

# 214 E Hyde Park Blvd

Inglewood, CA 90302



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SECTION 1

# Investment Overview

PROPERTY SUMMARY

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REGIONAL MAP

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LOCAL MAP

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## PROPERTY SUMMARY // 214 E Hyde Park Blvd

### PROPERTY DESCRIPTION

The Weir Group is pleased to present our newest exclusive listing in the city of Inglewood. This multifamily property is unlike any other property that trades hands. The property boasts extremely rare 1990s construction which should translate into low repairs and maintenance when compared to traditional 1950s/1960s housing that the majority of the city is made up of. The property features a 3 bedroom/2 bathroom townhome, seven 2 bedroom/1.5 bathroom units, and a non-conforming studio apartment. Two of the 2 bedroom/1.5 bathroom units can be delivered vacant. From a parking perspective, the property is very well parked with a total of 17 parking spots. For an investor looking for a newer vintage building with minimal future repairs and maintenance costs, large units, and in a rapidly growing submarket, look no further.

### PROPERTY HIGHLIGHTS

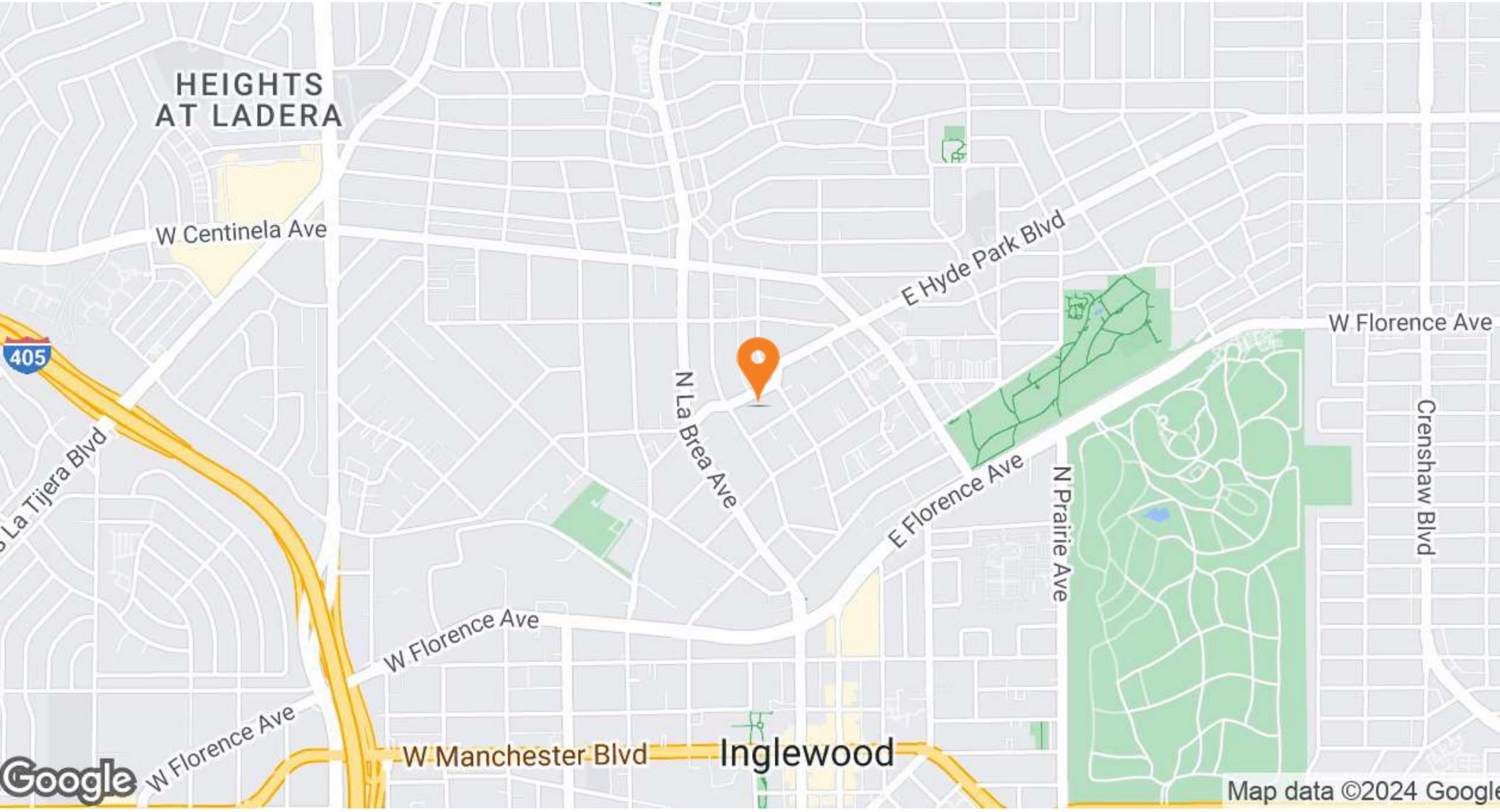
- Rare 1990s Construction
- 17 Covered Parking Spots
- Two Units Can Be Delivered Vacant
- Secured Entry For Tenants
- Convenient Inglewood Location



