

# 212 W. PLYMOUTH STREET INGLEWOOD, CA 90302

The property is a ten unit multifamily asset in the strong Inglewood rental market, supported by desirable townhouse-style units, solid in-place income, and long term area growth fundamentals.



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# Executive Summary



**\$3.150M**

Offering Price

**11.15**

GRM

**6.19%**

Cap Rate

## 10-Unit Multi-Family Inglewood, CA 90302

*10-unit multifamily asset in the strong Inglewood rental market, supported by desirable townhouse-style units, solid in-place income, and long-term area growth fundamentals.*

212 W. Plymouth St. is a well-positioned 10-unit multifamily property located in the highly desirable Inglewood rental market. The property features an attractive unit mix of three (3) 1-bedroom/1-bath units and seven (7) 2-bedroom/1.5-bath units, with all residences designed as spacious two-story townhouse-style units. This unique layout provides tenants with a more functional and home-like living experience, further enhanced by in-unit washer/dryer hookups, a highly sought-after amenity in today's rental market.

The property offers strong physical appeal and tenant convenience, with ample gated and secure tuck-under parking, a secure intercom-controlled main entrance, intercom gated entry, and a security surveillance system. These features contribute to both tenant comfort and overall property security, helping support long-term occupancy and tenant retention.

Situated on a 10,537 square foot lot with approximately 8,955 rentable square feet, the property benefits from a low-density site layout and a strong unit configuration that appeals to a broad tenant base. The combination of spacious floorplans, townhouse-style design, and practical amenities positions the asset well within the competitive Inglewood market.

Located in one of Los Angeles County's most dynamic and evolving submarkets, 212 W. Plymouth St. offers residents convenient access to major transportation routes, employment hubs, retail amenities, and entertainment destinations throughout Inglewood and the greater Westside/South Bay regions. Inglewood continues to attract significant public and private investment, further reinforcing the long-term appeal and growth potential of well-located multifamily assets such as this one.

Street Address	212 W. Plymouth Street
City	Inglewood
State	CA
Zip Code	90302
APN	4017-009-017
Rentable Square Feet	8,955
Lot Size	10,537
Year Built	1964

# Investment Highlights

## Balanced Unit Mix

The property features a well-balanced unit mix of three 1-bedroom/1-bath units and seven 2-bedroom/1.5-bath units, offering broad appeal to a wide range of renters.

## Townhouse-Style Units

All units are designed as spacious two-story townhouse-style residences, offering a more functional and home-like living experience. This layout sets the property apart from more traditional apartment product and enhances tenant appeal.

## Controlled Access & Security Features

The property provides a secure intercom main entrance, secured gated parking entry & exit, and a security surveillance system.

## On-Site Secure Parking

The property offers ample on-site gated and secure tuck-under parking for residents. Secure parking is a valuable amenity that adds convenience and strengthens tenant demand.

