



COZMO

SETTING THE NEW STANDARD IN REAL ESTATE

JOHN KIM Cal DRE#: 01104945

📞 213-804-9555 ✉️ financejohnkim@gmail.com



W. CENTURY BLVD.

S. FLOWER ST.

4059 & 1236
W. CENTURY BLVD. S. FLOWER ST.

E. 99TH STREET

HOTEL DEVELOPMENT OPPORTUNITY
4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD



COZMO

SETTING THE NEW STANDARD IN REAL ESTATE

JOHN KIM Cal DRE#: 01104945

213-804-9555

financejohnkim@gmail.com



DOWNTOWN L.A.

SOFI STADIUM

STADIUM PARKING

RESIDENTIAL



MIXED-USE

HOTEL

RETAIL

S. PRAIRIE AVE.



E. 99TH STREET.

S. FLOWER ST.

W. CENTURY BLVD.

4059 & 1236
W. CENTURY BLVD. S. FLOWER ST.

HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Cal DRE#: 01104945

☎ 213-804-9555

✉ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



DEVELOPMENT SUMMARY

LISTING PRICE: \$6,380,000 (\$300/SF)

ZONE: C-2A

LOT SIZE: 1236 S. Flower St. - 5,076 SF
4059 W. Century Blvd. - 16,252 SF
TOTAL - 21,328 SF

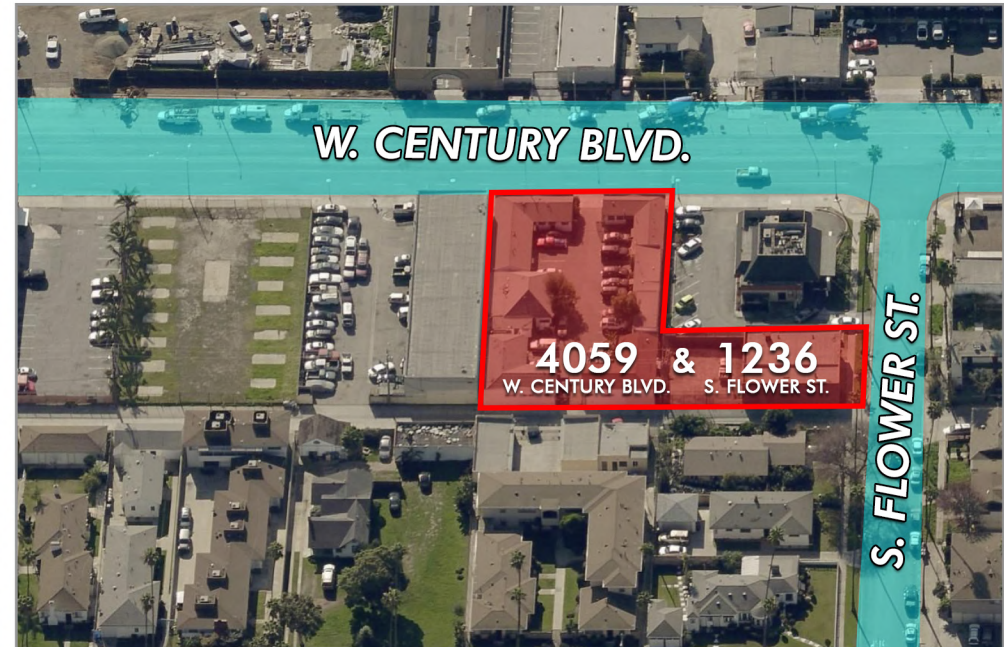
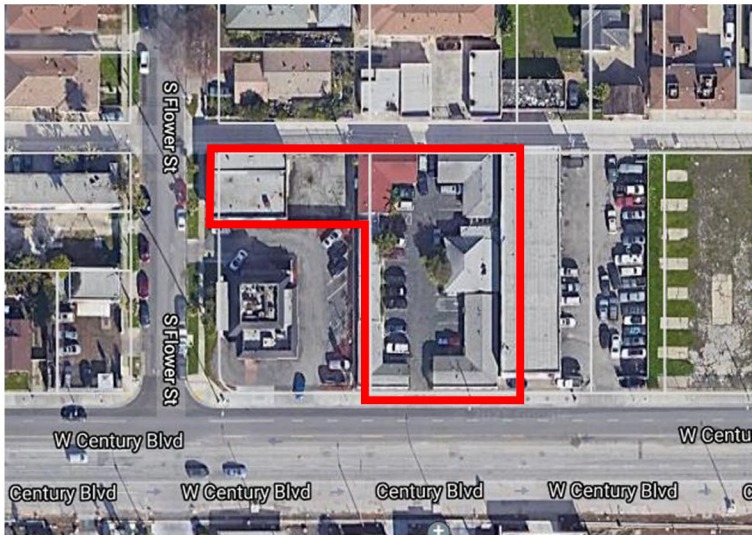
100 guestrooms at +/-70,000 sf floor area.

1st floor:
Parking (70 spaces), service & entry

2nd floor:
Lobby, restaurant & bar lounge, gym, business center

3rd to 6th floor:
Guestrooms (25 guestrooms per floor)

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Cal DRE#: 01104945

📞 213-804-9555

✉️ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



CLIPPERS ARENA

The NFL stadium isn't the only professional sporting arena bound for Inglewood. It's looking very likely that the Clippers will move out of Downtown LA's Staples Center and into the South Los Angeles city. Details about the NBA arena, which would occupy land along Century Boulevard, have been scarce. But in February, the city released a short document that spells out it would seat 18,000 fans and would be joined by a new practice facility, retail space, and outdoor plazas with basketball courts that are open to the public.

Information deemed reliable but cannot be guaranteed.



HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

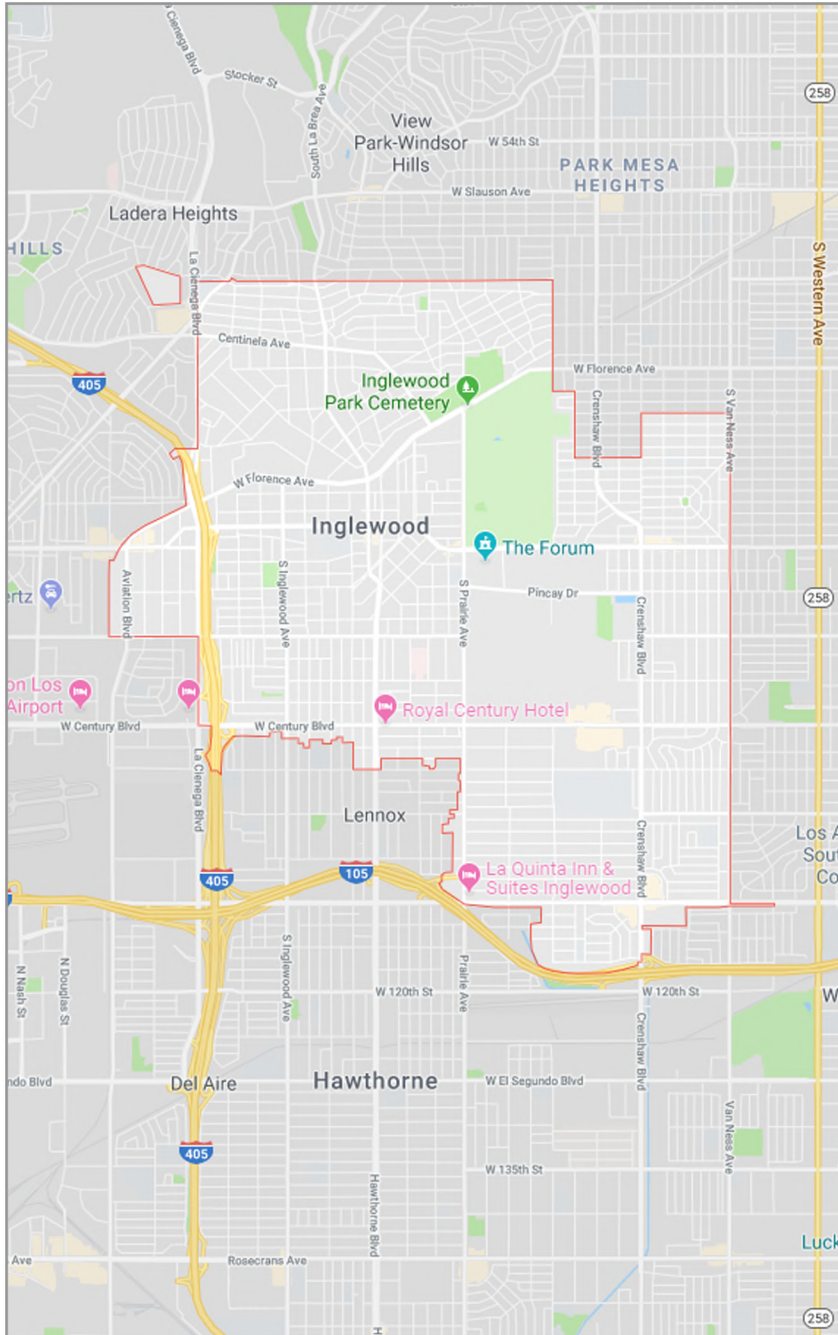
COZMO

SETTING THE NEW STANDARD IN REAL ESTATE

JOHN KIM Cal DRE#: 01104945

☎ 213-804-9555

✉ financejohnkim@gmail.com



INGLEWOOD CITY OVERVIEW

The \$2.6 billion Los Angeles Stadium at Hollywood Park is under construction in Inglewood and when completed in 2020, it will be the home of both the Los Angeles Rams and Los Angeles Chargers. The Los Angeles Stadium is also expected to host the Super Bowl in 2021 and the 2028 Summer Olympics. The Light Rail Metro Expansion is expected to add 4 new Inglewood stops by 2019. There are plans to revamp the Downtown Arts District by 2020.

Breaking News: The Inglewood City Council will vote on an exclusive negotiating agreement for a Clippers-controlled company to build an area for the team.

Inglewood is a city in the South Bay region of Los Angeles that is bordered by Westchester/LAX, Hawthorne, and Ladera Heights. Spanning 8 square miles with a population of 109,670, Inglewood has emerged as one of the hottest real estate markets in Southern California. Real estate values have increased 10.1% over the past year and the median price of homes currently listed in Inglewood is \$480,000.

The majority of residents are served by the Inglewood Unified School District. Wilder's Preparatory Academy Charter School is the best public elementary school in the city, and high schools include Inglewood High, Morningside High, City Honors High, and Hillcrest High School. The private schools in the area include St. Mary's Academy and St. John Chrysostom Elementary School.

Inglewood is also home to the illustrious Forum, which was designed by architect Charles Luckman, who also designed Madison Square Garden in New York. For decades, the Forum was one of LA's most prominent concert venues, hosting the likes of Elvis Presley, Led Zeppelin, and the Jackson 5. It was also home to the Los Angeles Lakers before the team moved to the Staples Center in 1999. The Forum is now the largest indoor performance venue in the country with a design focused on music and entertainment.

Information deemed reliable but cannot be guaranteed.

HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Ca/DRE#: 01104945

📞 213-804-9555

✉️ financejohnkim@gmail.com

COZMO

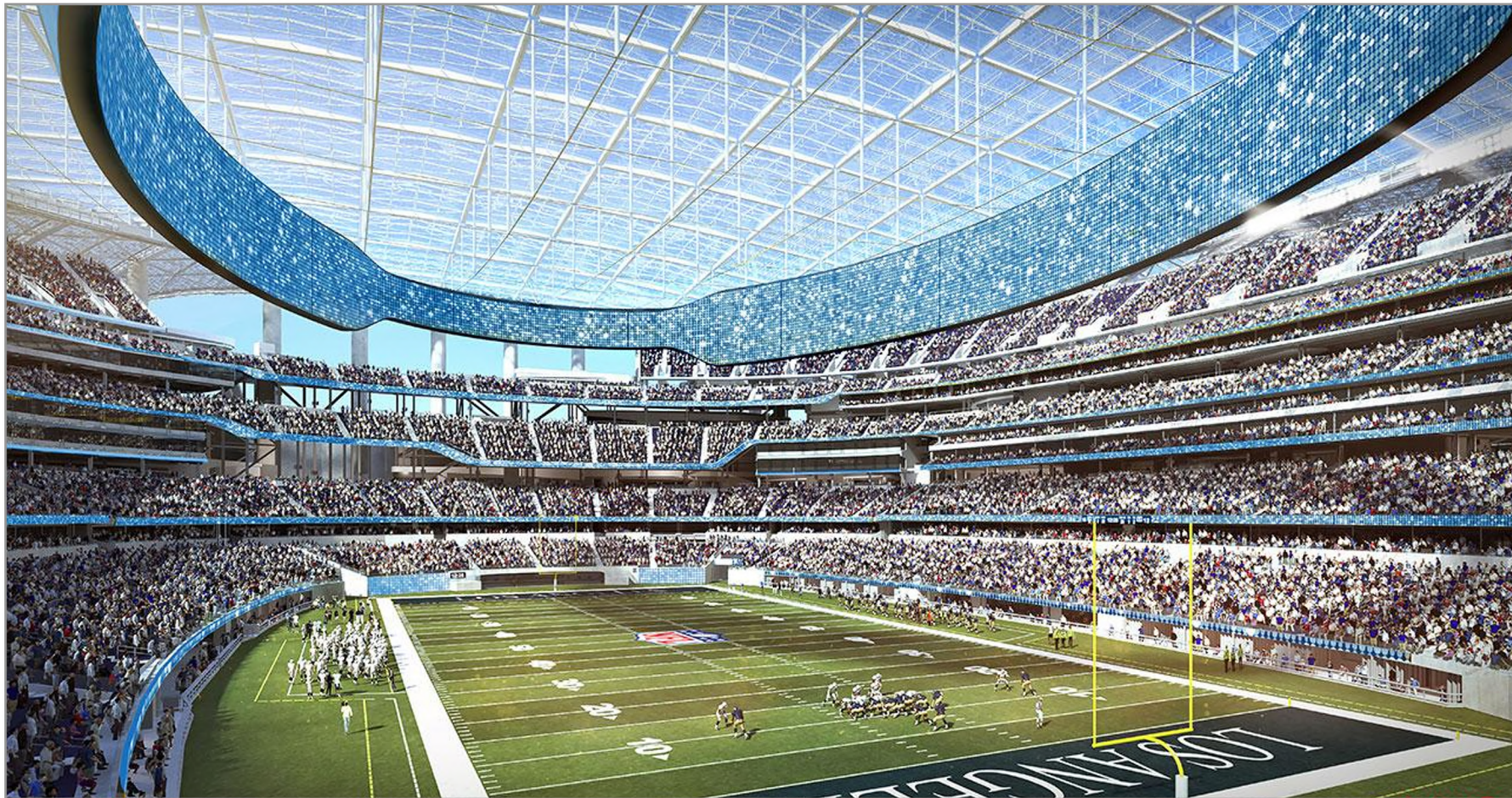
SETTING THE NEW STANDARD IN REAL ESTATE



NFL STADIUM | HOLLYWOOD PARK

The new home for the Los Angeles Chargers and Rams will be the largest stadium in the NFL. Costing upwards of \$2.5 billion the 3 million square foot stadium will be able to seat 70,240. The price tickets are also expected to rise with season tickets predicted to cost \$350-400 per game. Construction is scheduled to be complete in 2020. The NFL stadium is only one part of a larger plan. The area around the stadium known as Hollywood Park is also under construction and will include about 3,000 new residential units, 620,000 square feet of shops and restaurants, green space including a manmade lake, and lastly a revamped casino. The new Hollywood Park is expected to be completed in 2023.

Information deemed reliable but cannot be guaranteed.



HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Cal DRE#: 01104945

☎ 213-804-9555

✉ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



VERMONT KNOLLS

In Vermont Knolls, the county is proposing a project that would rise across a 4.2-acre site. It would include 180 unit of affordable housing, a public school, a transit plaza and a bus transfer center, and shops. Other features of the project would include basement and structured parking for up to 383 vehicles, as well as 20 faculty apartments and space for commercial tenants. The proposed development was started by a vote by the Los Angeles County Board of Supervisors in December 2017 to initiate eminent domain proceedings for the development site at a cost of \$15.7 million.

Information deemed reliable but cannot be guaranteed.



HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Cal DRE#: 01104945

📞 213-804-9555

✉️ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



DEMOGRAPHICS



POPULATION	1-mi.	3-mi.	5-mi.
Male Population	25,942	149,966	386,810
Female Population	26,141	165,449	419,506
White alone	16,788	80,983	247,099
Black alone	10,308	127,728	267,590
Asian alone	711	9,919	43,877
Hispanic	39,468	152,134	383,537
Median Age	30.4	34.5	34.3
Total Businesses	942	9,304	26,926



HOUSING	1-mi.	3-mi.	5-mi.
Housing Units	14,676	111,138	277,261
Owner Occupied Housing Units	4,007	38,994	109,690
Renter Occupied Housing Units	9,919	66,051	151,505
Vacant Housings Units	750	6,093	16,066

Information deemed reliable but cannot be guaranteed.

HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Cal DRE#: 01104945

☎ 213-804-9555

✉ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



1 mile

INCOME



\$50,728

Median Household Income



\$17,257

Per Capita Income



\$19,733

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.9%)

The smallest group: \$200,000+ (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	10.5%	+0.8%	
\$15,000 - \$24,999	11.4%	+4%	
\$25,000 - \$34,999	12%	+4.7%	
\$35,000 - \$49,999	15.2%	+5.1%	
\$50,000 - \$74,999	20.9%	+5.1%	
\$75,000 - \$99,999	13.4%	+0.7%	
\$100,000 - \$149,999	10.2%	-6.9%	
\$150,000 - \$199,999	4%	-4.6%	
\$200,000+	2.5%	-9%	

Bars show deviation from Los Angeles County

3 miles

INCOME



\$56,407

Median Household Income



\$25,524

Per Capita Income



\$37,162

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: \$200,000+ (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	12.8%	+3.1%	
\$15,000 - \$24,999	9.2%	+1.8%	
\$25,000 - \$34,999	9.2%	+1.9%	
\$35,000 - \$49,999	12.5%	+2.4%	
\$50,000 - \$74,999	18.5%	+2.7%	
\$75,000 - \$99,999	12%	-0.7%	
\$100,000 - \$149,999	14.9%	-2.2%	
\$150,000 - \$199,999	5.8%	-2.8%	
\$200,000+	5.1%	-6.4%	

Bars show deviation from Los Angeles County

5 miles

INCOME



\$59,418

Median Household Income



\$28,601

Per Capita Income



\$51,125

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.6%)

The smallest group: \$150,000 - \$199,999 (6.7%)

Indicator ▲	Value	Diff	
<\$15,000	12.9%	+3.2%	
\$15,000 - \$24,999	9%	+1.6%	
\$25,000 - \$34,999	8.8%	+1.5%	
\$35,000 - \$49,999	11.5%	+1.4%	
\$50,000 - \$74,999	16.6%	+0.8%	
\$75,000 - \$99,999	11.6%	-1.1%	
\$100,000 - \$149,999	14.9%	-2.2%	
\$150,000 - \$199,999	6.7%	-1.9%	
\$200,000+	8.1%	-3.4%	

Bars show deviation from Los Angeles County

Information deemed reliable but cannot be guaranteed.

HOTEL DEVELOPMENT OPPORTUNITY
4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

