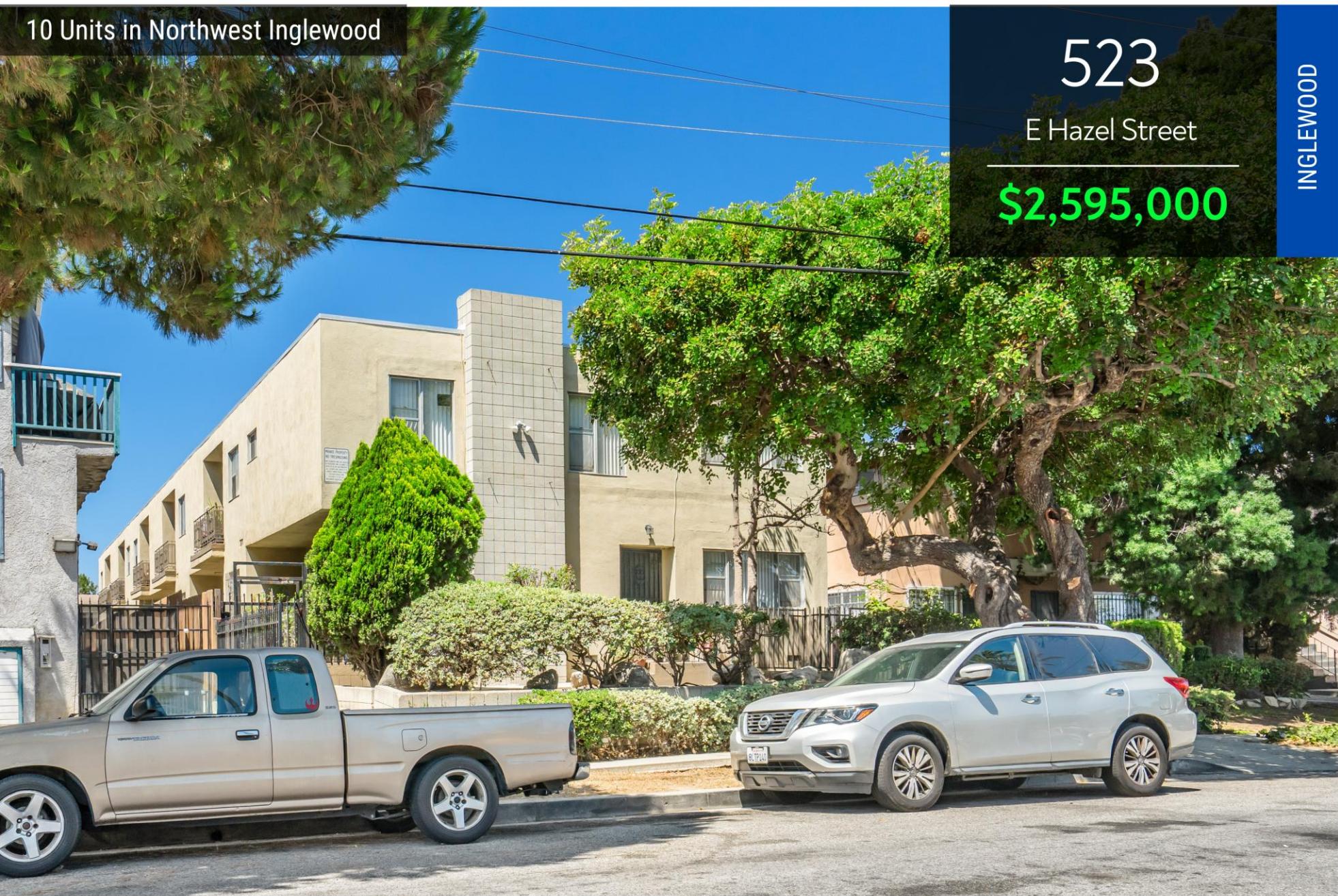


Offering Memorandum

10 Units in Northwest Inglewood



Brett Lyon DRE # 01717818
310.780.1899 | Brett@LyonStahl.com

Woody Stahl DRE # 01399621
310.710.3829 | Woody@LyonStahl.com

LYON STAHL
INVESTMENT REAL ESTATE

Table of Contents

523 E Hazel St
Inglewood, CA 90302

2



Index

Property Overview	3
Financial Overview	6
Property Photography	13
Comparables	17
Area Overview	22
Aerial Map	25
Disclaimer	27



Property Overview

523 E Hazel St
Inglewood, CA 90302

3

LYONSTAHL
INVESTMENT REAL ESTATE



Property Overview

523 E Hazel St
Inglewood, CA 90302

4



Property Summary

Price	\$2,595,000
Address	523 E Hazel St
City, State, Zip	Inglewood, CA 90302
County	Los Angeles
Zoning	INR3*
Year Built	1960
Number Of Units	10
Parking	10 Spaces
Building Size	8,525 SF
Lot Size	10,016 SF
Cap Rate	5.71%
Pro Forma Cap Rate	6.60%
Grm	10.78
Pro Forma Grm	9.79
Price / Bldg Sq Ft	\$304.40
Price / Lot Sq Ft	\$259.09
Price / Unit	\$259,500