## Washer/Dryer Hookup In All Units

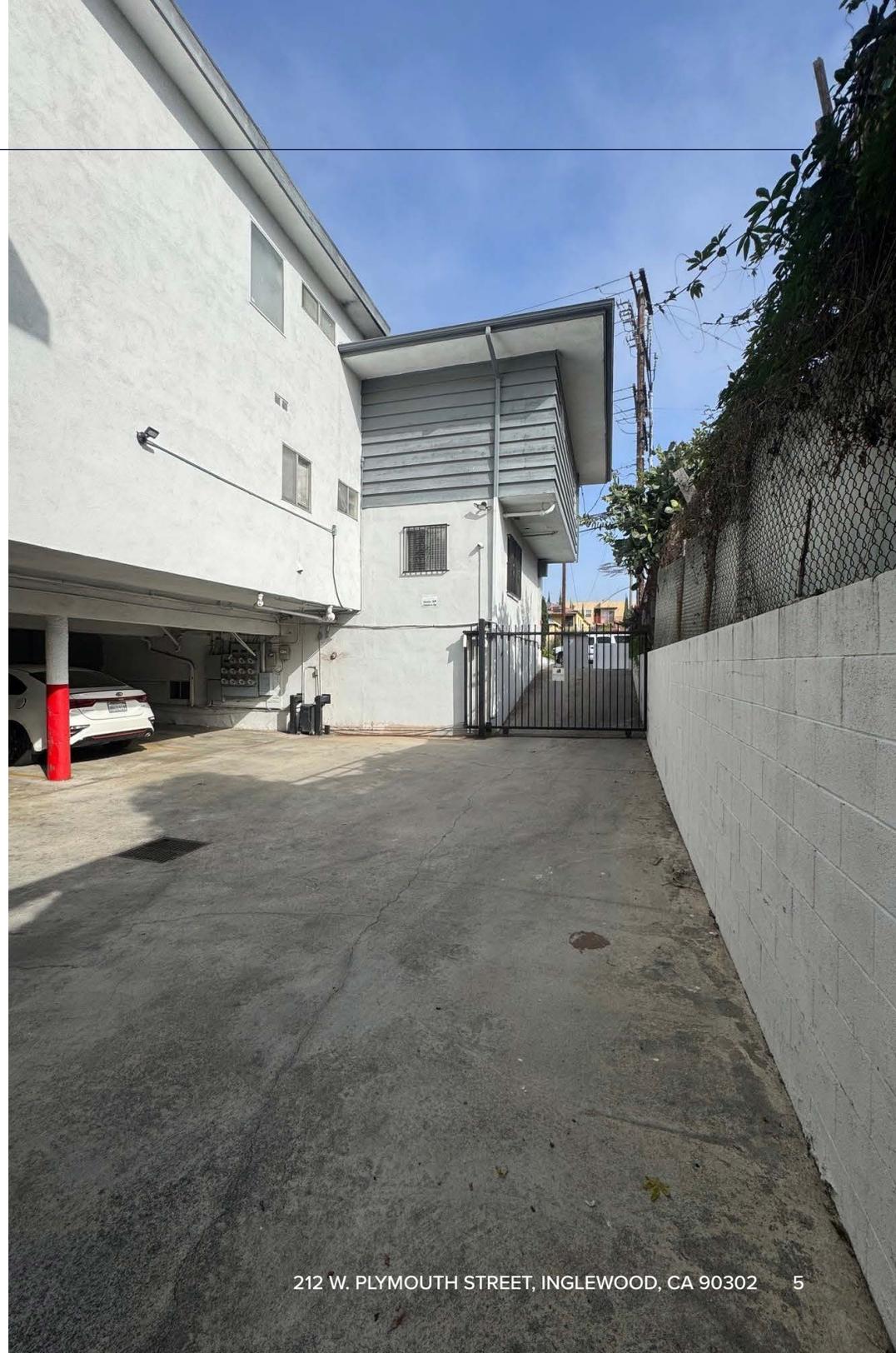
Each unit includes washer/dryer hookups, providing residents with a highly sought-after convenience. This amenity improves marketability, tenant satisfaction, and overall leasing appeal.

