OFFERING MEMORANDUM

531 W HYDE PARK BLVD, INGLEWOOD CA 90302



LIST PRICE

LYON STAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

$3,399,999

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Inglewood CA 90302

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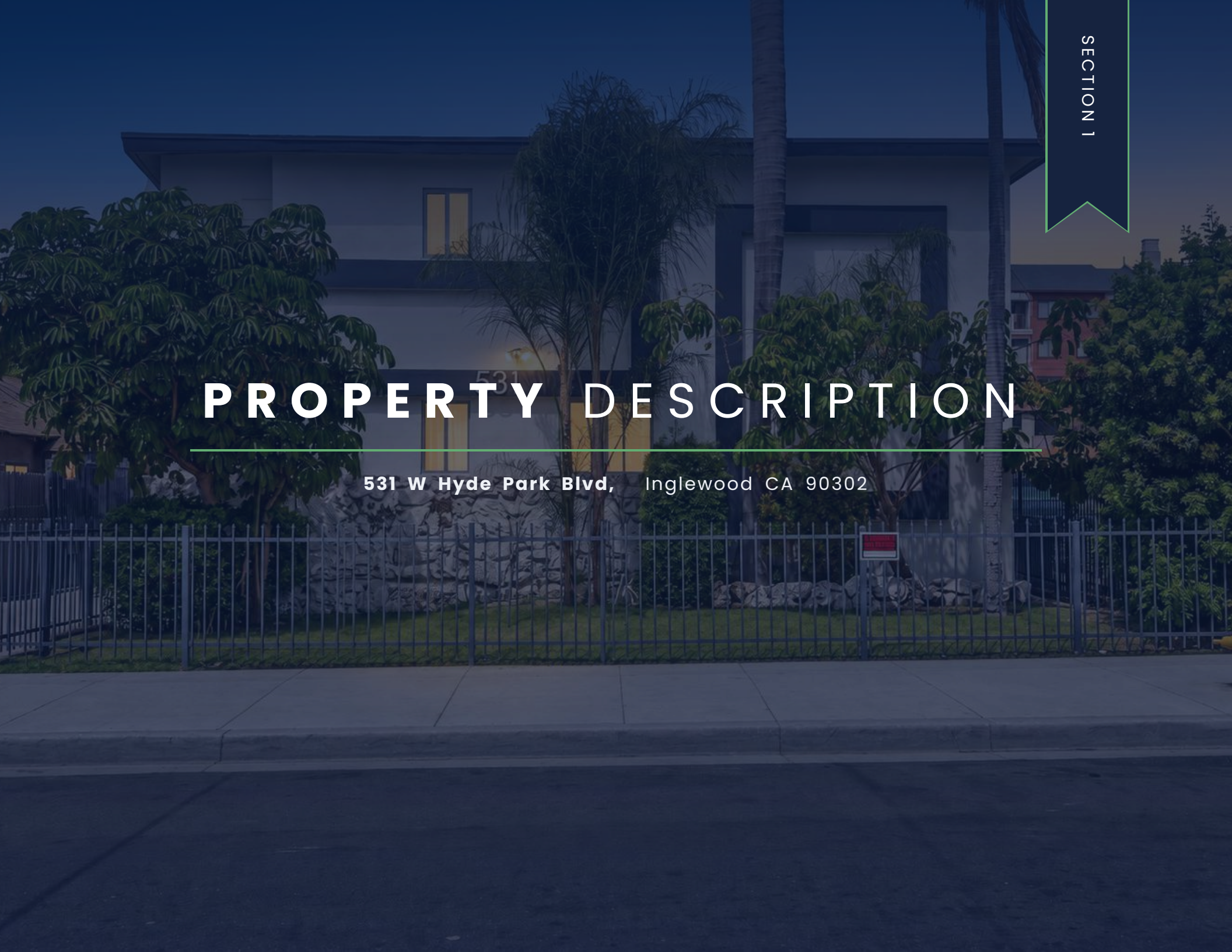


PROPERTY DESCRIPTION

531 W Hyde Park Blvd, Inglewood CA 90302

THE OFFERING





13 very large units operating at an in-place 6.63% cap rate and 10.31 GRM. 531 Hyde Park is located in the most coveted pocket of Inglewood. Located north of Florence with close proximity to Culver City, Downtown LA, and the beach, you won't find a better location in the hottest market of Los Angeles, home of the Rams, Chargers, Clippers, YouTube Theatre, and COSM.

This asset has the most desirable unit mix an owner can ask for, consisting of (11) 2-bedroom units and (2) 3-bedroom/2-bathroom units. Major capital improvements have gone into the systems and renovating units. There is still over 20% rental upside, which can be obtained through management, and a tremendous ADU play with 3 very easy tuck-under spots that can be built for $100K per unit, or a detached 4-unit structure or spaces over parking to preserve the parking area.

The property currently has 12 on-site parking spaces, preserving long-term tenancy. The best cap rate and price per door on the market in Inglewood. Do not miss this deal!

PROPERTY DETAILS

Address	531 W Hyde Park Blvd, Inglewood CA 90302
List Price	$3,399,999
Total Units	13
Total Building Sq. Ft.	10,218 SF
Total Lot Size	13,070 SF
Year Built	1959
Price / Unit	$261,538
Price / Sq. Ft.	$332.75
Zoning	INR3YY
APN	4017-025-2851
Rent Control	INGLEWOOD HPO
Parking	12 spaces



INVESTMENT HIGHLIGHTS

- In-place 6.63% cap rate and 10.31 GRM
- Over 20% upside in rents
- Unit mix of (2) 3+2 and (11) 2+1
- Tremendous ADU potential with over 7 ADUs potentially to be added
- 3 very easy ADUs can be added in tuck-under spaces for a total of $300K, yielding a 4.5 GRM on the new units.

