

PROPERTY INFORMATION:

Property Address: 700 & 702 Vesta St. AND 901 W Hyde Park Blvd., Inglewood
APN: 4018-002-018
Number of Units: 3
Year Built: 1953
Approx. Bldg. Sq. Ft.: 2,716
Approximate Lot Size: 4,861

**Probate Sale.
Subject to Court confirmation
and Overbidding in Court.**

INVESTMENT OVERVIEW:

Asking Price: \$1,400,000

Value Per Unit \$466,667
Value per Square Foot \$515.46



INCOME/EXPENSE ANALYSIS:

Number of Units	Unit Number	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
1	700	780	\$1,050	\$1,050	\$2,500	\$2,500	New R. E. Taxes	\$15,750
1	702	760	\$2,500	\$2,500	\$2,500	\$2,500	New Insurance	\$2,000
1	1 W Hyde Park Bl	1,176	\$2,500	\$2,500	\$2,500	\$2,500	LADWP (Elec., Water, Sewer)	\$1,200
3	Monthly Scheduled Rents			\$6,050		\$7,500	Repairs & Maint. (3% of Inc.)	\$2,178
	Total Monthly Income			\$6,050		\$7,500	Misc. Expenses (1% of GSI)	\$610
	Annual Scheduled Gross Income (GSI)			\$72,600		\$90,000	Annual Business License	\$26
	Less Vacancy & Concessions (5%)			(\$3,630)		(\$4,500)		
	Effective Gross Income			\$68,970		\$85,500		
	Less Estimated Annual Expenses		31.56%	(\$21,764)	28.00%	(\$23,940)		
	Net Operating Income			\$47,206		\$61,560		
	Gross Rent Multiplier			19.28		15.56	Total Expenses	\$21,764
	CAP Rate			3.37%		4.40%	Per Net Sq. Ft.	\$8.01
							Per Unit	\$7,255

Probate Sale, subject to Court Confirmation and overbidding in Court. For Sale AFTER 69 years! Single-story mixed-use building featuring two (2) commercial units and one (1) residential unit totaling approx. 2,716 SF, situated on a 4,861 SF lot in a prime Inglewood. One commercial unit and a residential unit are currently vacant, while the other commercial unit is leased on a Month-to-Month basis, with tenant paying \$1,050 per month. Each of the three units has its own separate gas and electricity meters. Positioned on the corner of Vesta St. and W Hyde Park Blvd., the property offers convenient access to I-405 and I-105. The property is zoned INM1 and provides flexibility for business operations and residential use. Located just minutes from LAX, SOFI stadium, Inglewood Forum, with close proximity to retail, restaurants, and several service providers. Ideal for owner-user or investment. Sold AS IS and WHERE IS, with all faults, and without warranty, express or implied and with current tenants in place. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property.

700 & 702 Vesta St. AND 901 W Hyde Park Blvd., Inglewood CA 90302

As of January 15, 2026

Unit	Tenant	Unit Type	Market Rent	Current Rent	Term
700	Mulligan's Painter	Commercial	2,500.00	1,050.00	M-to-M
702	<i>Vacant</i>	Commercial	2,500.00	2,500.00	
901 W Hyde Park Blvd.	<i>Vacant</i>	Residential (1bd/1ba)	2,500.00	2,500.00	
3	Units		<u>7,500.00</u>	<u>6,050.00</u>	

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