

1318 WEST 90TH STREET LOS ANGELES, CA 90044

The property features a well-balanced unit mix of four 1-bedroom/1-bath units and one 2-bedroom/1-bath plus Den unit, with all units recently renovated and the 2-bedroom unit delivered vacant in rent-ready condition.



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Executive Summary



5-Unit Count Multi-Family Offering in Los Angeles, CA

A well-located five-unit multifamily offering in South Los Angeles featuring recent renovations, a balanced unit mix, multiple ancillary income opportunities, and immediate rental upside, delivering strong in-place income and durable long-term fundamentals.

1318 W. 90th Street presents a five-unit multifamily investment opportunity in South Los Angeles with immediate upside. The property features a balanced unit mix of four (4) one-bedroom / one-bath units and one (1) two-bedroom / one-bath plus den unit. The two-bedroom unit is currently vacant and in rent-ready condition. Upon full lease-up, the property is projected to deliver strong and consistent cash flow with a stabilized 9.24 GRM and a 7.98% CAP Rate.

The property offers additional value-add potential through vacant garages, which may be utilized for additional parking income or repositioned for future ADU conversion, subject to buyer verification and local regulations, providing a path to incremental income growth beyond traditional rent increases.

Situated on a quiet residential street with convenient access to major employment centers, transit corridors, and regional freeways, the property benefits from steady tenant demand and strong occupancy fundamentals. South Los Angeles continues to attract investor interest due to its relative affordability and proximity to Downtown Los Angeles, Inglewood, and LAX.

The unit mix supports both income stability and long-term durability, as one-bedroom units typically experience lower vacancy, while the larger two-bedroom plus den unit appeals to families and long-term renters. All units have been recently renovated, creating a largely turnkey investment profile and minimizing near-term capital expenditure requirements.

Street Address	1318 West 90th Street
City	Los Angeles
State	CA
Zip Code	90044
APN	6047-013-006
Rentable Square Feet	3,462
Lot Size	5,401
Year Built	1962

Investment Highlights

Balanced Unit Mix

The property features a well-balanced unit mix of four 1-bedroom/1-bath units and one 2-bedroom/1.5-bath unit appealing to a broad renter base and supporting stable occupancy.

Recently Renovated Units

All units have been recently renovated, providing a turnkey investment profile and minimizing near-term capital expenditure requirements.

Capital Improvements & Amenities

Copper plumbing, new interior electrical sub panels, new vinyl windows, newer motorized parking gate motor, owner owed laundry equipment and common area laundry room.

On-Site Parking

The property offers on-site parking, a valuable amenity in a dense Inglewood submarket that supports tenant retention.

Separately Metered Utilities

Each unit is separately metered for gas and electricity, allowing for efficient utility management and improved operating expense control.

Strong Rental Market

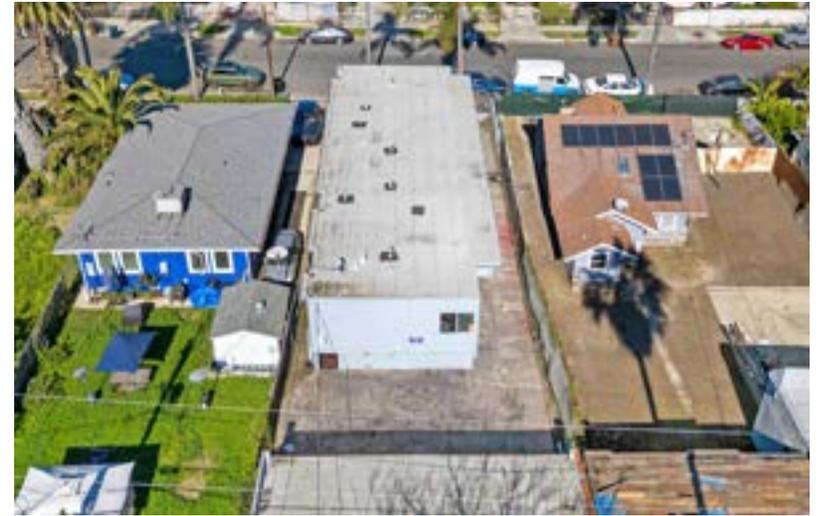
The asset is located within a strong rental demand market, supported by a dense residential population and long-term housing fundamental

Strategic Location

The property benefits from proximity to major employment centers and transportation corridors, providing convenient access throughout the greater Los Angeles metro.

