

# 212 E TAMARACK AVE INGLEWOOD, CA 90301

A rare opportunity to acquire a well-located 12-unit multifamily asset in the heart of Inglewood, walking distance to SoFi Stadium and the Hollywood Park development. The property offers durable in-place income, subterranean parking, and long-term upside in one of Southern California's fastest-evolving rental markets.



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## BROKER OF RECORD

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# Executive Summary



## 12-Unit Multi-Family Offering Inglewood, CA

*This 12-unit apartment community is strategically positioned in Inglewood just steps from SoFi Stadium, benefiting from strong rental demand and ongoing neighborhood investment.*

John Katnik of BRC Advisors is pleased to present the exclusive offering of 212 E Tamarack Ave, a well-maintained apartment complex in the heart of Inglewood, steps away from SoFi Stadium.

This asset presents a rare opportunity to acquire a well-located, high-quality 12-unit apartment building in the heart of Inglewood, walking distance from SoFi Stadium and the Hollywood Park development. Constructed in 1960, the property consists of 9,802 square feet of rentable square feet situated on a 11,747 square foot lot. The units were originally constructed in 1960 as Co-Op units or Own Your Own apartment units. An investor has the future potential to separate each unit and sell the units off individually. Buyer to do own investigation with city of Inglewood and review preliminary title report.

The property offers strong in-place income with a current 6.30% cap rate and 10.64 GRM, with upside to a 7.39% pro forma cap rate and 9.40 pro forma GRM upon stabilization. The building is individually metered for gas and electricity keeping utility costs low for the owner. The property includes central AC / heating and soundproof windows and doors. Multiple units have been renovated, and 7 units are on Section 8 vouchers providing strong guaranteed income. One unit could be delivered at close of escrow.

Additional highlights include 12 subterranean parking spaces and an on-site laundry facility (leased machines). Positioned in one of Southern California's fastest-evolving rental markets, 212 E Tamarack Ave offers investors durable cash flow, strong rental demand, and a rare opportunity to own an irreplaceable multifamily asset with long-term upside.

Street Address	212 E Tamarack Avenue
City	Inglewood
State	CA
Zip Code	90301
APN	4021-034-026
Rentable Square Feet	9,802
Lot Size	11,750
Year Built	1960

# Investment Highlights

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## 12 Unit Apartment Walking Distance to SoFi Stadium

The building lies only a half of a mile away from SoFi Stadium and renowned LA Forum.

## Attractive In-Place Rents with Clear Upside

The asset currently operates at a 6.30% cap rate and a 10.64 GRM, with a clear path to increased performance through continued renovations.

## Central AC/Heating in Each Unit

All units include central heating and air conditioning, increasing tenant demand and supporting premium rents.

## 12 Individual Co-Op Units

The units were originally constructed in 1960 as Co-Op units or Own Your Own apartment units. An investor has the future potential to separate each unit and sell the units off individually. Buyer to do own investigation with city of Inglewood and review preliminary title report.

## 7 Units on Section 8 Vouchers and One Unit Vacant

Seven of the units are on Section 8 vouchers providing strong guaranteed income. One unit can be delivered vacant at close of escrow.

## Subterranean Parking

12 subterranean parking spaces is a significant competitive advantage in the Inglewood submarket.



