

BRC Advisors
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum

501 Hyde Park Pl

Inglewood, CA 90302

$4,520,000

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Property Overview

Address	501 Hyde Park Pl Inglewood, CA 90302	**Year Built**	1985
APN	4014-027-020	**Buildings**	1
Land Area	0.27 AC / 11,967 SF	**Stories**	3
Building Area	11,040 SF	**Parking**	24
Units	12 Units	**Zoning**	INR3

Points of Interest

SoFi Stadium — 5 min / 2.3 mi
LAX — 12 min / 3.7 mi

Major Roads

405 Freeway — 7 min / 2.5 mi
Manchester Blvd — 5 min / 1.4 mi

Education

Loyola Marymount Univ. — 14 min / 4.9 mi
West LA College — 13 min / 4.4 mi

Price **$4,520,000**







Investment Summary

Offering Memorandum

501 Hyde Park Pl

Multifamily Investment Opportunity

- Well-maintained 1985-construction building on a corner lot in Inglewood, consisting of 12 units and 24 gated, on-grade parking spaces.
- Attractively priced at $376,667 per unit and $409.42 per square foot, with a 5.00% in-place cap rate and 6.20% market cap rate.
- Consistent unit mix of 12 two-bedroom floorplans, equipped with stainless steel appliances and updated bath and kitchen finishes.
- Roughly half of the units have been repainted and renovated with newly refinished laminate flooring.
- Strategically situated in the growing North Inglewood submarket, with an easy commute to Culver City, Century City, Playa Vista, Beverly Hills, and Downtown LA.
- Just a five-minute drive to the Kia Forum and SoFi Stadium, and roughly twelve minutes to LAX.
- Submarket occupancy has averaged 97% over the past five years.
- Average household income within a five-mile radius is $113,160, and is projected to rise over the next five years.
- Submarket asking rents are projected to increase 23.5% over the next five years, supporting meaningful upside at lease turn.

PLUS: ADU POTENTIAL — see the ADU Development Potential page that follows.

ADU Development Potential

Accessory Dwelling Units

Parking-conversion opportunity

Offering Memorandum

501 Hyde Park Pl

ADU Development Potential

The property's 24 parking spaces offer an opportunity to explore converting a portion of the existing parking area into Accessory Dwelling Units (ADUs), potentially retaining one parking space per existing apartment.

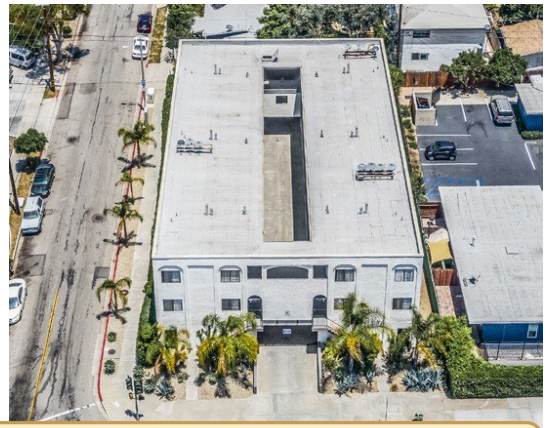
- **Convert a portion of the parking** — a portion of the existing 24 gated, on-grade parking spaces is identified for potential ADU conversion.
- **Retain resident parking** — potentially one parking space per existing apartment (12 spaces for the 12 units) after conversion.
- **Income beyond the 12 units** — rent from any future ADUs would be additional income; it is not included in this memorandum's financials.
- **Zoning INR3** — buyers should confirm ADU eligibility, unit count and requirements directly with the City of Inglewood.

24
existing gated parking spaces

A portion
of the parking area for ADU conversion

1 per unit
parking potentially retained per apartment

City approval
required — Inglewood, subject to verification



ADU POTENTIAL

Potential to convert a portion of existing parking into ADUs (subject to city approval)

Feasibility, unit count, and development are subject to City of Inglewood approval, applicable regulations, and buyer verification. No ADU entitlement, permit or unit count is represented or guaranteed. Prospective purchasers must independently verify all ADU information with the City of Inglewood and their own advisors.

