



OFFERING MEMORANDUM

714 S MYRTLE AVE

Inglewood, CA 90301

Marcus & Millichap

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EXECUTIVE SUMMARY

Offering Summary
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OFFERING SUMMARY

714 S MYRTLE AVE



Listing Price
\$3,100,000



Cap Rate
5.52%



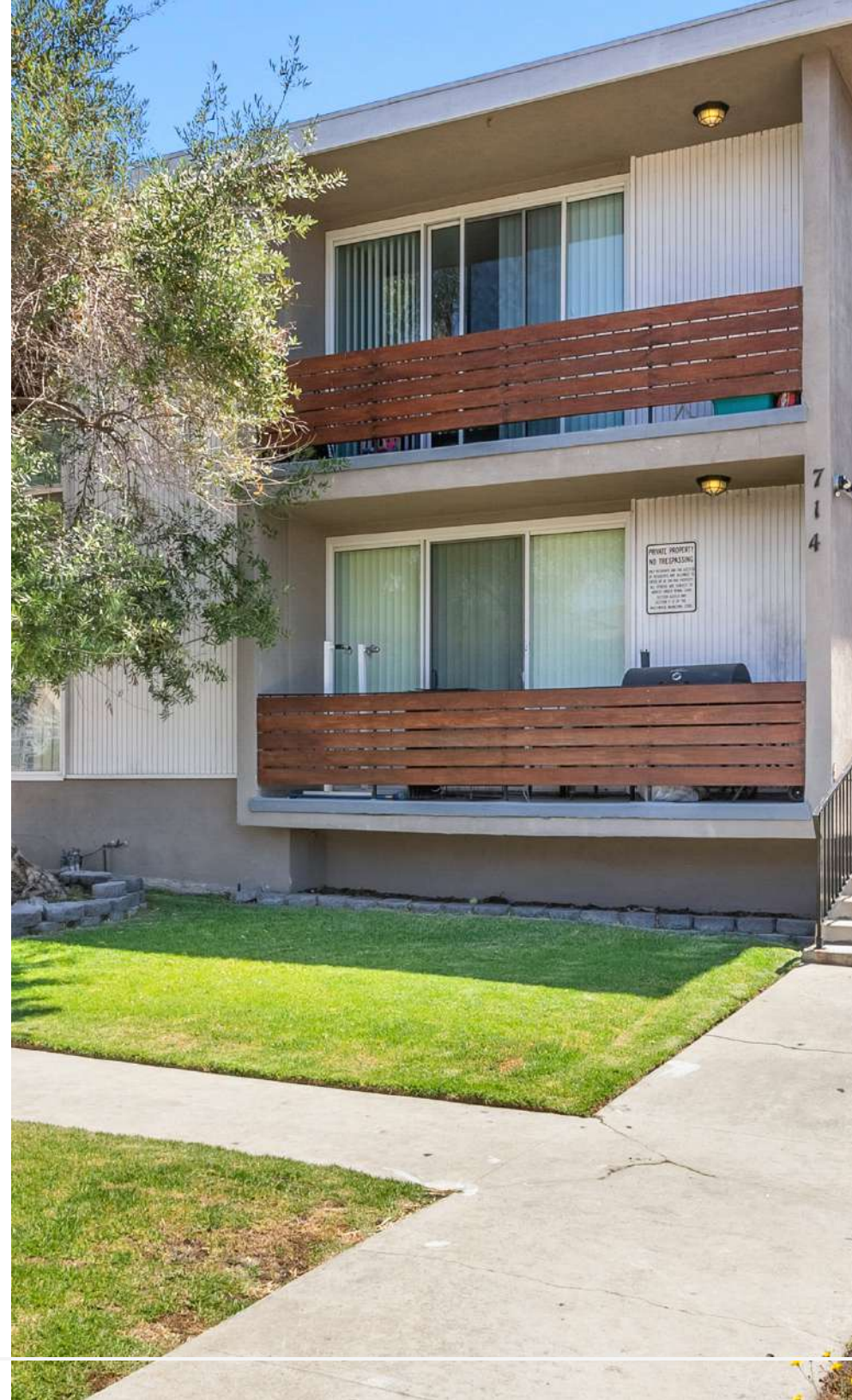
of Units
10

FINANCIAL

Listing Price	\$3,100,000
NOI	\$171,098
Cap Rate	5.52%
Price/SF	\$318.47
Price/Unit	\$310,000

