

# 16 'BEST-IN-CLASS' UNITS IN NW INGLEWOOD

720 NORTH MARKET STREET  
INGLEWOOD, CA



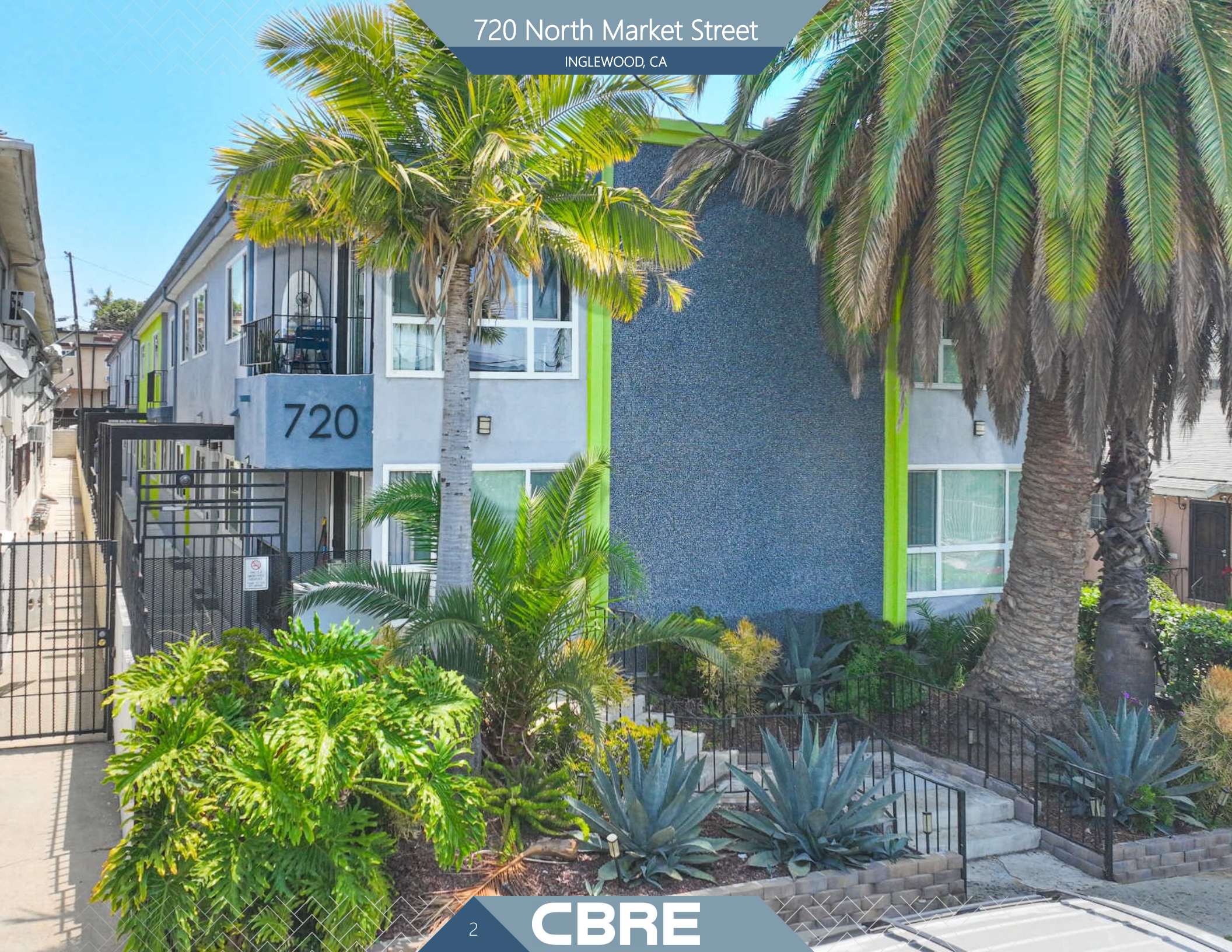
# CBRE

EXCLUSIVELY OFFERED AT \$5,699,000  
16-UNIT MULTIFAMILY OPPORTUNITY



720 North Market Street

INGLEWOOD, CA





720 North Market Street

INGLEWOOD, CA

SoFi Stadium

KM FORUM

YOUTUBE THEATER

H

INTUIT DCME

CVS pharmacy dd's DISCOUNTS

target

Inglewood High School

Inglewood Transit Connector  
\$1 Billion Project

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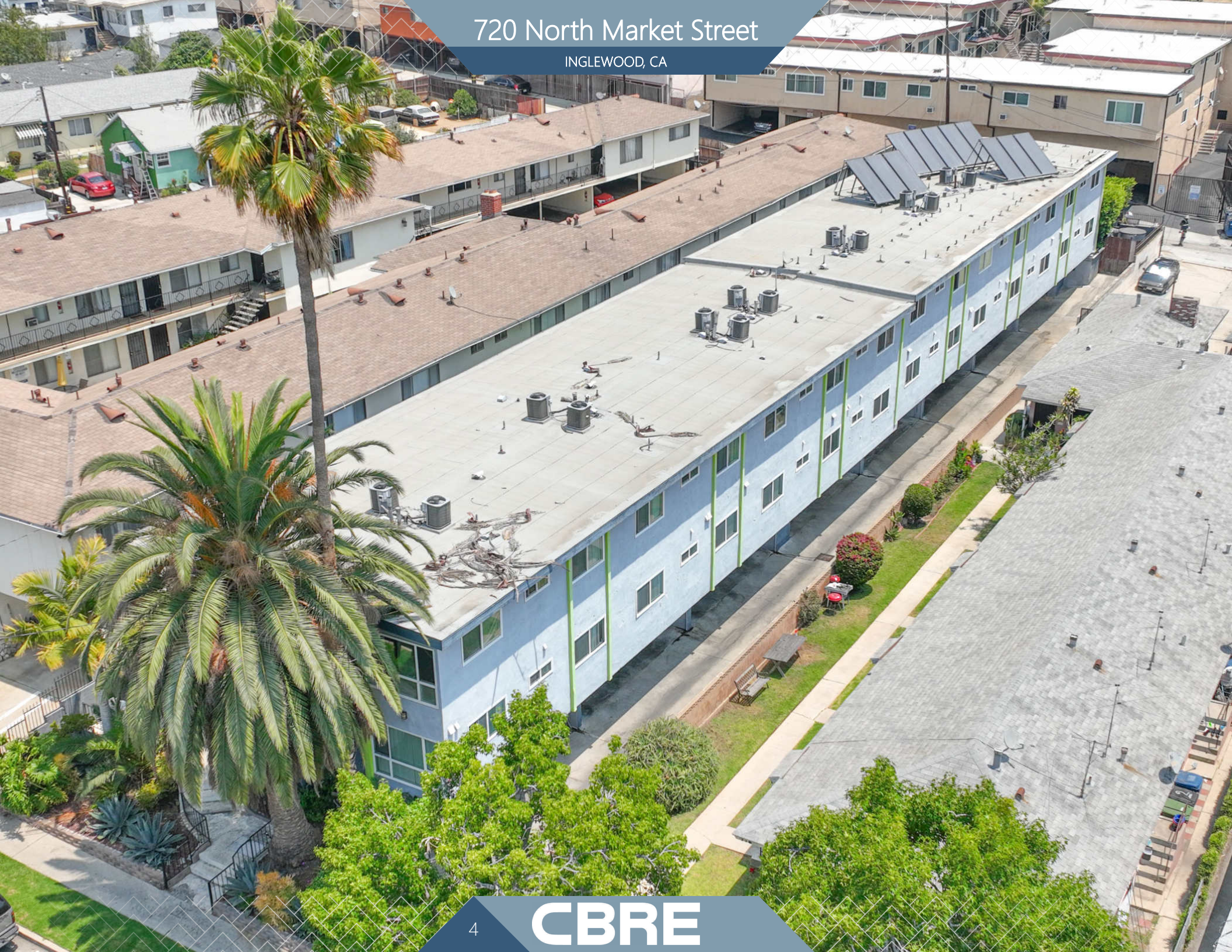
Downtown Inglewood Station





