

OFFERING MEMORANDUM

533 E HYDE PARK PL

Inglewood, CA 90302 4 UNITS

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PROPERTY INFORMATION

THE OFFERING



533 Hyde Park Pl, Inglewood 90302 is an exceptional 4-unit multifamily asset located in a high-demand pocket of North Inglewood. **The property features an excellent unit mix of all 2-bedroom, 1-bath units**, creating strong tenant appeal and helping support stable income. **Recent improvements include updated electrical and a newly paved driveway**, giving the asset added functionality and curb appeal. **This is an ideal opportunity for an owner-user or investor** looking to secure a well-located property in a rapidly appreciating Inglewood submarket.



Inglewood continues to attract significant attention and investment as the area evolves around major new developments. **The nearby Hollywood Park district has become a major economic driver**, anchored by SoFi Stadium and surrounded by retail, office, residential, park, and entertainment uses that continue to elevate the neighborhood. **Intuit Dome further strengthens the area's long-term demand and visibility**, bringing year-round events and activity to the market. The City is also advancing the Inglewood Transit Connector, with Phase I construction anticipated to begin in early 2026, which should further improve connectivity and support continued investment throughout key corridors.

PROPERTY INFORMATION

PROPERTY DETAILS

Address	533 Hyde Park Pl Inglewood, CA 90302
Total Units	4
Total Building Sqft.	3,380 SF
Total Lot Size	6,006 SF
Year Built	1963
Zoning	INR3
APN	4014-027-028