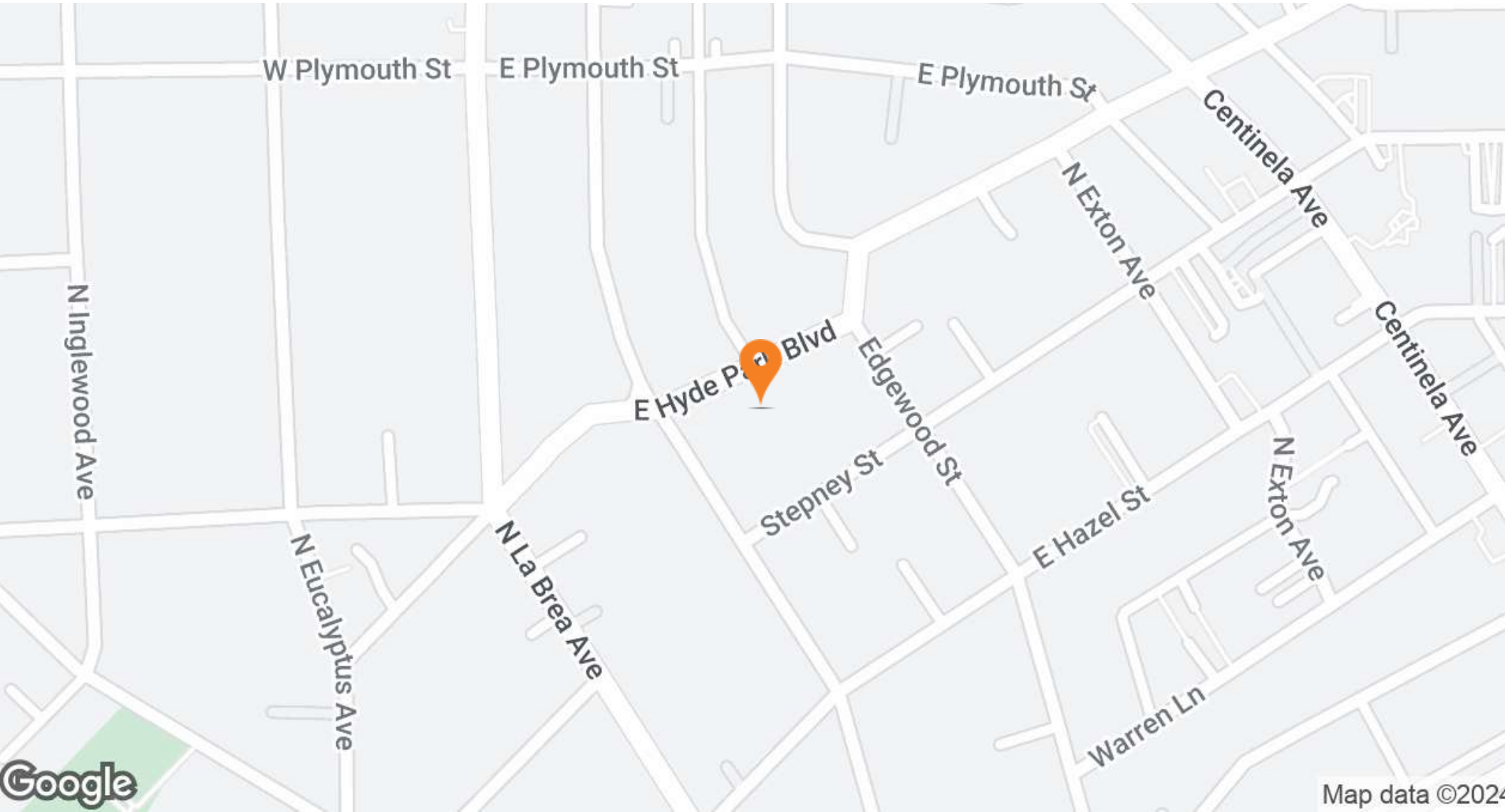
### OFFERING SUMMARY

Listing Price:	\$2,975,000
NOI:	\$165,773
Cap Rate:	5.57%
GRM:	11.85
Total Return:	5.57%
Price/Unit:	\$330,555
Price/SF:	\$352.15
Rent/SF:	\$29.73

214 E Hyde Park Blvd // REGIONAL MAP



LOCAL MAP // 214 E Hyde Park Blvd

















SECTION 2

# Financial Analysis

FINANCIAL DETAILS

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## FINANCIAL DETAILS // 214 E Hyde Park Blvd

As of May, 2024

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 2 Bathroom Townhouse		\$3,051		\$3,500	
02	2 Bedroom 1.5 Bathroom		\$2,798		\$2,798	
03	2 Bedroom 1.5 Bathroom		\$2,074		\$2,798	
04	2 Bedroom 1.5 Bathroom		\$1,975		\$2,798	
05	2 Bedroom 1.5 Bathroom		\$2,231		\$2,798	
06	2 Bedroom 1.5 Bathroom		\$2,798		\$2,798	
07	2 Bedroom 1.5 Bathroom		\$2,450		\$2,798	
08	2 Bedroom 1.5 Bathroom		\$2,450		\$2,798	
09	Studio		\$1,100		\$1,400	
<b>Total</b>		Square Feet: 8,448	\$20,927	\$2.48	\$24,486	\$2.90



