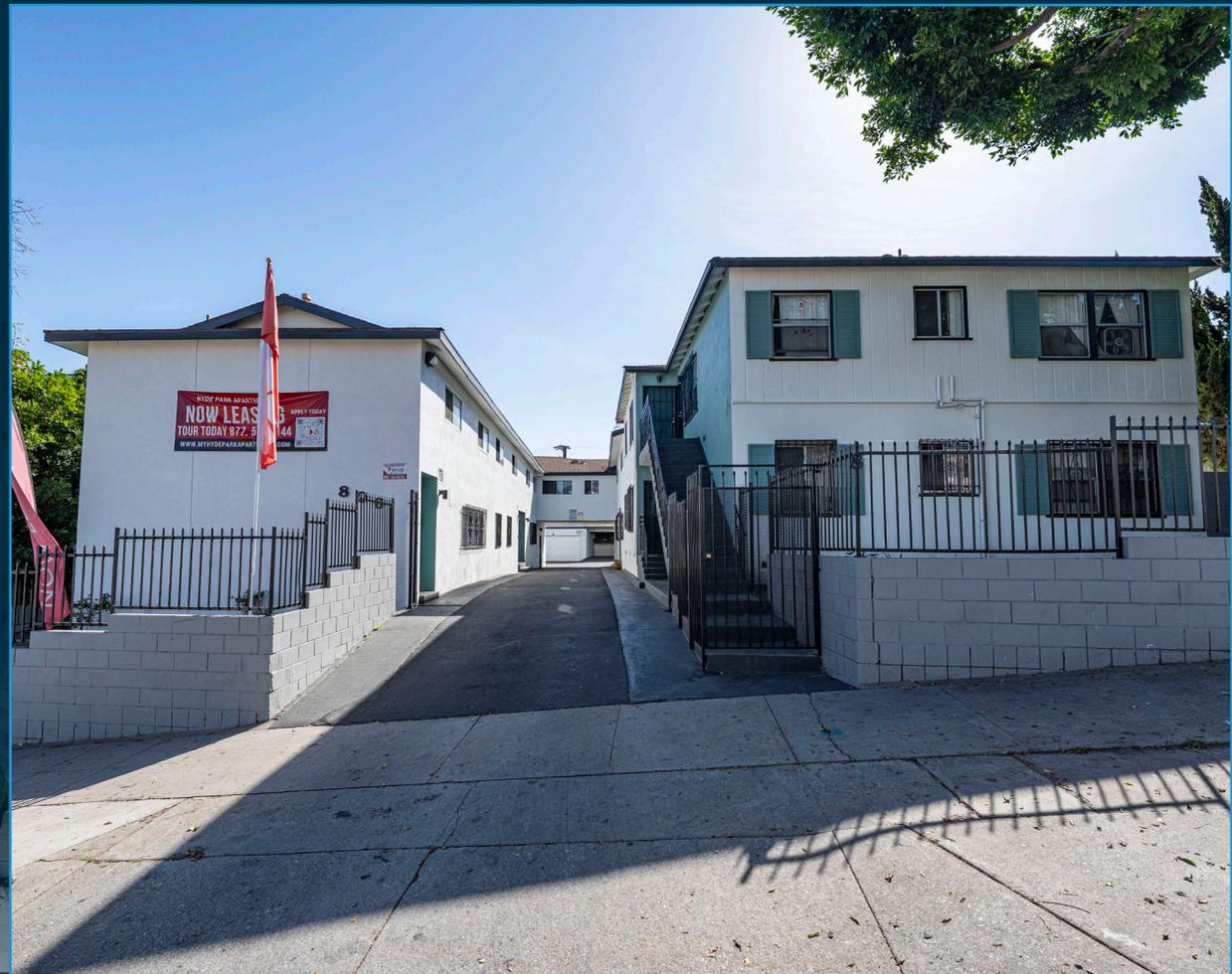
Neither the Owner or Lee & Associates nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