OPERATIONAL

Gross SF	9,734 SF
# of Units	10
Lot Size	0.2 Acres (8,665 SF)
Year Built	1964



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Inglewood, CA 90301

INVESTMENT OVERVIEW

Marcus & Millichap, as the exclusive advisors, are pleased to present 714 Myrtle Ave, a rare turnkey investment opportunity located in the heart of Inglewood's thriving SoFi Stadium district—one of the most rapidly appreciating rental markets in Los Angeles. The 10-unit property has undergone significant upgrades, with 9 of the 10 units already renovated, offering investors strong in-place income with minimal deferred maintenance and the ability to capture additional upside through the remaining unit. The asset features an exceptional unit mix with large, well-designed floor plans averaging approximately 960 square feet, providing a competitive advantage in attracting and retaining quality tenants. Interior renovations include modern finishes such as quartz countertops, stainless steel appliances, and dishwashers, aligning the property with today's renter expectations and supporting premium rental rates. Positioned near major entertainment, employment, and retail hubs, 714 Myrtle Ave offers a compelling combination of stability, quality, and long-term appreciation potential in one of Southern California's most dynamic growth corridors. For more information, please reach out.

INVESTMENT HIGHLIGHTS

Turnkey Asset with Remaining Upside

Prime Location in the SoFi Stadium Corridor

Large & Desirable Floor Plans

Modern Interior Upgrades

SECTION 2

02

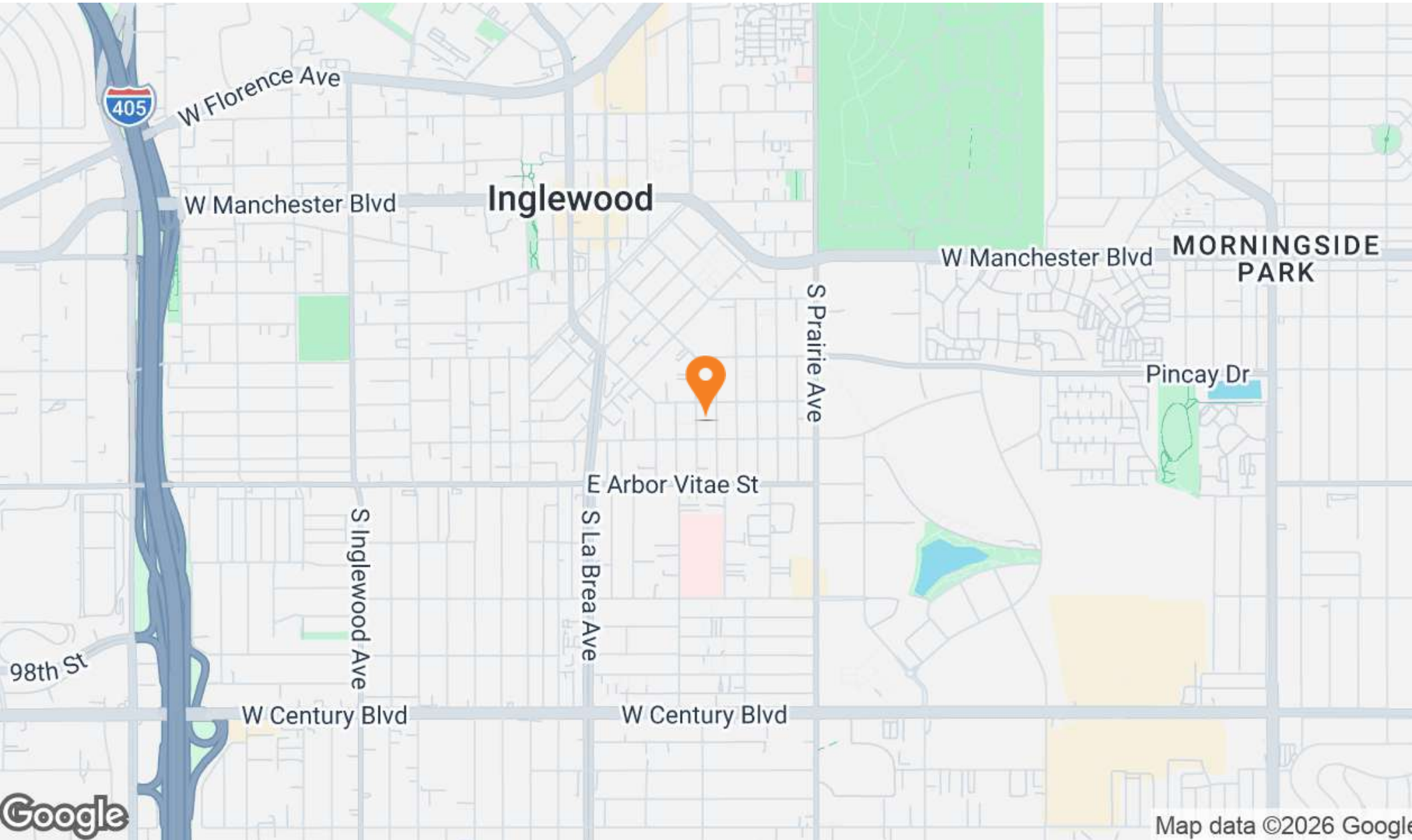
PROPERTY INFORMATION

Regional Map
Local Map

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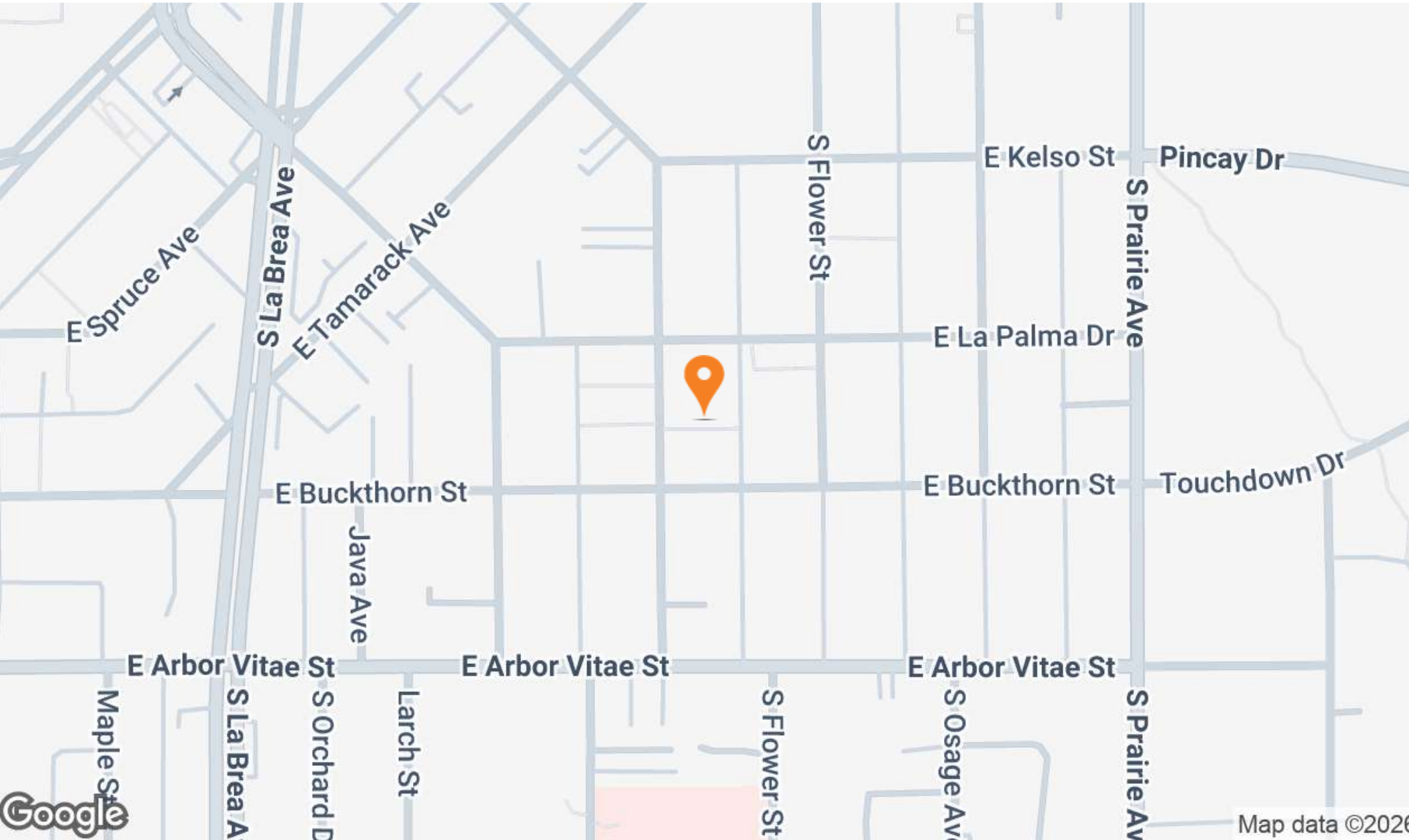
714 S MYRTLE AVE

