OFFERING MEMORANDUM

20-UNITS • VALUE-ADD • 20 PARKING SPACES

10206-10208 S Inglewood Ave

Inglewood, CA 90304

A 20-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

GATED PARKING | RECENT CAPITAL IMPROVEMENTS

Marcus & Millichap
THE NEEMA GROUP

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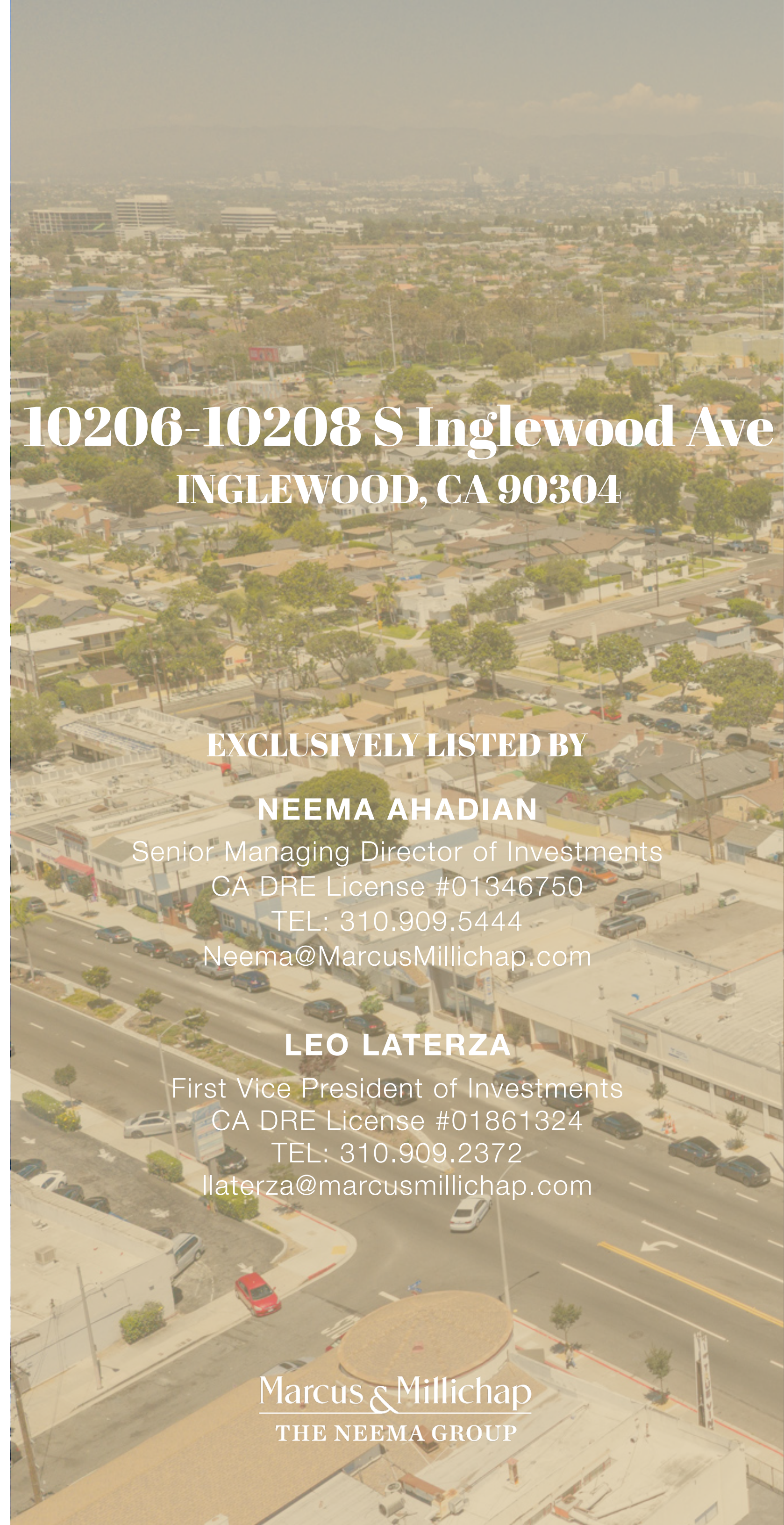