## 214 E Hyde Park Blvd // FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$293,832		\$293,832			\$32,648	\$34.78
Loss to Lease	(\$42,708)					\$0	\$0.00
Gross Scheduled Rent	\$251,124		\$293,832			\$32,648	\$34.78
Economic Vacancy	(\$7,534)	3.00%	(\$8,815)	3.00%		(\$979)	(\$1.04)
Effective Rental Income	\$243,590		\$285,017			\$31,669	\$33.74
Other Income	\$0		\$1,200			\$133	\$0.14
Effective Gross Income	\$243,590		\$286,217			\$31,802	\$33.88
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$37,188		\$37,188		[1.25%]	\$4,132	\$4.40
Insurance	\$6,500		\$6,500			\$722	\$0.77
Utilities	\$11,000		\$11,000			\$1,222	\$1.30
Repairs & Maintenance	\$5,850		\$5,850			\$650	\$0.69
General & Administrative	\$1,500		\$1,500			\$167	\$0.18
Pest Control	\$600		\$600			\$67	\$0.07
Landscaping	\$1,200		\$1,200			\$133	\$0.14
Operating Reserves	\$1,800		\$1,800			\$200	\$0.21
Management Fee	\$12,180	5.00%	\$14,311	5.00%		\$1,590	\$1.69
Total Expenses	\$77,817		\$79,948			\$8,883	\$9.46
Expenses as % of EGI	31.95%		27.93%				
Net Operating Income	\$165,773		\$206,269			\$22,919	\$24.42