REGIONAL MAP



714 S MYRTLE AVE

LOCAL MAP





PRIVATE PROPERTY
NO TRESPASSING

7
1
4











SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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714 S MYRTLE AVE

FINANCIAL DETAILS

As of April, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 2 Bathroom		\$2,643		\$3,000	
02	3 Bedroom 2 Bathroom		\$2,703		\$2,700	
03	2 Bedroom 2 Bathroom		\$2,303		\$2,450	
04	2 Bedroom 2 Bathroom		\$2,416		\$2,450	
05	2 Bedroom 2 Bathroom		\$2,416		\$2,450	
06	2 Bedroom 2 Bathroom		\$2,377		\$2,450	
07	1 Bedroom 1 Bathroom		\$1,903		\$1,995	
08	1 Bedroom 1 Bathroom		\$1,886		\$1,995	
09	1 Bedroom 1 Bathroom		\$1,833		\$1,995	
10	1 Bedroom 1 Bathroom		\$1,903		\$1,995	
Total		Square Feet: 9,734	\$22,380	\$2.30	\$23,480	\$2.41

714 S MYRTLE AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$281,760		\$281,760			\$28,176	\$28.95
Loss to Lease	(\$13,205)					\$0	\$0.00
Gross Scheduled Rent	\$268,555		\$281,760			\$28,176	\$28.95
Economic Vacancy	(\$8,057)	3.00%	(\$8,453)	3.00%		(\$845)	(\$0.87)
Effective Rental Income	\$260,499		\$273,307			\$27,331	\$28.08
Other Income	\$15,367		\$15,367			\$1,537	\$1.58
Effective Gross Income	\$275,865		\$288,674			\$28,867	\$29.66
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$38,421		\$38,421		[1.24%]	\$3,842	\$3.95
Insurance	\$8,000		\$8,000			\$800	\$0.82
Utilities	\$17,478		\$17,478			\$1,748	\$1.80
Repairs & Maintenance	\$4,000		\$4,000			\$400	\$0.41
Marketing & Advertising	\$1,000		\$1,000			\$100	\$0.10
General & Administrative	\$3,000		\$3,000			\$300	\$0.31
Pest Control	\$3,000		\$3,000			\$300	\$0.31
Landscaping	\$11,545		\$11,545			\$1,155	\$1.19
Operating Reserves	\$2,000		\$2,000			\$200	\$0.21
Management Fee	\$13,793	5.00%	\$14,434	5.00%		\$1,443	\$1.48
Total Expenses	\$102,237		\$102,877			\$10,288	\$10.57
Expenses as % of EGI	37.06%		35.64%				
Net Operating Income	\$173,628		\$185,797			\$18,580	\$19.09

714 S MYRTLE AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$3,100,000	
Down Payment	\$1,271,000	41%
Number of Units	10	
Price Per Unit	\$310,000	
Price Per SqFt	\$318.47	
Gross SqFt	9,734 SF	
Lot Size	0.20 Acres	
Year Built	1964	

RETURNS	Current	Year 1
Cap Rate	5.52%	5.91%
GRM	11.24	11.00
Cash on Cash	4.61%	5.57%
Debt Coverage Ratio	1.52	1.63
Debt Yield	9.35%	-

FINANCING	1st Loan
Loan Amount	\$1,829,000
Loan Type	Interest Only - 36 Months
Interest Rate	6.15%
Debt Service	(\$112,484)
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
2	3 Bedroom 2 Bathroom		\$2,673	\$2,850
4	2 Bedroom 2 Bathroom		\$2,378	\$2,450
4	1 Bedroom 1 Bathroom		\$1,881	\$1,995

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$268,555		\$281,760	
Less: Vacancy	(\$8,057)	3.0%	(\$8,453)	3.0%
Gross Rental Revenue	\$260,499		\$273,307	
Other Income	\$15,367		\$15,367	
Effective Gross Income	\$275,865		\$288,674	
Less: Expenses	(\$104,767)	38.0%	(\$105,407)	36.5%
Net Operating Income	\$171,098		\$183,267	
Debt Service	(\$112,484)		(\$112,484)	
Cash Flow	\$58,615	4.61%	\$70,783	5.57%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$58,615	4.61%	\$70,783	5.57%

