

OFFERING MEMORANDUM

# 10130 S INGLEWOOD AVE



INGLEWOOD, CA 90304

**km** Kidder  
Mathews

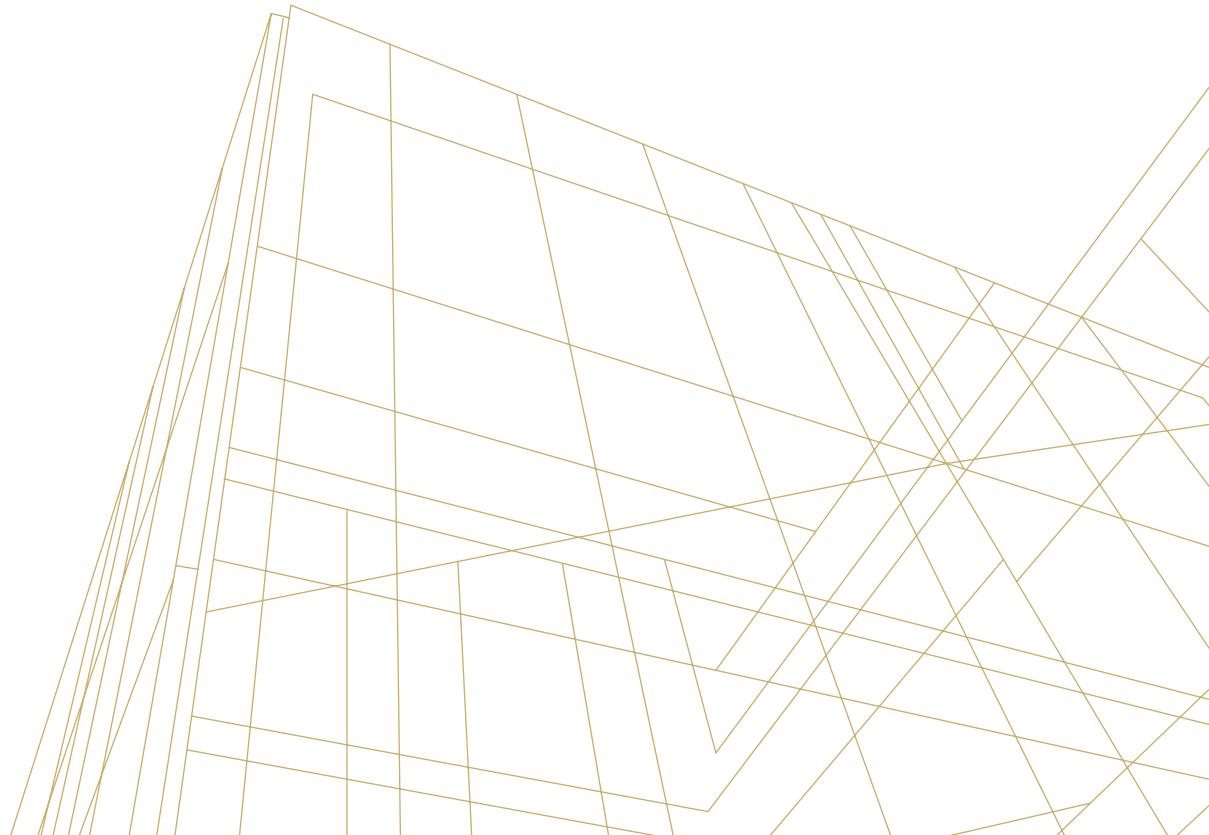
# TABLE OF CONTENTS

**01**  
EXECUTIVE  
SUMMARY

**03**  
FINANCIALS

**02**  
PROPERTY  
OVERVIEW

**04**  
COMPARABLES



*Exclusively  
listed by*

**CASEY LINS**  
Senior Vice President  
213.225.7223  
[casey.lins@kidder.com](mailto:casey.lins@kidder.com)  
**LIC N° 01902650**

**VINCENT COOK**  
Senior Associate  
310.405.3654  
[vincent.cook@kidder.com](mailto:vincent.cook@kidder.com)  
**LIC N° 02012324**