10206-10208 S Inglewood Ave

INGLEWOOD, CA 90304

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THE NEEMA GROUP

INVESTMENT HIGHLIGHTS

10206-10208 S INGLEWOOD AVE

§

The Neema Group of Marcus & Millichap is pleased to present 10206-10208 S Inglewood Avenue, a 20-unit multifamily investment opportunity in Inglewood, offered at $2,850,000 ($142,500/unit, $218/SF), reflecting a 6.49% cap rate and 8.07 GRM on in-place income.

§

The property is comprised of two separate structures situated side by side, each configured with a uniform unit mix of one-bedroom/one-bathroom units offering consistent tenant appeal and simplified management.

§

Gated tuck-under parking is accessed directly from Inglewood Avenue, with approximately 20 total spaces split evenly between the two buildings and individual storage located above each space.

§

Interior upgrades include newer windows throughout both buildings, along with select units featuring tile flooring, granite kitchen countertops, and mini-split A/C systems.

§

Each building is served by its own dedicated on-site laundry room, equipped with 2 Speed Queen washers and 2 Speed Queen dryers, providing tenant convenience and an existing income stream.

§

All units are separately metered for electricity, with Centron electric meters and Square D circuit breakers and subpanels serving individual A/C systems and bathroom exhaust fans throughout both structures.

§

A shared playground and recreation area sits behind the two buildings, presenting an opportunity for a new owner to improve landscaping and better activate the common area as an additional property amenity.

PROPERTY SUMMARY

10206-10208 S INGLEWOOD AVE, INGLEWOOD, CA 90304

PROPERTY INFORMATION

ADDRESS:	10206-10208 S Inglewood Ave Inglewood, CA 90304
NUMBER OF UNITS:	20
APPROX. GROSS SF:	13,052 SF
APPROX. LOT SIZE:	12,600 SF
YEAR BUILT:	1963
PROPERTY TYPE:	Multifamily
UNIT MIX:	(20) 1+1

PRICING INFORMATION

SALE PRICE:	$2,850,000
PRICE PER UNIT:	$142,500
PRICE PER SF:	$218
CURRENT CAP RATE:	6.49%
CURRENT GRM:	8.07
PRO FORMA CAP RATE:	7.84%
PRO FORMA GRM:	7.20


VARGAS


NO SMOKING
NOTICE




LOCATION OVERVIEW
INGLEWOOD, CA

Inglewood has become one of the fastest-transforming cities in Los Angeles County, evolving from a historically overlooked inner-ring suburb into Southern California's premier sports and entertainment destination. Located roughly 3 miles east of LAX and 10 miles southwest of Downtown Los Angeles, Inglewood sits at the geographic and cultural center of the region's biggest development story of the past decade.

The city's renaissance is anchored by SoFi Stadium and the broader Hollywood Park development, but the momentum extends well beyond the stadium district. Downtown Inglewood, centered on Market Street, has seen sustained public and private reinvestment, including a new Metro K Line rail station that opened in 2022 connecting the neighborhood directly to Metro's regional rail system. With the 2028 Olympic Games bringing events to the city (SoFi Stadium, the Forum, and the Intuit Dome are all confirmed venues), Inglewood is positioned for a sustained cycle of infrastructure investment and rising visibility through the end of the decade.

For multifamily investors, Inglewood offers a rare combination: a dense, renter-majority population base with a long history of housing cost pressure, layered on top of a once-in-a-generation wave of stadium-driven jobs, tourism, and public investment.

INGLEWOOD HOUSING MARKET

$821,000
AVG. HOME SALE PRICE

$2,489
AVG. MONTHLY ASKING APT. RENT

$510 (UP 6.5% OVER LAST YEAR)
AVG. PRICE PER SF

0.4%
RENTAL INCREASE YEAR-OVER-YEAR

100
MEDIAN DAYS ON MARKET

1983
AVG. YEAR BUILT

64% RENTER OCCUPIED
RENTERS VS OWNER OCCUPIED

3.0%+ (2026)
RENTAL RATE INCREASE FORECAST

LOCATION HIGHLIGHTS

Marcus & Millichap
THE NEEMA GROUP

LAX-ADJACENT EMPLOYMENT ACCESS

Inglewood sits roughly 3 miles east of Los Angeles International Airport, one of the busiest airports in the world and the anchor of one of the largest employment corridors in Southern California. The surrounding area supports tens of thousands of jobs across aviation operations, air cargo and logistics, aerospace manufacturing, and hospitality, giving Inglewood residents a deep, diversified employment base within a short commute that doesn't depend on any single industry or employer.

This proximity matters beyond convenience. LAX-driven employment predates Inglewood's current stadium and entertainment boom by decades and will continue to anchor local labor demand long after the current development cycle matures. For a rental housing market, that combination is valuable: a stable, blue-collar and service-sector jobs base from LAX and its surrounding logistics corridor, layered underneath the newer, higher-visibility demand driven by SoFi Stadium, Intuit Dome, and Hollywood Park. Few submarkets in Los Angeles County can point to two distinct, non-overlapping demand drivers sitting this close together.

FREEWAY AND REGIONAL RAIL ACCESS

Inglewood is served directly by the 405, 105, and 110 Freeways, placing residents within easy reach of the South Bay, the broader LA Basin, and Downtown Los Angeles without relying on a single congested corridor. The 405 provides the primary north-south spine connecting Inglewood to the Westside and South Bay employment centers, while the 105 offers a fast east-west link toward LAX and the 605/710 industrial corridors, and the 110 connects north into Downtown LA and south toward the Harbor area.

On the rail side, Metro's K Line gives Inglewood a genuine transit option, not just a freeway-dependent commute. The Downtown Inglewood Station, which opened in 2022 at La Brea and Florence Avenues, connects riders into the broader Metro rail network, and the K Line is designed as part of the larger Crenshaw/LAX corridor that will eventually offer a one-seat rail connection between Inglewood and LAX itself. That combination of multi-freeway access and an active, expanding rail line is a rare amenity for a submarket at this price point, and it's a meaningful differentiator when underwriting long-term rent growth against comparable Gateway Cities and South Bay-adjacent submarkets that lack the same transit investment.

SOFI STADIUM

SoFi Stadium is a state-of-the-art sports and entertainment venue in Inglewood, California, serving as home to the NFL's Los Angeles Rams and Los Angeles Chargers. Opened in 2020, the stadium features a translucent roof canopy, open-air sides, and the massive "Infinity Screen," one of the largest video boards in sports. With a seating capacity of roughly 70,000 that expands to over 100,000 for major events, SoFi has already hosted Super Bowl LVI and WrestleMania 39, and is confirmed to host matches for the 2026 FIFA World Cup and events for the 2028 Summer Olympics.

INTUIT DOME

Intuit Dome opened in 2024 as the new home of the Los Angeles Clippers, joining SoFi Stadium and the Kia Forum to make Inglewood the densest concentration of major sports venues in the country. Built as a purpose-designed basketball arena, the Dome features cutting-edge fan technology and a seating bowl engineered specifically for basketball sightlines, distinguishing it from the multi-purpose stadiums nearby. Its arrival cements Inglewood as a year-round, not just gameday-driven, entertainment destination.

KIA FORUM

The Kia Forum is one of the most storied concert and event venues in Southern California, having hosted decades of marquee performances long before Inglewood's current development boom. Now operating alongside SoFi Stadium, Intuit Dome, and YouTube Theater, the Forum anchors the western edge of Inglewood's entertainment core, giving the city four major venues within walking distance of one another and reinforcing its position as a year-round destination for sports, concerts, and large-scale events.

RENT ROLL

UNIT	UNIT TYPE	CURRENT RENTS	MARKET RENTS	NOTES
10206-01	1+1	$1,673	$1,650	
10206-02	1+1	$1,747	$1,650	
10206-03	1+1	$1,383	$1,650	
10206-04	1+1	$1,552	$1,650	
10206-05	1+1	$1,038	$1,650	
10206-06	1+1	$1,624	$1,650	
10206-07	1+1	$1,512	$1,650	
10206-08	1+1	$1,096	$1,650	
10206-09	1+1	$1,547	$1,650	
10206-10	1+1	$952	$1,650	
10208-01	1+1	$1,729	$1,650	
10208-02	1+1	$1,650	$1,650	Vacant
10208-03	1+1	$1,383	$1,650	
10208-04	1+1	$1,358	$1,650	
10208-05	1+1	$1,650	$1,650	Vacant
10208-06	1+1	$1,567	$1,650	
10208-07	1+1	$1,096	$1,650	
10208-08	1+1	$1,520	$1,650	
10208-09	1+1	$1,680	$1,650	
10208-10	1+1	$1,673	$1,650	
		$29,428	$33,000	

# OF UNITS	UNIT TYPE	CURRENT RENTS	MARKET RENTS
20	1+1	$29,428	$33,000
		$29,428	$33,000

FINANCIAL OVERVIEW

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ANNUALIZED OPERATING DATA	CURRENT		PRO FORMA	
Scheduled Gross Rental Income:	**$353,132**		**$396,000**	
Less Vacancy Rate Reserve:	($17,657)	5.0%	($19,800)	5.0%
Gross Effective Rental Income:	$335,475		$376,200	
Other Income:	$5,419		$5,419	
Effective Gross Income	$340,894		$381,619	
Less Expenses:	$156,013	44.2%	$158,050	39.9%
Net Operating Income:	**$184,881**		**$223,569**	
Reserves:	($4,000)		($4,000)	
Less Debt Service:	($126,345)		($126,345)	
Pre-Tax Cash Flow:	**$54,535**	**4.8%**	**$93,224**	**8.2%**
Plus Principal Reduction:	$20,696		$20,696	
Total Return Before Taxes:	**$75,231**	**6.6%**	**$113,920**	**10.0%**

ANNUALIZED EXPENSES	CURRENT	PRO FORMA
Taxes Rate (1.28%)	$36,480	$36,480
Insurance	$32,148	$32,148
Utilities	$15,299	$15,299
Waste Removal	$11,771	$11,771
Repairs & Maintenance	$15,000	$15,000
Management (5%)	$16,774	$18,810
On-Site Manager	$12,000	$12,000
Landscaping	$780	$780
Pest Control	$960	$960
License & Fees	$3,331	$3,331
Fire & Safety	$1,031	$1,031
Internet & Phone	$1,830	$1,830
Direct Assessment	$8,610	$8,610
Total Expenses:	**$156,013**	**$158,050**
Per Net Sq. Ft.:	$11.95	$12.11
Per Unit:	$7,801	$7,902

SCHEDULED INCOME		CURRENT		PRO FORMA	
No. of Units	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
20	1+1	$1,471	$29,428	$1,650	$33,000
		Total Scheduled Rent:	**$29,428**		**$33,000**
Additional Annual Income		Laundry	$2,870		$2,870
		RUBS	$1,779		$1,779
		SCEP	$770		$770
		Annual Total Other Income:	**$5,419**		**$5,419**
		Monthly Scheduled Gross Income:	**$29,879**		**$33,452**

SUMMARY	
Price:	**$2,850,000**
Down Payment:	**$1,140,000**
Number of Units:	20
Cost per Legal Unit:	$142,500
Cost per Net GSF:	$218.36
Approx. Lot Size:	12,600
Approx. Gross SF:	13,052
Approx. Age:	1963

RETURNS	CURRENT	PRO FORMA
CAP RATE:	**6.49%**	**7.84%**
GRM:	**8.07**	**7.20**

NEW POTENTIAL FINANCING	
New First Loan:	$1,710,000
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	$10,529
DCR:	1.46

SALE COMPARABLES

10206-10208 S INGLEWOOD AVE
INGLEWOOD, CA 90304

SALE PRICE	$2,850,000
YEAR BUILT	1963
NO. OF UNITS	20
PRICE PER UNIT	$142,500
PRICE PER SF	$218
ACTUAL CAP RATE	6.49%
GRM	8.07
SALE DATE	FOR SALE

10613 S INGLEWOOD AVE
INGLEWOOD, CA 90304

SALE PRICE	$1,650,000
YEAR BUILT	1958
NO. OF UNITS	8
PRICE PER UNIT	$206,250
PRICE PER SF	$298
ACTUAL CAP RATE	6.30%
GRM	10.78
SALE DATE	6/30/26

516 EVERGREEN ST
INGLEWOOD, CA 90302

SALE PRICE	$4,550,000
YEAR BUILT	1963
NO. OF UNITS	16
PRICE PER UNIT	$284,375
PRICE PER SF	$311
ACTUAL CAP RATE	5.50%
GRM	10.92
SALE DATE	6/17/26

10934 BURIN AVE
INGLEWOOD, CA 90304

SALE PRICE	$1,800,000
YEAR BUILT	1961
NO. OF UNITS	9
PRICE PER UNIT	$200,000
PRICE PER SF	$321
ACTUAL CAP RATE	7.16%
GRM	11.63
SALE DATE	5/3/26

SALE COMPARABLES

Marcus & Millichap
THE NEEMA GROUP

212 E TAMARACK AVE
INGLEWOOD, CA 90301

SALE PRICE	$3,090,000
YEAR BUILT	1960
NO. OF UNITS	12
PRICE PER UNIT	$257,500
PRICE PER SF	$315
ACTUAL CAP RATE	6.65%
GRM	10.66
SALE DATE	5/1/26

427 E TAMARACK AVE
INGLEWOOD, CA 90301

SALE PRICE	$3,375,000
YEAR BUILT	1964
NO. OF UNITS	12
PRICE PER UNIT	$281,250
PRICE PER SF	$268
ACTUAL CAP RATE	5.31%
GRM	11.50
SALE DATE	3/5/26

1035 S MYRTLE AVE
INGLEWOOD, CA 90301

SALE PRICE	$4,400,000
YEAR BUILT	1964
NO. OF UNITS	22
PRICE PER UNIT	$200,000
PRICE PER SF	$238
ACTUAL CAP RATE	6.34%
GRM	10.80
SALE DATE	12/31/25

837-839 W BEACH AVE
INGLEWOOD, CA 90302

SALE PRICE	$5,125,000
YEAR BUILT	1958
NO. OF UNITS	22
PRICE PER UNIT	$232,955
PRICE PER SF	$235
ACTUAL CAP RATE	5.69%
GRM	
SALE DATE	9/18/25

ADDITIONAL INVESTMENT OPPORTUNITY NEARBY

Marcus & Millichap
THE NEEMA GROUP

10206-10208 S INGLEWOOD AVE
Inglewood, CA 90304

NUMBER OF UNITS:	20
APPROX. GROSS SF:	13,052 SF
APPROX. LOT SIZE:	12,600 SF
YEAR BUILT:	1963
FOR SALE PRICE:	$2,850,000
PRICE PER UNIT:	$142,500
PRICE PER SF:	$218
CURRENT CAP RATE:	6.49%
CURRENT GRM:	8.07
PRO FORMA CAP RATE:	7.84%
PRO FORMA GRM:	7.20

10130 S INGLEWOOD AVE
Inglewood, CA 90304

NUMBER OF UNITS:	15
APPROX. GROSS SF:	10,331 SF
APPROX. LOT SIZE:	13,373 SF
YEAR BUILT:	1960
FOR SALE PRICE:	$2,200,000
PRICE PER UNIT:	$146,667
PRICE PER SF:	$212
CURRENT CAP RATE:	6.12%
CURRENT GRM:	8.05
PRO FORMA CAP RATE:	8.16%
PRO FORMA GRM:	6.81

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