720 North Market Street

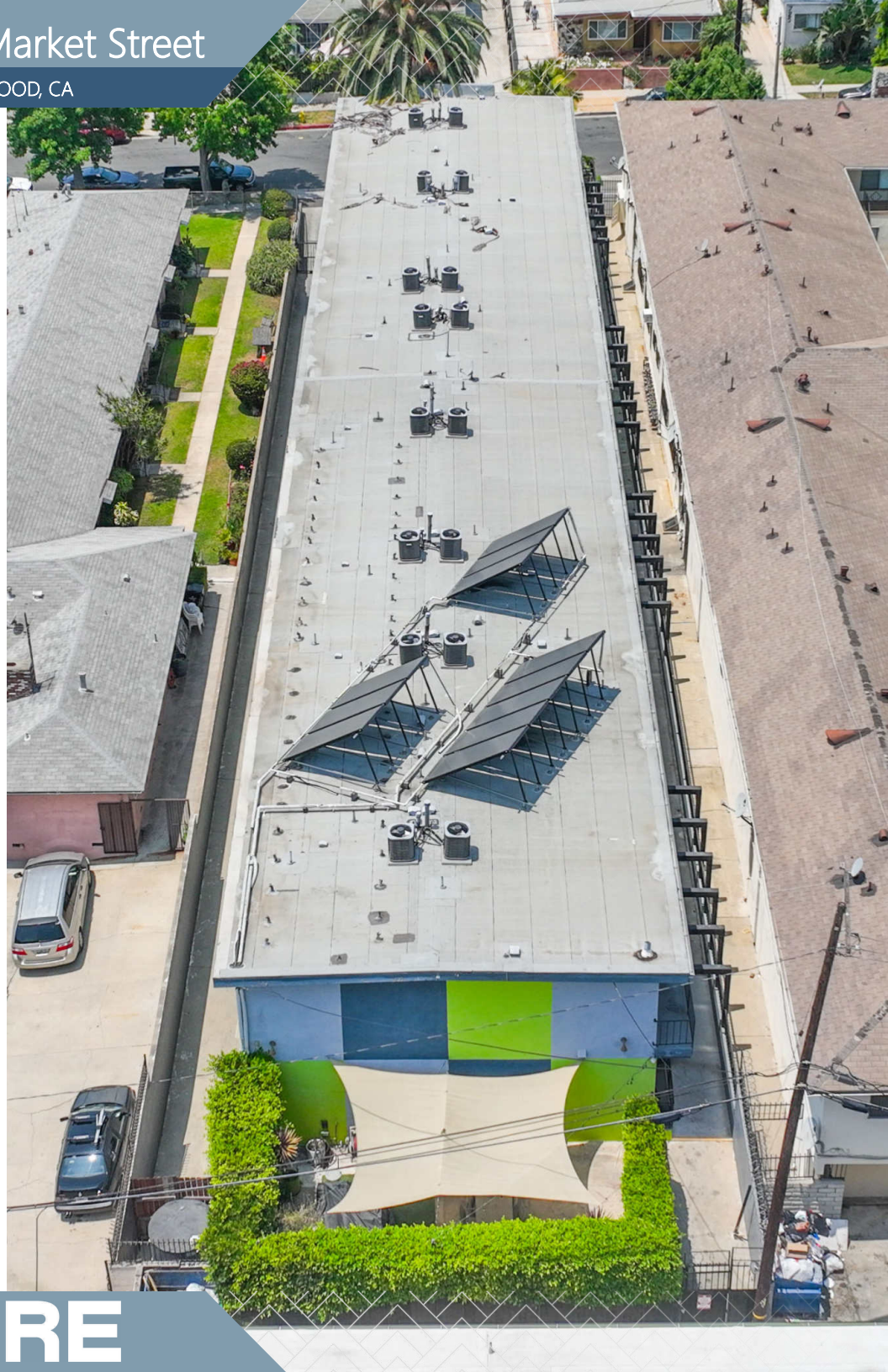
INGLEWOOD, CA





720 North Market Street

INGLEWOOD, CA





# Offering Summary

One of Inglewood's finest buildings...in Inglewood's most sought after 'Northwest Inglewood' submarket. With easy access to the 405, Westchester, LAX, the Westside and South Bay, this pocket is a "go to" for renters and investors, alike.

The property has been painstakingly upgraded and offers renters a superior rental option. BUILDING HAS BEEN REHABBED INSIDE-AND-OUT, OVER THE LAST DECADE AT AN APPROX. COST OF \$750,000 - this would be \$1MM or more in the current market - including HVAC, Nest Thermostats, Solar, New Windows, New Copper Plumbing, New Electrical, New Security Camera System, New Controlled Access Entry, and 16 ALL NEW INTERIORS.

"You name it", it's been rehabbed or replaced.

\$5,699,000

PRICE

5.61%

CAP RATE (CURRENT)

6.29%

CAP RATE (PROFORMA)

\$478,064

TOTAL SCHEDULED  
GROSS INCOME

\$319,485

NET OPERATING INCOME



## Property Overview

### PROPERTY PROFILE

Subject Property	720 N Market St.
