

4 UNITS

8616 5th Ave
INGLEWOOD, CA 90305

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INVESTMENT OVERVIEW

SUMMARY

8616 5TH Ave Inglewood, CA 90305

| | |
|------------------------|--------------------|
| ASKING PRICE | \$1,295,000 |
| UNITS | 4 |
| UNIT MIX | 4 (2 BED / 1 BATH) |
| TOTAL BUILDING SQ. FT. | 3,895 |
| TOTAL LOT SQ. FT. | 8,933 |
| YEAR BUILT | 1948 |
| ZONING | INP1YY |
| APN | 4026-005-005 |

HIGHLIGHTS

- **Excellent Unit Mix: All 2BR/1BA with 1 Unit Delivered Vacant**
- **Great Pocket of Inglewood**
- **Close to SoFi where 2028 Olympics and World Cup will be held**
- **Great in Place rents**

THE OFFERING

LYONSTAHLL
INVESTMENT REAL ESTATE



The Stiegler Takahashi Group is proud to present an exceptional multifamily investment opportunity in the heart of Inglewood. Featuring an all 2-bedroom, 1-bath unit mix with one unit deliverable vacant, this property sits in a prime pocket of Inglewood just moments from SoFi Stadium — future home to the 2028 Olympics and World Cup. With strong in-place rents and a location surrounded by world-class entertainment, dining, and development, this offering provides investors with immediate cash flow and long-term upside in one of Los Angeles' most dynamic submarkets.







FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

| | |
|------------------|--------------|
| PRICE | \$ 1,295,000 |
| UNITS | 4 |
| BUILDING SQ. FT. | 3,895 |
| LOT SQ FT | 8,933 |
| YEAR BUILT | 1948 |
| PRICE / UNIT | \$323,750 |
| PRICE / SQ FT | \$332.48 |

INCOME DATA

| | CURRENT | PRO FORMA |
|-----|-----------|-----------|
| NOI | \$ 67,283 | \$ 81,227 |
| CAP | 5.20% | 6.27% |
| GRM | 12.85 | 11.01 |

PROPOSED FINANCING

| | |
|---------------------|-----------|
| DOWN PAYMENT | \$388,500 |
| LOAN AMOUNT | \$906,500 |
| INTEREST RATE | 6.000% |
| AMORTIZATION | 30 |
| DEBT COVERAGE RATIO | 1.03 |

INCOME AND EXPENSES

RENT ROLL

| UNIT | TYPE | NOTES | CURRENT | PRO FORMA |
|------|------|-------|---------|-----------|
|------|------|-------|---------|-----------|

| | | | | |
|---|----------------|--|----------|----------|
| 3 | 2-BED / 1-BATH | | \$ 2,000 | \$ 2,450 |
|---|----------------|--|----------|----------|

| | | | | |
|---|----------------|-------------------|----------|----------|
| 1 | 2-BED / 1-BATH | <i>Del Vacant</i> | \$ 2,400 | \$ 2,450 |
|---|----------------|-------------------|----------|----------|

| | | |
|---------------------------------|----------|----------|
| MONTHLY SCHEDULED RENTAL INCOME | \$ 8,400 | \$ 9,800 |
|---------------------------------|----------|----------|

| | | |
|-----------------------------------|------------|------------|
| ANNUALIZED SCHEDULED GROSS INCOME | \$ 100,800 | \$ 117,600 |
|-----------------------------------|------------|------------|

OPERATING DATA

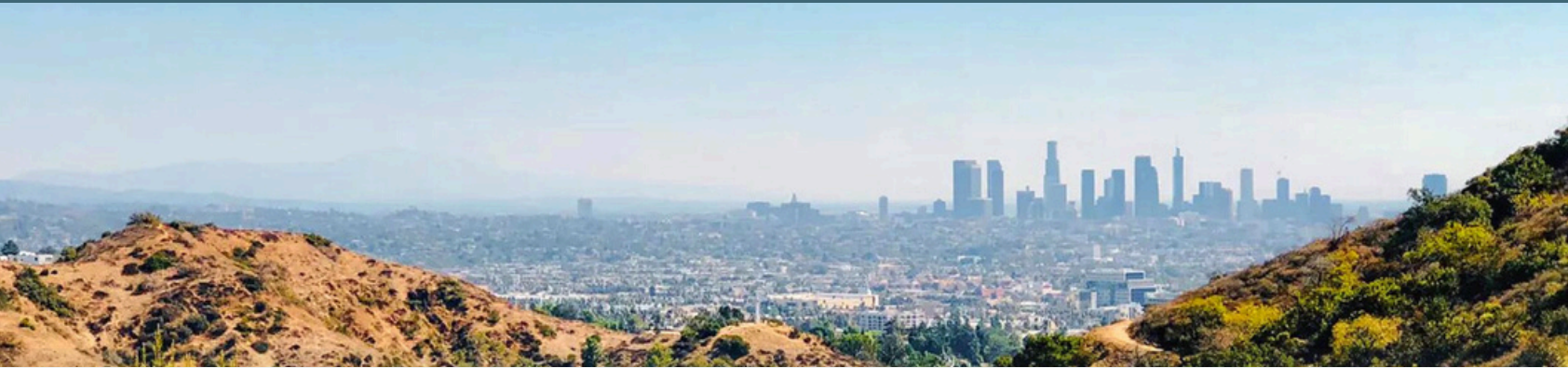
| | CURRENT | | PRO FORMA | |
|-----------------------------|------------|-------|------------|-------|
| GROSS MARKET RENT | \$ 100,800 | | \$ 117,600 | |
| LESS: VACANCY RESERVE | \$ 3,024 | 3.0% | \$ 5,880 | 5.0% |
| GROSS OPERATING INCOME | \$ 97,776 | | \$ 111,720 | |
| LESS: EXPENSES | \$ 30,494 | 30% | \$ 30,494 | 26% |
| NET OPERATING INCOME | \$ 67,283 | | \$ 81,227 | |
| LESS: LOAN PAYMENTS PRE-TAX | \$ 65,219 | | \$ 65,219 | |
| CASH FLOW | \$ 2,063 | .53% | \$ 16,007 | 4.12% |
| PRINCIPAL REDUCTION | \$ 11,132 | | \$ 11,132 | |
| TOTAL RETURN BEFORE TAXES | \$ 13,195 | 3.40% | \$ 27,139 | 6.99% |