EXPENSES	Current	Year 1
Real Estate Taxes	\$38,421	\$38,421
Insurance	\$8,000	\$8,000
Utilities	\$17,478	\$17,478
Repairs & Maintenance	\$4,000	\$4,000
Marketing & Advertising	\$1,000	\$1,000
General & Administrative	\$3,000	\$3,000
Pest Control	\$3,000	\$3,000
Landscaping	\$11,545	\$11,545
Operating Reserves	\$2,000	\$2,000
Management Fee	\$13,793	\$14,434
Total Expenses	\$102,237	\$102,877
Expenses Per Unit	\$10,224	\$10,288
Expenses Per SqFt	\$10.50	\$10.57

SECTION 4

04

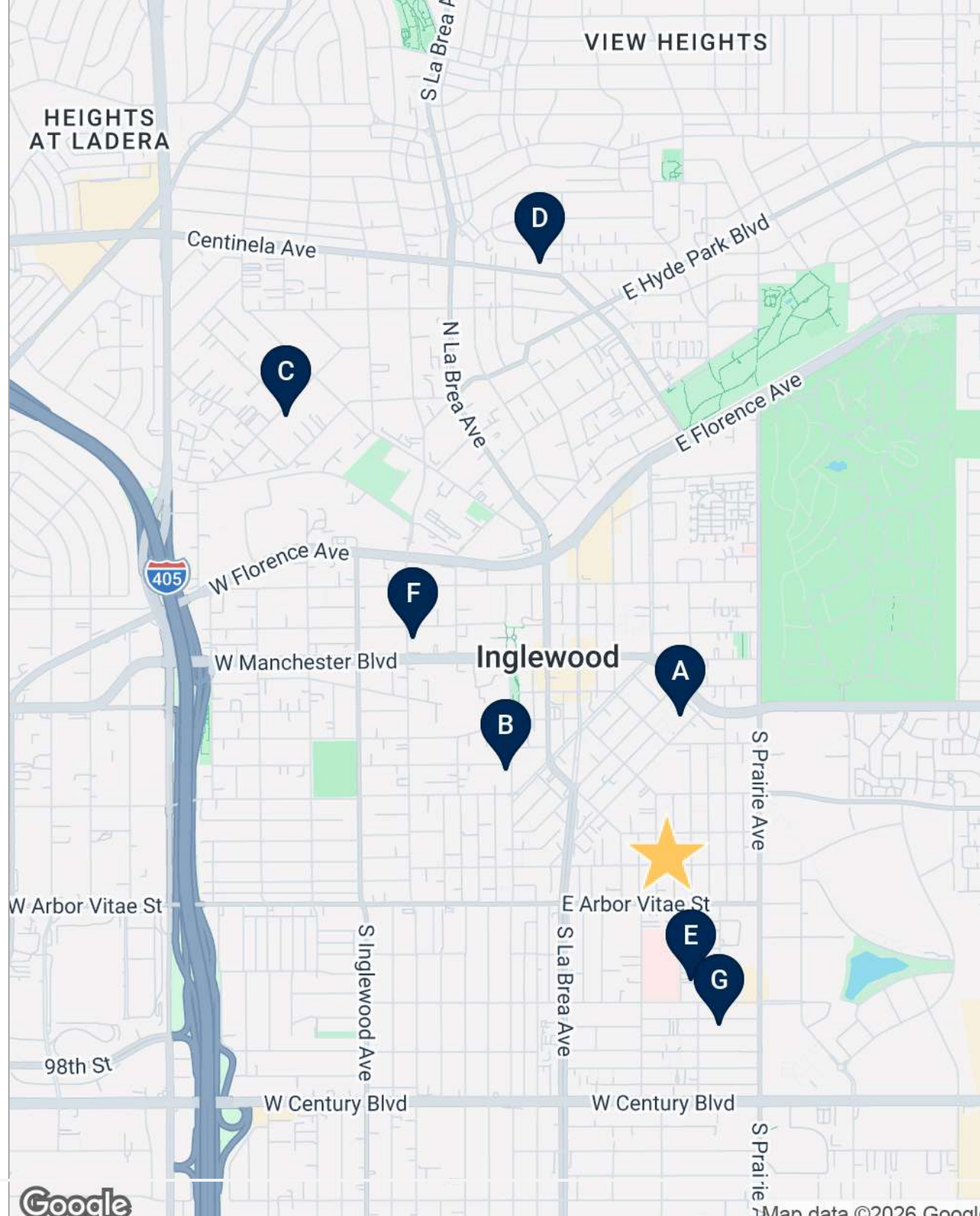
SALE COMPARABLES

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

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SALE COMPS MAP

- ★ 714 S Myrtle Ave
- A 427 E Tamarack Ave
- B 501 S Grevillea Ave
- C 604 Venice Way
- D 824 Centinela Ave
- E 1018 S Flower St
- F 110 S Eucalyptus Ave
- G 617 E 97th St



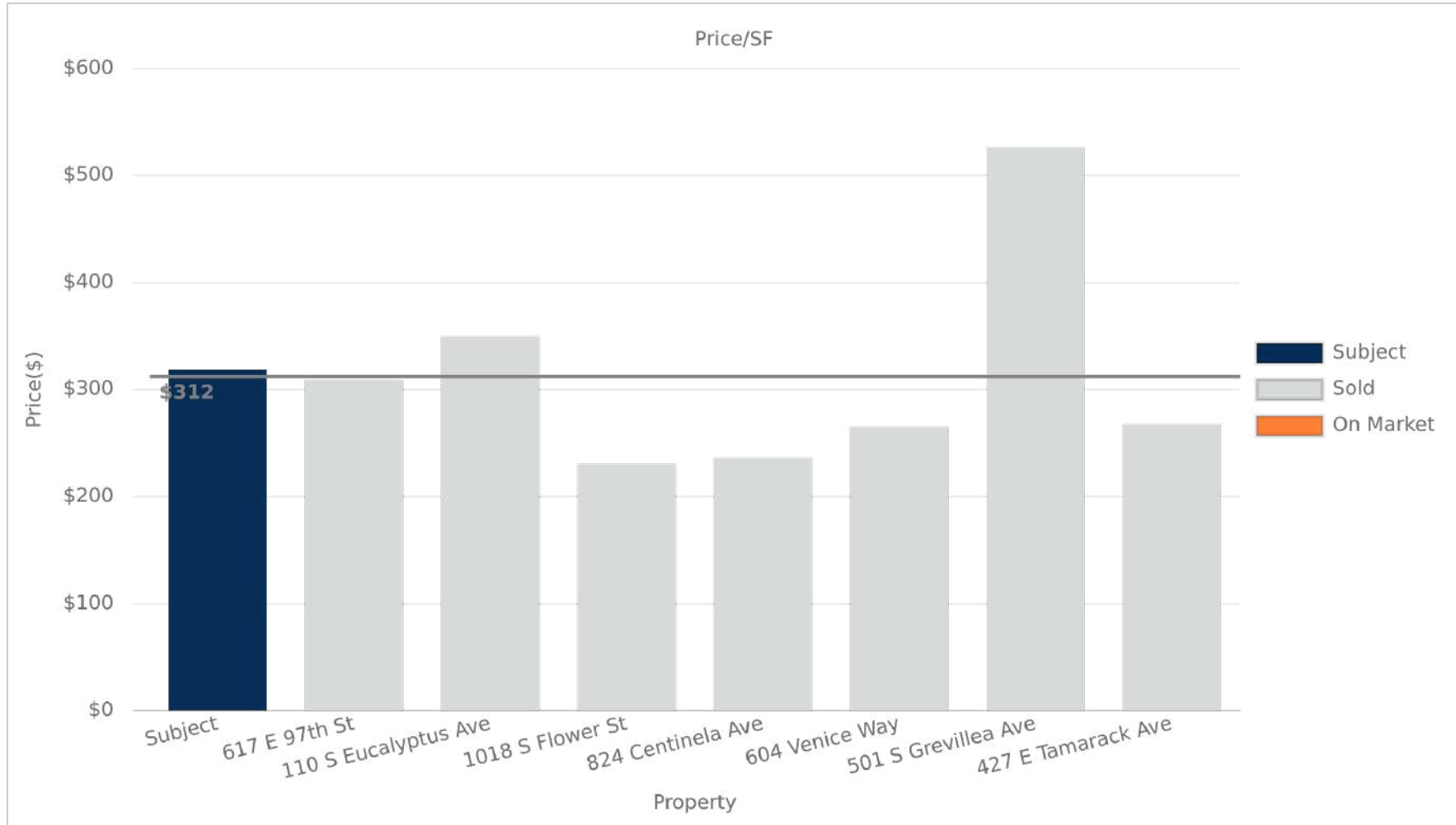
