



NINE UNIT MULTI-FAMILY INVESTMENT
809 Flora Drive, Inglewood, CA 90302

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809 Flora Dr.



PROPERTY DETAILS

Property Address:

809 Flora Dr, Inglewood, CA 90302

Property County:

Los Angeles County

Parcel Number:

4017-020-013

Number of Units:

9

Rentable Square Feet:

7,199 (Assessor)

Lot Square Feet:

11,509 (Assessor)

Year Built / Year Renovated:

1954 / 2009-2022

Unit Mix:

(1) 3 Bed | 2.5 Bath, (1) 2 Bed | 1 Bath, (7) 1 Bed | 1 Bath

Rent Control:

City of Inglewood Ordinance Ordinance Sunsets 1/1/2025

Property Type:

Low-Rise Garden Style

Roof Type:

Flat

Electricity/Gas:

Individually Metered (Tenant Pays)

Water/Sewer/Trash:

Master Metered (Landlord Pays)

Parking:

(9) On-Site Covered Parking Spaces

INVESTMENT SUMMARY

Price:	\$2,150,000
Price/Unit:	\$238,889
Current Cap Rate:	4.55%
Post Increases Cap Rate:	8.86%
Pro Forma Cap Rate:	11.06%
Current GRM:	12.45
Year 2 GRM:	7.70
Pro Forma GRM:	6.51
Price/SF (Building):	\$299
Price/SF (Lot):	\$187

FINANCING QUOTE**PRINCIPAL + INTEREST**

Down Payment:	\$1,075,000
Loan Amount:	\$1,075,000
Interest Rate:	6.25%
Fixed Period:	5 Years
Interest Only Period:	None

FINANCING QUOTE**INTEREST ONLY**

Down Payment:	\$1,075,000
Loan Amount:	\$1,075,000
Interest Rate:	6.35%
Fixed Period:	5 Years
Interest Only Period:	3 Years



INVESTMENT SUMMARY

Unique value add opportunity to purchase an incredibly well-maintained asset with true upside potential being offered for sale for the first time in nearly 30 years! Pride of ownership nine-unit complex located in Northwest Inglewood only blocks from Ladera Heights and walking distance to Amazon Fresh, Chipotle and Starbucks. Property is comprised of (1) 3BD/2.5BA, (1) 2BD/1BA, (7) 1BD/1BA units, an on-site laundry facility, nine on-site parking spaces and a common area pool for tenants to enjoy.

Current ownership has meticulously maintained the property over the years renovating eight out of nine units between 2009 and 2021 as they turned over, but rents remain approximately 36% below market even after the most recent rent increases in September, 2024. Some exterior improvements from 2013 – 2022 include pool resurfacing, pool drainage to code, pool deck resurfacing, roof replacement in 2014/19, new handrails & entry gate, common washer/dryer replacement, deck/walkway resurfacing, concrete leveling, LED lighting in the carport area and new exterior paint.

Great opportunity for a savvy investor to capitalize on the new CA State Bill SB1211 by building (4) additional 450 sqft One Bedroom / One Bathroom ADU units. Increasing the cash on cash return to 8.44% at pro forma rents. A tremendous value add for long term investors looking to maximize income potential, while adhering to local ordinances.

In January 2025, the city's rental increase limits will be aligned with the State of CA at 5% plus CPI, allowing a new owner the ability to bring rents up to market more quickly.

INCOME SUMMARY

UNIT MIX	TOTAL	EST. SF	AVG/UNIT	CURRENT	AVG RENT/SF	AVG/UNIT	MARKET	AVG RENT/SF
3 Bed / 2.5 Bath	1	1,200	\$2,793	\$2,793	\$2.33	\$2,995	\$2,995	\$2.50
2 Bed / 1 Bath	1	900	\$1,236	\$1,236	\$1.37	\$2,495	\$2,495	\$2.77
1 Bed / 1 Bath	7	700	\$1,466	\$10,261	\$2.09	\$1,995	\$13,965	\$2.85
1 Bed / 1 Bath - ADU	4	450	-	-	-	\$1,995	\$7,980	\$4.43
TOTALS:	-	-		\$14,290			\$27,435	
Laundry Income:				\$100			\$100	
TOTAL MONTHLY INCOME:				\$14,390			\$27,535	
GROSS ANNUAL INCOME:				\$172,680			\$330,420	