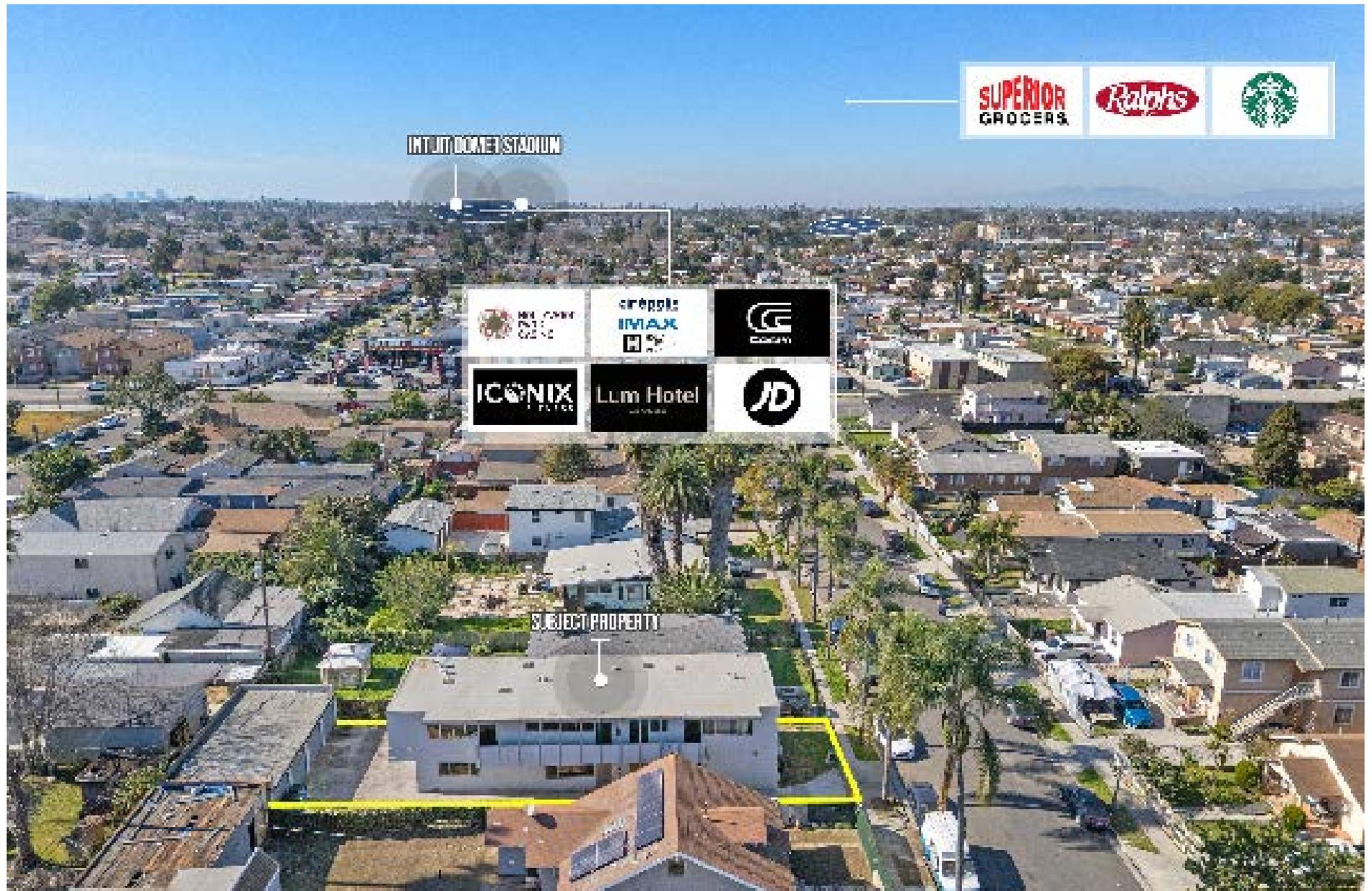


Property Photos



Views highlighting the property's building layout, on-site secure and gated parking, and surrounding residential neighborhood.

