

310 S. EUCALYPTUS AVE INGLEWOOD, CA 90301

Rare 8-unit townhome-style multifamily investment located in the heart of Inglewood, offering strong in-place cash flow with value-add upside just minutes from SoFi Stadium and Hollywood Park.

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum
Exclusive Listing



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BROKER OF RECORD

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Executive Summary



8-Unit Count Multi-Family Offering in Inglewood, CA

Rare 8-unit townhome-style multifamily investment located in the heart of Inglewood.

John Katnik of BRC Advisors is pleased to present the exclusive offering of 310 S Eucalyptus Ave, a townhome style apartment complex in the heart of Inglewood.

This asset presents a rare opportunity to acquire a well-located, high-quality 8-unit apartment building in the heart of Inglewood, just minutes from SoFi Stadium and the Hollywood Park development. Constructed in 1965, the property consists of 8,503 square feet of rentable square feet situated on a 7,557 square foot lot.

The asset is highlighted by its unique unit mix, featuring majority large townhome-style units that significantly enhance rental appeal and long-term tenant demand. Townhome-style apartments are rarely built today and command a premium due to their spacious layouts, separation of living spaces, and overall livability. Four of the eight units have already been renovated, providing immediate confirmation of achievable market rents while leaving a clear runway for continued upside through additional interior upgrades.

The property offers strong in-place performance with a current 5.42% cap rate and 11.84 GIM, with upside to a 6.70% pro forma cap rate and 10.16 pro forma GIM upon stabilization. The building is individually metered for gas and electricity and benefits from an in-place RUBS (Ratio Utility Billing System), allowing ownership to recapture a portion of utility expenses and further enhance returns. All units feature central heating and air conditioning, a rare amenity in the Inglewood area.

Additional highlights include 16 on-site parking spaces, new exterior paint, and an on-site laundry facility. Positioned in one of Southern California's fastest-evolving rental markets, 310 S Eucalyptus Ave offers investors durable cash flow, strong rental demand, and a rare opportunity to own an irreplaceable townhome-style multifamily asset with long-term upside.

Street Address	310 S Eucalyptus Ave
City	Inglewood
State	CA
Zip Code	90301
APN	4020-016-004
Rentable Square Feet	8,503
Lot Size	7,557
Year Built	1965

Investment Highlights

Rare 8-Unit Townhome-Style Asset

310 S Eucalyptus Ave is an 8-unit apartment building featuring 6 oversized townhome-style units, a highly desirable and increasingly rare layout that maximizes rental appeal, tenant retention, and long-term value.

Attractive In-Place Rents with Clear Upside

The asset currently operates at a 5.42% cap rate and a 11.84 GIM, with a clear path to increased performance through continued renovations.

Central AC/Heating in Each Unit

All units include central heating and air conditioning, increasing tenant demand and supporting premium rents.

In-Place RUBS Program

The property benefits from an existing RUBS (Ratio Utility Billing System), allowing ownership to recapture a portion of utility expenses and enhance net operating income without additional capital investment.

Prime Inglewood Location Near SoFi Stadium

Ideally located just minutes from SoFi Stadium, Hollywood Park, the Intuit Dome, and major transit corridors, the property benefits from one of the strongest rental demand drivers in Los Angeles County.

Excellent Parking Ratio

16 on-site parking spaces, providing a rare 2:1 parking ratio, a significant competitive advantage in the Inglewood submarket.

