

OFFERING MEMORANDUM

10613 S INGLEWOOD AVE

Inglewood, CA 90304

Marcus & Millichap

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10613 S INGLEWOOD AVE

EXCLUSIVELY
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10613 S SINGLEWOOD AVE

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EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

10613 S INGLEWOOD AVE



Listing Price
\$1,650,000



Cap Rate
6.30%



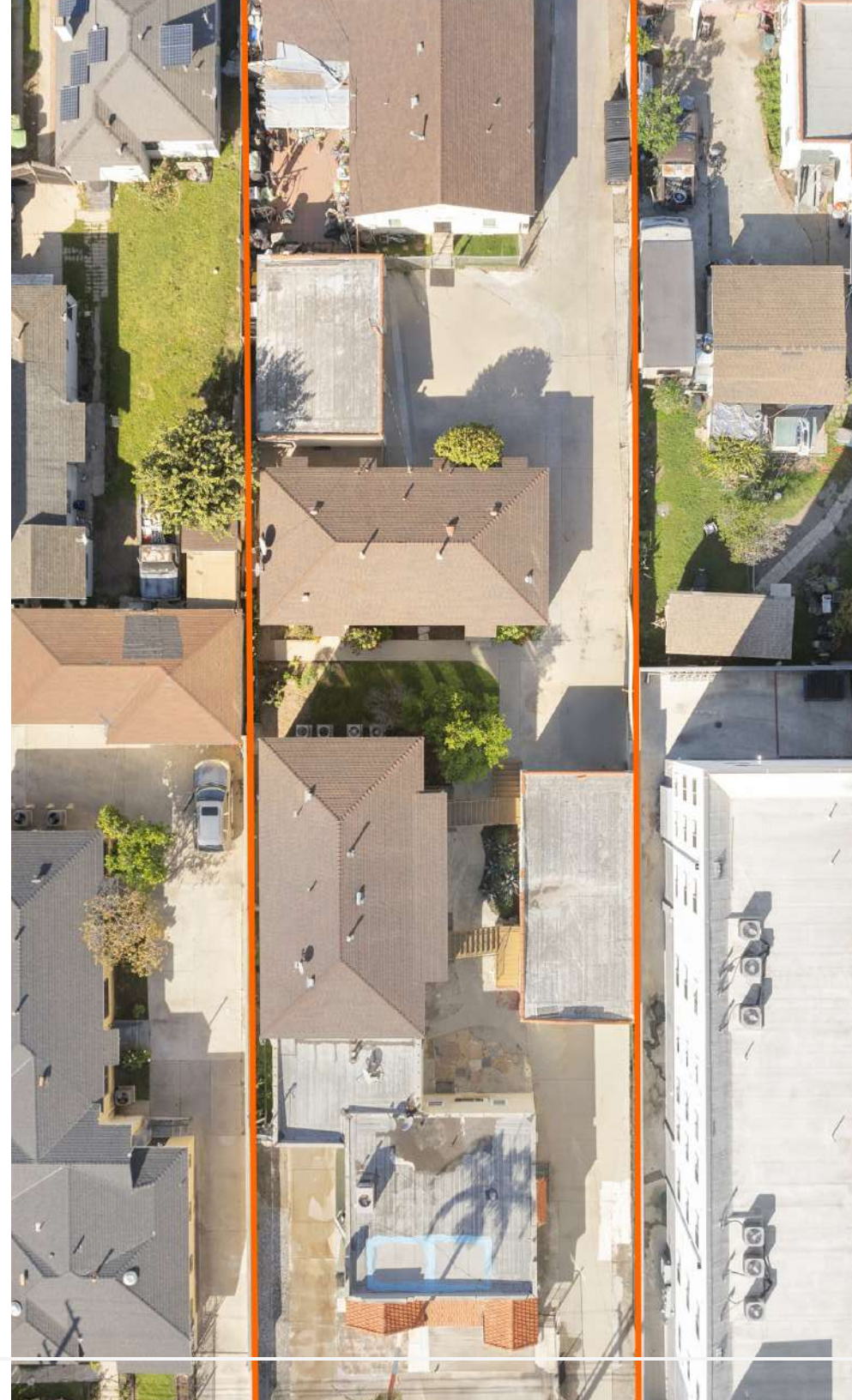
of Units
8

FINANCIAL

Listing Price	\$1,650,000
NOI	\$103,941
Cap Rate	6.30%
Price/SF	\$298.48
Price/Unit	\$206,250

OPERATIONAL

Gross SF	5,528 SF
# of Units	8
Lot Size	0.4 Acres (17,593 SF)
Year Built	1958



10613 S INGLEWOOD AVE

Inglewood, CA 90304

INVESTMENT OVERVIEW

The Weir Group is pleased to present 10613 S Inglewood Avenue in Inglewood, CA, a rare eight-unit multifamily property situated on nearly half an acre with a unique street-to-street lot configuration. The property consists of multiple structures, including two single-family homes, a fourplex, and a duplex, providing an attractive and diverse layout for tenants. The unit mix features one three-bedroom unit, one two-bedroom unit, and six one-bedroom units, appealing to a broad renter base. The asset has been well maintained with numerous capital improvements and offers ample on-site parking, enhancing long-term tenant stability. Located in a rapidly evolving Inglewood submarket near major redevelopment corridors, this property presents investors with a rare opportunity to acquire a large, well-positioned asset with strong long-term growth potential. For more information, please reach out.

