128 N HILLCREST BLVD
INGLEWOOD, CA 90301

Rare 5-unit multifamily investment located on one of Inglewood's most desirable residential streets, offering tremendous upside and future ADU potential just minutes from SoFi Stadium and Hollywood Park.

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum
Exclusive Listing

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BROKER OF RECORD

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Edward L. Patterson

Broker of Record

11766 Wilshire Blvd, Suite 270
Los Angeles, CA 90025
LIC. #02078334

Exclusively Listed

John Katnik

Senior Vice President

john@brcadvisors.com
Cell: (310) 956-2291
Real Estate Lic. #02002695

WEST LOS ANGELES OFFICE
11766 Wilshire Blvd, Suite 270
Los Angeles, CA 90025

BEVERLY HILLS OFFICE
9744 Wilshire Blvd, Suite 300
Los Angeles, CA 90201

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Street Address	128 N Hillcrest Blvd
City	Inglewood
State	CA
Zip Code	90301
APN	INR3YY
Rentable Square Feet	5,180
Lot Size	13,334
Year Built	1922

5-Unit Multi-Family Offering in Inglewood, CA

Rare value-add multifamily opportunity located in one of Inglewood's premier residential streets, featuring a front fourplex and detached back house on an oversized lot with additional ADU potential.

John Katnik of BRC Advisors is pleased to present the exclusive offering of 128 N Hillcrest Blvd, a rare value-add multifamily opportunity located on one of Inglewood's most desirable residential streets.

The property consists of a 5-unit apartment community featuring a front fourplex and a detached back house, all situated on a massive lot with additional ADU potential. Originally constructed in 1922, the property experienced a fire several years ago and has since undergone substantial reconstruction. Most of the heavy lifting has already been completed, creating a unique opportunity for a savvy investor or developer to finalize the project and unlock significant upside.

All five units are spacious 2-bedroom layouts and the property will be delivered 100% vacant, allowing a new owner complete flexibility in executing their business plan without tenant relocation concerns.
Positioned on arguably the premier street in all of Inglewood, Hillcrest Blvd is surrounded by high-end single family homes and benefits from strong neighborhood appeal, limited multifamily inventory, and continued growth driven by the surrounding Inglewood redevelopment.

The property is being offered at an attractive basis of approximately $285,000 per unit and $275 per square foot. Based on projected stabilized operations, the asset is projected to achieve an 7.64% cap rate and 8.73 GRM before renovation completion costs, presenting investors with an exceptional opportunity to create substantial value in one of Southern California's fastest evolving rental markets.

Investment Highlights

Rare Value-Add Opportunity on Hillcrest Blvd

128 N Hillcrest Blvd is a 5-unit multifamily property consisting of a front fourplex and detached back house located on arguably the best street in all of Inglewood.

Significant Reconstruction Already Completed

The property experienced a fire years ago and has since undergone extensive rebuilding, with most of the major work already completed. A new investor simply needs to finish the project and bring the units to market.

Massive Lot with ADU Potential

The oversized lot provides additional upside through the potential development of ADUs, creating a unique long-term value-add opportunity.

100% Vacant with Spacious 2 Bedroom Units

All five units are large 2-bedroom layouts and the property will be delivered fully vacant, allowing complete flexibility for renovations and lease-up.

Premier Inglewood Residential Location

Surrounded by high-end single family homes, Hillcrest Blvd offers a highly desirable residential setting while still benefiting from proximity to SoFi Stadium, Hollywood Park, the Intuit Dome, and the continued redevelopment of Inglewood.

Property Photos

Detached back house and oversized lot create a unique opportunity for future ADU development and additional long-term rental income upside.

