



12-UNIT DEVELOPMENT



OFFERING MEMORANDUM

521 S FLOWER ST

INGLEWOOD, CA 90301

NICO ROSMARIN
First Vice President

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DRE 02023847

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THE OFFERING

Nico Rosmarin of Lyon Stahl Investment Real Estate is pleased to present 521 S Flower Street, a 12-unit redevelopment opportunity in the City of Inglewood. The plans for 521 S Flower Street are for a three-story, 11,366 SF new construction apartment building. The development site received Planning Approval from the City of Inglewood and will be Ready to Issue Permits in approximately 2-3 months.

There is currently a 4-unit building on the property with one vacancy allowing the builder to continue to collect the cash flow prior to construction.

The design for 521 S Flower Street is a diversified unit mix of two (2) studios, two (2) one-bedroom units, one (1) two-bedroom one-bathroom unit, two (2) three-bedroom one-bathroom units, and five (5) three-bedroom two-bathroom units. One unit will be designated to low income. The design includes twelve (12) parking spots on the ground floor.

Located just three blocks from SoFi Stadium, 521 S Flower offers the opportunity to build twelve large units in the heart of one of the most promising real estate submarkets in Greater Los Angeles and capitalize on the appreciation of the city's rapid transformation.

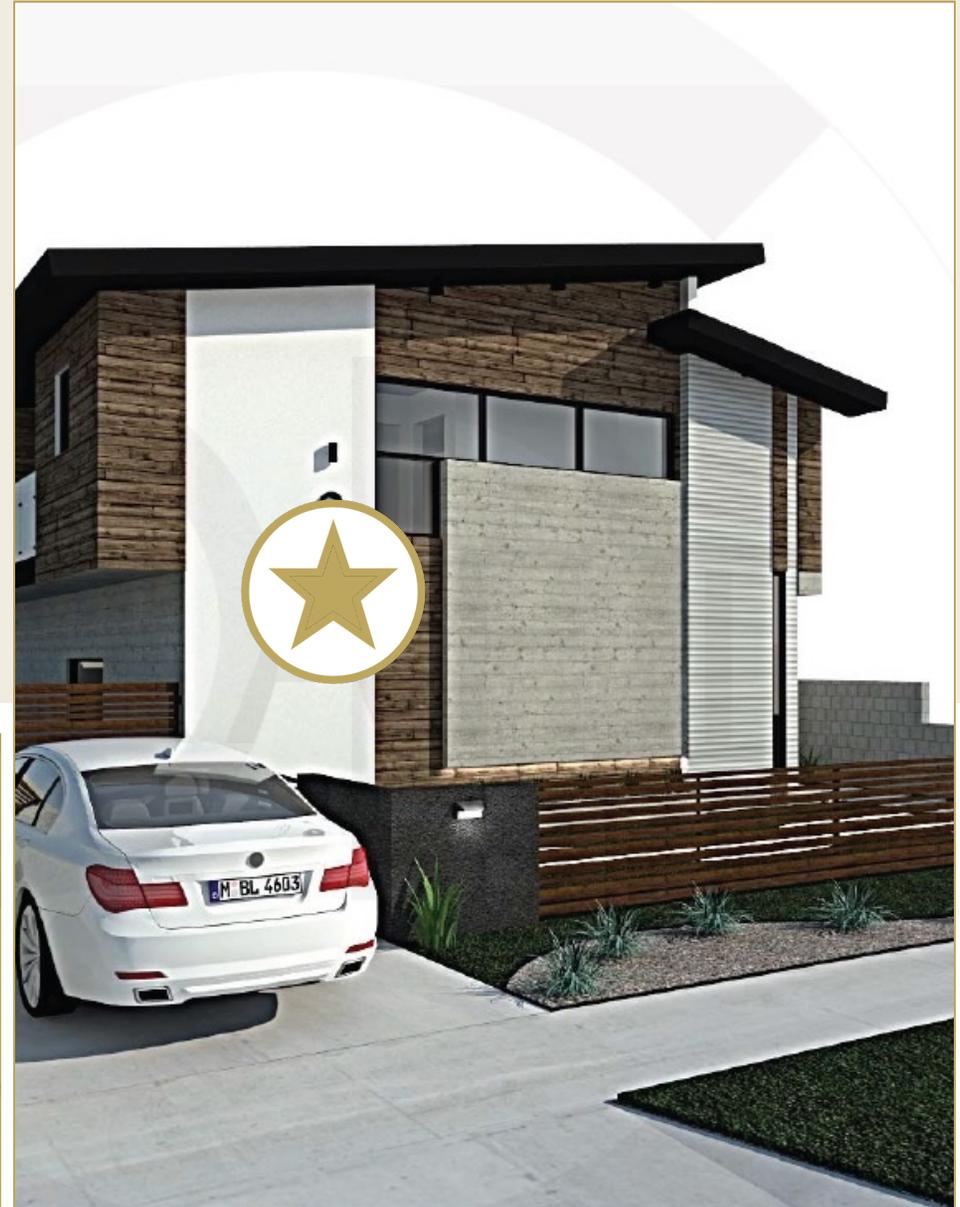
PROPERTY OVERVIEW



INVESTMENT OVERVIEW

PROPERTY DETAILS

ADDRESS	521 S Flower St Inglewood, CA 90301
Sales Price	\$1,065,000
Unit Mix	(2) 1-BD/1-BTH, (2) 2-BD/1-BTH,
Total Current Units	4
Total Buildable Units	12
Total Building Sqft.	2,344
Total Lot Size	9,983
Price/Buildable Unit	\$88,750
Price/Lot Sqft.	\$106.68
Zoning	INR3
APN	4021-035-008



PROPERTY RENDERINGS





WEST ELEVATION
REAR YARD FACADE 3/10 = 1/8"

EAST ELEVATION
FRONT YARD FACADE 3/10 = 1/8"



NORTH ELEVATION
1/8" = 1/8"



SOUTH ELEVATION
1/8" = 1/8"

DREAM DESIGN CONSTRUCT
RESIDENTIAL AND COMMERCIAL
DESIGN + INTERIOR ARCHITECTURE + PROJECT MANAGEMENT
INFO@DREAMDESIGNCONSTRUCT.COM
918.210.0330

PROPOSED: THREE STORY 12 RESIDENTIAL UNITS
ADDRESS: 521 SOUTH FLOWER STREET
INGLEWOOD, CALIFORNIA 91301
SHEET TITLE: PROPOSED COLOR ELEVATIONS

PROJECT DESCRIPTION
THIS SET OF ARCHITECTURAL DRAWINGS IS PREPARED FOR THE PROPOSED CONSTRUCTION OF THE PROJECT DESCRIBED ABOVE. THE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE PERMITS AND REGULATIONS OF THE LOCAL JURISDICTION. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN: J. CHAVEZ
DATE: 08/17/2023
SCALE: AS SHOWN
JOB NO.: 23-201
SHEET: **CD-10**
OF 10 SHEETS

WEST ELEVATION
REARWARD FACADE 31'0" x 47'

STUCCO FINISH (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)
 HORIZONTAL SLATS (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)
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EAST ELEVATION
FRONTWARD FACADE 31'0" x 47'

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 HORIZONTAL SLATS (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)

NORTH ELEVATION
15'0" x 117'

STUCCO FINISH (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)
 HORIZONTAL SLATS (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)
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SOUTH ELEVATION
15'0" x 117'

STUCCO FINISH (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)
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 HORIZONTAL SLATS (EXTERIOR WALL COVERS) OR APPROVED EQUIVALENT (DEEP BROWN DECKT LRV 13)

**EXTERIOR COLORS LEGEND:
DUNN-EDWARDS PAINTS OR EQUIVALENT**

Exteriors

These are some of the top exterior color combinations from "Paints That'll Last". They are only suggestions for color combinations. See the full color chart for more options.