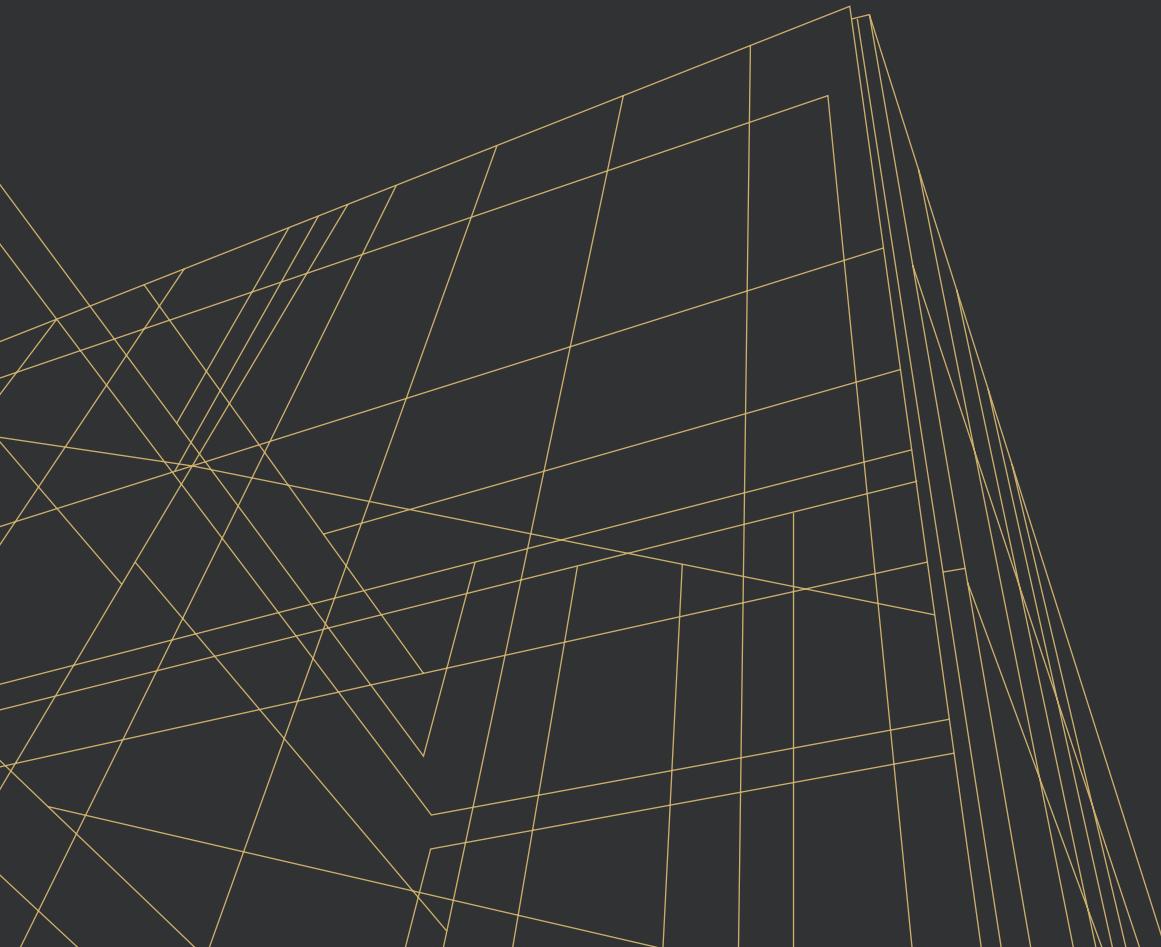
**KIDDER.COM**

**km** **Kidder**  
**Mathews**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# EXECUTIVE SUMMARY

---

*Section 01*



*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, 10130 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](mailto:Casey.Lins@kidder.com).