## Positioned for Long-Term Growth

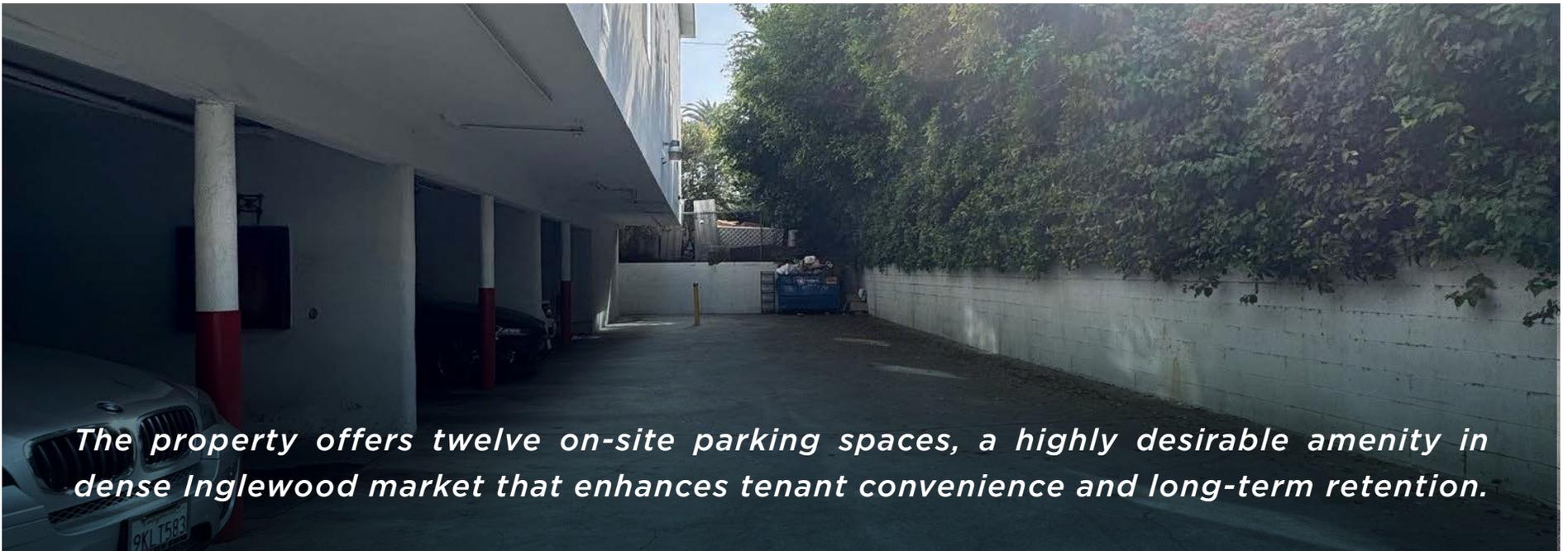
The property is well positioned to benefit from Inglewood's continued economic growth and ongoing investment activity.

## 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



*The property offers twelve on-site parking spaces, a highly desirable amenity in dense Inglewood market that enhances tenant convenience and long-term retention.*

# Income and Expenses

INCOME		STABILIZED RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
3	1+1	\$1,985	\$5,955	\$2,300	\$6,900
7	2+1.5	\$2,511	\$17,580	\$2,875	\$20,125
Rental Income			\$23,534		\$27,025
<b>TOTAL MONTHLY INCOME</b>			<b>\$23,534</b>		<b>\$27,025</b>
<b>GROSS POTENTIAL INCOME</b>			<b>\$282,413</b>		<b>\$324,300</b>
Vacancy/Collection Allowance (GPR)		3%	\$8,472	5%	\$16,215
<b>EFFECTIVE GROSS INCOME</b>			<b>\$273,941</b>		<b>\$308,085</b>

EXPENSES		CURRENT	MARKET
Taxes (1.20% x Sales Price)	47.9%	\$37,800	\$37,800
Insurance (\$1.50/sq. ft.)	17.0%	\$13,433	\$13,433
Maintenance & Repair (\$500/unit)	6.3%	\$5,000	\$5,000
Water & Trash (\$850/month)	6.5%	\$5,100	\$5,100
Electricity (\$100/month)	1.5%	\$1,200	\$1,200
GAS (\$225/month)	3.4%	\$2,700	\$2,700
Landscaping (\$100/month)	1.5%	\$1,200	\$1,200
Off-Site Management (4% of SGI)	14.3%	\$11,297	\$11,297
Internet - Security Cameras (\$105/month)	1.6%	\$1,260	\$1,260
<b>TOTAL</b>	<b>100%</b>	<b>\$78,989</b>	<b>\$78,989</b>

# Financial Analysis

PRICING DETAILS		
Offering Price		\$3,150,000
Down Payment	25%	\$787,500
Number of Units		10
Price Per Unit		\$315,000
Rentable Square Feet		8,955
Price Per SF		\$351.76
GRM - Current		11.15
CAP Rate -Current		6.19%
GRM - Market		9.71
CAP Rate - Market		7.27%
Year Built		1964
Lot Size		10,537
Type of Ownership		Fee Simple

FINANCING		
Loan Amount		\$2,362,500
Loan Type		Proposed New
Interest Rate		5.75%
Amortization		3 Year Fixed (30)
Term		30
Monthly Payments		\$13,787
Annual Payments		\$165,443