Property Overview

523 E Hazel St
Inglewood, CA 90302

5



10 Unit Apartment Building

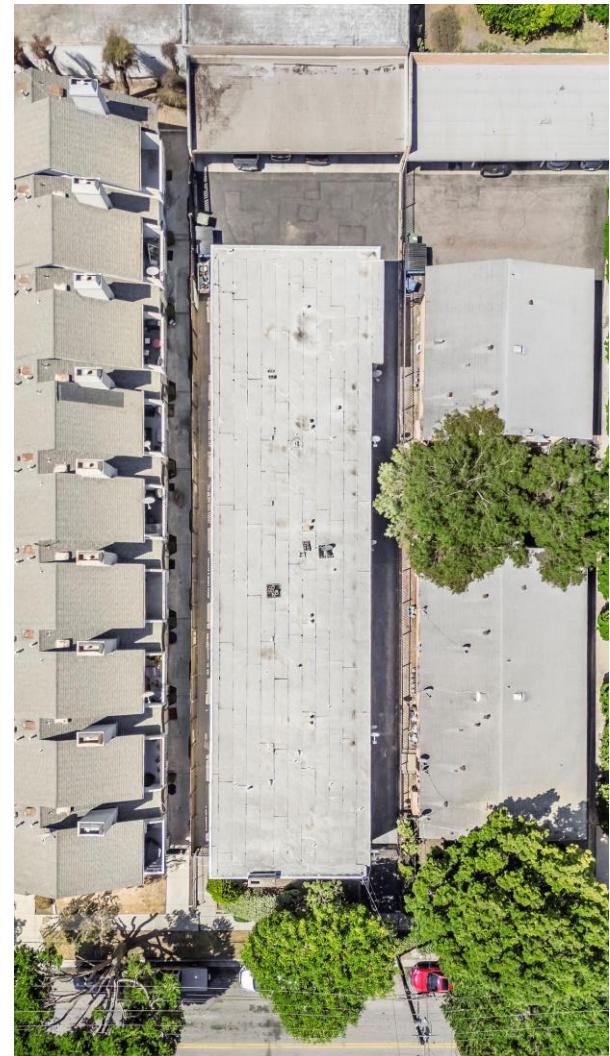
523 E Hazel St, Inglewood | \$2,595,000

- 10 Unit Apartment Building in Northwest Inglewood | 8,535 RSF on a 10,016 SF Lot
- Unit Mix: (1) 3-Bed/3-Bath, (1) 2-Bed/2-Bath, (2) 2-Bed/1.5-Bath, (1) 2-Bed/1-Bath, (5) 1-Bed/1-Bath
- 5.71% CAP Rate | \$259,500/Unit | \$304.40/SF | 10.78 GRM
- Opportunity to Convert Tuck-Under Parking or Detatched Carport to ADU (Buyer to Verify)
- 10% Rental Upside | Market Cap Rate of 6.60%
- Located in a Desirable Northwest Pocket of Inglewood | Only 2.5 Miles From the Intuit Dome and SoFi Stadium

523 Hazel Street offers a compelling opportunity to acquire a 10-unit apartment building in Northwest Inglewood, one of LA's most active and improving rental markets. Situated on a 10,016 SF lot, the property features 8,535 rentable square feet and a well-balanced unit mix that appeals to both families and individual renters.

The mix includes (1) 3-Bed/3-Bath, (1) 2-Bed/2-Bath, (2) 2-Bed/1.5-Bath, (1) 2-Bed/1-Bath, and (5) 1-Bed/1-Bath units, offering a strong balance of spacious layouts and efficient floor plans. With an attractive entry CAP rate of 5.71%, pricing at \$259,500 per unit and just \$304.40 per square foot, the asset provides solid in-place cash flow with room to grow. Investors can target approximately 10% rental upside, supporting a projected market CAP rate of 6.60%.

Located only 2.5 Miles from SoFi Stadium and the Intuit Dome and surrounded by quiet residential blocks, the property is ideally positioned within a neighborhood seeing sustained tenant demand and long-term appreciation. With its desirable location, healthy returns, and proven upside, 523 Hazel Street represents a strong multifamily investment in the path of continued growth.



Financial Overview

523 E Hazel St
Inglewood, CA 90302

6

LYONSTAHL
INVESTMENT REAL ESTATE



Financial Overview

523 E Hazel St
Inglewood, CA 90302

7



Price

\$2,595,000

Property Summary

ADDRESS	532 E Hazel St	YEAR BUILT	1960
DOWN PAYMENT	35% \$915,000	PARKING	10 Spaces
NUMBER OF UNITS	10	CURRENT NOI	\$148,066
COST PER UNIT	\$259,500	PRO FORMA NOI	\$171,288
LOT SIZE	10,016 SF	CURRENT CAP RATE	5.71%
GROSS RENTABLE SF	8,525 SF	PRO FORMA CAP RATE	6.60%
PRICE PER BLDG SF	\$304.40	CURRENT GRM	10.78
PRICE PER LAND SF	\$259.09	PRO FORMA GRM	9.79

Proposed Financing

LOAN AMOUNT	\$1,680,000	LOAN-TO-VALUE	65%
DOWN PAYMENT	\$915,000	AMORTIZATION	30-YEAR
INTEREST RATE	6.000%	LOAN TERM	10-YEAR FIXED
MONTHLY PAYMENT	\$10,072	PROPOSED/EXISTING	Proposed
ANNUAL PAYMENT	\$120,869	DEBT COVERAGE RATION (DCR)	1.23

Financial Overview

523 E Hazel St
Inglewood, CA 90302

8



Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	\$240,756		\$265,200	
VACANCY RATE RESERVE	\$12,038	5%	\$13,260	5%
GROSS OPERATING INCOME	\$228,718		\$251,940	
EXPENSES	\$80,652	33%	\$80,652	30%
NET OPERATING INCOME	\$148,066		\$171,288	
LOAN PAYMENTS	\$120,869		\$120,869	
PRE TAX CASH FLOWS	\$27,196	2.97%	\$50,418	5.51%
PRINCIPAL REDUCTION	\$20,631		\$20,631	
TOTAL RETURN BEFORE TAXES	\$47,827	5.23%	\$71,049	7.76%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	\$20,063	\$22,100
ANNUALIZED SCHEDULED GROSS INCOME	\$240,756	\$265,200

Expense Summary

Real Estate Taxes and Special Assessment Tax	\$34,675
Maintenance & Repairs	(4%) \$9,630
Insurance	(\$1.50/SF) \$12,788
Utilities	(\$850/Unit/Year) \$8,500
Landscaping	(\$150/Mo) \$1,800
Property Management	\$13,260
Total Expenses	\$80,652
Expense Per Unit	\$8,065
Expense Per SF	\$8.05