PROPERTY PHOTOS





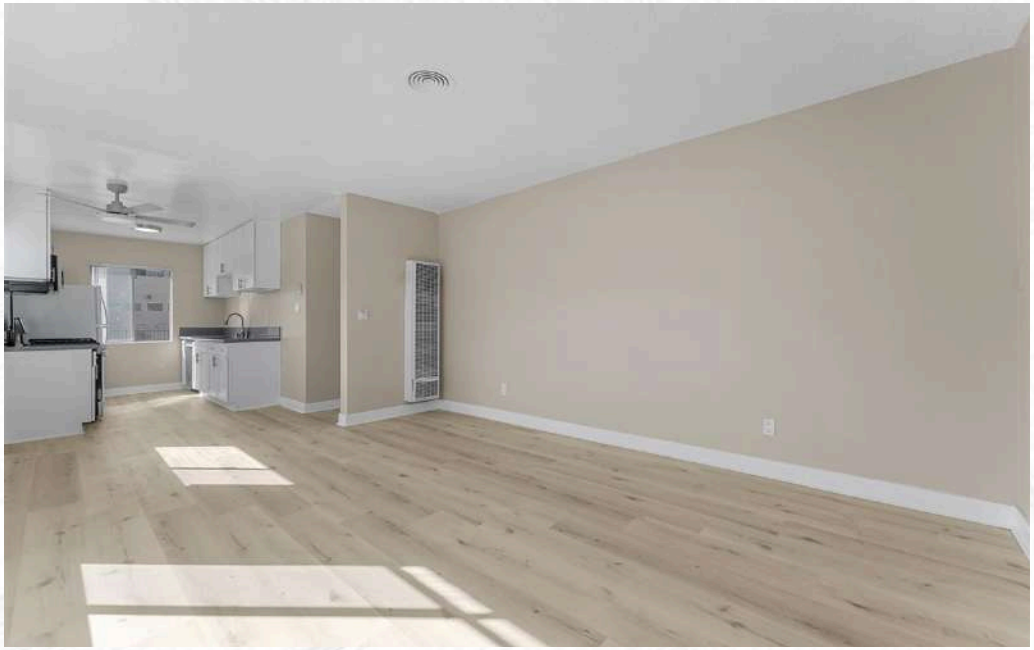




PROPERTY PHOTOS





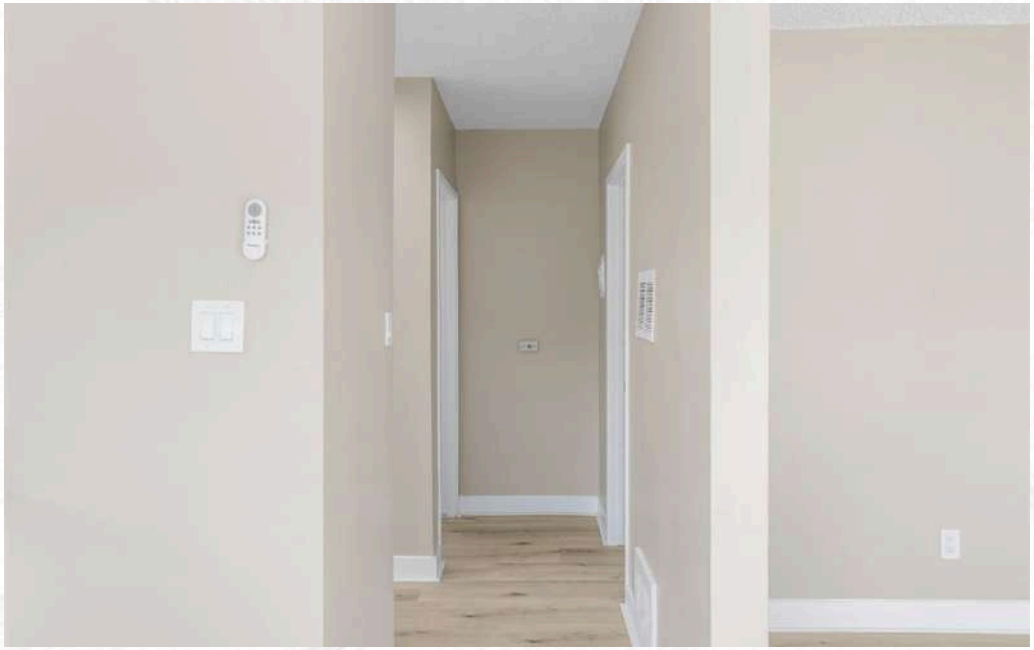


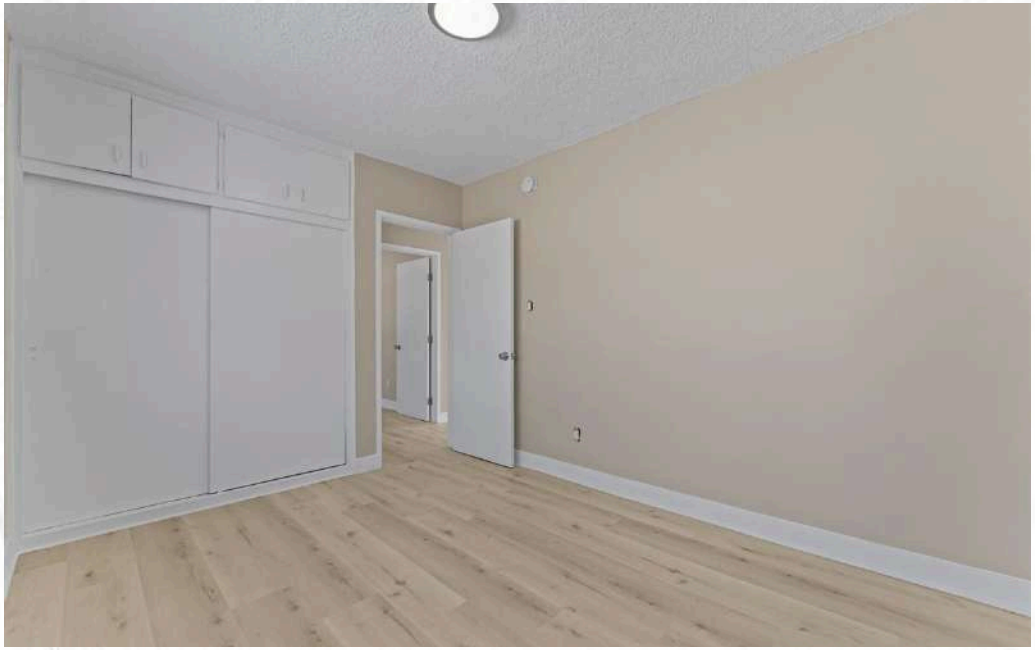


PROPERTY PHOTOS









PROPERTY PHOTOS

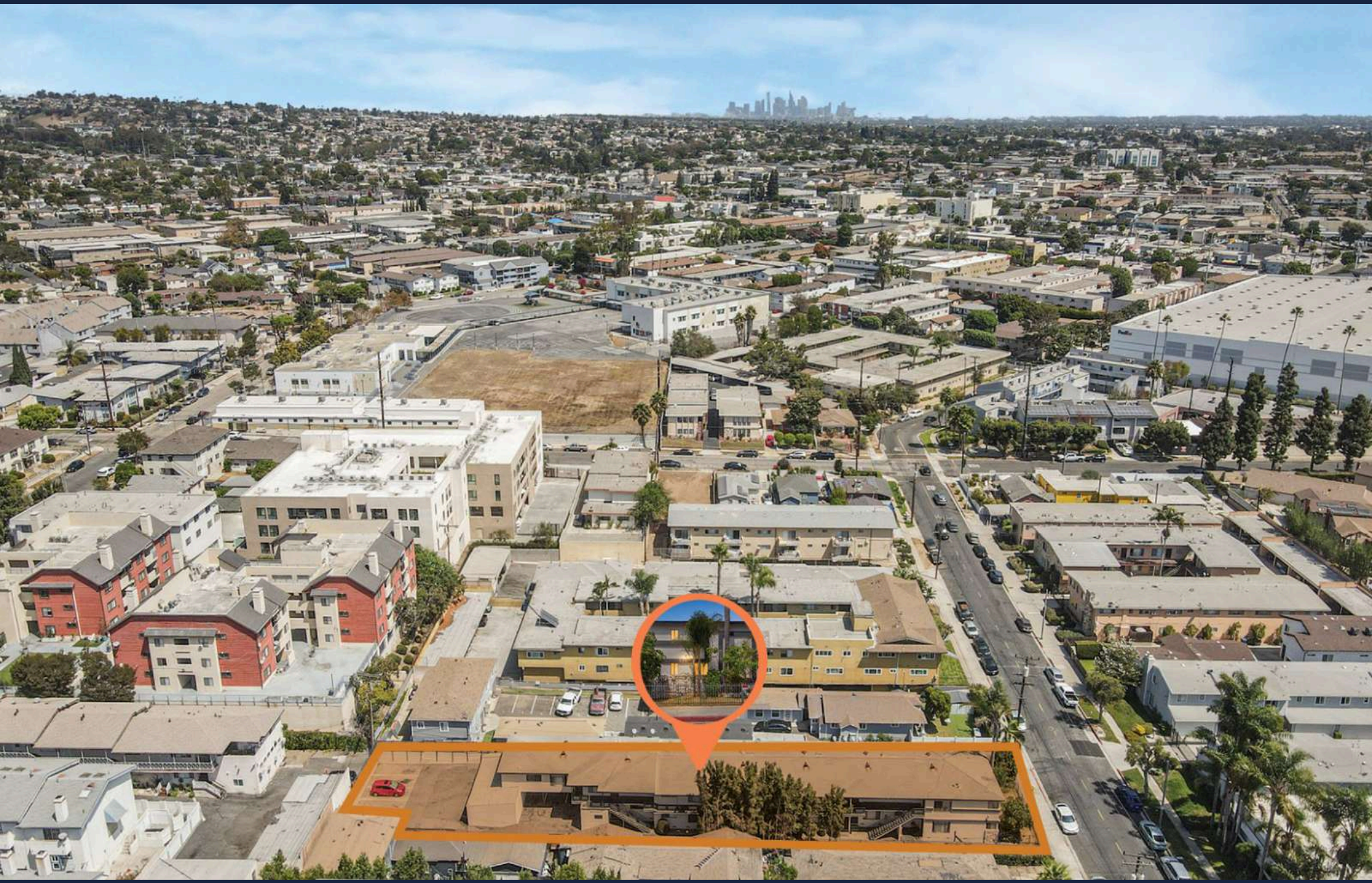




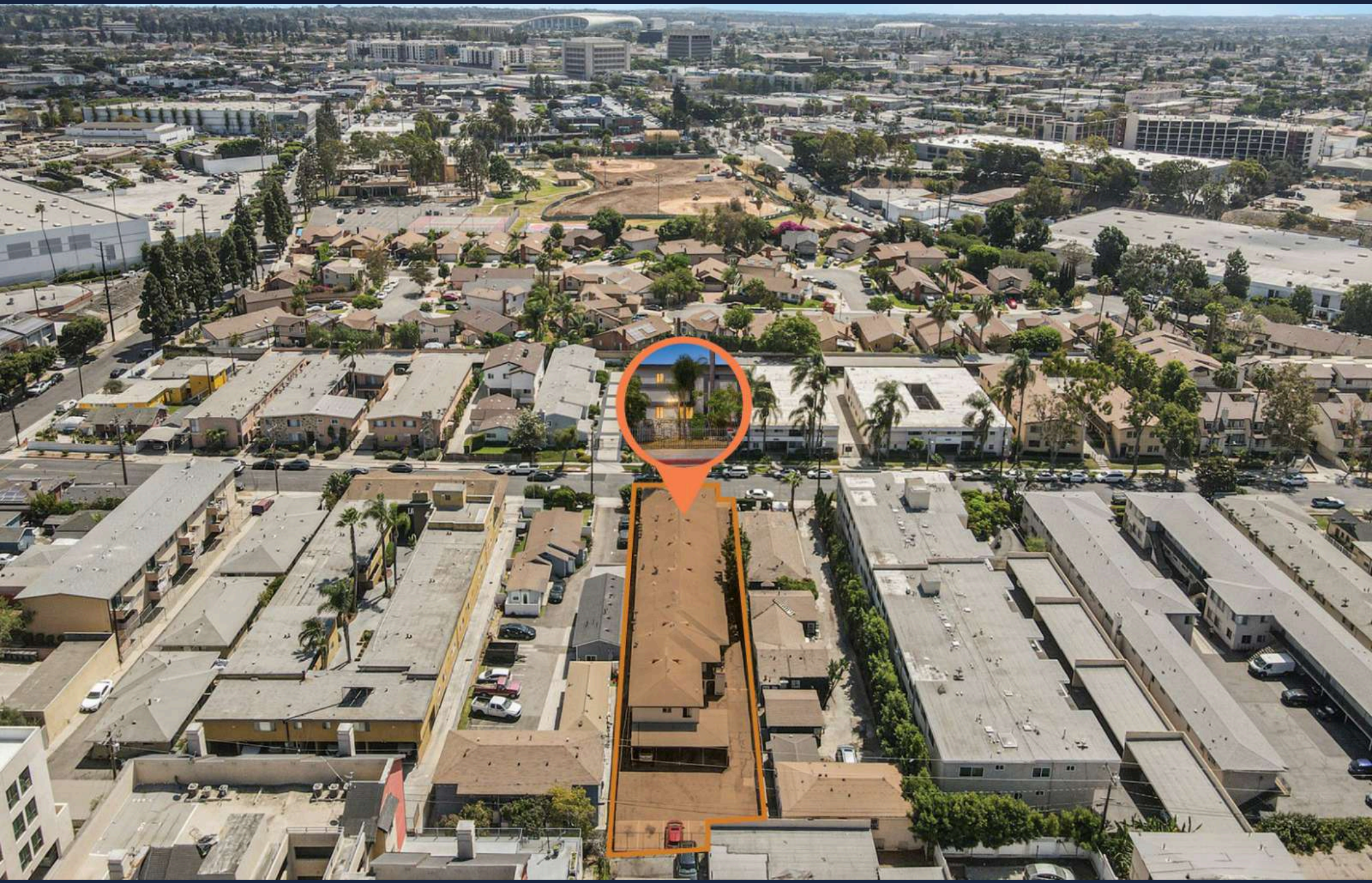


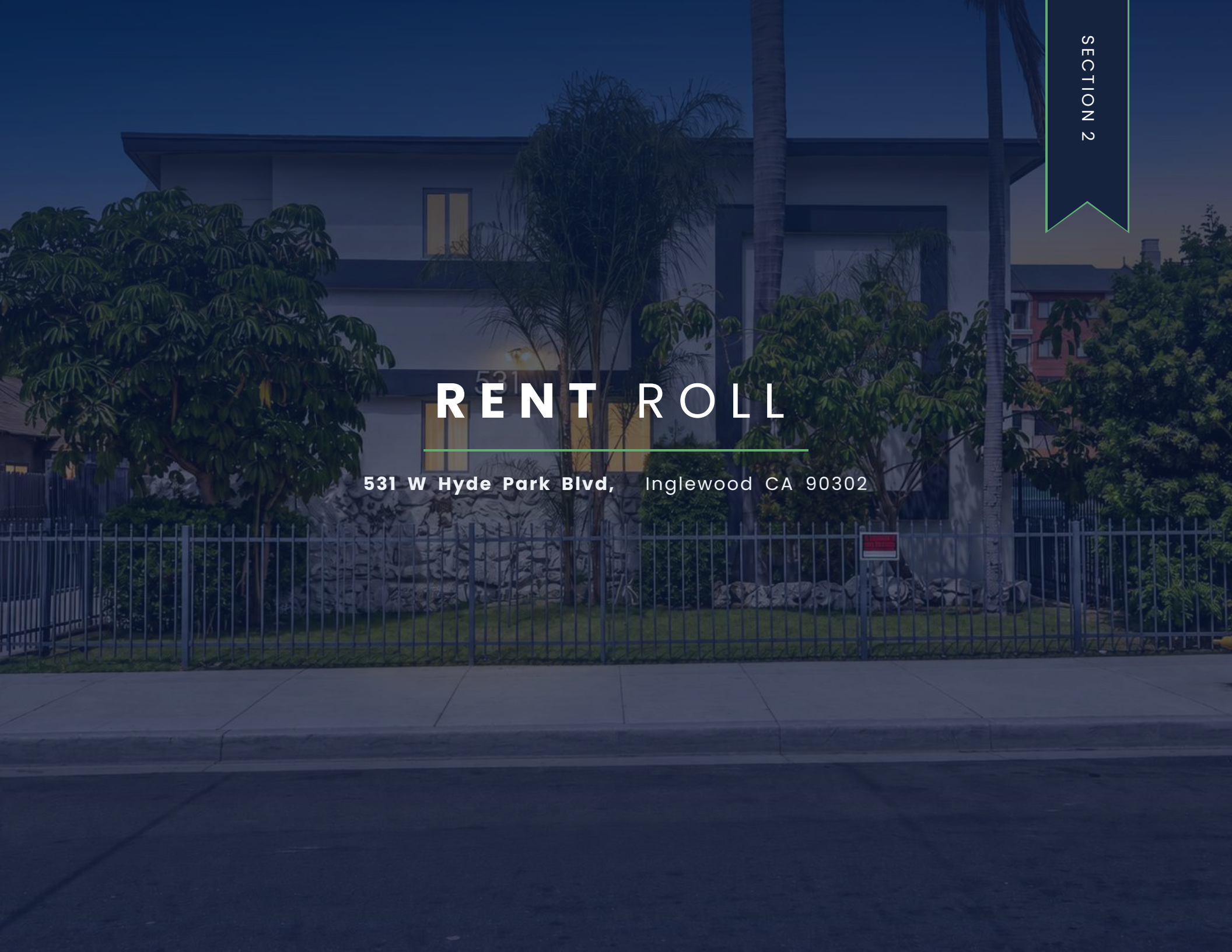


PROPERTY PHOTOS



PROPERTY PHOTOS





RENT ROLL

531 W Hyde Park Blvd, Inglewood CA 90302

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
2+1	11	85%	$2,040	$22,441	$2,450	$26,950	17%
3+2	2	15%	$2,369	$4,738	$2,950	$5,900	20%
TOTALS	**13**		**$2,091**	**$27,179**		**$32,850**	

SCHEDULED INCOME SUMMARY

	Current	Pro Forma
Total Scheduled Rent (Monthly)	$27,179	$32,850
Laundry	$100	$100
Parking	$100	$100
Pet Rent	$100	$100
Monthly Scheduled Gross Income	$27,479	$33,150
Annualized Scheduled Gross Income	**$329,748**	**$397,800**

At a Glance	
Rental Upside	20.64%
Average Unit Size	786 SF
Utilities Paid by Tenant	Trash, Gas and Electric
Rent Control	INGLEWOOD HPO
Occupancy	100%

INCOME BREAKDOWN · CURRENT