---

**1960**

YEAR BUILT

---

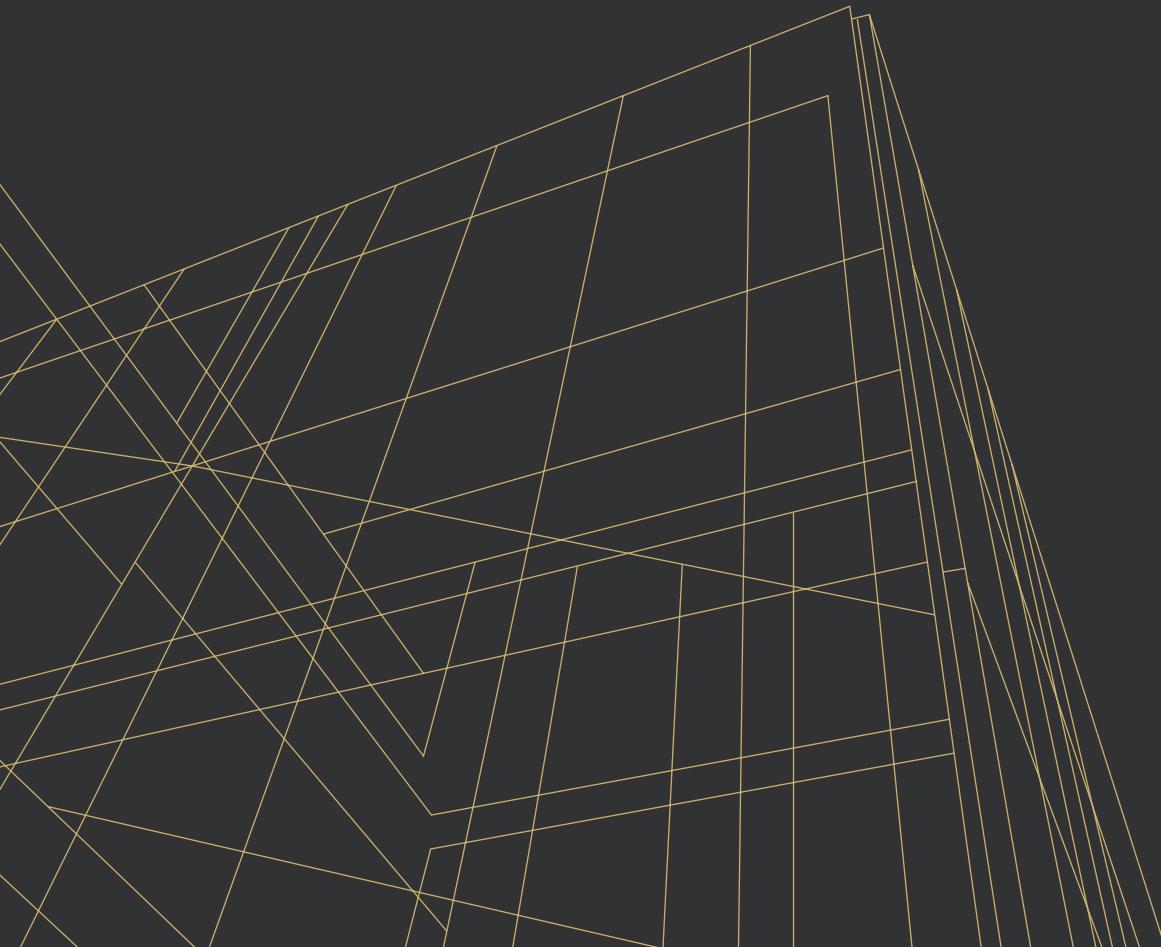
**10,331 SF**

BUILDING SIZE

---