Financial Overview

523 E Hazel St
Inglewood, CA 90302

9



Tyler Bradford
(310) 850-7197 (Mobile)
tyler@convoy-cap.com
DRE #01860008



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

Prepared for:
Property Address:

C/O Brett Lyon & Woody Stahl
523 E. Hazel St
Inglewood, CA 90302

7/24/2025
Quote #1

Loan Options	Option 1 3-Year Fixed	Option 2 3-Year Fixed	Option 3 5-Year Fixed
Purchase Price	\$2,595,000	\$2,595,000	\$2,595,000
Loan Amount	\$1,680,000	\$1,670,000	\$1,660,000
Down Payment	\$915,000	\$925,000	\$935,000
Loan-to-Value	65%	64%	64%
Debt Coverage Ratio (DCR)	1.20	1.20	1.20
Current Interest Rate	6.00%	6.07%	6.16%
Index	N/A	30-Day Average SOFR	30-Day Average SOFR
Margin	N/A	2.50%	2.50%
Floor / Ceiling	N/A	5.97% / 11.07%	6.06% / 12.06%
Loan Term	3	30	30
Amortization in Years	30	30	30
Monthly Payment	\$10,072	\$10,088	\$10,124
Recourse	Yes	Yes	Yes
Impounds	No	No	No
Pre-Payment Penalty	Years 1-2	Years 1-3	Years 1-5
	3-2%	3-2-1%	5-4-3-2-1%
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

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

© 2025 Convoy Capital is headquartered at 2120 E Grand Ave. STE 145, El Segundo, CA 90245 and is a
licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE# 02117282

Rent Roll

523 E Hazel St
Inglewood, CA 90302

10



Unit Type	Actual Rent	Market Rent	Move-in-Date	Notes
1	\$2,636	\$3,000	10/01/2012	
2	\$2,240	\$2,400	12/07/2021	
3	\$1,771	\$1,850	08/26/2017	
4	\$1,729	\$1,850	03/02/2016	
5	\$1,875	\$1,850	11/04/2024	
6	\$2,027	\$1,850	02/01/2014	
7	\$1,875	\$2,450	06/01/2025	
8	\$1,644	\$1,850	02/03/2010	
9	\$2,206	\$2,500	09/13/2023	
10	\$2,060	\$2,500	06/01/2008	
MONTHLY TOTALS	\$20,063	\$22,100		
ANNUALIZED TOTALS	\$240,756	\$265,200		