# Property Photos

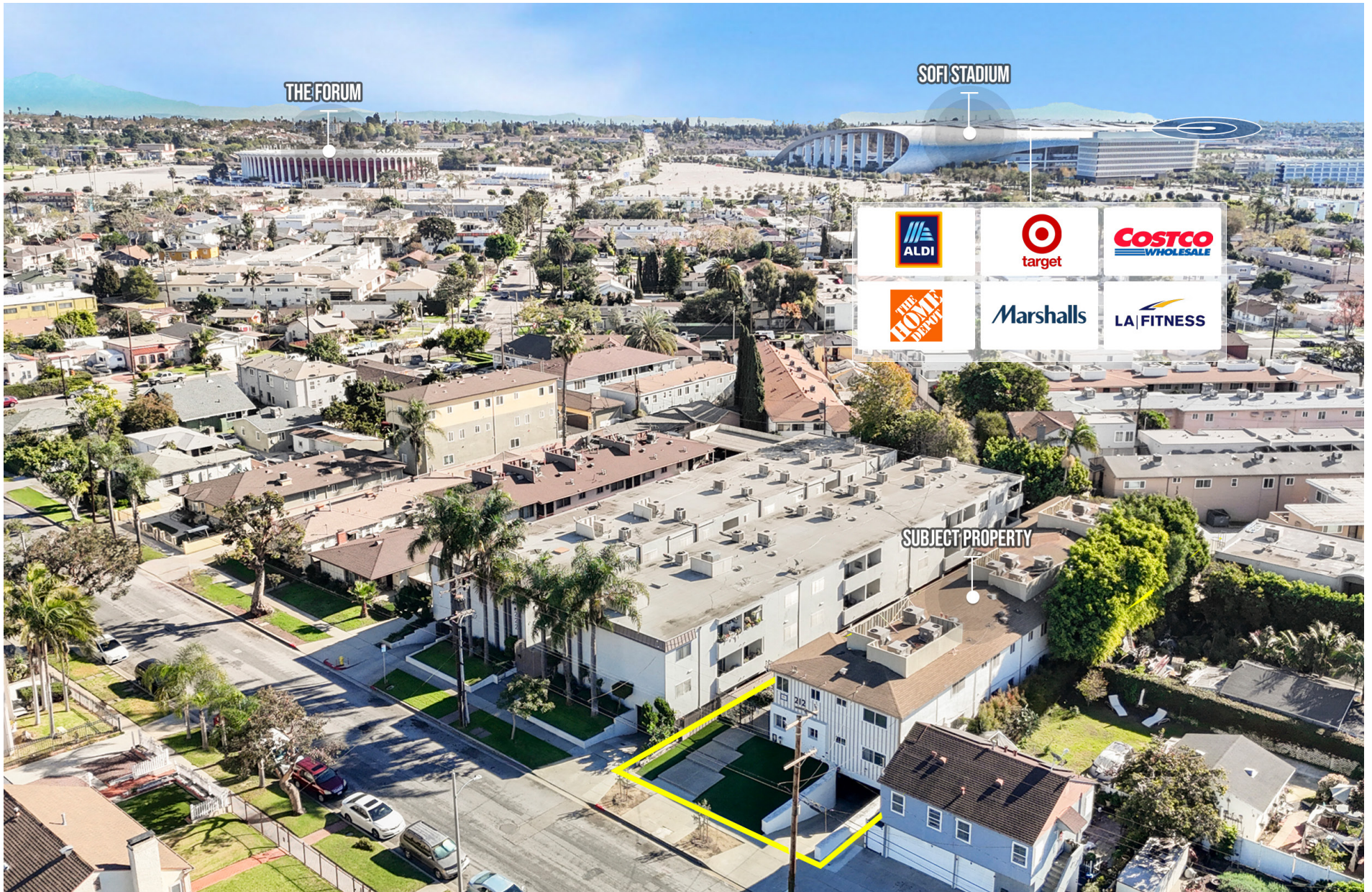


*Well-maintained exterior improvements, landscaped common areas, and a cohesive building layout highlight the property's pride of ownership and long-term durability.*

# Aerial View



# Aerial View



# Aerial View



# Income and Expenses

INCOME		STABILIZED RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
8	1+1	\$1,959	\$15,673	\$2,200	\$17,600
4	2+1	\$2,446	\$9,785	\$2,800	\$11,200
Rental Income			\$25,458		\$28,800
Laundry Income			\$45		\$45
<b>TOTAL MONTHLY INCOME</b>			<b>\$25,503</b>		<b>\$28,845</b>
<b>GROSS POTENTIAL INCOME</b>			<b>\$306,032</b>		<b>\$346,140</b>
Vacancy/Collection Allowance (GPR)		3.00%	\$9,165	3.00%	\$10,368
<b>EFFECTIVE GROSS INCOME</b>			<b>\$296,867</b>		<b>\$335,772</b>

EXPENSES		STABILIZED		MARKET
Taxes (1.30% x Sales Price)	46%	\$42,250	45%	\$42,250
Insurance (\$1.50/sq. foot)	16%	\$14,703	16%	\$14,703
Maintenance & Repair (\$350/unit)	5%	\$4,200	4%	\$4,200
Water/Trash (\$850/month)	11%	\$10,200	11%	\$10,200
SoCal Gas (\$250/month)	3%	\$3,000	3%	\$3,000
Off-Site Management (4% of SGI)	13%	\$12,241	15%	\$13,846
Electric (\$185/month)	2%	\$2,220	2%	\$2,220
Landscaping (\$80/month)	1%	\$960	1%	\$960
Reserves	3%	\$2,500	3%	\$2,500
<b>TOTAL</b>	<b>100%</b>	<b>\$92,274</b>	<b>100%</b>	<b>\$93,879</b>

# Financial Analysis

PRICING DETAILS		
Offering Price		\$3,250,000
Down Payment	35%	\$1,137,500
Number of Units		12
Price Per Unit		\$270,833
Rentable Square Feet		9802
Price Per SF		\$331.56
GRM - Stabilized		10.64
CAP Rate - Stabilized		6.30%
GRM - Market		9.40
CAP Rate - Market		7.39%
Year Built		1,960
Lot Size		11,750
Type of Ownership		Fee Simple