## FINANCIAL DETAILS // 214 E Hyde Park Blvd

SUMMARY		
Price	\$2,975,000	
Down Payment	\$2,975,000	100%
Number of Units	9	
Price Per Unit	\$330,556	
Price Per SqFt	\$352.15	
Gross SqFt	8,448 SF	
Lot Size	0.24 Acres	
Year Built	1990	

RETURNS	Current	Year 1
Cap Rate	5.57%	6.93%
GRM	11.85	10.12
Cash on Cash	5.57%	6.93%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-
Amortization	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
1	3 Bedroom 2 Bathroom Townhouse		\$3,051	\$3,500
7	2 Bedroom 1.5 Bathroom		\$2,397	\$2,798
1	Studio		\$1,100	\$1,400

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$251,124		\$293,832	
Less: Vacancy	(\$7,534)	3.0%	(\$8,815)	3.0%
Gross Rental Revenue	\$243,590		\$285,017	
Other Income	\$0		\$1,200	
Effective Gross Income	\$243,590		\$285,017	
Less: Expenses	(\$77,817)	31.9%	(\$79,948)	28.1%
Net Operating Income	\$165,773		\$206,269	
Debt Service	\$0		\$0	
Cash Flow	\$165,773	5.57%	\$206,269	6.93%
Principal Reduction	\$0		\$0	
<b>TOTAL RETURN</b>	<b>\$165,773</b>	<b>5.57%</b>	<b>\$206,269</b>	<b>6.93%</b>

EXPENSES	Current	Year 1
Real Estate Taxes	\$37,188	\$37,188
Insurance	\$6,500	\$6,500
Utilities	\$11,000	\$11,000
Repairs & Maintenance	\$5,850	\$5,850
General & Administrative	\$1,500	\$1,500
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Operating Reserves	\$1,800	\$1,800
Management Fee	\$12,180	\$14,311
Total Expenses	\$77,817	\$79,948
Expenses Per Unit	\$8,646	\$8,883
Expenses Per SqFt	\$9.21	\$9.46

SECTION 3

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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PRICE PER SF CHART