Property Photography

523 E Hazel St
Inglewood, CA 90302

11

LYONSTAHL
INVESTMENT REAL ESTATE

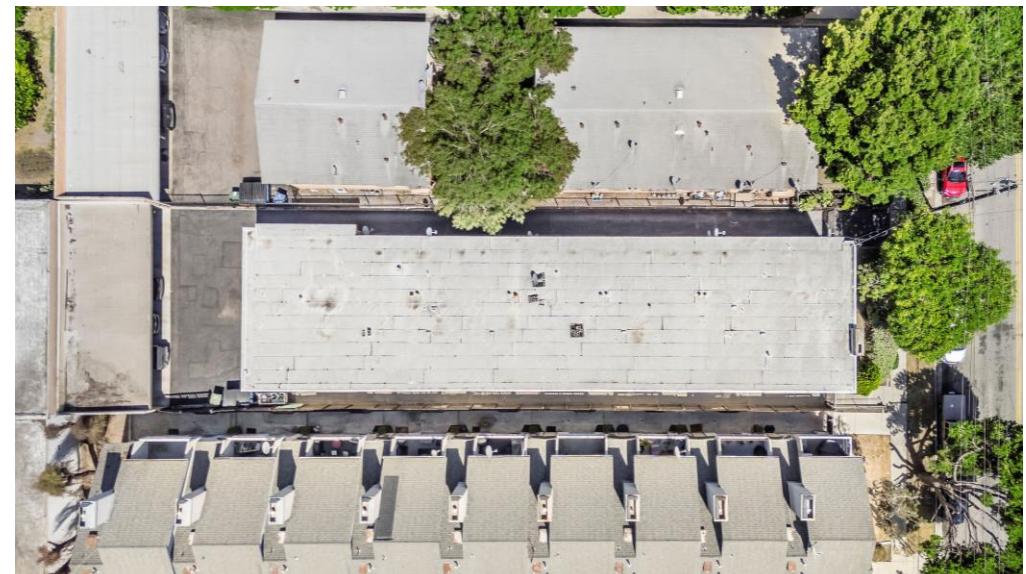


Exterior Photos

523 E Hazel St
Inglewood, CA 90302

12

LYON STAHL
INVESTMENT REAL ESTATE



Interior Photos

523 E Hazel St
Inglewood, CA 90302

13

LYON STAHL
INVESTMENT REAL ESTATE



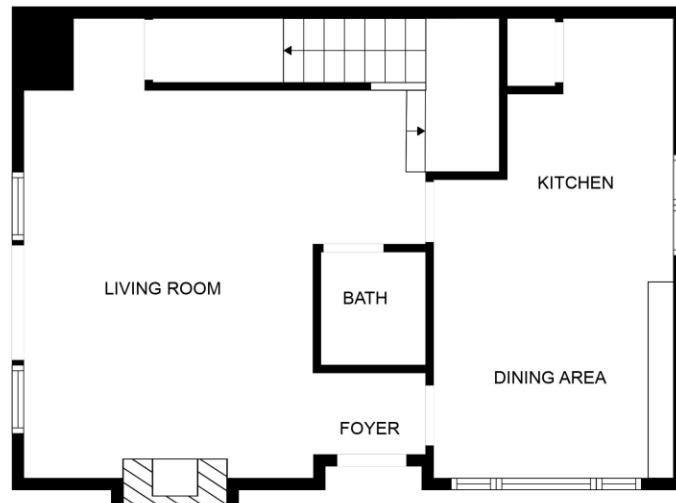
Floor Plan

523 E Hazel St
Inglewood, CA 90302

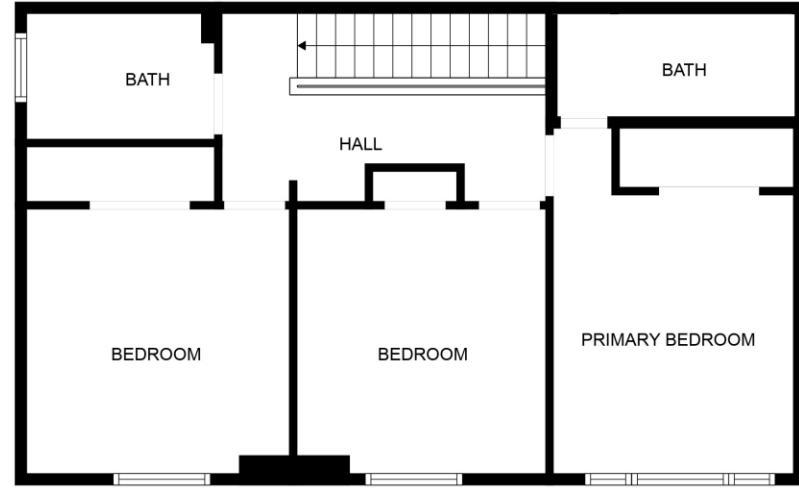
14

LYON STAHL
INVESTMENT REAL ESTATE

Unit 1: 3-Bed/3-Bath



FLOOR 1



FLOOR 2

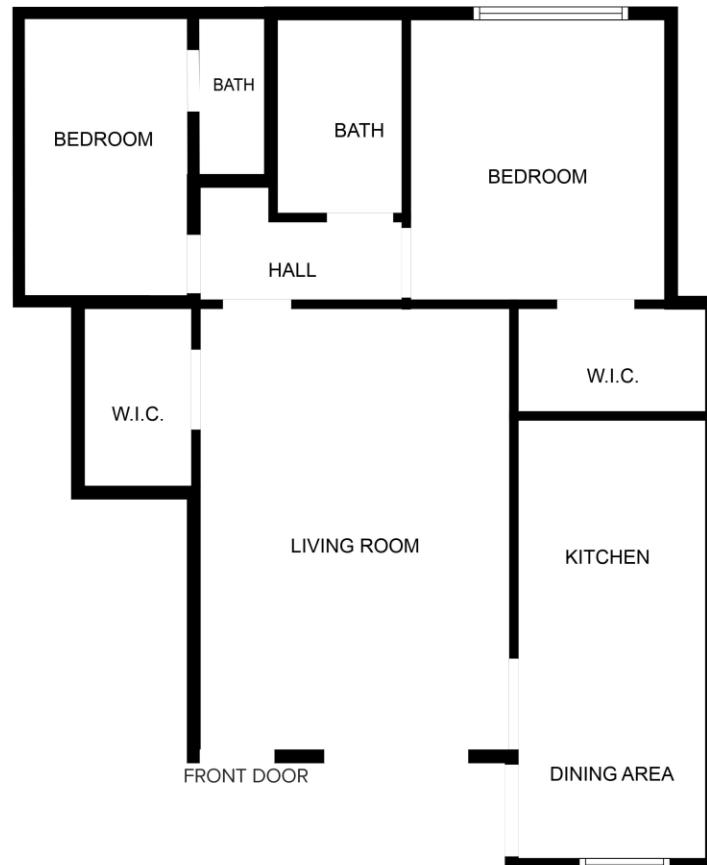
Floor Plan

523 E Hazel St
Inglewood, CA 90302

15



Unit 2: 2-Bed/1.5-Bath



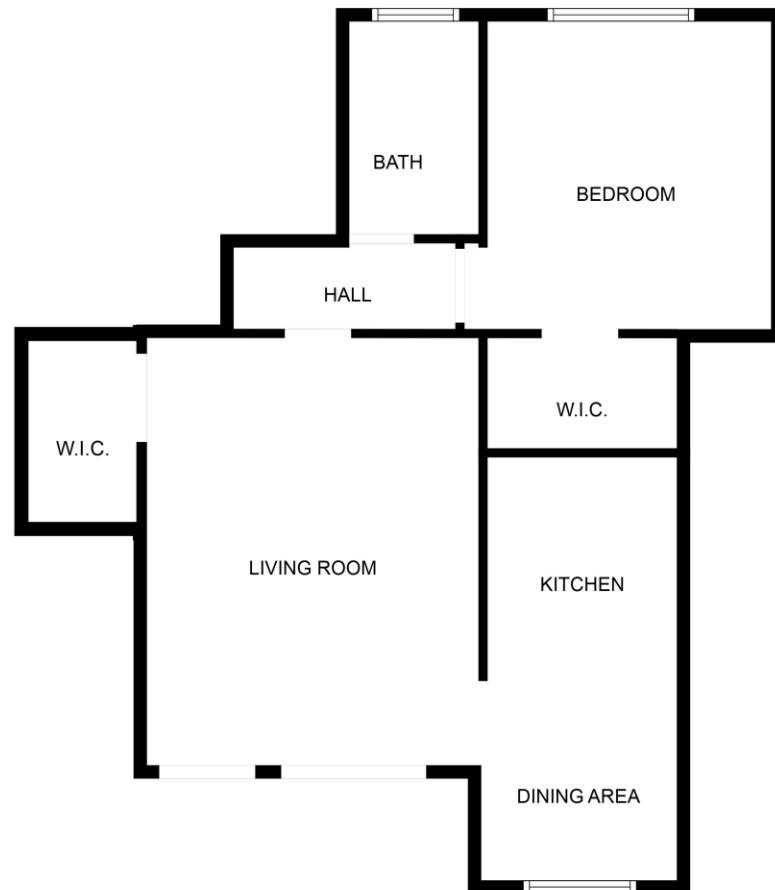
Floor Plan

523 E Hazel St
Inglewood, CA 90302

16



Unit 5: 1-Bed/1-Bath



Comparables

523 E Hazel St