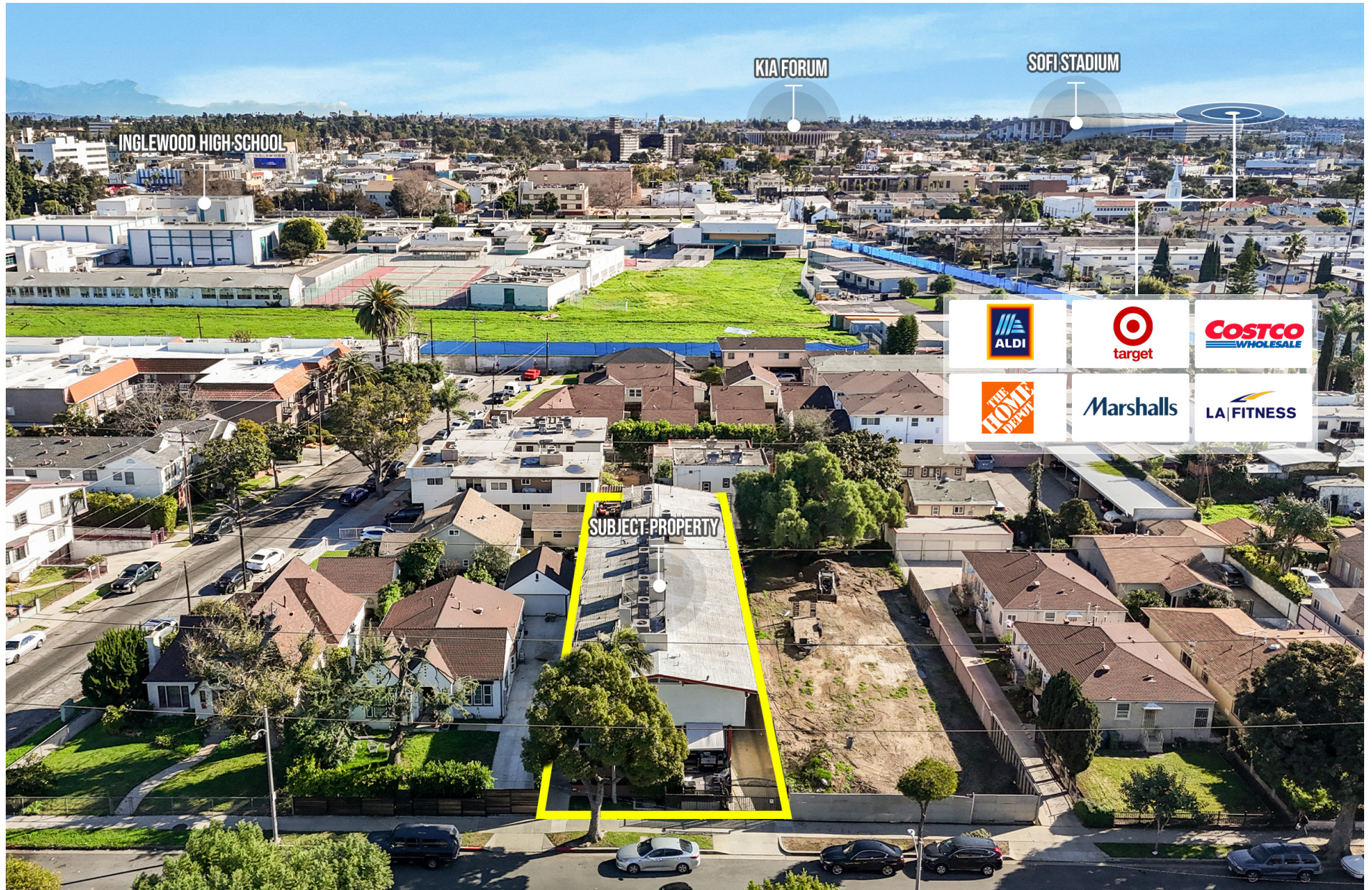


Property Photos



The property features a cohesive two-story layout with ample on-site parking, providing a functional and tenant-friendly living environment.

Aerial View



Aerial View



Income and Expenses

INCOME		CURRENT RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
2	1+1	\$1,702	\$3,404	\$2,200	\$4,400
5	2+1.5	\$2,452	\$12,262	\$2,800	\$14,000
1	3+2.5	\$3,079	\$3,079	\$3,600	\$3,600
Rental Income			\$18,746		\$22,100
Laundry Income			\$100		\$100
RUBS			\$632		\$632
Parking Income			\$195		\$195
TOTAL MONTHLY INCOME			\$19,673		\$24,127
GROSS POTENTIAL INCOME			\$236,073		\$275,126
Vacancy/Collection Allowance (GPR)		3.00%	\$6,748	3.00%	\$7,920
EFFECTIVE GROSS INCOME			\$229,324		\$267,206

EXPENSES		CURRENT		MARKET
Taxes (1.30% x Sales Price)	47%	\$36,335	45%	\$36,335
Insurance (\$1.25/sq. foot)	14%	\$10,629	13%	\$10,629
Maintenance & Repair (\$500/unit)	5%	\$4,000	5%	\$4,000
Utilities (Actuals)	14%	\$10,709	13%	\$10,709
Landscaping (Actuals)	3%	\$2,200	3%	\$2,200
Off-Site Management (5% of SGI)	14%	\$11,247	17%	\$13,200
Reserves (\$200/unit)	2%	\$1,600	2%	\$1,600
Security/Fire (Actuals)	2%	\$1,200	2%	\$1,200
TOTAL	100%	\$77,920	100%	\$79,873