EXTERIOR FINISHES OR LRV

EXTERIOR COLOR (DUNN-EDWARDS)	FINISH	LRV
STUCCO FINISH	STUCCO	LRV 87
FASCIA AND TRIM	DEEP BROWN	LRV 13
HORIZONTAL SLATS	DEEP BROWN	LRV 13
ALL OTHER EXTERIOR FINISHES	DEEP BROWN	LRV 13
ASPHALT ROOF (EXTERIOR)	ASPHALT ROOF	LRV 13

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 INFO@DREAMDESIGNCONSTRUCT.COM
 310.230.0330

PROPOSED: THREE STORY 12 RESIDENTIAL UNITS
 ADDRESS: 521 SOUTH FLOWER STREET
 INGLEWOOD, CALIFORNIA 90301
 SHEET TITLE: PROPOSED COLOR ELEVATIONS

PROJECT DESIGNER

LYON STAHL INVESTMENT REAL ESTATE
 10000 WILSON AVENUE, SUITE 100
 BELLFLOWER, CA 90706
 (562) 805-1234
 WWW.LYONSTAHL.COM

DRAWN:
 J. CHAVEZ
DATE: 08/17/2023
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CD-10
 OF 10 SHEETS

PRELIMINARY PLANS



PRELIMINARY PLANS DETAILS

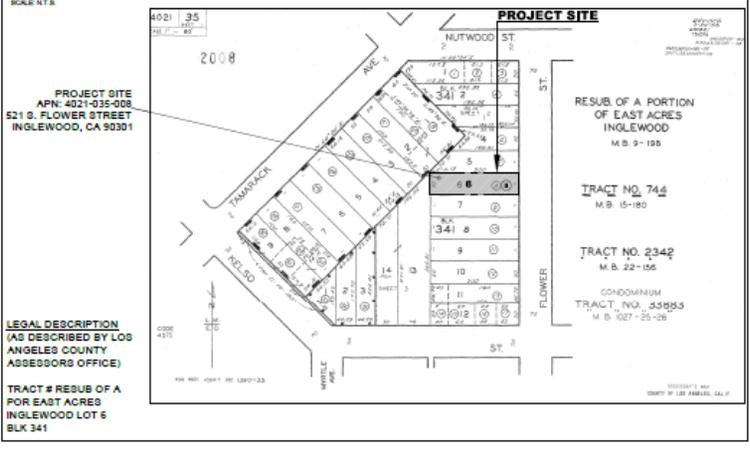
GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS, LATEST EDITION AND OR APPLICABLE LOCAL CODES AND REGULATIONS.
3. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AS REQUIRED TO ENSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR A PORTION THEREOF DURING CONSTRUCTION.
4. PROVIDE OPENINGS AS REQUIRED FOR TYPICAL DETAIL, MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, ETC., INCLUDING THOSE NOT SPECIFICALLY SHOWN ON THE DRAWINGS.
5. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, INCLUDING ADVISING ALL TRADES OF FEATURES OF CONSTRUCTION, INCLUDING BLOCKS, HOLES, DEPRESSIONS, ETC., AS REQUIRED TO COMPLETE THE JOB. REFER TO DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, CURBS, DRAINS, OPENINGS, ETC.
6. GENERAL CONTRACTOR IS TO BUILD AND MAINTAIN A CONSTRUCTION BARRICADE, (ALL NECESSARY LIGHTS, SIGNETIC, IF REQUIRED) FOR PROTECTION OF THE PUBLIC, AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR, WITHOUT CHARGE, FOR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES ENCOUNTERED IN AREAS WHERE EXCAVATIONS ARE INDICATED AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. WHERE UTILITY LINES MUST BE MAINTAINED UNDER BELIEF, THEY SHALL BE PROPERLY SLEEVED THROUGH FOUNDATION WALLS. FOOTINGS SHALL BE DROPPED TO A DEPTH BELOW UTILITY LINES AS REQUIRED BY DETAILS ON DRAWINGS, I. E. PRESSURE ZONE PROXIMITY, SLEEVE LOCATION, STEPS, REINFORCING, ETC., ALL AT NO ADDITIONAL COST TO OWNER.
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
10. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS PRIOR TO MAKING SUCH CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR REPAIR THE CONSTRUCTION AS DIRECTED BY THE ENGINEER.
11. ALL CONCRETE AND / OR DECOLORATIVELY FINISHED WALLS SHALL SLOPE AWAY FROM BUILDING, 1/8" PER FOOT OF WIDTH MINIMUM.
12. ALL CONTRACTORS TO PROVIDE LIABILITY INSURANCE AND WORKERS COMPENSATION BENEFITS IN ACCORDANCE WITH STATE LAW FOR ALL WORKERS AND AGENTS WHO WILL BE ON THE SITE AT ANY TIME WHILE PERFORMING WORK ON THIS PROJECT.
13. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND ANY APPLICABLE AMENDMENTS.
14. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND SHALL NOTIFY DESIGNERS AND STRUCTURAL ENGINEER OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
15. CONTRACTOR SHALL REPORT ANY DEFECTS, DISCREPANCIES, PROBLEMS OR UNCERTAINTIES TO THE DESIGNER AND STRUCTURAL ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
16. ALL DETAILS, EXCESS MATERIAL, ETC., IS TO BE REMOVED BY THE CONTRACTOR BY THE END OF THE JOB. JOB TO BE LEFT SUBSTANTIALLY CLEAN AND TO INSUREMENT OWNERS APPROVAL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES AND INSPECTIONS AS MAY BE REQUIRED FOR COMPLETION OF THE JOB AS PER ALL APPLICABLE AGENCIES.
18. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF EACH PARTICULAR TRADE.
19. CONTRACTOR TO PROVIDE COST ESTIMATE FOR ALL WORK SHOWN ON DRAWINGS AND WORK NORMALLY REQUIRED TO CARRY OUT DESIGN INTENT OF THESE DRAWINGS.
20. INTERIOR CONCRETE SLABS SHALL BE POURED LEVEL (UNLESS OTHERWISE INDICATED) 1/8" TOLERANCE ON A 10'-0" FOOT IN ANY GIVEN DIRECTION.
21. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
22. DRAWINGS ARE NOT TO BE SCALE, WORK SHALL BE GOVERNED BY DIMENSION ONLY. DISCREPANCIES BETWEEN THE DRAWINGS AND / OR THE EXISTING SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND STRUCTURAL ENGINEER IMMEDIATELY.
23. ALL GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL ARCHITECTURAL GLAZING STANDARDS AND NEW STATE REGULATIONS.
24. ALL BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/30 OF THE FLOOR AREA OF THE ROOM PROVIDED A 1/20 SQ. FT. APPROVED FAN EXHAUST SYSTEM, CONNECTED TO THE OUTSIDE, MAY BE SUBSTITUTED FOR NATURAL VENTILATION. THE FAN EXHAUST SYSTEM SHALL BE DESIGNED AND OPERATED SO AS TO PROVIDE A COMPLETE CHANGE OF AIR EVERY TWELVE MINUTES.
25. SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
26. SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGES OR IN OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40F OR EXCEED 130F.
27. SHALL BE INSTALLED A MINIMUM OF 20-FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
28. WHERE THE MOUNTING SURFACE COULD BE CONSIDERABLY WARMER OR COOLER THAN THE ROOF, SUCH AS A ROOF OR INSULATED CEILING BELOW AN UNFINISHED ATTIC OR AN EXTERIOR WALL, SMOKE ALARMS AND SMOKE DETECTORS SHALL BE MOUNTED ON AN INSIDE WALL.
29. SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.
30. SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THESE REGISTERS.
31. SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE TOP OF THE BLADE OF A CEILING-SUSPENDED (PANDOLFI) FAN.
32. WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE DETECTOR SHALL BE LOCATED SO THAT SMOKE ARISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY INTERFERING WITH DOOR OR CORNICES OR.
33. FOR STAIRWAYS LEADING UP FROM A BASEMENT, SMOKE ALARMS OR SMOKE DETECTORS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY OF THE STAIRS.
34. SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITH IN 12-INCH VERTICALLY DOWN FROM THE HIGHEST POINT OF TRAY-GRADED CEILING (COFFERED CEILING).
35. SMOKE ALARMS AND DETECTORS INSTALLED IN ROOMS WITH JOIST OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF 17.2.3.2.4. OF NFPA 72.
36. HEAT ALARMS AND DETECTORS INSTALLED IN ROOMS WITH JOIST OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF 17.4.3 OF NFPA 72.