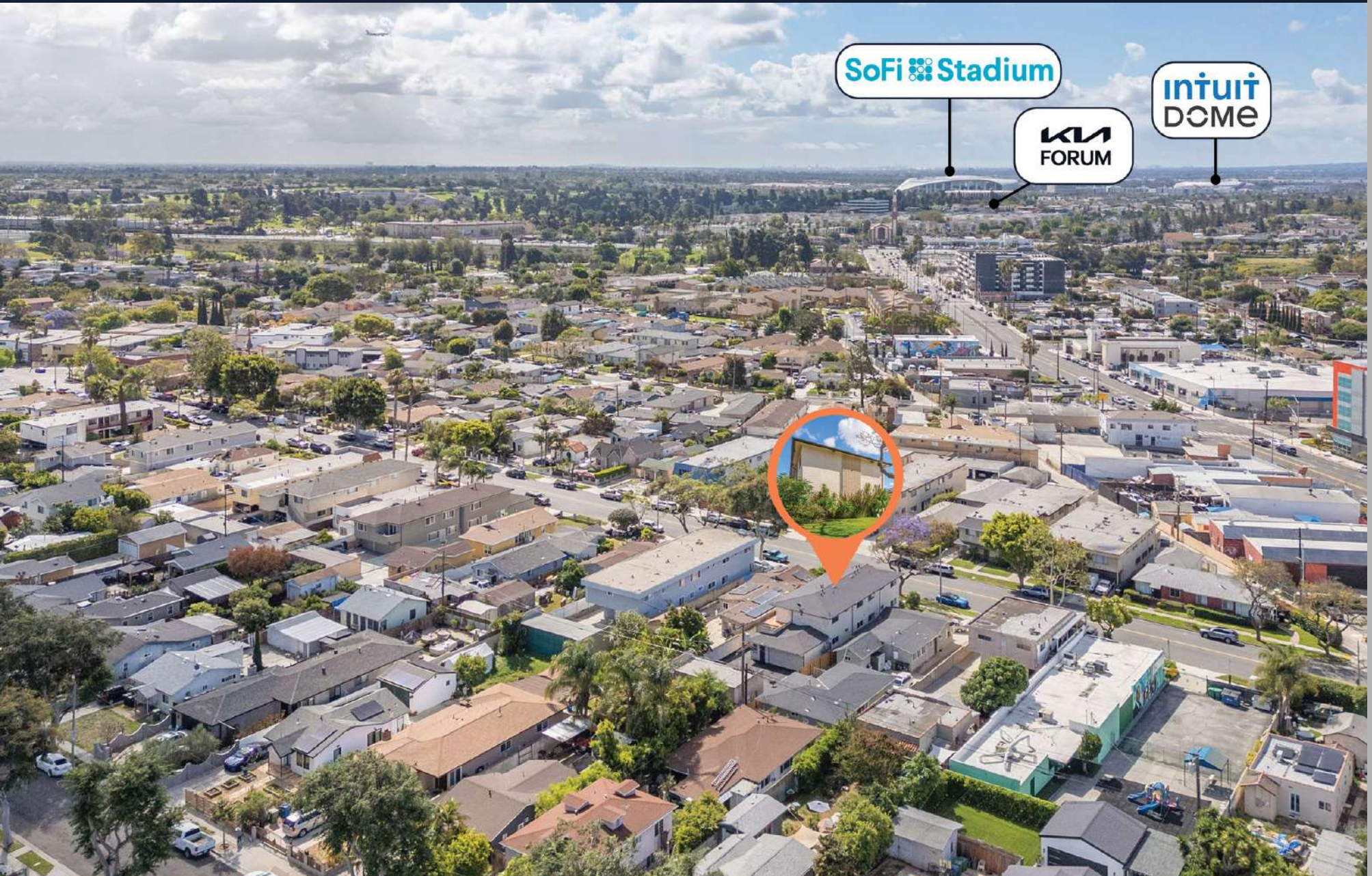


INVESTMENT HIGHLIGHTS

- Owner-User opportunity with vacant 2-Bedroom & 1-Bathroom unit
- Updated Electric Panel
- All units near market rent providing stable income
- All units are 2-Bedroom & 1-Bathroom approximately 845 sqft

