

**PROPERTY INFORMATION:**

Property Address: 700 & 702 Vesta St. AND 901 W Hyde Park Blvd., Inglewood CA 90302  
 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	901 W Hyde Park Blvd.	1,176	\$2,500	\$2,500	\$2,500	\$2,500	LADWP (Elec., Water, Sewer)	\$1,200	
3				Monthly Scheduled Rents			Repairs & Maint. (3% of Inc.)	\$2,178	
				Total Monthly Income			Misc. Expenses (1% of GSI)	\$610	
				<b>Annual Scheduled Gross Income (GSI)</b>	<b>\$72,600</b>		Annual Business License	\$26	
				Less Vacancy & Concessions (5%)	<b>(\$3,630)</b>				
				Effective Gross Income	\$68,970				
				Less Estimated Annual Expenses	31.56% <b>(\$21,764)</b>	28.00%			
				<b>Net Operating Income</b>	\$47,206				
				<b>Gross Rent Multiplier</b>	<b>19.28</b>			<b>Total Expenses</b>	<b>\$21,764</b>
				<b>CAP Rate</b>	<b>3.37%</b>			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. Buyer to conduct their own investigations.

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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	
<b>3</b>	<b>Units</b>		<b>7,500.00</b>	<b>6,050.00</b>	

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