Scheduled Rent	99%	Parking	0%
Laundry	0%	Pet Rent	0%

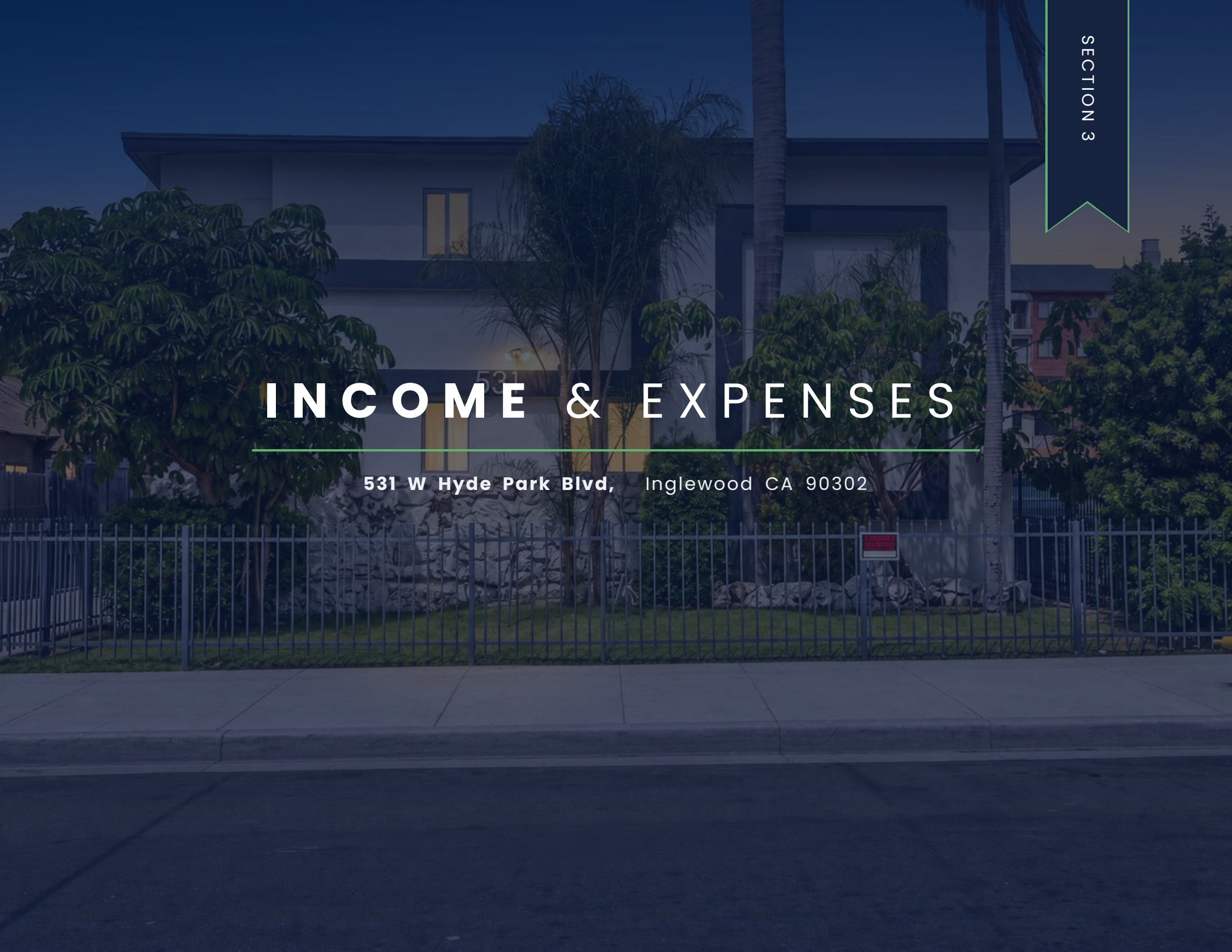
RENT ROLL

Unit #	Bdrms / Baths	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
1	3+2	0	$2,651	$2,651	$2,950	$2,950
2	2+1	0	$1,948	$1,948	$2,450	$2,450
3	2+1	0	$2,100	$2,100	$2,450	$2,450
4	2+1	0	$1,865	$1,865	$2,450	$2,450
5	2+1	0	$2,050	$2,050	$2,450	$2,450
6	2+1	0	$2,177	$2,177	$2,450	$2,450
7	3+2	0	$2,087	$2,087	$2,950	$2,950
8	2+1	0	$1,911	$1,911	$2,450	$2,450
9	2+1	0	$2,100	$2,100	$2,450	$2,450
10	2+1	0	$2,050	$2,050	$2,450	$2,450
11	2+1	0	$2,095	$2,095	$2,450	$2,450
12	2+1	0	$2,050	$2,050	$2,450	$2,450

The remaining units and the income totals continue on the next page ▸

RENT ROLL (CONTINUED)

Unit #	Bdrms / Baths	+/- Sq. Ft	Monthly Rent / Average	Total Monthly Income	Pro Forma Rent / Unit	Pro Forma Total
13	2+1	0	$2,095	$2,095	$2,450	$2,450
TOTAL RENTAL INCOME				**$27,179**		**$32,850**
Additional Income				$0		$0
Parking				$100		$100
SCEP				$0		$0
TOTAL MONTHLY INCOME				**$27,279**		**$32,950**
TOTAL ANNUAL INCOME				**$327,348**		**$395,400**



