OFFERING MEMORANDUM

1408-1412 CENTINELA AVE

INGLEWOOD, CA 90302

A 12-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY IN INGLEWOOD | COMPRISED OF TWO BUILDINGS ON A SINGLE 11,992 SF PARCEL TOTALING APPROXIMATELY 8,862 SF OF GROSS BUILDING AREA

Marcus & Millichap
THE NEEMA GROUP

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of 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 and 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 its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

1408-1412 CENTINELA AVE

INGLEWOOD, CA 90302

EXCLUSIVELY LISTED BY

NEEMA AHADIAN
Senior Managing Director of Investments
CA BRE License #01346750
TEL: 310.909.5444
Neema@MarcusMillichap.com

LEO LATERZA
Senior Director of Investments
CA BRE License #01861324
TEL: 310.909.2372
Leonardo.Laterza@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP

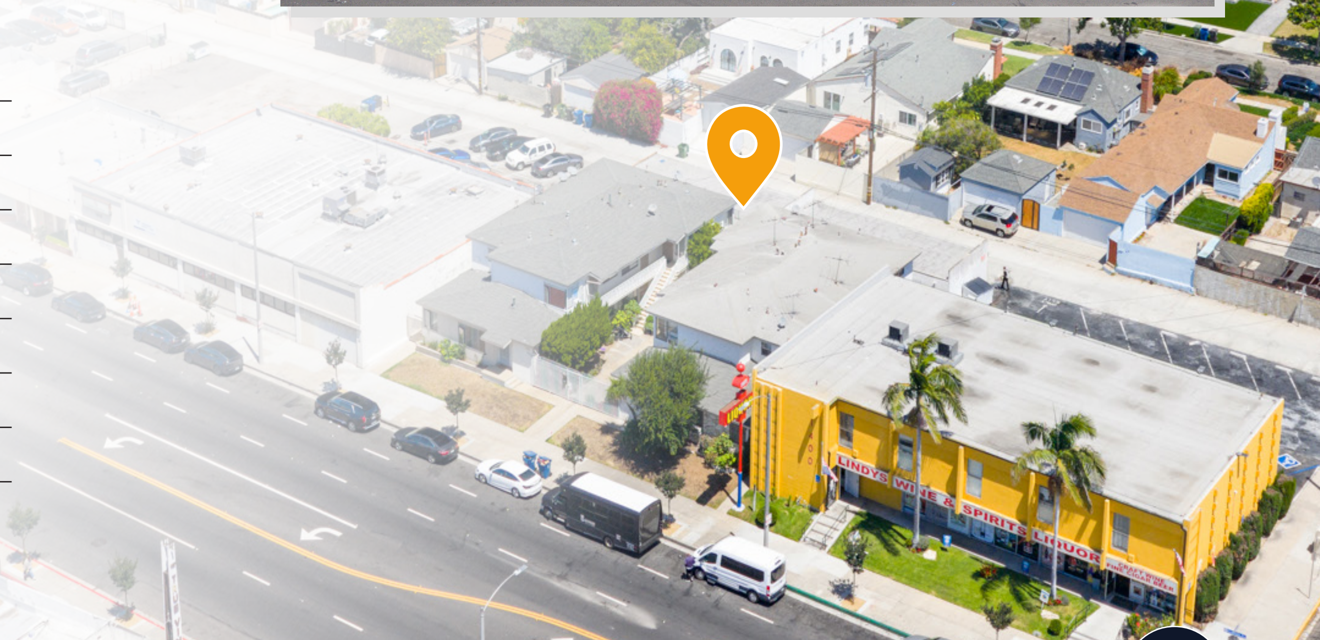
PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	1408-1412 Centinela Ave Inglewood, CA 90302
NUMBER OF UNITS:	12
APPROX. GROSS SF:	8,862
APPROX. LOT SIZE:	11,992 SF
YEAR BUILT:	1958
PARCEL NUMBER:	4001-021-021
PROPERTY TYPE:	Multifamily
UNIT MIX:	(9) 1+1 (1) 2+1 (1) 2+2 (1) 3+2

PRICING INFORMATION

SALE PRICE:	$2,500,000
PRICE PER UNIT	$208,333
PRICE PER SF:	$282.10
CURRENT CAP RATE:	6.41%
CURRENT GIM:	9.23
MARKET CAP RATE:	7.23%
MARKET GIM:	8.52



INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present 1408-1412 Centinela Avenue, a 12-unit multifamily investment opportunity in Inglewood, comprised of two buildings on a single 11,992 SF parcel totaling approximately 8,862 SF of gross building area. The property was built in 1958.