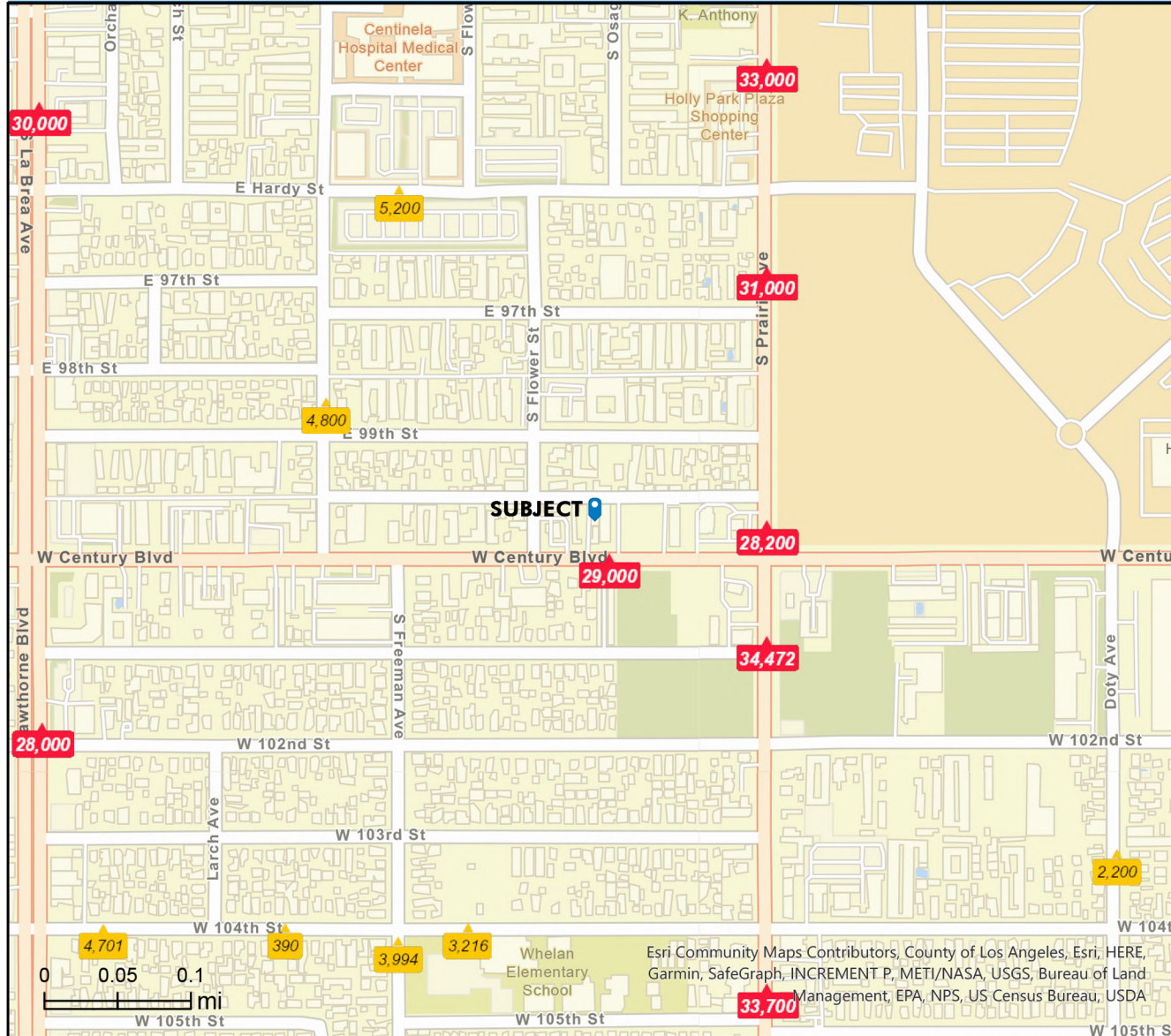
JOHN KIM Ca/ DRE#: 01104945

☎ 213-804-9555

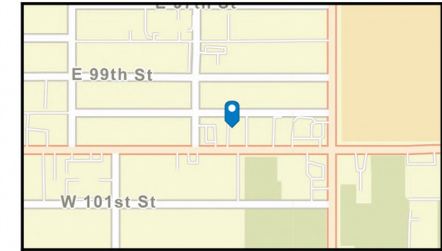
✉ financejohnkim@gmail.com

COZMO

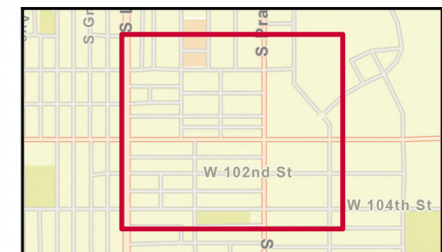
SETTING THE NEW STANDARD IN REAL ESTATE



TRAFFIC COUNT MAP (CLOSE UP)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Information