INVESTMENT HIGHLIGHTS

Almost Half an Acre Lot - Unique Street To Street Lot

Multiple Structures Including 2 Houses, a 4-plex, and a Duplex (8 Total Units)

Ample Parking

Well-Maintained - Many Capital Improvements Made

SECTION 2

02

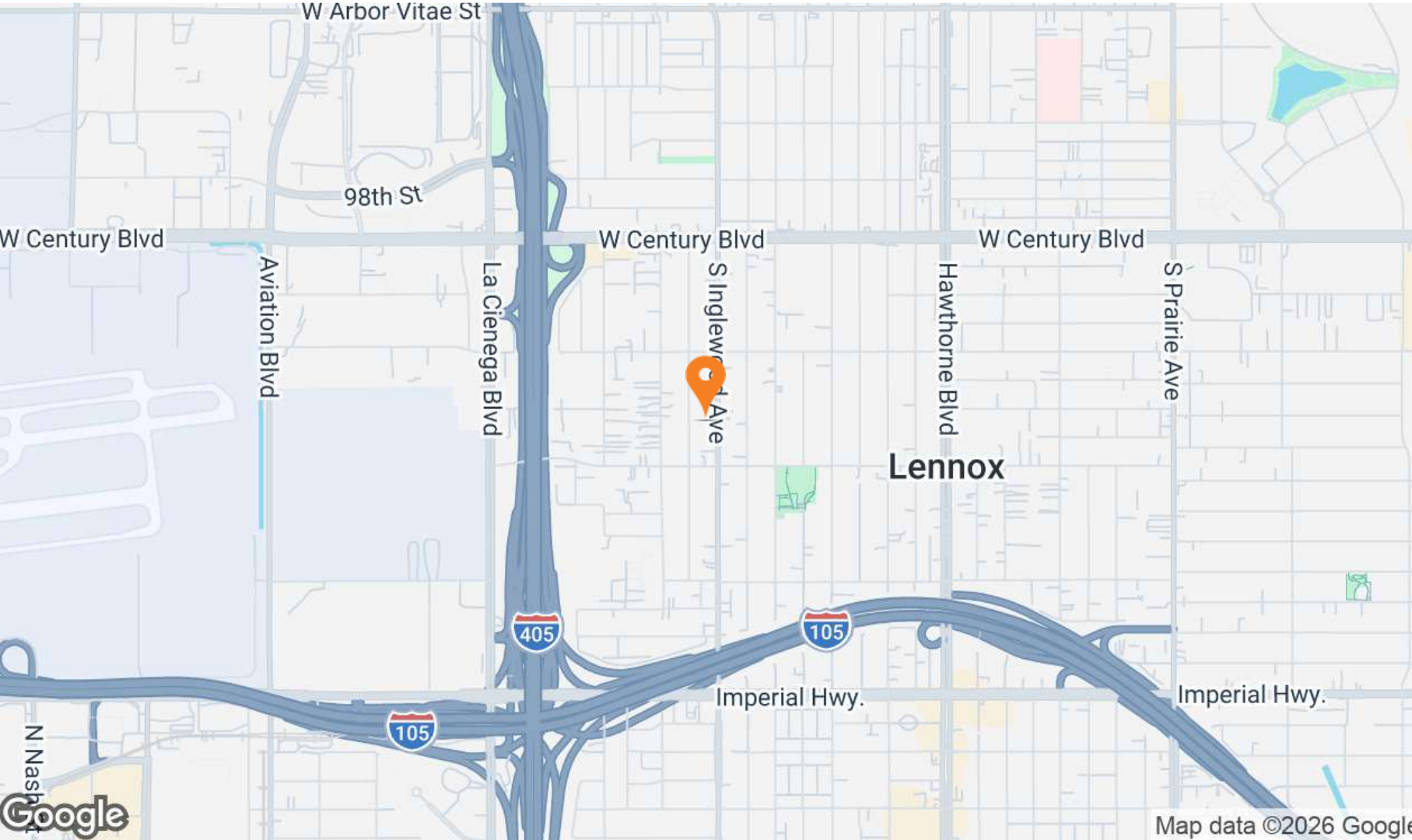
PROPERTY INFORMATION

Regional Map
Local Map

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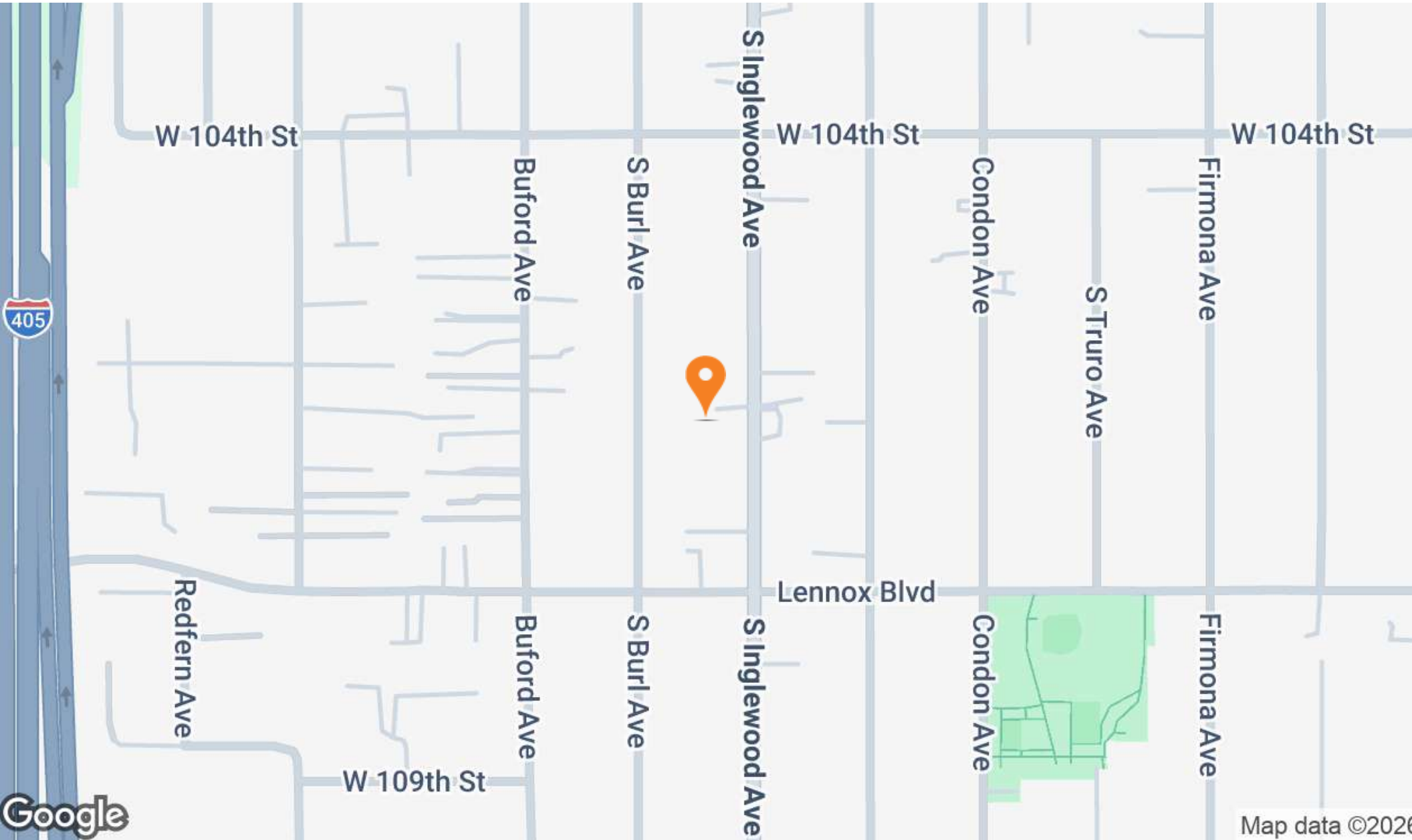
10613 S INGLEWOOD AVE