ABBREVIATIONS:

(E)	EXISTING	SQ. FT.	SQUARE FEET	LID	LOW IMPACT DEVELOPMENT
(N)	NEW	S.F.	SQUARE FEET		
(N.C.)	NOT IN CONTRACT	R.O.W.	RIGHT-OF-WAY		
(CJ)	CEILING JOIST	R.R.	ROOF RAFTERS		
(DN)	DRIVEWAY	DC	DRIVEWAY		
(F.F.)	FINISHED FLOOR	PL	PROPERTY LINE		
(F.S.)	FINISHED GRAOUND	SFD	SINGLE FAMILY DWELLING		
(F.L)	FLOOR JOIST	R.F.A.	RESIDENTIAL FLOOR AREA		
(FB)	FLOOR BEAM	(T)	TEMPERED GLAZING		

**PROJECT SITE LOCATION
ASSESSOR'S PARCEL MAP**



**LEGAL DESCRIPTION
(AS DESCRIBED BY LOS ANGELES COUNTY ASSESSOR'S OFFICE)**

TRACT # RESUB OF A FOR EAST ACRES INGLEWOOD LOT 5 BLK 341

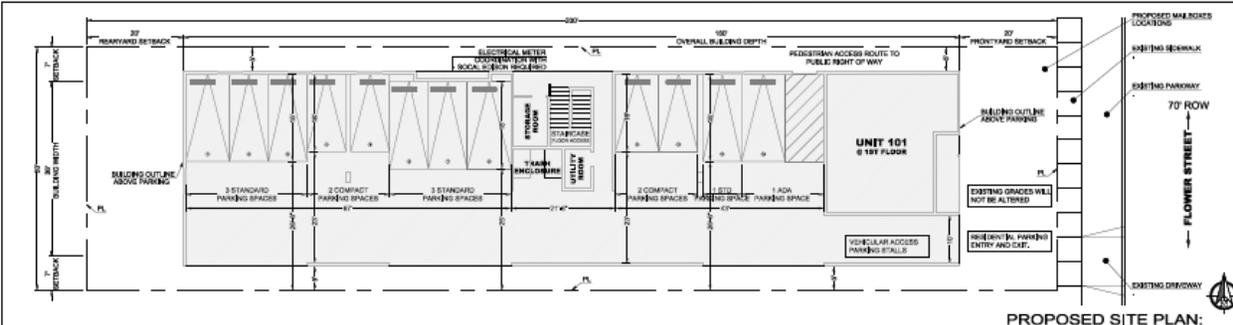
VICINITY MAP



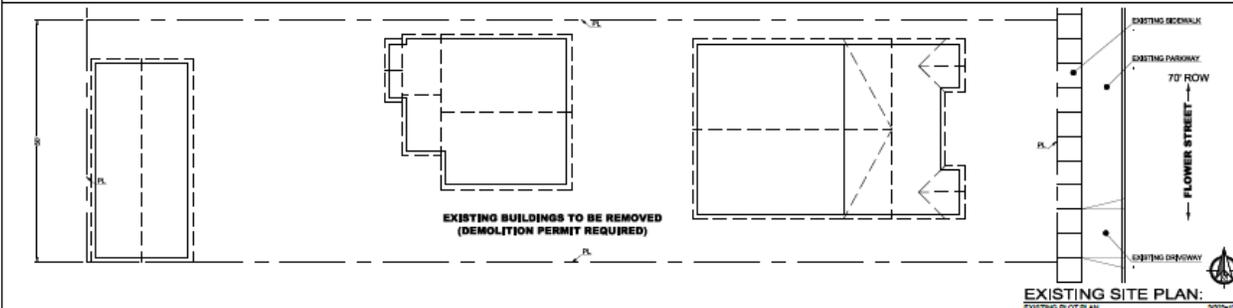
SITE LOCATION

FLOOR AREAS OF EACH UNIT:

FLOOR LEVEL	UNIT ADDRESS	UNIT FLOOR AREA (SQ. FT.)	RESERVABLE	NET AREA (SQ. FT.)	PERCENTAGE PROVIDED
FIRST FLOOR AT STREET LEVEL	UNIT 101	786 SQUARE FEET	1	80 SQUARE FEET	1
SECOND FLOOR LEVEL	UNIT 201	1,021 SQUARE FEET	3	80 SQUARE FEET	1
	UNIT 202	844 SQUARE FEET	2	80 SQUARE FEET	1
	UNIT 203	1,288 SQUARE FEET	2	80 SQUARE FEET	1
	UNIT 204	1,198 SQUARE FEET	3	80 SQUARE FEET	1
	UNIT 205	1,281 SQUARE FEET	3	80 SQUARE FEET	1
THIRD FLOOR LEVEL	UNIT 301	1,021 SQUARE FEET	3	80 SQUARE FEET	1
	UNIT 302	786 SQUARE FEET	1	80 SQUARE FEET	1
	UNIT 303	501 SQUARE FEET	1	80 SQUARE FEET	1
	UNIT 304	968 SQUARE FEET	2	80 SQUARE FEET	1
	UNIT 305	1,198 SQUARE FEET	3	80 SQUARE FEET	1
	UNIT 306	1,281 SQUARE FEET	3	80 SQUARE FEET	1
TOTALS	UNIT 101	1,126 SQUARE FEET		80 SQUARE FEET	12



