

OFFERING MEMORANDUM

10130 S INGLEWOOD AVE



INGLEWOOD, CA 90304

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*Exclusively
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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom left towards the center.

EXECUTIVE SUMMARY



We are pleased to present the opportunity to acquire 10130 S Inglewood Ave, a prime 15-unit multifamily adjacent to SoFi Stadium.

This property offers exceptional access to LAX and neighboring cities on the Westside including Culver City, Marina del Rey, Santa Monica, and Venice Beach, as well as the South Bay with Manhattan Beach, Redondo beach and Hermosa Beach. Residents enjoy a premier lifestyle with proximity to Silicon Beach, home to major employers such as Google, Apple, YouTube, Snap Inc., Beats by Dre, Hulu, Amazon, Facebook, and more.

This generational, two-story asset built in 1960 comprises 10,331 rentable square feet on a 13,377 square foot LCC2YY-zoned lot. The well-balanced unit mix includes 1 three-bedroom two-bathroom unit, 2 two-bedroom one-bath units, and 12 one-bedroom one-bath units. The property also offers covered carport parking, providing tenants with convenient parking in an area where it is otherwise limited.

Offered at a 5.48% CAP Rate and a 10.13 GRM based on current rents, with significant upside potential to operate at a 9.18% CAP Rate and 7.22 GRM at market rents, this asset presents a compelling investment opportunity. Whether you are seeking long-term appreciation or cash flow, 10310 S Inglewood Avenue is positioned in one of the most stable and desirable coastal markets in Los Angeles.

For more information, please contact Casey Lins at 714.333.6768 or via email at Casey.Lins@kidder.com.

1960

YEAR BUILT

10,331 SF

BUILDING SIZE

LCC2YY

ZONING



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



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FINANCIALS

Section 03

INVESTMENT SUMMARY

| | |
|-----------------|--|
| ADDRESS | 10130 S Inglewood Ave Inglewood, CA 90304 |
| LIST PRICE | \$2,695,000 |
| NUMBER OF UNITS | 15 |
| COST PER UNIT | \$179,667 |
| CURRENT GRM | 10.13 |
| MARKET GRM | 7.22 |
| CURRENT CAP | 5.48% |
| MARKET CAP | 9.18% |
| YEAR BUILT | 1960 |
| LOT SIZE | 13,377 SF |
| BUILDING SIZE | 10,331 SF |
| PRICE/SF | \$261 |

\$2.695M

LIST PRICE

5.48%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

| | Current Rents | | Market Rents | |
|-----------------------------|------------------|-------|------------------|----|
| Scheduled Gross Income | \$266,007 | | \$373,200 | |
| Less: Vacancy | (\$7,980) | 3% | (\$11,196) | 3% |
| Gross Operating Income | \$258,026 | | \$362,004 | |
| Less: Expenses | (\$110,349) | 42.8% | (\$114,508) | |
| Net Operating Income | \$147,678 | | \$247,496 | |

ESTIMATED OPERATING EXPENSES

| | Current Rents | Market Rents |
|---|------------------|------------------|
| New Property Taxes - Estimate (1.4977%) | \$40,363 | \$40,363 |
| Property Management (4% Current Rents GOI) | \$10,321 | \$14,480 |
| Insurance - Estimate (\$1,150/Unit) | \$17,250 | \$17,250 |
| Maintenance/Repairs - Estimate (\$750/Unit) | \$11,250 | \$11,250 |
| Water - Electricity - Gas - Trash - Actual | \$22,585 | \$22,585 |
| Grounds & Gardening - Estimate (\$75/Month) | \$900 | \$900 |
| Reserves/Miscellaneous (\$250/Unit) | \$3,750 | \$3,750 |
| Pool Services - Actual | \$3,930 | \$3,930 |
| Estimated Total Expenses | \$110,349 | \$114,508 |
| Per Net SF | \$10.68 | \$11.08 |
| Expenses Per Unit | \$7,357 | \$7,634 |

SCHEDULED INCOME

| Unit | Beds/Baths | Current Rents | Market Rents |
|---|------------|-------------------|-------------------|
| | | Monthly Rent/Unit | Monthly Rent/Unit |
| 1 | 3BD + 1BA | \$1,471 | \$2,800 |
| 2 | 1BD + 1BA | \$1,470 | \$1,950 |
| 3 | 1BD + 1BA | \$1,634 | \$1,950 |
| 4 | 1BD + 1BA | \$1,075 | \$1,950 |
| 5 | 1BD + 1BA | \$1,423 | \$1,950 |
| 6 | 1BD + 1BA | \$1,411 | \$1,950 |
| 7 | 1BD + 1BA | \$1,483 | \$1,950 |
| 8 | 1BD + 1BA | \$1,625 | \$1,950 |
| 9 | 2BD + 1BA | \$1,862 | \$2,450 |
| 10 | 1BD + 1BA | \$1,700 | \$1,950 |
| 11 | 1BD + 1BA | \$1,188 | \$1,950 |
| 12 | 1BD + 1BA | \$1,428 | \$1,950 |
| 13 | 2BD + 1BA | \$1,680 | \$2,450 |
| 14 | 1BD + 1BA | \$1,641 | \$1,950 |
| 15 | 1BD + 1BA | \$1,075 | \$1,950 |
| Monthly Scheduled Gross Income | | \$22,167 | \$31,100 |
| Parking Income | | - | - |
| Laundry Income | | - | - |
| Total Monthly Scheduled Gross Income | | \$22,167 | \$31,100 |
| Annual Scheduled Gross Income | | \$266,007 | \$373,200 |