SECTION 3

INCOME & EXPENSES

531 W Hyde Park Blvd, Inglewood CA 90302

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$329,748		$397,800	
Vacancy Rate Reserve	$9,892	3.00%	$19,890	5.00%
Gross Operating Income	$319,856		$377,910	
Operating Expenses	$94,410	28.63%	$97,812	24.59%
NET OPERATING INCOME	**$225,446**		**$280,098**	
Debt Service	$197,205		$197,205	
Pre-Tax Cash Flow	*$28,241*	*3.53%*	*$82,892*	*10.36%*
Principal Reduction	$29,061		$29,061	
Total Return Before Taxes	*$57,302*	*7.16%*	*$111,953*	*13.99%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (% Purchase Price)	$42,500	$42,500
Repairs & Maintenance ($/Unit)	$8,450	$8,450
Insurance ($/SF)	$12,773	$12,773
Utilities ($/Unit)	$13,000	$13,000
Landscaping/Pest Control	$1,200	$1,200
Property Management (%/SGI)	$16,487	$19,890
TOTAL EXPENSES	**$94,410**	**$97,812**
Expenses as % of SGI	28.63%	24.59%
Per Sq. Ft.	$9.24	$9.57
Per Unit	$7,262	$7,524



SECTION 4

FINANCIAL ANALYSIS

531 W Hyde Park Blvd, Inglewood CA 90302

FINANCIAL ANALYSIS

Property Address	531 W Hyde Park Blvd,	
List Price:		$3,399,999
Down Payment:	23.5%	$800,000
Number of Units:		13
Cost per Unit:		$261,538
Current GRM:		10.31
Pro Forma GRM:		8.55
Current CAP:		6.63%
Pro Forma CAP:		8.24%
Year Built:		1959
Approx. Lot Size:		13,070 SF
Approx. Gross RSF:		10,218 SF
Cost per RSF:		$332.75

Proposed Financing

First Loan Amount:	$2,599,999
Interest Rate:	6.50%
Amortization:	30 yrs
Fixed Period:	3 yrs
Monthly Payment:	$16,434
DCR:	1.14

Annualized Expenses *Estimated

New Taxes (% Purchase Price):	$42,500
Repairs & Maintenance ($/Unit):	$8,450
Insurance ($/SF):	$12,773
Utilities ($/Unit):	$13,000
Landscaping/Pest Control:	$1,200
Property Management (%/SGI):	$16,487
Total Expenses:	**$94,410**
Expenses as % of SGI:	28.63%
Per Unit:	$7,262

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$329,748		$397,800	
Vacancy Rate Reserve:	$9,892	3.00% *1	$19,890	5.00% *1
Gross Operating Income:	$319,856		$377,910	
Operating Expenses:	$94,410	28.63% *1	$97,812	24.59% *1
Net Operating Income:	$225,446		$280,098	
Loan Payments:	$197,205		$197,205	
Pre-Tax Cash Flow:	$28,241	3.53% *2	$82,892	10.36% *2
Principal Reduction:	$29,061		$29,061	
Total Return Before Taxes:	$57,302	7.16% *2	$111,953	13.99% *2

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

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
11	2+1		$2,040	$22,441	$2,450	$26,950
2	3+2		$2,369	$4,738	$2,950	$5,900
Monthly Scheduled Gross Income				**$27,479**		**$33,150**
Annualized Scheduled Gross Income				**$329,748**		**$397,800**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 20.64%

FINANCIAL ANALYSIS W/ ADU

531 W Hyde Park Blvd,		
List Price:		**$3,399,999**
ADU Construction Cost ($/SF):		$300,000
All In Cost:		**$3,699,999**
Down Payment:	23.5%	$800,000
Total Cash Needed:		$1,100,000
Number of Units:		16
Price per Unit:		$231,250
Current GRM:		9.45
Pro Forma GRM:		8.05
Current Cap Rate:		7.46%
Pro Forma Cap Rate:		8.90%
Year Built / Age:		1959
Approx. Lot Size:		13,070 SF
Building SF Before Construction:		10,218
Building SF After Construction:		11,268
Price per Building SF:		$328.36

Proposed Financing	
First Loan Amount:	$2,599,999
Interest Rate:	6.00%
Amortization:	30 yrs
Fixed Period:	3 yrs
Monthly Payment:	$15,588
DCR:	1.48

Annualized Expenses	*Estimated
New Taxes (% Purchase Price):	$42,500
Maintenance ($/unit/year):	$10,400
Insurance ($/SF):	$14,085
Utilities ($/unit/year):	$16,000
Landscaping ($/Month):	$1,200
Property Management (% GSI):	$19,577
Total Expenses:	**$103,762**
Expenses as % of SGI:	26.50%
Per Unit:	$6,485

Proposed Construction	
0+1	300 SF
0+1	300 SF
1+1	450 SF

Annualized Operating Data	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$391,548		$459,600	
Vacancy Rate Reserve:	$11,746	3.00% *1	$22,980	5.00% *1
Gross Operating Income:	$379,802		$436,620	
Expenses:	$103,762	26.50% *1	$107,165	23.32% *1
Net Operating Income:	$276,040		$329,455	
Loan Payments:	$187,060		$187,060	
Pre-Tax Cash Flows:	$88,980	11.12% *2	$142,395	17.80% *2
Principal Reduction:	$29,061		$29,061	
Total Return Before Taxes:	$118,041	14.76% *2	$171,456	21.43% *2

*1 As a percent of Scheduled Gross Income *2 As a percent of Cash

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
1	2+1		$1,948	$1,948	$2,450	$2,450
1	2+1		$2,100	$2,100	$2,450	$2,450
1	2+1		$1,865	$1,865	$2,450	$2,450
1	2+1		$2,050	$2,050	$2,450	$2,450
1	2+1		$2,177	$2,177	$2,450	$2,450
1	3+2		$2,087	$2,087	$2,950	$2,950
1	2+1		$1,911	$1,911	$2,450	$2,450
1	2+1		$2,100	$2,100	$2,450	$2,450
1	2+1		$2,050	$2,050	$2,450	$2,450
1	2+1		$2,095	$2,095	$2,450	$2,450
1	2+1		$2,050	$2,050	$2,450	$2,450
1	2+1		$2,095	$2,095	$2,450	$2,450
1	0+1		$1,650	$1,650	$1,650	$1,650
1	0+1		$1,650	$1,650	$1,650	$1,650
1	1+1		$1,850	$1,850	$1,850	$1,850
Monthly Scheduled Gross Income				**$32,629**		**$38,300**
Annualized Scheduled Gross Income				**$391,548**		**$459,600**

Utilities Paid by Tenant: Gas & Electric • Rental Upside: 17.38%

FINANCING

Proposed Financing		
List Price:		$3,399,999
Down Payment:	23.5%	$800,000
First Loan Amount:		$2,599,999
Loan-to-Value:		76%
Interest Rate:		6.50%
Amortization:		30 years
Fixed Period:		3 years
Monthly Payment (P&I):		$16,434
Annual Debt Service:		$197,205
DCR:		1.14

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$225,446
Net Operating Income (Pro Forma):	$280,098
Pre-Tax Cash Flow (Current):	$28,241
Pre-Tax Cash Flow (Pro Forma):	$82,892
Cash-on-Cash (Current):	3.53%
Cash-on-Cash (Pro Forma):	10.36%
Total Return Before Taxes (PF):	$111,953

Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.



SECTION 5

SALE COMPARABLES

531 W Hyde Park Blvd, Inglewood CA 90302

SALE COMPS

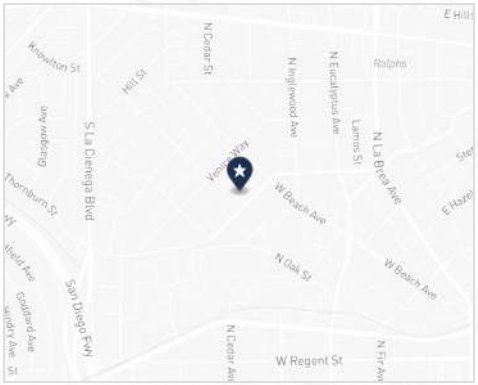


531 W HYDE PARK BLVD,

Inglewood CA 90302

Subject Property

Price:	$3,399,999	Bldg Size:	10,218 SF
No. Units:	13	Price/SF:	$332.75
GRM:	10.31	CAP:	6.63%
$/Unit:	$261,538		



1

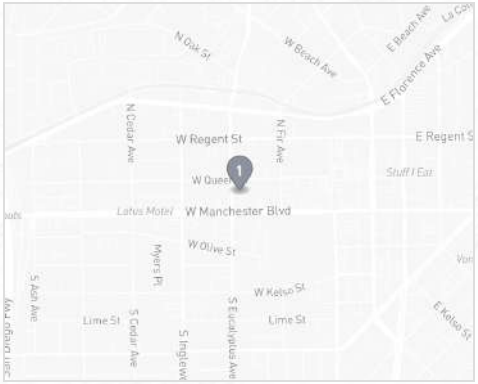


110 S EUCALYPTUS AVE

Inglewood, CA 90301

Sold 3/19/2025

Price:	$2,545,000	Bldg Size:	7,280 SF
No. Units:	7	Price/SF:	$349.59
GRM:	10.54	CAP:	6.17%
$/Unit:	$363,571		



2

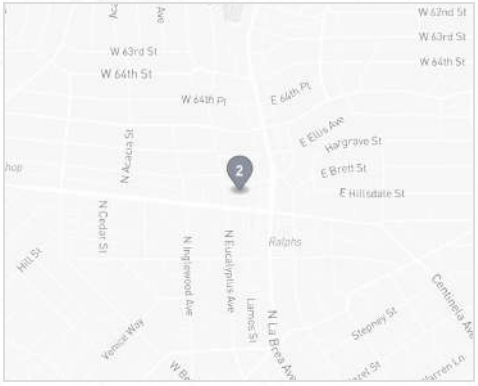


132 W HILLSDALE ST

Inglewood, CA 90302

Sold 11/21/2025

Price:	$1,425,000	Bldg Size:	4,648 SF
No. Units:	5	Price/SF:	$306.58
GRM:	11.76	CAP:	5.53%
$/Unit:	$285,000		



