INGLEWOOD, CA 90303

10607 CRENSHAW BLVD

5 Units ▪ Desirable Inglewood Location – Blocks from the Intuit Dome, SoFi Stadium

HG HARLEYGROUP | LYONSTAHL

10607 CRENSHAW BOULEVARD ▪ INGLEWOOD, CA 90303

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SECTION 1

EXECUTIVE SUMMARY

PROPERTY SUMMARY

PRICING		
OFFERING PRICE		**$1,200,000**
PRICE/UNIT		$240,000
PRICE/SF		$352.94
GRM	11.36	**9.62**
CAP RATE	5.61%	**7.15%**
	Current	**Market**

THE ASSET	
Units	5
Year Built	1954
Gross SF	3,400
Lot SF	6,705
APN	4030-032-016
Parking	Garage Parking

10607 CRENSHAW BOULEVARD

PROPERTY OVERVIEW

10607 CRENSHAW BOULEVARD

The Harley Group at Lyon Stahl is pleased to present 10607 Crenshaw Blvd in Inglewood. This value-add opportunity consists of (1) 2-bed/1-bath unit and (4) 1-bed/1-bath units only blocks from the Intuit Dome, SoFi Stadium and YouTube Theater at Hollywood Park.

There are laundry hookups in each unit, updated electrical panels, and new windows/doors from the FAA Sound Insulation Program. Operating at a 5.61% CAP Rate & 11.36 GRM, investors can unlock significant value through rental increases and ADU conversion from the five garages with alley access.

The property has a well-manicured lawn, shrubs, and mature trees that enhance curb appeal and offer a relaxing outdoor area for tenants to enjoy. 10607 Crenshaw Blvd can also be sold together with 10625 Crenshaw Blvd, offering investors the rare opportunity to purchase two 5-unit buildings in a robust rental market that has seen explosive growth over the past decade.

INVESTMENT HIGHLIGHTS

10607 CRENSHAW BOULEVARD

Desirable Inglewood Location – Blocks from the Intuit Dome, SoFi Stadium, and YouTube Theater at Hollywood Park

Current CAP: 5.61% (Proforma 7.15%) | GRM: 11.36 (Proforma 9.62)

Cost/Unit: $240,000 | Cost/Sq Ft: $352.94

(2) 2-Car Garages & (1) 1-Car Garage with Alley Access | ADU Potential

Updated Electrical, FAA Sound Insulation Completed, Central AC/Heating, Laundry Hookups in Each Unit

PRIME LOCATION

10607 CRENSHAW BOULEVARD ▪ INGLEWOOD, CA 90303

SECTION 2
FINANCIAL ANALYSIS

Rent Roll

Unit #	Type	Current Rent	Market Rent
1	2+1	$2,371	$2,600
2	1+1	$1,922	$1,950
3	1+1	$1,504	$1,950
4	1+1	$1,504	$1,950
5	1+1	$1,504	$1,950
Totals:		**$8,805**	**$10,400**

Financial Analysis

PRICING

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
4	1+1	$1,609	$6,434	$1,950	$7,800
1	2+1	$2,371	$2,371	$2,600	$2,600
Total Scheduled Rent			**$8,805**		**$10,400**

ANNUALIZED INCOME		**Current**		**Market**
Annualized Scheduled Gross Income		$105,660		$124,800
Less: Vacancy/Deductions	3%	($3,170)	3%	($3,744)
Effective Gross Income		$102,490		$121,056

ANNUALIZED EXPENSES		**Current**		**Market**
New Taxes (Actual Rate & Assmts):		$16,399		$16,399
Maintenance ($750/Unit):		$3,750		$3,750
Insurance ($1.25/SF):		$4,250		$4,250
Utilities (2025 Actual):		$4,320		$4,320
Landscaping ($100/mo):		$1,200		$1,200
Property Management (5%):		$5,283		$5,283
ESTIMATED EXPENSES	33.3%	**$35,202**	28.2%	**$35,202**
Expenses/Unit		$7,040		$7,040
Expenses/SF		$10.35		$10.35