REGIONAL MAP



10613 S INGLEWOOD AVE

LOCAL MAP







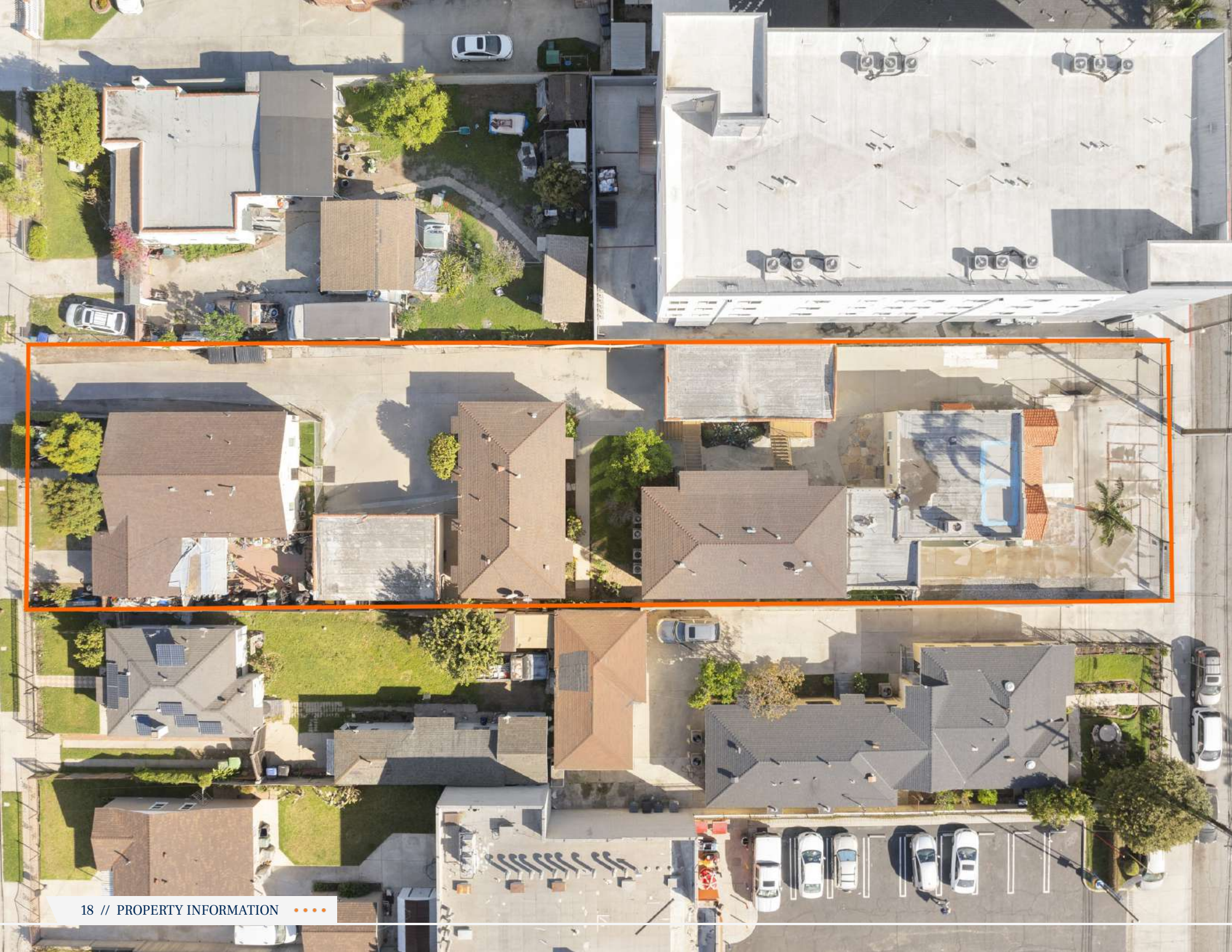














SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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10613 S INGLEWOOD AVE

FINANCIAL DETAILS

As of March, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 2 Bathroom		\$2,420		\$2,895	
02	2 Bedroom 1 Bathroom		\$2,088		\$2,395	
03	1 Bedroom 1 Bathroom		\$1,205		\$1,850	
04	1 Bedroom 1 Bathroom		\$1,208		\$1,850	
05	1 Bedroom 1 Bathroom		\$1,350		\$1,850	
06	1 Bedroom 1 Bathroom		\$1,205		\$1,850	
07	1 Bedroom 1 Bathroom		\$1,428		\$1,850	
08	1 Bedroom 1 Bathroom		\$1,850		\$1,850	
Total		Square Feet: 5,528	\$12,755	\$2.31	\$16,390	\$2.96

10613 S INGLEWOOD AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$196,680		\$196,680			\$24,585	\$35.58
Loss to Lease	(\$43,625)					\$0	\$0.00
Gross Scheduled Rent	\$153,055		\$196,680			\$24,585	\$35.58
Economic Vacancy	(\$4,592)	3.00%	(\$5,900)	3.00%		(\$738)	(\$1.07)
Effective Rental Income	\$148,463		\$190,780			\$23,847	\$34.51
Other Income	\$9,109		\$9,109			\$1,139	\$1.65
Effective Gross Income	\$157,572		\$199,888			\$24,986	\$36.16
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$20,460		\$20,460		[1.24%]	\$2,558	\$3.70
Insurance	\$5,528		\$5,528			\$691	\$1.00
Utilities	\$7,110		\$7,110			\$889	\$1.29
Repairs & Maintenance	\$5,200		\$5,200			\$650	\$0.94
Marketing & Advertising	\$500		\$500			\$63	\$0.09
General & Administrative	\$1,999		\$1,999			\$250	\$0.36
Pest Control	\$655		\$655			\$82	\$0.12
Landscaping	\$2,700		\$2,700			\$338	\$0.49
Operating Reserves	\$1,600		\$1,600			\$200	\$0.29
Management Fee	\$7,879	5.00%	\$9,994	5.00%		\$1,249	\$1.81
Total Expenses	\$53,631		\$55,747			\$6,968	\$10.08
Expenses as % of EGI	34.04%		27.89%				
Net Operating Income	\$103,941		\$144,142			\$18,018	\$26.07