714 S MYRTLE AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	714 S Myrtle Ave Inglewood, CA 90301	\$3,100,000	9,734 SF	\$318.47	0.2 AC	\$310,000	5.52%	10	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	427 E Tamarack Ave Inglewood, CA 90301	\$3,375,000	12,600 SF	\$267.86	0.25 AC	\$281,250	5.91%	12	03/05/2026
	501 S Grevillea Ave Inglewood, CA 90301	\$3,150,000	5,984 SF	\$526.40	0.24 AC	\$315,000	-	10	09/11/2025
	604 Venice Way Inglewood, CA 90302	\$1,640,000	6,184 SF	\$265.20	0.17 AC	\$273,333	6.05%	6	08/18/2025
	824 Centinela Ave Inglewood, CA 90302	\$1,700,000	7,194 SF	\$236.31	0.17 AC	\$283,333	5.84%	6	06/06/2025
	1018 S Flower St Inglewood, CA 90301	\$6,750,000	29,273 SF	\$230.59	0.42 AC	\$355,263	5.50%	19	05/21/2025
	110 S Eucalyptus Ave Inglewood, CA 90301	\$2,545,000	7,280 SF	\$349.59	0.18 AC	\$363,571	6.12%	7	03/19/2025
	617 E 97th St Inglewood, CA 90301	\$5,875,000	19,014 SF	\$308.98	0.41 AC	\$326,388	5.53%	18	11/26/2024
	AVERAGES	\$3,576,429	12,504 SF	\$312.13	0.26 AC	\$314,020	5.83%	11	-