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PRICE PER UNIT CHART

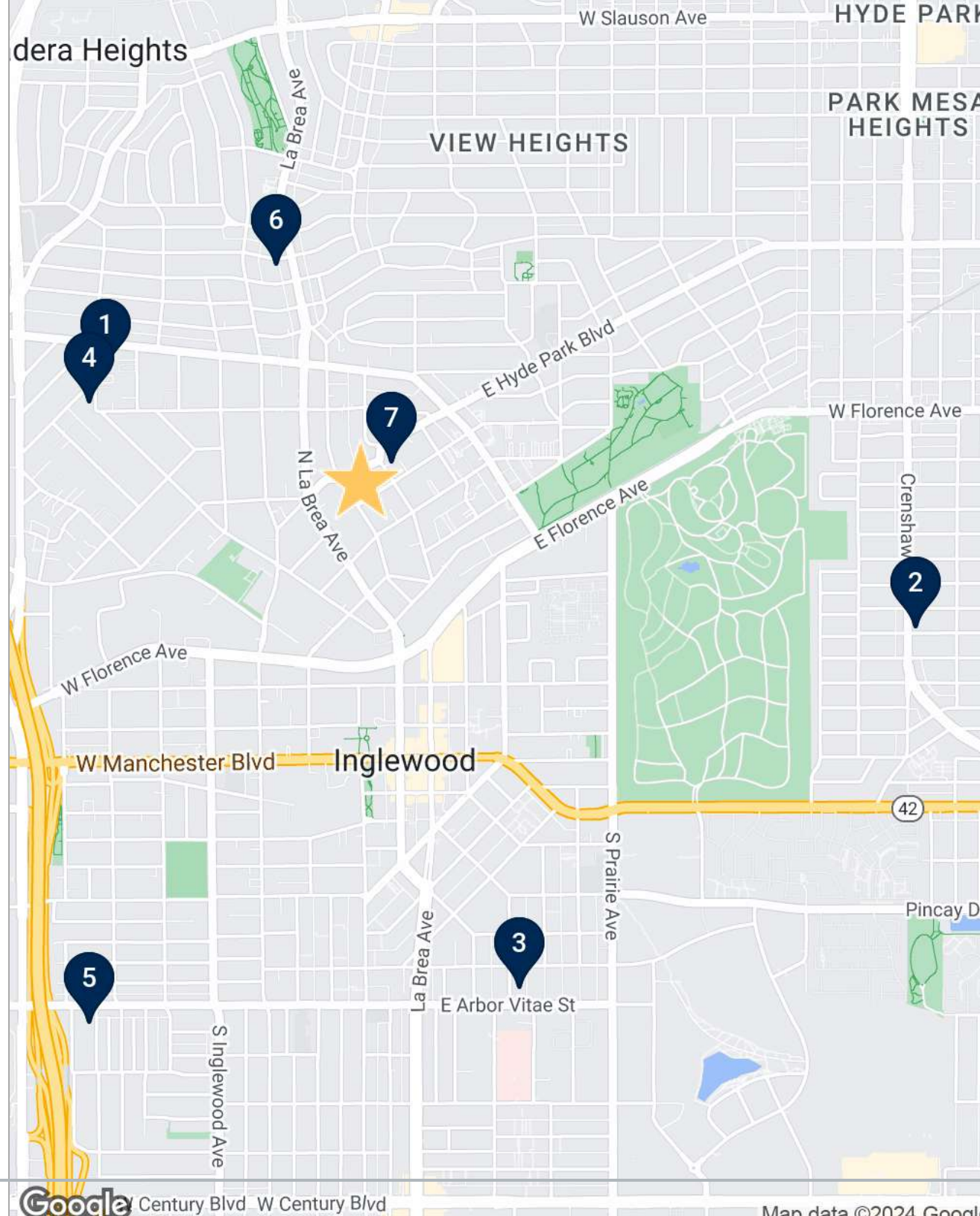
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SALE COMPS








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# SALE COMPS MAP

- ★ 214 E Hyde Park Blvd
- 1 946-950 W Beach Ave
- 2 7916-7920 Crenshaw Blvd
- 3 822 Myrtle Ave
- 4 909 W Beach Ave
- 5 917 Kenwood St
- 6 114 W 64th Pl
- 7 612-618 Edgewood St