Address:	Inglewood, CA 90302
No. of Units:	16
Year Built:	1964
Square Footage:	13,918
Lot Size:	12,507
Zoning:	INR3YY
Roof Type:	Flat Composite
Parking Type:	Carports
No. of Parking Spots:	16
APN:	4016-010-002
Unit Mix:	(2) 3 Bed/2 Bath (9) 2 Bed/2 Bath (3) 2 Bed/1.5 Bath & (2) 1 Bed/1 Bath

### PRICING SUMMARY

Price:	\$ 5,899,000
Price/ Unit :	\$ 356,188
Price / Sq. Foot:	\$ 409.47
GRM:	11.92
Cap Rate:	5.61%
Cap Rate (Proforma):	6.29%







NEWER HVAC SYSTEM



NEWER COPPER PLUMBING



NEWER SECURITY CAMERA SYSTEM



NEWER CONTROLLED ACCESS ENTRY



NEWER ELECTRICAL



NEWER NEST THERMOSTATS



NEWER WINDOWS



SIXTEEN PARKING SPACES



# Unit Interiors

720 N MARKET ST





# Unit Interiors (cont.)

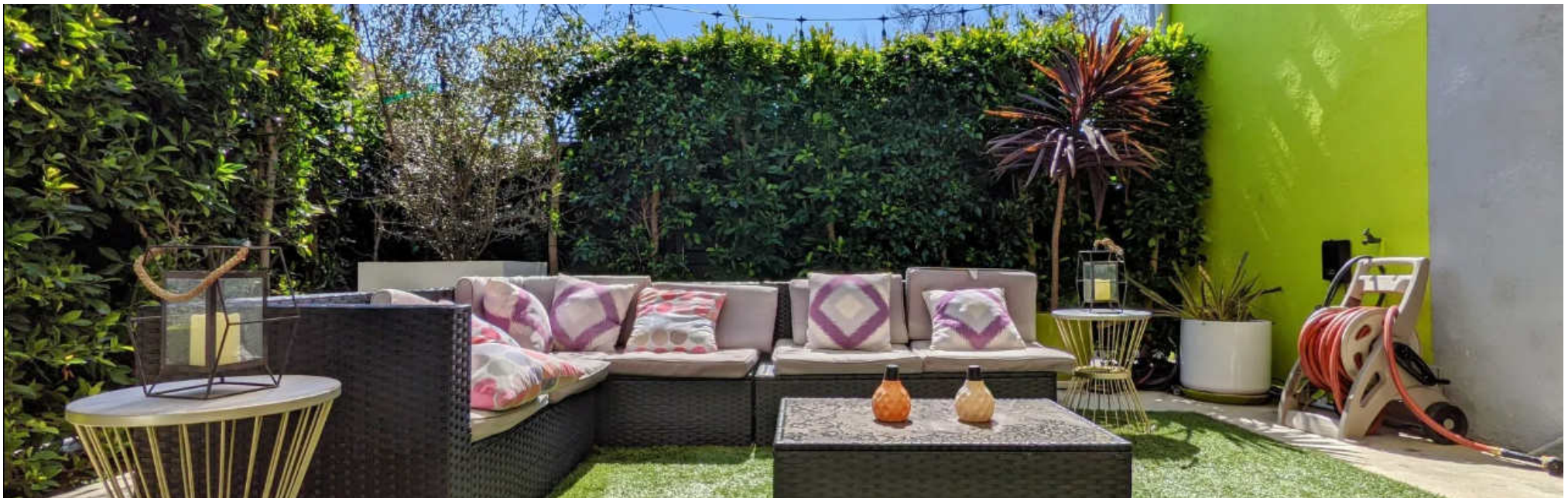
720 N MARKET ST





# Covered Patio

720 N MARKET ST





# Financial Overview

## SCHEDULED

### INCOME

Scheduled Gross Income:	\$473,264
Laundry Income:	\$4,800
Total Scheduled Gross Income:	\$478,064
Vacancy Rate (3%):	\$14,198
Effective Operating Income:	\$463,866