RETURN		**Current**		**Market**
NOI		$67,288		$85,854
Less Debt		($51,801)		($51,801)
Cashflow	3.23%	$15,487	7.09%	$34,053
Principal Paydown		$8,842		$8,842
Total Return Before Taxes	5.07%	$24,329	8.94%	$42,895

PROPOSED LOAN QUOTE

Travis Bradford
(310) 869-7490 (Mobile)
travis@convoy-cap.com
DRE #02046147

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed	Option 3 Floating Bridge-ARM
Purchase Price	$1,250,000	$1,250,000	$1,250,000
Loan Amount	$710,000	$700,000	$800,000
Down Payment	$540,000	$550,000	$450,000
Loan-to-Value	57%	56%	64%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	**6.00%**	**6.15%**	**7.34%**
Index	N/A	1-Year CMT	1 Mo. SOFR
Margin	N/A	2.50%	3.00%
Floor / Ceiling	N/A	6.15% / 11.95%	5.84% / 15.84%
Loan Term	3	30	12 Months
Amortization in Years	30	30	Interest-Only
Monthly Payment	**$4,257**	**$4,265**	**$4,893**
Recourse	Yes	Yes	Yes
Impounds	No	No	TBD
Pre-Payment Penalty	Years 1-2 3-2%	Years 1-5 5-4-3-2-1%	Year 1 1.25%
Loan Fee	1%	1%	1%
Estimated Costs:			
Appraisal/Due Diligence	$6,500	$5,000	$5,000
Closing/Processing/Underwriting	Included Above	Included Above	Included Above

Option 3: Two 12-month extensions available if needed
Alternative fixed and adjustable rate options may be available upon request
Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials
Rates and programs are subject to change without notice