10613 S INGLEWOOD AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$1,650,000	
Down Payment	\$660,000	40%
Number of Units	8	
Price Per Unit	\$206,250	
Price Per SqFt	\$298.48	
Gross SqFt	5,528 SF	
Lot Size	0.40 Acres	
Year Built	1958	

RETURNS	Current	Year 1
Cap Rate	6.30%	8.74%
GRM	10.78	8.39
Cash on Cash	7.12%	13.21%
Debt Coverage Ratio	1.83	2.53
Debt Yield	10.50%	-

FINANCING	1st Loan
Loan Amount	\$990,000
Loan Type	Interest Only - 36 Months
Interest Rate	5.75%
Debt Service	(\$56,925)
Amortization	30 Years

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		\$2,420	\$2,895
1	2 Bedroom 1 Bathroom		\$2,088	\$2,395
6	1 Bedroom 1 Bathroom		\$1,374	\$1,850

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$153,055		\$196,680	
Less: Vacancy	(\$4,592)	3.0%	(\$5,900)	3.0%
Gross Rental Revenue	\$148,463		\$190,780	
Other Income	\$9,109		\$9,109	
Effective Gross Income	\$157,572		\$199,888	
Less: Expenses	(\$53,631)	34.0%	(\$55,747)	27.9%
Net Operating Income	\$103,941		\$144,142	
Debt Service	(\$56,925)		(\$56,925)	
Cash Flow	\$47,016	7.12%	\$87,217	13.21%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$47,016	7.12%	\$87,217	13.21%

EXPENSES	Current	Year 1
Real Estate Taxes	\$20,460	\$20,460
Insurance	\$5,528	\$5,528
Utilities	\$7,110	\$7,110
Repairs & Maintenance	\$5,200	\$5,200
Marketing & Advertising	\$500	\$500
General & Administrative	\$1,999	\$1,999
Pest Control	\$655	\$655
Landscaping	\$2,700	\$2,700
Operating Reserves	\$1,600	\$1,600
Management Fee	\$7,879	\$9,994
Total Expenses	\$53,631	\$55,747
Expenses Per Unit	\$6,704	\$6,968
Expenses Per SqFt	\$9.70	\$10.08

SECTION 4

04

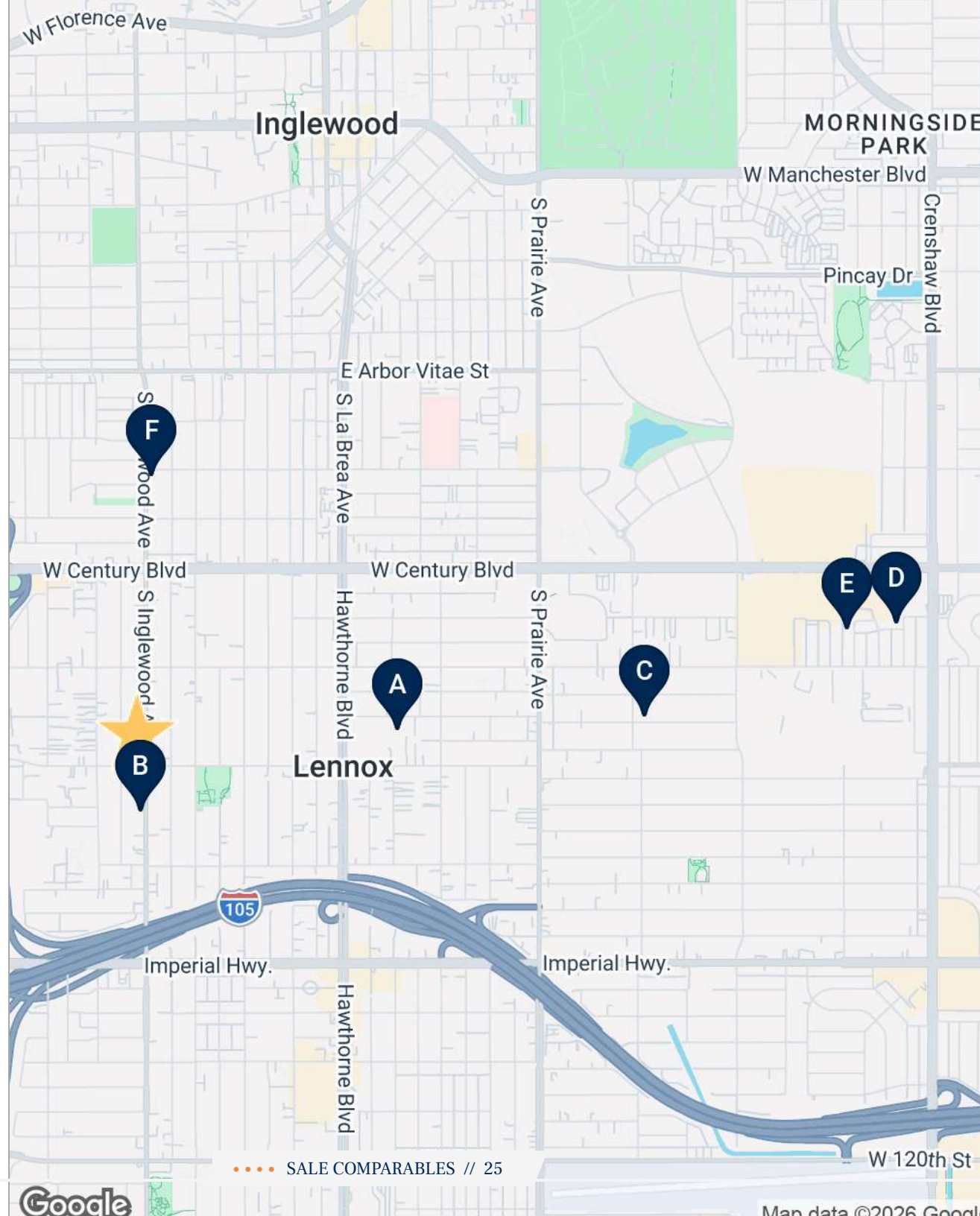
SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