### EXPENSES

Property Taxes (NEW):	\$72,092
Property Insurance:	\$9,000
Utilities & Trash:	\$23,760
Off-Site Mgmt. Fee:	\$18,931
On-Site Mgmt.:	see below
Repairs & Maintenance:	\$14,198
Lanscaping/Cleaning:	\$2,400
Reserves/License/Permits:	\$4,000
Total Expenses:	\$144,381

\* New property tax, actual utilities, other line items are industry std.

\*\* on-site manager's rent concession and mgmt. agmt. is cancellable anytime. Modeled at full rent amount

Net Operating Income:	\$319,485
Annual Debt Service @ 5.65%	\$266,238
Net Cash Flow	\$53,248

## PROFORMA

### INCOME

Scheduled Gross Income:	\$522,000
Laundry Income:	\$4,800
Total Scheduled Gross Income:	\$526,800
Vacancy Rate (3%):	\$15,660
Effective Operating Income:	\$511,140

### EXPENSES

Property Taxes (NEW):	\$72,092
Property Insurance:	\$9,000
Utilities & Trash:	\$23,760
Off-Site Mgmt. Fee:	\$20,446
On-Site Mgmt.:	see below
Repairs & Maintenance:	\$20,880
Lanscaping:	\$2,400
Reserves/License/Permits:	\$4,000
Total Expenses:	\$152,578

\* New property tax, actual utilities, other line items are industry std.

\*\* on-site manager's rent concession and mgmt. agmt. is cancellable anytime. Modeled at full rent amount

Net Operating Income:	\$358,562
Annual Debt Service @ 5.65%	\$266,238
Net Cash Flow	\$92,324



## Current Rent Roll

Unit	Bedrooms	Bathrooms	Square Footage	Current Rent
1	3	2	1,075	\$2,673
2	2	2	950	\$2,472
3	1	1	875	\$2,100
4	2	2	950	\$2,798
5	2	2	950	\$2,421
6	2	2	850	\$2,364
7	2	2	950	\$2,364
8	2	1.5	850	\$2,421
9	2	1.5	850	\$2,055
10	3	2	1,075	\$3,589
11	1	1	875	\$2,096
12	2	2	850	\$2,421
14	2	2	950	\$2,350
15	2	2	850	\$2,421
16	2	2	850	\$2,446
17	2	1.5	850	\$2,450
Total (Monthly)				\$39,439
Total (Annually)				\$473,264

\* Unit 3 is Vacant. Modeled at Market Rent



## Proforma Rent Roll

Unit	Bedrooms	Bathrooms	Square Footage	Current Rent
1	3	2	1,075	\$3,600
2	2	2	950	\$2,750
3	1	1	875	\$2,100
4	2	2	950	\$2,750
5	2	2	950	\$2,750
6	2	2	850	\$2,750
7	2	2	950	\$2,750
8	2	1.5	850	\$2,450
9	2	1.5	850	\$2,450
10	3	2	1,075	\$3,600
11	1	1	875	\$2,100
12	2	2	850	\$2,750
14	2	2	950	\$2,750
15	2	2	850	\$2,750
16	2	2	850	\$2,750
17	2	1.5	850	\$2,450
Total (Monthly)				\$43,500
Total (Annually)				\$522,000




## Rent Comparables Summary


Address	Rental Amount	Beds	Baths	SQFT	Price Per SQFT	Year Built	Parking	In-Unit W/D	A/C
3623 W 105th St, Inglewood, CA 90303	\$3,795	3	2	1,120	\$3.39	2001	2 in Garage	Yes	No
3118 W 109th St, Inglewood, CA 90303	\$3,600	3	2	1,100	\$3.27	1958	2 Surface	Hookups	Yes
3209 W 85th St, Inglewood, CA 90305	\$3,500	3	2	1,300	\$2.69	1960	1 Carport	no	No
746 N Eucalyptus Ave, Inglewood, CA 90302	\$3,200	2	2	1,045	\$3.06	1981	1 Tandem	Yes	Yes
3608 W 116th St, Inglewood, CA 90303	\$3,000	2	2	1,091	\$2.75	N/A	No	Yes	Yes
746 N Eucalyptus Ave, Inglewood, CA 90302	\$2,850	2	2	1,163	\$2.45	1981	2 Garage	Yes	Yes
338 W Plymouth St, Inglewood, CA 90302	\$3,100	2	1.5	1,164	\$2.66	1978	2 garage	Hookups	Yes
110 S Eucalyptus Ave, Inglewood, CA 90301	\$2,900	2	1.5	1,040	\$2.79	1987	1 Surface	No	No
8319 Crenshaw Blvd, Inglewood, CA 90305	\$2,982	2	1	1,600	\$1.86	N/A	No	Yes	No
519 W Arbor Vitae St, Inglewood, CA 90301	\$2,800	2	1	837	\$3.35	1954	Detached	No	Wall Unit
520 S Inglewood Ave, Inglewood, CA 90301	\$2,749	2	1	1,000	\$2.75	1953	2 Parking Spaces	Hookups	Yes
1023 Larch St, Inglewood, CA 90301	\$2,200	1	1	N/A	N/A	1921	Yes (\$100 fee)	No	No
3330 W 113th S, Inglewood, CA 90303	\$2,200	1	1	900	\$2.44	1964	Garage	No	Window Unit
8707 S Van Ness Ave, Inglewood, CA 90305	\$2,200	1	1	591	\$3.72	1940	Garage	Hookups	Yes