§

A diverse unit mix of nine one-bedrooms, one two-bedroom/one-bath, one two-bedroom/two-bath, and one three-bedroom/two-bath appeals to a wide range of renter profiles and supports consistent leasing activity across unit types.

§

The property offers controlled access through a shared gate serving both buildings, providing a layer of security that is attractive to prospective tenants. The property is also separately metered for gas and electric.

§

In-place ancillary income is generated through on-site laundry and storage rentals, with notable upside available by leasing additional storage space to tenants that is not currently being monetized. Select units feature wall AC units and in-unit washer and dryer hookups, amenities that are uncommon at this price point and support strong tenant retention.

§

Rear detached garages present a potential ADU conversion opportunity, offering a future owner the ability to add units and increase density on the site (buyer to verify).

§

Offered at $2,500,000 ($208,333/unit, $282.10/SF), reflecting a 6.41% current cap rate and 9.23 GRM on in-place income. Located in Inglewood, a submarket that has seen sustained investment and redevelopment activity in recent years, supporting long-term demand for well-located rental housing.

RENT ROLL

NO. OF UNITS	UNIT NO.	UNIT TYPE	UNIT SF	CURRENT RENTS
1	1408-1	2+2	925	$2,201
2	1408-2	2+1	875	$1,786
3	1408-3	1+1	675	$1,749
4	1408-4	1+1	675	$1,795
5	1408-5	1+1	675	$1,689
6	1408-6	1+1	675	$1,750
7	1412-1	3+2	1050	$2,234
8	1412-2	1+1	675	$1,750
9	1412-3	1+1	675	$1,775
10	1412-4	1+1	675	$1,725
11	1412-5	1+1	675	$1,775
12	1412-6	1+1	675	$1,745
				$21,975

FINANCIAL OVERVIEW

Marcus & Millichap
THE NEEMA GROUP

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	**270,824**		**293,389**	
Less Vacancy Rate Reserve:	(13,541)	5.0%	(14,669)	5.0%
Gross Operating Income:	257,283		278,719	
Less Expenses:	(96,958)	35.8%	(98,030)	33.4%
Net Operating Income:	**160,325**		**180,689**	
Reserves:	(2,400)		(2,400)	
Less Debt Service:	(110,829)		(110,829)	
Pre-Tax Cash Flow:	**47,096**	**4.7%**	**67,460**	**6.7%**
Plus Principal Reduction:	18,154		18,154	
Total Return Before Taxes:	**65,250**	**6.5%**	**85,614**	**8.6%**

ESTIMATED ANNUALIZED EXPENSES	CURRENT EXPENSES	MARKET EXPENSES
Taxes: Rate 1.28%	$32,000	$32,000
Insurance	$11,160	$11,160
Utilities	$22,569	$22,569
Repairs & Maintenance	$9,000	$9,000
Management	$12,864	$13,936
Landscaping	$1,575	$1,575
Pest Control	$958	$958
Fire & Safety	$159	$159
License and Fees	$2,323	$2,323
Telephone & Internet	$558	$558
Direct Assessment	$3,792	$3,792
Total Expenses:	**$96,958**	**$98,030**
Per Net Sq. Ft.:	$10.94	$11.06
Per Unit:	$8,079	$8,169

SCHEDULED INCOME			CURRENT RENTS		MARKET RENTS	
NO. OF UNITS	UNIT TYPE	UNIT SF	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME	AVG. MONTHLY RENT/UNIT	MONTHLY INCOME
9	1+1	675	$1,750	$15,753	$1,795	$16,155
1	2+1	875	$1,786	$1,786	$2,400	$2,400
1	2+2	925	$2,201	$2,201	$2,500	$2,500
1	3+2	1,050	$2,234	$2,234	$2,800	$2,800
			Total Scheduled Rent:	**$21,975**		**$23,855**
			Laundry:	$400		$400
			Storage Income:	$150		$150
			SCEP & RSO:	$44		$44
			Monthly Scheduled Gross Income:	**$22,569**		**$24,449**
			Annual Scheduled Gross Income:	**$270,824**		**$293,389**

