



OFFERING MEMORANDUM

# 516 EVERGREEN ST

Inglewood, CA 90302

Marcus & Millichap

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Activity ID #ZAH0130112

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516 EVERGREEN ST

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# TABLE OF CONTENTS

**5** EXECUTIVE SUMMARY

**8** PROPERTY INFORMATION

**24** FINANCIAL ANALYSIS

**28** SALE COMPARABLES



# 01



## EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

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# OFFERING SUMMARY

516 EVERGREEN ST



Listing Price  
**\$4,650,000**



Cap Rate  
**5.38%**



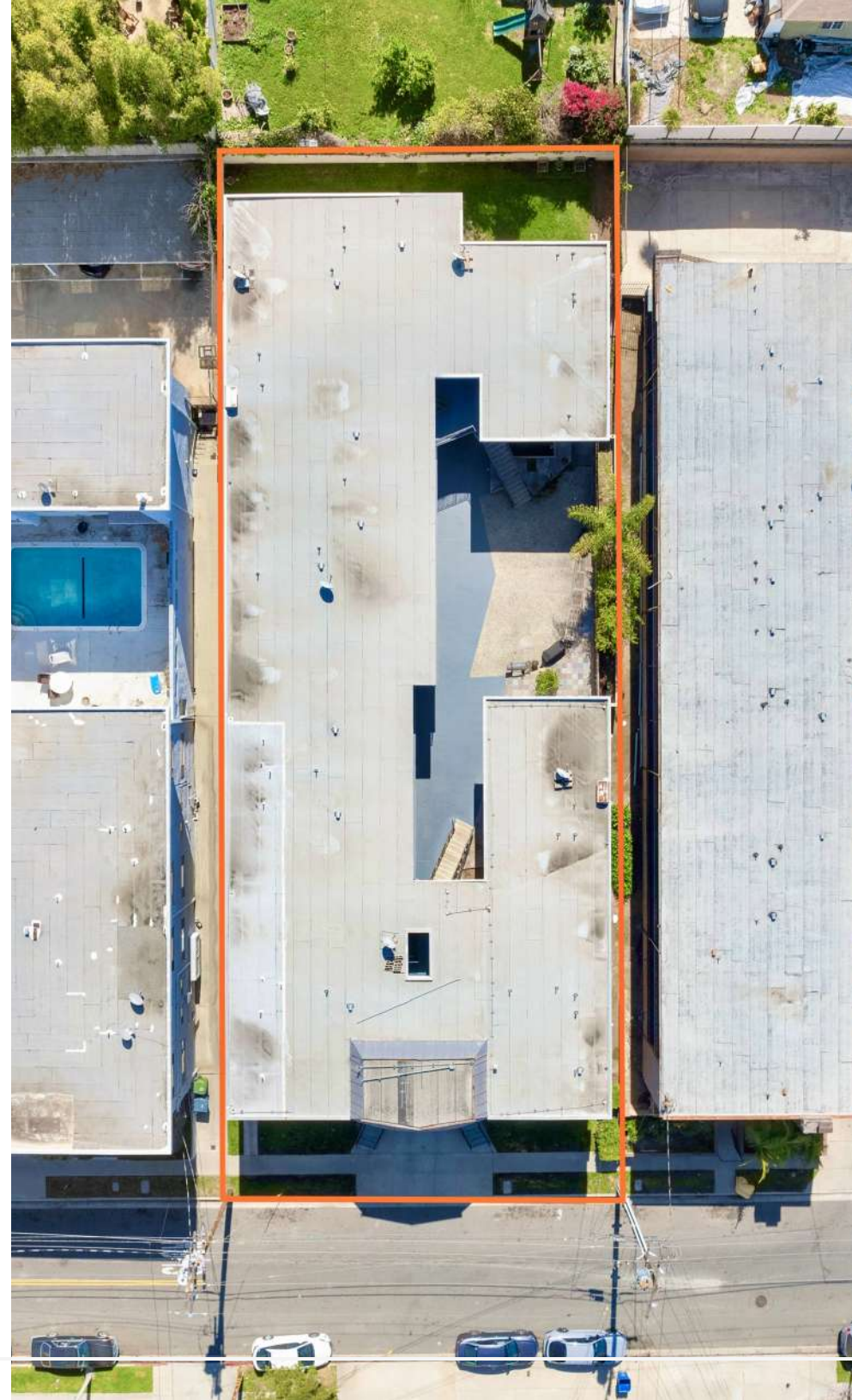
# of Units  
**16**

## FINANCIAL

Listing Price	\$4,650,000
NOI	\$250,340
Cap Rate	5.38%
Price/SF	\$318.28
Price/Unit	\$290,625

## OPERATIONAL

Gross SF	14,610 SF
# of Units	16
Lot Size	0.33 Acres (14,223 SF)
Year Built	1963



# 516 EVERGREEN ST

Inglewood, CA 90302

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## INVESTMENT OVERVIEW

Marcus & Millichap, as the exclusive advisors, are pleased to present 516 Evergreen St, a compelling investment opportunity in one of Inglewood's most dynamic and rapidly evolving submarkets. The 16-unit property offers an exceptional and diverse unit mix consisting of one-, two-, and three-bedroom units, including two townhouse-style residences, appealing to a broad tenant base. Approximately 12 of the 16 units have been renovated, providing strong in-place income with additional upside potential through continued interior upgrades. The property features spacious and highly desirable floor plans averaging approximately 865 square feet, allowing for enhanced tenant retention and the ability to command premium rents. Ideally situated near the 405 Freeway, the asset offers convenient access to major employment hubs throughout Los Angeles, while also being in close proximity to the major retail corridors along Centinela Avenue and La Cienega Boulevard. Combined with its location within a high-growth pocket of Inglewood—driven by nearby transformative developments such as SoFi Stadium, Intuit Dome, and Hollywood Park—516 Evergreen St is well-positioned to deliver both stable cash flow and long-term appreciation. For more information, please reach out.