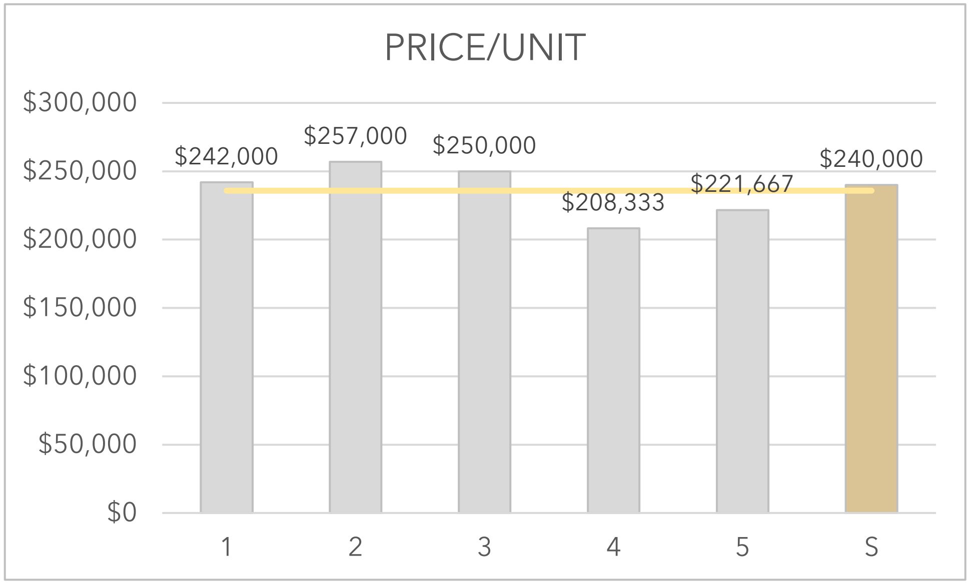
SECTION 3

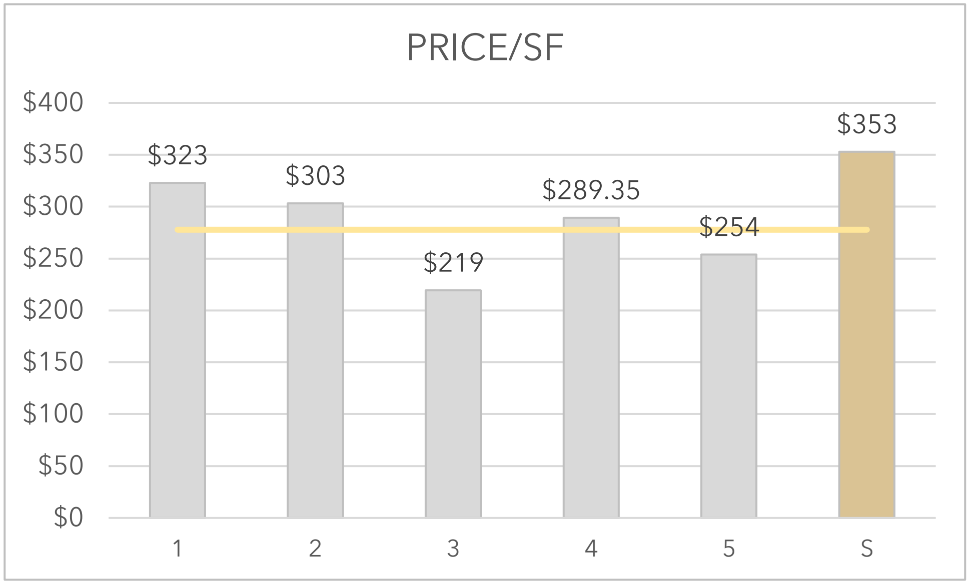
MARKET COMPARABLES

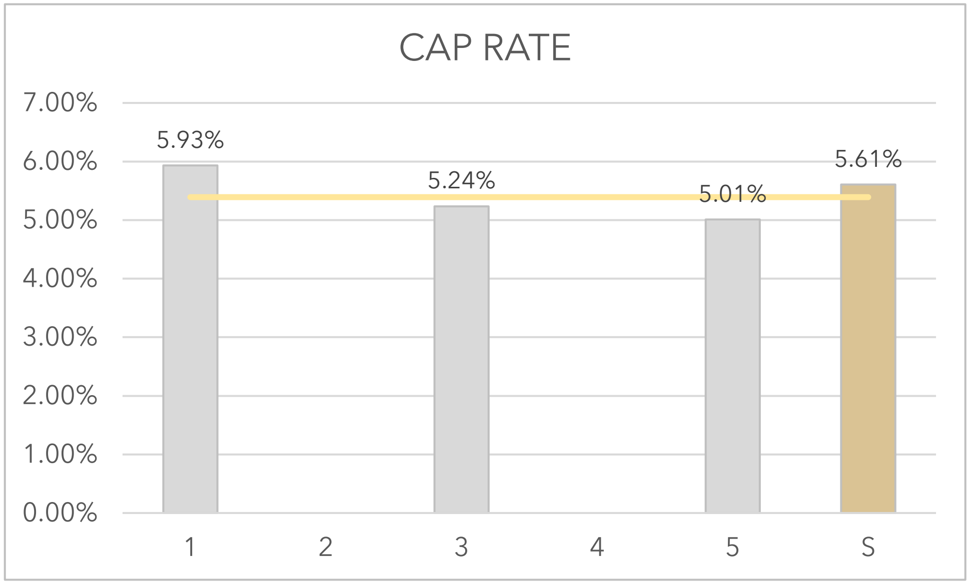
Sales Comparables

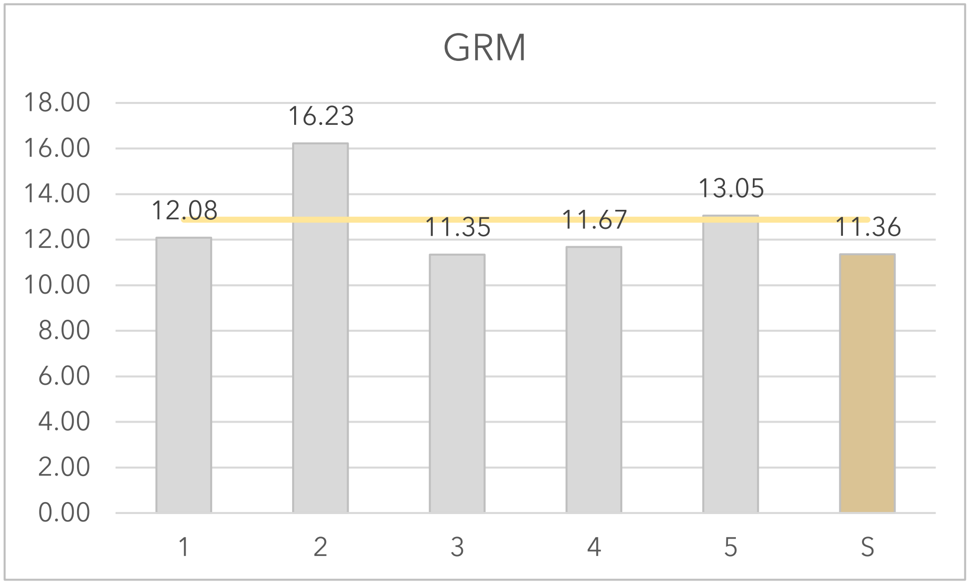
PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1	**124 N. Inglewood Ave** Inglewood, CA 90301	5	1955	3,746	7,507	3 - 1+1 2 - 2+1	11/5/2024	**$1,210,000**	$242,000	$323.01	5.93%	12.08
	2	**214 W. Hillcrest Blvd** Inglewood, CA 90301	5	1931	4,237	10,079	2 - 1+1 1 - 2+1 1 - 2+2	11/27/2024	**$1,285,000**	$257,000	$303.28	N/A	16.23
	3	**529 Manchester Ter** Inglewood, CA 90301	6	1961	6,834	9,185	2 - 1+1 3 - 2+1 1 - 3+2	12/4/2024	**$1,500,000**	$250,000	$219.49	5.24%	11.35
	4	**2425 W Imperial Hwy** Inglewood, CA 90303	6	1956	4,320	6,000	4 - 1+1 2 - 2+1	8/23/2024	**$1,250,000**	$208,333	$289.35	N/A	11.67
	5	**334 E 99th St** Inglewood, CA 90301	6	1958	5,239	8,984	1 - 1+1 5 - 2+1	7/17/2025	**$1,330,000**	$221,667	$253.87	5.01%	13.05
		AVERAGES	**6**	**1952**	**4,875**	**8,351**			**$1,315,000**	**$235,800**	**$277.80**	**5.39%**	**12.88**
	S	**Subject** **10607 Crenshaw Blvd** Inglewood, CA 90303	5	1954	3,400	6,705	4 - 1+1 1 - 2+1	On Market	**$1,200,000**	$240,000	$352.94	5.61%	11.36