Inglewood, CA 90302

17

LYON STAHL
INVESTMENT REAL ESTATE



Sold Comparables

523 E Hazel St
Inglewood, CA 90302

18

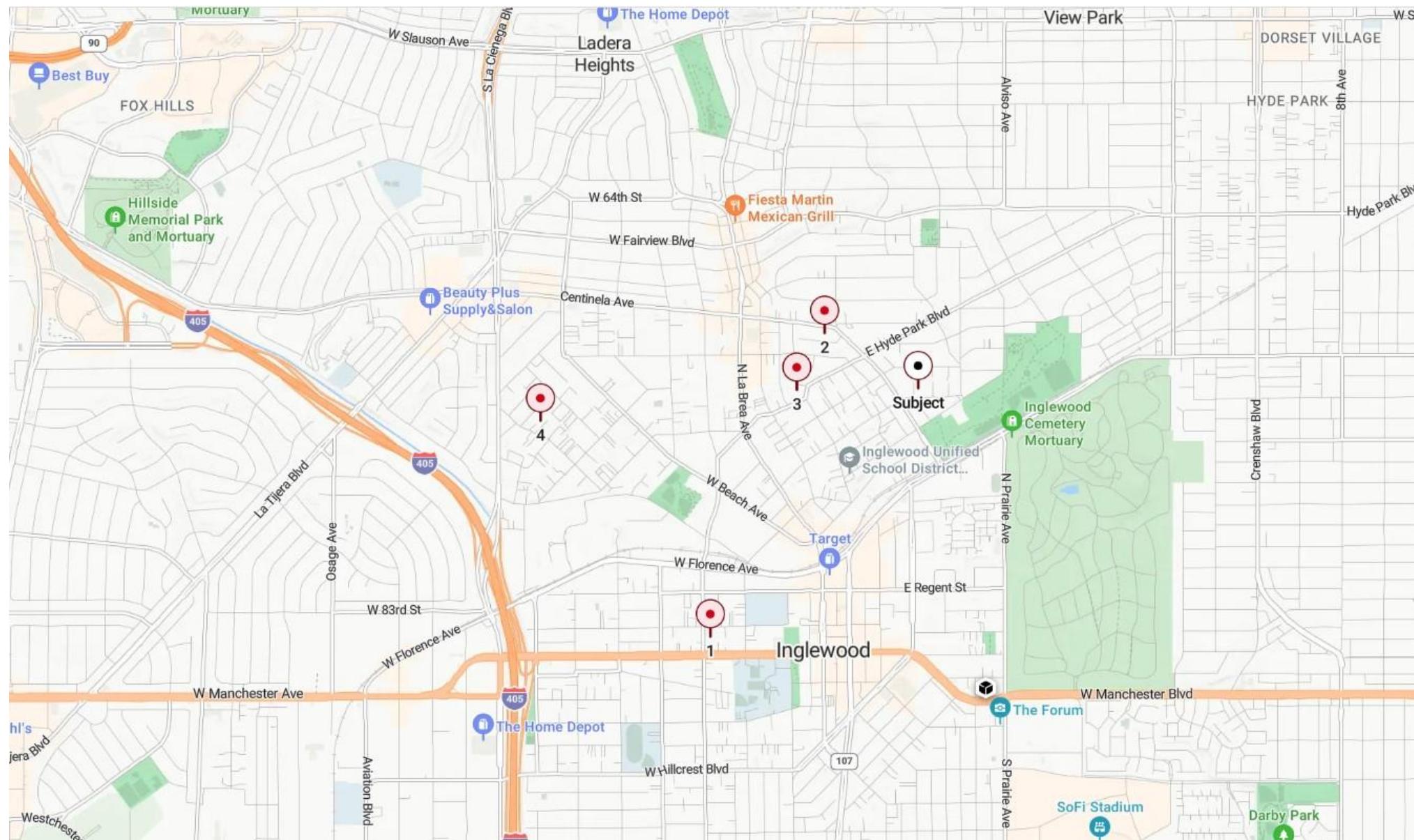


	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	Sold Date
1	110 S Eucalyptus Ave Inglewood CA 90302	\$2,545,000	7	1987	7,841 SF	\$363,571	\$324.57	6.12%	03/19/2025
2	811 Centinela Ave Inglewood CA 90302	\$2,850,000	13	1958	11,548 SF	\$219,231	\$246.80	5.84%	03/7/2025
3	713 Edgewood St, Inglewood CA 90302	\$2,250,000	8	1972	8,712 SF	\$281,250	\$258.26	5.42%	10/22/2024
4	869 Glenway Dr Inglewood, CA 90302	\$2,500,000	8	1956	15,551 SF	\$312,500	\$160.76	5.60%	02/14/2024
Averages		\$2,536,250	9	1968	10,913 SF	\$294,138	\$247.60	5.75%	
*	523 E Hazel St Inglewood, CA 90302	\$2,595,000	10	1960	8,525 SF	\$259,500	\$304.40	5.71%	ACTIVE