Aerial View



Aerial View



Income and Expenses

INCOME		STABILIZED		MARKET	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
4	1+1	\$1,743	\$6,971	\$1,629	\$6,516
1	2+1+Den	\$2,500	\$2,500	\$2,500	\$2,500
Laundry Income			\$75		\$75
Rental Income			\$9,471		\$9,016
TOTAL MONTHLY INCOME			\$9,546		\$9,091
GROSS POTENTIAL INCOME			\$114,552		\$109,092
Vacancy/Collection Allowance (GPR)		3%	\$3,410	3%	\$3,246
EFFECTIVE GROSS INCOME			\$111,142		\$105,846
EXPENSES		STABILIZED		MARKET	
Taxes (1.20% x Sales Price)		47%	\$12,600	47%	\$12,600
Insurance (\$1.50/sq. ft.)		19%	\$5,193	19%	\$5,193
Maintenance & Repair (\$500/unit)		9%	\$2,500	9%	\$2,500
Water (\$400/month)		18%	\$4,800	18%	\$4,800
Landscaping (\$50/month)		2%	\$600	2%	\$600
Internet - Security Cameras (\$102/month)		5%	\$1,224	5%	\$1,224
TOTAL		100%	\$26,917	100%	\$26,917

Financial Analysis

PRICING DETAILS		
Offering Price		\$1,050,000
Down Payment	30%	\$315,000
Number of Units		5
Price Per Unit		\$210,000
Rentable Square Feet		3,462
Price Per SF		\$303.29
GRM - Stabilized		9.24
CAP Rate - Stabilized		7.98%
GRM - Market		9.70
CAP Rate - Market		7.48%
Year Built		1962
Lot Size		5,401
Type of Ownership		Fee Simple

FINANCING		
Loan Amount		\$735,000
Loan Type		Proposed New
Interest Rate		5.90%
Amortization		3 Year Fixed (30)
Term		30
Monthly Payments		\$4,360
Annual Payments		\$52,315

ANNUALIZED OPERATING DATA	STABILIZED		MARKET	
Scheduled Gross Income		\$114,552		\$109,092
Less Vacancy	3%	\$3,410	3%	\$3,246
Gross Operating Income		\$111,142		\$105,846
Less Expenses	23%	\$26,917	24%	\$26,917
NET OPERATING INCOME		\$84,225		\$78,929
Less Loan Payment		\$52,315		\$52,315
Net Cash Flow After Loan Payments	10.13%	\$31,911	8.45%	\$26,615
Principal Reduction		\$9,177		\$9,177
TOTAL RETURN	13.04%	\$41,087	11.36%	\$35,791

EXPENSES	STABILIZED		MARKET	
Taxes (1.20% x Sales Price)	47.70%	\$12,600	47.70%	\$12,600
Insurance (\$1.50/sq. ft.)	19.66%	\$5,193	19.66%	\$5,193
Maintenance & Repair (\$500/unit)	7.57%	\$2,000	7.57%	\$2,000
Water (\$400/month)	18.17%	\$4,800	18.17%	\$4,800
Landscaping (\$50/month)	2.27%	\$600	2.27%	\$600
Internet - Security Cameras (\$102/	4.63%	\$1,224	4.63%	\$1,224
TOTAL	100.00%	\$26,417	100.00%	\$26,417

Rent Roll

Unit #	Unit Type	Tenant Portion	HUD Portion	Stabilized Rent	Market Rent	Rental Upside	Notes
A	1+1	\$0.00	\$1,564	\$1,564	\$1,629	4%	Section 8
B	2+1+Den	-	-	\$2,500	\$2,646	6%	Vacant - Rent Ready
C	1+1	\$174	\$1,771	\$1,945	\$1,629	-19%	Section 8
D	1+1	\$0.00	\$1,954	\$1,945	\$1,629	-19%	Section 8
E	1+1	\$0.00	\$1,517	\$1,517	\$1,629	7%	Section 8
Total				\$9,471	\$9,162		