## INVESTMENT HIGHLIGHTS

Strong Value-Add with Majority Renovated Units

Highly Desirable & Diverse Unit Mix

Spacious Floor Plans with Above-Average Unit Size

Excellent Accessibility & Central Location

SECTION 2

02

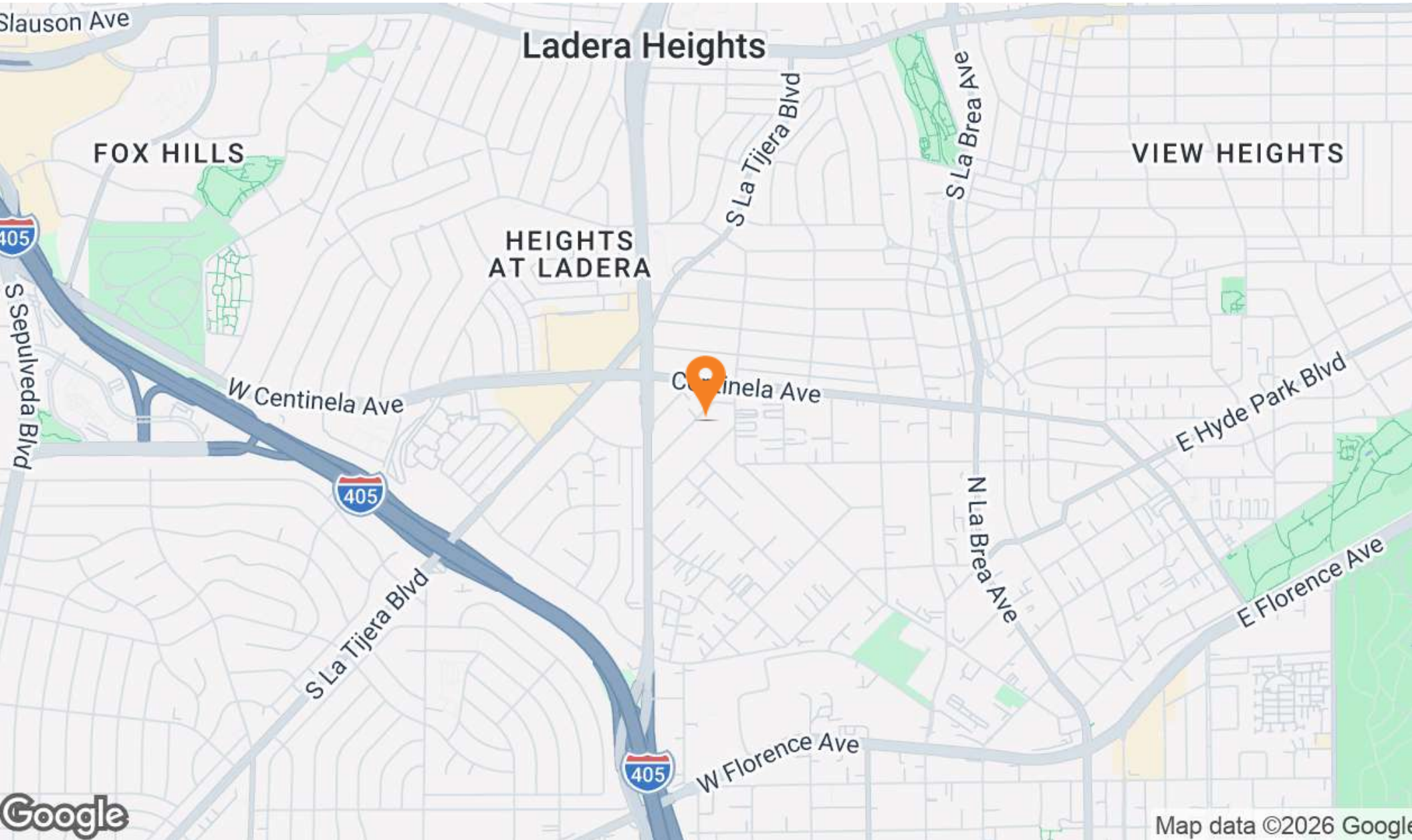
# PROPERTY INFORMATION

Regional Map  
Local Map

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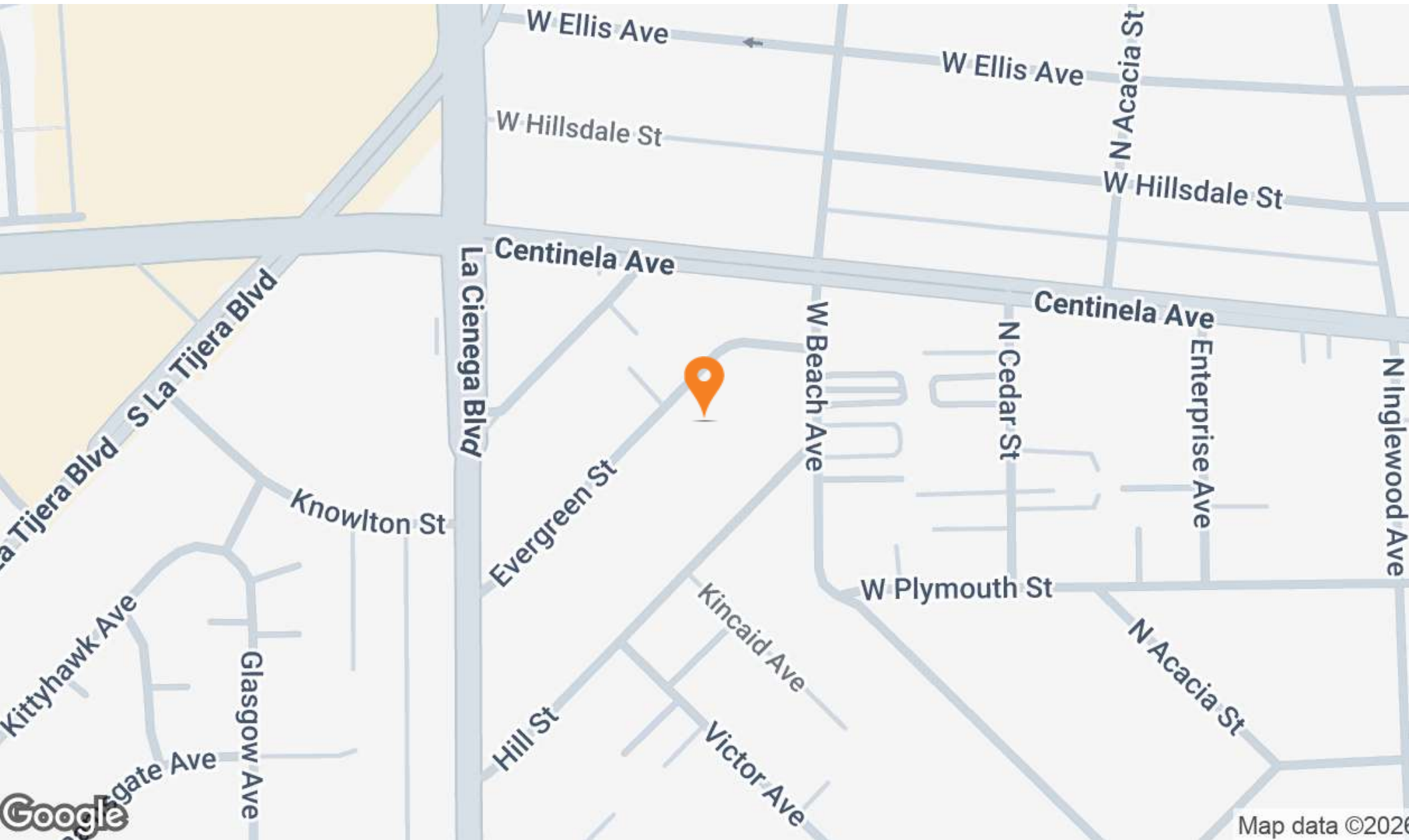
# 516 EVERGREEN ST