SUMMARY	
Price:	**$2,500,000**
Down Payment: 40%	**$1,000,000**
Number of Units:	**12**
Cost per Legal Unit:	$208,333
Current GIM:	9.23
Market GIM:	8.52
Current CAP:	6.41%
Market CAP:	7.23%
Approx. Age:	1958
Approx. Lot Size:	11,992
Approx. Gross SF:	8,862
Cost per Net GSF:	$282.10

NEW POTENTIAL FINANCING	
New First Loan:	$1,500,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	$9,235
DCR:	1.45

SALE COMPARABLES

MULTIFAMILY

	1408-1412 CENTINELA AVE INGLEWOOD, CA 90302	806 E HYDE PARK BLVD INGLEWOOD, CA 90302	610 E HYDE PARK BLVD INGLEWOOD, CA 90302	327-331 STEPNEY ST INGLEWOOD, CA 90302
SALE PRICE	$2,500,000	$2,600,000	$2,725,000	$4,309,000
YEAR BUILT	1958	1956	1963	1960
NO. OF UNITS	12	10	12	20
PRICE PER UNIT	$208,333	$260,000	$227,083	$215,450
PRICE PER SF	$282	$189	$308	$274
ACTUAL CAP RATE	6.41%	6.49%	6.64%	5.99%
GRM	9.23	9.48	9.24	10.06
SALE DATE	For Sale	5/28/2026	5/28/2026	3/6/2026

SALE COMPARABLES

MULTIFAMILY

524 E HAZEL ST
INGLEWOOD, CA 90302

SALE PRICE	$1,550,000
YEAR BUILT	1958
NO. OF UNITS	6
PRICE PER UNIT	$258,333
PRICE PER SF	$363
ACTUAL CAP RATE	5.99%
GRM	11.58
SALE DATE	2/13/2026

413 N MARKET ST
INGLEWOOD, CA 90302

SALE PRICE	$1,660,000
YEAR BUILT	1961
NO. OF UNITS	8
PRICE PER UNIT	$207,500
PRICE PER SF	$270
ACTUAL CAP RATE	5.48%
GRM	11.38
SALE DATE	2/6/2026