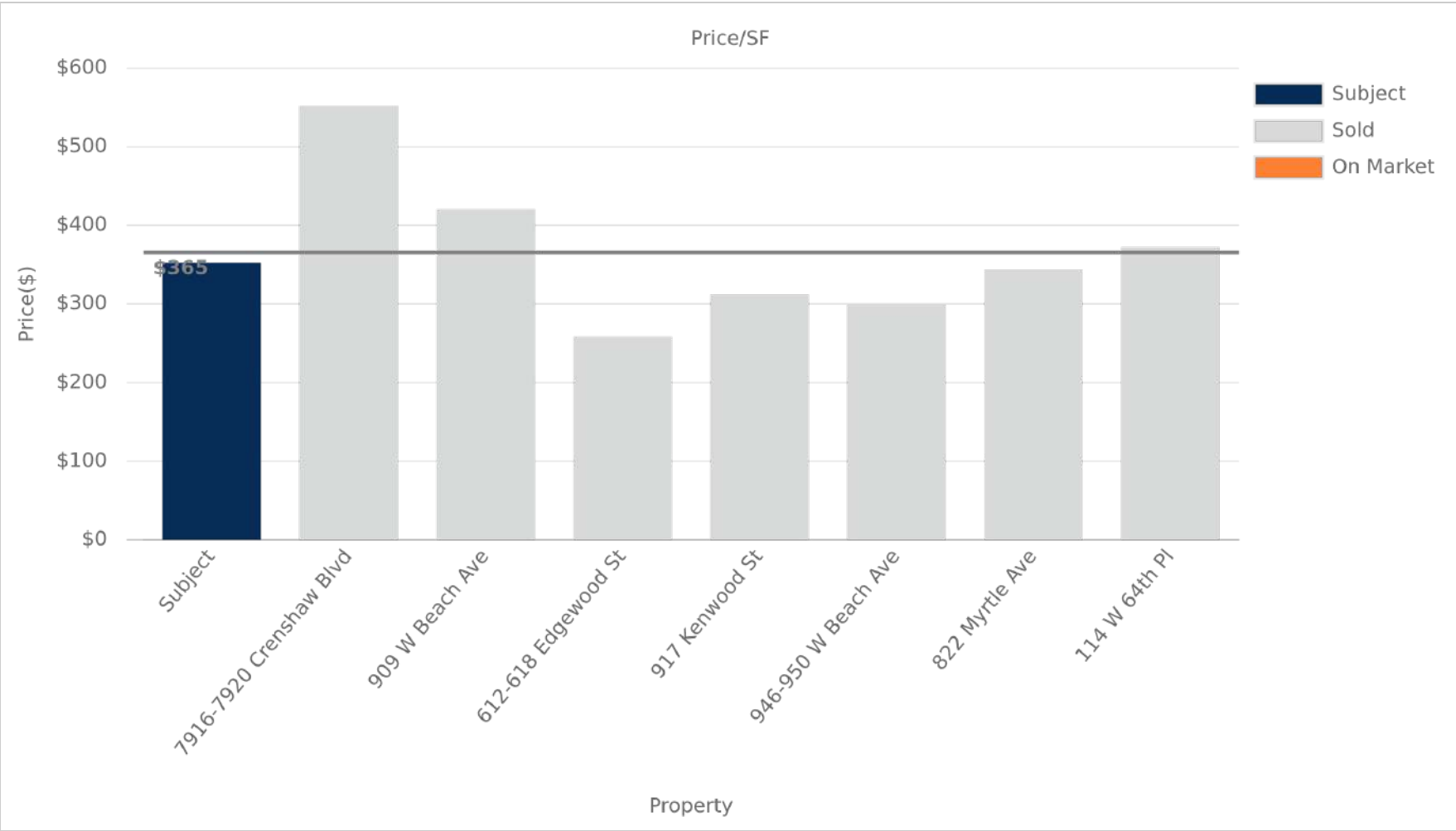
## 214 E Hyde Park Blvd // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>214 E Hyde Park Blvd</b> Inglewood, CA 90302	\$2,975,000	8,448 SF	\$352.15	0.24 AC	\$330,556	5.57%	9	-
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>946-950 W Beach Ave</b> Inglewood, CA 90302	\$6,400,000	21,420 SF	\$298.79	0.57 AC	\$355,555	5.35%	18	12/27/2023
	<b>7916-7920 Crenshaw Blvd</b> Inglewood, CA 90305	\$4,170,000	7,548 SF	\$552.46	0.25 AC	\$417,000	4.43%	10	07/28/2022
	<b>822 Myrtle Ave</b> Inglewood, CA 90301	\$2,900,000	8,446 SF	\$343.36	0.22 AC	\$322,222	5.00%	9	02/23/2024
	<b>909 W Beach Ave</b> Inglewood, CA 90302	\$2,400,000	5,709 SF	\$420.39	0.21 AC	\$300,000	5.32%	8	05/05/2023
	<b>917 Kenwood St</b> Inglewood, CA 90301	\$2,525,000	8,086 SF	\$312.27	0.21 AC	\$315,625	4.06%	8	10/24/2023
	<b>114 W 64th Pl</b> Inglewood, CA 90302	\$2,850,000	7,661 SF	\$372.01	0.2 AC	\$475,000	4.36%	6	04/01/2024