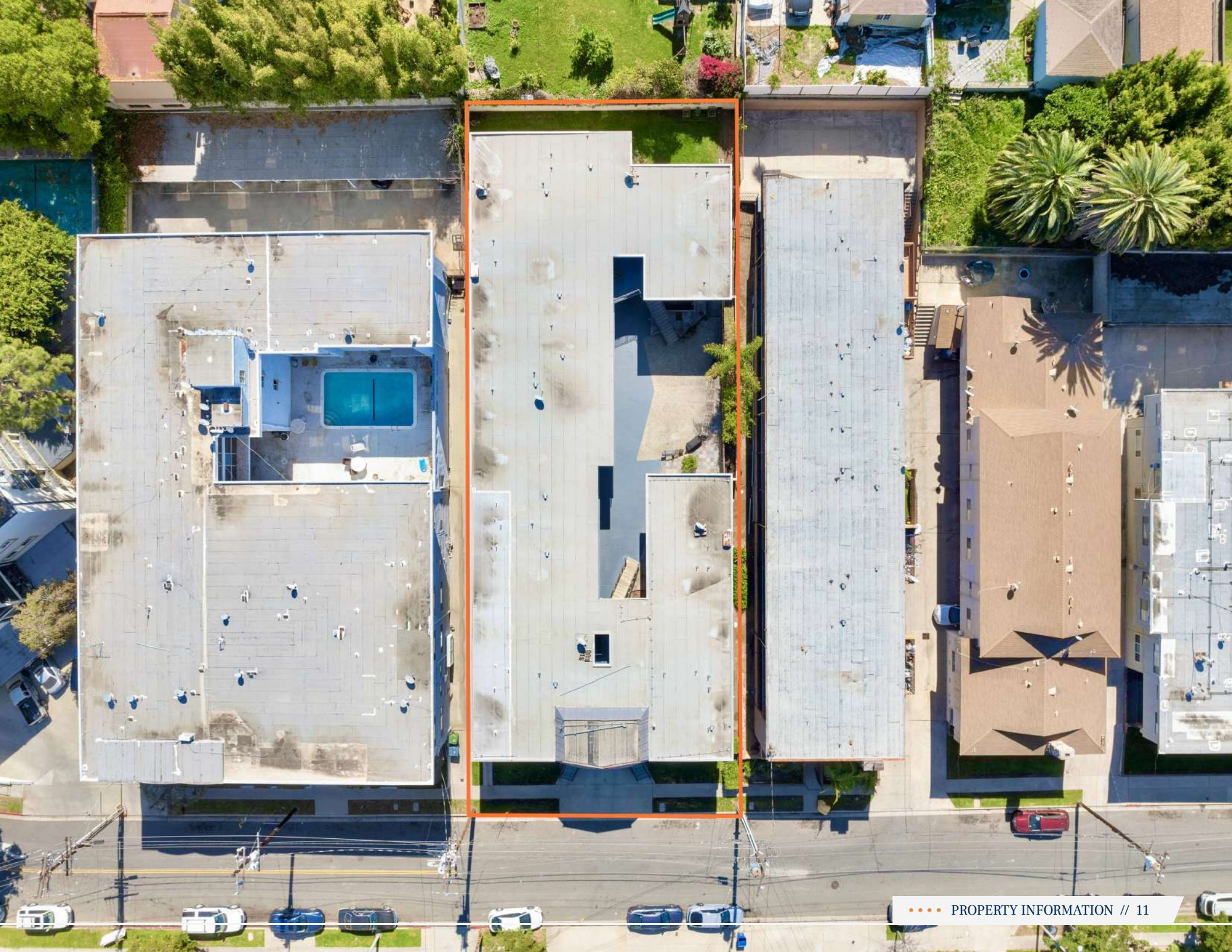
REGIONAL MAP



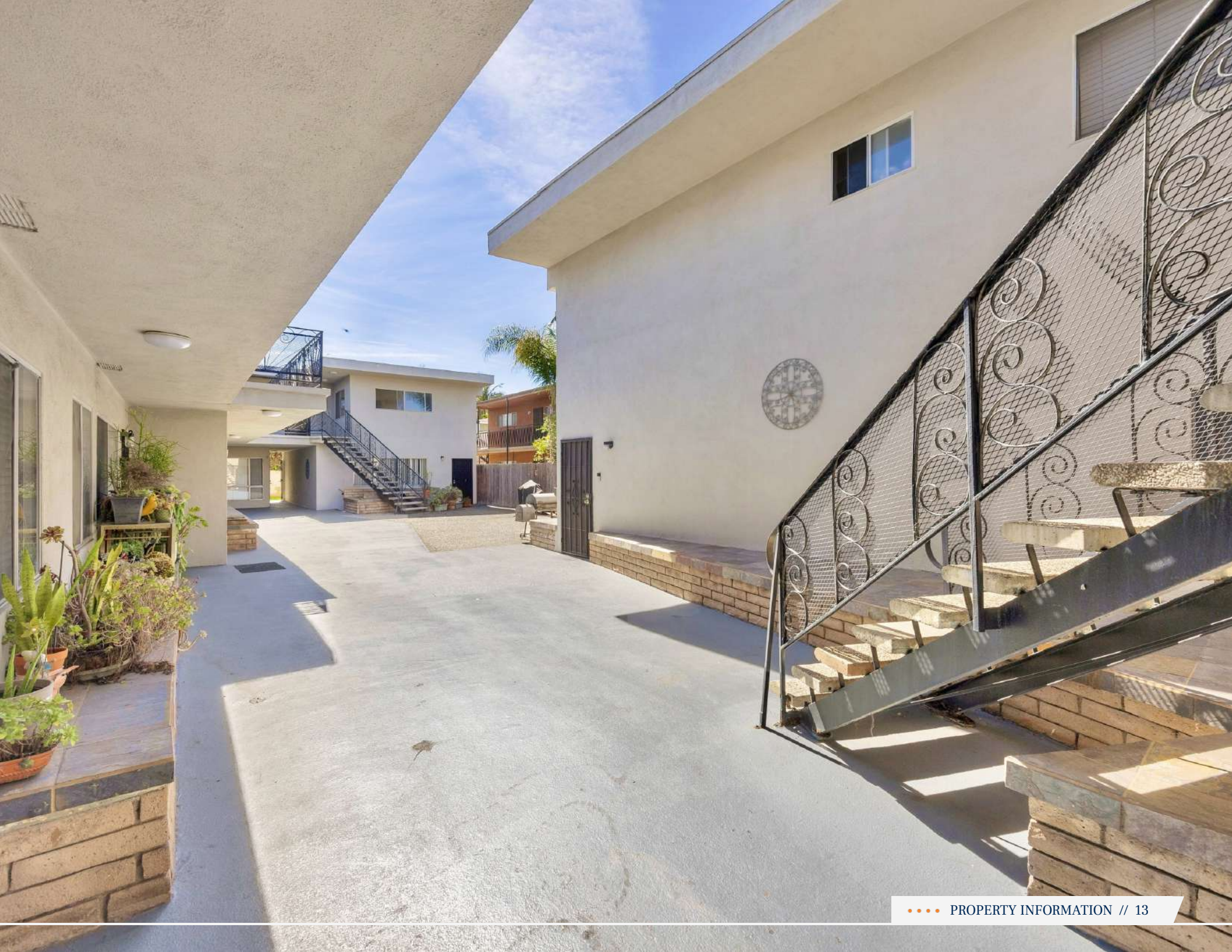
# 516 EVERGREEN ST

LOCAL MAP





























SECTION 3

# 03

## FINANCIAL ANALYSIS

Financial Details

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# 516 EVERGREEN ST

## FINANCIAL DETAILS

As of April, 2026

Unit	Unit Type	Notes	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 2 Bathroom		\$2,693		\$2,995	
02	3 Bedroom 2 Bathroom		\$2,627		\$2,995	
03	2 Bedroom 2 Bathroom		\$1,886		\$2,400	
04	2 Bedroom 2 Bathroom		\$2,303		\$2,400	
05	2 Bedroom 2 Bathroom		\$2,256		\$2,400	
06	2 Bedroom 2 Bathroom		\$2,303		\$2,400	
07	2 Bedroom 2 Bathroom	Townhouse	\$2,262		\$2,450	
08	2 Bedroom 2 Bathroom		\$1,920		\$2,400	
09	2 Bedroom 2 Bathroom		\$2,321		\$2,400	
10	2 Bedroom 1.5 Bathroom	Townhouse	\$2,350		\$2,350	
11	1 Bedroom 1 Bathroom		\$1,953		\$1,995	
12	1 Bedroom 1 Bathroom		\$1,299		\$1,995	
13	1 Bedroom 1 Bathroom		\$1,805		\$1,995	
14	1 Bedroom 1 Bathroom		\$1,665		\$1,995	
15	1 Bedroom 1 Bathroom		\$1,903		\$1,995	
16	1 Bedroom 1 Bathroom		\$1,895		\$1,995	
<b>Total</b>		Square Feet: 14,610	\$33,437	\$2.29	\$37,160	\$2.54

# 516 EVERGREEN ST

## FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$445,920		\$445,920			\$27,870	\$30.52
Loss to Lease	(\$44,681)					\$0	\$0.00
Gross Scheduled Rent	\$401,239		\$445,920			\$27,870	\$30.52
Economic Vacancy	(\$12,037)	3.00%	(\$13,378)	3.00%		(\$836)	(\$0.92)
Effective Rental Income	\$389,202		\$432,542			\$27,034	\$29.61