PROPERTY SUMMARY

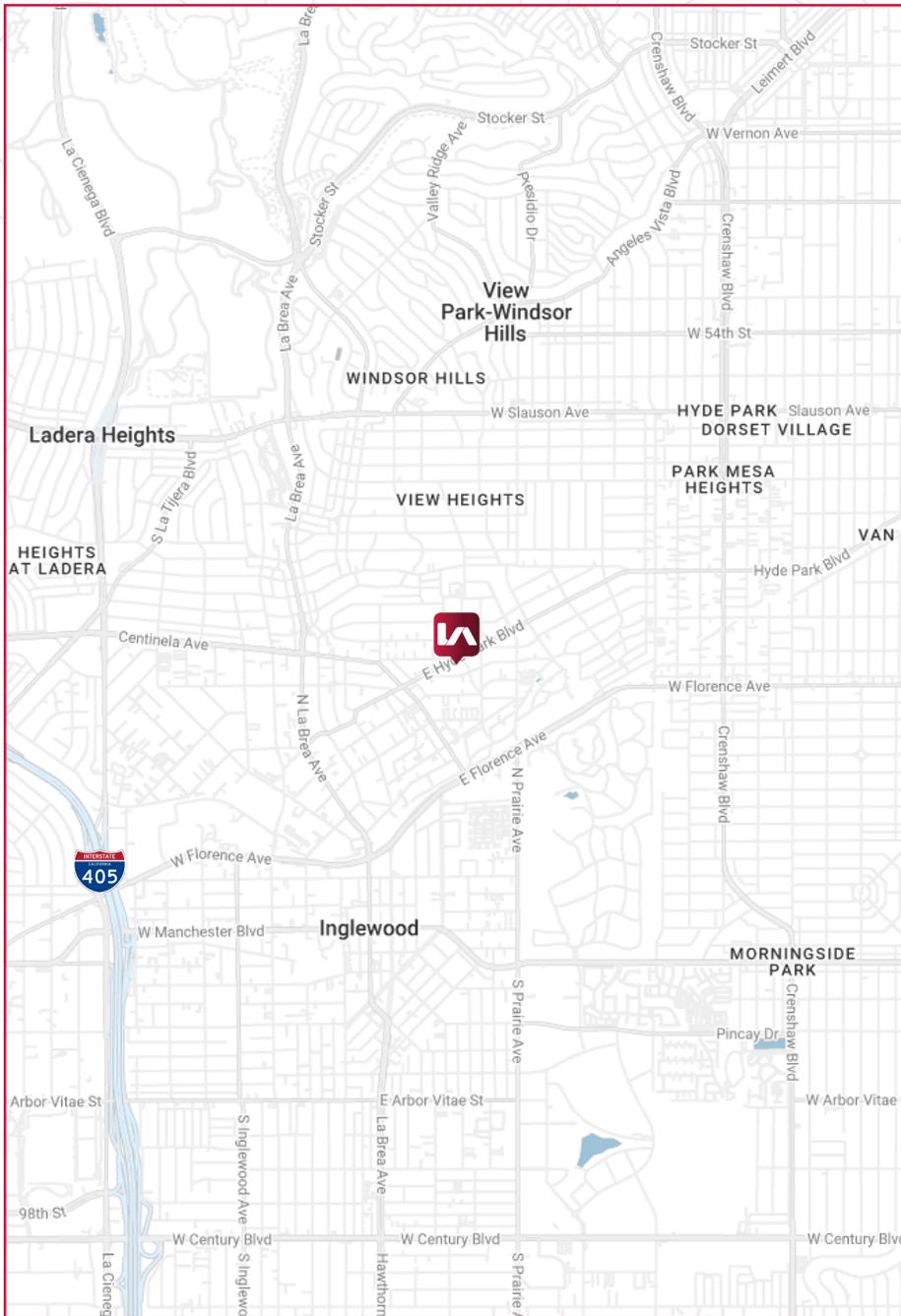
NUMBER OF UNITS	10
GROSS LEASABLE AREA	9,798 SF
PRICE PER SF	\$280.00
PRICE PER UNIT	\$275,000
YEAR BUILT	1956
APPROX. LOT SIZE	13,400 SF (0.31 AC)
CURRENT CAP RATE	6.14%
PRO FORMA CAP RATE	6.90%
APN	4013-031-019
ZONING	R-3