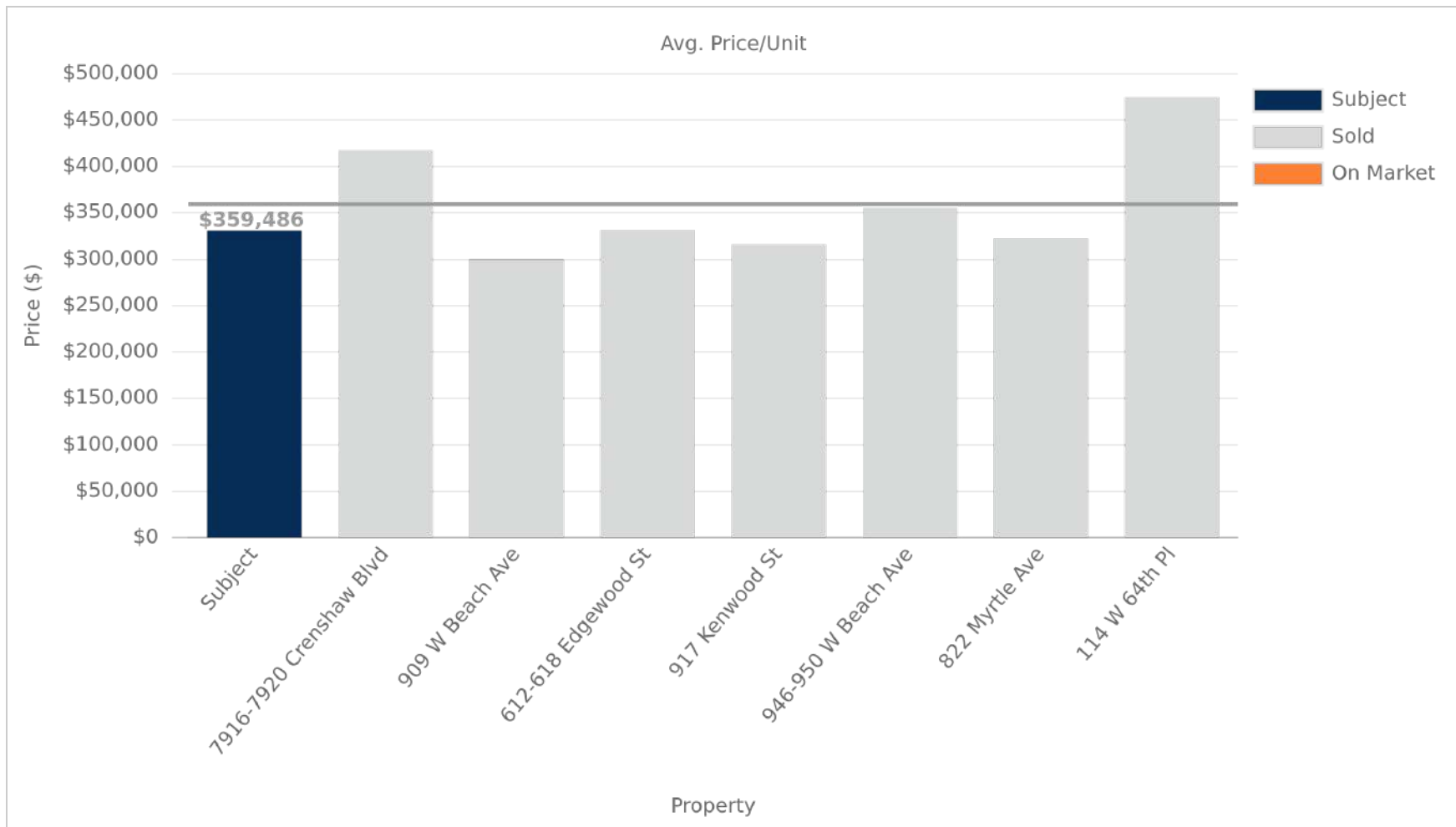
## SALE COMPS SUMMARY // 214 E Hyde Park Blvd