SALE COMPS

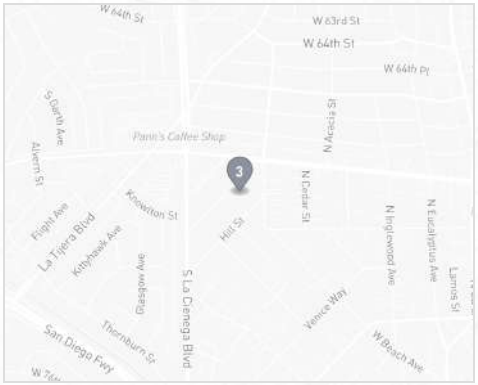


516 EVERGREEN ST

Inglewood, CA 90302

Sold 6/16/2026

Price:	**$4,530,000**	Bldg Size:	**14,610 SF**
No. Units:	**16**	Price/SF:	**$310.06**
GRM:	**11.29**	CAP:	**5.76%**
$/Unit:	**$283,125**		



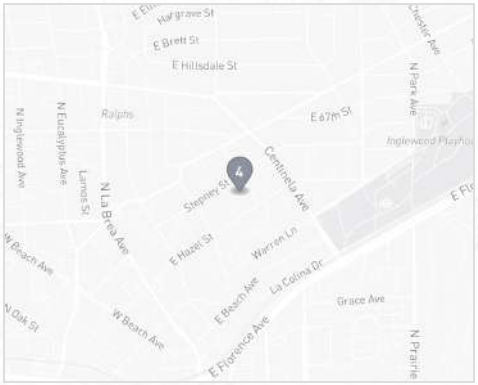


519 N EXTON AVE

Inglewood, CA 90302

Sold 8/14/2026

Price:	**$1,700,000**	Bldg Size:	**6,441 SF**
No. Units:	**6**	Price/SF:	**$263.93**
GRM:	**12.21**	CAP:	**5.32%**
$/Unit:	**$283,333**		



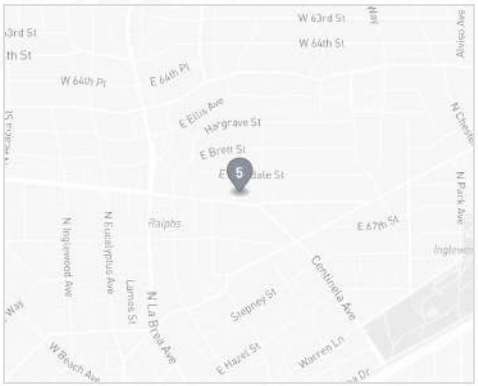


824 CENTINELA AVE

Inglewood, CA 90302

Sold 6/8/2025

Price:	**$1,700,000**	Bldg Size:	**7,194 SF**
No. Units:	**6**	Price/SF:	**$236.31**
GRM:	**12.16**	CAP:	**5.35%**
$/Unit:	**$283,333**		



SALE COMPS

6

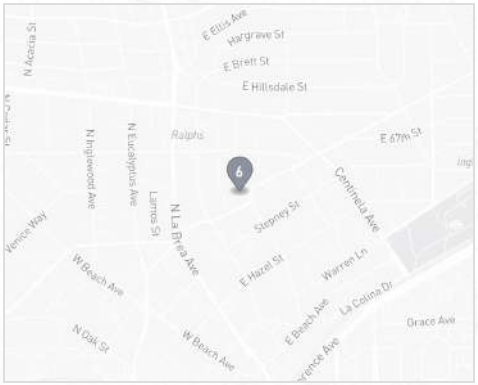


713 EDGEWOOD ST

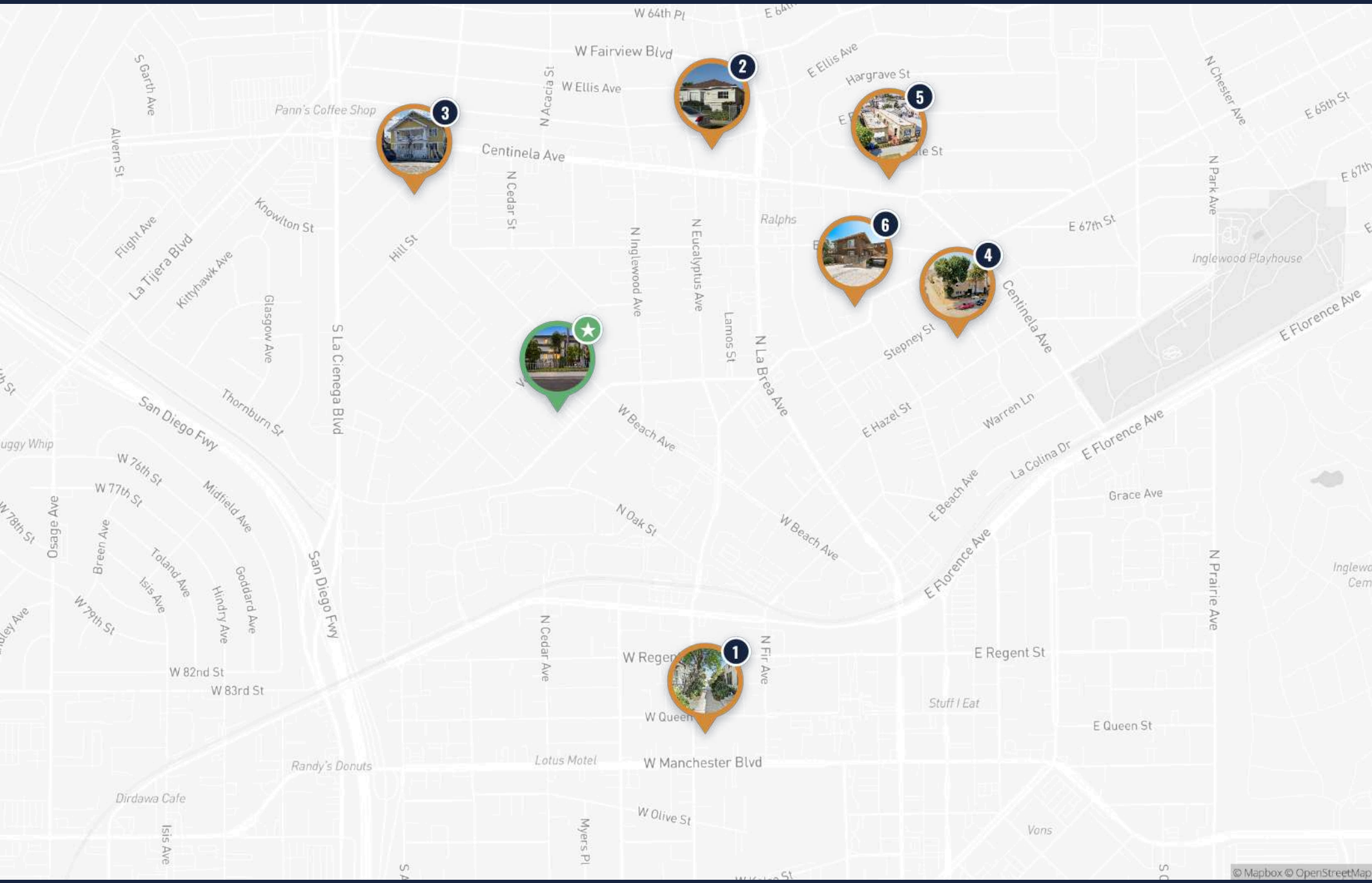
Inglewood, CA 90302

Sold 10/22/2024

Price:	**$2,250,000**	Bldg Size:	**6,220 SF**
No. Units:	**8**	Price/SF:	**$361.74**
GRM:	**12.10**	CAP:	**5.37%**
$/Unit:	**$281,250**		



SALE COMPS MAP

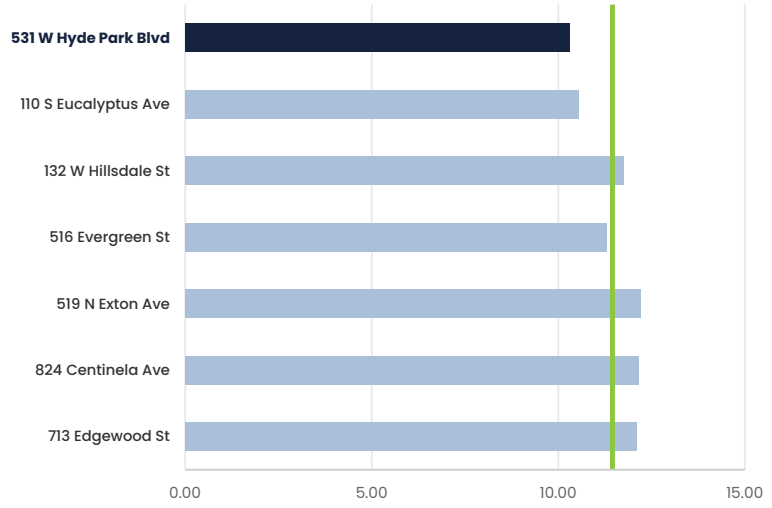


SALE COMPS ANALYSIS

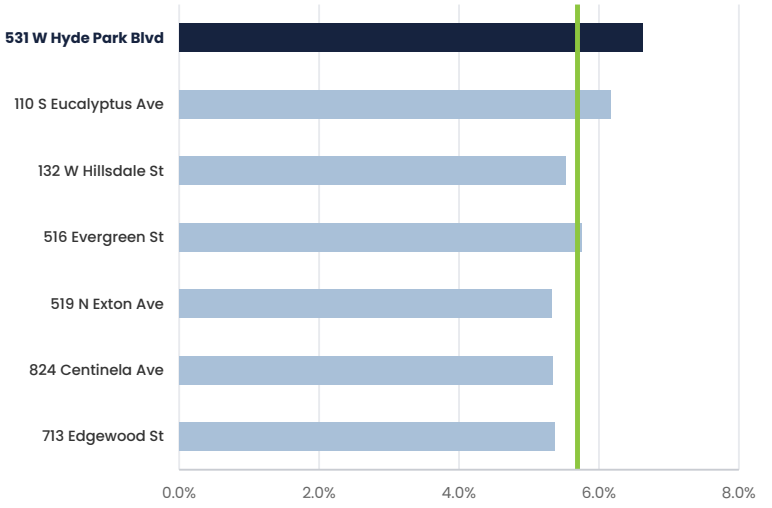
Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
110 S Eucalyptus Ave Inglewood, CA 90301	$2,545,000	7	1987	7,280	10.54	6.17%	$349.59	$363,571	3/19/2025	(7) 2+2
132 W Hillsdale St Inglewood, CA 90302	$1,425,000	5	1963	4,648	11.76	5.53%	$306.58	$285,000	11/21/2025	(1) 3+2, (1) 2+1, (3) 1+1
516 Evergreen St Inglewood, CA 90302	$4,530,000	16	1963	14,610	11.29	5.76%	$310.06	$283,125	6/16/2026	(2) 3+2, (7) 2+2, (1) 2+1, (6) 1+1
519 N Exton Ave Inglewood, CA 90302	$1,700,000	6	1964	6,441	12.21	5.32%	$263.93	$283,333	8/14/2026	(1) 3+3, (1) 3+2.5, (4) 2+2
824 Centinela Ave Inglewood, CA 90302	$1,700,000	6	1989	7,194	12.16	5.35%	$236.31	$283,333	6/8/2025	(6) 2+2.5
713 Edgewood St Inglewood, CA 90302	$2,250,000	8	1972	6,220	12.10	5.37%	$361.74	$281,250	10/22/2024	(2) 2+1, (6) 1+1
Average					*11.45*	*5.69%*	*$307.54*	*$303,757*		
531 W Hyde Park Blvd, (Subject)	**$3,399,999**	**13**	**1959**	**10,218**	**10.31**	**6.63%**	**$332.75**	**$261,538**	**On Market**	**(2) 3+2 (11) 2+1**