Sold Comparables Map

523 E Hazel St
Inglewood, CA 90302

LYON STAHL
INVESTMENT REAL ESTATE



Lease Comparables

523 E Hazel St
Inglewood, CA 90302

20



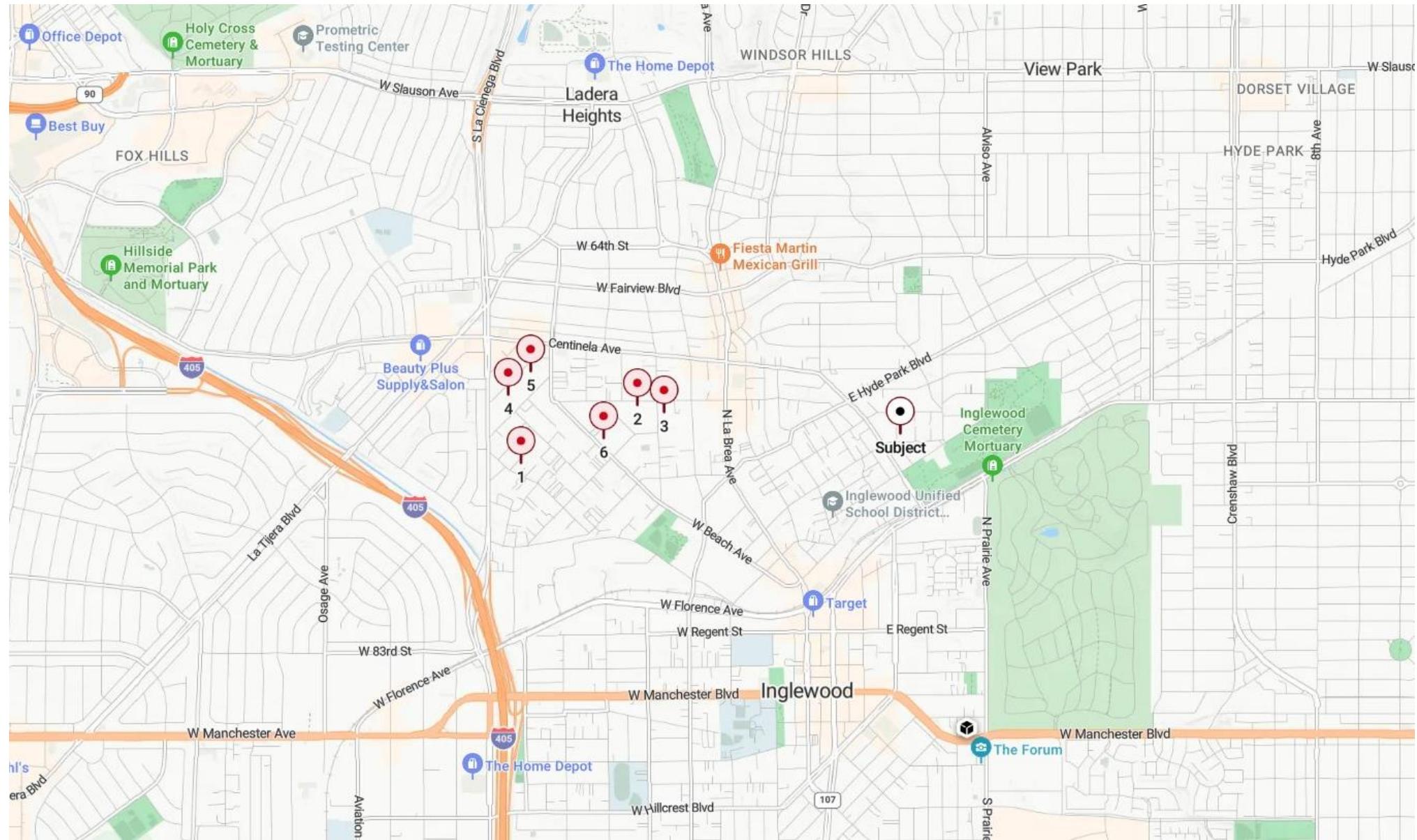
	Address	Date Listed	Unit Type	Unit Size	Rental Rate
1	875 Glenway Dr Inglewood, CA 90302	JAN 2025	3-bed/2-Bath	1,274 SF	\$3,600
2	322 W Plymouth St Inglewood, CA 90302	JAN 2025	3-Bed/2-Bath	1,336 SF	\$3,600
3	822 N Inglewood Ave Inglewood, CA 90302	JAN 2025	2-Bed/1-Bath	851 SF	\$2,595
4	544 Evergreen St Inglewood, CA 90302	JUL 2024	2-Bed/1-Bath	760 SF	\$2,595
5	516 Evergreen St Inglewood, CA 90302	MAY 2024	1-Bed/1-Bath	730 SF	\$1,895
6	827 W Beach Ave Inglewood, CA 90302	JUN 2024	1-Bed/1-Bath	630 SF	\$1,895
Average			3-Bed	\$3,600	
			2- Bed	\$2,595	
			1-Bed	\$1,895	
*	523 E Hazel St Inglewood, CA 90302		3-Bed	\$2,636	
			2-Bed	\$2,133	
			1-bed	\$1,779	

Lease Comparables Map

523 E Hazel St
Inglewood, CA 90302

21

LYON STAHL
INVESTMENT REAL ESTATE



Area Overview

523 E Hazel St
Inglewood, CA 90302

22

LYON STAHL
INVESTMENT REAL ESTATE



City Overview

523 E Hazel St
Inglewood, CA 90302

23



City Overview

Located in the heart of the South Bay region of Los Angeles County, Inglewood has emerged as one of Southern California's most dynamic and fast-growing communities. With a rich cultural heritage and a surge of economic development, Inglewood offers a unique combination of long-term stability and exciting growth potential—making it an increasingly attractive destination for multifamily investors.

The city is home to several major infrastructure projects that have redefined the local landscape. Most notably, SoFi Stadium, the state-of-the-art home of the Los Angeles Rams and Chargers, has become a catalyst for economic revitalization, attracting national attention and driving significant investment throughout the area. The Hollywood Park development, a 300-acre mixed-use campus, continues to bring new retail, office, and residential space to the market—drawing in a diverse and growing population.

Inglewood also benefits from its strategic location with convenient access to the 405 and 105 freeways, Los Angeles International Airport (LAX), and the expanding Metro K Line light rail system, which enhances connectivity across Greater Los Angeles. These transportation assets make Inglewood a prime choice for commuters and young professionals seeking modern housing in a vibrant, well-connected community.