 720 North Market Street

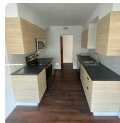
 338 W Plymouth St, Inglewood, CA 90302  
Rent \$3,100 SQFT 1,164


 8319 Crenshaw Blvd, Inglewood, CA 90305  
Rent \$2,982 SQFT 1,600


 746 N Eucalyptus Ave, Inglewood, CA 90302  
Rent \$2,850 SQFT 1,163


 8707 S Van Ness Ave, Inglewood, CA 90305  
Rent \$2,200 SQFT 591

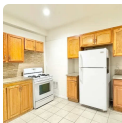
 520 S Inglewood Ave, Inglewood, CA 90301  
Rent \$2,749 SQFT 1,000


 3209 W 85th St, Inglewood, CA 90305  
Rent \$3,500 SQFT 1,300


 519 W Arbor Vitae St, Inglewood, CA 90301  
Rent \$2,800 SQFT 837


 3118 W 109th St, Inglewood, CA 90303  
Rent \$3,600 SQFT 1,100

 110 S Eucalyptus Ave, Inglewood, CA 90301  
Rent \$2,900 SQFT 1,040

 1023 Larch St, Inglewood, CA 90301  
Rent \$2,200 SQFT N/A

 3330 W 113th S, Inglewood, CA 90303  
Rent \$2,200 SQFT 900

 3623 W 105th St, Inglewood, CA 90303  
Rent \$3,795 SQFT 1,120

 3608 W 116th St, Inglewood, CA 90303  
Rent \$3,000 SQFT 1,091



## Three Bedrooms / Two Bathrooms **Rent Comparables**



3209 W 85th St, Inglewood, CA 90305

Rental Amount	\$3,500
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Bed	3
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Bath	2
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A/C	No
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SQFT	1,300
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Price Per SQFT	\$2.69
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Year Built	1960
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3623 W 105th St, Inglewood, CA 90303

Rental Amount	\$3,795
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Bed	3
-----	---

Bath	2
------	---

A/C	No
-----	----

SQFT	1,120
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Price Per SQFT	\$3.30
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Year Built	2001
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3118 W 109th St, Inglewood, CA 90303

Rental Amount	\$3,600
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Bed	3
-----	---

Bath	2
------	---

A/C	Yes
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SQFT	591
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Price Per SQFT	\$3.27
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Year Built	1958
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## Two Bedrooms / Two Bathrooms Rent Comparables



746 N Eucalyptus Ave, Inglewood, CA 90302

Rental Amount	\$3,200
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Bed	2
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Bath	2
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A/C	Yes
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SQFT	1,045
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Price Per SQFT	\$3.06
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Year Built	1981
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3608 W 116th St, Inglewood, CA 90303

Rental Amount	\$3,000
---------------	---------

Bed	2
-----	---

Bath	2
------	---

A/C	No
-----	----

SQFT	1,091
------	-------

Price Per SQFT	\$2.75
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Year Built	N/A
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746 N Eucalyptus Ave, Inglewood, CA 90302

Rental Amount	\$2,850
---------------	---------

Bed	2
-----	---

Bath	2
------	---

A/C	Yes
-----	-----

SQFT	1,163
------	-------

Price Per SQFT	\$2.45
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Year Built	1981
------------	------



## Two Bedrooms / One & A Half Bathrooms **Rent Comparables**



338 W Plymouth St, Inglewood, CA 90302

Rental Amount	\$3,100
Bed	2
Bath	1.5
A/C	Yes
SQFT	1,164
Price Per SQFT	\$2.66
Year Built	1978



110 S Eucalyptus Ave, Inglewood, CA 90301

Rental Amount	\$2,900
Bed	2
Bath	1.5
A/C	Yes
SQFT	1,040
Price Per SQFT	\$2.79
Year Built	1987



Two Bedrooms / One Bathroom **Rent Comparables**

8319 Crenshaw Blvd, Inglewood, CA 90305

Rental Amount	\$2,982
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Bed	2
-----	---

Bath	1
------	---

A/C	Yes
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SQFT	1,600
------	-------

Price Per SQFT	\$1.86
----------------	--------

Year Built	1978
------------	------



519 W Arbor Vitae St, Inglewood, CA 90301

Rental Amount	\$2,800
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Bed	2
-----	---

Bath	1
------	---

A/C	No
-----	----

SQFT	837
------	-----

Price Per SQFT	\$3.35
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Year Built	1954
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520 S Inglewood Ave, Inglewood, CA 90301

Rental Amount	\$2,749
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Bed	2
-----	---

Bath	1
------	---

A/C	No
-----	----

SQFT	1,000
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Price Per SQFT	\$12.75
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Year Built	1953
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# One Bedroom / One Bathroom Rent Comparables



1023 Larch St, Inglewood, CA 90301

Rental Amount	\$2,200
Bed	1
Bath	1
A/C	No
SQFT	N/A
Price Per SQFT	N/A
Year Built	1921



3330 W 113th S, Inglewood, CA 90303

Rental Amount	\$2,200
Bed	1
Bath	1
A/C	Window Unit
SQFT	900
Price Per SQFT	\$2.44
Year Built	1964