SALE COMP CHARTS

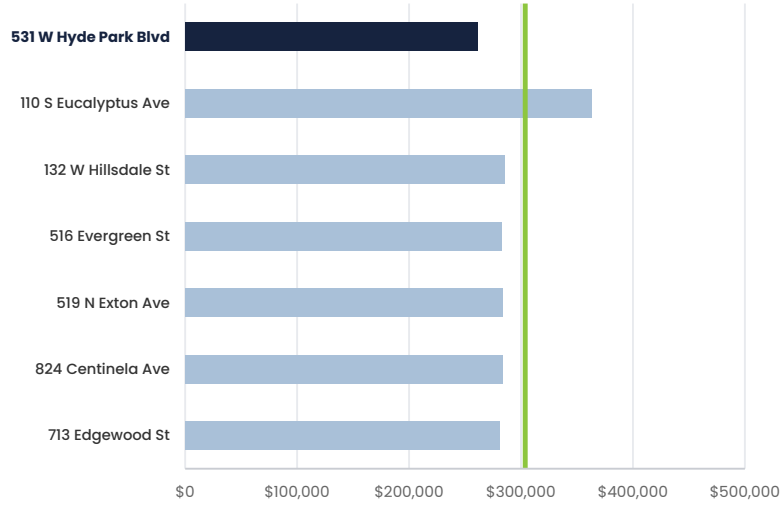
Average: 11.45



Average: 5.69%



Average: $303,757



Average: $307.54





SECTION 6

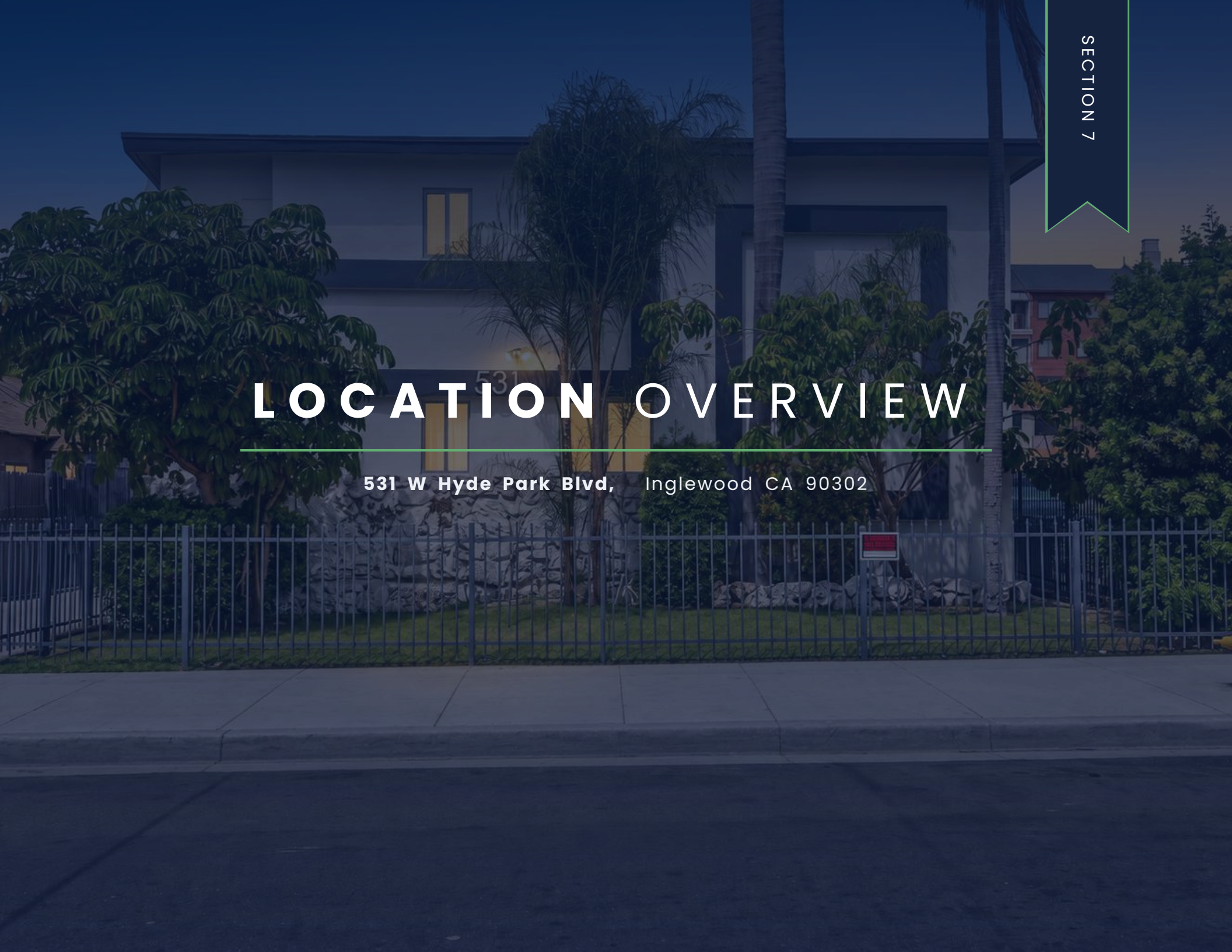
RENT COMPARABLES

531 W Hyde Park Blvd, Inglewood CA 90302

RENT COMPS

Closed Leases

Address	Type	Rent	Bed+Bath	Sq. Ft	Rent/SF	Condition	Notes	COE
700 W Beach Ave	Apartment	$2,950	2+1	784	$3.76	N/A		12/14/2025
518 Evergreen St	Apartment	$2,350	2+1	900	$2.61	N/A		11/1/2025
636 Hardin Dr	Apartment	$2,375	2+1	848	$2.80	N/A		8/16/2026
7006 LA Tijera Blvd	Apartment	$2,495	2+1	950	$2.63	N/A		12/5/2025
716 Glenway Dr	Apartment	$3,250	3+2	1,175	$2.77	N/A		5/9/2026
215 E Regent St	Apartment	$5,305	3+2	1,257	$4.22	N/A		5/12/2026
7601 Flight Ave	Apartment	$5,700	3+2	1,621	$3.52	N/A		8/1/2026
Average		*$3,489*			*$3.19*			