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income		\$282,413		\$324,300
Less Vacancy	3%	\$8,472	5%	\$16,215
Gross Operating Income		\$273,941		\$308,085
Less Expenses	28%	\$78,989	24%	\$78,989
<b>NET OPERATING INCOME</b>		<b>\$194,952</b>		<b>\$229,096</b>
Less Loan Payment		\$165,443		\$165,443
Net Cash Flow After Loan Payments	3.75%	\$29,509	8.08%	\$63,653
Principal Reduction		\$30,330		\$30,330
<b>TOTAL RETURN</b>	<b>7.60%</b>	<b>\$59,839</b>	<b>11.93%</b>	<b>\$93,983</b>

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# Rent Roll

Unit #	Unit Type	Tenant Portion	HAP Portion	Current Rent	Market Rent	Rental Upside	Notes
1	1+1	\$131.29	\$1,630.64	\$1,761.93	\$2,300	23%	Brilliant Corners
2	1+1	\$1,043.00	\$1,073.00	\$2,116.00	\$2,300	8%	Section 8
3	1+1			\$2,076.79	\$2,300	10%	
4	2+1.5			\$2,850.00	\$2,875	1%	
5	2+1.5			\$2,369.00	\$2,875	18%	
6	2+1.5			\$2,245.19	\$2,875	22%	
7	2+1.5			\$2,650.00	\$2,875	8%	
8	2+1.5	\$0.00	\$2,422.66	\$2,422.66	\$2,875	16%	Brilliant Corners
9	2+1.5			\$2,525.56	\$2,875	12%	
10	2+1.5	\$1,516.32	\$1,001.00	\$2,517.32	\$2,875	12%	Whole Child
<b>Total</b>				<b>\$23,534</b>	<b>\$27,025</b>		



## 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.

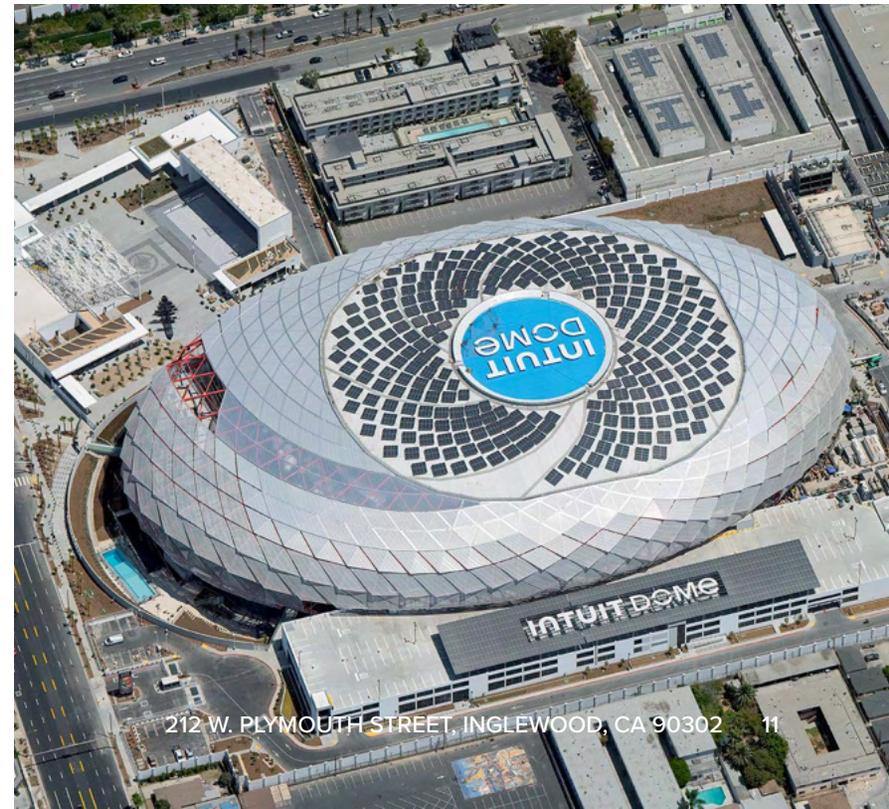
The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, 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.

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