Marcus & Millichap








SALE COMPS MAP

- ★ 10613 S Inglewood Ave
- A 4256 W 106th St
- B 10919 S Inglewood Ave
- C 3751 W 106th St
- D 3205 Bartdon Ave
- E 10211 England Ave
- F 1100 S Inglewood Ave



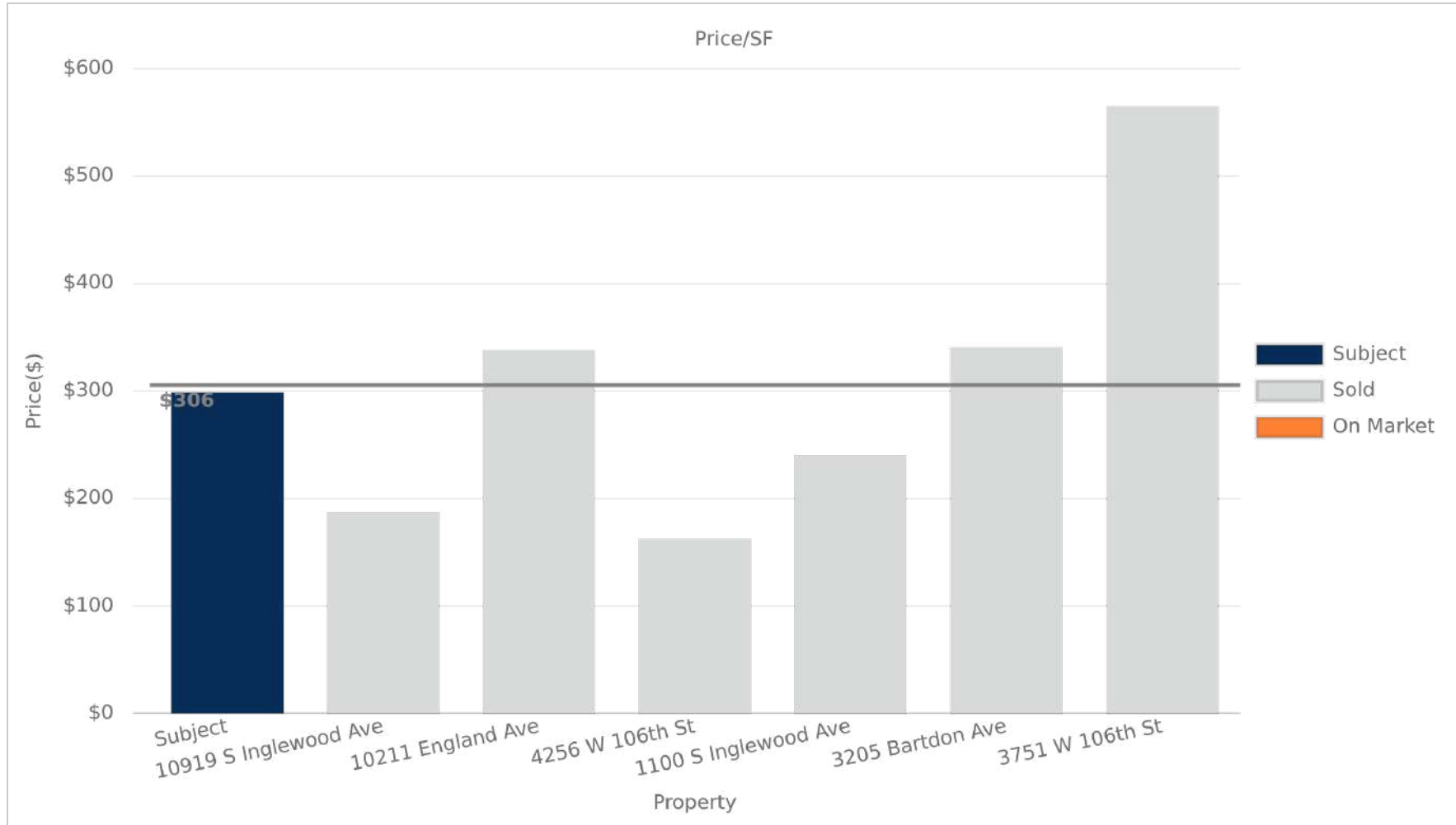
10613 S INGLEWOOD AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	10613 S Inglewood Ave Inglewood, CA 90304	\$1,650,000	5,528 SF	\$298.48	0.4 AC	\$206,250	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	4256 W 106th St Inglewood, CA 90304	\$965,000	5,947 SF	\$162.27	0.29 AC	\$193,000	5	09/22/2025
	10919 S Inglewood Ave Inglewood, CA 90304	\$1,150,000	6,148 SF	\$187.05	0.22 AC	\$191,666	6	05/01/2025
	3751 W 106th St Inglewood, CA 90303	\$1,060,000	1,876 SF	\$565.03	0.18 AC	\$212,000	5	01/28/2026
	3205 Bartdon Ave Inglewood, CA 90303	\$1,525,000	4,474 SF	\$340.86	0.15 AC	\$254,166	6	01/02/2026
	10211 England Ave Inglewood, CA 90303	\$2,075,000	6,140 SF	\$337.95	0.3 AC	\$259,375	8	05/06/2025
	1100 S Inglewood Ave Inglewood, CA 90301	\$1,258,000	5,236 SF	\$240.26	0.15 AC	\$209,666	6	10/23/2025
	AVERAGES	\$1,338,833	4,970 SF	\$305.57	0.22 AC	\$219,979	6	-