Other Income	\$36,672		\$36,672			\$2,292	\$2.51
Effective Gross Income	\$425,874		\$469,214			\$29,326	\$32.12
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$57,631		\$57,631		[1.24%]	\$3,602	\$3.94
Insurance	\$12,800		\$12,800			\$800	\$0.88
Utilities	\$27,010		\$27,010			\$1,688	\$1.85
Repairs & Maintenance	\$6,400		\$6,400			\$400	\$0.44
Marketing & Advertising	\$1,600		\$1,600			\$100	\$0.11
Onsite Payroll	\$31,200		\$31,200			\$1,950	\$2.14
General & Administrative	\$4,800		\$4,800			\$300	\$0.33
Pest Control	\$4,800		\$4,800			\$300	\$0.33
Landscaping	\$5,242		\$5,242			\$328	\$0.36
Operating Reserves	\$3,200		\$3,200			\$200	\$0.22
Management Fee	\$17,035	4.00%	\$18,769	4.00%		\$1,173	\$1.28
Total Expenses	\$171,717		\$173,451			\$10,841	\$11.87
Expenses as % of EGI	40.32%		36.97%				
Net Operating Income	\$254,157		\$295,764			\$18,485	\$20.24

# 516 EVERGREEN ST

## FINANCIAL DETAILS

SUMMARY		
Price	\$4,650,000	
Down Payment	\$1,860,000	40%
Number of Units	16	
Price Per Unit	\$290,625	
Price Per SqFt	\$318.28	
Gross SqFt	14,610 SF	
Lot Size	0.33 Acres	
Year Built	1963	

RETURNS	Current	Year 1
Cap Rate	5.38%	6.28%
GRM	10.92	9.91
Cash on Cash	4.23%	6.47%
Debt Coverage Ratio	1.46	1.70
Debt Yield	8.97%	-

FINANCING	1st Loan
Loan Amount	\$2,790,000
Loan Type	Interest Only - 36 Months
Interest Rate	6.15%
Debt Service	(\$171,585)
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		\$2,660	\$2,995
7	2 Bedroom 2 Bathroom		\$2,178	\$2,407
1	2 Bedroom 1.5 Bathroom		\$2,350	\$2,350
6	1 Bedroom 1 Bathroom		\$1,753	\$1,995