With strong rental demand, rising property values, and a wave of civic investment, Inglewood stands at the intersection of opportunity and transformation. Whether you're seeking value-add potential or long-term yield, multifamily properties in Inglewood offer investors a rare chance to capitalize on one of LA's most exciting markets.



County Overview

523 E Hazel St
Inglewood, CA 90302

24

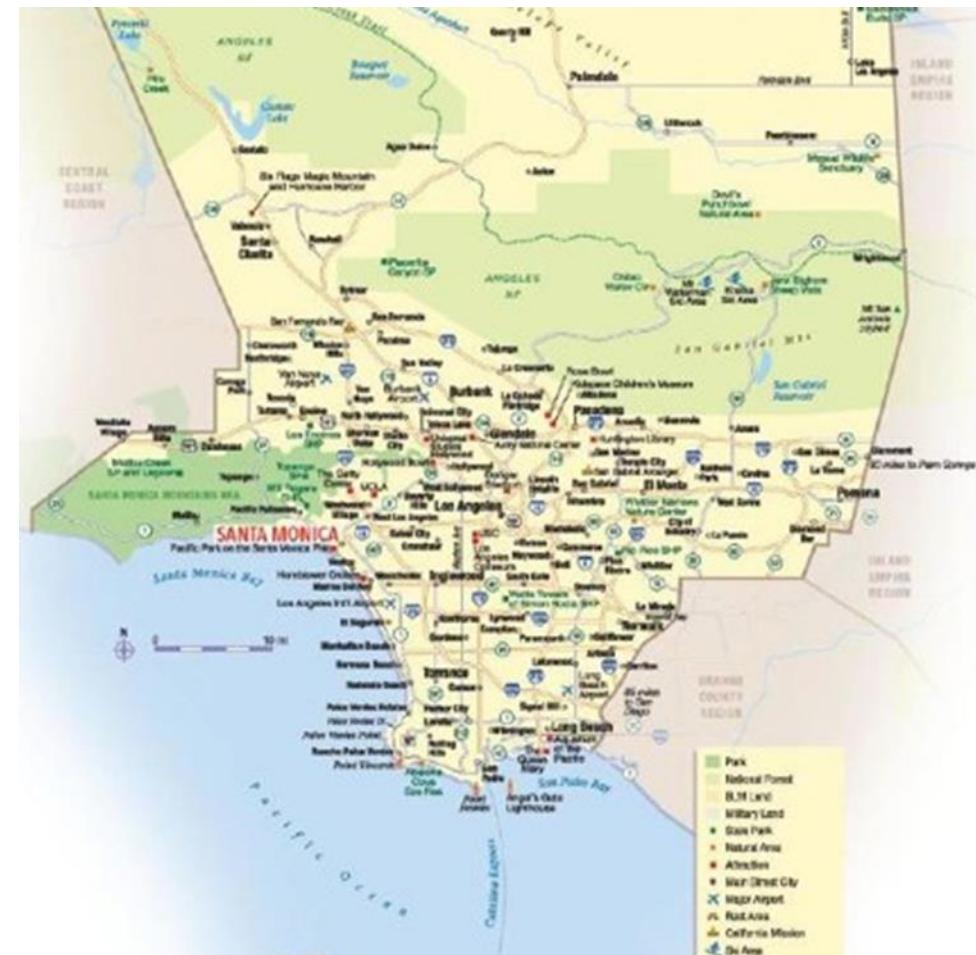


Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.