811 CENTINELA AVE
INGLEWOOD, CA 90302

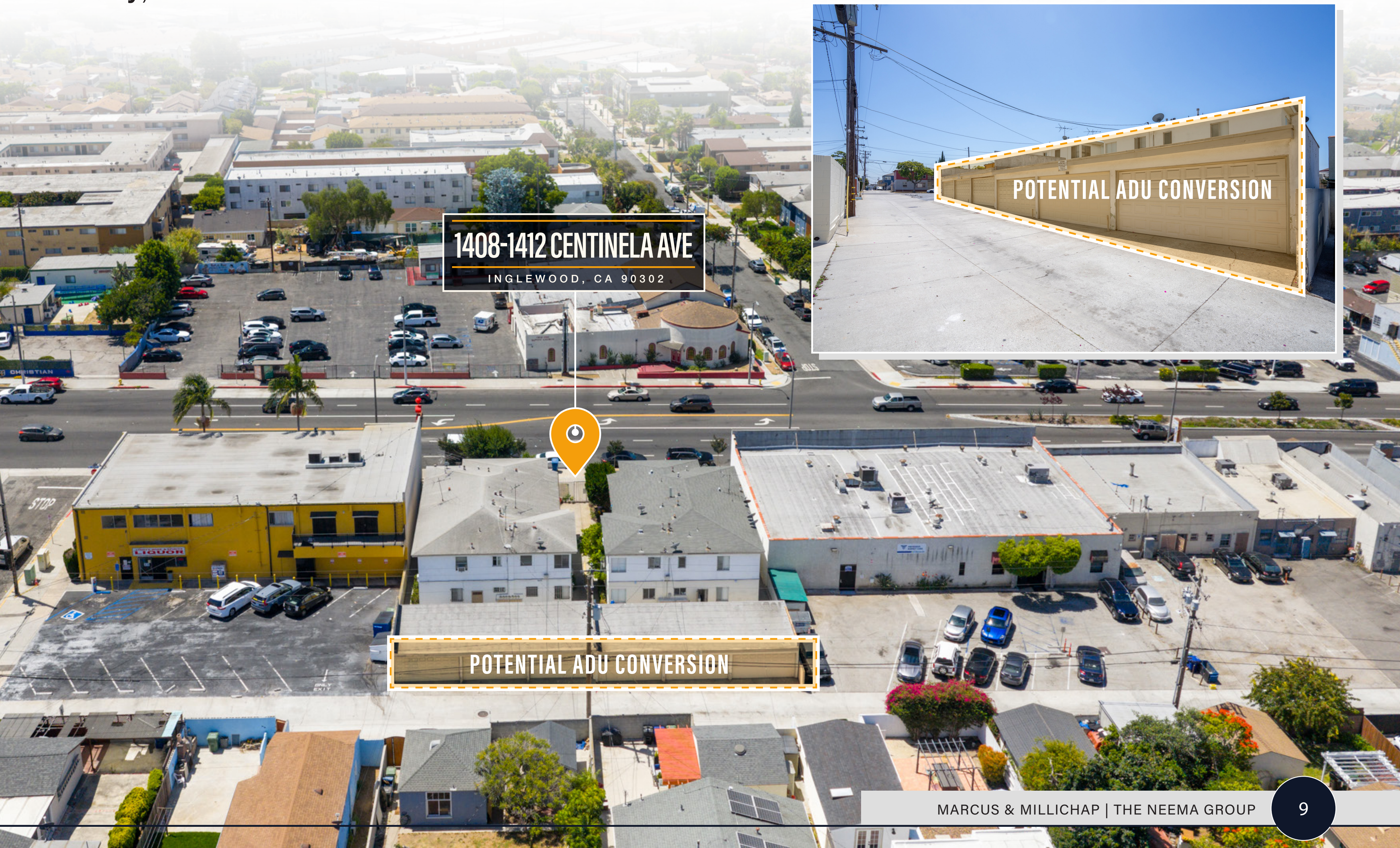
SALE PRICE	$2,850,000
YEAR BUILT	1958
NO. OF UNITS	13
PRICE PER UNIT	$219,231
PRICE PER SF	$207
ACTUAL CAP RATE	5.84%
GRM	10.24
SALE DATE	3/7/2025

410 W REGENT ST
INGLEWOOD, CA 90301

SALE PRICE	$2,100,000
YEAR BUILT	1964
NO. OF UNITS	9
PRICE PER UNIT	$233,333
PRICE PER SF	$217
ACTUAL CAP RATE	4.41%
GRM	12.82
SALE DATE	1/3/2025

ADU POTENTIAL

The abundant parking and storage spaces create an opportunity to add several **ADU's** via the newly passed **SB 1211** (**Buyer to verify**)