Sales Comparables









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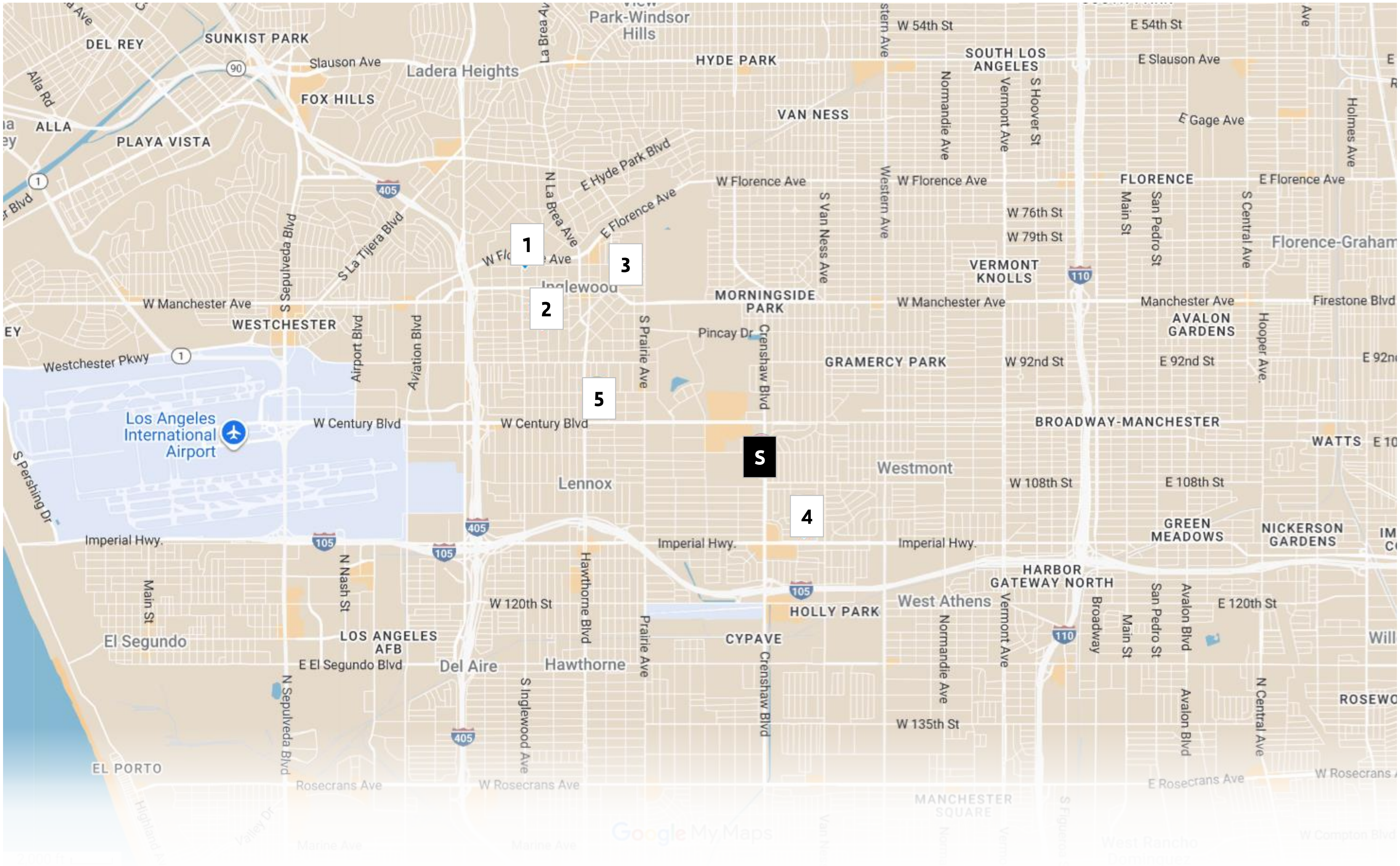


SECTION 4

LOCATION OVERVIEW

Inglewood

CALIFORNIA

As a gateway to major commercial centers of the United States and internationally, Inglewood is in a unique position on the shore of the Pacific Rim. The Los Angeles International Airport is directly accessible by Inglewood's Century Boulevard - one of the City's busiest commercial corridors. Proximity to the airport, the Los Angeles and Long Beach Harbors, and four major freeways facilitate both domestic and international trade.