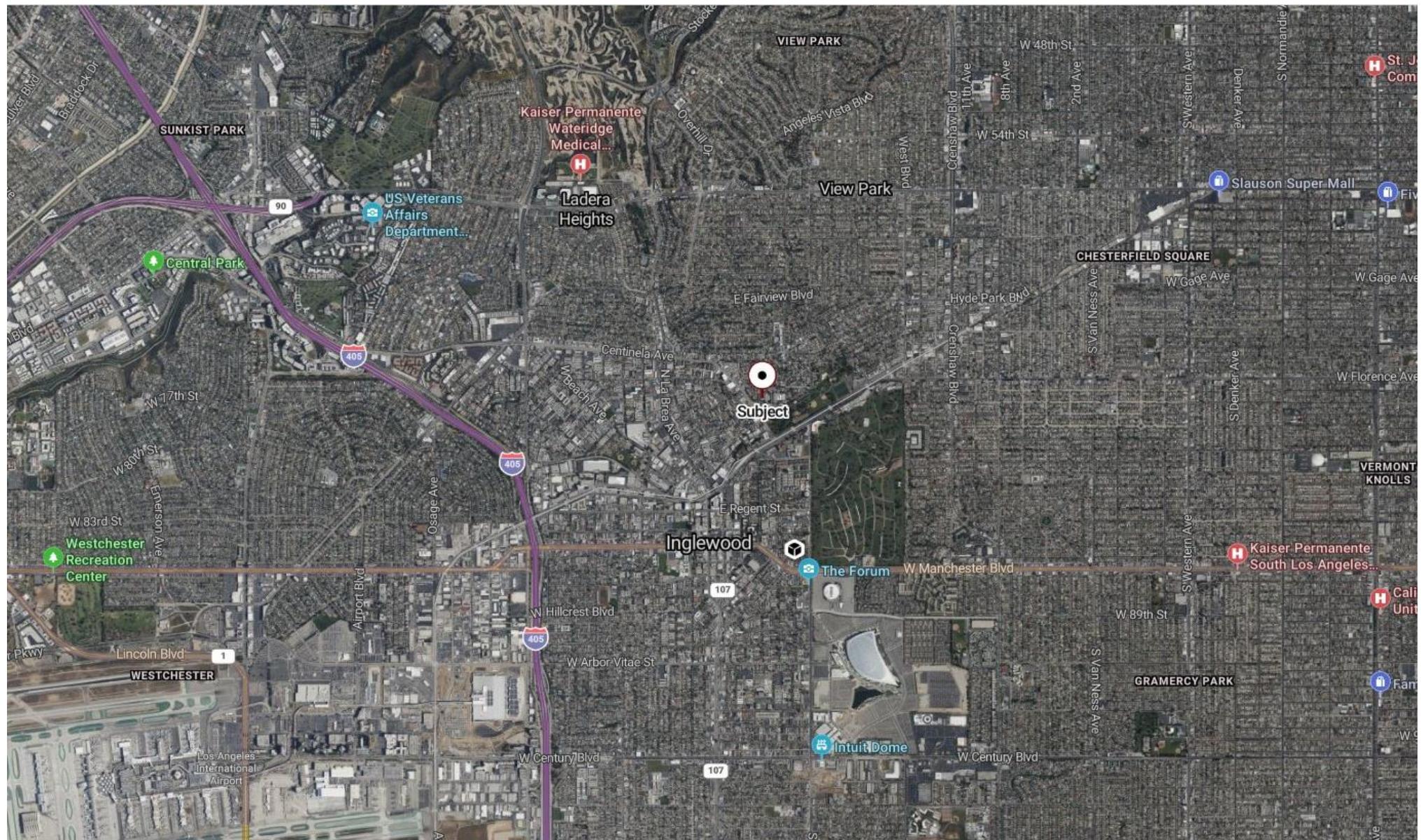


Local Map

523 E Hazel St
Inglewood, CA 90302

25

LYON STAHL
INVESTMENT REAL ESTATE

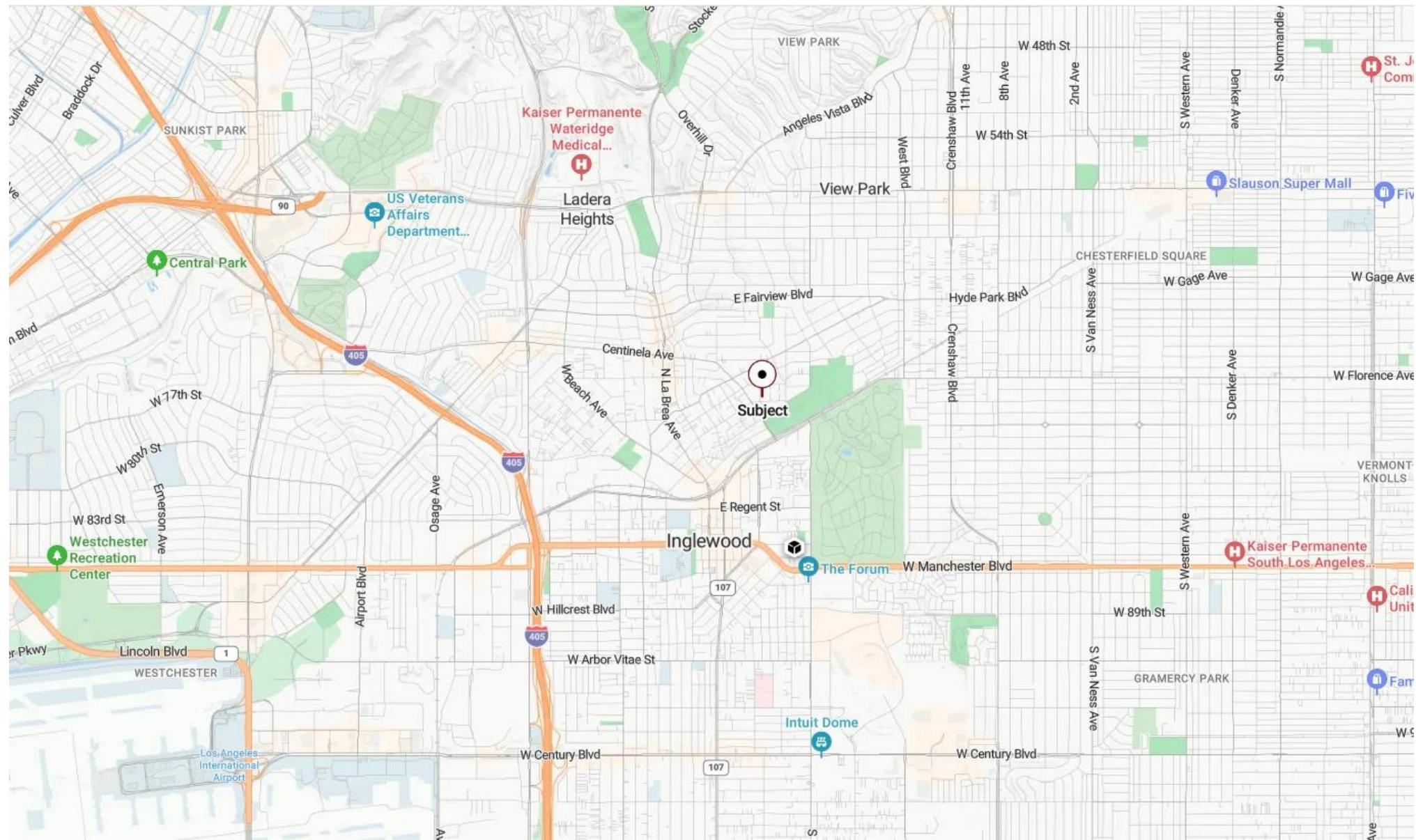


Local Map

523 E Hazel St
Inglewood, CA 90302

26

LYON STAHL
INVESTMENT REAL ESTATE



Disclaimer & Confidentiality Agreement

27



The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

Exclusively Marketed By



Brett Lyon

(310) 780-1899
BRETT@LYONSTAHL.COM
DRE - 01717818

Woody Stahl

(310) 710-3829
WOODY@LYONSTAHL.COM
DRE - 01399621