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$401,239		\$445,920	
Less: Vacancy	(\$12,037)	3.0%	(\$13,378)	3.0%
Gross Rental Revenue	\$389,202		\$432,542	
Other Income	\$36,672		\$36,672	
Effective Gross Income	\$425,874		\$469,214	
Less: Expenses	(\$175,534)	41.2%	(\$177,268)	37.8%
Net Operating Income	\$250,340		\$291,947	
Debt Service	(\$171,585)		(\$171,585)	
Cash Flow	\$78,755	4.23%	\$120,362	6.47%
Principal Reduction	\$0		\$0	
<b>TOTAL RETURN</b>	<b>\$78,755</b>	<b>4.23%</b>	<b>\$120,362</b>	<b>6.47%</b>

EXPENSES	Current	Year 1
Real Estate Taxes	\$57,631	\$57,631
Insurance	\$12,800	\$12,800
Utilities	\$27,010	\$27,010
Repairs & Maintenance	\$6,400	\$6,400
Marketing & Advertising	\$1,600	\$1,600
Onsite Payroll	\$31,200	\$31,200
General & Administrative	\$4,800	\$4,800
Pest Control	\$4,800	\$4,800
Landscaping	\$5,242	\$5,242
Operating Reserves	\$3,200	\$3,200
Management Fee	\$17,035	\$18,769
Total Expenses	\$171,717	\$173,451
Expenses Per Unit	\$10,732	\$10,841
Expenses Per SqFt	\$11.75	\$11.87