\$2,750,000
OFFERING PRICE

6.14%
CURRENT CAP RATE

10.03
CURRENT GRM



INVESTMENT OVERVIEW

Lee & Associates is pleased to present 806 E. Hyde Park Blvd, a 10-unit multifamily investment opportunity located in a great part of Inglewood, California. This property offers investors with an excellent apartment opportunity in one of Los Angeles County's strongest rental markets, positioned just minutes from SoFi Stadium, the Kia Forum, and the new Intuit Dome—a multi-billion-dollar arena that continues to drive massive economic growth in the area.

The subject property sits on a 13,400± square foot lot and features approximately 9,798 rentable square feet. Built in the mid-20th century, the property consists of a diverse and highly desirable unit mix of one, two, three, and four-bedroom units, catering to a wide range of tenant profiles. Most units are currently at below market rent, providing substantial upside potential through interior renovations and rent repositioning. This is an ideal opportunity for investors seeking stable current income with room for long-term rent growth and appreciation.

The building is separately metered for gas and electricity, allowing for efficient management and reduced operating costs. The property includes on-site parking for all units and a shared laundry area. The spacious units and mix of floor plans make the building highly attractive to families and working professionals alike.

Located near major entertainment, employment, and transportation hubs, the property offers immediate access to Downtown Inglewood, LAX, Playa Vista, the beach cities, and major freeways (405, 105, and 110). Ongoing redevelopment in the surrounding area continues to elevate property values and drive consistent tenant demand.

PROPERTY HIGHLIGHTS

- 10-unit multifamily property in the heart of Inglewood, California
- Very well maintained with new roof in 2017
- Desirable mix of 1, 2, 3, and 4-bedroom units appealing to a wide tenant base.
- Below market rents with significant upside
- Separately metered for gas and electricity
- Ample on-site parking - 14 total spaces

PRICING BREAKDOWN

OFFERING PRICE	\$2,750,000
PRICE PER SF:	\$280.00
PRICE PER UNIT:	\$275,000
CURRENT GRM	10.03
PRO FORMA GRM	9.29
CURRENT CAP RATE	6.14%
PRO FORMA CAP RATE	6.90%

THE PROPERTY

UNITS	10
YEAR BUILT	1956
GROSS LEASABLE AREA	9,798 SF
LOT SIZE	13,400 SF (0.31 AC)
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ANNUALIZED OPERATING DATA

CURRENT RENTS			MARKET RENTS		
Scheduled Gross Income	\$274,272		Scheduled Gross Income	\$295,908	
Vacancy Rate Reserve	8,228	3.00% ¹	Vacancy Rate Reserve	8,877	3.00% ¹
Gross Operating Income	266,044		Gross Operating Income	287,031	
Expenses	97,319	35.48% ¹	Expenses	97,319	32.89% ¹
Net Operating Income	168,724		Net Operating Income	189,711	
Loan Payments	0 (Financing Available)*		Loan Payments	0 (Financing Available)*	
Pre Tax Cash Flows	168,724	6.14%²	Pre Tax Cash Flows	189,711	6.90%²
Principal Reduction	0		Principal Reduction	0	
Total Return Before Taxes	168,724	6.14%²	Total Return Before Taxes	189,711	6.90%²