Effective January 1, 2025 - California's recently passed SB 1211 introduces significant enhancements to the state's Accessory Dwelling Unit (ADU) framework, providing expanded opportunities for multifamily property owners:

- **Expanded Density Allowances:** Property owners can now construct up to 8 detached ADUs, provided the number does not exceed the total units in the existing building.
- **Parcel-Based Flexibility:** For multifamily properties spanning multiple legal parcels, groups of up to 8 ADUs may be added per parcel, so long as the total ADU count does not exceed the unit count in the existing property.
- **Maximized Land Use:** SB 1211 allows property owners to optimize underutilized spaces while adhering to city planning standards.
- **Increased Property Income Potential:** Adding ADUs can significantly boost rental income especially in high demand areas.
- **Parking Exemptions:**
 1. Parking replacement is not required when carports or driveways are converted into ADUs.
 2. ADU projects located within half a mile of public transit (e.g., bus stops or train stations) are entirely exempt from parking requirements.

PROPOSED ADUS OOO



ADU Financial Assumptions

Asking Price:	\$2,150,000
Construction cost:	\$650,000 (\$150,000 x each ADU) + \$50K to Fill in Pool
Pro Forma NOI:	\$237,709
Total Cost:	\$2,150,000 + 600,000 = \$2,800,000 (\$215K/Unit)
Yield to Cost:	8.44%



Significant Value-Add Potential:
Opportunity to add 4 ADUs (Accessory Dwelling Units) Converting 2 tuck under parking spaces and adding 2 detached exterior units. Maximizing value and income potential.

8.44%

Attractive Cash-on-Cash Return: Projected 8.44% cash-on-cash return based on pro forma rents + New ADU income.

8.49%

Return on Total Cost: 8.49% yield on cost (Pro Forma NOI/Total Cost). Based on construction cost assumption of \$150,000 per 450sqft ADU.



ADU 3

ADU 4



ADU 1

ADU 2

INVESTMENT HIGHLIGHTS



11.06%

11.06% Pro Forma Cap Rate & 6.51 GRM
(Assumes stabilized market rents & four ADUs)



Value add opportunity. Approximately 36% Upside in Organic Rental Upside



Two Story 9 Unit Apartment complex located just a mile away from the SoFI Stadium



(9) On-Site Covered Parking Spaces



First Time on the Market in Nearly 30 Years



Pride of ownership: Meticulously maintained by current ownership



Prime Northwest Inglewood Location – Blocks to Ladera Heights and Westchester



Unit 1 – 1 Bedroom/1 Bath

■ **2003** – The kitchen was upgraded, and new appliances, such as a range, microwave, hardwood floors, refinished baseboards, and trim throughout.

Unit 2 – 1 Bedroom/1 Bath

■ **2009** – Upgraded kitchen with granite countertops, new cabinet fronts, new vinyl flooring, and installed vinyl plank flooring throughout the remainder of the unit. The bathroom was upgraded with new tile, vanity, toilet, and fixtures.
2019 – (New) Whirlpool SS gas range, Whirlpool SS dishwasher, Amana SS microwave

Unit 3– 1 Bedroom/1 Bath

■ **2010** – upgraded kitchen with granite countertops, new stove, microwave, refrigerator, and dishwasher; refinished hardwood flooring throughout. The bathroom was upgraded with new tile, vanity, toilet, and fixtures.
2021 – New water heater
Vinyl tiles replaced in kitchen

Unit 4– 1 Bedroom/1 Bath

■ **2018** – Upgraded kitchen with new cabinet fronts, flooring, new stove, microwave, refrigerator, vinyl flooring. The bathroom was upgraded with new tile, vanity, toilet, and fixtures. Hardwood flooring refinished. The bedroom has a custom closet.

