

HARMONY AT CENTINELA APARTMENTS

PROPOSED REDEVELOPMENT OF 70 UNITS OVER
GROUND LEVEL COMMERCIAL SPACE



EXCLUSIVELY LISTED BY

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335-339 CENTINELA AVE & 434 WARREN LN
INGLEWOOD, CA 90302

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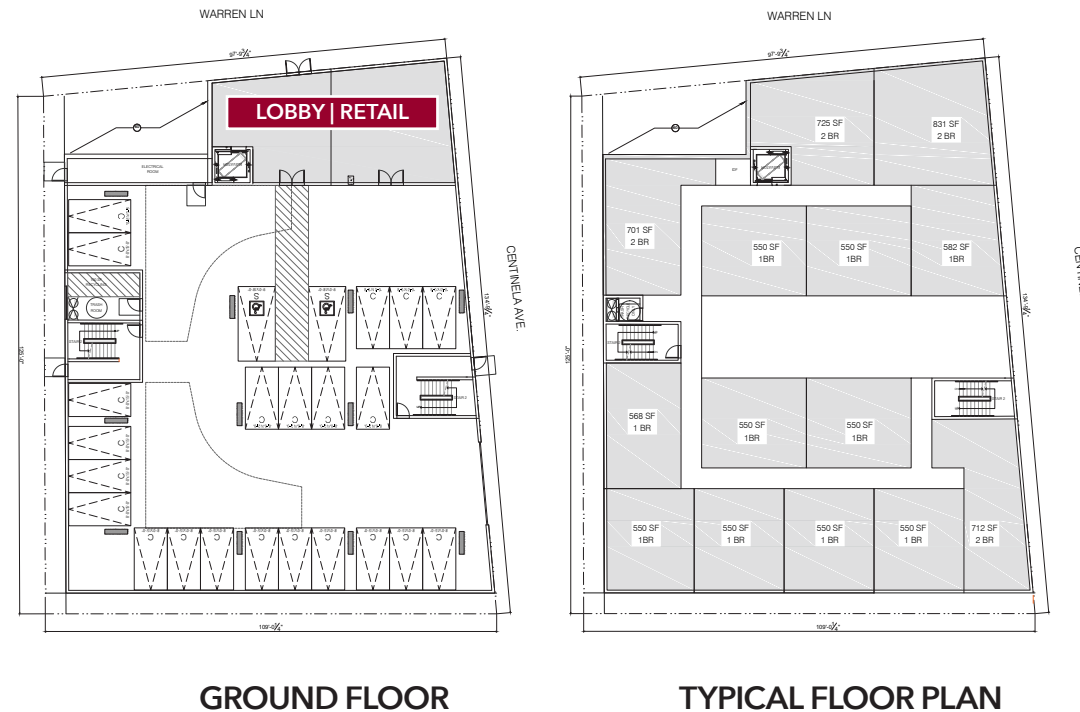


COMMERCIAL REAL ESTATE SERVICES
PASADENA

Investment Pricing

The Property	335 & 339 Centinela Ave & 434 Warren Ln Inglewood, CA 90302
List Price	\$3,435,000
Building Area	2,700 SF
Land Area	13,513 SF
Current Use	Residential (Duplex x 2 & SFR x 1)
APN	4015-014-002,003,004
Year Built	1940
Current Stories	One (1)
Zoning	MU-C (TOD)
Proposed Use	70 units & Ground Floor Commercial Space
Council District	CD2
County	Los Angeles
Walk Score	81 Very Walkable
Transit Score	56 Good Transit
Bike Score	60 Very Bikeable

Conceptual Floor Plan



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Exit Strategy: Summary Of Financial Assumptions

Price	\$29,566,000
Price Per Unit	\$416,400
Price Per SF	\$552
Cap Rate	4.90%
GRM	13.47

Property Information

Building Size	±53,580 SF
Lot Size	±13,513 SF
Number of Units	71
Year Built (proposed)	2027
Parking	42
Parcel	4015-014-002,003,004
Zoning	MU-C (TOD)
Market Type	Market Rate/Affordable
CD	2

*Conceptual Rendering



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