8707 S Van Ness Ave, Inglewood, CA 90305

Rental Amount	\$2,200
Bed	1
Bath	1
A/C	Yes
SQFT	591
Price Per SQFT	\$3.72
Year Built	1940



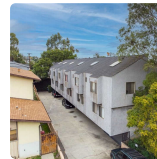
## Sales Comparables Summary

Address	Sale Date	Purchase Price	Unit Count	Square Footage	Lot Size	Year Built	Price Per Unit	Price Per SF	Cap Rate (%)	Zoning
110 S Eucalyptus Ave, Inglewood, CA 90301	3/19/25	\$ 2,545,000	7	7,280	7,841	1987	\$ 363,571	\$ 349.6	6.12	INR4*
824 Centinela Ave, Inglewood, CA 90302	6/9/25	\$ 1,700,000	6	7,194	7,405	1989	\$ 283,333	\$ 236.3	5.84	INR3*
8500 Byrd Ave, Inglewood, CA 90305	5/29/25	\$ 2,475,000	9	8,669	10,372	1951	\$ 275,000	\$ 285.5	4.55	INR3VV
10211-10215 England Ave, Inglewood, CA 90303	5/6/25	\$ 2,075,000	8	6,140	13,260	1958	\$ 259,375	\$ 337.9	5.33	INM1L*
410 W Regent St, Inglewood, CA 90301	1/3/25	\$ 2,100,000	9	9,864	8,629	1964	\$ 233,333	\$ 212.9	4.41	INR4*





720 North Market Street



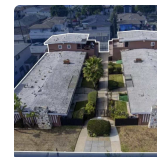
824 Centinela Ave, Inglewood, CA 90302

Purchase Price	Square Footage
\$1,700,000	7,194



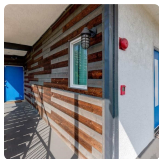
8500 Byrd Ave, Inglewood, CA 90305

Purchase Price	Square Footage
\$2,475,000	8,669



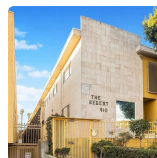
10211-10215 England Ave, Inglewood, CA 90303

Purchase Price	Square Footage
\$2,075,000	6,140



Inglewood, CA 90301"

Purchase Price	Square Footage
\$2,545,000	7,280

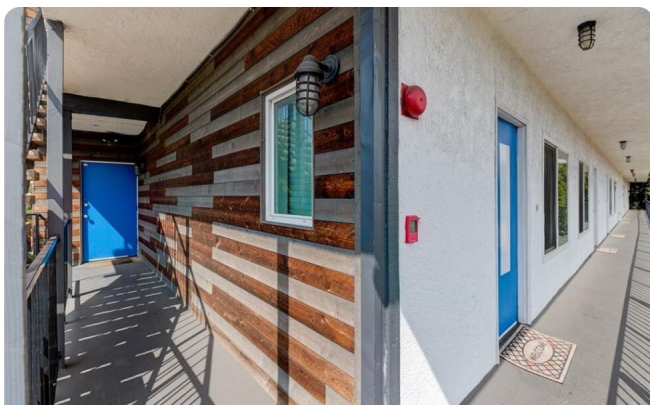


410 W Regent St, Inglewood, CA 90301

Purchase Price	Square Footage
\$2,100,000	9,864



## Sales Comparables



110 S Eucalyptus Ave, Inglewood, CA 90301

Sale Date 3/19/25

Purchase Price \$2,545,000

Unit Count 7

Square Footage 7,280

Lot Size 7,841

Year Built 1987

Price Per Unit \$363,571

Price Per SF \$349.6



824 Centinela Ave, Inglewood, CA 90302

Sale Date 6/9/25

Purchase Price \$1,700,000

Unit Count 6

Square Footage 7,194

Lot Size 7,405

Year Built 1989

Price Per Unit \$283,333

Price Per SF \$236.3



8500 Byrd Ave, Inglewood, CA 90305

Sale Date 5/29/25

Purchase Price \$2,475,000

Unit Count 9

Square Footage 8,669

Lot Size 10,372

Year Built 1951

Price Per Unit \$275,000

Price Per SF \$285.5



## Sales Comparables



10211-10215 England Ave, Inglewood, CA 90303

Sale Date	5/6/25
Purchase Price	\$2,075,000
Unit Count	8
Square Footage	6,140
Lot Size	13,260
Year Built	1958
Price Per Unit	\$259,375
Price Per SF	\$337.9