FINANCING		
Loan Amount		\$2,112,500
Loan Type		Proposed New
Interest Rate		5.50%
Amortization		30 Years
Term		5 Years
Monthly Payments		\$11,995
Annual Payments		\$143,935

ANNUALIZED OPERATING DATA	STABILIZED RENTS		MARKET RENTS	
Scheduled Gross Income		\$306,032		\$346,140
Less Vacancy	3.00%	\$9,165	3.00%	\$10,368
Gross Operating Income		\$296,867		\$335,772
Less Expenses	30%	\$92,274	28%	\$95,736
<b>NET OPERATING INCOME</b>		<b>\$204,593</b>		<b>\$240,036</b>
Less Loan Payment		\$143,935		\$143,935
Net Cash Flow After Loan Payments	5.33%	\$60,658	8.45%	\$96,102
Principal Reduction		\$28,402		\$28,402
<b>TOTAL RETURN</b>	<b>7.83%</b>	<b>\$89,060</b>	<b>10.95%</b>	<b>\$124,504</b>

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# Rent Roll

Unit #	Unit Type	Stabilized Rent	Market Rent	Notes
1	2+1	\$2,825	\$2,800	Section 8
2	1+1	\$2,167	\$2,200	Section 8
3	1+1	\$2,172	\$2,200	Section 8
4	1+1	\$2,250	\$2,200	Brilliant Corners
5	1+1	\$2,200	\$2,200	Vacant
6	2+1	\$1,767.96	\$2,800	-
7	2+1	\$2,444	\$2,800	Section 8
8	1+1	\$1,140.48	\$2,200	-
9	1+1	\$2,200	\$2,200	Eviction
10	1+1	\$1,393.20	\$2,200	-
11	1+1	\$2,150	\$2,200	Brilliant Corners
12	2+1	\$2,748	\$2,800	Section 8
<b>Total</b>		<b>\$25,458</b>	<b>\$28,800</b>	

## Area Overview

# The South Bay

*Premier Coastal Submarket with Proximity to Major Employment and Transportation Hubs*

The South Bay region in Los Angeles is a vibrant and diverse area that plays a crucial role in the economic and cultural fabric of Southern California. Encompassing cities such as Torrance, Manhattan Beach, Redondo Beach, Hermosa Beach, and El Segundo, the South Bay is strategically located near major transportation hubs like the Los Angeles International Airport (LAX) and the Port of Los Angeles. This proximity facilitates significant commercial and logistical advantages, making it an essential area for both local and international businesses.

Major employers in the South Bay include aerospace giants such as Northrop Grumman and SpaceX, as well as automotive leader Honda, which has its American headquarters in Torrance. The presence of these industry leaders underscores the region's importance as a hub for high-tech and engineering jobs. Additionally, companies like Chevron operate major facilities here, further diversifying the industrial base and providing numerous employment opportunities. The economic impact of these employers is profound, contributing to the region's robust economy and supporting a highly skilled workforce.

The South Bay's economy is bolstered by a mix of sectors including aerospace, manufacturing, information technology, and healthcare, creating a dynamic job market. This economic diversity attracts a wide array of professionals and supports a high standard of living in the region. The area is also known for its excellent educational institutions and research facilities, which feed into the local talent pool and support ongoing innovation and development.



## Area Overview

# Inglewood, California

*Home to world-class sports and entertainment destinations, Inglewood continues to emerge as a premier live-event and redevelopment corridor.*

Inglewood has emerged as one of the most nationally recognized cities in Los Angeles County, transitioning from a historically residential market into a globally visible destination city. This transformation is driven by city-backed redevelopment initiatives and landmark projects that have repositioned Inglewood as a long-term growth node rather than a peripheral submarket.

At the core of this evolution is the Hollywood Park district, anchored by SoFi Stadium, a world-class venue hosting major sporting events, international concerts, and large-scale cultural programming. The district has catalyzed substantial surrounding investment, including mixed-use development, infrastructure upgrades, and job creation that extend well beyond event days.

Inglewood's prominence is further reinforced by the addition of the Intuit Dome, the future home of the Los Angeles Clippers. Together, these venues establish Inglewood as a year-round entertainment hub, elevating the city's profile and strengthening its appeal to residents, employers, and investors seeking exposure to long-term urban revitalization. From an investment perspective, Inglewood offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing redevelopment, and limited new housing supply relative to job and population growth. The city's increasing national visibility, combined with continued public and private reinvestment, positions multifamily assets in Inglewood to benefit from long-term demand durability and neighborhood transformation.