Interior Photos

Aerial View


SOFI STADIUM
HOLLYWOOD PARK CASINO
KIA FORUM
INTUIT DOME
CENTINELA HOSPITAL MEDICAL CENTER
ALDI
target
COSTCO WHOLESALE
THE HOME DEPOT
Marshalls
LA FITNESS
SUBJECT PROPERTY

Income and Expenses

INCOME		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total
4	2+1	$2,650	$10,600
1	2+1 House	$3,000	$3,000
Rental Income			$13,600
TOTAL MONTHLY INCOME			**$13,600**
GROSS POTENTIAL INCOME			**$163,200**
Vacancy/Collection Allowance (GPR)		3.00%	$4,896
EFFECTIVE GROSS INCOME			**$158,304**

EXPENSES	MARKET	
Taxes (1.30% x Sales Price)	37%	$18,525
Insurance ($1.5/sq. foot)	16%	$7,770
Maintenance & Repair ($500/unit)	5%	$2,500
Utilities (Estimated)	12%	$6,000
Reserves ($200/unit)	2%	$1,000
Off-Site Management (5% of SGI)	16%	$8,160
Landscaping ($150/month)	4%	$1,800
License and Fees (Estimated)	2%	$1,200
Misc. (Estimated)	5%	$2,500
TOTAL	**100%**	**$49,455**

Financial Analysis

PRICING DETAILS	
Offering Price	$1,425,000
Down Payment	100%
Number of Units	5
Price Per Unit	$285,000
Rentable Square Feet	5,180
Price Per SF	$275.10
GRM - Market	8.73
CAP Rate - Market	7.64%
Year Built	1922
Lot Size	13,334
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA		MARKET RENTS
Scheduled Gross Income		$163,200
Less Vacancy	3.00%	$4,896
Gross Operating Income		$158,304
Less Expenses	30%	$49,455
NET OPERATING INCOME		**$108,849**
Net Cash Flow After Loan Payments	7.64%	$108,849
TOTAL RETURN	**7.64%**	**$108,849**

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Rent Roll

Unit #	Unit Type	Unit SF	Market Rent	PF Rent / SF	Notes
128	2+1	1,000	$2,650	$2.65	Vacant
128 1/2	2+1	1,000	$2,650	$2.65	Vacant
130	2+1	1,000	$2,650	$2.65	Vacant
130 1/2	2+1	1,000	$2,650	$2.65	Vacant
132	2+1 House	1,200	$3,000	$2.50	Vacant
Total			**$13,600**		

Sq Ft of All Units are Estimated – Buyer to Verify

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.

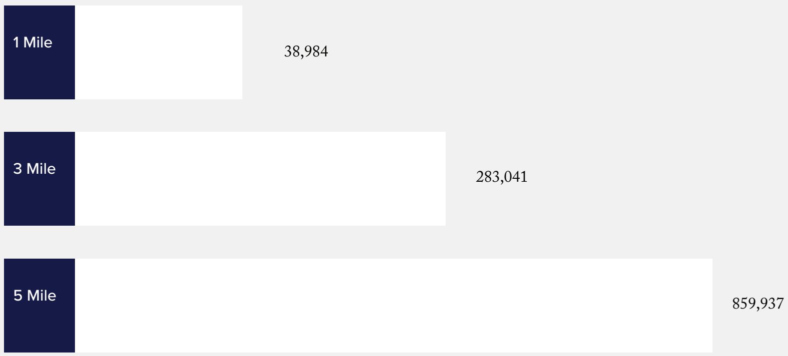
Los Angeles International Airport

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.

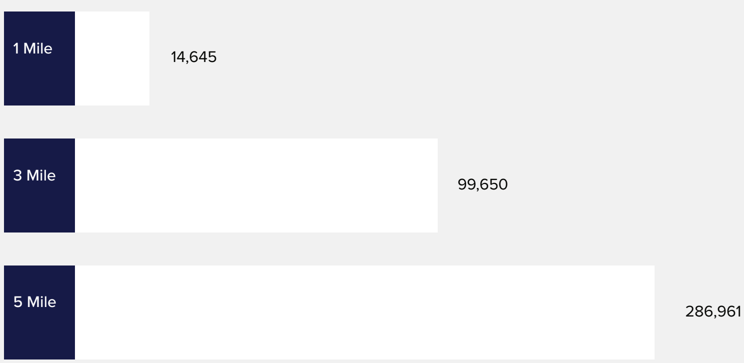
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further 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.