CURRENT EXPENSES

| | |
|------------------------------|-----------|
| NEW TAXES (ESTIMATED) | \$ 16,188 |
| MAINTENANCE (4%) | \$ 4,032 |
| INSURANCE (\$1.20/SF) | \$ 4,674 |
| UTILITIES (\$1100/UNIT/YEAR) | \$ 4,400 |
| LANDSCAPING (\$100/MO) | \$ 1,200 |

| | |
|-------------------|--------------|
| TOTAL EXPENSES: | \$ 30,493.50 |
| EXPENSES AS % SGI | 30.25% |
| PER NET SQ.FT. | \$ 7.83 |
| PER UNIT: | \$ 7,623.38 |

LOCATION OVERVIEW



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.

LA 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 comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. LA 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 LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA 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. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA 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 LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |

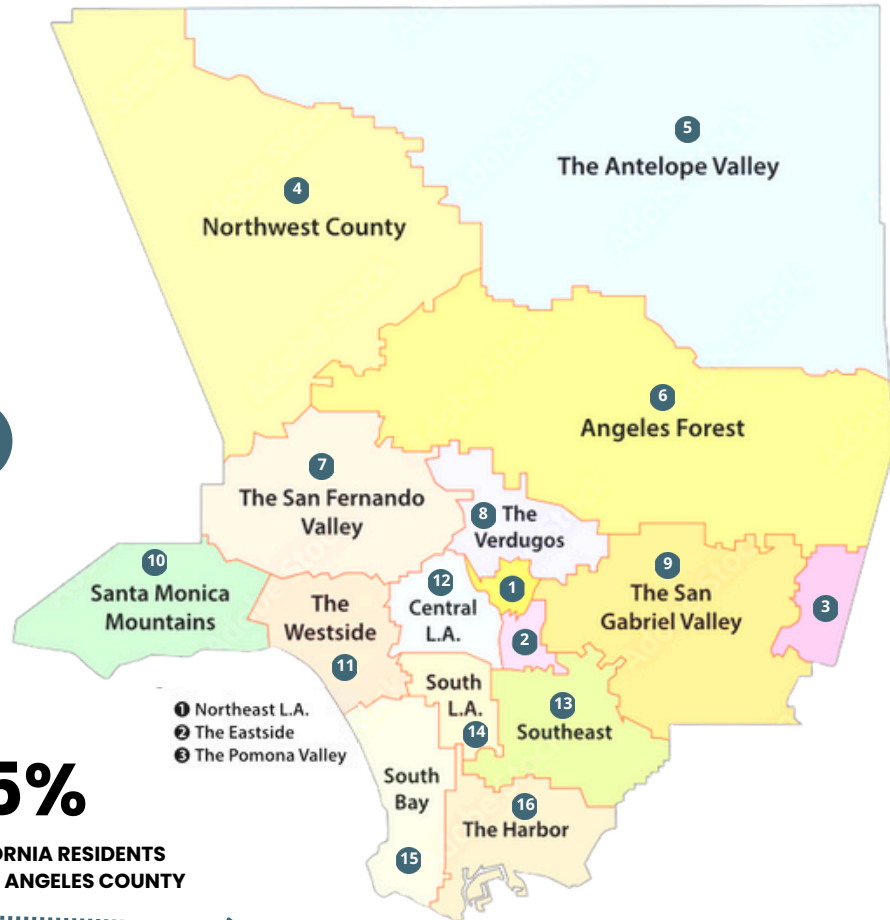


LOS ANGELES
CALIFORNIA

9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



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