**PROPOSED SITE PLAN:
PROPOSED PLOT PLAN**



**EXISTING BUILDINGS TO BE REMOVED
(DEMOLITION PERMIT REQUIRED)**

**EXISTING SITE PLAN:
EXISTING PLOT PLAN**

DREAM DESIGN CONSTRUCT

RESIDENTIAL AND COMMERCIAL
DESIGN - INTERIOR PLANNING - TRIM INSTALLATION - PROJECT MANAGEMENT

INFO@DREAMDESIGNCONSTRUCT.COM
818.290.0330

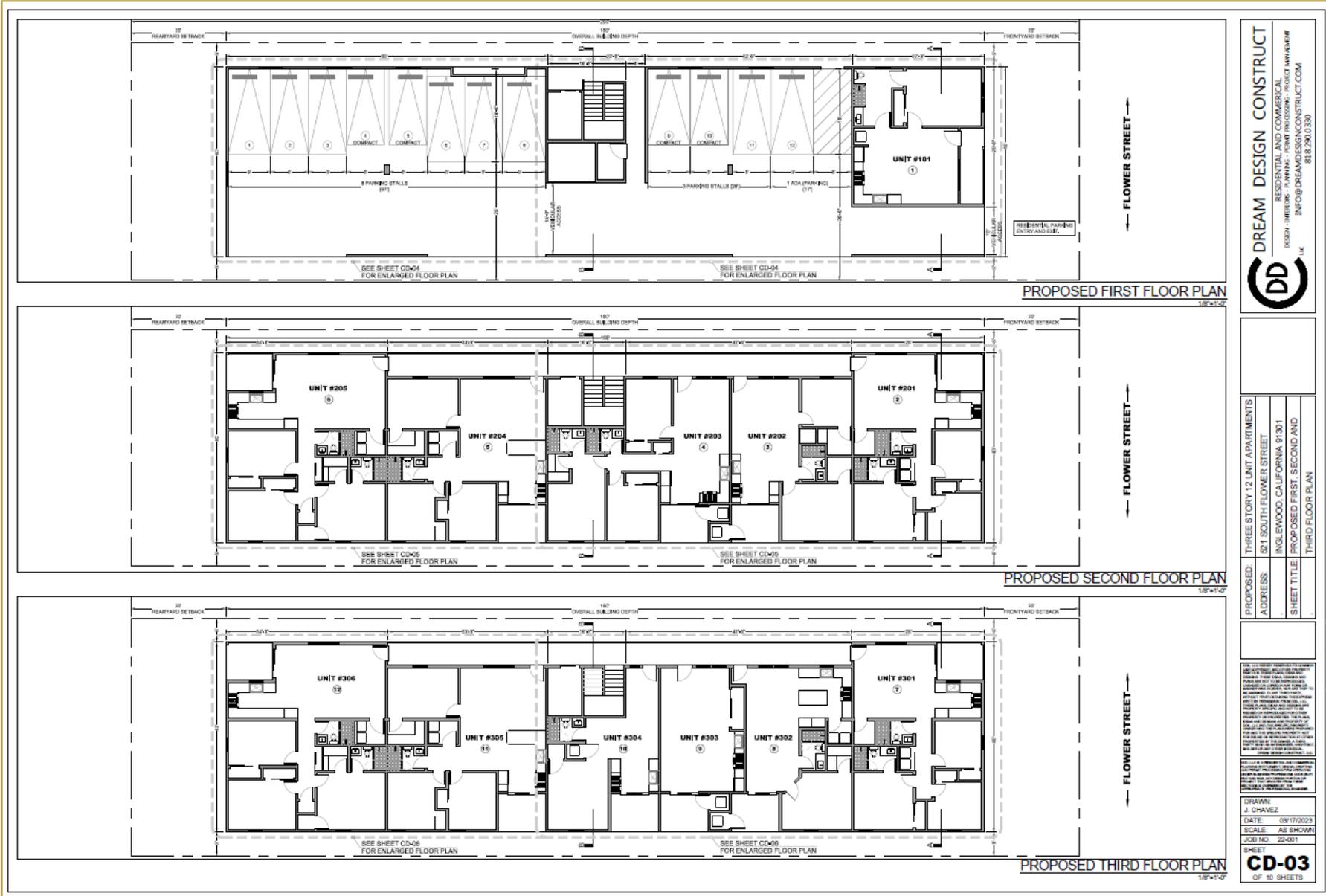
PROPOSED: TWO STORY 12 UNIT APARTMENTS

ADDRESS: 521 SOUTH FLOWER STREET
INGLEWOOD, CALIFORNIA 91301

SHEET TITLE: GENERAL NOTES, VICINITY MAP AND PROPOSED SITE PLAN

DRAWN: J. CHAVEZ
DATE: 09/17/2023
SCALE: AS SHOWN
JOB NO.: 22-001
SHEET: **CD-02**
OF 10 SHEETS

PRELIMINARY PLANS DETAILS



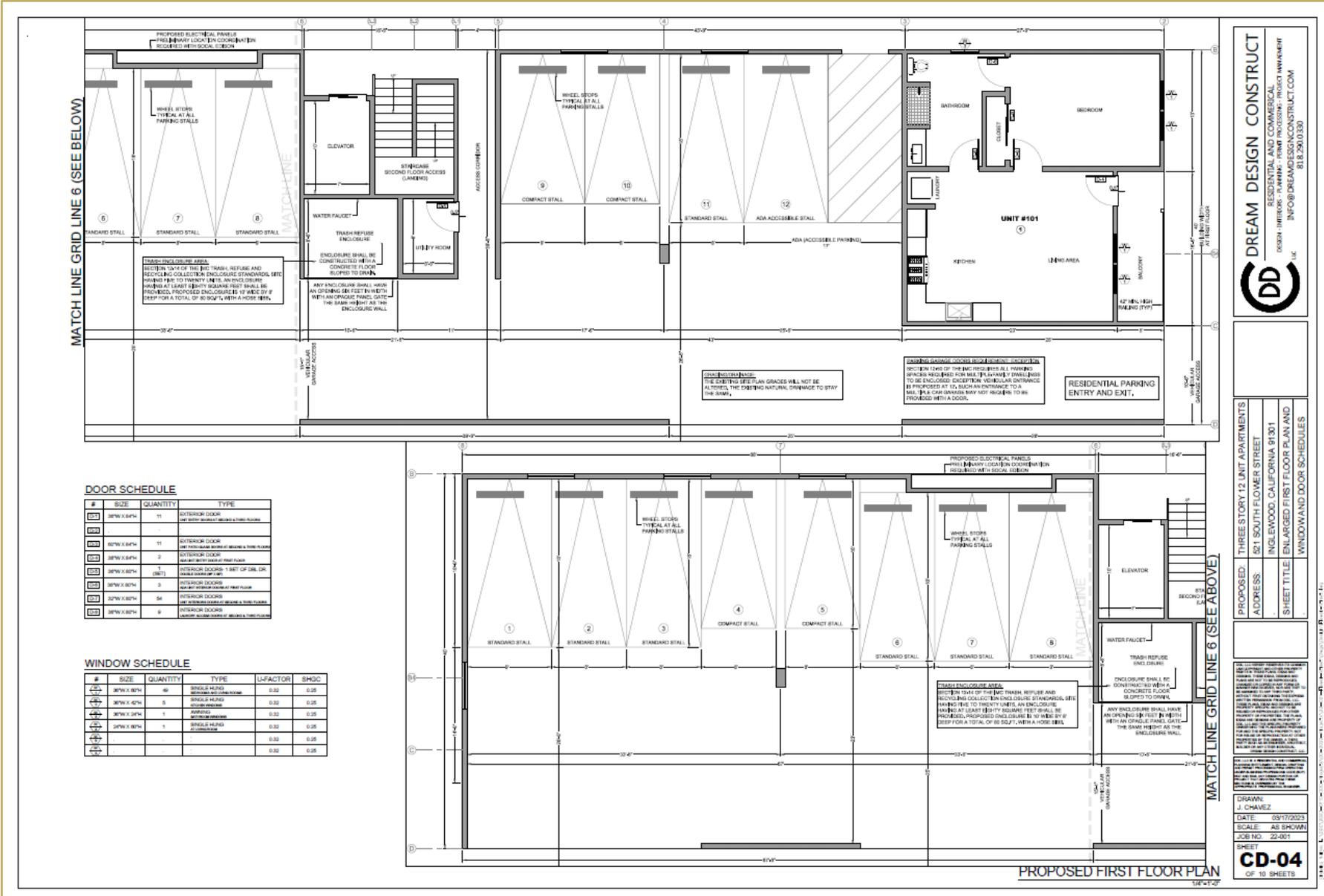
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DESIGN - INTERIORS - PLANNING - FINISH PROCESSING - PROJECT MANAGEMENT
INFO@DREAMDESIGNCONSTRUCT.COM 818.200.0330

PROPOSED:	THREE STORY 12 UNIT APARTMENTS
ADDRESS:	421 SOUTH FLOWER STREET INGLEWOOD, CALIFORNIA 91301
SHEET TITLE:	PROPOSED FIRST, SECOND AND THIRD FLOOR PLAN