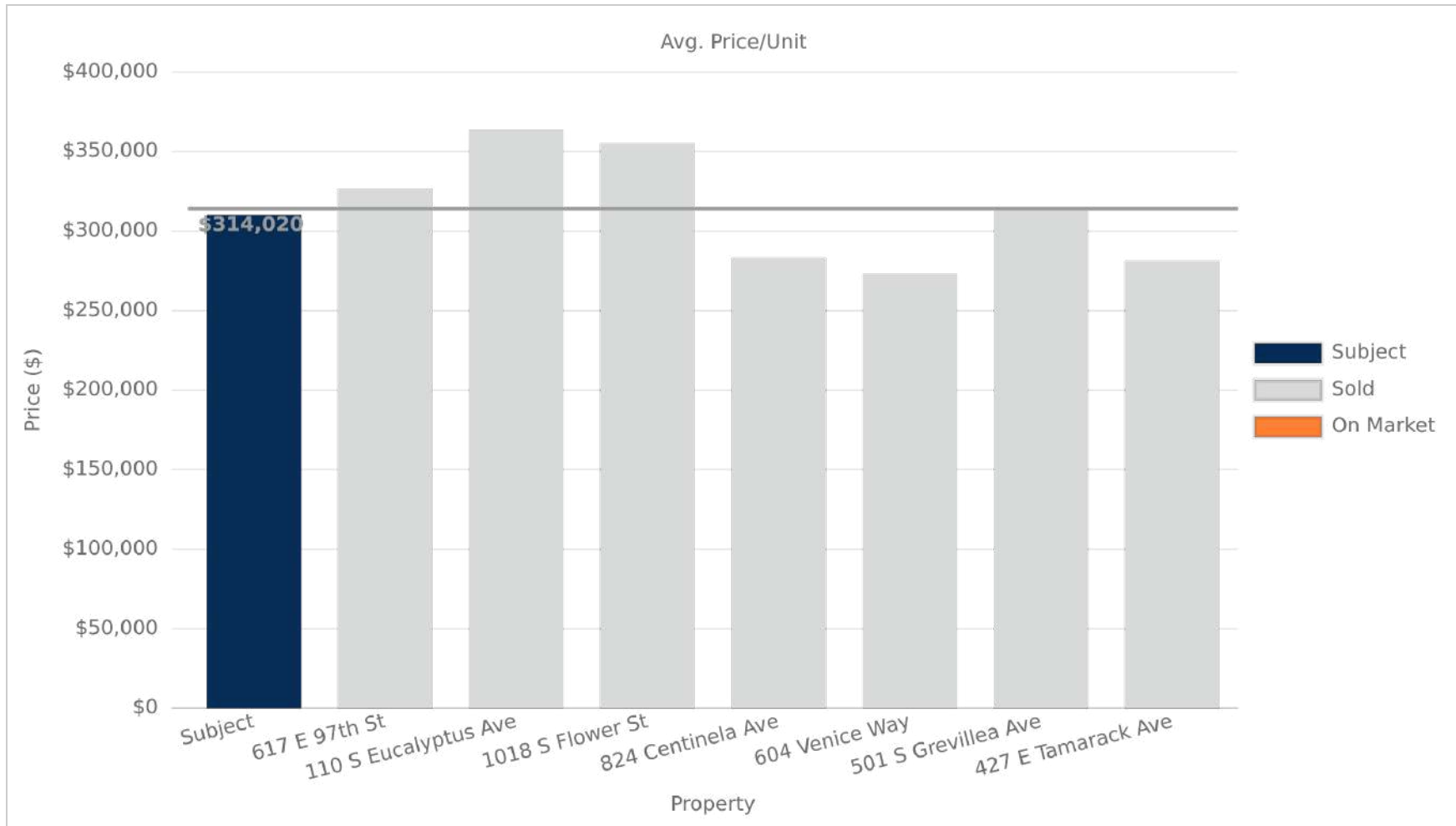
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PRICE PER SF CHART