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>612-618 Edgewood St</b> Inglewood, CA 90302	\$1,655,000	6,397 SF	\$258.72	0.28 AC	\$331,000	5.00%	5	07/18/2023
	<b>AVERAGES</b>	<b>\$3,271,429</b>	<b>9,324 SF</b>	<b>\$365.43</b>	<b>0.28 AC</b>	<b>\$359,486</b>	<b>4.79%</b>	<b>9</b>	<b>-</b>

# 214 E Hyde Park Blvd // PRICE PER SF CHART



## PRICE PER UNIT CHART // 214 E Hyde Park Blvd





## 214 E Hyde Park Blvd // SALE COMPS



★ **214 E Hyde Park Blvd**  
Inglewood, CA 90302

Listing Price:	\$2,975,000	Price/SF:	\$352.15
Property Type:	Multifamily	GRM:	11.85
NOI:	\$165,773	Cap Rate:	5.57%
Occupancy:	100%	Year Built:	1990
Number Of Units:	9	Lot Size:	0.24 Acres
Price/Unit:	\$330,556	Total SF:	8,448 SF



1 **946-950 W Beach Ave**  
Inglewood, CA 90302

Sale Price:	\$6,400,000	Price/SF:	\$298.79
Property Type:	Multifamily	GRM:	13.01
NOI:	\$342,370	Cap Rate:	5.35%
Year Built:	1963	COE:	12/27/2023
Number Of Units:	18	Lot Size:	0.57 Acres
Price/Unit:	\$355,555	Total SF:	21,420 SF

## SALE COMPS // 214 E Hyde Park Blvd



**2 7916-7920 Crenshaw Blvd**  
Inglewood, CA 90305

Sale Price:	\$4,170,000	Price/SF:	\$552.46
Property Type:	Multifamily	GRM:	16.2
NOI:	\$184,685	Cap Rate:	4.43%
Year Built:	1953	COE:	07/28/2022
Number Of Units:	10	Lot Size:	0.25 Acres
Price/Unit:	\$417,000	Total SF:	7,548 SF



**3 822 Myrtle Ave**  
Inglewood, CA 90301

Sale Price:	\$2,900,000	Price/SF:	\$343.36
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.00%
Year Built:	1988	COE:	02/23/2024
Number Of Units:	9	Lot Size:	0.22 Acres
Price/Unit:	\$322,222	Total SF:	8,446 SF

## 214 E Hyde Park Blvd // SALE COMPS



**4 909 W Beach Ave**  
Inglewood, CA 90302

Sale Price:	\$2,400,000	Price/SF:	\$420.39
Property Type:	Multifamily	GRM:	10.99
NOI:	\$127,580	Cap Rate:	5.32%
Year Built:	1962	COE:	05/05/2023
Number Of Units:	8	Lot Size:	0.21 Acres
Price/Unit:	\$300,000	Total SF:	5,709 SF



**5 917 Kenwood St**  
Inglewood, CA 90301

Sale Price:	\$2,525,000	Price/SF:	\$312.27
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	4.06%
Year Built:	1988	COE:	10/24/2023
Number Of Units:	8	Lot Size:	0.21 Acres
Price/Unit:	\$315,625	Total SF:	8,086 SF

## SALE COMPS // 214 E Hyde Park Blvd



**6 114 W 64th Pl**  
Inglewood, CA 90302

Sale Price:	\$2,850,000	Price/SF:	\$372.01
Property Type:	Multifamily	GRM:	15.34
NOI:	-	Cap Rate:	4.36%
Year Built:	2004	COE:	04/01/2024
Number Of Units:	6	Lot Size:	0.2 Acres
Price/Unit:	\$475,000	Total SF:	7,661 SF



**7 612-618 Edgewood St**  
Inglewood, CA 90302

Sale Price:	\$1,655,000	Price/SF:	\$258.72
Property Type:	Multifamily	GRM:	5
NOI:	-	Cap Rate:	5.00%
Year Built:	1941	COE:	07/18/2023
Number Of Units:	5	Lot Size:	0.28 Acres
Price/Unit:	\$331,000	Total SF:	6,397 SF



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