SECTION 4

# 04

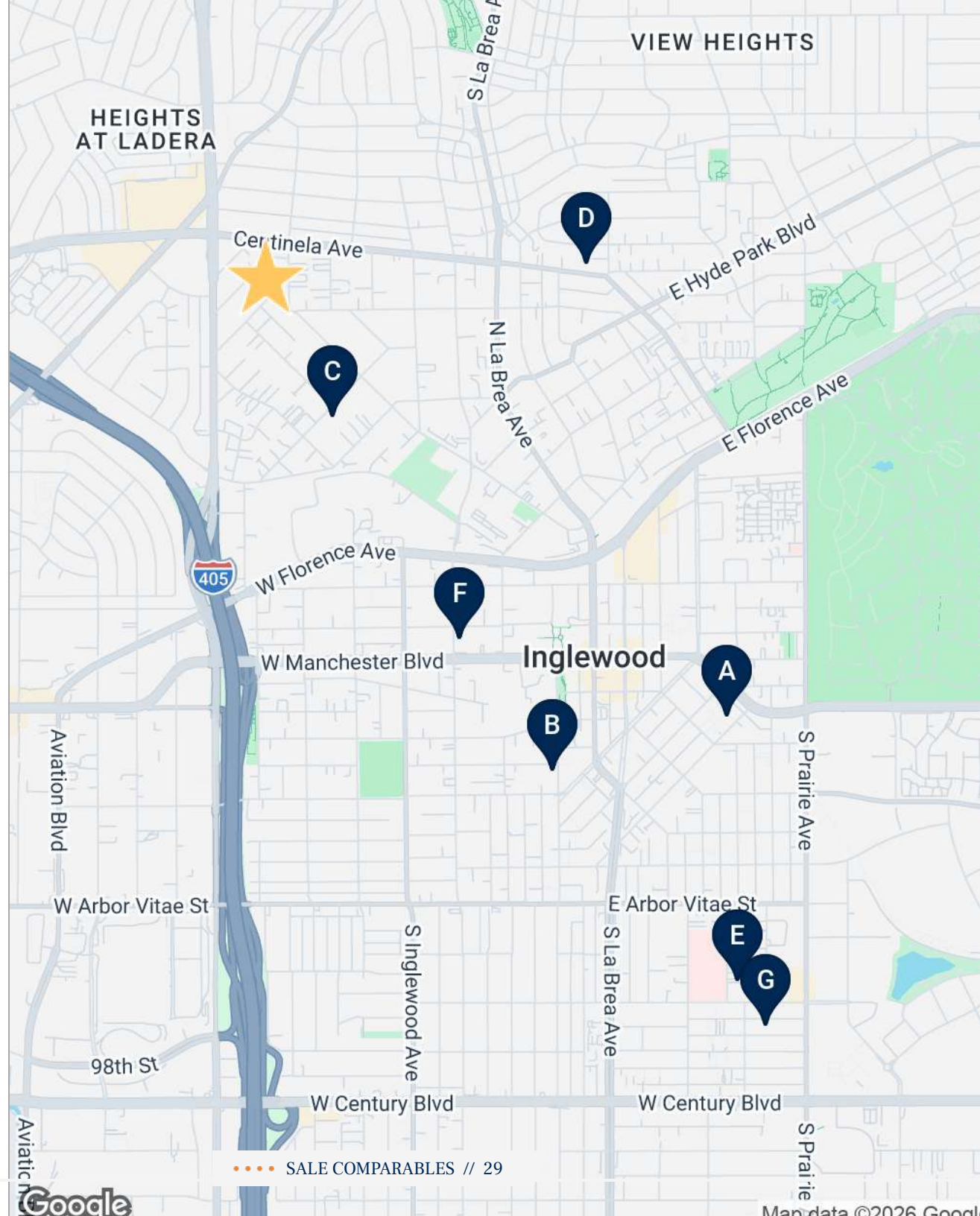
## SALE COMPARABLES

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

Marcus & Millichap









# SALE COMPS MAP

- ★ 516 Evergreen St
- 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



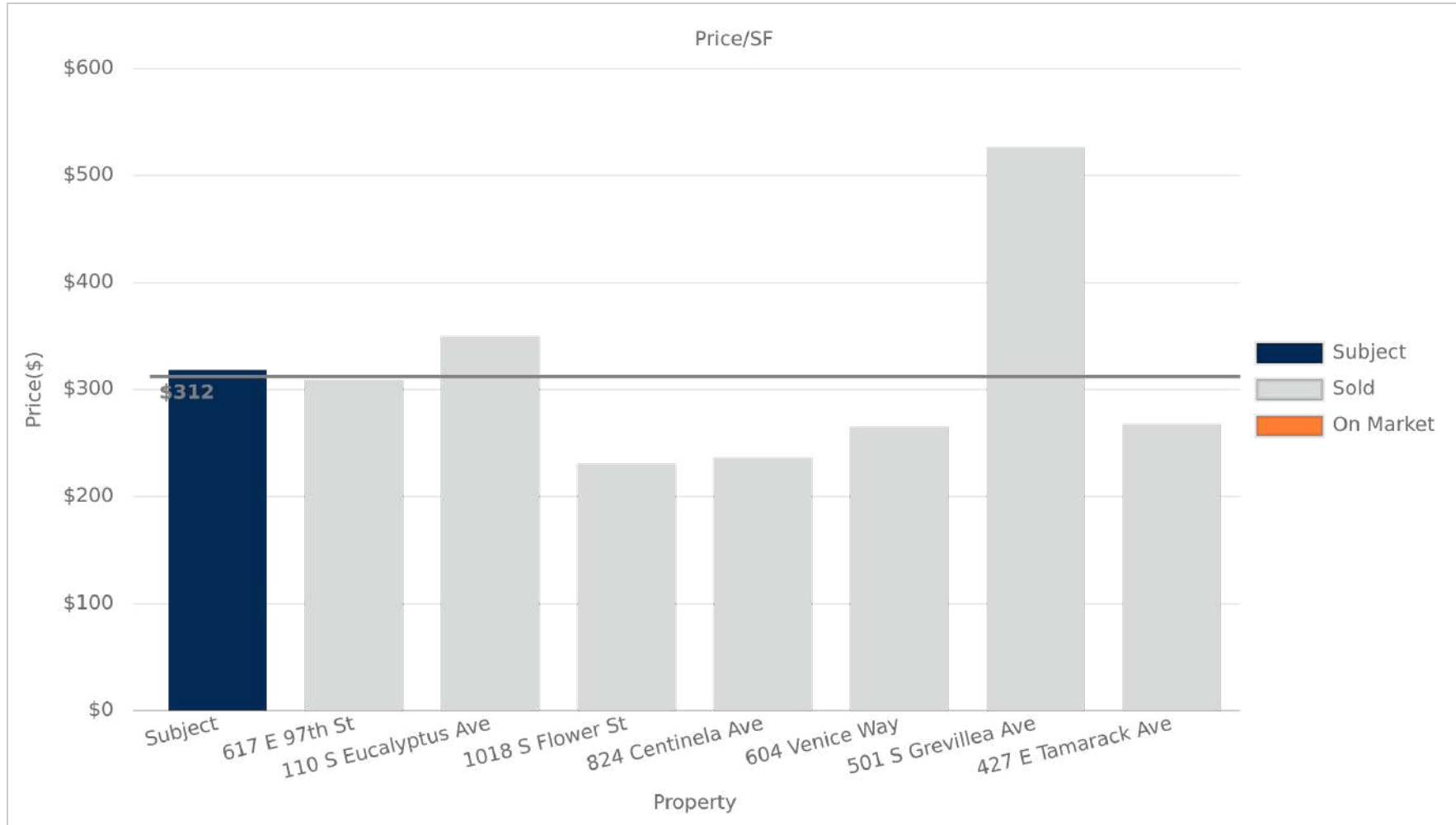
# 516 EVERGREEN ST

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>516 Evergreen St</b> Inglewood, CA 90302	\$4,650,000	14,610 SF	\$318.28	0.33 AC	\$290,625	5.38%	16	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>427 E Tamarack Ave</b> Inglewood, CA 90301	\$3,375,000	12,600 SF	\$267.86	0.25 AC	\$281,250	5.91%	12	03/05/2026
	<b>501 S Grevillea Ave</b> Inglewood, CA 90301	\$3,150,000	5,984 SF	\$526.40	0.24 AC	\$315,000	-	10	09/11/2025
	<b>604 Venice Way</b> Inglewood, CA 90302	\$1,640,000	6,184 SF	\$265.20	0.17 AC	\$273,333	6.05%	6	08/18/2025
	<b>824 Centinela Ave</b> Inglewood, CA 90302	\$1,700,000	7,194 SF	\$236.31	0.17 AC	\$283,333	5.84%	6	06/06/2025
	<b>1018 S Flower St</b> Inglewood, CA 90301	\$6,750,000	29,273 SF	\$230.59	0.42 AC	\$355,263	5.50%	19	05/21/2025
	<b>110 S Eucalyptus Ave</b> Inglewood, CA 90301	\$2,545,000	7,280 SF	\$349.59	0.18 AC	\$363,571	6.12%	7	03/19/2025
	<b>617 E 97th St</b> Inglewood, CA 90301	\$5,875,000	19,014 SF	\$308.98	0.41 AC	\$326,388	5.53%	18	11/26/2024
	<b>AVERAGES</b>	<b>\$3,576,429</b>	<b>12,504 SF</b>	<b>\$312.13</b>	<b>0.26 AC</b>	<b>\$314,020</b>	<b>5.82%</b>	<b>11</b>	<b>-</b>