Unit 5– 1 Bedroom/1 Bath

■ **2009** – Granite on kitchen cabinets, new stove, microwave. The bathroom was upgraded with new tile, vanity, toilet, and fixtures. Hardwood flooring refinished.
2017 – Whirlpool refrigerator

Unit 6 – 1 Bedroom/1 Bath

■ **2004** – Kitchen tile replaced on countertops. Original cabinets. Light fixtures, ceiling fans, and plumbing fixtures were replaced. Original bathroom. Hardwood floors refinished.

Unit 7 – 3 Bedrooms/2-1/2 Baths

Until March 2008, this was two units, “B,” a non-permitted single unit, and “7,” a two-bedroom, one-bath apartment. In 2008, units were combined into one unit following an inspection by the Inglewood building inspector. The combining of units was done with permits and approved by the City. (These were two units when we purchased the property in 1994). The bathroom in what used to be “B” was renovated.

■ **2018** – Everything new in the kitchen; added ½ bath, touched up existing two bathrooms, installed new vinyl plank flooring. New blinds. Existing wall heaters were operable and left as is.

■ **2019** – New Whirlpool 25 cu ft. Side-by-side stainless steel refrigerator.

■ **2020** – New double-side wall heater in Lvrn/Bedroom

Unit 8 – 2 Bedrooms/1 Bath

The original unit was never renovated, except 12/in 2004 when the kitchen countertop tile was.

■ **2020** – Replaced stove.

Unit 9– 1 Bedroom/1 Bath

■ **2016** – The unit was renovated with new kitchen cabinets, stove, microwave, refrigerator, and dishwasher. The bathroom was upgraded with new tile, vanity, toilet, and fixtures. The flooring was replaced throughout. New blinds.

■ **2019** – Replace 30-gallon water heater. Installed a new Bradford White 30-gallon water heater and stainless steel water heater flexes.

■ **2021** – The kitchen window was replaced with a Milgard standard aluminum slider.

EXTERIOR IMPROVEMENTS



2013:

- Pool resurfaced, lighting updated to code, and drain compliance.
- Decks repaired/resurfaced by National Deck and Stair.
- Handrails and entry gate replaced.

2014:

- 100% roof replacement (partial repair after 2019 storm).
- Mailboxes replaced; entire exterior painted.

2015:

- Pool area pagoda secured.

2016:

- Laundry room washer/dryer replaced.

2019:

- Decks by #5 and #7 repaired; entire deck recoated.
- 2nd-floor walkway: 23 sq. ft. replaced by #5, 45 sq. ft. by #9, 14 linear ft. of edge near #8 recoated with fiberglass (49 sq. ft.).
- Front staircase by #8: Bullnose steps replaced, fiberglass applied to remaining steps, and structural reinforcements added.

2021:

- Common areas: Concrete leveled and stained.
- LED lighting installed in carports.

2022:

- January: Facia painted at the building front.

2024:

- SB721 compliant: owner has completed the required inspections of balconies, decks, and elevated walk ways.



RENT ROLL



UNITS	UNIT TYPE	EST. SF	CURRENT	YEAR 2 + ADUS	% INCREASE	PRO FORMA	MOVE IN
1	1 Bed / 1 Bath	700	\$1,323	\$1,429	8.90%	\$1,995	July 2014
2	1 Bed / 1 Bath	700	\$1,995	\$2,055	3.00%	\$1,995	Sept. 2023
3	1 Bed / 1 Bath	700	\$1,273	\$1,375	8.90%	\$1,995	July 2018
4	1 Bed / 1 Bath	700	\$1,599	\$1,727	8.90%	\$1,995	May 2018
5	1 Bed / 1 Bath	700	\$1,236	\$1,335	8.90%	\$1,995	January 2010
6	1 Bed / 1 Bath	700	\$1,236	\$1,335	8.90%	\$1,995	November 2010
7	3 Bed / 2.5 Bath	1,200	\$2,793	\$2,877	3.00%	\$2,995	September 2019
8	2 Bed / 1 Bath	900	\$1,236	\$1,335	8.90%	\$2,495	30+ years
9	1 Bed / 1 Bath	700	\$1,599	\$1,727	8.90%	\$1,995	October 2019
ADU - 1	1 Bed / 1 Bath	450		\$1,995		\$1,995	
ADU - 2	1 Bed / 1 Bath	450		\$1,995		\$1,995	
ADU - 3	1 Bed / 1 Bath	450		\$1,995		\$1,995	
ADU - 4	1 Bed / 1 Bath	450		\$1,995		\$1,995	
TOTALS:		8,800	\$14,290	\$23,174		\$27,435	NOTES
	Plus Laundry:		\$100	\$100		\$100	Laundry on Site
			\$-	\$-		\$-	
TOTAL MONTHLY INCOME:			\$14,390	\$23,274		\$27,535	
			X 12	X 12		X 12	
TOTAL ANNUAL INCOME:			\$172,680	\$279,286		\$330,420	