**LCC2YY**

ZONING

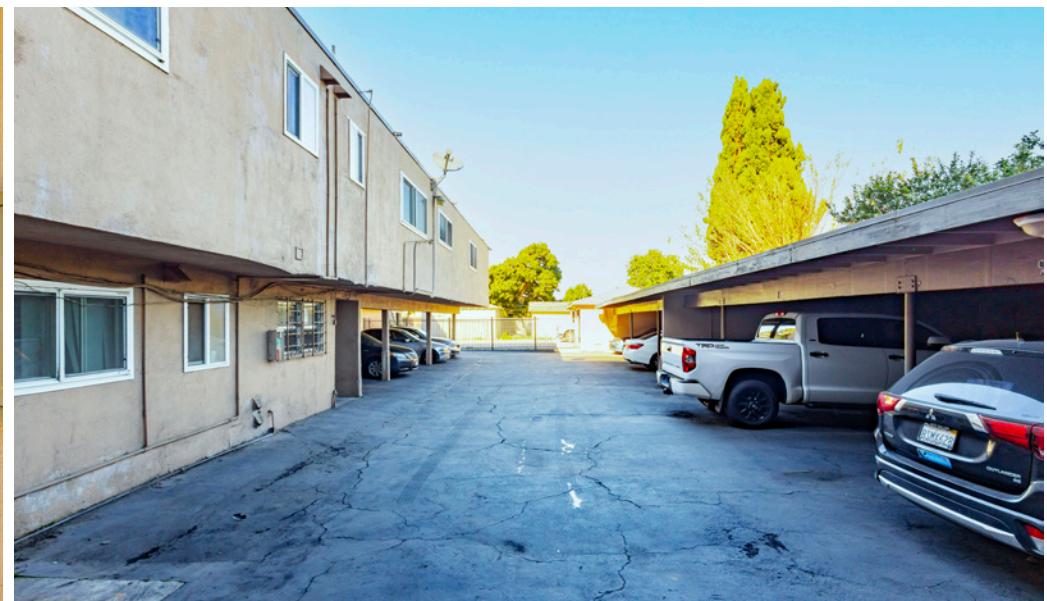
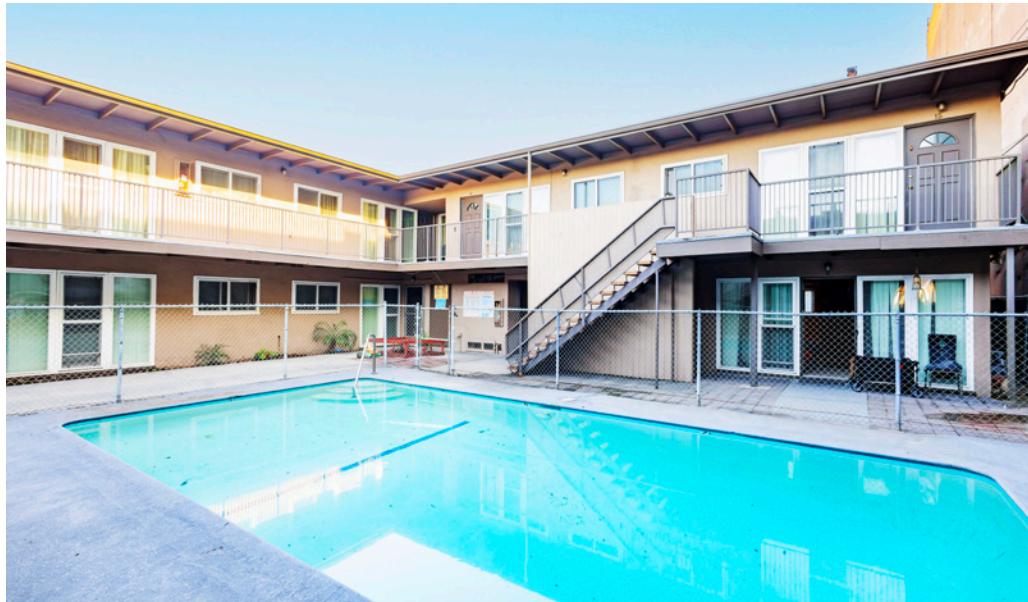