Marcus & Millichap
THE NEEMA GROUP

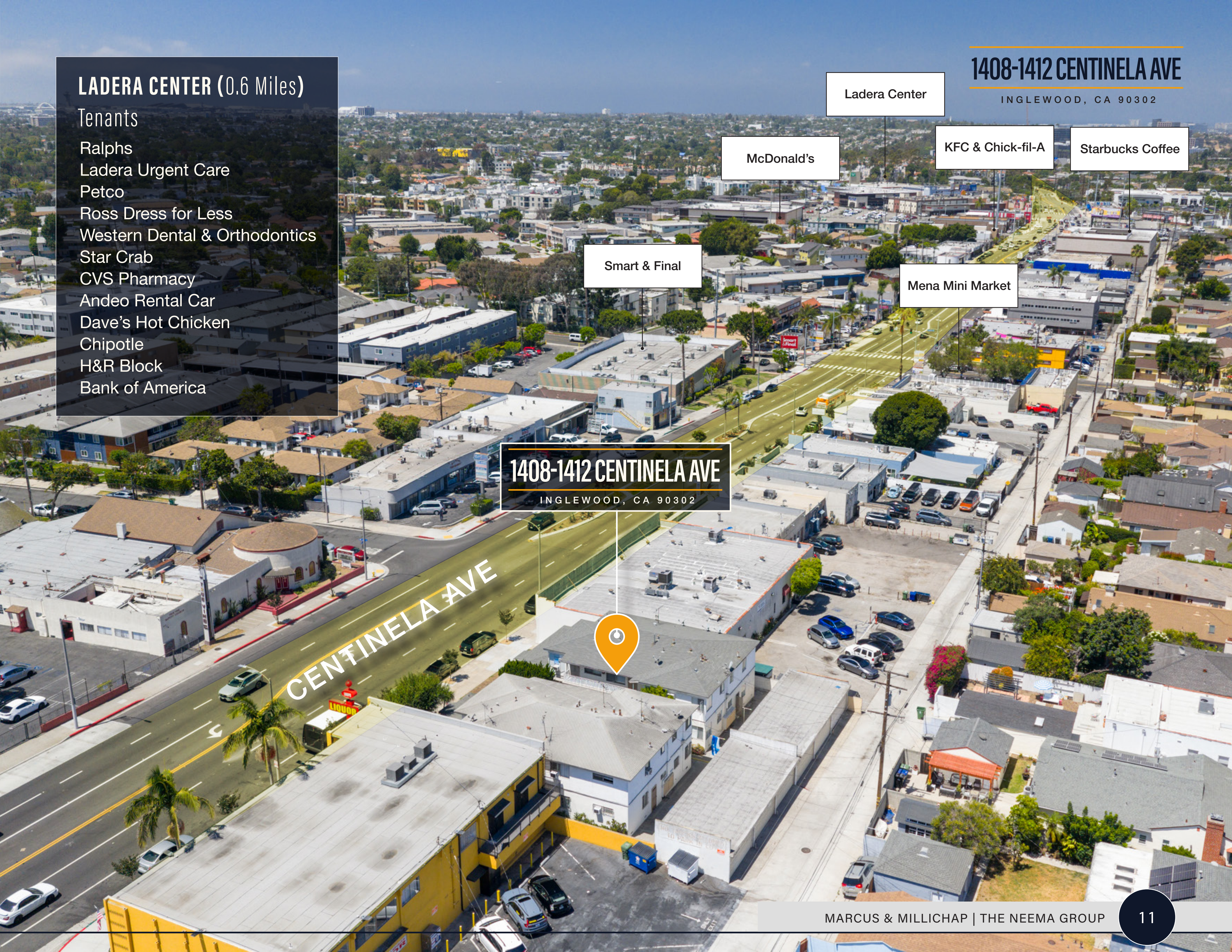
1408-1412 CENTINELA AVE

INGLEWOOD, CA 90302

LADERA CENTER (0.6 Miles)

Tenants

- Ralphs
- Ladera Urgent Care
- Petco
- Ross Dress for Less
- Western Dental & Orthodontics
- Star Crab
- CVS Pharmacy
- Andeo Rental Car
- Dave's Hot Chicken
- Chipotle
- H&R Block
- Bank of America




KIA FORUM
HOLLYWOOD PARK
SOFI STADIUM
INTUIT DOME
FEDEX SHIP CENTER
Marcus & Millichap
THE NEEMA GROUP
THE SERVING SPOON
ABAY MARKET
CENTINELA AVE
1408-1412 CENTINELA AVE
INGLEWOOD, CA 90302
CENTINELA AVE

LOCAL SUBMARKET OVERVIEW

1408-1412 CENTINELA AVE

INGLEWOOD, CA 90302

North Inglewood - Fox Hills/ Culver City-Adjacent/ Approx. 3-Mile Radius

The subject property is located on Centinela Ave in the North Inglewood submarket, in the 90302 zip code near the La Brea/La Cienega corridor bordering Culver City and Ladera Heights/Fox Hills to the north and east. This pocket is distinct from the stadium district in central and south Inglewood; it reads as a quieter, more residential, transit- and freeway-convenient submarket, with easy access to the I-405 and I-10, and sits between the Westside/Culver City tech and media employment corridor and Inglewood's broader entertainment and hospitality-driven economy to the south.