*Notes:

- Units 1, 3, 4, 5, 6, 7, 8, 9 were increased 8/1/2024
- Year 2 Rent Increases assume 5% + 3% CPI Rent Increase



809 Flora Dr.



809 Flora Dr.



CLIPPERS INTUIT DOME
DEVELOPMENT SITE

The Village at
Century Shopping Center



WESTFIELD CULVER CITY

HOWARD HUGHES GALLERIA



LADERA HEIGHTS



La Cienega Blvd

809 Flora Dr.



INVESTMENT MODEL - PRINCIPAL + INTEREST

OPERATING STATEMENT		CURRENT	YEAR 2 + ADUS	PRO FORMA + ADUS
Gross Monthly Rental Income:		\$14,290	\$23,174	\$27,435
Annualized		X 12	X 12	X 12
Gross Scheduled Income:		\$171,480	\$278,086	\$329,220
Physical Vacancy:		\$(5,144) 3%	\$(8,343) 3%	\$(9,877) 3%
Gross Operating Income:		\$166,336	\$269,743	\$319,343
Plus Laundry:		\$1,200	\$1,200	\$1,200
Gross Annual Income:		\$167,536	\$270,943	\$320,543
ESTIMATED EXPENSES:	Current			
New Property Taxes:	1.25%	\$(26,884)	\$(26,884)	\$(26,884)
Property Tax Assessments:	Actual	\$(2,763)	\$(2,763)	\$(2,763)
Professional Mgmt:	5.0%	\$(8,317)	\$(13,487)	\$(15,967)
Insurance:	\$800/Unit	\$(7,200)	\$(10,400)	\$(10,400)
Utilities:	Actual/Estimated	\$(10,600)	\$(10,600)	\$(10,600)
Repairs & Maintenance:	\$750/Unit	\$(6,750)	\$(9,750)	\$(9,750)
Pool Service:	Actual	\$(2,065)	\$-	\$-
Gardener & Landscaping:	\$100/Mth	\$(1,200)	\$(1,200)	\$(1,200)
Pest:	\$60/Mth	\$(720)	\$(720)	\$(720)
Reserves:	\$350/Unit	\$(3,150)	\$(4,550)	\$(4,550)
TOTAL EXPENSES:		\$(69,649) 42%	\$(80,354) 30%	\$(82,834) 26%
NET OPERATING INCOME:		\$97,887	\$190,589	\$237,709
New Debt Service:		\$(79,428)	\$(81,090)	\$(79,428)
Cash Flow:		\$18,459	\$109,499	\$158,282
Cash on Cash Return:		1.72%	5.84%	8.44%
Plus Principal Reduction:		\$12,597	\$13,407	\$14,269
Total Return:		\$31,056	\$122,906	\$172,551
Total Rate of Return:		2.89%	6.55%	9.20%