Financial Analysis

PRICING DETAILS	
Offering Price	\$2,795,000
Down Payment	100%
Number of Units	8
Price Per Unit	\$349,375
Rentable Square Feet	8,503
Price Per SF	\$328.71
GiM - Current	11.84
CAP Rate - Current	5.42%
GiM - Market	10.16
CAP Rate - Market	6.70%
Year Built	1965
Lot Size	7,557
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income		\$224,947		\$264,000
Laundry Income		\$1,200		\$1,200
RUBS		\$7,586		\$7,586
Garage Income		\$2,340		\$2,340
Gross Potential Income		\$236,073		\$275,126
Less Vacancy	3.00%	\$6,748	3.00%	\$7,920
Effective Gross Income		\$229,324		\$267,206
Less Expenses	35%	\$77,920	31%	\$79,873
NET OPERATING INCOME		\$151,404		\$187,333
Net Cash Flow After Loan Payments	5.42%	\$151,404	6.62%	\$185,118
TOTAL RETURN	5.42%	\$151,404	6.62%	\$185,118

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Rent Roll

Unit #	Unit Type	UNIT SF	CURRENT RENT	RENT/SF	Market Rent	RENT/SF
1	3+2.5 Townhouse	1,600	\$3,079	\$1.92	\$3,600	\$2.25
2	2+1.5 Townhouse	1,100	\$2,483	\$2.26	\$2,800	\$2.55
3	2+1.5 Townhouse	1,100	\$2,461	\$2.24	\$2,800	\$2.55
4	2+1.5 Townhouse	1,100	\$2,461	\$2.24	\$2,800	\$2.55
5	2+1.5 Townhouse	1,100	\$2,396	\$2.18	\$2,800	\$2.55
6	1+1	700	\$1,709	\$2.44	\$2,250	\$3.21
7	2+1.5 Townhouse	1,100	\$2,461	\$2.24	\$2,800	\$2.55
8	1+1	700	\$1,695	\$2.42	\$2,250	\$3.21
Total			\$18,746		\$22,100	

Sq Ft of All Units are Estimated – Buyer to Verify



Area Overview

The South Bay

Premier Coastal Submarket with Proximity to Major Employment and Transportation Hubs

The South Bay region in Los Angeles is a vibrant and diverse area that plays a crucial role in the economic and cultural fabric of Southern California. Encompassing cities such as Torrance, Manhattan Beach, Redondo Beach, Hermosa Beach, and El Segundo, the South Bay is strategically located near major transportation hubs like the Los Angeles International Airport (LAX) and the Port of Los Angeles. This proximity facilitates significant commercial and logistical advantages, making it an essential area for both local and international businesses.

Major employers in the South Bay include aerospace giants such as Northrop Grumman and SpaceX, as well as automotive leader Honda, which has its American headquarters in Torrance. The presence of these industry leaders underscores the region's importance as a hub for high-tech and engineering jobs. Additionally, companies like Chevron operate major facilities here, further diversifying the industrial base and providing numerous employment opportunities. The economic impact of these employers is profound, contributing to the region's robust economy and supporting a highly skilled workforce.

The South Bay's economy is bolstered by a mix of sectors including aerospace, manufacturing, information technology, and healthcare, creating a dynamic job market. This economic diversity attracts a wide array of professionals and supports a high standard of living in the region. The area is also known for its excellent educational institutions and research facilities, which feed into the local talent pool and support ongoing innovation and development.



Area Overview

Inglewood, California

Home to world-class sports and entertainment destinations, Inglewood continues to emerge as a premier live-event and redevelopment corridor.

Inglewood has emerged as one of the most nationally recognized cities in Los Angeles County, transitioning from a historically residential market into a globally visible destination city. This transformation is driven by city-backed redevelopment initiatives and landmark projects that have repositioned Inglewood as a long-term growth node rather than a peripheral submarket.

At the core of this evolution is the Hollywood Park district, anchored by SoFi Stadium, a world-class venue hosting major sporting events, international concerts, and large-scale cultural programming. The district has catalyzed substantial surrounding investment, including mixed-use development, infrastructure upgrades, and job creation that extend well beyond event days.

Inglewood's prominence is further reinforced by the addition of the Intuit Dome, the future home of the Los Angeles Clippers. Together, these venues establish Inglewood as a year-round entertainment hub, elevating the city's profile and strengthening its appeal to residents, employers, and investors seeking exposure to long-term urban revitalization. From an investment perspective, Inglewood offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing redevelopment, and limited new housing supply relative to job and population growth. The city's increasing national visibility, combined with continued public and private reinvestment, positions multifamily assets in Inglewood to benefit from long-term demand durability and neighborhood transformation.



Area Overview

SoFi Stadium

SoFi Stadium is a world-class sports and entertainment venue that has fundamentally reshaped Inglewood’s economic and national profile. As the home of two NFL franchises and a premier global events destination, the stadium hosts a diverse calendar of programming including professional football, international soccer, concerts, award shows, and large-scale cultural events. This consistent year-round activity generates sustained regional visitation and significant economic impact well beyond traditional event days.

The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, drawing both public and private investment into the area. SoFi Stadium’s global visibility continues to elevate Inglewood as a destination market, reinforcing long-term demand drivers tied to employment, tourism, and population growth.



Intuit Dome

Intuit Dome is a state-of-the-art sports and entertainment venue that further cements Inglewood’s position as a premier destination city within Los Angeles County. Purpose-built as the future home of the Los Angeles Clippers, the arena is designed to host NBA games, concerts, and major live events year-round, driving consistent visitation and economic activity beyond a traditional sports calendar.

The development of Intuit Dome represents a significant private investment in Inglewood, accompanied by infrastructure upgrades, enhanced transportation access, and increased employment opportunities. Its highly programmed event schedule is expected to generate steady foot traffic, benefiting surrounding residential and commercial neighborhoods while reinforcing long-term demand fundamentals. Together with SoFi Stadium and the broader Hollywood Park district, Intuit Dome contributes to a critical mass of world-class venues that elevate Inglewood’s national visibility. This concentration of entertainment-driven investment continues to attract capital, support redevelopment, and strengthen the city’s long-term growth trajectory—creating durable tailwinds for residential and multifamily assets in the surrounding market.



Area Overview



Space X Headquarters

SpaceX maintains its global headquarters in Hawthorne, directly adjacent to Inglewood, anchoring one of Southern California’s most significant aerospace and advanced manufacturing employment hubs. The campus houses engineering, research, manufacturing, and mission operations for one of the world’s most influential private technology companies, supporting thousands of high-skill jobs in the immediate trade area.

SpaceX’s presence reinforces the broader Inglewood–South Bay corridor as a center for innovation, technical talent, and long-term employment stability. The concentration of aerospace, engineering, and technology workers in the surrounding area supports consistent housing demand, particularly for rental product serving a workforce seeking proximity to employment while maintaining access to regional amenities.



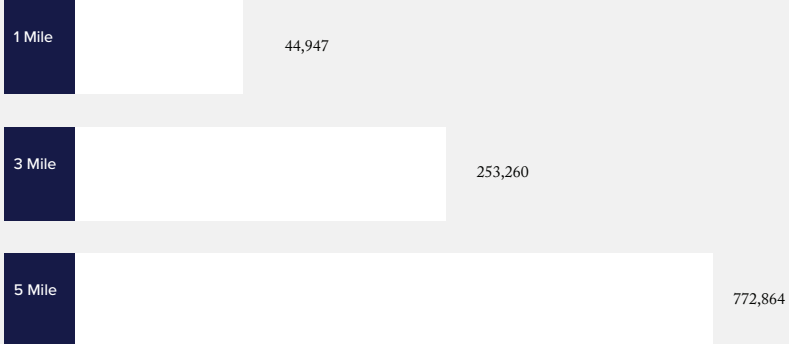
Los Angeles International Airport

Los Angeles International Airport is one of the busiest airports in the world and a critical economic engine for Southern California, serving tens of millions of passengers annually. As a global gateway for domestic and international travel, LAX supports a vast employment base across aviation, hospitality, logistics, tourism, and professional services, creating sustained economic activity throughout the surrounding region.

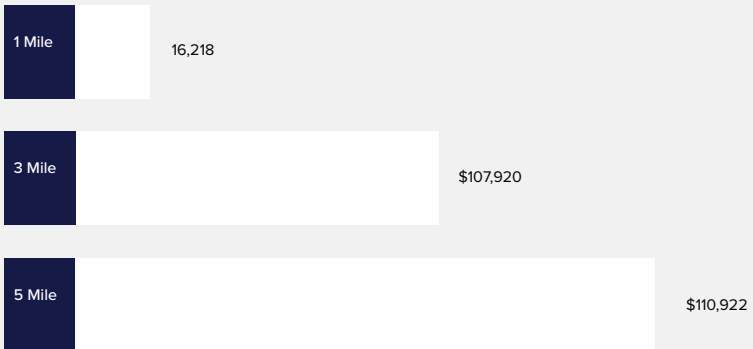
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further reinforcing LAX’s role as a cornerstone of the regional economy. Its scale and ongoing reinvestment provide long-term employment stability and durable demand drivers for nearby residential communities.

Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	44,947	253,260	772,864



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	16,218	\$107,920	\$110,922
Average Income	\$84,710	\$82,158	\$74,421
Median Income	\$65,895	\$78,954	\$80,996



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