# PROPERTY OVERVIEW

*Section 02*

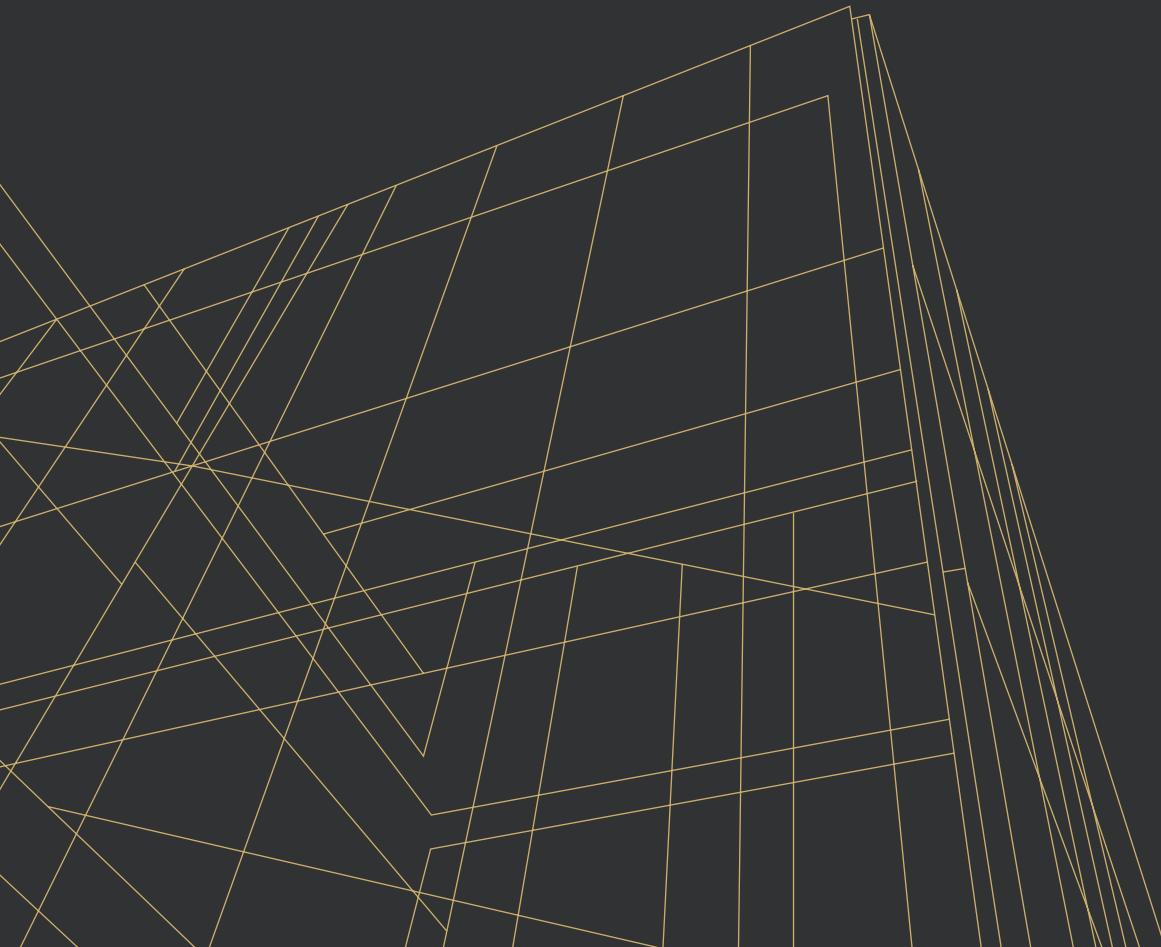
## PROPERTY OVERVIEW

---



## PROPERTY OVERVIEW





# 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)	
<b>Net Operating Income</b>	<b>\$147,678</b>		<b>\$247,496</b>	

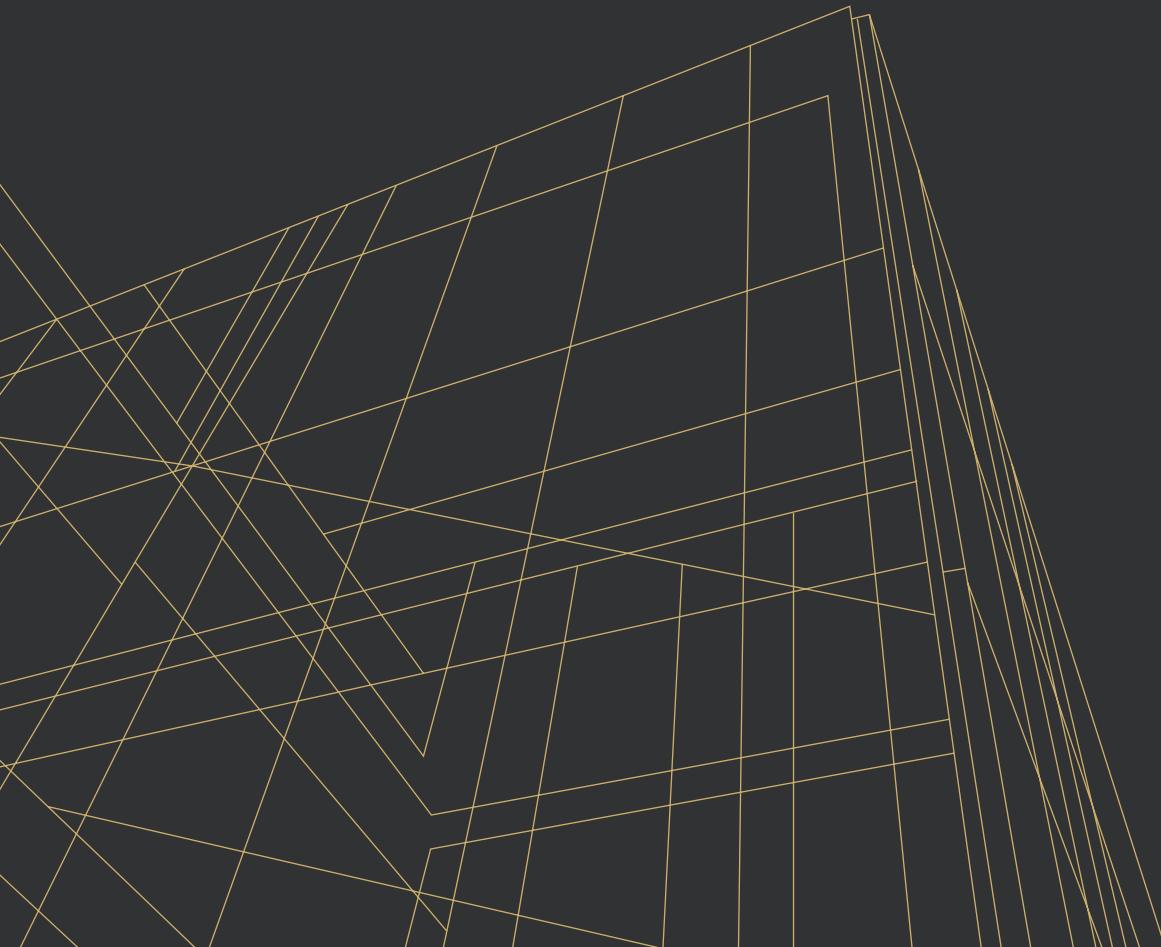
## ESTIMATED OPERATING EXPENSES

	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
<b>Estimated Total Expenses</b>	<b>\$110,349</b>	<b>\$114,508</b>
<b>Per Net SF</b>	<b>\$10.68</b>	<b>\$11.08</b>
<b>Expenses Per Unit</b>	<b>\$7,357</b>	<b>\$7,634</b>

## SCHEDULED INCOME

Unit	Beds/Baths	Current Rents	Market Rents
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
<b>Monthly Scheduled Gross Income</b>		<b>\$22,167</b>	<b>\$31,100</b>
<b>Parking Income</b>		-	-
<b>Laundry Income</b>		-	-
<b>Total Monthly Scheduled Gross Income</b>		<b>\$22,167</b>	<b>\$31,100</b>
<b>Annual Scheduled Gross Income</b>		<b>\$266,007</b>	<b>\$373,200</b>

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.