INVESTMENT MODEL - INTEREST ONLY

OPERATING STATEMENT		CURRENT	YEAR 2 + ADUS	PRO FORMA + ADUS
Gross Monthly Rental Income:		\$14,290	\$23,259	\$27,135
Annualized		X 12	X 12	X 12
Gross Scheduled Income:		\$171,480	\$278,086	\$329,220
Physical Vacancy:		\$(5,144) 3%	\$(8,343) 3%	\$(9,877) 3%
Gross Operating Income:		\$166,336	\$269,743	\$319,343
Plus Laundry:		\$1,200	\$1,200	\$1,200
Gross Annual Income:		\$167,536	\$270,943	\$320,543
ESTIMATED EXPENSES:	Current			
New Property Taxes:	1.25%	\$(26,884)	\$(26,884)	\$(26,884)
Property Tax Assessments:	Actual	\$(2,763)	\$(2,763)	\$(2,763)
Professional Mgmt:	5.0%	\$(8,317)	\$(13,487)	\$(15,967)
Insurance:	\$800/Unit	\$(7,200)	\$(10,400)	\$(10,400)
Utilities:	Actual/Estimated	\$(10,600)	\$(10,600)	\$(10,600)
Repairs & Maintenance:	\$750/Unit	\$(6,750)	\$(9,750)	\$(9,750)
Pool Service:	Actual	\$(2,065)	\$-	\$-
Gardener & Landscaping:	\$100/Mth	\$(1,200)	\$(1,200)	\$(1,200)
Pest:	\$60/Mth	\$(720)	\$(720)	\$(720)
Reserves:	\$350/Unit	\$(3,150)	\$(4,550)	\$(4,550)
TOTAL EXPENSES:		\$(69,649) 42%	\$(80,354) 30%	\$(82,834) 26%
NET OPERATING INCOME:		\$97,887	\$190,589	\$237,709
New Debt Service:		\$(68,263)	\$(69,691)	\$(69,691)
Cash Flow:		\$29,624	\$120,897	\$168,018
Cash on Cash Return:		2.76%	6.45%	8.96%
Plus Principal Reduction:		\$-	\$-	\$-
Total Return:		\$29,624	\$120,897	\$168,018
Total Rate of Return:		2.76%	6.45%	8.96%



SoFi Stadium

MARKET OVERVIEW

LOCATION HIGHLIGHTS



LA Stadium & Entertainment District

298 acre development minutes from "The Forum".

Home to the NFL's Rams and Chargers.

1.5 Miles



809 Flora Dr

1.5 Miles



Downtown/Fairview Heights

The core of Inglewood's robust TOD plans



Hollywood Park Site expected to host the 2026 FIFA World Cup, Super Bowl LXI in 2027, and the 2028 Summer Olympics. Bringing increased revenue and jobs to the city of Inglewood.



165,000+ population of renters within a 5-mile radius



Minutes away from Los Angeles International Airport (LAX), 405 & 105 Freeways, and South Bay beach cities



3 Miles from the newly Constructed Intuit Dome development. Located at the corner of W Century Blvd and S Prairie Ave. Home of the Los Angeles Clippers.

ECONOMIC HIGHLIGHTS



Proximity to major employment hubs: South Bay, Silicon Beach & Century City



Walking Distance to: Starbucks, Amazon Fresh, Chipotle and Chick-Fil-A



Average household income of \$87,000+ within 1 mile radius

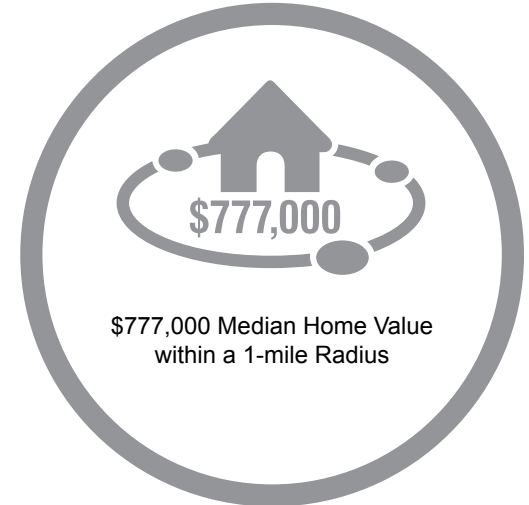
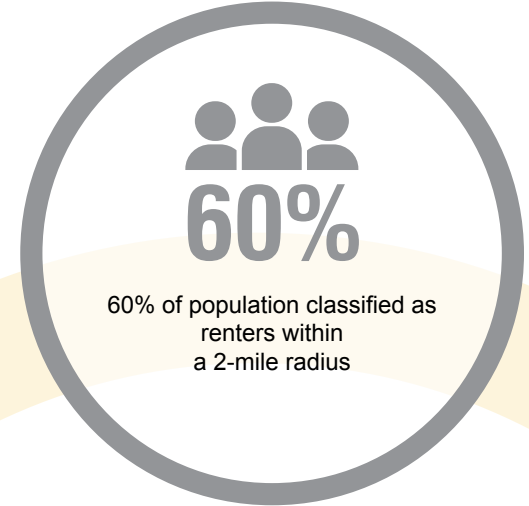