deemed reliable but cannot be guaranteed.

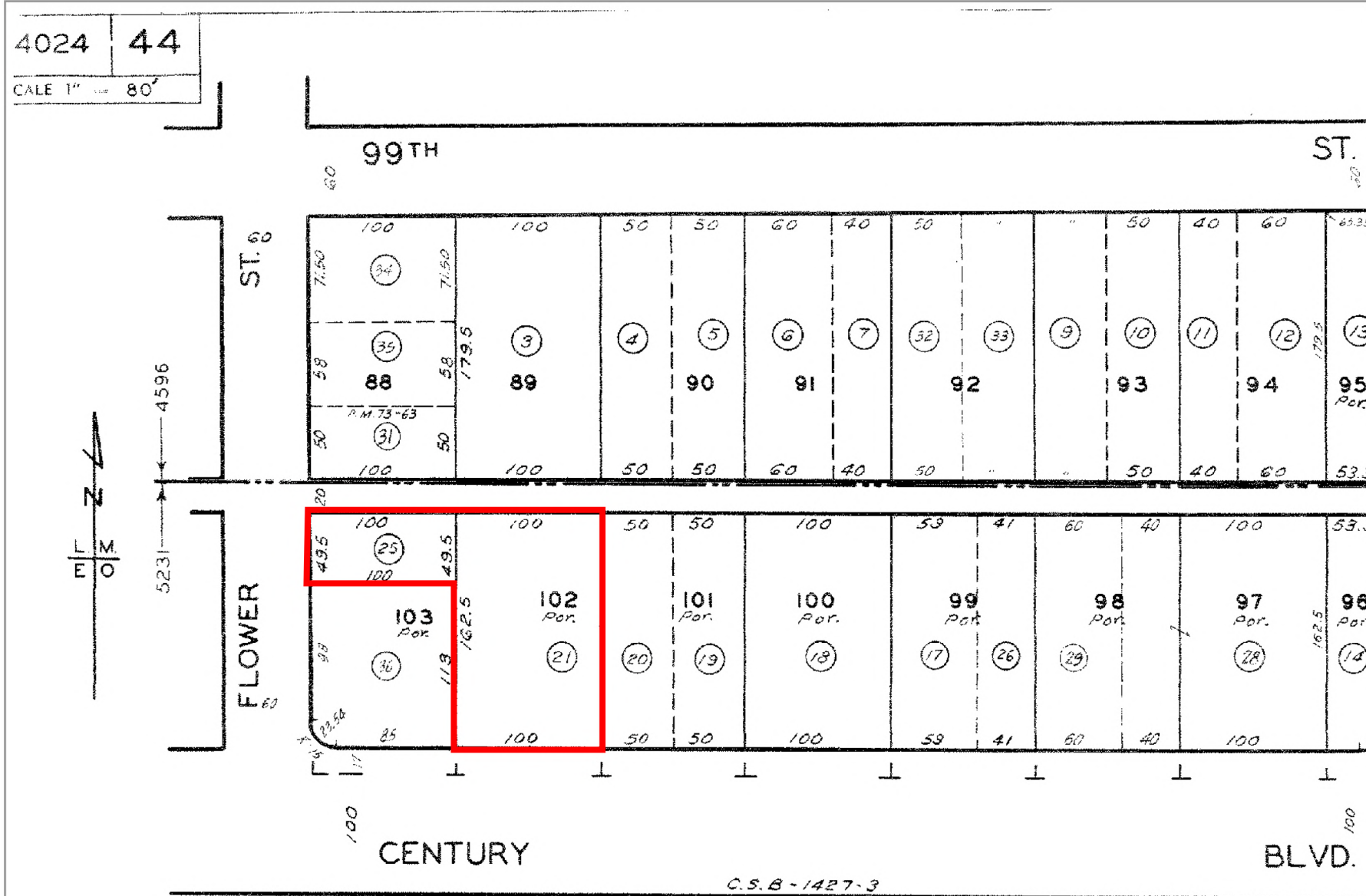
HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

JOHN KIM Cal DRE#: 01104945
 ☎ 213-804-9555
 ✉ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



TRACT NO. 550

Information deemed reliable but cannot be guaranteed.