Interior Photos









Property Photos









Property Improvements & Upgrades

501 Hyde Park Pl | Inglewood, CA 90302

APPROX. $150,000

in owner-reported property improvements

12 TWO-BEDROOM UNITS

Interior + common-area upgrades

INTERIOR APARTMENT IMPROVEMENTS

UNITS 4 & 5 | Comprehensive renovations

New kitchens, appliances, water heaters, lighting, flooring and bathrooms

UNIT 8 | Recent interior updates

New kitchen, appliances, water heater, lighting and flooring

UNITS 1 & 3 | Bathroom improvements

New bathrooms in both units; new water heater in Unit 1

UNITS 6, 7, 10 & 11 | Targeted upgrades

Water heaters: 6, 7, 10 & 11 | Appliances: 7, 10 & 11 | Flooring: 7

BUILDING, EXTERIOR & COMMON-AREA IMPROVEMENTS

LAUNDRY FACILITIES

Room rebuilt/updated; 2 new washers and 2 dryers

BALCONIES & RAILINGS

Beam repairs; railing and support reinforcement

WALKWAYS & STAIRCASES

Waterproofing and resealing on both levels

SECURITY & LIGHTING

Entry gate motor; garage and walkway lighting

LANDSCAPING & GROUNDS

Tree/shrub removal, new landscaping and cleanup

EXTERIOR FINISHES

Doors, trim, railings and trash enclosure updates

SB 721 COMPLETED

Market Overview

Inglewood, California, situated in the Los Angeles metropolitan area, presents a dynamic and evolving market landscape. Historically known for its cultural diversity and vibrant communities, Inglewood has experienced significant revitalization efforts in recent years, fueled in part by the development of SoFi Stadium, home to the NFL's Los Angeles Rams and Los Angeles Chargers. This massive project has not only brought attention to the area but has also catalyzed a surge in commercial and residential investments.

The real estate market reflects this transformation, with property values on the rise and an influx of new residents seeking the city's convenient location and promising amenities. Moreover, Inglewood's strategic position near major transportation hubs and its proximity to both downtown Los Angeles and the coastline make it an attractive destination for businesses and residents alike. With ongoing infrastructure improvements and a burgeoning cultural scene, Inglewood continues to solidify its position as a prime location for investment and growth in Southern California.