¹As a percent of Scheduled Gross Income | ²As a percent of Down Payment

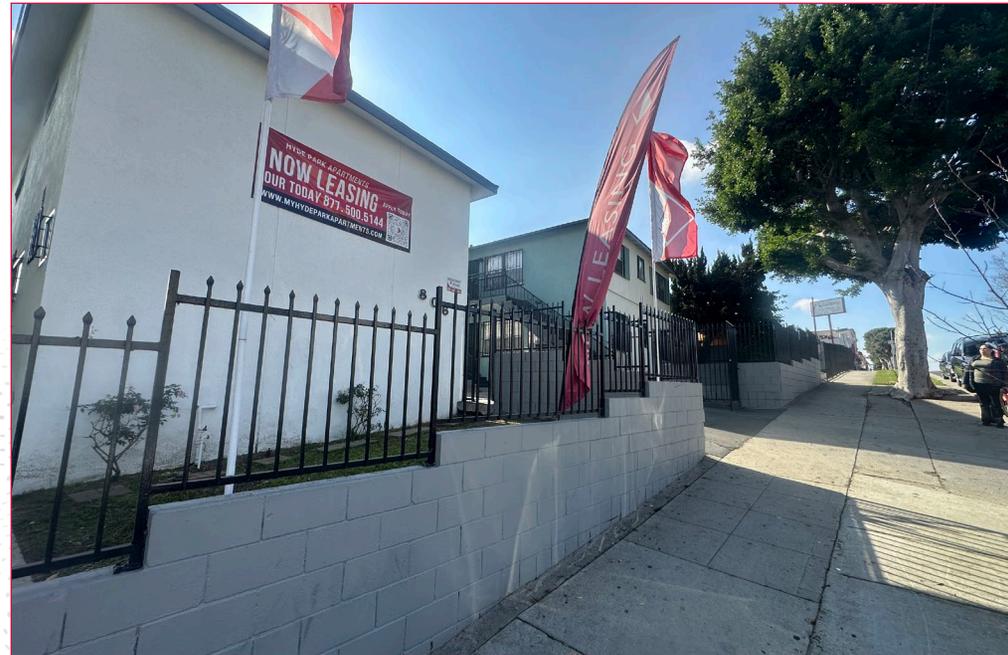
* Available financing in the range of 60% to 65% LTV, 30-year Amortization, Rates 5.4% to 5.8% with possible interest only periods. Check with agent for real time loan quotes.

ESTIMATED ANNUALIZED EXPENSES

Taxes	1.28% PP	\$35,200
Insurance		\$15,000
Electric		\$577
Gas		\$3,090
Water/Sewer		\$9,732
Trash		\$6,701
Landscaping		\$1,225
Pest Control		\$1,110
Maint & Repair	5%	\$13,714
Management	4%	\$10,971
Total Expenses:		\$97,319
Per Net Sq. Ft:		\$10.23
Per Unit:		\$9,732

PROPERTY RENT ROLL

UNIT #	BDRMS / BATHS	SIZE (SF)	CURRENT		PRO FORMA	
			MONTHLY RENT	MONTHLY INCOME	MONTHLY RENT	MONTHLY INCOME
1	1+1	621	\$1,887	\$1,887	\$1,895	\$1,895
2	2+1	621	\$2,195	\$2,195	\$2,195	\$2,195
3	2+1	624	\$2,025	\$2,025	\$2,195	\$2,195
4	2+1	624	\$2,025	\$2,025	\$2,195	\$2,195
5	2+2	1216	\$2,395	\$2,395	\$2,395	\$2,395
6	2+2	1094	\$1,990	\$1,990	\$2,395	\$2,395
7	3+2	1197	\$2,495	\$2,495	\$2,695	\$2,695
8	4+2	1197	\$2,450	\$2,450	\$2,950	\$2,950
9	3+2	1227	\$2,500	\$2,500	\$2,750	\$2,750
10	3+2	1094	\$2,595	\$2,595	\$2,695	\$2,695
TOTAL SCHEDULED RENT				\$22,557		\$24,360
LAUNDRY				\$189		\$189
OTHER INCOME				\$110		\$110
MONTHLY SCHEDULED GROSS INCOME				\$22,856		\$24,659
ANNUALIZED SCHEDULED GROSS INCOME				\$274,272		\$295,908







CITY OF INGLEWOOD OVERVIEW

Inglewood is a charter city located in southwestern Los Angeles County within the Greater Los Angeles metropolitan area. The city encompasses approximately 9.1 square miles and had a 2020 Census population of 107,762, making it one of the larger and more established municipalities in the South Bay region.