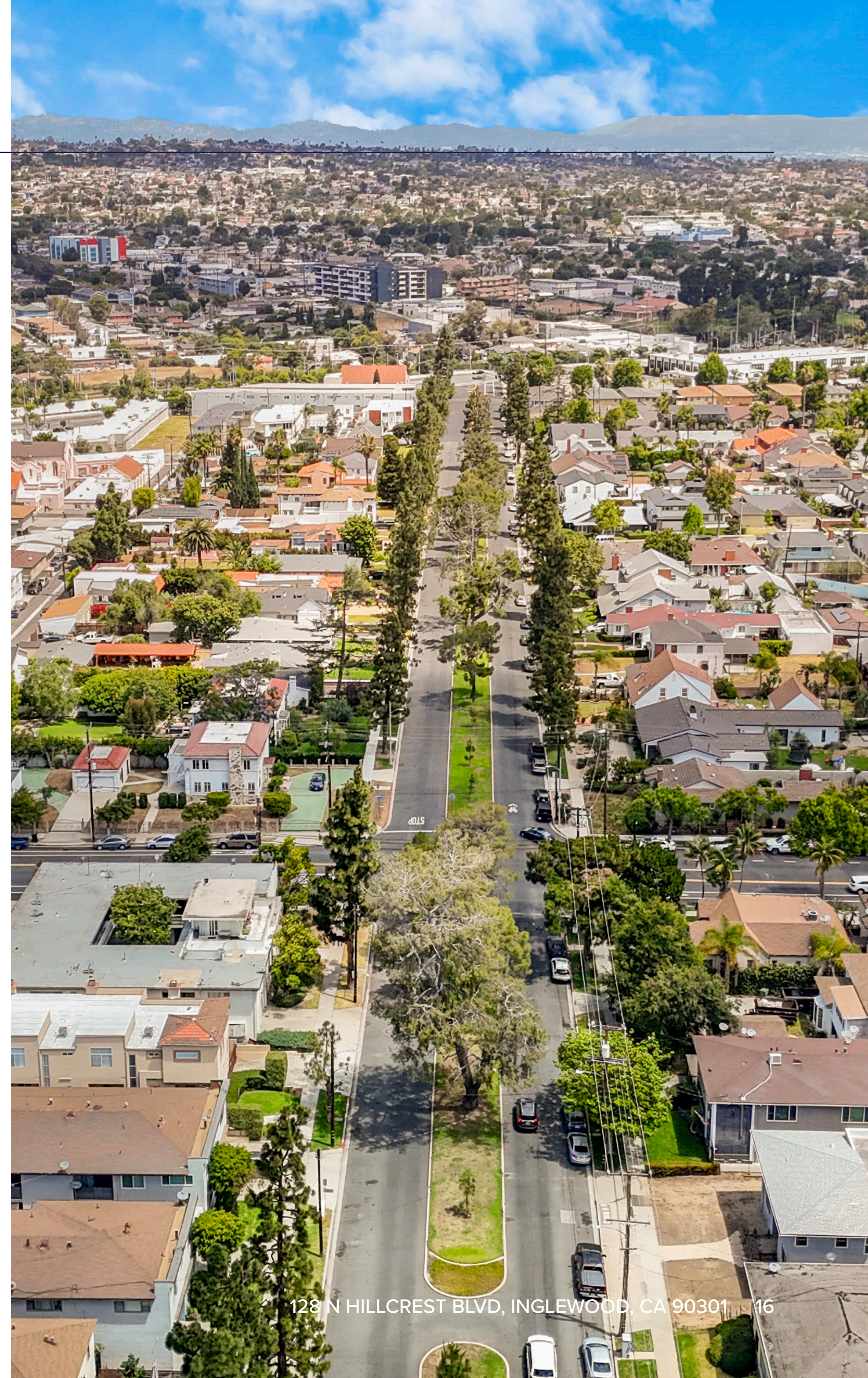
Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	38,984	283,041	859,937



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	14,645	99,650	286,961
Average Income	$83,649	$103,691	$104,397
Median Income	$63,945	$75,978	$75,369





The Team

John Katnik

Senior Vice President

john@brcadvisors.com
Cell: (310) 956-2291
Real Estate Lic. #02002695

WEST LOS ANGELES OFFICE
11766 Wilshire Blvd, Suite 270
Los Angeles, CA 90025

BEVERLY HILLS OFFICE
9744 Wilshire Blvd, Suite 300
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