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COMPARABLES

Section 04

SALES COMPARABLES

| | Property Name | Year Built | No. Units | Building SF | Lot SF | Gross Income | GRM | CAP | Price Per Unit | Price Per SF | Sale Price | Sold Date | Notes |
|----|---|------------|-----------|-------------|--------|--------------|-------|-------|----------------|--------------|-------------|------------|---|
| | 10130 S INGLEWOOD AVE | 1960 | 15 | 10,331 | 13,377 | \$266,007 | 10.13 | 5.48% | \$179,667 | \$261 | \$2,695,000 | SOON | (1) 3BD+1BA, (2) 2BD+1BA, (12) 1BD+1BA. Single, two-story structure. Carport/tuck under parking + pool. |
| 01 | 132 W Hillsdale St Inglewood, CA 90302 | 1963 | 5 | 7,902 | 7,020 | \$121,164 | 11.76 | 5.27% | \$285,000 | \$180 | \$1,425,000 | 11/21/2025 | (1) 3BD+2BA, (1) 2BD+1BA & (3) 1BD+1BA. (5) On-site parking. Recently improved exterior. |
| 02 | 619 S Myrtle Ave Inglewood, CA 90301 | 1961 | 6 | 4,956 | 6,771 | \$142,284 | 10.54 | 5.88% | \$250,000 | \$303 | \$1,500,000 | 11/11/2025 | (1) 2BD+1BA & (5) 1BD+1BA. (6) On-site parking. Recently improved exterior. |
| 03 | 10219 England Ave Inglewood, CA 90303 | 1955 | 6 | 8,704 | 6,352 | \$144,199 | 10.40 | 5.96% | \$250,000 | \$172 | \$1,500,000 | 10/3/2025 | (4) 2BD+1BA & (2) 1BD+1BA. (6) On-site parking. |
| 04 | 4256-4258 W 106th St Inglewood, CA 90304 | 1957 | 5 | 5,947 | 12,767 | \$99,720 | 9.68 | 6.41% | \$193,000 | \$162 | \$965,000 | 9/22/2025 | (1) 3BD+2BA & (4) 2BD+1BA. (6) On-site parking. |
| 05 | 837-839 W Beach Ave Inglewood, CA 90302 | 1958 | 22 | 21,854 | 20,796 | \$480,180 | 10.67 | 5.81% | \$232,955 | \$235 | \$5,125,000 | 9/18/2025 | (6) 2BD+1BA & (16) 1BD+1BA. (2) Separate structures. (11) On-site parking. |
| 06 | 10235-10239 S 10th Ave Inglewood, CA 90303 | 1956 | 12 | 8,866 | 13,817 | \$220,875 | 11.00 | 5.64% | \$202,500 | \$274 | \$2,430,000 | 8/27/2025 | (4) 2BD+1BA & (8) 1BD+1BA. (12) On-site parking. |

SALES COMPARABLES CONT.

| | Property Name | Year Built | No. Units | Building SF | Lot SF | Gross Income | GRM | CAP | Price Per Unit | Price Per SF | Sale Price | Sold Date | Notes |
|---------|--|------------|-----------|-------------|--------|--------------|-------|-------|----------------|--------------|-------------|------------|---|
| 07 | 604 Venice Way Inglewood, CA 90302 | 1989 | 6 | 6,184 | 7,405 | \$163,836 | 10.01 | 6.19% | \$273,333 | \$265 | \$1,640,000 | 8/18/2025 | (2) 3BD+2BA, (2) 2BD+1BA & (2) 1BD+1BA. (14) On-site parking. |
| 08 | 829 S Flower St Inglewood, CA 90301 | 1960 | 8 | 6,232 | 8,712 | \$200,400 | 9.43 | 6.57% | \$236,275 | \$303 | \$1,890,200 | 8/27/2025 | Slightly superior location north of Century Blvd. (1) 3BD+3BA & (7) 2BD+1BA. (8) On-site parking. |
| 09 | 816 Myrtle Ave Inglewood, CA 90301 | 1937 | 11 | 6,162 | 19,473 | \$230,652 | 10.62 | 5.84% | \$222,727 | \$398 | \$2,450,000 | 5/30/2025 | Slightly superior location north of Century Blvd. (1) 2BD+1BA & (10) 1BD+1BA. (4) On-site parking |
| 10 | 934 Larch St Inglewood, CA 90301 | 1964 | 20 | 16,446 | 18,391 | \$297,400 | 10.93 | 5.67% | \$162,500 | \$198 | \$3,250,000 | 12/31/2024 | Slightly superior location north of Century Blvd. (7) 2BD+2BA & (13) 1BD+1BA. (30) On-site parking. |
| Average | | | | | | | 10.50 | 5.92% | \$230,829 | \$249 | | | |

COMPARABLES

01

132 W HILLSDALE ST
Inglewood, CA 90302

02

619 S MYRTLE AVE
Inglewood, CA 90301

03

10219 ENGLAND AVE
Inglewood, CA 90303

04

4256-4258 W 106TH ST
Inglewood, CA 90304

05

837-839 W BEACH AVE
Inglewood, CA 90302

06

10235-10239 S 10TH AVE
Inglewood, CA 90303

07

604 VENICE WAY
Inglewood, CA 90302

08

829 S FLOWER ST
Inglewood, CA 90301

09

816 MYRTLE AVE
Inglewood, CA 90301

10

934 LARCH ST
Inglewood, CA 90301

Ladera Heights

01

05

07

Inglewood

SUBJECT
PROPERTY

02

09

08

10

03

06

04

Lennox





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