Area Overview

South Los Angeles

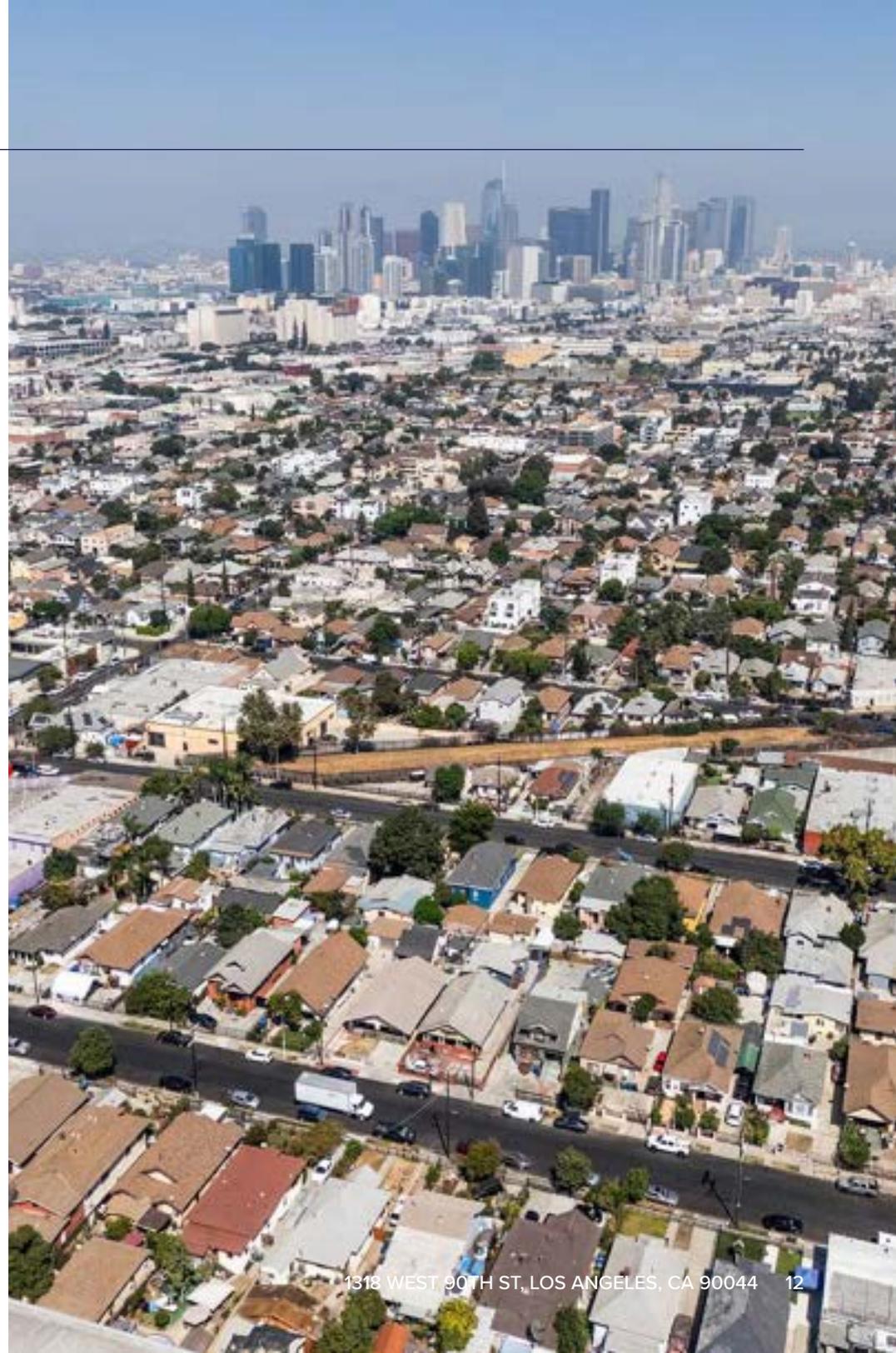
Centrally located within South Los Angeles, offering direct connectivity to Inglewood, LAX, and major employment hubs across the greater Los Angeles.