300,000+ population within 3-mile radius & 850,000+ within 5-mile radius



Improved transit lines provide accessibility to/from LAX, Downtown and Santa Monica via Metro's new Light rail service.

\$5B Sports & Entertainment hub, including the new SoFi football stadium, 900,000 SF of retail space, 800,000 SF of office space and 2,500 Class A residential units



SALES COMPARABLES



COMP #1: 713 Edgewood St



Address: 713 Edgewood St
City, State, Zip: Inglewood, CA 90302
County: Los Angeles
Price: \$2,250,000
Number of Units: 8
Year Built: 1972
Building SF: 6,220
Lot SF: 8,712
Unit Mix: (2) 2 Bed / 1 Bath
(6) 1 Bed / 1 Bath

Price/SF (Bldg): \$362
Price/SF (Lot): \$258
Price/Unit: \$281,250
GRM: 12.61
Cap Rate: 5.42%
Sale Date: 10/22/24

COMP #2: 216 S Inglewood Ave



Address: 216 S Inglewood Ave
City, State, Zip: Inglewood, CA 90301
County: Los Angeles
Price: \$1,125,000
Number of Units: 5
Year Built: 1962
Building SF: 4,447
Lot SF: 6,268
Unit Mix: (3) 1 Bed / 1 Bath
(1) 2 Bed / 1 Bath
(1) 2 Bed / 1.5 Bath

Price/SF (Bldg): \$253
Price/SF (Lot): \$179
Price/Unit: \$225,000
GRM: 13.43
Cap Rate: 4.86%
Sale Date: 1/29/24

COMP #3: 124 N Inglewood Ave



Address: 124 N Inglewood Ave
City, State, Zip: Inglewood, CA 90301
County: Los Angeles
Price: \$1,210,000
Number of Units: 5
Year Built: 1955
Building SF: 5,128
Lot SF: 7,318
Unit Mix: (1) 2 Bed / 1 Bath
(4) 1 Bed / 1 Bath

Price/SF (Bldg): \$236
Price/SF (Lot): \$165
Price/Unit: \$242,000
GRM: 12.07
Cap Rate: N/A
Sale Date: 11/5/24

SALES COMPARABLES



COMP #4: 629 S Osage Ave



Address: 629 S Osage Ave
City, State, Zip: Inglewood, CA 90301
County: Los Angeles
Price: \$1,400,000
Number of Units: 5
Year Built: 1962
Building SF: 3,086
Lot SF: 9,583
Unit Mix: (1) 2 Bed / 1 Bath
(4) 1 Bed / 1 Bath

Price/SF (Bldg): \$454
Price/SF (Lot): \$146
Price/Unit: \$280,000
GRM: 11.2
Cap Rate: 5.40%
Sale Date: 3/15/24

COMP #5: 701 S Grevillea Ave



Address: 701 S Grevillea Ave
City, State, Zip: Inglewood, CA 90301
County: Los Angeles
Price: \$1,500,000
Number of Units: 7
Year Built: 1963
Building SF: 8,102
Lot SF: 9,614
Unit Mix: (4) 1 Bed / 1 Bath
(2) 2 Bed / 1 Bath
(1) 3 Bed / 1 Bath