Strategically positioned near the I-405 and I-105 freeways, Inglewood offers convenient access to Downtown Los Angeles, Los Angeles International Airport, and major employment centers throughout the South Bay and Westside. This central location supports consistent residential demand from a diverse workforce base, including transportation, healthcare, education, and service-sector employees.

Inglewood was incorporated in 1908 and has a long history of growth tied to regional transportation infrastructure and economic development. In recent years, the city has benefited from significant public and private investment, reinforcing its role as a key residential and employment hub within Los Angeles County.

From a multifamily investment standpoint, Inglewood is characterized by high renter demand, limited land availability, and rising replacement costs, which continue to support stable occupancy and long-term rental growth. Relative affordability compared to adjacent coastal and Westside submarkets further strengthens the city's appeal to renters and investors alike.

Inglewood is governed under a council-manager form of government, which has supported long-term planning initiatives focused on infrastructure improvements, housing, and economic development. Ongoing municipal efforts emphasize transit accessibility, neighborhood reinvestment, and responsible density, all of which contribute to the city's continued evolution as a livable urban environment.

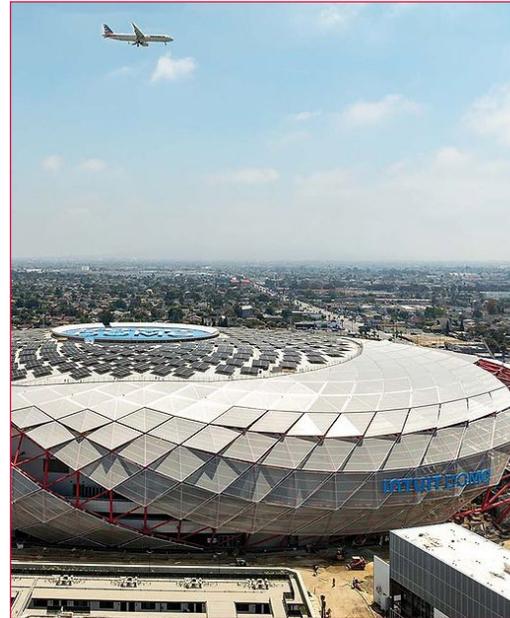
The city's strong regional positioning, combined with its established residential neighborhoods and access to public transportation, continues to attract a broad renter demographic. These characteristics, along with steady population density and proximity to major job corridors, underpin Inglewood's durability as a multifamily market and support long-term investment stability within Los Angeles County.

CITY OF INGLEWOOD - PREMIER SPORTS & ENTERTAINMENT HUB OF LOS ANGELES



SOFI STADIUM

A state-of-the-art sports and entertainment complex located at 1001 Stadium Drive, Inglewood, CA 90301. Opened in September 2020, it is the home of the Los Angeles Rams and Los Angeles Chargers and is currently the largest stadium in the NFL at 3.1 million square feet.



INTUIT DOME

Intuit Dome is a \$2 billion, 18,000-seat, high-tech arena in Inglewood, California, that opened on August 15, 2024, as the new home for the NBA's LA Clippers. Privately funded by Clippers owner Steve Ballmer, the venue features "The Wall" (51 rows of steep, uninterrupted seats), the massive "Halo Board" video screen, and extensive, sustainable, and tech-forward fan amenities.



KIA FORUM

Originally The Forum, the Kia Forum is an iconic multi-purpose indoor arena located at 3900 West Manchester Blvd, Inglewood, CA 90305. Originally opened in 1967, it is a historic landmark recognized for its unique Roman-style architecture and its legacy as the former home of the Los Angeles Lakers and Kings. Today, it serves as a premier destination for major concerts, award shows, and entertainment events.



HOLLYWOOD PARK

Hollywood Park is a 300-acre sports and entertainment destination in Inglewood, California, anchored by SoFi Stadium and YouTube Theater. Currently in 2026, the district is rapidly expanding its lifestyle offerings, including new retail tenants, the upcoming Kali Hotel and Rooftop (opening September 2026), and the construction of Hollywood Park Studios, a major media and broadcast hub.

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