The subject property is located in South Los Angeles, a centrally positioned and densely populated submarket that continues to benefit from long-term public and private reinvestment. The area offers direct access to Downtown Los Angeles, Inglewood, the South Bay, and the Westside, positioning the property within one of the region's most connected urban corridors. South Los Angeles has historically served as a vital residential base for the greater LA metro, supported by strong employment access and sustained housing demand.

The property benefits from exceptional regional connectivity, highlighted by close proximity to Los Angeles International Airport, one of the busiest airports in the world and a major economic engine for Southern California. LAX supports hundreds of thousands of jobs across aviation, hospitality, logistics, and professional services, driving consistent rental demand throughout surrounding neighborhoods. Additional access to major freeways enhances commuter mobility and reinforces the area's appeal to a broad tenant base.

South Los Angeles is further strengthened by its adjacency to Inglewood's rapidly expanding entertainment and mixed-use corridor, anchored by SoFi Stadium at Hollywood Park and the newly developed Intuit Dome. These destinations host year-round sporting events, concerts, and global entertainment, generating sustained visitation, employment opportunities, and ongoing infrastructure investment that positively impact surrounding residential neighborhoods.

From an investment perspective, South Los Angeles represents a compelling environment for multifamily ownership, driven by persistent housing demand, limited for-sale housing affordability, and proximity to major employment nodes. The area's strong renter base, combined with long-term demographic stability and ongoing reinvestment, supports durable occupancy and income resilience. These fundamentals position multifamily assets in South Los Angeles as attractive long-term holdings within the greater Los Angeles market.



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.

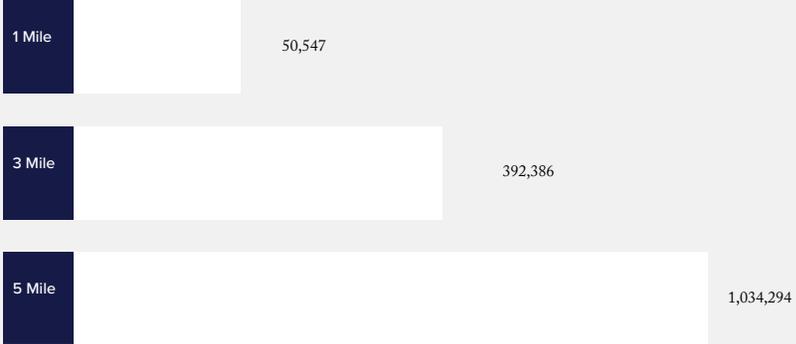
Los Angeles International Airport

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.

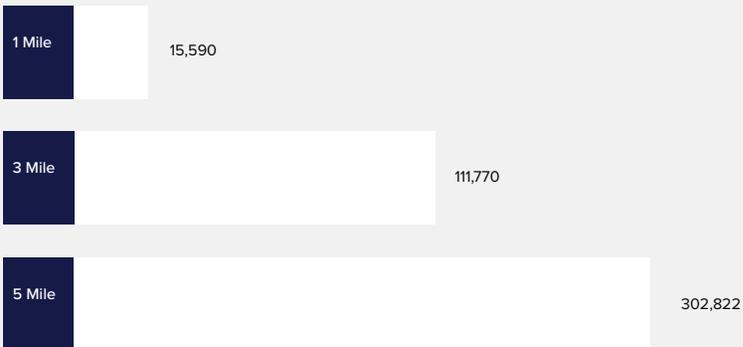
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further 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	50,547	392,386	1,034,294



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	15,590	111,770	302,822
Average Income	\$63,626	\$71,539	\$75,596
Median Income	\$44,601	\$53,864	\$57,062



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