HOTEL DEVELOPMENT OPPORTUNITY
 4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD



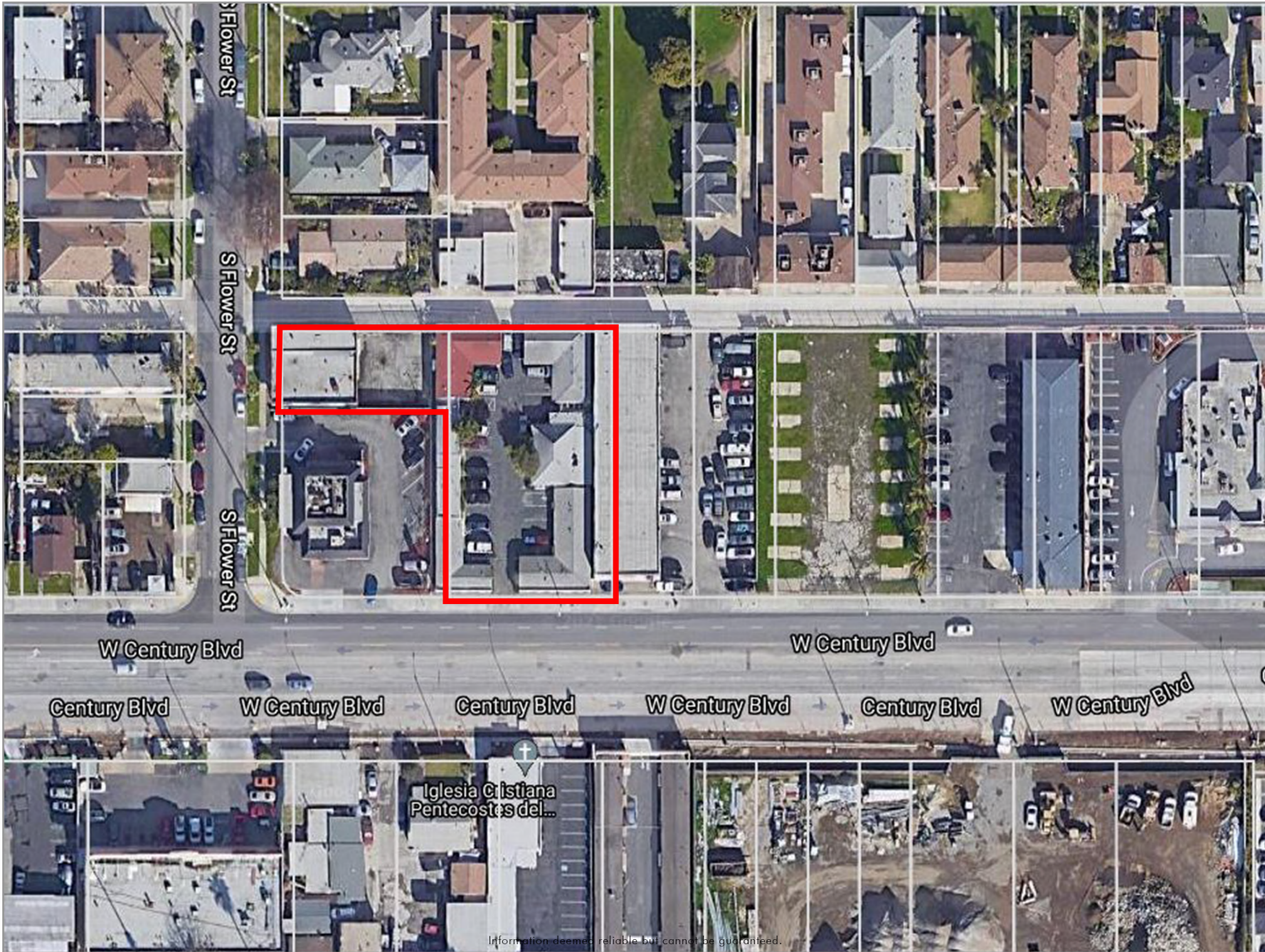
COZMO

SETTING THE NEW STANDARD IN REAL ESTATE

JOHN KIM Cal DRE#: 01104945

📞 213-804-9555

✉️ financejohnkim@gmail.com



HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

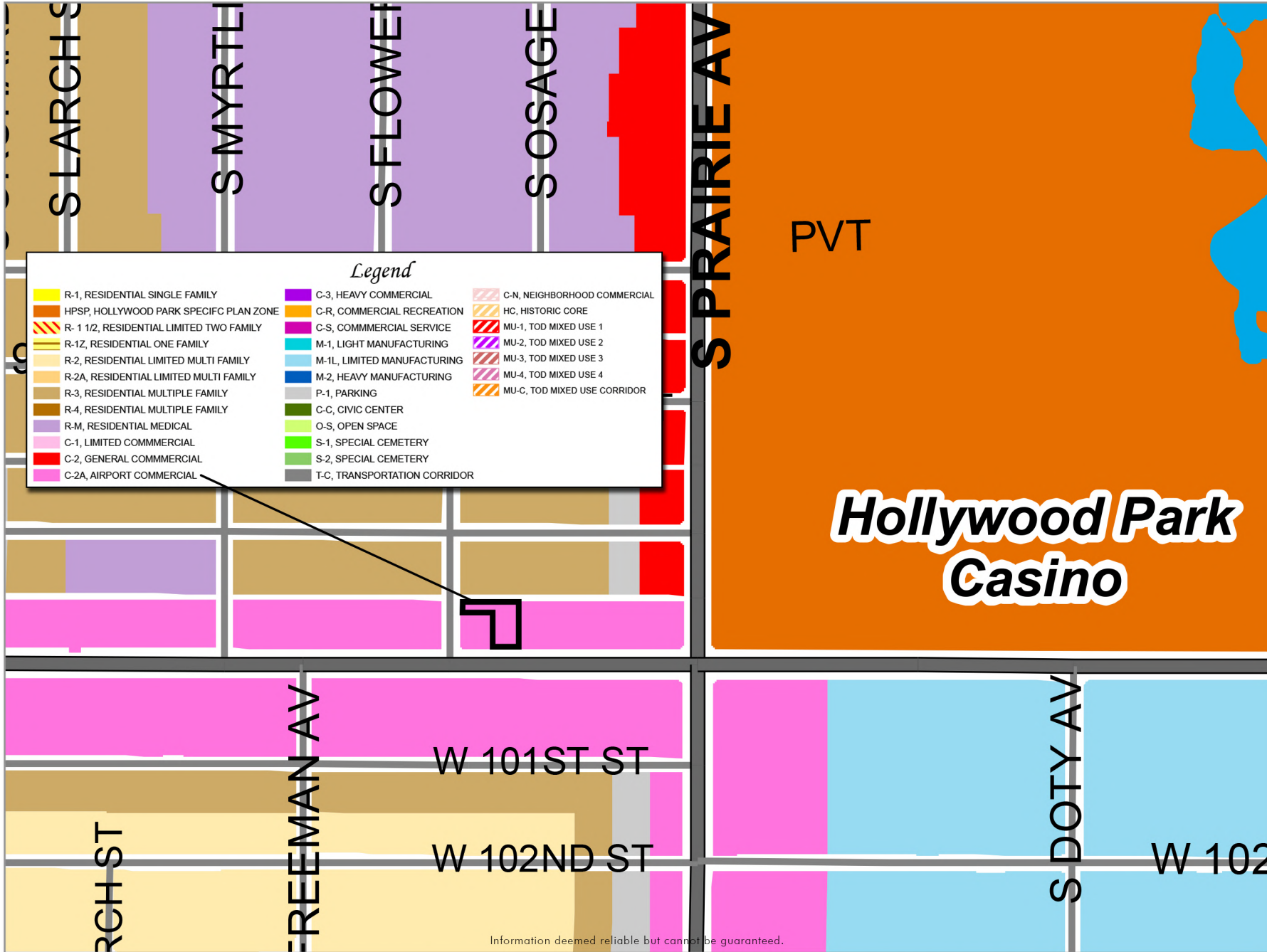
JOHN KIM Ca/ DRE#: 01104945

☎ 213-804-9555

✉ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



Information deemed reliable but cannot be guaranteed.