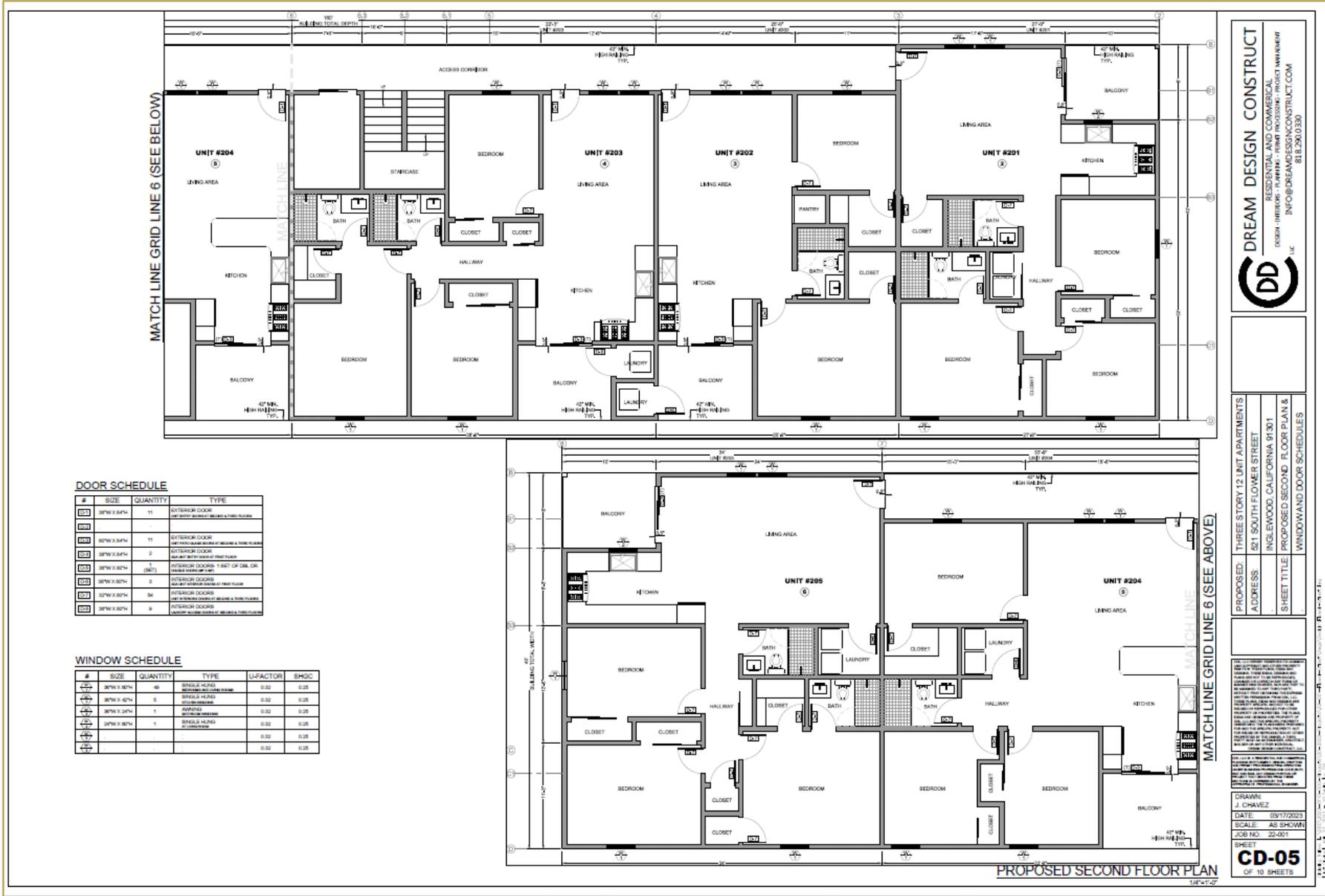
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DRAWN:
J. CHAVEZ
DATE: 05/17/2023
SCALE: AS SHOWN
JOB NO.: 22-001
SHEET
CD-03
OF 10 SHEETS

PRELIMINARY PLANS DETAILS



PRELIMINARY PLANS DETAILS



DOOR SCHEDULE

#	SIZE	QUANTITY	TYPE
1	36" W X 84" H	11	EXTERIOR DOOR 60' MIN. HIGH RISE TYP.
2	36" W X 84" H	11	EXTERIOR DOOR 60' MIN. HIGH RISE TYP.
3	36" W X 84" H	2	EXTERIOR DOOR 60' MIN. HIGH RISE TYP.
4	36" W X 84" H	1	EXTERIOR DOOR - 60" MIN. HIGH RISE TYP.
5	36" W X 84" H	3	EXTERIOR DOOR 60' MIN. HIGH RISE TYP.
6	36" W X 84" H	56	EXTERIOR DOOR 60' MIN. HIGH RISE TYP.
7	36" W X 84" H	6	EXTERIOR DOOR 60' MIN. HIGH RISE TYP.

WINDOW SCHEDULE

#	SIZE	QUANTITY	TYPE	U-FACTOR	SHGC
1	36" W X 84" H	16	DOUBLE HUNG 60' MIN. HIGH RISE TYP.	0.32	0.25
2	36" W X 84" H	0	DOUBLE HUNG 60' MIN. HIGH RISE TYP.	0.32	0.25
3	36" W X 84" H	1	DOUBLE HUNG 60' MIN. HIGH RISE TYP.	0.32	0.25
4	36" W X 84" H	1	DOUBLE HUNG 60' MIN. HIGH RISE TYP.	0.32	0.25
5	36" W X 84" H	1	DOUBLE HUNG 60' MIN. HIGH RISE TYP.	0.32	0.25

DREAM DESIGN CONSTRUCT
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DESIGN - INTERIOR - EXTERIOR - FINISH PROCESSING - PROJECT MANAGEMENT
INFO@DDCONSTRUCT.COM 818.290.0339

PROPOSED: THREE STORY 12 UNIT APARTMENTS
ADDRESS: 521 SOUTH FLOWER STREET
INGLEWOOD, CALIFORNIA 91301
SHEET TITLE: PROPOSED SECOND FLOOR PLAN & WINDOW AND DOOR SCHEDULES

DD

DRAWN: J. CHAVEZ
DATE: 03/17/2023
SCALE: AS SHOWN
JOB NO: 22-001
SHEET
CD-05
OF 10 SHEETS

PROPOSED SECOND FLOOR PLAN 1/8"=1'-0"

PRELIMINARY PLANS DETAILS



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DESIGN - INTERIOR - PLANNING - PERM PROCESSING - PROJECT MANAGEMENT
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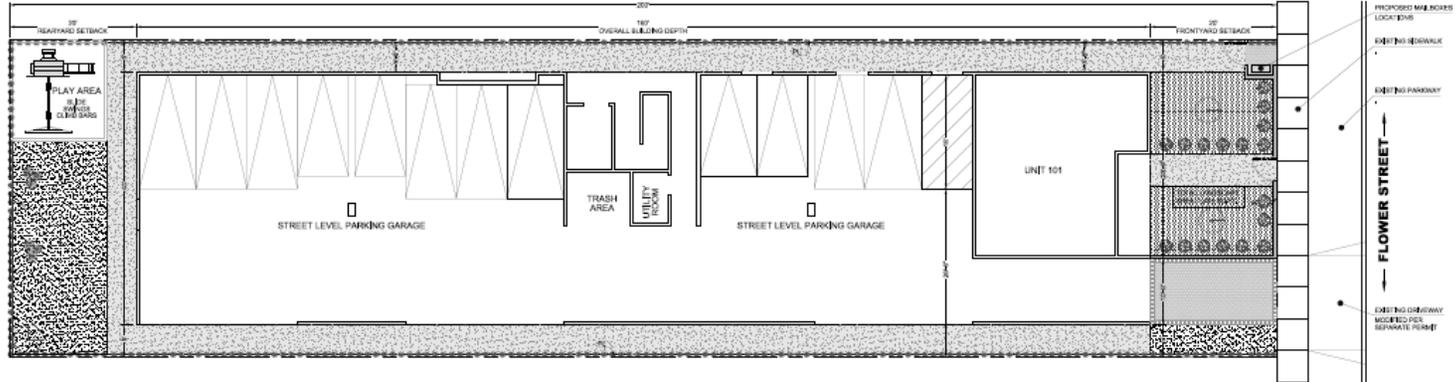
PROPOSED: THREE STORY 12 UNIT APARTMENTS
ADDRESS: 521 SOUTH FLOWER STREET
INGLEWOOD, CALIFORNIA 91301
SHEET TITLE: PROPOSED THIRD FLOOR PLAN & WINDOW AND DOOR SCHEDULES

DRAWN: J. CHAVEZ
DATE: 08/11/2023
SCALE: AS SHOWN
JOB NO: 22-001

SHEET CD-06
OF 10 SHEETS

PROPOSED THIRD FLOOR PLAN

PRELIMINARY PLANS DETAILS



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DESIGN - INTERIOR - PLUMBING - FIREMART PROVISIONING - PROJECT MANAGEMENT
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818.290.0330

PROPOSED LANDSCAPE PLAN
1/8"=1'-0"



PROPOSED ROOF PLAN
1/8"=1'-0"