The immediate area is a mix of older garden-style apartment stock, small multifamily buildings, and single-family homes, with a walkable commercial spine along La Brea Avenue and Centinela Avenue that includes grocery, quick-service, and neighborhood retail. North Inglewood has historically been considered one of the city's more desirable rental pockets given its proximity to the Westside job base without Westside pricing, and it sits within a short drive of both Downtown Culver City and the broader Inglewood entertainment district anchored by SoFi Stadium, the Kia Forum, and Intuit Dome roughly 3-4 miles to the south.


HOLLYWOOD PARK

DEMAND DRIVERS

- **WESTSIDE EMPLOYMENT PROXIMITY WITHOUT WESTSIDE PRICING:** The property sits minutes from the Culver City media/tech corridor (Sony Pictures, Apple, Amazon Studios, HBO) and the broader Silicon Beach employment base, giving renters a substantially shorter and cheaper commute alternative to living directly on the Westside.

- **INGLEWOOD'S BROADER ENTERTAINMENT-DISTRICT TRANSFORMATION:** Since the mid-2010s, Inglewood has undergone a multi-billion-dollar redevelopment anchored by SoFi Stadium, the Kia Forum, Intuit Dome, and the 300-acre Hollywood Park mixed-use development. Citywide, this has driven substantial market-rent growth and hundreds of new multifamily units delivered or in the pipeline within a few miles of the stadium district, with continued momentum ahead of the 2026 FIFA World Cup and 2028 Olympics.

- **TRANSIT AND FREEWAY ACCESS:** The property benefits from proximity to the I-405 and I-10 freeways along with local bus corridors, supporting an easy commute to the Westside, LAX-adjacent employment, and Downtown LA.

- **LAX-ADJACENT EMPLOYMENT BASE:** North Inglewood sits within a short drive of Los Angeles International Airport (LAX), a major regional employment anchor across aviation, hospitality, logistics, and related services.

- **CONSTRAINED MULTIFAMILY SUPPLY IN THE IMMEDIATE POCKET:** While large-scale new development has concentrated around the stadium district to the south, North Inglewood's built-out residential blocks have seen comparatively limited new multifamily construction, supporting occupancy for existing vintage product.

- **RENT CONTROL CONSIDERATIONS:** The City of Inglewood has its own local rent stabilization ordinance in addition to statewide AB 1482 protections; underwriting should confirm the subject's specific coverage and applicable increase caps as part of due diligence.