LOCATION OVERVIEW

531 W Hyde Park Blvd, Inglewood CA 90302

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

Gross Domestic Product





LOCATION OVERVIEW - LOS ANGELES



100
Over 100 colleges and universities, including UCLA, USC, and Caltech

5M
Highly educated and diverse workers

950B
GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

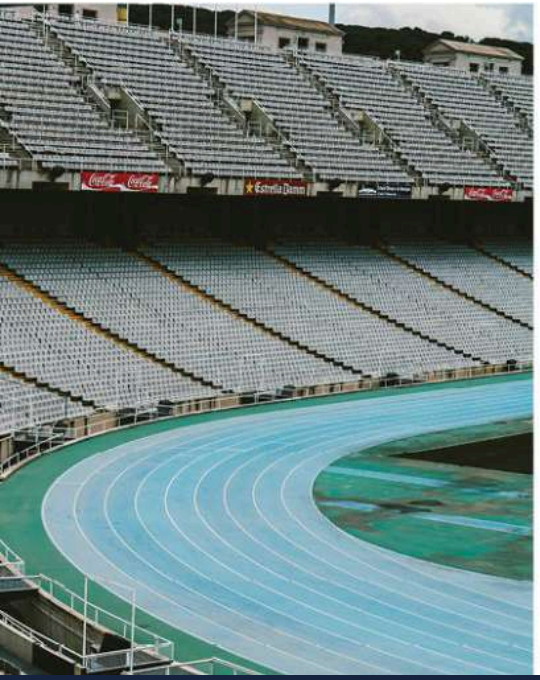
UCLA USC Caltech

Occidental College Los Angeles · Pepperdine University

LOCATION OVERVIEW - LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



ECONOMIC IMPACT

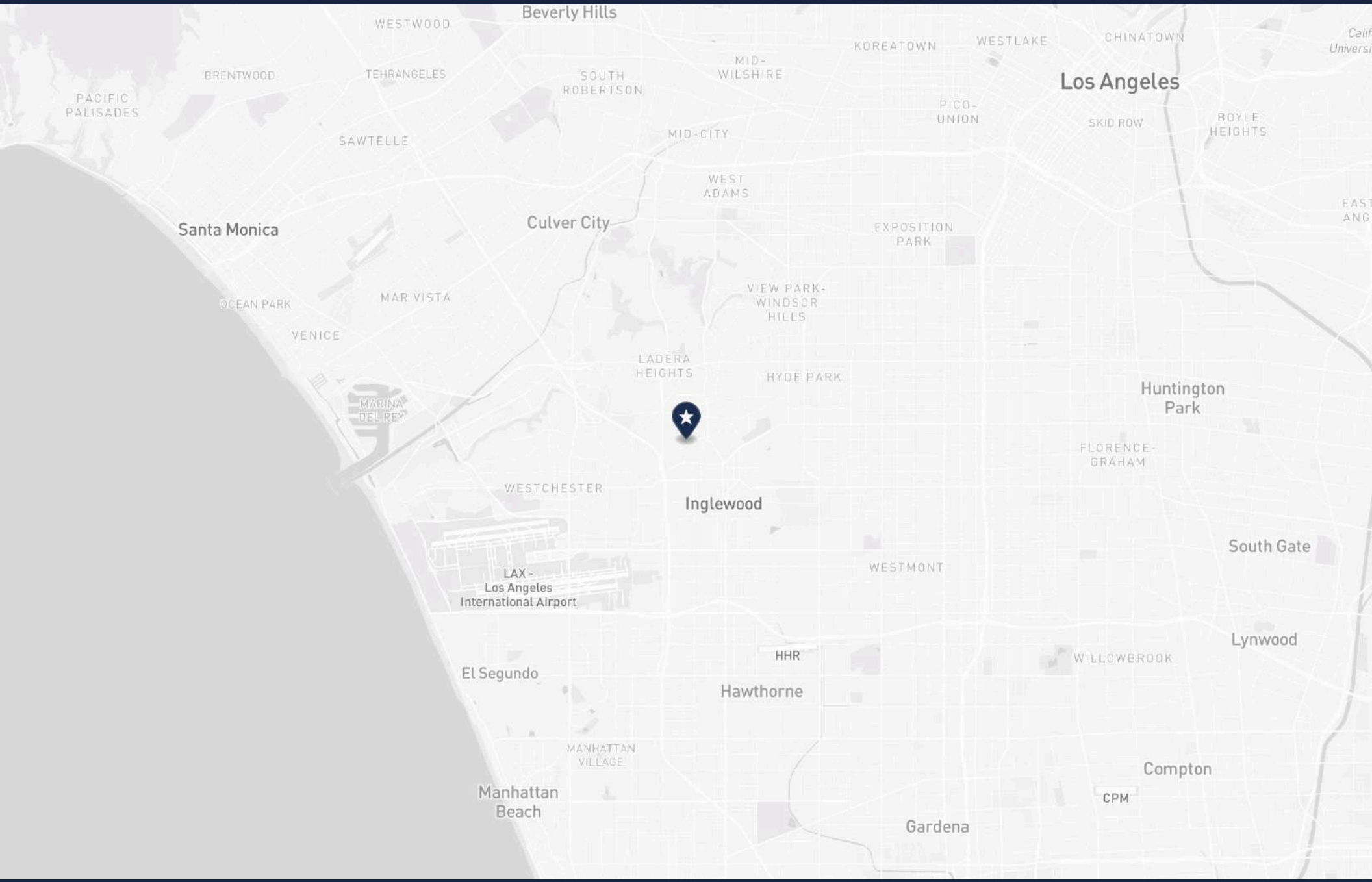
The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



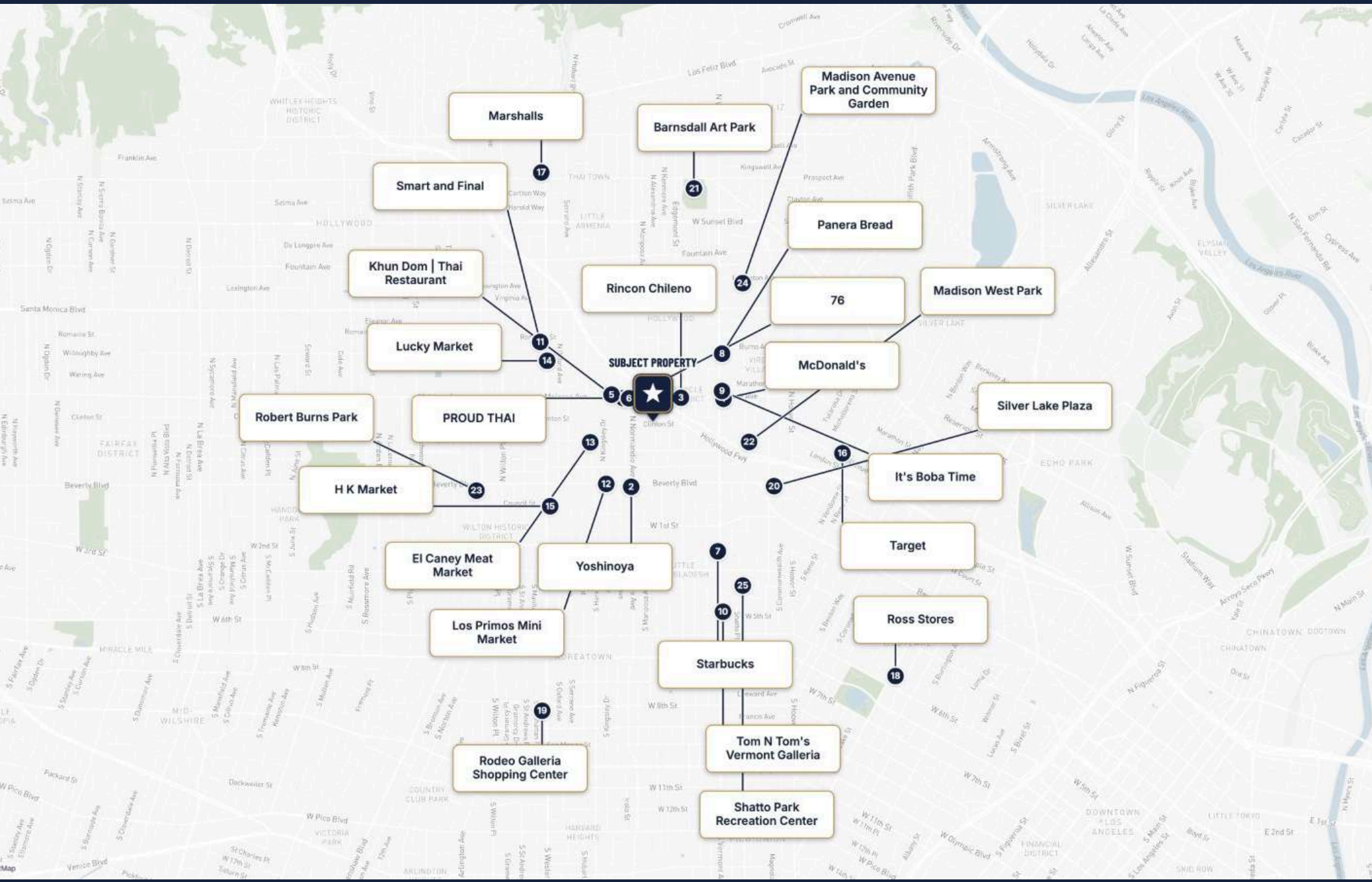
INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

LOCATION MAP



RETAILER MAP



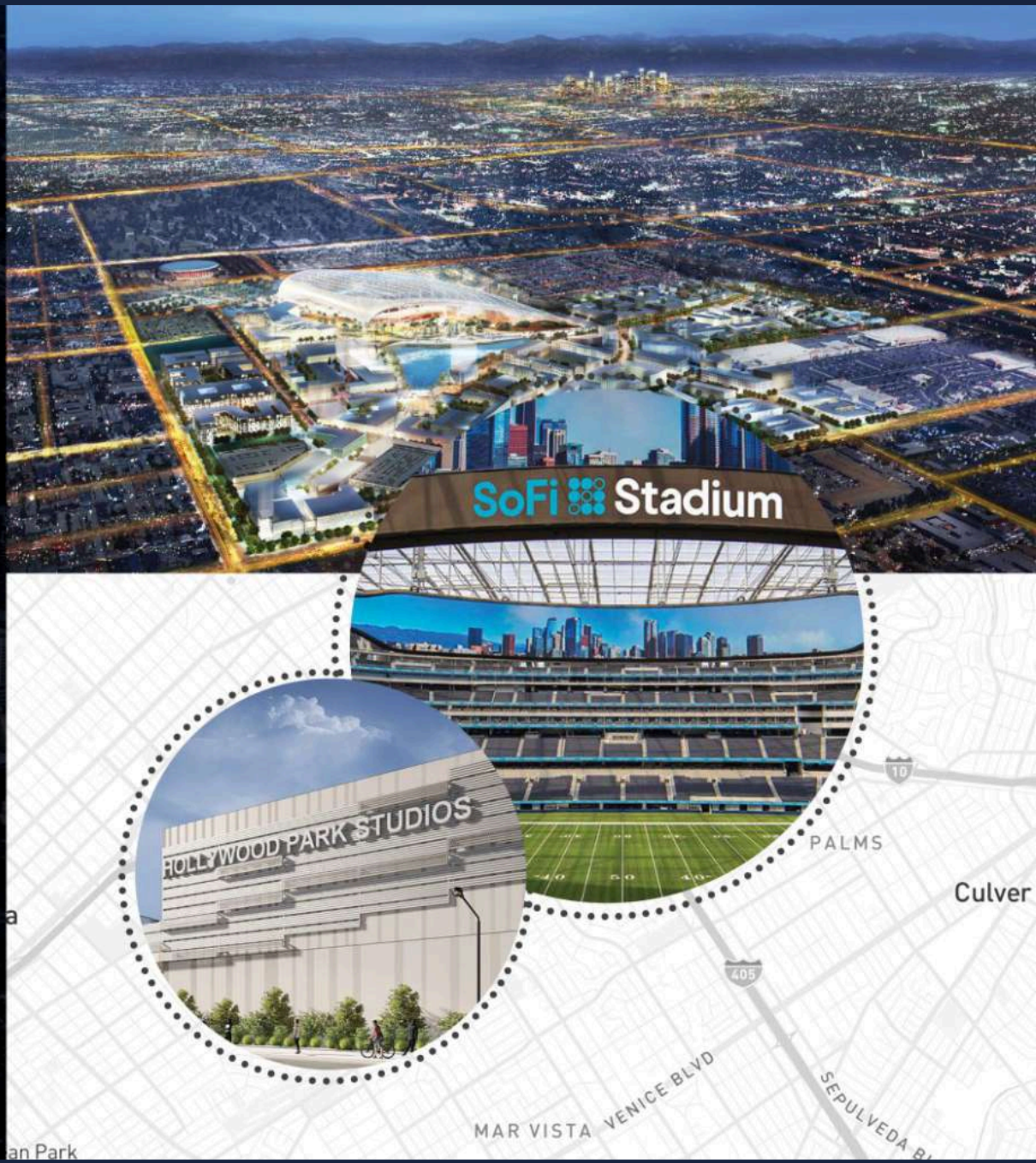
HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