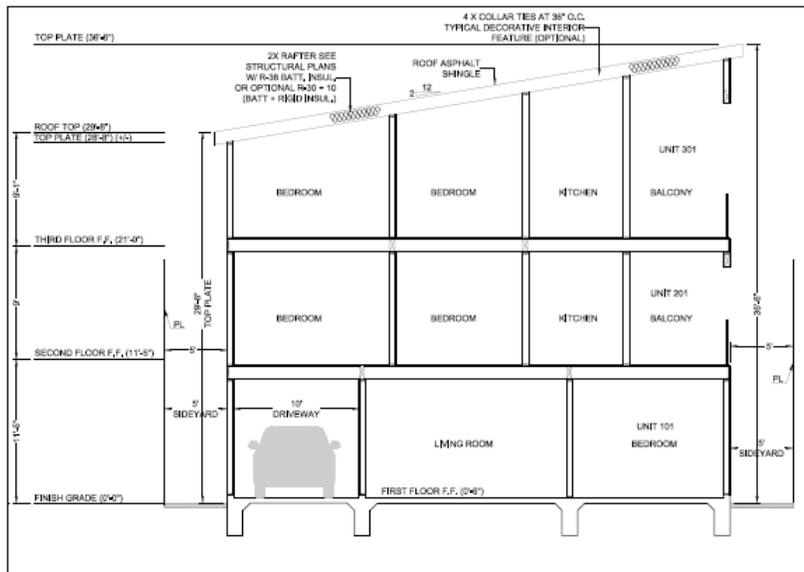
- TOTAL LANDSCAPE AREA: 1.68 SQ. FT.**
LEGEND (LANDSCAPE)
- (D) EXISTING
 - (N) NEW
 - CONCRETE SURFACE
 - ASPHALT CONCRETE, TWO INCHES OR ASPHALT (B) CONCRETE UPON FOUR INCHES OF COLURED ROCK BASE
 - AREA WITHIN BOX (FOR ALL UNIMPAVED GRASS AREAS)
 - DECOMPOSED GRANITE (DG)
 - EXISTING BUILDING
 - NEW MASONRY GARDEN WALL
 - CITY APPROVED STREET TREE PLANT: ONE EVERGREEN PEARL AT BOX
 - PURPLE NEEDLE GRASS AT 8" ON CENTER
 - BUSH: AMERICAN INDIGALCA 3 TO 5 FEET SPACING
 - 3/4" INCH BOX FRUITLESS OLIVE TREES WITHIN THE FRONT YARD SETBACK
 - ASHBY ATYRNKUNTA 4'X6' 1/4" ASHBY (IN GROUPS)
 - CLEVELAND BARE & CALIFORNIA POPPY IN PLANTER, PROVIDE MULCH GROUND COVER
 - DESERT MARIGOLD
 - INTERLOCKING CONCRETE PAVERS (TRAFFIC RATED AS REQUIRED)
 - 3/4" INCH BOX SOUTHERN MAGNOLIA TREE WITHIN THE REAR YARD SETBACK
 - AREA ONLY SHOWN FOR REFERENCE

PROPOSED: THREE STORY 12 UNIT APARTMENTS
ADDRESS: 521 SOUTH FLOWER STREET
INGLEWOOD, CALIFORNIA 91301
SHEET TITLE: PROPOSED LANDSCAPE PLAN AND PROPOSED ROOF PLAN

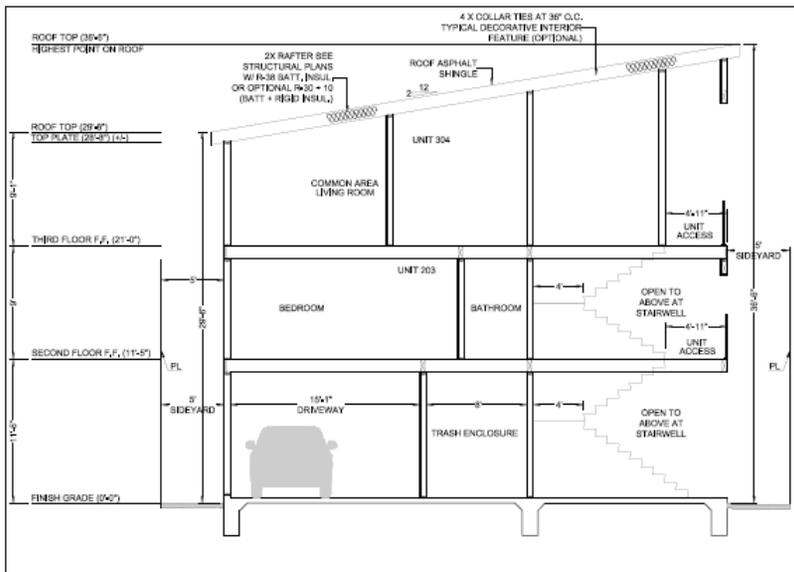
PROJECT DESIGNER

DRAWN: J. CHAVEZ
DATE: 08/17/2023
SCALE: AS SHOWN
JOB NO: 22-001
SHEET CD-08
OF 10 SHEETS

PRELIMINARY PLANS DETAILS



PROPOSED SECTION B-B
3/16"=1'-0"



PROPOSED SECTION A-A
3/16"=1'-0"

DREAM DESIGN CONSTRUCT
RESIDENTIAL AND COMMERCIAL
DESIGN - INTERIOR - EXTERIOR - TRIM - ROSSING - PROJECT MANAGEMENT
INFO@DREAMDESIGNCONSTRUCT.COM
818.250.0200

PROPOSED:	THREE STORY 12 UNIT APARTMENTS
ADDRESS:	521 SOUTH FLOWER STREET INGLEWOOD, CALIFORNIA 90301
SHEET TITLE:	PROPOSED BUILDING SECTIONS SECTION A-A AND SECTION B-B

PROJECT DESIGNER
DREAM DESIGN CONSTRUCT
11111 WILSON AVENUE, SUITE 100
INGLEWOOD, CA 90304
(310) 512-1111
WWW.DREAMDESIGNCONSTRUCT.COM