$113,160

Average household income within a five-mile radius

23.5%

Submarket rents projected to rise over the next five years

97%

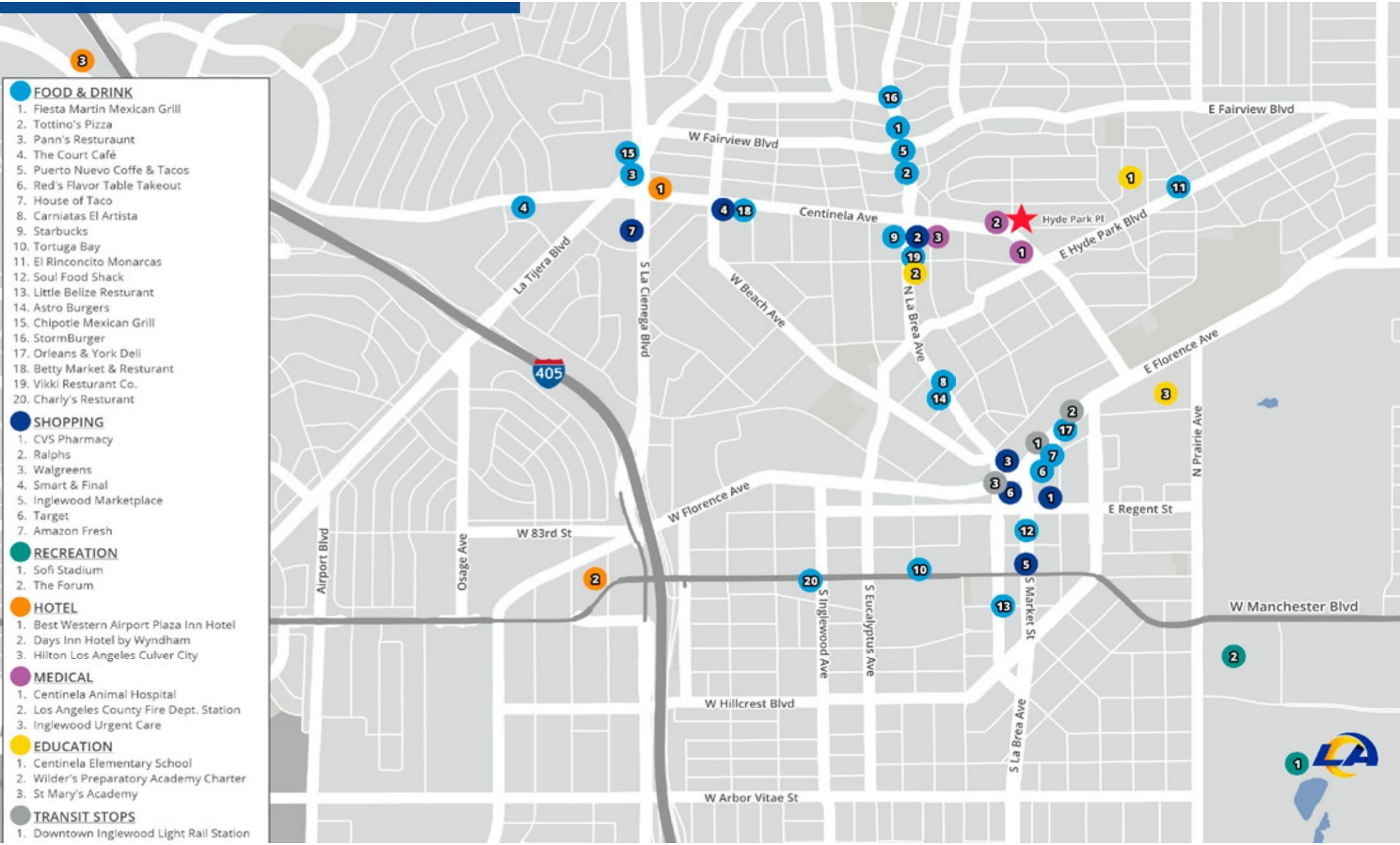
Submarket occupancy averaged over the past five years







Area Amenities



Nearby Employment



Financial Overview

Property Address	501 Hyde Park Pl, Inglewood, CA 90302
No. of Units	12
Offering Price	$4,520,000
Price Per Unit	$376,667
Price Per SF	$409.42
Current Cap Rate	5.00%
Market Cap Rate	6.20%
Current GRM	13.05
Market GRM	11.24
Building Size	11,040 SF
Lot Size	0.27 AC / 11,967 SF
Year Built	1985



Estimated Annualized Operating Income

	Current	Market
Scheduled Gross Income	$346,259	$402,060
Less Vacancy Reserve (3%)	($10,388)	($12,062)
Gross Operating Income	**$335,871**	**$389,998**
Less Expenses	($109,855)	($109,855)
Net Operating Income	**$226,016**	**$280,143**
Less Loan Payments	($174,101)	($174,101)
Pre-Tax Cash Flow	$51,915	$106,042
Plus Principal Reduction	$24,550	$24,550
Total Return Before Taxes	**$76,465**	**$130,593**

Financing Summary

Loan Amount	**$2,260,000**
Loan Term	**30 Years**
Interest Rate	**6.650%**
Monthly Payment	**$14,508**
Annual Debt Service	**$174,101**
Debt Coverage Ratio	**1.30**