714 S MYRTLE AVE

PRICE PER UNIT CHART



714 S MYRTLE AVE

SALE COMPS



★ **714 S Myrtle Ave**
Inglewood, CA 90301

Listing Price:	\$3,100,000	Price/SF:	\$318.47
Property Type:	Multifamily	GRM:	11.54
NOI:	\$171,098	Cap Rate:	5.52%
Occupancy:	100%	Year Built:	1964
Number Of Units:	10	Lot Size:	0.2 Acres
Price/Unit:	\$310,000	Total SF:	9,734 SF



📍 **427 E Tamarack Ave**
Inglewood, CA 90301

Sale Price:	\$3,375,000	Price/SF:	\$267.86
Property Type:	Multifamily	GRM:	11.5
NOI:	-	Cap Rate:	5.91%
Year Built:	1964	COE:	03/05/2026
Number Of Units:	12	Lot Size:	0.25 Acres
Price/Unit:	\$281,250	Total SF:	12,600 SF

714 S MYRTLE AVE

SALE COMPS



B 501 S Grevillea Ave
Inglewood, CA 90301

Sale Price:	\$3,150,000	Price/SF:	\$526.40
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1990	COE:	09/11/2025
Number Of Units:	10	Lot Size:	0.24 Acres
Price/Unit:	\$315,000	Total SF:	5,984 SF



C 604 Venice Way
Inglewood, CA 90302

Sale Price:	\$1,640,000	Price/SF:	\$265.20
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.05%
Year Built:	1989	COE:	08/18/2025
Number Of Units:	6	Lot Size:	0.17 Acres
Price/Unit:	\$273,333	Total SF:	6,184 SF

714 S MYRTLE AVE

SALE COMPS



D 824 Centinela Ave
Inglewood, CA 90302

Sale Price:	\$1,700,000	Price/SF:	\$236.31
Property Type:	Multifamily	GRM:	12.09
NOI:	-	Cap Rate:	5.84%
Year Built:	1989	COE:	06/06/2025
Number Of Units:	6	Lot Size:	0.17 Acres
Price/Unit:	\$283,333	Total SF:	7,194 SF



E 1018 S Flower St
Inglewood, CA 90301

Sale Price:	\$6,750,000	Price/SF:	\$230.59
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.50%
Year Built:	1960	COE:	05/21/2025
Number Of Units:	19	Lot Size:	0.42 Acres
Price/Unit:	\$355,263	Total SF:	29,273 SF

714 S MYRTLE AVE

SALE COMPS



F 110 S Eucalyptus Ave
Inglewood, CA 90301

Sale Price:	\$2,545,000	Price/SF:	\$349.59
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.12%
Year Built:	1987	COE:	03/19/2025
Number Of Units:	7	Lot Size:	0.18 Acres
Price/Unit:	\$363,571	Total SF:	7,280 SF



G 617 E 97th St
Inglewood, CA 90301

Sale Price:	\$5,875,000	Price/SF:	\$308.98
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.53%
Year Built:	1988	COE:	11/26/2024
Number Of Units:	18	Lot Size:	0.41 Acres
Price/Unit:	\$326,388	Total SF:	19,014 SF

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