PROPERTY PHOTOS

PROPERTY PHOTOS
PROPERTY PHOTOS

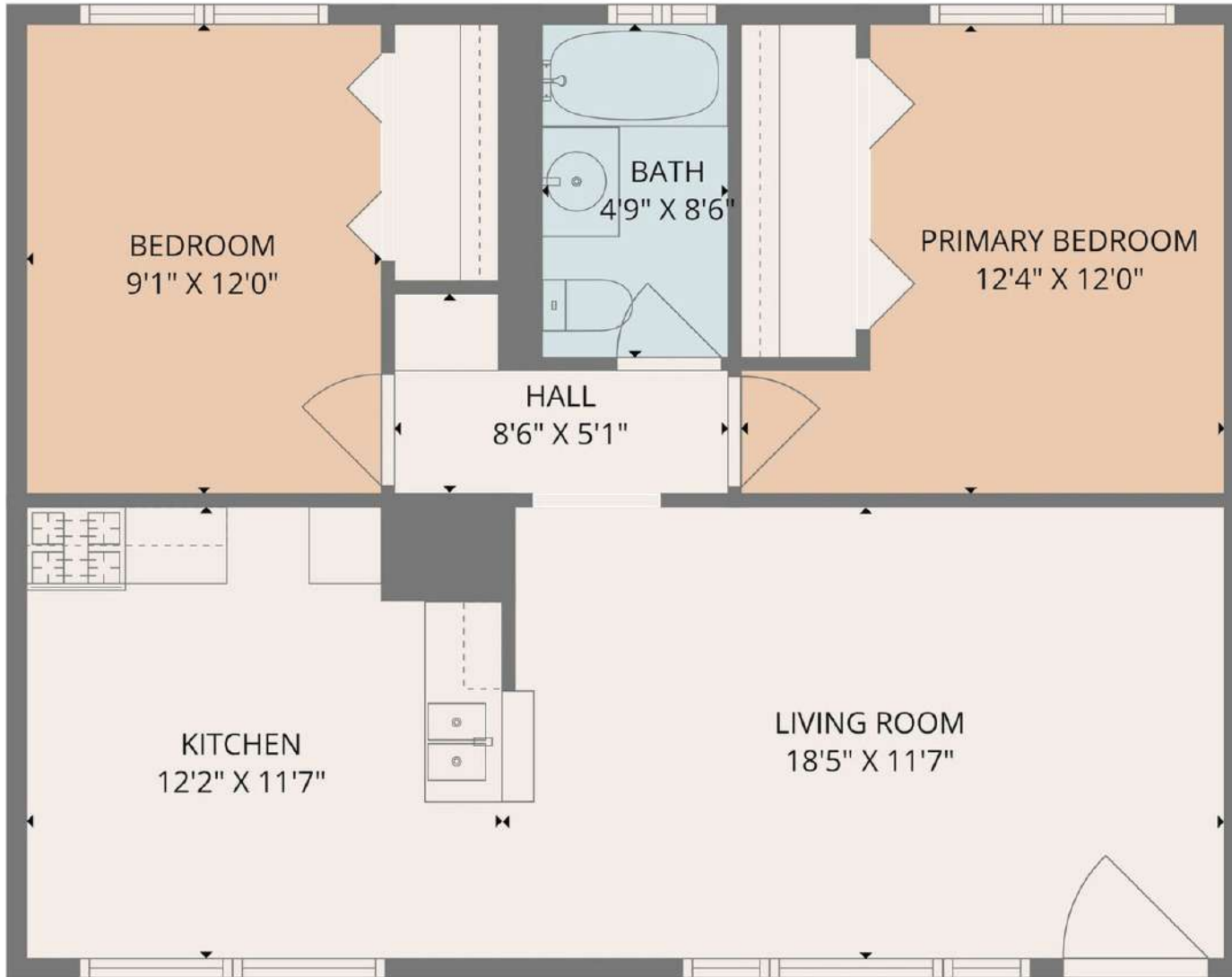


533 Hyde Park Pl - Inglewood, CA 90302

PROPERTY PHOTOS
PROPERTY PHOTOS



PROPERTY PHOTOS
FLOORPLAN



PROPERTY PHOTOS
PROPERTY PHOTOS



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW
RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
#1	2	1	\$2,545	\$2,600	-
#2	2	1	\$2,485	\$2,600	-
#3	2	1	\$2,500	\$2,600	Vacant
#4	2	1	\$2,460	\$2,600	-
TOTALS			\$9,990	\$10,400	

FINANCIAL OVERVIEW

EXPENSES

EXPENSES SUMMARY

New Taxes (New Estimated 1.2%):	\$18,900
Maintenance (\$600/unit/year):	\$2,600
Insurance (\$1.25/SF):	\$4,225
Utilities:	\$4,000
Landscaping (\$/Month):	\$1,500
OPERATING EXPENSES	\$31,225

LOCATION OVERVIEW

533 Hyde Park Pl – Inglewood, CA 90302

LOCATION OVERVIEW
PROPERTY PHOTOS



LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW

NEW:LOS ANGELES



100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.



INGLEWOOD

Inglewood is a city in southwestern Los Angeles County, California in the Los Angeles metropolitan area. As of the 2010 U.S. Census, the city had a population of 109,673. It was incorporated on February 14, 1908. The city is in the South Bay region of Los Angeles County. The New Los Angeles NFL Stadium, in Inglewood, is expected to host the Super Bowl in 2021 and the 2028 Summer Olympics. The Light Rail Metro Expansion is expected to add 4 new Inglewood stops by 2019. There are plans to revamp the Downtown Arts District by 2021. The city is also close to Los Angeles International Airport.



Inglewood is a city in the South Bay region of Los Angeles that is bordered by Westchester/LAX, Hawthorne, and Ladera heights. Spanning 8 square miles with a population of 109,670, Inglewood has emerged as one of the hottest real estate markets in Sothern California. Real estate values have increases 10.1% over the past year and the median price of homes currently listed in Inglewood is \$480,000.

The majority of residents are served by the Inglewood Unified School District. Wilder's Preparatory Academy Charter School is the best public elementary school in the city and high schools include Inglewood High, Morningside High, City Honors High, and Hillcrest High School. The private schools in the area include St. Mary's Academy and St. John Chrysostom Elementary School.

Inglewood is also home to the illustrious Forum, which was designed by architect Charles Luckman, who also designed Madison Square Garden in New York. For decades, the Forum was one of LA's most prominent concept venues, hosting the likes of Elvis Presley, Led Zeppelin and the Jackson 5. It was also home to the Los Angeles Lakers.

2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County’s position as one of the world’s leading cultural and economic centers.



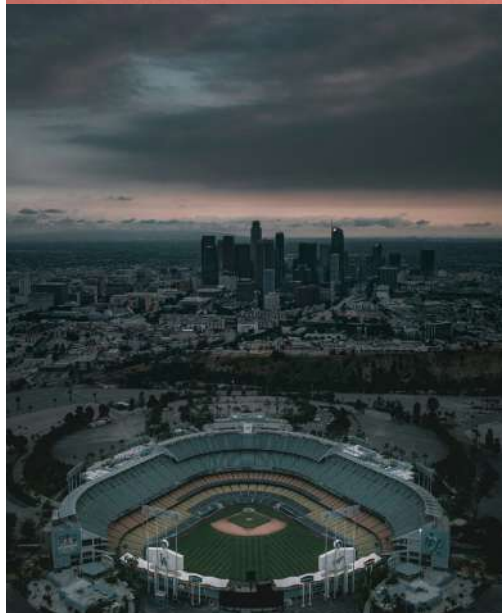
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



HOLLYWOOD PARK- (LA)

HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



EXCLUSIVELY MARKETED BY

SAMIMI **LYON** **STAHL**
INVESTMENTS INVESTMENT REAL ESTATE

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