# COMPARABLES

*Section 04*

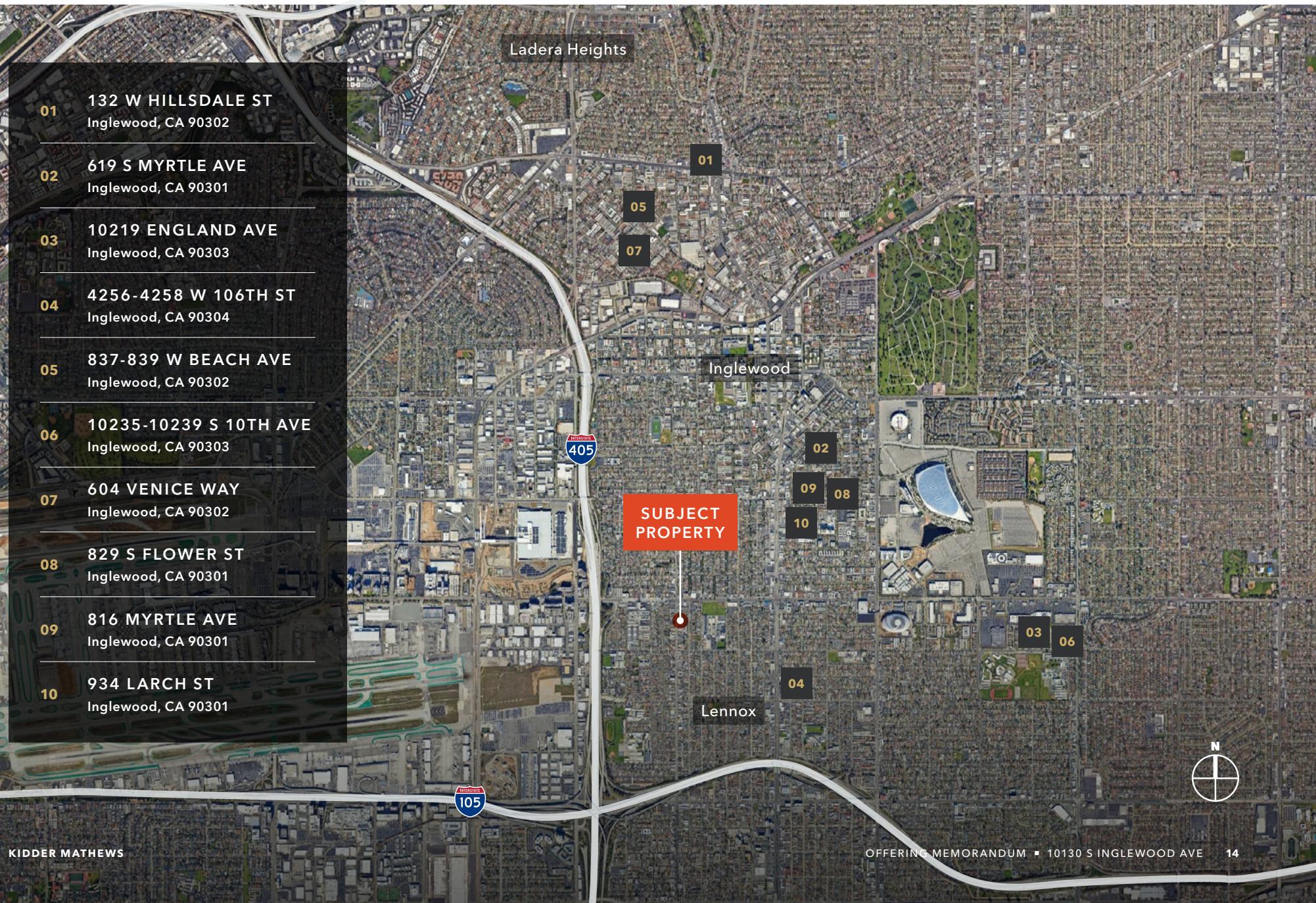
# SALES COMPARABLES

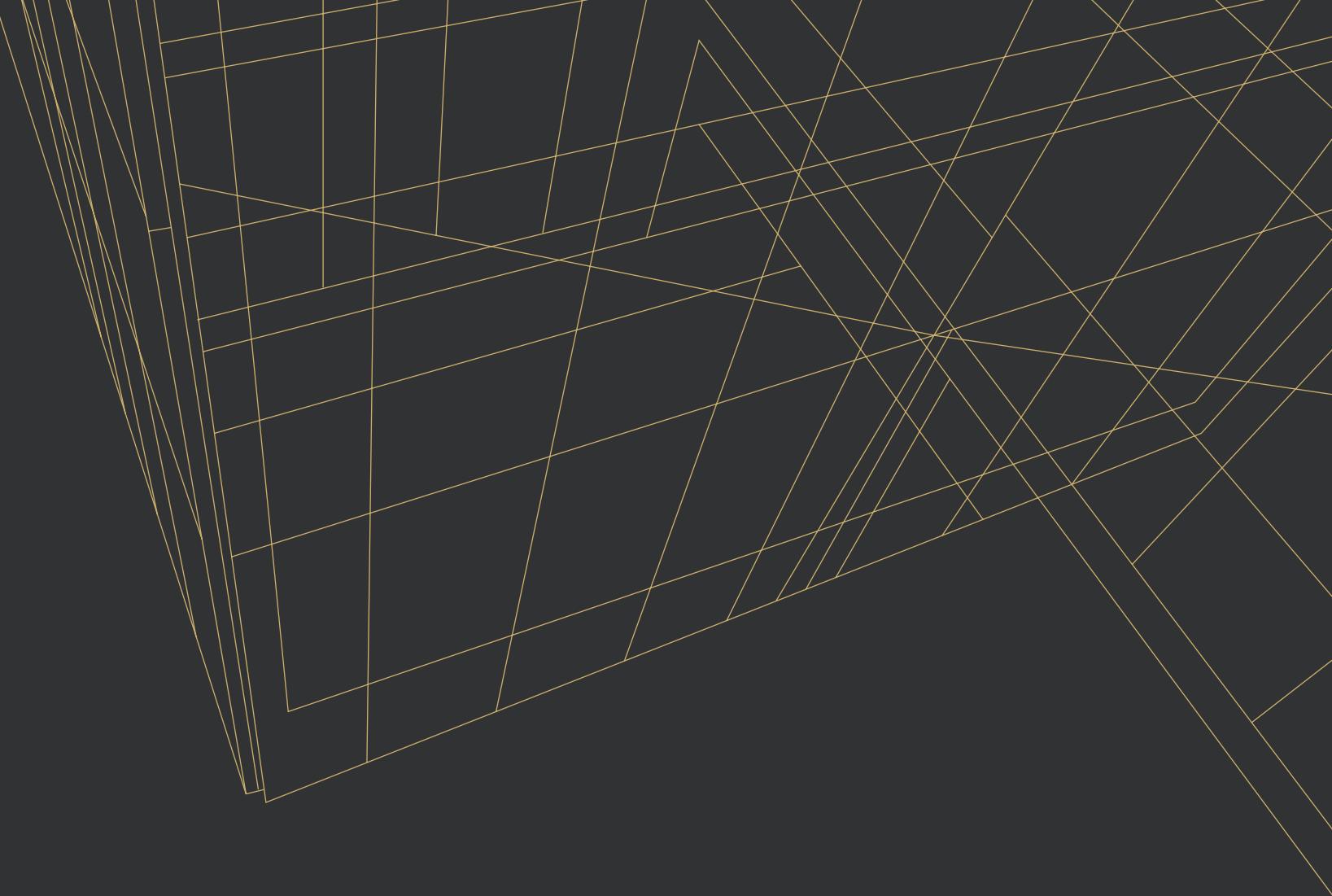
Property Name	Year Built	No. Units	Building SF	Lot SF	Gross Income	GRM	CAP	Price Per Unit	Price Per SF	Sale Price	Sold Date	Notes
<b>10130 S INGLEWOOD AVE</b>	1960	15	10,331	13,377	\$266,007	10.13	5.48%	\$179,667	\$261	\$2,695,000	SOON	(1) 3BD+1BA, (2) 2BD+1BA, (12) 1BD+1BA. Single, two-story structure. Carport/tuck under parking + pool.
<b>01 132 W Hillsdale St</b> 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.
<b>02 619 S Myrtle Ave</b> 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.
<b>03 10219 England Ave</b> 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.
<b>04 4256-4258 W 106th St</b> 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.
<b>05 837-839 W Beach Ave</b> 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.
<b>06 10235-10239 S 10th Ave</b> 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





*Exclusively listed by*

**CASEY LINS**  
Senior Vice President  
213.225.7223  
[casey.lins@kidder.com](mailto:casey.lins@kidder.com)  
**LIC N° 01902650**

**VINCENT COOK**  
Senior Associate  
310.405.3654  
[vincent.cook@kidder.com](mailto:vincent.cook@kidder.com)  
**LIC N° 02012324**

**KIDDER.COM**

**km** **Kidder**  
**Mathews**