HOTEL DEVELOPMENT OPPORTUNITY

4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD

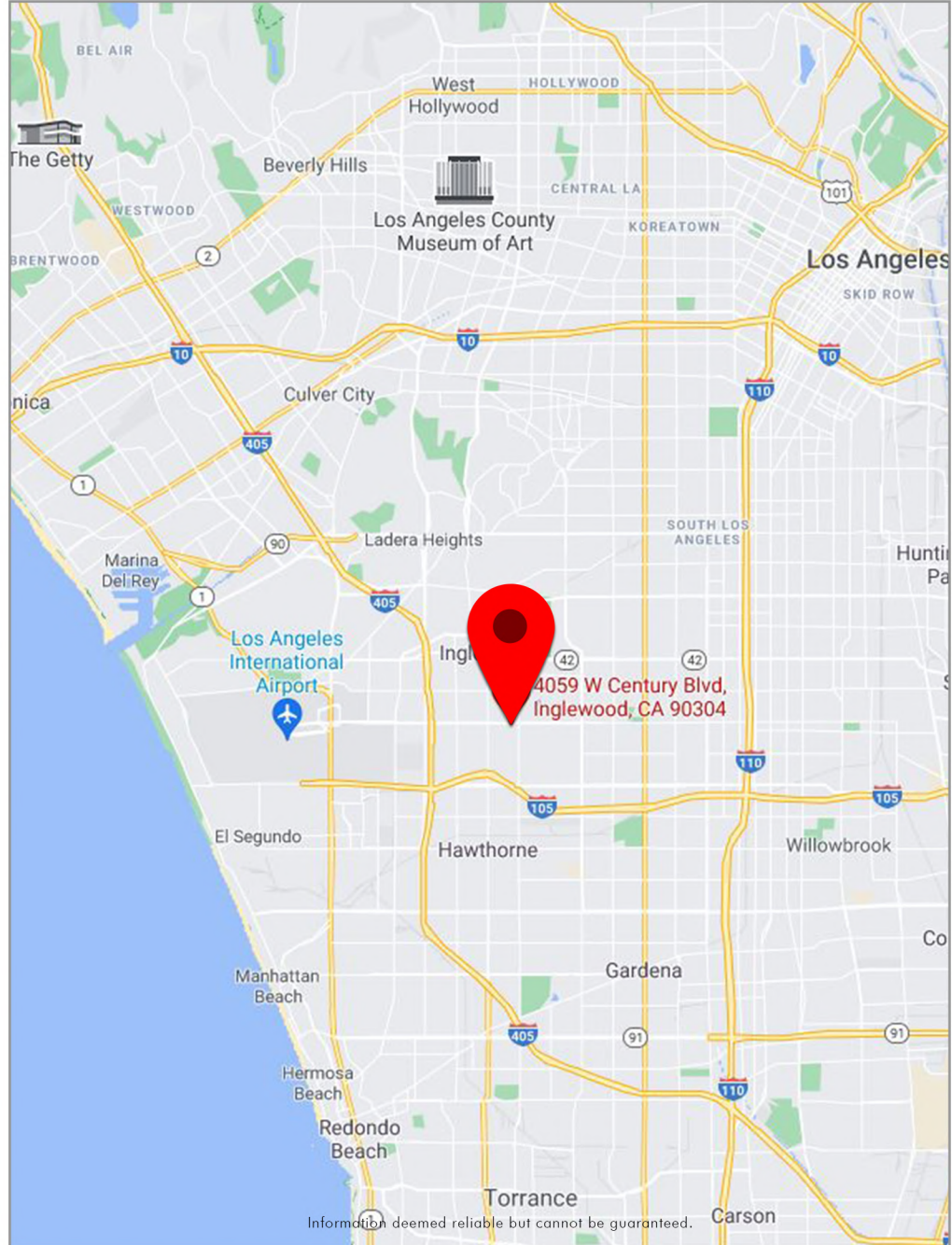
JOHN KIM Ca/ DRE#: 01104945

📞 213-804-9555

✉️ financejohnkim@gmail.com

COZMO

SETTING THE NEW STANDARD IN REAL ESTATE



HOTEL DEVELOPMENT OPPORTUNITY
4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD



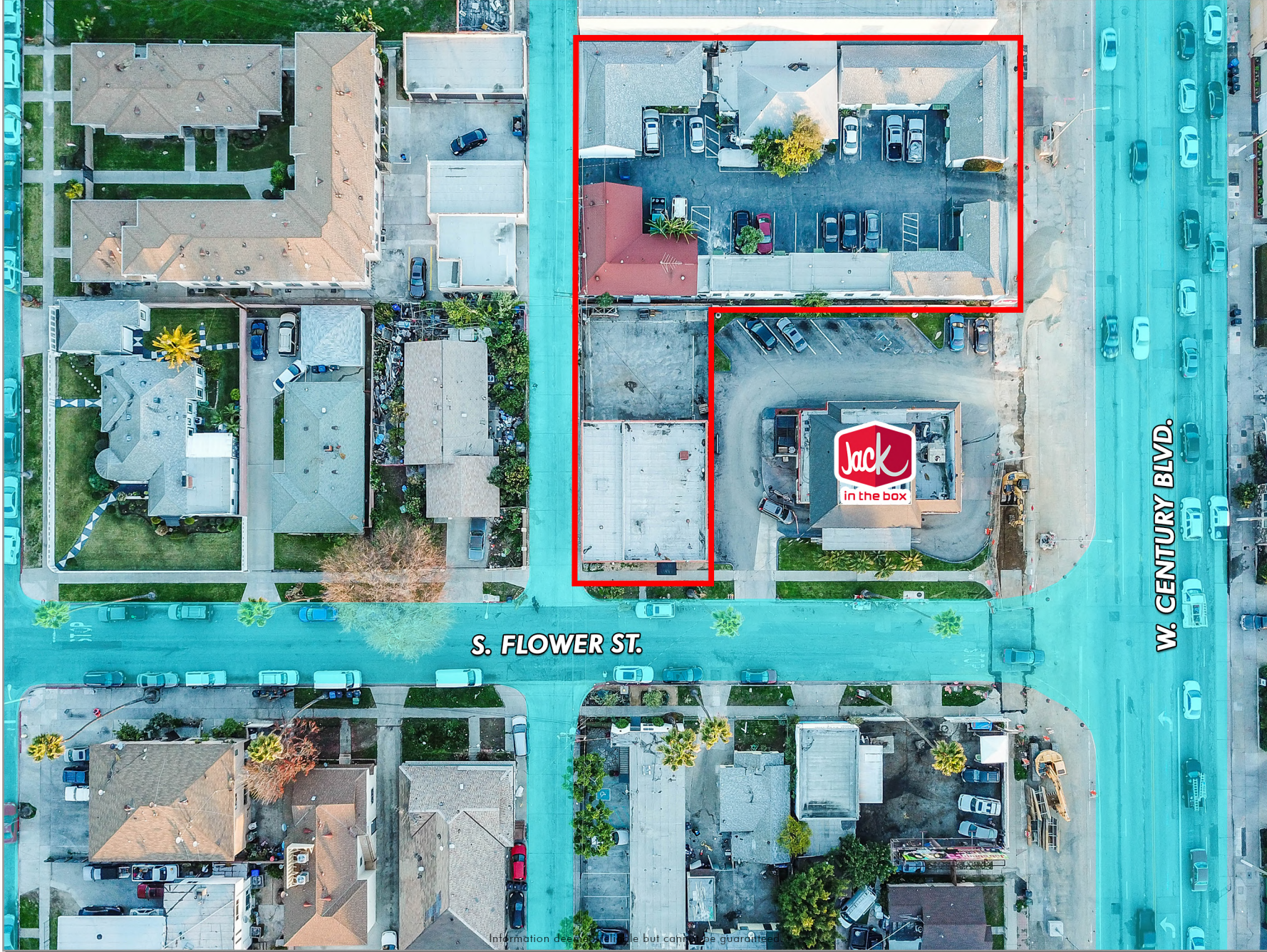
COZMO

SETTING THE NEW STANDARD IN REAL ESTATE

JOHN KIM Cal DRE#: 01104945

☎ 213-804-9555

✉ financejohnkim@gmail.com



S. FLOWER ST.

W. CENTURY BLVD.

Information descriptif est fiable mais cannot be guaranteed.

HOTEL DEVELOPMENT OPPORTUNITY
4059 W. CENTURY BLVD. & 1236 S. FLOWER ST., INGLEWOOD