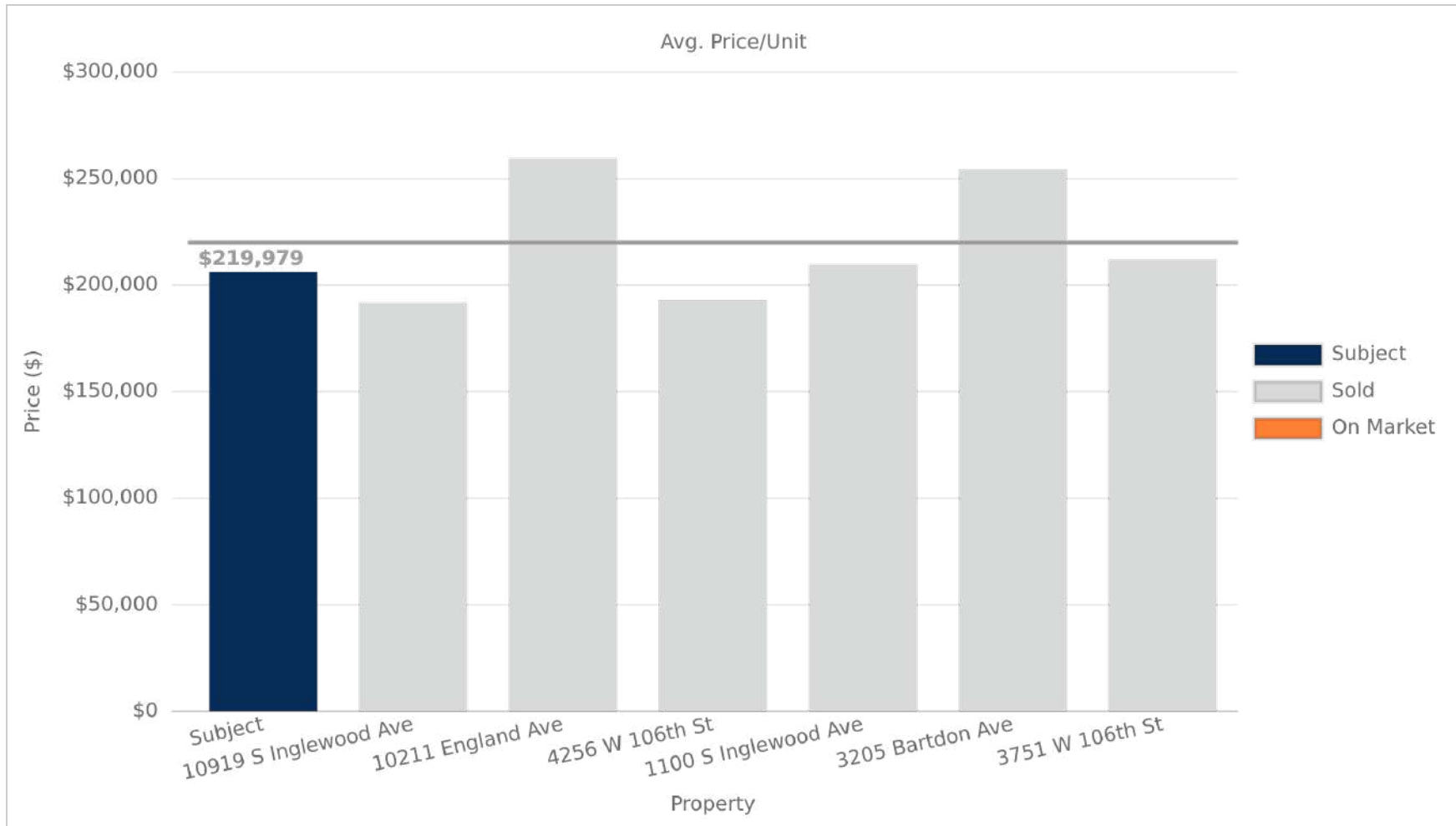
10613 S INGLEWOOD AVE

PRICE PER SF CHART



10613 S INGLEWOOD AVE

PRICE PER UNIT CHART



10613 S INGLEWOOD AVE

SALE COMPS



★ **10613 S Inglewood Ave**
Inglewood, CA 90304

Listing Price:	\$1,650,000	Price/SF:	\$298.48
Property Type:	Multifamily	GRM:	10.78
NOI:	\$103,941	Cap Rate:	6.30%
Occupancy:	100%	Year Built:	1958
Number Of Units:	8	Lot Size:	0.4 Acres
Price/Unit:	\$206,250	Total SF:	5,528 SF



▲ **4256 W 106th St**
Inglewood, CA 90304

Sale Price:	\$965,000	Price/SF:	\$162.27
Property Type:	Multifamily	GRM:	11.03
NOI:	-	Cap Rate:	5.90%
Year Built:	1957	COE:	09/22/2025
Number Of Units:	5	Lot Size:	0.29 Acres
Price/Unit:	\$193,000	Total SF:	5,947 SF

10613 S INGLEWOOD AVE

SALE COMPS



B 10919 S Inglewood Ave
Inglewood, CA 90304

Sale Price:	\$1,150,000	Price/SF:	\$187.05
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	8.42%
Year Built:	1949	COE:	05/01/2025
Number Of Units:	6	Lot Size:	0.22 Acres
Price/Unit:	\$191,666	Total SF:	6,148 SF



C 3751 W 106th St
Inglewood, CA 90303