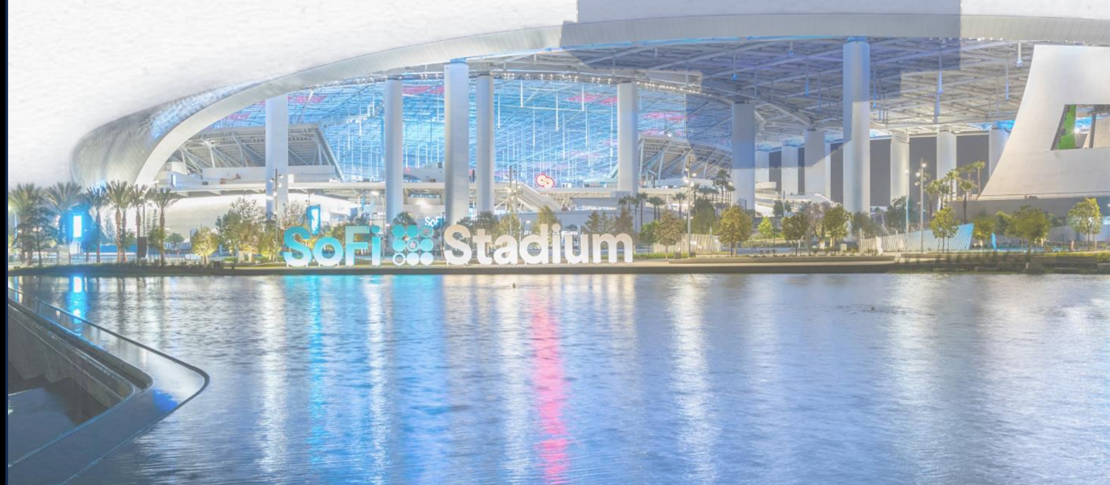
LOCATION RENAISSANCE

In recent years, Inglewood has experienced a significant revitalization effort, which is often referred to as the "Inglewood Renaissance." This has been driven by a number of factors, including The development of the SoFi Stadium: In 2020, the SoFi Stadium, a state-of-the-art sports and entertainment complex, opened in Inglewood. This development has brought a significant amount of investment to the area, and has helped to create new jobs and opportunities for local residents.