DRAWN:
J. CHAVEZ
DATE: 09/17/2023
SCALE: AS SHOWN
JOB NO.: 22-001
SHEET
CD-09
OF 10 SHEETS

DEVELOPMENT PRO FORMA



DEVELOPMENT PRO FORMA FINANCIAL SUMMARY

PROPERTY DETAILS

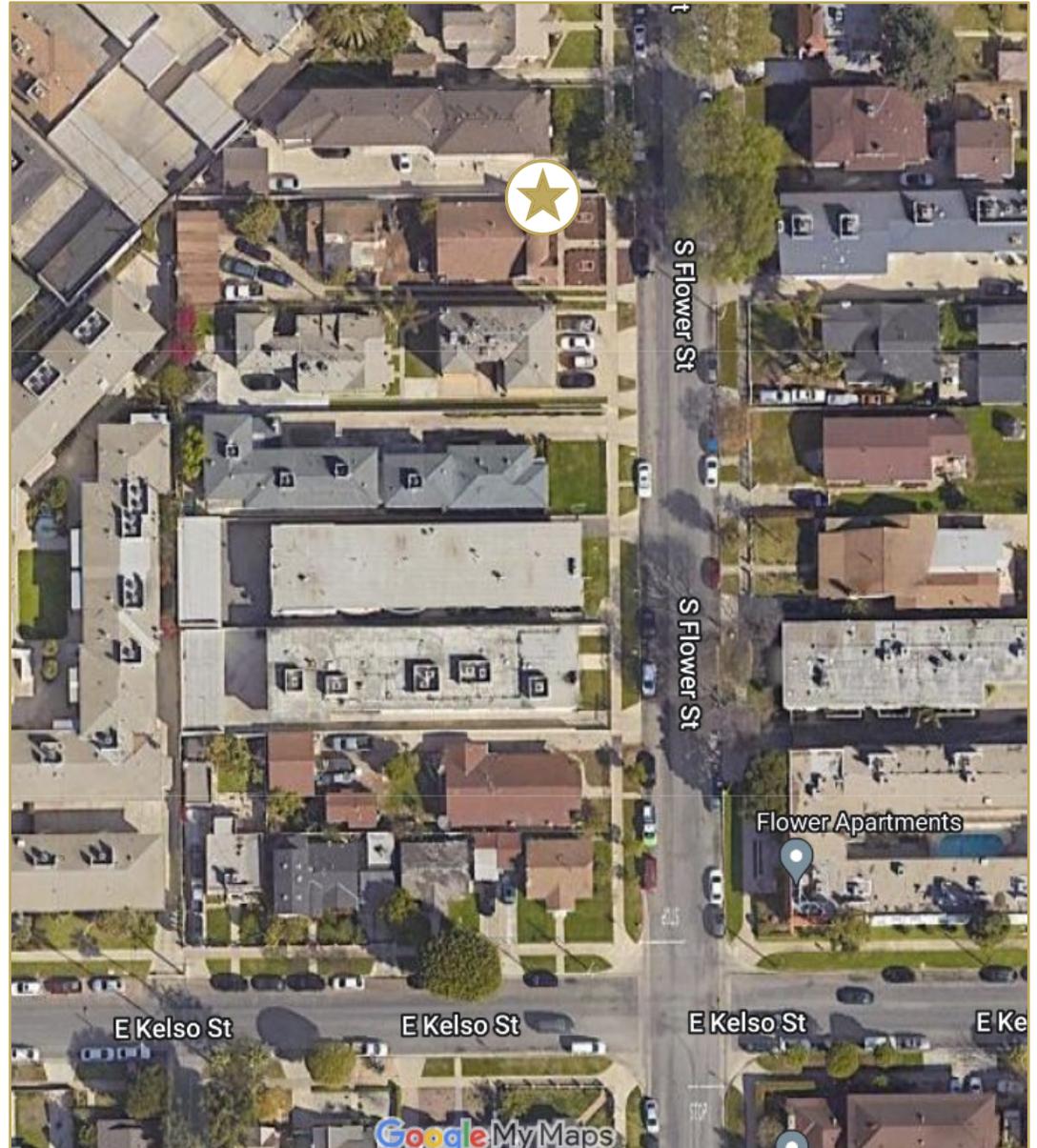
Address	521 S Flower St Inglewood, CA 90301
Price	\$5,600,000
Units	12
Building Sqft	11,366
Lot Sqft	9,983
Year Built	2024
Price/Unit	\$466,667
Price/Sqft	\$492.70

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$281,483	\$281,483
Cap Rate	5.03%	5.03%
GRM	13.47	13.47

PROPOSED FINANCING

Down Payment	43%	\$2,408,000
Loan Amount	57%	\$3,192,000
Interest Rate		5.85%
Amortization		30
Monthly Payment		\$18,831



DEVELOPMENT PRO FORMA FINANCIAL ANALYSIS

DEVELOPMENT PRO FORMA

#	UNIT TYPE	AVG CURRENT RENT	TOTAL RENT	AVG MARKET RENT	TOTAL RENT
2	1 Bed 1 Bath	\$2,250	\$4,500	\$2,250	\$4,500
1	2 Bed 1 Bath	\$2,950	\$2,950	\$2,950	\$2,950
5	3 Bed 2 Bath	\$3,568	\$17,840	\$3,568	\$17,840
2	3 Bed 1 Bath	\$3,400	\$6,800	\$3,400	\$6,800
2	Studio	\$1,275	\$2,550	\$1,275	\$2,550
TOTAL			\$34,640		\$34,640

OPERATING DATA	CURRENT	PRO FORMA
Gross Market Rent	\$415,680	\$415,680
Less: Loss to Lease		
Other Income		
Gross Potential Income	\$415,680	\$415,680
Less: Vacancy Reserve	(\$12,470) 3%	(\$12,470) 3%
Gross Operating Income	\$403,210	\$403,210
Less: Expenses	(\$121,726) 29.3%	(\$121,726) 29.3%
Net Operating Income	\$281,483	\$281,483
Less: Loan Payments	(\$225,971)	(\$225,971)
Pre-Tax Cash Flow	\$55,512 2.3%	\$55,512 2.3%
Principal Reduction	\$40,308	\$40,308
Total Return Before Taxes	\$95,821 4.0%	\$95,821 4.0%

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$71,000	\$71,000
Insurance	\$11,366	\$11,366
Utilities	\$12,000	\$12,000
Repairs & Maint	\$6,000	\$6,000
Landscaping	\$1,200	\$1,200
Management Fee	\$20,160	\$20,160
TOTAL	\$121,726	\$121,726
<i>Per Unit</i>	\$10.71	\$10.71
<i>Per Sqft</i>	\$10,144	\$10,144

DEVELOPMENT PRO FORMA RENT ROLL

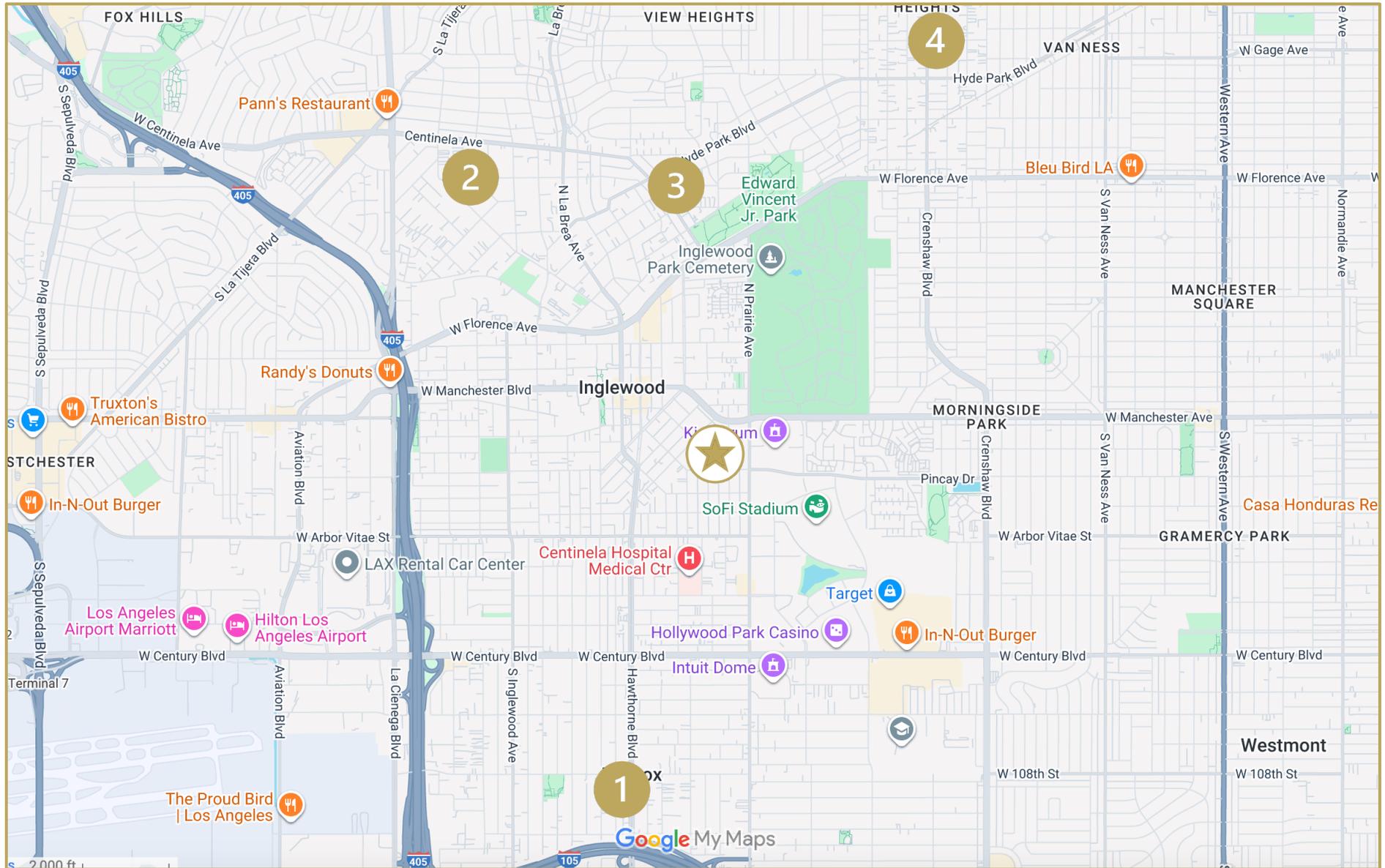
UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT	Notes
1	1 Bed 1 Bath	\$2,250	\$2,250	
2	3 Bed 2 Bath	\$3,450	\$3,450	
3	2 Bed 1 Bath	\$2,950	\$2,950	
4	3 Bed 1 Bath	\$3,350	\$3,350	
5	3 Bed 2 Bath	\$3,550	\$3,550	
6	3 Bed 2 Bath	\$3,695	\$3,695	
7	3 Bed 2 Bath	\$3,450	\$3,450	
8	1 Bed 1 Bath	\$2,250	\$2,250	
9	Studio	\$800	\$800	
10	Studio	\$1,750	\$1,750	
11	3 Bed 1 Bath	\$3,450	\$3,450	
12	3 Bed 2 Bath	\$3,695	\$3,695	
MONTHLY SCHEDULED RENTAL INCOME		\$34,640	\$34,640	
ANNUAL SCHEDULED RENTAL INCOME		\$415,680	\$415,680	