# Area Overview

## SoFi Stadium

SoFi Stadium is a world-class sports and entertainment venue that has fundamentally reshaped Inglewood’s economic and national profile. As the home of two NFL franchises and a premier global events destination, the stadium hosts a diverse calendar of programming including professional football, international soccer, concerts, award shows, and large-scale cultural events. This consistent year-round activity generates sustained regional visitation and significant economic impact well beyond traditional event days.

The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, drawing both public and private investment into the area. SoFi Stadium’s global visibility continues to elevate Inglewood as a destination market, reinforcing long-term demand drivers tied to employment, tourism, and population growth.



## Intuit Dome

Intuit Dome is a state-of-the-art sports and entertainment venue that further cements Inglewood’s position as a premier destination city within Los Angeles County. Purpose-built as the future home of the Los Angeles Clippers, the arena is designed to host NBA games, concerts, and major live events year-round, driving consistent visitation and economic activity beyond a traditional sports calendar.

The development of Intuit Dome represents a significant private investment in Inglewood, accompanied by infrastructure upgrades, enhanced transportation access, and increased employment opportunities. Its highly programmed event schedule is expected to generate steady foot traffic, benefiting surrounding residential and commercial neighborhoods while reinforcing long-term demand fundamentals. Together with SoFi Stadium and the broader Hollywood Park district, Intuit Dome contributes to a critical mass of world-class venues that elevate Inglewood’s national visibility. This concentration of entertainment-driven investment continues to attract capital, support redevelopment, and strengthen the city’s long-term growth trajectory—creating durable tailwinds for residential and multifamily assets in the surrounding market.



# Area Overview



## Space X Headquarters

SpaceX maintains its global headquarters in Hawthorne, directly adjacent to Inglewood, anchoring one of Southern California’s most significant aerospace and advanced manufacturing employment hubs. The campus houses engineering, research, manufacturing, and mission operations for one of the world’s most influential private technology companies, supporting thousands of high-skill jobs in the immediate trade area.

SpaceX’s presence reinforces the broader Inglewood–South Bay corridor as a center for innovation, technical talent, and long-term employment stability. The concentration of aerospace, engineering, and technology workers in the surrounding area supports consistent housing demand, particularly for rental product serving a workforce seeking proximity to employment while maintaining access to regional amenities.



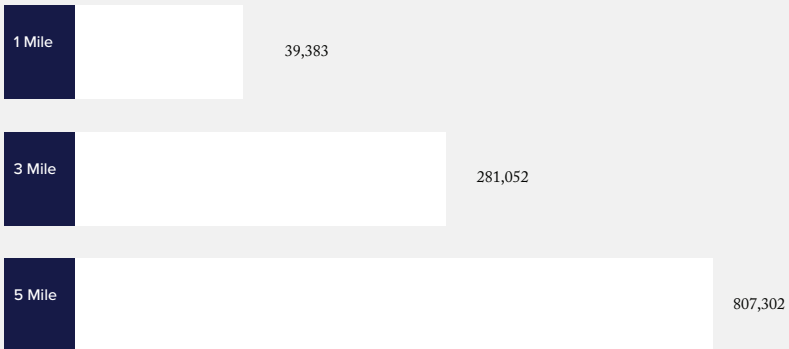
## Los Angeles International Airport

Los Angeles International Airport is one of the busiest airports in the world and a critical economic engine for Southern California, serving tens of millions of passengers annually. As a global gateway for domestic and international travel, LAX supports a vast employment base across aviation, hospitality, logistics, tourism, and professional services, creating sustained economic activity throughout the surrounding region.

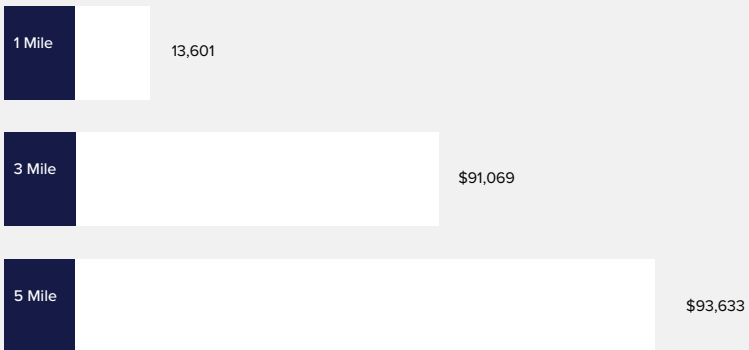
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further reinforcing LAX’s role as a cornerstone of the regional economy. Its scale and ongoing reinvestment provide long-term employment stability and durable demand drivers for nearby residential communities.

# Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	39,383	281,052	807,302



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	13,601	\$91,069	\$93,633
Average Income	\$71,736	\$82,158	\$74,421
Median Income	\$54,594	\$69,153	\$68,859



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