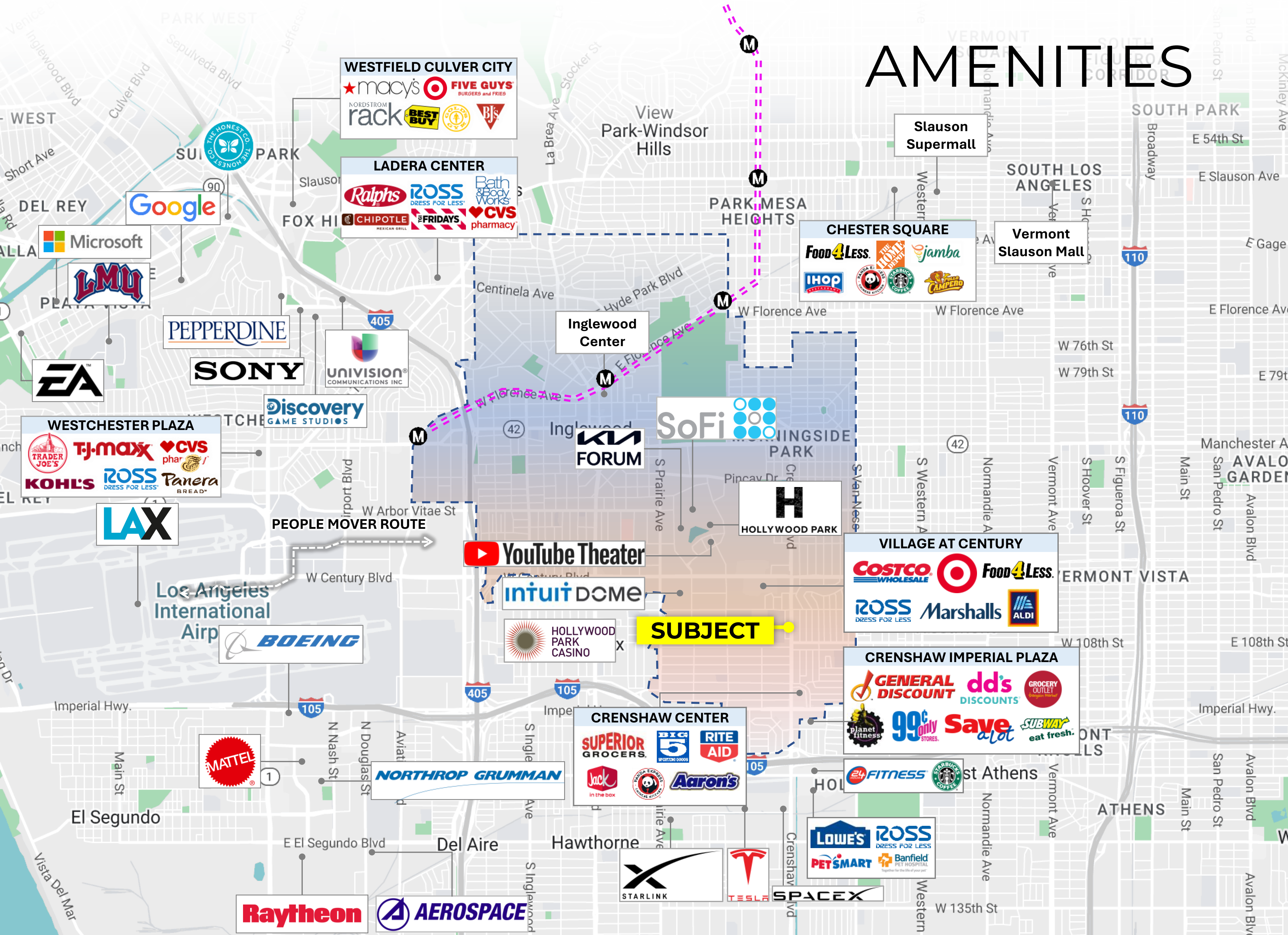
$71,029
Median Household Income

35.3%
Owner-Occupied Housing

$863,500
Median Home Sale Price



AMENITIES


WESTFIELD CULVER CITY
LADERA CENTER
CHESTER SQUARE
Slauson Supermall
Vermont Slauson Mall
Inglewood Center
WESTCHESTER PLAZA
PEOPLE MOVER ROUTE
FORUM
HOLLYWOOD PARK
YouTube Theater
VILLAGE AT CENTURY
HOLLYWOOD PARK CASINO
SUBJECT
CRENSHAW IMPERIAL PLAZA
CRENSHAW CENTER
Los Angeles International Airport
El Segundo
Del Aire
Hawthorne
Park-Windsor Hills
PARK MESA HEIGHTS
SOUTH LOS ANGELES
SOUTH PARK
VERMONT VISTA
ATHENS
W Florence Ave
W Century Blvd
Imperial Hwy.
E El Segundo Blvd
W Arbor Vitae St
W 135th St

TRANSIT
ORIENTED DEVELOPMENT

Metro

1 BILLION FEDERAL TRANSIT INVESTMENT

METRO CRENSHAW/LAX: The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County.

TRANSIT PLAZA BETWEEN FLORENCE & MARKET: This project is going to place a transit plaza between Florence and Market Street, at the mouth of downtown. The transit connector will reduce traffic and will move up to 11,000 people per hour and revitalize the downtown area.

INGLEWOOD PEOPLE MOVER: The Inglewood City Council has approved the construction of the Inglewood Transit Connector (ITC), which is a monorail style train that would connect the Metro Crenshaw's Downtown Inglewood Station to both SoFi Stadium and Intuit Dome. This involves automated vehicles traveling on an elevated, 1.6-mile guideway which would run above Market Street, Manchester Avenue, and Prairie Avenue. In addition to the northern terminus on Market Street adjacent to the K Line, plans also call for stops at Manchester Avenue and Hardy Avenue.

World-Class

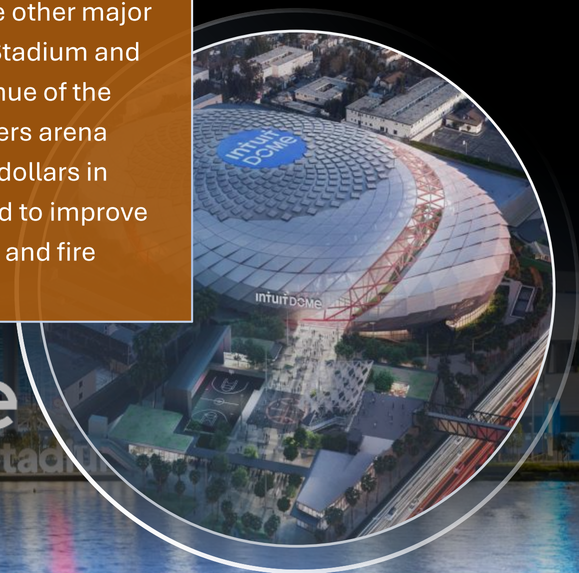
SPORTS DESTINATION

Area Landmarks

Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost $5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



TOP REGIONAL EMPLOYERS

5-MILE RADIUS

INGLEWOOD

SoFi

intuit DOME

H
HOLLYWOOD PARK

HOLLYWOOD PARK CASINO

$55,000,000
In Local Wages

$500M
In Local Business Contracts

35%
Local Hire Provisions

PLAYA VISTA	EL SEGUNDO
Microsoft	BOEING
Google	NORTHROP GRUMMAN
SONY	Raytheon
EA	AEROSPACE
THE HONEST CO.	MATTEL

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