410 W Regent St, Inglewood, CA 90301

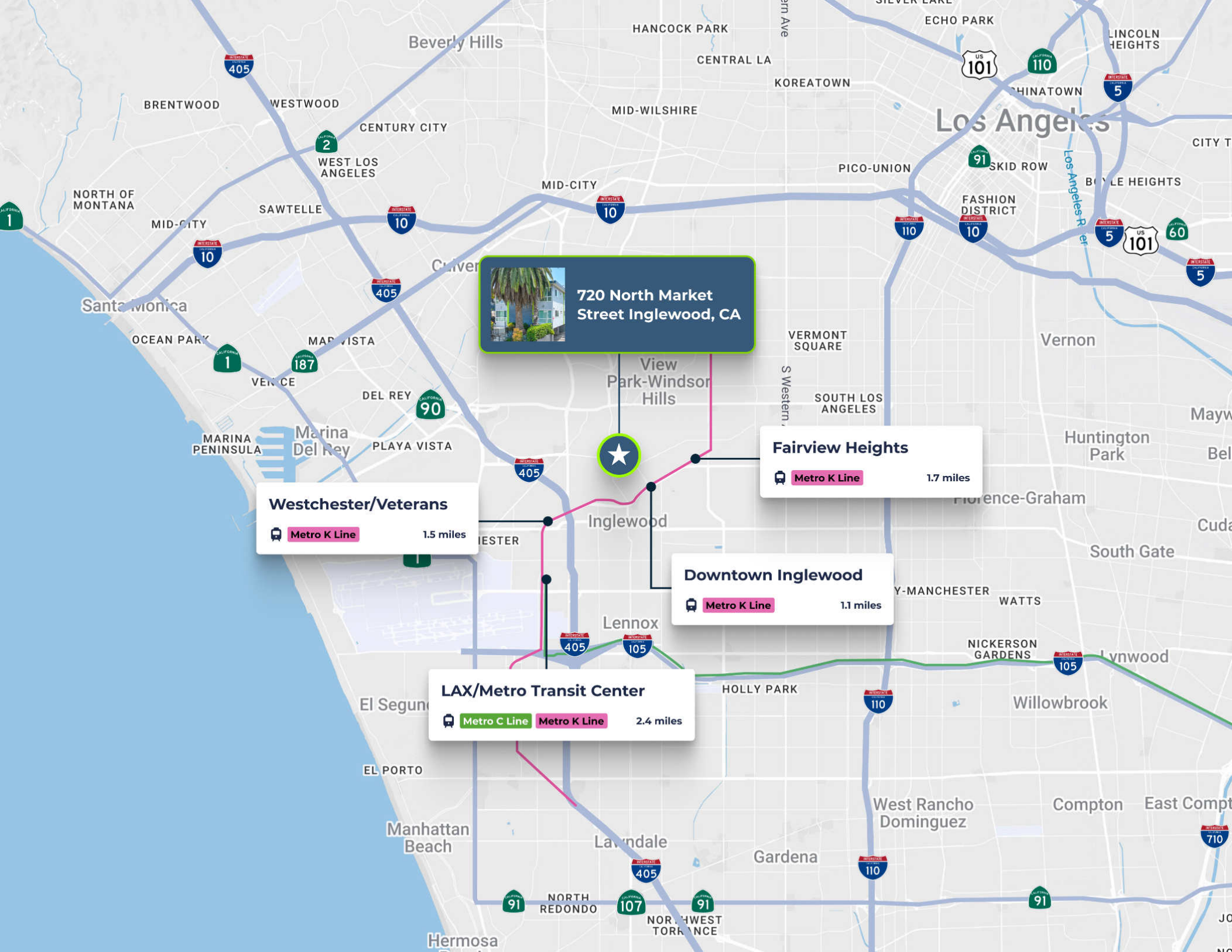
Sale Date	1/3/25
Purchase Price	\$2,100,000
Unit Count	9
Square Footage	9,864
Lot Size	8,629
Year Built	1964
Price Per Unit	\$233,333
Price Per SF	\$212.9



## Amenities Map







720 North Market  
Street Inglewood, CA

Westchester/Veterans



Metro K Line

1.5 miles

Fairview Heights



Metro K Line

1.7 miles

Downtown Inglewood



Metro K Line

1.1 miles

LAX/Metro Transit Center



Metro C Line

Metro K Line

2.4 miles



## Market Highlights



### Strong Economic Growth

Inglewood is part of one of the fastest-growing regions in Southern California, driven by proximity to major employment hubs such as Downtown Los Angeles, LAX, and the new SoFi Stadium.



### Low Unemployment Rate

The unemployment rate in Inglewood is 5.2%, below the California average of 7.5%, fueled by growth in entertainment, technology, and hospitality sectors.



### Population Growth Outpacing County Average

Inglewood has experienced a 7.5% population growth over the past five years, exceeding the Los Angeles County average of 4%, demonstrating strong demand for housing.



### Young, Diverse Tenant Pool

Over 52% of Inglewood's population is under 35 years old, offering a dynamic and diverse renter demographic that is ideal for long-term residential investment.



### Enhanced Transportation Connectivity

Inglewood benefits from improved access to the Metro Green Line and major freeways (I-110, I-105), providing easy connections to key employment centers and regional amenities.



### Robust Development Activity

Significant public and private investments are driving the development of multifamily housing, retail, and commercial spaces, which are expected to continue fueling residential demand in the area.