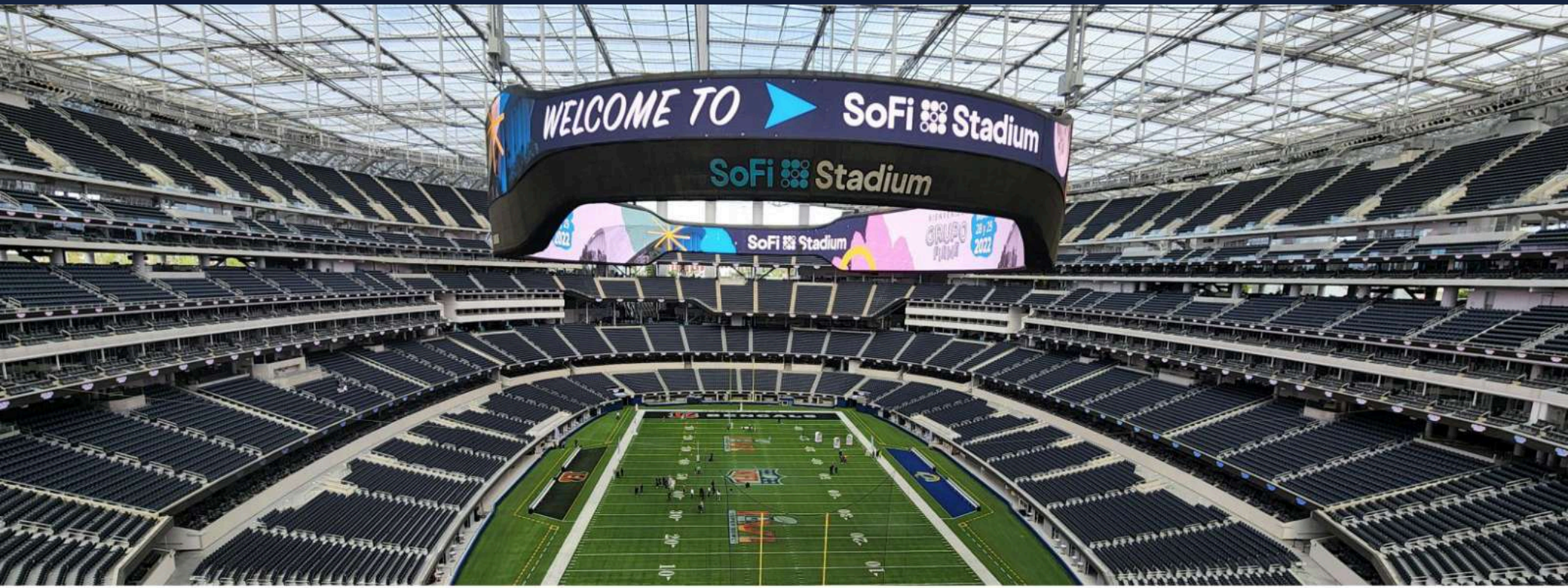
Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW - INGLEWOOD



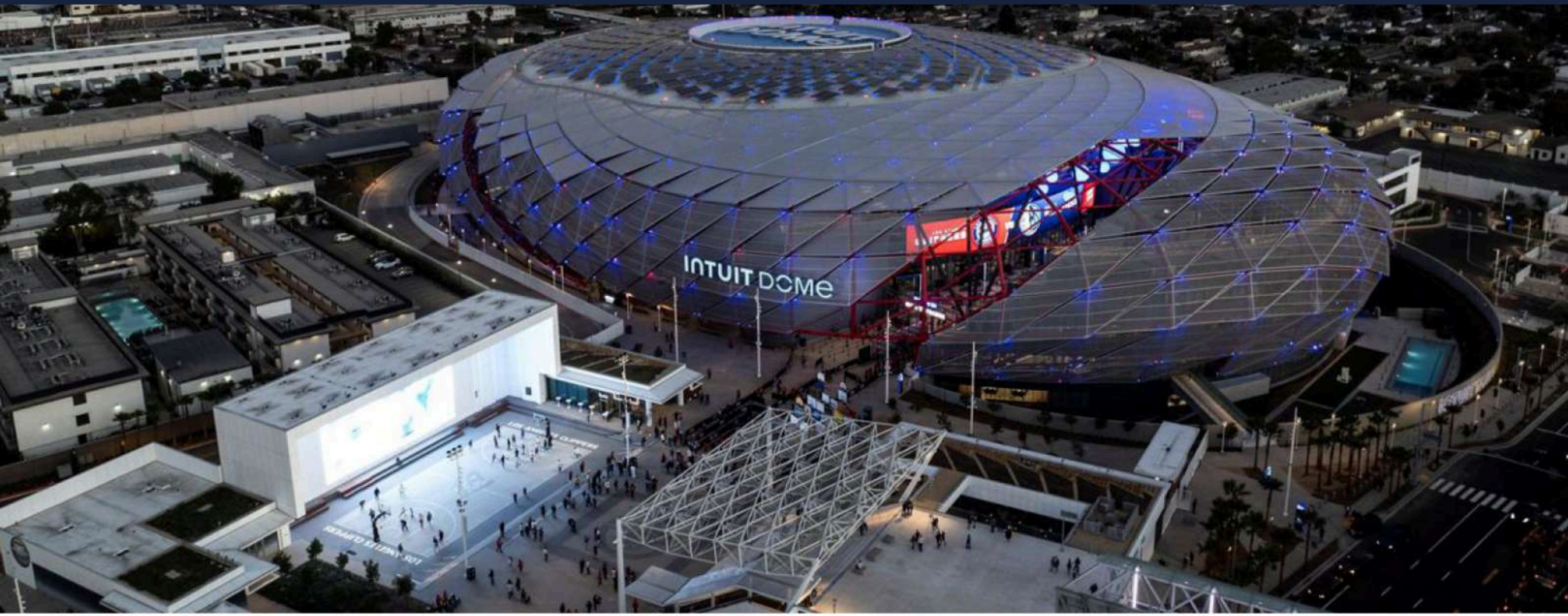
SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding $5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW - INGLEWOOD



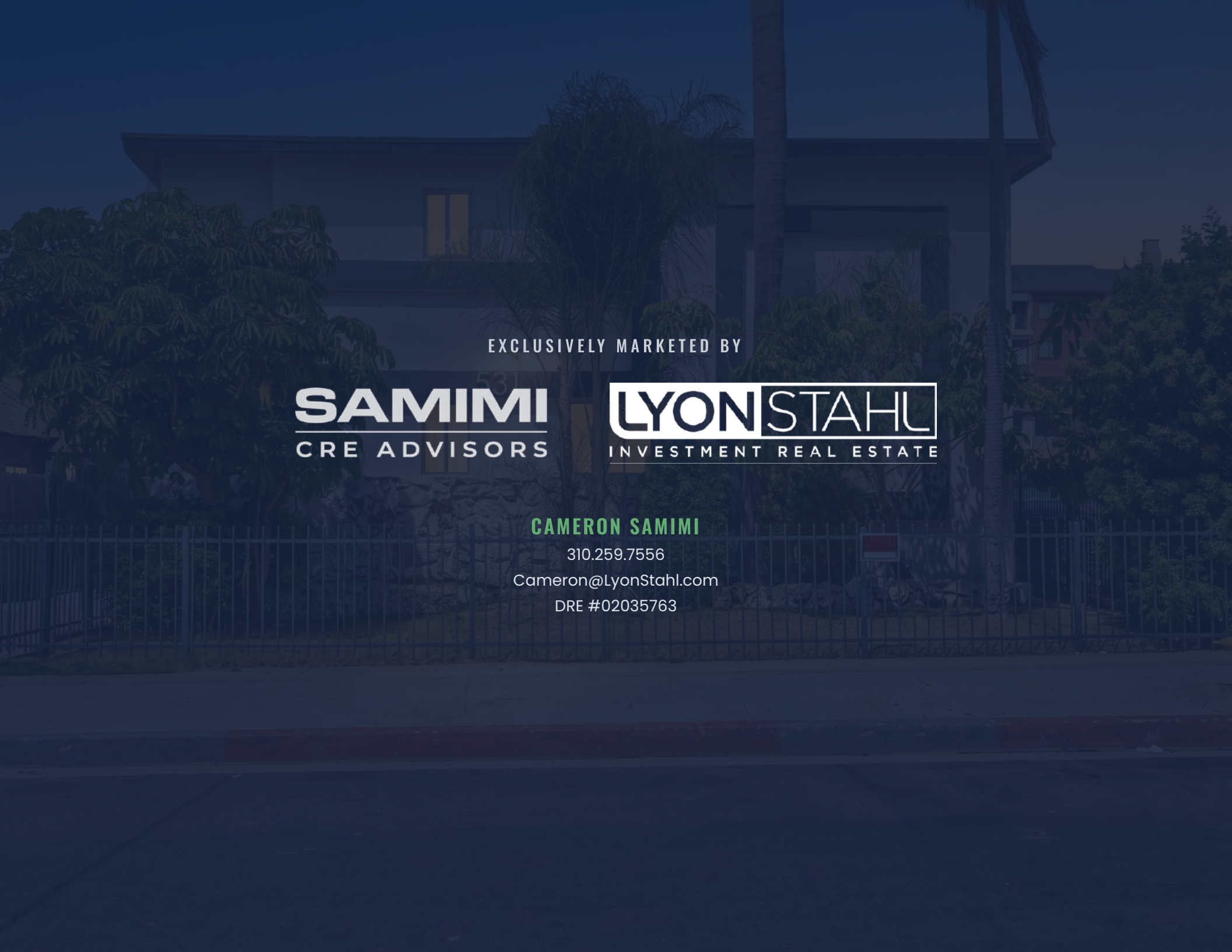
INTUIT DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a $2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier "Wall" section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.



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