Price/SF (Bldg): \$185
Price/SF (Lot): \$156
Price/Unit: \$214,286
GRM: 14.06
Cap Rate: 3.75%
Sale Date: 11/22/24

COMP #6: 529 Manchester Ter



Address: 529 Manchester Ter
City, State, Zip: Inglewood, CA 90301
County: Los Angeles
Price: \$1,500,000
Number of Units: 6
Year Built: 1958
Building SF: 11,148
Lot SF: 9,148
Unit Mix: (2) 1 Bed / 1 Bath
(3) 2 Bed / 1 Bath
(1) 3 Bed / 1 Bath

Price/SF (Bldg): \$135
Price/SF (Lot): \$164
Price/Unit: \$250,000
GRM: 12.51
Cap Rate: 4.53%
Sale Date: 12/4/24

SALES COMPARABLES



COMP #7: 712 Hyde Park Blvd



Address: 712 Hyde Park Blvd
City, State, Zip: Inglewood, CA 90302
County: Los Angeles
Price: \$1,729,000
Number of Units: 7
Year Built: 1962
Building SF: 5,418
Lot SF: 7,157
Unit Mix: (2) Studio
(2) 1 Bed / 1 Bath
(3) 2 Bed / 1 Bath
Price/SF (Bldg): \$319
Price/SF (Lot): \$242
Price/Unit: \$247,000
GRM: 11.75
Cap Rate: 5.44%
Sale Date: 2/7/24

COMP #8: 10107 England Ave



Address: 10107 England Ave
City, State, Zip: Inglewood, CA 90303
County: Los Angeles
Price: \$1,120,000
Number of Units: 5
Year Built: 1942
Building SF: 3,570
Lot SF: 6,625
Unit Mix: (2) 2 Bed / 1 Bath
(3) 1 Bed / 1 Bath
Price/SF (Bldg): \$314
Price/SF (Lot): \$169
Price/Unit: \$224,000
GRM: N/A
Cap Rate: N/A
Sale Date: 10/17/24

COMP #9: 536 S Flower St



Address: 536 S Flower St
City, State, Zip: Inglewood, CA 90303
County: Los Angeles
Price: \$2,575,000
Number of Units: 9
Year Built: 1961
Building SF: 8,547
Lot SF: 9,627
Unit Mix: (3) 1 Bed / 1 Bath
(5) 2 Bed / 1 Bath
(1) 3 Bed / 2 Bath
Price/SF (Bldg): \$301
Price/SF (Lot): \$267
Price/Unit: \$286,111
GRM: 13.24
Cap Rate: 5.82%
Sale Date: 12/15/23

SALES COMPARABLES



COMP #	Address	Units	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	Year Built	COE
1	713 Edgewood St	8	\$2,250,000	\$281,250	\$362	5.42%	12.61	1972	10/22/24
2	216 S Inglewood Ave	5	\$1,125,000	\$225,000	\$253	4.86%	13.43	1962	1/29/24
3	124 N Inglewood Ave	5	\$1,210,000	\$242,000	\$236	N/A	12.07	1955	11/5/24
4	629 S Osage Ave	5	\$1,400,000	\$280,000	\$454	5.40%	11.20	1962	3/15/24
5	701 S Grevillea Ave	7	\$1,500,000	\$214,286	\$185	3.75%	14.06	1962	11/22/24
6	529 Manchester Ter	6	\$1,500,000	\$250,000	\$135	4.53%	12.51	1958	12/4/24
7	712 Hyde Park Blvd	7	\$1,729,000	\$247,000	\$319	5.44%	11.75	1962	2/7/24
8	10107 England Ave	5	\$1,120,000	\$224,000	\$314	N/A	N/A	1942	10/17/24
9	536 S Flower St	9	\$2,575,000	\$286,111	\$301	5.82%	13.24	1961	12/15/23
Total/Average:		6	\$1,601,000	\$249,961	\$284	5.03%	12.61	1960	7/5/24
Subject Property:		9	\$2,150,000	\$238,889	\$299	4.55%	12.45	1954	