Operating Data

	Current Annual	Current $ / Unit	Market Annual	Market $ / Unit
Scheduled Gross Income	$346,259	$28,855	$402,060	$33,505
Less Vacancy Reserve (3%)	($10,388)	($866)	($12,062)	($1,005)
Gross Operating Income	**$335,871**	**$27,989**	**$389,998**	**$32,500**
Less Total Expenses	($109,855)	($9,155)	($109,855)	($9,155)
Net Operating Income	**$226,016**	**$18,835**	**$280,143**	**$23,345**
Less Annual Debt Service	($174,101)	($14,508)	($174,101)	($14,508)
Pre-Tax Cash Flow	**$51,915**	**$4,326**	**$106,042**	**$8,837**
Plus Principal Reduction	$24,550	$2,046	$24,550	$2,046
Total Return Before Taxes	**$76,465**	**$6,372**	**$130,593**	**$10,883**

5.00%	6.20%	13.05	11.24
Current Cap Rate	Market Cap Rate	Current GRM	Market GRM

Estimated Annual Expenses

Property Tax (1.33%)	$60,116	Insurance	$9,000
Offsite Management (4%)	$12,000	Utilities & Rubbish	$16,739
Landscape & Pest Control	$3,000	Maintenance & Repair	$6,000
Misc. & Reserves	$3,000	**Total Expenses**	**$109,855**

Rent Roll

Unit	Type	Current Rent	Market Rent	Upside
1	2 Bed + 1 Bath	$2,260.80	$2,600.00	+$339.20
2	2 Bed + 1 Bath	$2,349.10	$2,600.00	+$250.90
3	2 Bed + 1 Bath	$2,035.50	$2,600.00	+$564.50
4	2 Bed + 1 Bath	$2,495.00	$2,600.00	+$105.00
5	2 Bed + 1 Bath	$2,295.00	$2,600.00	+$305.00
6	2 Bed + 1 Bath	$2,086.70	$2,600.00	+$513.30
7	2 Bed + 1 Bath	$2,046.70	$2,600.00	+$553.30
8	2 Bed + 1 Bath	$2,495.00	$2,600.00	+$105.00
9	2 Bed + 1 Bath	$2,060.30	$2,600.00	+$539.70
10	2 Bed + 1 Bath	$2,113.60	$2,600.00	+$486.40
11	2 Bed + 1 Bath	$2,080.40	$2,600.00	+$519.60
12	2 Bed + 1 Bath	$2,231.80	$2,600.00	+$368.20
	Monthly Totals	**$26,550**	**$31,200**	**+$4,650**

Market (pro forma) rent reflects the submarket average for comparable 2 Bed + 1 Bath units; see Rent Comparables.

Additional Monthly Income

Late Charges + RUBS	$1,395
Laundry Income	$800
Parking + Card Fee Income	$110
Total Additional Income	**$2,305**

Monthly Income Summary

	Current	Market
Scheduled Rental Income	$26,550	$31,200
Additional Income	$2,305	$2,305
Total Monthly Income	**$28,855**	**$33,505**