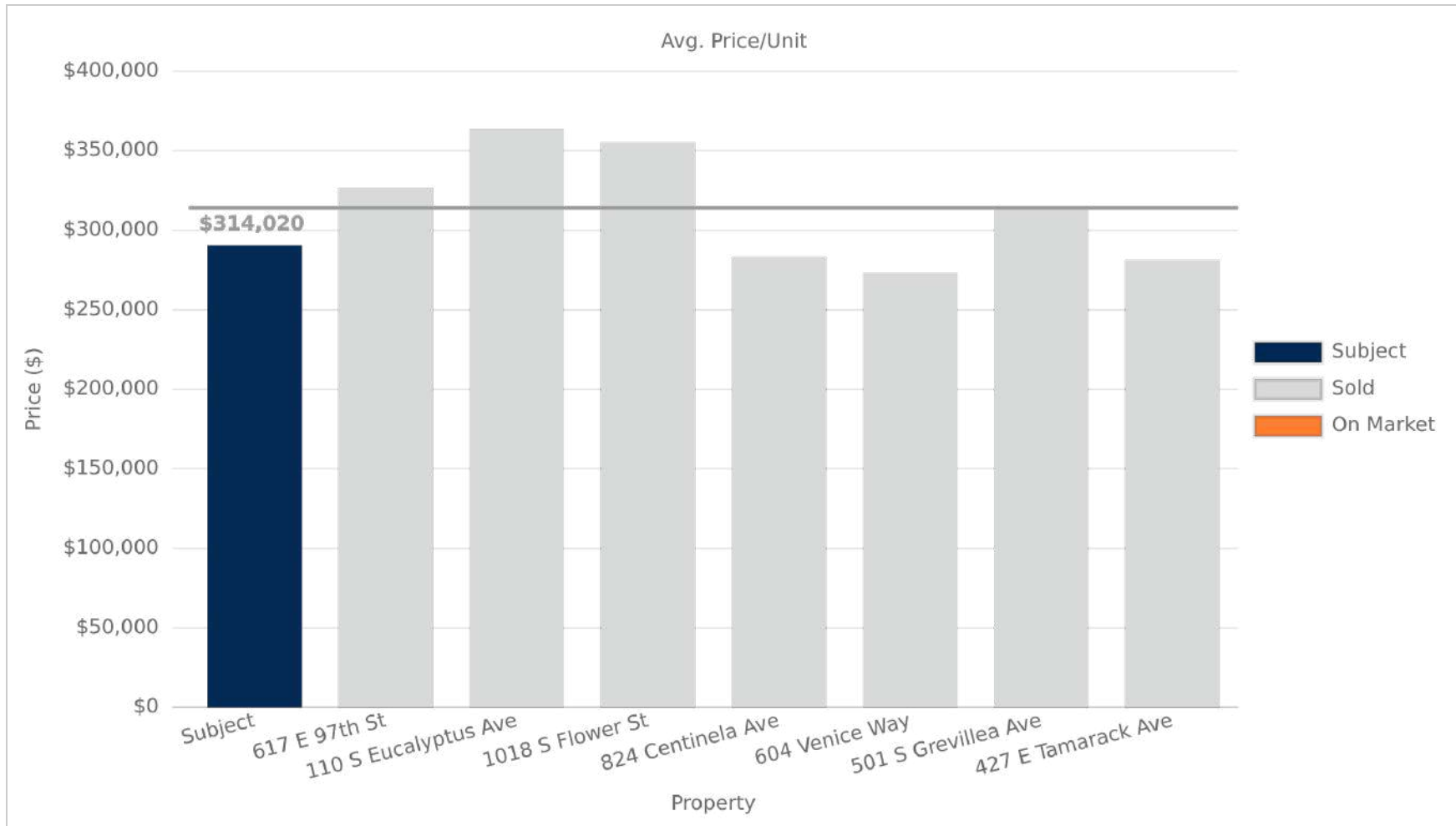
# 516 EVERGREEN ST

## PRICE PER SF CHART



# 516 EVERGREEN ST

## PRICE PER UNIT CHART



# 516 EVERGREEN ST

SALE COMPS



★ **516 Evergreen St**  
Inglewood, CA 90302

Listing Price:	\$4,650,000	Price/SF:	\$318.28
Property Type:	Multifamily	GRM:	11.59
NOI:	\$250,340	Cap Rate:	5.38%
Occupancy:	100%	Year Built:	1963
Number Of Units:	16	Lot Size:	0.33 Acres
Price/Unit:	\$290,625	Total SF:	14,610 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

# 516 EVERGREEN ST

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

# 516 EVERGREEN ST

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

# 516 EVERGREEN ST

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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