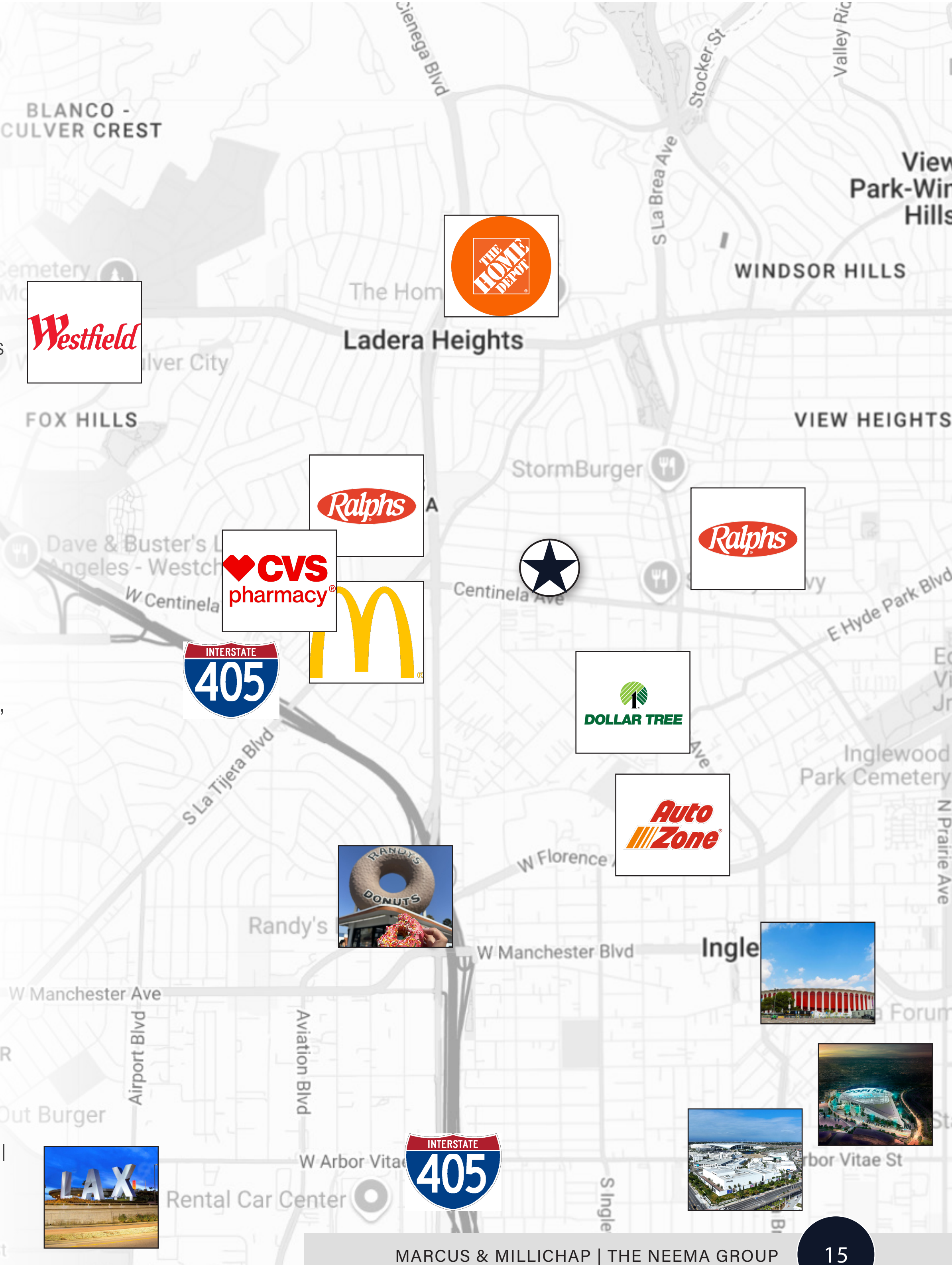
NEARBY RETAIL & AMENITIES

RETAIL/COMMERCIAL ANCHORS

- Ralphs — grocery anchor at 950 N La Brea Ave, within walking distance of the subject
- Westfield Culver City (formerly Fox Hills Mall) — approx. 1.06 million SF regional shopping center with Macy's, JCPenney, Target, Best Buy, and Old Navy as anchors (approx. 2-3 miles northeast)
- La Brea Avenue commercial corridor — local retail, quick-service restaurants, and neighborhood-serving businesses along the immediate frontage
- The Shops at Hollywood Park and Costco/Target/Home Depot cluster — larger-format retail associated with the Hollywood Park development, a short drive south

EMPLOYERS/ INSTITUTIONAL ANCHORS

- Culver City media and tech corridor — Sony Pictures Studios, Amazon Studios, Apple, and HBO/Warner Bros. Discovery offices anchor a dense entertainment and technology employment base just north of the property
- Los Angeles International Airport (LAX) — major regional employer across aviation, hospitality, cargo, and logistics, a short drive west
- Hollywood Park / SoFi Stadium district — the Rams' and Chargers' home stadium, the Kia Forum, Intuit Dome (Clippers), and YouTube Theater collectively anchor a fast-growing entertainment, hospitality, and retail employment base roughly 3-4 miles south, with continued office and retail buildout underway at Hollywood Park
- City of Inglewood municipal and civic employment — City Hall and related civic/administrative functions in central Inglewood



OFFERING MEMORANDUM

1408-1412 CENTINELA AVE

INGLEWOOD, CA 90302

EXCLUSIVELY LISTED BY

NEEMA AHADIAN
Senior Managing Director of Investments
CA BRE License #01346750
TEL: 310.909.5444
Neema@MarcusMillichap.com

LEO LATERZA
Senior Director of Investments
CA BRE License #01861324
TEL: 310.909.2372
Leonardo.Laterza@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP