



OFFERING MEMORANDUM

**115 N OAK ST**

INGLEWOOD, CA 90301 41 UNITS \$9,250,000

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# TABLE OF CONTENTS

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## TABLE OF CONTENTS

PROPERTY INFORMATION	4
PROPERTY PHOTOS	7
PROPERTY FLOOR PLANS	11
FINANCIAL ANALYSIS	15
SALES COMPARABLES	20
RENTAL COMPARABLES	25
LOCATION INFORMATION	30

# THE OFFERING



115 N Oak St is a pride of ownership, 41-unit building located in one of the nicest pockets of Inglewood. Add major value by building 12 ADUs (10 Attached and 2 Detached). The property will operate at an 8.00% CAP and 9.12 GRM once ADUs are built out.

The subject property is comprised of (1) 2Bed+1Bath, (27) 1Bed+1Bath, (13) Studio+1bath units, each of which features a tuck under gated parking spot. Beneficial to the tenants, there is a pool onsite, as well as a laundry room.



The subject property is located only minutes away from Sofi Stadium, YouTube Theater, Intuit Dome, LAX airport, and many more developments. 115 N Oak St is an ideal investment opportunity for any investor looking to own a prime asset in once of the most rapidly appreciating neighborhoods of Los Angeles.

\*Buyer to verify all information\*

# PROPERTY INFORMATION

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# PROPERTY INFORMATION

## PROPERTY DETAILS

<b>Address</b>	<b>115 N Oak St Inglewood, CA 90301</b>
Total Units	41
Total Building Sqft.	23,228 SF
Total Lot Size	34,121 SF
Year Built	1958
Zoning	INR4
APN	4018-009-016



### INVESTMENT HIGHLIGHTS

- Pride of ownership 41-unit priced at only \$225k/unit
- Add major value by building 12 ADUs (10 Detached and 2 Attached)
- Will operate at an 8.00% CAP and 9.12 GRM once ADUs are built
- Unit mix of (1) 2Bed+1Bath, (27) 1Bed+1Bath and (13) Studio+1Bath units
- ~50% of the units have been renovated
- 1:1 tuck under gated parking
- Pool and laundry room on site
- Located near SoFi Stadium, Intuit Dome, Hollywood Park and LAX

## INGLEWOOD CITY NOTES

- NEW Clipper Stadium (Intuit Dome) opens August 2024
- NEWLY OPENED Cinepolis Movie Theater (first Inglewood Movie Theater in over 30 years!)
- SoFi Stadium (Home of the LA Chargers & Rams)
- The Kia Forum
- Hollywood Park Casino
- YouTube Theater

## ENTERTAINMENT CAPITAL OF THE SOUTHBAY

- SoFi Stadium (Ranked #1 Billboard.com 2023 Top Stadiums Rankings)
- Kia Forum (Ranked #3 Billboard.com 2023 Top Venues - 15,001+capacity)
- YouTube Theater (Ranked #8 Billboard.com 2023 Top Venues - 5k-10k capacity)
- 1 million square feet of Retail & Restaurants opening next to SoFi Stadium in 2025
- FIFA World Cup 2026

## WALKABILITY WITHIN 1 MILE RADIUS!

- CVS Pharmacy
- Target
- Walgreens
- Kaiser Medical
- Starbucks
- Three Weavers Brewing
- Hilltop COffe & Kitchen
- Martin's Catina
- 7/11
- Westchester adjacent
- 7 minutes or 2 miles from The Forum, SoFi Stadium, NEW Clipper Stadium, Hollywood Park Casino & Developments

# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS**





# PROPERTY PHOTOS PROPERTY PHOTOS



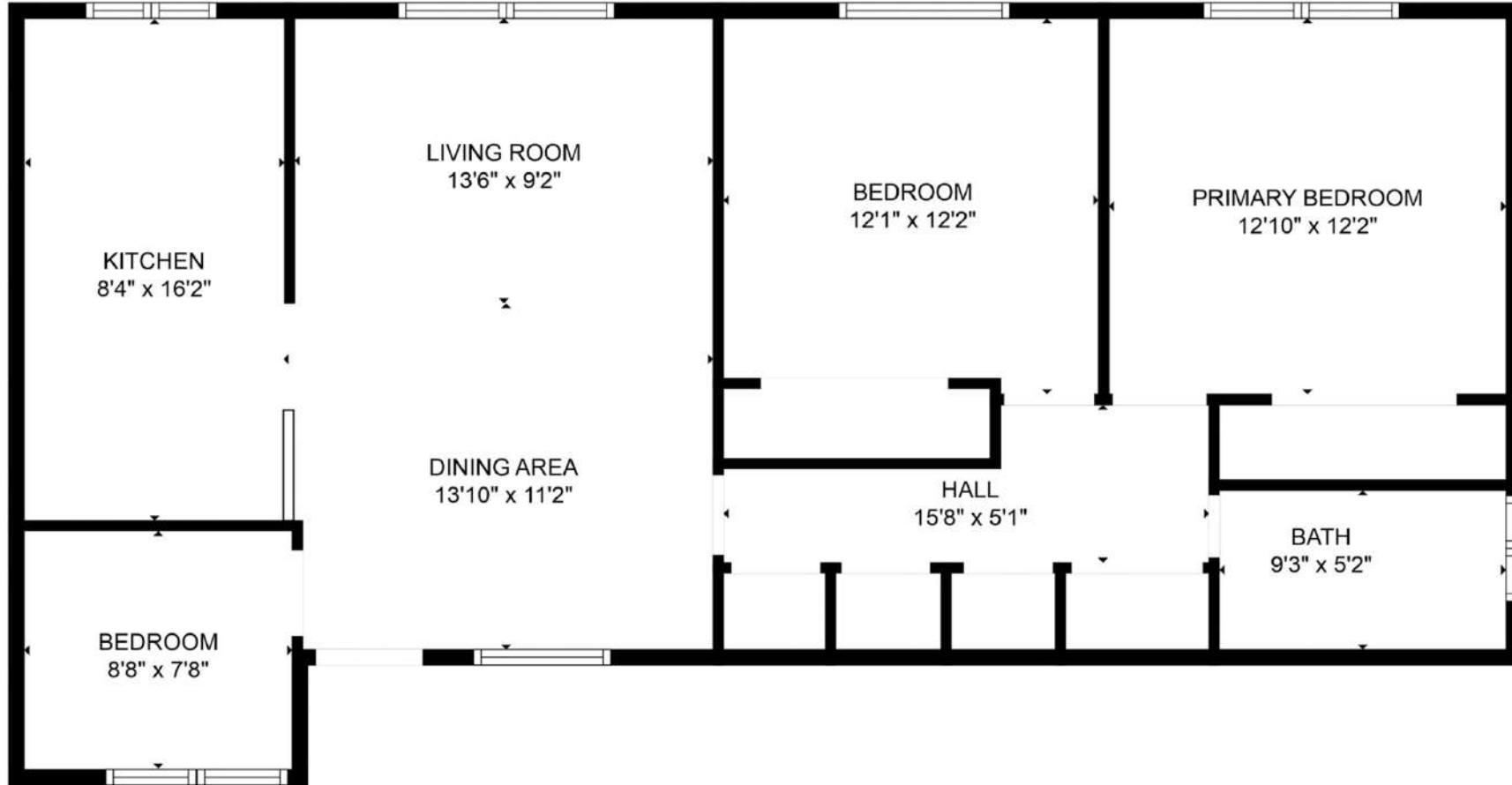
PROPERTY PHOTOS  
**PROPERTY PHOTOS**



# PROPERTY FLOOR PLANS

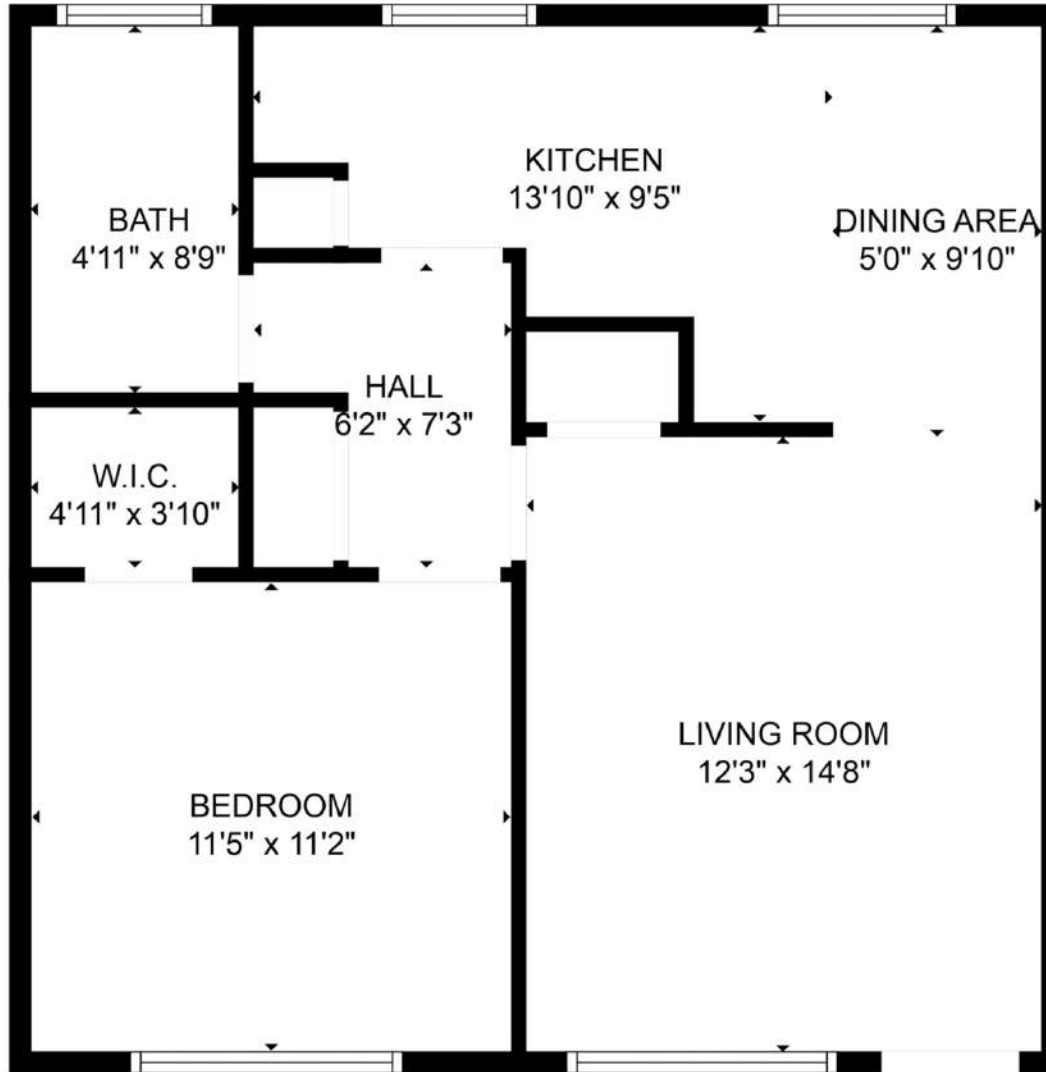


PROPERTY FLOOR PLANS  
**2-BED**



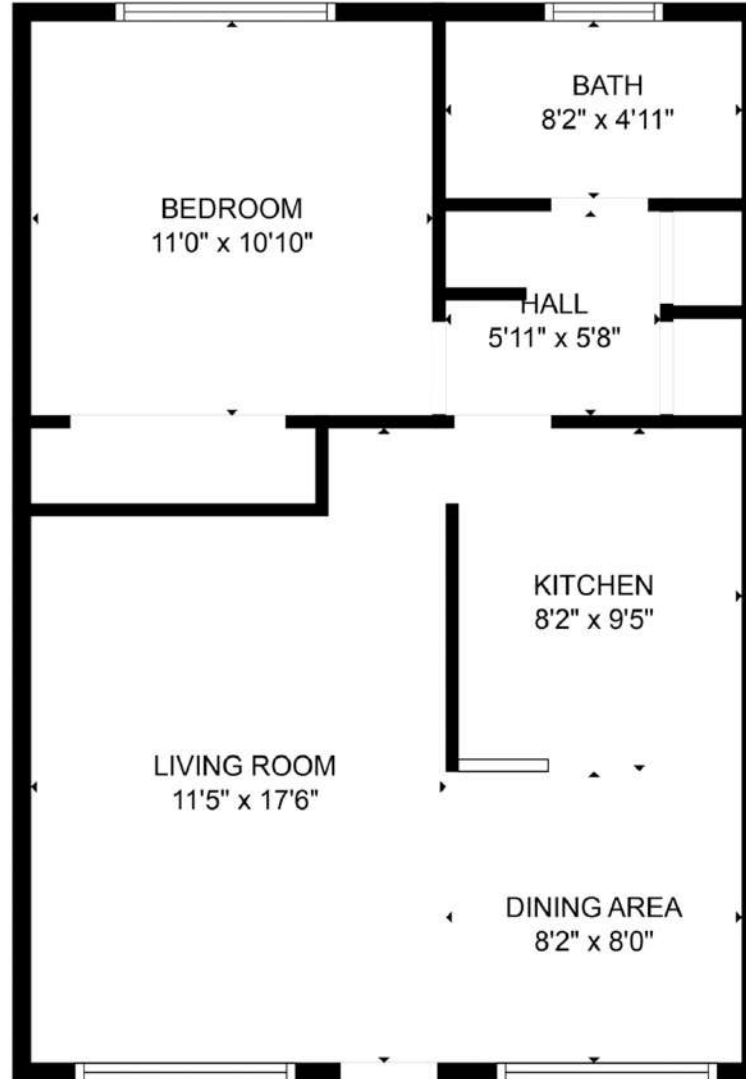
TOTAL: 1007 sq. ft  
FLOOR 1: 1007 sq. ft

# 1-BED



**TOTAL: 589 sq. ft**  
FLOOR 1: 589 sq. ft

# 1-BED



**TOTAL: 561 sq. ft**  
FLOOR 1: 561 sq. ft

# FINANCIAL ANALYSIS

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# FINANCIAL ANALYSIS

# RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
1	2	1	\$1,995	\$2,400	Manager
2	1	1	\$1,494	\$1,900	-
3	1	1	\$1,509	\$1,900	-
4	1	1	\$1,397	\$1,900	-
5	1	1	\$1,550	\$1,900	-
6	1	1	\$1,467	\$1,900	-
7	1	1	\$1,550	\$1,900	-
8	1	1	\$1,750	\$1,900	-
9	1	1	\$1,900	\$1,900	Vacant
10	1	1	\$1,550	\$1,900	-
11	1	1	\$1,550	\$1,900	-
12	1	1	\$1,612	\$1,900	-
14	1	1	\$1,750	\$1,900	-
15	1	1	\$1,550	\$1,900	-
16	1	1	\$1,343	\$1,900	-
17	1	1	\$1,695	\$1,900	-
18	1	1	\$1,343	\$1,900	-
19	1	1	\$1,750	\$1,900	-
20	1	1	\$1,612	\$1,900	-
21	1	1	\$1,297	\$1,900	-
22	1	1	\$1,282	\$1,900	-
23	1	1	\$1,550	\$1,900	-
24	1	1	\$1,330	\$1,900	-
25	1	1	\$1,330	\$1,900	-



# FINANCIAL ANALYSIS

## RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
26	1	1	\$1,695	\$1,900	-
27	-	1	\$1,295	\$1,495	-
28	-	1	\$1,295	\$1,495	-
29	-	1	\$1,295	\$1,495	-
30	-	1	\$1,250	\$1,495	-
31	-	1	\$1,305	\$1,495	-
32	-	1	\$1,053	\$1,495	-
33	1	1	\$1,306	\$1,900	-
34	-	1	\$1,295	\$1,495	-
35	1	1	\$1,300	\$1,900	-
36	-	1	\$1,076	\$1,495	-
37	-	1	\$1,350	\$1,495	-
38	-	1	\$1,327	\$1,495	-
39	-	1	\$1,295	\$1,495	-
40	-	1	\$1,495	\$1,495	-
41	-	1	\$1,155	\$1,495	-
42	1	1	\$1,750	\$1,900	-
<b>TOTALS</b>			<b>\$59,693</b>	<b>\$73,135</b>	

# FINANCIAL ANALYSIS ANALYSIS W/ ADUS

Property Address 115 N Oak St		Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>	\$9,250,000	<b>Scheduled Gross Income:</b>	\$1,014,065		\$1,175,940		
<b>Down Payment:</b>	50.0% \$4,625,000	<b>Vacancy Rate Reserve:</b>	\$30,422	3%	*1 \$58,797	5%	*1
<b>ADU x 10 Build Costs \$150,000</b>	\$1,500,000	<b>Gross Operating Income:</b>	\$983,643		\$1,117,143		
<b>2 Rear ADUs @ \$160,000</b>	\$320,000	<b>Expenses:</b>	\$244,026	24%	*1 \$244,026	21%	*1
<b>Total Purchase with ADUs:</b>	\$11,070,000	<b>Net Operating Income:</b>	\$739,617		\$873,117		
<b>Number of units:</b>	41+12 ADUs 41	<b>Loan Payments:</b>	\$332,751		\$332,751		
<b>Cost per unit:</b>	\$225,610	<b>Pre Tax Cash Flows:</b>	\$406,867	8.80%	*2 \$540,366	11.68%	*2
<b>Current GRM:</b>	9.12	<b>Principal Reduction:</b>	\$56,796		\$56,796		
<b>Market GRM:</b>	7.87	<b>Total Return Before Taxes:</b>	\$463,662	10.03%	*2 \$597,162	12.91%	*2
<b>Current CAP:</b>	8.00%						
<b>Market CAP:</b>	9.44%						
<b>Year Built / Age:</b>	1958						
<b>Approx. Lot Size:</b>	34,121						
<b>Approx. Gross RSF:</b>	*Additional 8k sqft w/ ADUs* 23,228						
<b>Cost per Net RSF:</b>	\$398.23						

\*1 As a percent of Scheduled Gross Income  
\*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$4,625,000	Amort:	30							
<b>Terms:</b>	6.00%	Fixed:	5							
<b>Payment:</b>	\$27,729	DCR:	2.29							
Annualized Expenses				# of Units	Bdrms/ Baths	Notes	Current Income Monthly Rent/Average	Total Monthly Income	Market Income Monthly Rent/Unit	Total Income
*Estimated				1	2+1	Manager	\$1,995	\$1,995	\$2,400	\$2,400
<b>New Taxes (New Estimated):</b>				26	1+1		\$1,512	\$39,312	\$1,900	\$49,400
<b>Maintenance (\$600/unit):</b>				1	1+1	Vacant	\$1,900	\$1,900	\$1,900	\$1,900
<b>Insurance (\$1/SF):</b>				13	0+1		\$1,268	\$16,486	\$1,495	\$19,435
<b>Landscaping (\$120/mo.):</b>				10	1+1	ADUs	\$1,900	\$19,000	\$1,900	\$19,000
<b>Management (4%):</b>				2	2+2	ADUs	\$2,600	\$5,200	\$2,600	\$5,200
<b>Pest (2023 Actuals):</b>										
<b>Rubbish Trash Removal (2023 Actuals):</b>										
<b>Pool Services (2023 Actuals):</b>										
<b>Electricity (2023 Actuals):</b>										
<b>Water (2023 Actuals):</b>										
<b>Sewer (2023 Actuals):</b>										
<b>Gas (2023 Actuals):</b>										
<b>Total Expenses:</b>	\$244,026			<b>Total Scheduled Rent:</b>			\$83,893		\$97,335	
<b>Expenses as %/SGI</b>	24.06%			Laundry			\$402		\$450	
<b>Per Net Sq. Ft:</b>	\$10.51			Garages			\$210		\$210	
<b>Per Unit</b>	\$5,952			<b>Monthly Scheduled Gross Income:</b>			\$84,505		\$97,995	
				<b>Annualized Scheduled Gross Income:</b>			\$1,014,065		\$1,175,940	
				Utilities Paid by Tenant:			Gas & Electric			

# FINANCIAL ANALYSIS ANALYSIS

Property Address 115 N Oak St			Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>		\$9,250,000	<b>Scheduled Gross Income:</b>		\$723,665		\$885,540	
<b>Down Payment:</b>	50.0%	\$4,625,000	<b>Vacancy Rate Reserve:</b>		\$21,710	3% *1	\$44,277	5% *1
<b>Number of units:</b>		41	<b>Gross Operating Income:</b>		\$701,955		\$841,263	
<b>Cost per Unit:</b>		\$225,610	<b>Expenses:</b>		\$232,410	32% *1	\$238,885	27% *1
<b>Current GRM:</b>		12.78	<b>Net Operating Income:</b>		\$469,545		\$602,378	
<b>Market GRM:</b>		10.45	<b>Loan Payments:</b>		\$332,751		\$332,751	
<b>Current CAP:</b>		5.08%	<b>Pre Tax Cash Flows:</b>		\$136,795	2.96% *2	\$269,627	5.83% *2
<b>Market CAP:</b>		6.51%	<b>Principal Reduction:</b>		\$56,796		\$56,796	
<b>Year Built / Age:</b>		1958	<b>Total Return Before Taxes:</b>		\$193,590	4.19% *2	\$326,423	7.06% *2
<b>Approx. Lot Size:</b>		34,121						
<b>Approx. Gross RSF:</b>		23,228						
<b>Cost per Net RSF:</b>		\$398.23						

\*1 As a percent of Scheduled Gross Income  
\*2 As a percent of Down Payment

Proposed Financing				Scheduled Income						
<b>First Loan Amount:</b>	\$4,625,000	Amort:	30			<b>Current Income</b>		<b>Market Income</b>		
<b>Terms:</b>	6.00%	Fixed:	5	<b># of</b>	<b>Bdrms/</b>	<b>Notes</b>	<b>Monthly</b>	<b>Total Monthly</b>	<b>Monthly</b>	<b>Total</b>
<b>Payment:</b>	\$27,729	DCR:	1.41	<b>Units</b>	<b>Baths</b>		<b>Rent/Average</b>	<b>Income</b>	<b>Rent/Unit</b>	<b>Income</b>
				1	2+1	Manager	\$1,995	\$1,995	\$2,400	\$2,400
				1	1+1	Vacant	\$1,900	\$1,900	\$1,900	\$1,900
				26	1+1		\$1,512	\$39,312	\$1,900	\$49,400
				13	0+1		\$1,268	\$16,486	\$1,495	\$19,435
<b>Annualized Expenses</b>										
<b>*Estimated</b>										
<b>New Taxes (New Estimated):</b>		\$111,000								
<b>Maintenance (\$600/unit):</b>		\$24,600								
<b>Insurance (\$1/SF):</b>		\$23,228								
<b>Landscaping(\$120/mo.):</b>		\$1,440								
<b>Management (4%):</b>		\$28,947								
<b>Pest (2023 Actuals):</b>		\$1,145								
<b>Rubbish Trash Removal (2023 Actuals):</b>		\$10,770								
<b>Pool Services (2023 Actuals):</b>		\$4,838								
<b>Electricity (2023 Actuals):</b>		\$6,487								
<b>Water (2023 Actuals):</b>		\$12,565								
<b>Sewer (2023 Actuals):</b>		\$2,209								
<b>Natural Gas (2023 Actuals):</b>		\$4,033								
<b>On-Site Manager (2023 Actuals)</b>		\$1,148								
<b>Total Expenses:</b>		<b>\$232,410</b>								
<b>Expenses as %/SGI</b>		<b>32.12%</b>								
<b>Per Net Sq. Ft:</b>		<b>\$10.01</b>								
<b>Per Unit</b>		<b>\$5,669</b>								
							<b>Total Scheduled Rent:</b>	\$59,693		\$73,135
							:Laundry	\$402		\$450
							Rent Registration:	\$210		\$210
							<b>Monthly Scheduled Gross Income:</b>	\$60,305		\$73,795
							<b>Annualized Scheduled Gross Income:</b>	\$723,660		\$885,540
							Utilities Paid by Tenant:	Gas & Electric		

# SALES COMPARABLES

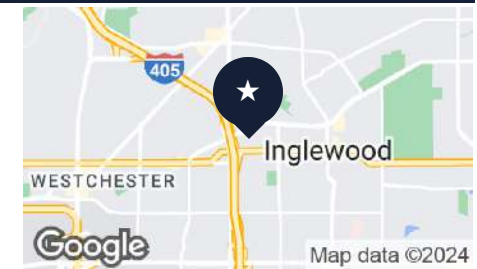
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# SALE COMPS



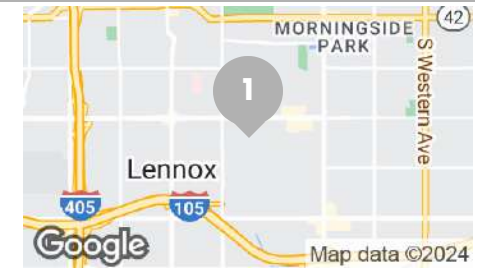
**★ 115 N OAK ST**  
Inglewood, CA 90301

Price: \$9,250,000    Bldg Size: 23,228 SF  
No. Units: 41    Year Built: 1958



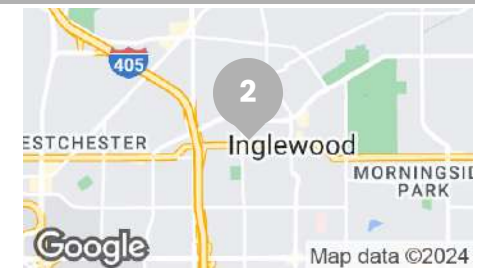
**1 10302 DOTY AVE & 11962 YORK AVE**  
Inglewood, CA 90303

Price: \$8,000,000    Bldg Size: 19,862 SF  
No. Units: 36    Year Built: 1963



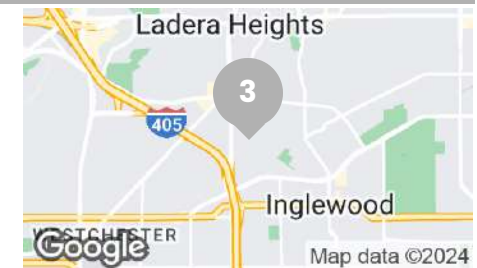
**2 326 W QUEEN ST**  
Inglewood, CA 90301

Price: \$5,100,000    Bldg Size: 15,112 SF  
No. Units: 16    Year Built: 1967



**3 839-841-845 GLENWAY DR**  
Inglewood, CA 90302

Price: \$10,750,000    Bldg Size: 28,140 SF  
No. Units: 42    Year Built: 1957

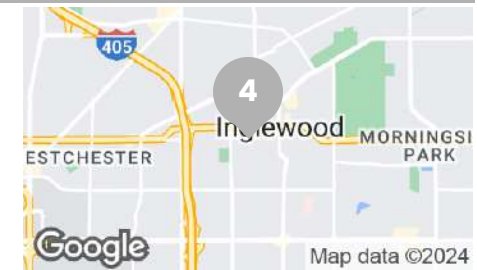


# SALE COMPS



**4**  
224 W OLIVE ST  
Inglewood, CA 90301

Price: \$4,083,696      Bldg Size: 11,909 SF  
No. Units: 17      Year Built: 1962



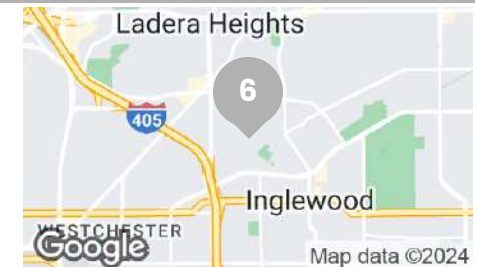
**5**  
419 W QUEEN ST  
Inglewood, CA 90301

Price: \$5,045,000      Bldg Size: 16,011 SF  
Year Built: 1961



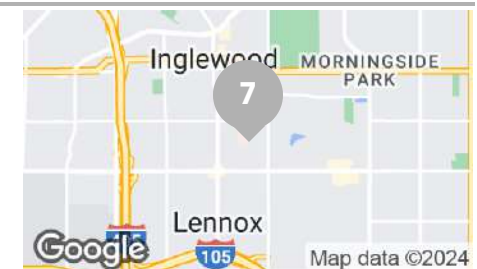
**6**  
531 W HYDE PARK BLVD  
Inglewood, CA 90302

Price: \$3,540,000      Bldg Size: 10,218 SF  
No. Units: 13      Year Built: 1959



**7**  
1018 -1026 S FLOWER ST  
Inglewood, CA 90301

Price: \$6,500,000      Bldg Size: 17,421 SF  
No. Units: 26      Year Built: 1962

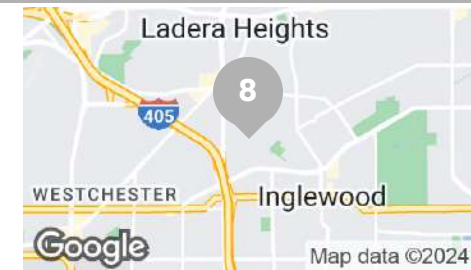


# SALE COMPS



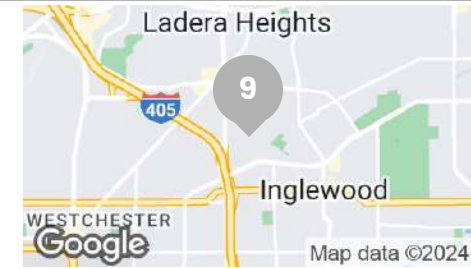
**8**  
**630 VENICE WAY**  
Inglewood, CA 90302

Price:	\$18,500,000	Bldg Size:	68,160 SF
No. Units:	58	Year Built:	1973



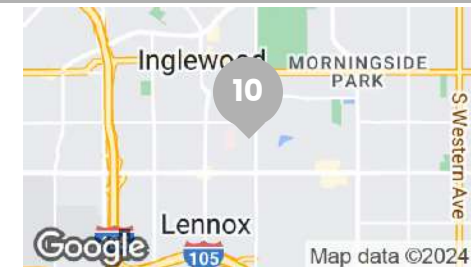
**9**  
**702 VENICE WAY**  
Inglewood, CA 90302

Price:	\$17,000,000	Bldg Size:	47,959 SF
No. Units:	47	Year Built:	1962



**10**  
**1024 S OSAGE AVE**  
Inglewood, CA 90301

Price:	\$6,500,000	Bldg Size:	24,906 SF
No. Units:	25	Year Built:	1961



# SALES COMPARABLES ANALYSIS

<i>Closed</i>										
<i>115 N Oak St, Inglewood 90301</i>										
<u>Address</u>	<u>Price</u>	<u>Units</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>GRM</u>	<u>CAP</u>	<u>Price/Sq.Ft</u>	<u>Price/Unit</u>	<u>COE</u>	<u>Unit Mix</u>
10302 Doty Ave & 11962 York Ave	\$8,000,000	36	1963	19,862	N/A	N/A	\$402.78	\$222,222	8/17/2023	(28) 1+1, (8) 2+1
326 W Queen St	\$5,100,000	16	1967	15,112	13.49	4.82%	\$337.48	\$318,750	4/26/2022	(4) 3+2, (8) 2+2, (4) 1+1
839-841-845 Glenway Dr	\$10,750,000	42	1957	28,140	15.15	4.29%	\$382.02	\$255,952	6/17/2022	(12) 2+1, (28) 1+1, (2) 0+1
224 W Olive St	\$4,083,696	17	1962	11,909	N/A	4.23%	\$342.91	\$240,217	4/6/2022	(3) 2+1, (14) 1+1
419 W Queen St	\$5,045,000	24	1961	16,453	18.86	3.45%	\$306.63	\$210,208	9/30/2021	(3) 2+2, (16) 1+1, (5) 0+1
531 W Hyde Park Boulevard	\$3,540,000	13	1959	10,218	13.19	4.74%	\$346.45	\$272,308	5/27/22	(11) 2+1, (2) 3+2
1018-1026 S Flower St	\$6,500,000	26	1962	17,421	11.83	5.64%	\$373.11	\$250,000	05/05/24	(6) 2+1, (20) 1+1
630 Venice Way	\$18,500,000	58	1973	68,160	12.31	4.76%	\$271.42	\$318,966	ACTIVE	(53) 2+2, (5) 3+2
702 Venice Way	\$17,000,000	47	1962	47,959	13.89	4.54%	\$354.47	\$361,702	ACTIVE	(44) 2+2, (1) 2+1, (2) 3+2
1024 S Osage Ave	\$6,500,000	25	1961	24,906	12.09	4.87%	\$260.98	\$260,000	ACTIVE	(1) 3+2, (3) 2+1.5, (8) 2+1, (13) 1+1
<b>Averages</b>					<b>13.85</b>	<b>4.59%</b>	<b>\$337.82</b>	<b>\$271,033</b>		
<b>115 N Oak St</b>	<b>\$9,250,000</b>	<b>41</b>	<b>1958</b>	<b>23,228</b>	<b>12.78</b>	<b>5.00%</b>	<b>\$398.23</b>	<b>\$225,610</b>		<b>(1) 2+1, (27) 1+1, (13) Studios</b>



# RENTAL COMPARABLES

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**FMR Chart (Effective October 1, 2023)**

<u>UNIT TYPE</u>	<u>FMR</u>	<u>80% OF FMR</u>	<u>70% OF FMR</u>
0 BEDROOMS	\$1,777.00	\$1,421.60	\$1,243.90
1 BEDROOM	\$2,006.00	\$1,604.80	\$1,404.20
2 BEDROOMS	\$2,544.00	\$2,035.20	\$1,780.80
3 BEDROOMS	\$3,263.00	\$2,610.40	\$2,284.10
4 BEDROOMS	\$3,600.00	\$2,880.00	\$2,520.00
5 BEDROOMS	\$4,140.00	\$3,312.00	\$2,898.00

# RENTAL COMPARABLES

## STUDIO ANALYSIS

Address	Distance (mi)	Lease	Size (sqft)	\$/SF	Bed/Bath	Property Type	List Date
330 W Queen St, Inglewood 90301	0.41	\$1,400	N/A	N/A	Studio / 1 Bath	Apartment	10/6/2023
601 W Hyde Park Blvd, Inglewood 90302	0.58	\$1,495	N/A	N/A	Studio / 1 Bath	Apartment	8/17/2023
700 Cory Dr, Inglewood 90302	0.6	\$1,395	600	\$2.33	Studio / 1 Bath	Apartment	3/10/2024
200 W Queen St, Inglewood 90301	0.61	\$1,695	576	\$2.94	Studio / 1 Bath	Apartment	3/21/2024
150 W Hillcrest Blvd, Inglewood 90301	0.87	\$1,595	419	\$3.81	Studio / 1 Bath	Apartment	3/10/2024
118 E Kelso St, Inglewood 90301	0.94	\$1,295	250	\$5.18	Studio / 1 Bath	Apartment	3/10/2024
544 Evergreen St, Inglewood 90302	0.97	\$1,695	398	\$4.26	Studio / 1 Bath	Apartment	11/27/2023
808 S Grevillea Ave, Inglewood 90301	1.17	\$1,700	450	\$3.78	Studio / 1 Bath	Apartment	3/10/2024
<b>Averages:</b>		<b>\$1,534</b>	<b>449 SqFt</b>	<b>\$4.00</b>			

# RENTAL COMPARABLES

## 1-BED ANALYSIS

Address	Distance (mi)	Lease	Size (sqft)	\$/SF	Bed/Bath	Property Type	List Date
125 N Cedar Ave, Inglewood 90301	0.17	\$1,900	750	\$2.53	1 Bed / 1 Bath	Apartment	3/10/2024
629 W Hyde Park Blvd, Inglewood 90302	0.51	\$1,895	680	\$2.79	1 Bed / 1 Bath	Apartment	11/27/2023
629 W Hyde Park Blvd, Inglewood 90302	0.51	\$2,050	590	\$3.47	1 Bed / 1 Bath	Apartment	3/10/2024
200 W Queen St, Inglewood 90301	0.61	\$1,950	700	\$2.79	1 Bed / 1 Bath	Apartment	3/13/2024
200 W Queen St, Inglewood 90301	0.61	\$1,950	725	\$2.69	1 Bed / 1 Bath	Apartment	10/25/2023
845 Glenway Dr, Inglewood 90302	0.64	\$2,150	N/A	N/A	1 Bed / 1 Bath	Apartment	3/29/2024
875 Glenway Dr, Inglewood 90302	0.71	\$2,200	694	\$3.17	1 Bed / 1 Bath	Apartment	3/10/2024
820 W Beach Ave, Inglewood 90302	0.75	\$1,875	630	\$2.98	1 Bed / 1 Bath	Apartment	2/8/2024
828 W Beach Ave, Inglewood 90302	0.77	\$1,875	630	\$2.98	1 Bed / 1 Bath	Apartment	10/26/2023
616 S Fir Ave, Inglewood 90301	0.89	\$1,950	650	\$3.00	1 Bed / 1 Bath	Apartment	3/10/2024
118 E Kelso St, Inglewood 90301	0.94	\$1,773	750	\$2.36	1 Bed / 1 Bath	Apartment	3/10/2024
118 E Kelso St, Inglewood 90301	0.94	\$1,720	625	\$2.75	1 Bed / 1 Bath	Apartment	11/27/2023
<b>Averages:</b>		<b>\$1,941</b>	<b>675 SqFt</b>	<b>\$2.86</b>			

# RENTAL COMPARABLES

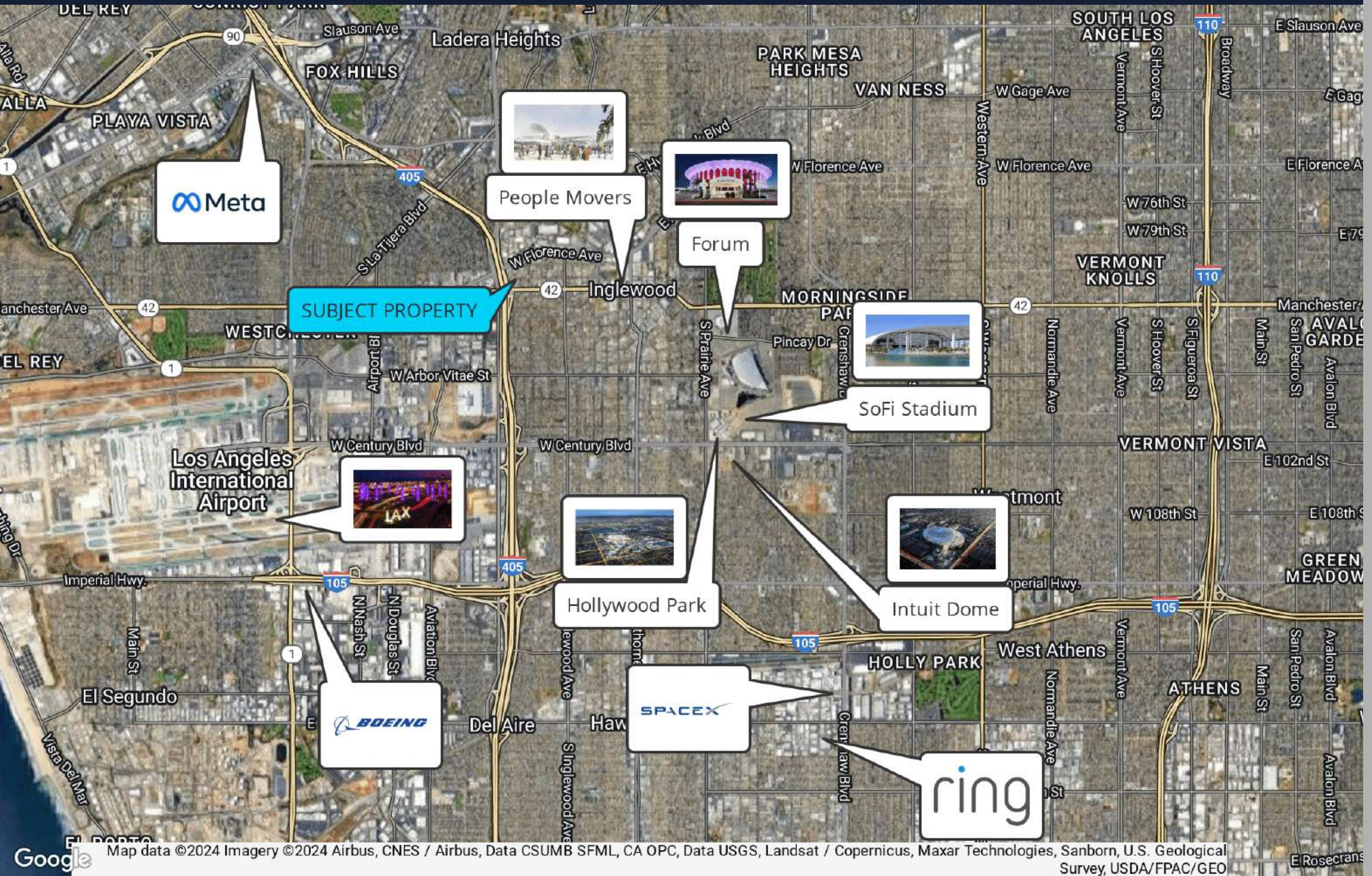
## 2-BED ANALYSIS

Address	Distance (mi)	Lease	Size (sqft)	\$/sqft	Bed & Bath	Property Type	List Date
629 W Hyde Park Blvd, Inglewood 90302	0.51	\$2,295	680	\$3.38	2 Bed / 1 Bath	Apartment	3/10/2024
7212 S La Cienega Blvd, Inglewood 90302	0.55	\$2,500	907	\$2.76	2 Bed / 1 Bath	Apartment	3/10/2024
7212 S La Cienega Blvd, Inglewood 90302	0.55	\$2,500	1000	\$2.50	2 Bed / 1 Bath	Apartment	9/7/2023
819 Glenway Dr, Inglewood 90302	0.61	\$2,200	900	\$2.44	2 Bed / 1 Bath	Apartment	3/10/2024
821 Glenway Dr, Inglewood 90302	0.62	\$2,450	N/A	N/A	2 Bed / 1 Bath	Apartment	9/16/2023
232 W Olive St, Inglewood 90301	0.62	\$2,095	700	\$2.99	2 Bed / 1 Bath	Apartment	8/14/2023
524 Venice Way, Inglewood 90302	0.66	\$2,495	880	\$2.84	2 Bed / 1 Bath	Apartment	11/27/2023
626 Kew St, Inglewood 90302	0.66	\$2,154	N/A	N/A	2 Bed / 1 Bath	Apartment	4/28/2023
616 Kew St, Inglewood 90302	0.67	\$2,774	932	\$2.98	2 Bed / 1 Bath	Apartment	11/27/2023
700 W Beach Ave, Inglewood 90302	0.68	\$2,300	N/A	N/A	2 Bed / 1 Bath	Apartment	4/8/2023
621 Hardin Dr, Inglewood 90302	0.8	\$2,400	N/A	N/A	2 Bed / 1 Bath	Apartment	3/10/2024
544 Evergreen St, Inglewood 90302	0.97	\$2,450	742	\$3.30	2 Bed / 1 Bath	Apartment	11/27/2023
532 Evergreen St, Inglewood 90302	0.99	\$2,000	N/A	N/A	2 Bed / 1 Bath	Apartment	9/6/2023
<b>Averages:</b>		<b>\$2,355</b>	<b>843 SqFt</b>	<b>\$2.90</b>			

# LOCATION INFORMATION

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# LOCATION INFORMATION RETAILER MAP



115 N Oak St - Inglewood, CA 90301

**LYONSTAHLL**  
INVESTMENT REAL ESTATE

## 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 hosted the 2021 Super Bowl and is expected to host the 2028 Summer Olympics. In 2019, the city added The Light Rail Metro Expansion, which included 4 new stops. In its efforts to continue the improvement of Inglewood's public transportation, federal officials have pledged up to \$1 billion for an elevated train connecting SoFi Stadium and other venues to the K Line. 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 103,621, Inglewood has emerged as one of the hottest real estate markets in Sothern California. Real estate values have increases 6.1% over the past year and the median price of homes currently listed in Inglewood is \$750,000.

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.



LOCATION INFORMATION  
**HOLLYWOOD PARK**



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.

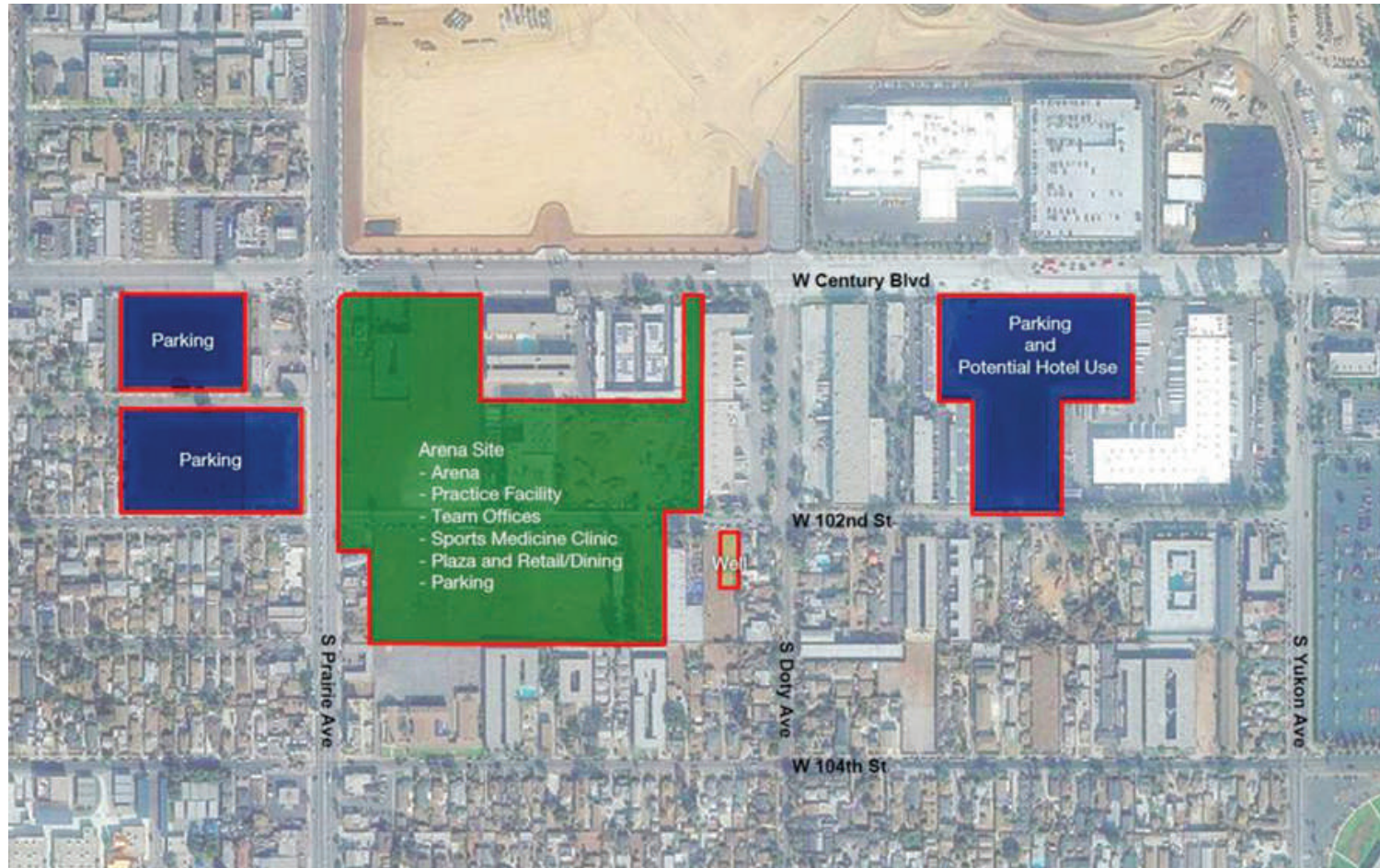
LOCATION INFORMATION  
**SOFI STADIUM**



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.

# LOCATION INFORMATION

## INTUIT DOME



The NFL stadium isn't the only professional sporting arena bound for Inglewood. The Los Angeles Clippers will move out of Downtown LA's Staples Center and into the South Los Angeles city. Construction the brand new Intuit Dome broke ground in 2021, and should be ready for the 2023 season. The city released a 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.

LOCATION INFORMATION  
**AMAZON RING**



A pair of warehouses in Hawthorne will become the future headquarters of Ring, the home security startup recently purchased by Amazon. Ring will join SpaceX, Tesla, Urth Caffe and other big-name tenants bringing a “new energy” to the city, which was once a center for aerospace. Some 250 employees will relocate to the 62,000-square-foot campus early next year. The company is “proud to join the list of innovative, forward-thinking companies that call Hawthorne home,” Ring founder Jamie Siminoff said in a statement. “Our new space will allow Ring to grow as we work to make our neighborhoods safer.” Hawthorne was eyed by Ring for its proximity to Los Angeles International Airport, the Metro Green Line, the city’s diverse housing supply and an array of eateries and breweries. Hawthorne “has become a hotbed for technology companies seeking sustainable alternatives to creative office space in El Segundo and LA’s Westside,” developer Zach Vella said in a statement.

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