SALES COMPARABLES



SALES COMPARABLES SALES COMPARABLES MAP

LAND COMPARABLES



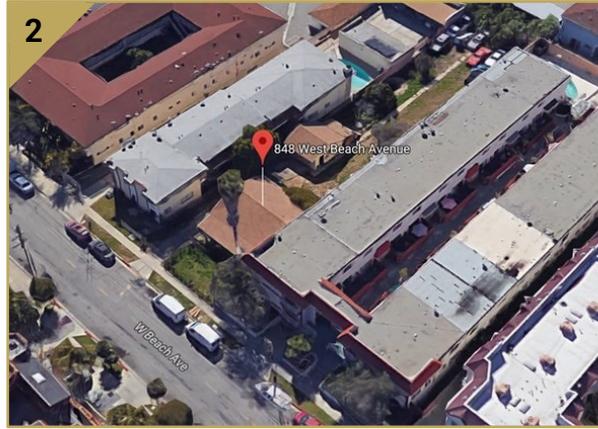
SALES COMPARABLES COMP DETAILS

LAND COMPARABLES



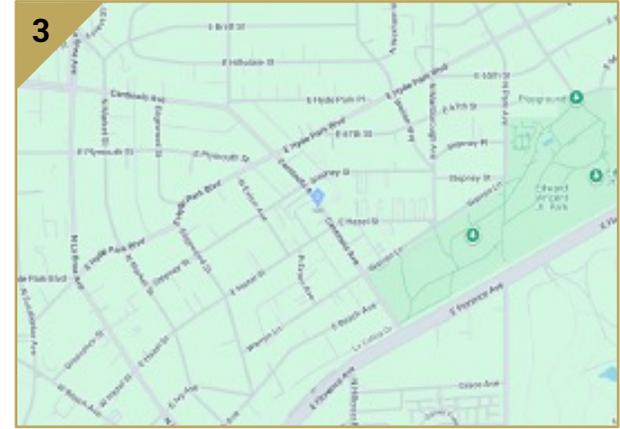
11011-11015 Hawthorne Blvd, Inglewood

Sale Date	5/9/2025
Price	\$1,900,000
Price/Sqft	\$115.82
Land Sqft	16,405



848 W Beach Ave, Inglewood

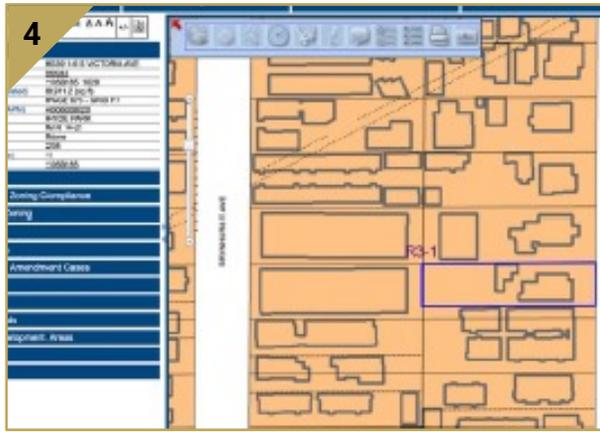
Sale Date	5/29/2025
Price	\$1,200,000
Price/Sqft	\$96.13
Land Sqft	12,483



509 Centinela Ave, Inglewood

Sale Date	Under Contract
Price	\$1,100,000
Price/Sqft	\$119.18
Land Sqft	9,230

**Unentitled*



6320 Crenshaw Blvd, Los Angeles

Sale Date	5/29/2025
Price	\$965,000
Price/Sqft	\$108.43
Land Sqft	8,900

**Unentitled*

LOCATION OVERVIEW



LOCAL POINTS OF INTEREST



Map data ©2022 Google Imagery ©2022, CNES / Airbus, Data CSUMB SFML, CA OPC, Data USGS, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/EPAC/GEO

INGLEWOOD

Inglewood is a city in southwestern Los Angeles County, California in the Los Angeles metropolitan area. As of the 2010 U.S. Census, the city had a population of 109,673. It was incorporated on February 14, 1908. The city is in the South Bay region of Los Angeles County.

The New Los Angeles NFL Stadium, in Inglewood, is 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 2021. The city is also close to Los Angeles International Airport.



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 Sothern California. Real estate values have increases 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 concept venues, hosting the likes of Elvis Presley, Led Zeppelin and the Jackson 5. It was also home to the Los Angeles Lakers.



Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay, and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the project is anchored by a 500,000 s.f. retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment, and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

LOCATION OVERVIEW

CITY OVERVIEW



SOFI STADIUM

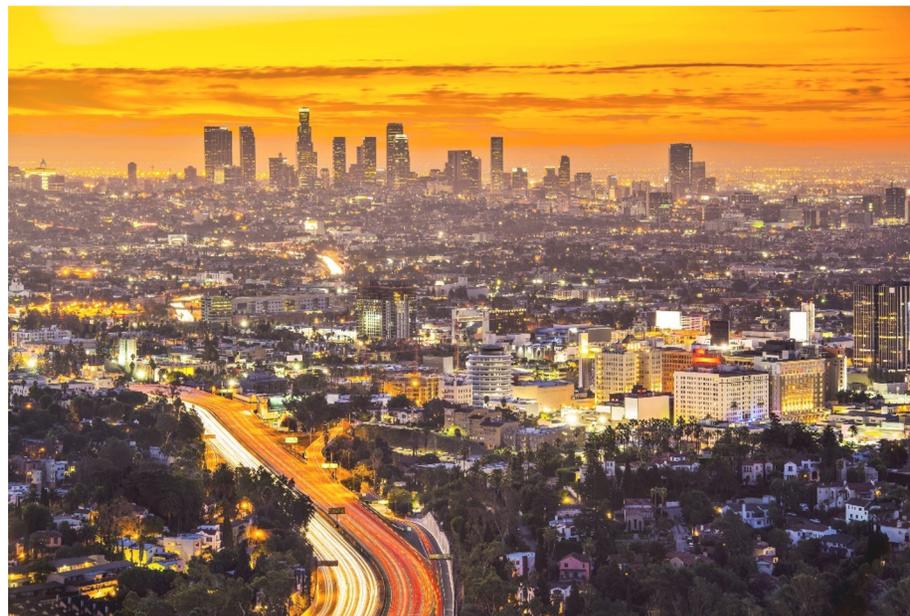
The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of \$5 billion, the 3 million square foot stadium is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2028.

LOS ANGELES COUNTY

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.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.

CONFIDENTIALITY & DISCLAIMER

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 prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the 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.



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