## Market Overview

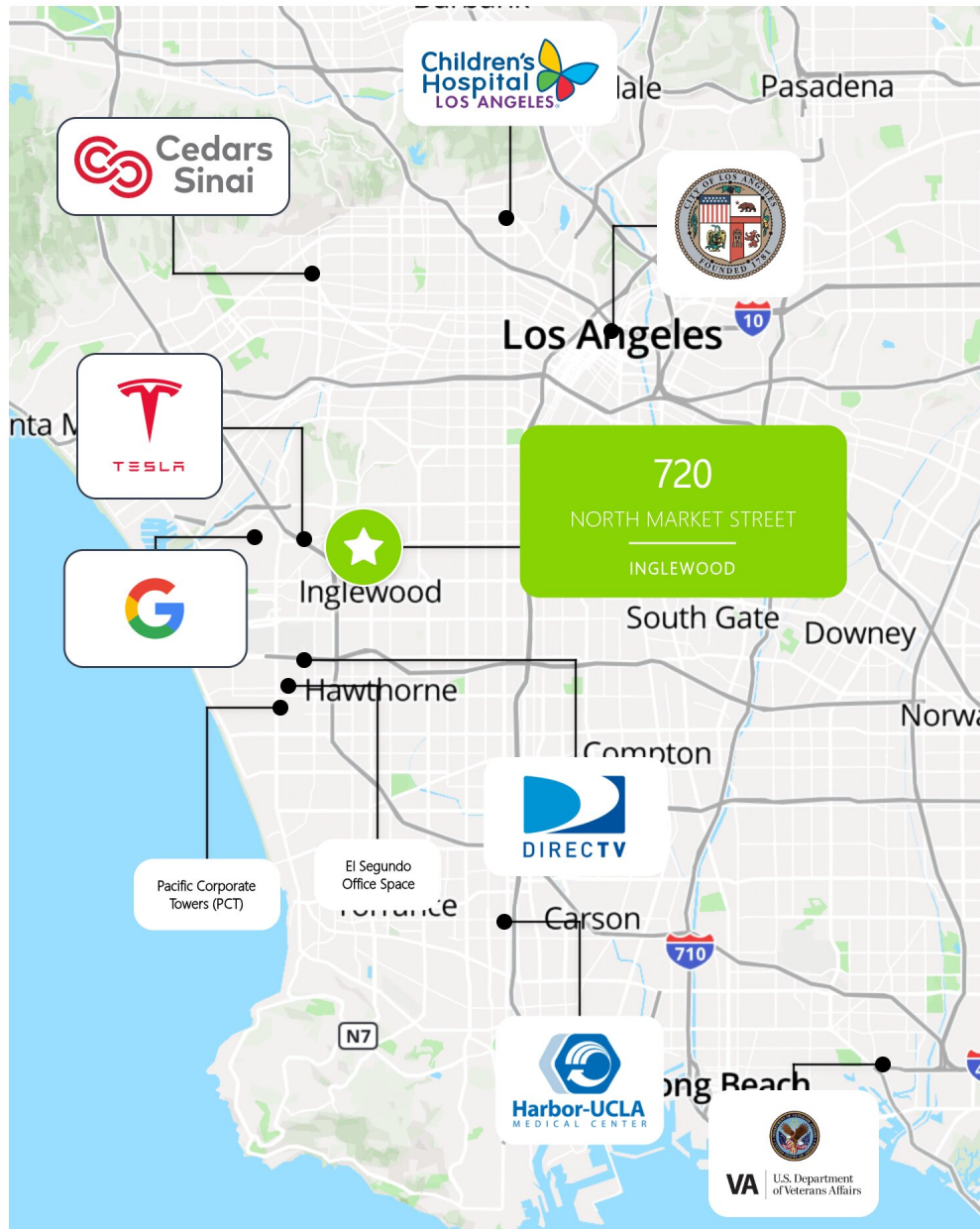
Inglewood, CA, is a rapidly growing submarket within Los Angeles County, experiencing robust economic expansion driven by its proximity to major employment hubs like Downtown Los Angeles, LAX, and the newly developed SoFi Stadium.

The city has a favorable unemployment rate of **5.2%**, below the California average of 7.5%, fueled by increasing opportunities in entertainment, technology, and hospitality sectors. Inglewood's population has grown by 7.5% over the past five years, surpassing the Los Angeles County average, and the median household income is \$58,000, with more than half of the population under 35 years old, ensuring a dynamic and diverse tenant base.

The area also benefits from significant public infrastructure investments, including improvements to transportation with enhanced access to the Metro Green Line and major freeways (I-110, I-105), which provide easy connections to regional employment centers and amenities. Inglewood's housing market is seeing heightened demand due to the ongoing development of residential, retail, and commercial projects. As the area continues to transform with projects like SoFi Stadium and the expanding entertainment district, the demand for residential properties is expected to remain strong, making Inglewood an increasingly attractive market for both renters and investors.



## Major Employers



The area surrounding 720 N Market St, Inglewood, CA, reflects a broadly diversified employment landscape, anchored by major healthcare institutions such as Cedars-Sinai Medical Center, City of Hope National Medical Center, Harbor-UCLA Medical Center, Tibor Rubin VA Medical Center, and Children's Hospital Los Angeles, all of which provide significant long-term job stability due to ongoing demand for healthcare services. Large public sector employers like the City of Los Angeles and the State of California further underpin employment stability, offering a reliable base of government jobs. The presence of the El Segundo Corporate Center and Pacific Corporate Towers highlights a vibrant corporate and tech cluster, augmented by DIRECTV (AT&T), contributing to a robust professional and technology employment sector. Excellent regional connectivity, with proximity to major freeways and Los Angeles International Airport, enhances access to these employment centers. Collectively, this mix of institutional strength and industry diversity contributes to economic resilience in Inglewood, positioning the locality as a secure and dynamic market for both residential and commercial real estate.

Company	Industry	Employees	Distance
Cedars-Sinai Medical Center	Healthcare	9,000	8.4 mi
City of Hope National Medical Center	Healthcare/Research	6,500	39.6 mi
El Segundo Corporate Center / Local Business & Tech Cluster (aggregate)	Business Park / Mixed Office	3,000	5.6 mi
Harbor-UCLA Medical Center	Healthcare	3,000	14.7 mi
Tibor Rubin VA Medical Center	Healthcare (Veterans Affairs)	2,800	27.6 mi
Children's Hospital Los Angeles	Healthcare	2,700	15.3 mi
City of Los Angeles	Government (Municipal)	2,500	12.1 mi
Pacific Corporate Towers (Major Office Tenant Complex)	Office Complex (Multi-Tenant)	2,500	6.4 mi
DIRECTV (AT&T)	Telecommunications / Media	2,000	5.6 mi



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