Annual Rental Upside

$55,801

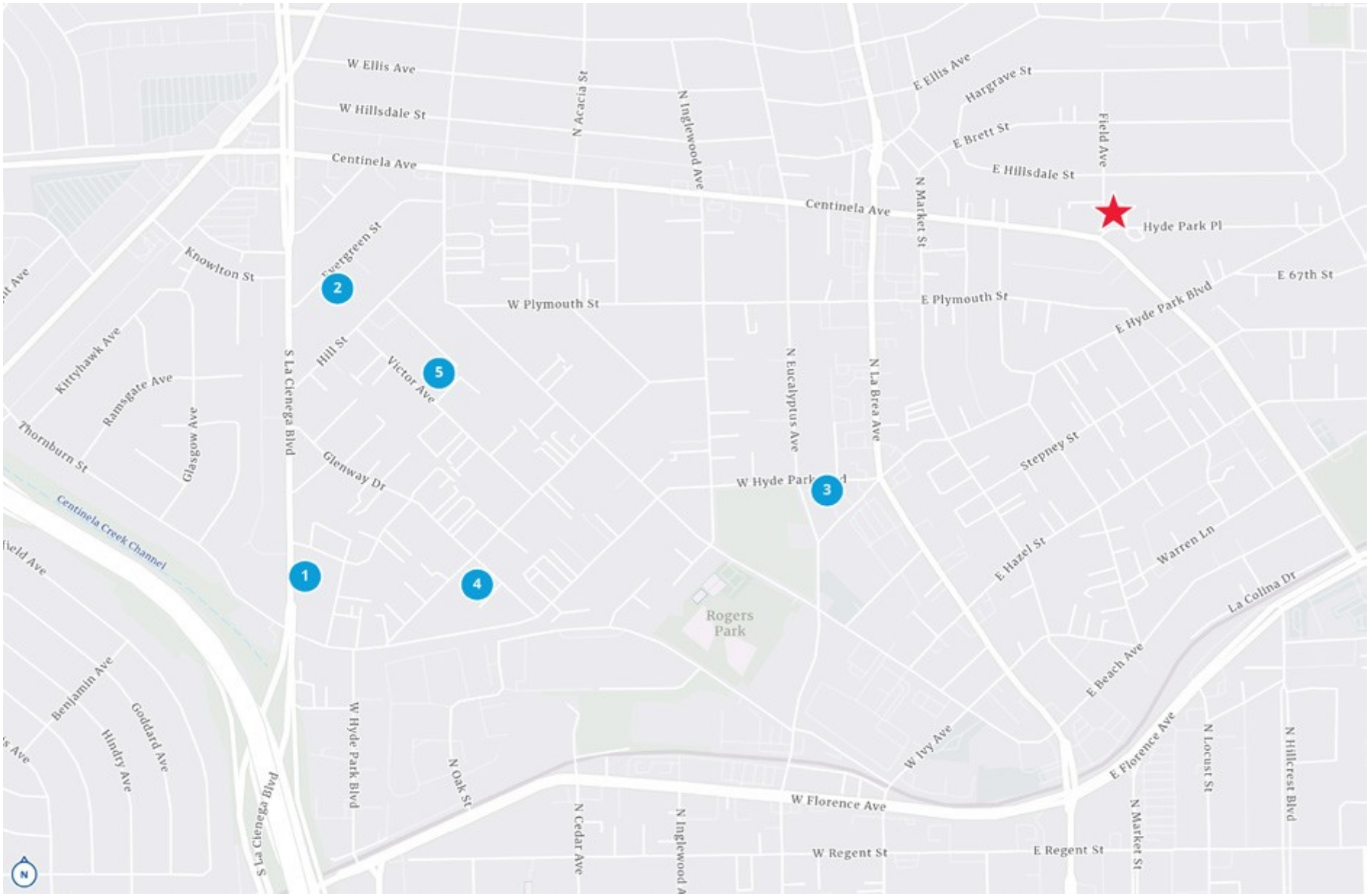
16.1% increase over current scheduled gross income at full market rents

Rent Comparables

#	Address	Year Built	Unit Type	SF	Rent	$ / SF
1	404 E Hyde Park Blvd, Inglewood, CA 90302	1964	2 Bed + 1 Bath	627 SF	$2,495	$3.98
2	320 Stepney St, Inglewood, CA 90302	1923	2 Bed + 1 Bath	900 SF	$2,295	$2.55
3	343 Warren Ln, Inglewood, CA 90302	1960	2 Bed + 1 Bath	706 SF	$2,595	$3.68
4	812 E Hyde Park Blvd, Inglewood, CA 90302	1991	2 Bed + 1 Bath	870 SF	$2,295	$2.64
5	700 W Beach Ave, Inglewood, CA 90302	1954	2 Bed + 1 Bath	784 SF	$2,950	$3.76
	Averages	**1958**	**2 Bed + 1 Bath**	**777 SF**	**$2,526**	**$3.32**
★	**501 Hyde Park Pl, Inglewood, CA 90302**	**1985**	**2 Bed + 1 Bath**	**~920 SF**	**$2,600**	**$2.83**

Market (pro forma) rent for the subject's 2 Bed + 1 Bath units; current in-place average rent is $2,600/unit.

Rent Comparables Map



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"Your trusted partner in Southern California multifamily investment sales."



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