Sale Price:	\$1,060,000	Price/SF:	\$565.03
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1922	COE:	01/28/2026
Number Of Units:	5	Lot Size:	0.18 Acres
Price/Unit:	\$212,000	Total SF:	1,876 SF

10613 S INGLEWOOD AVE

SALE COMPS



D 3205 Bartdon Ave
Inglewood, CA 90303

Sale Price:	\$1,525,000	Price/SF:	\$340.86
Property Type:	Multifamily	GRM:	8.71
NOI:	-	Cap Rate:	8.47%
Year Built:	1956	COE:	01/02/2026
Number Of Units:	6	Lot Size:	0.15 Acres
Price/Unit:	\$254,166	Total SF:	4,474 SF



E 10211 England Ave
Inglewood, CA 90303

Sale Price:	\$2,075,000	Price/SF:	\$337.95
Property Type:	Multifamily	GRM:	11.84
NOI:	-	Cap Rate:	5.33%
Year Built:	1958	COE:	05/06/2025
Number Of Units:	8	Lot Size:	0.3 Acres
Price/Unit:	\$259,375	Total SF:	6,140 SF

10613 S INGLEWOOD AVE

SALE COMPS



F 1100 S Inglewood Ave
Inglewood, CA 90301

Sale Price:	\$1,258,000	Price/SF:	\$240.26
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1963	COE:	10/23/2025
Number Of Units:	6	Lot Size:	0.15 Acres
Price/Unit:	\$209,666	Total SF:	5,236 SF

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