

10901 S Freeman, Inglewood

\$2,000,000 | 14.68 GRM | 3.8% Cap Rate



BUCKINGHAM INVESTMENTS

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INVESTMENT HIGHLIGHTS

- Significant value-add opportunity with 45% upside in rental income
- Prime location: just 1.5 miles to SoFi Stadium
- Potential ADU Opportunity or Ample Parking: 8 enclosed carport spaces plus a separate oversized garage
- Full Electrical replacement in 2024
- Some units with flooring and/or kitchen cabinet upgrades
- 4 duplexes and a separate house on a large 19,653 sqft lot
- 2 of 9 units fully remodeled
- In-Unit Washer and Dryer Hook Ups in all units

— AREA OVERVIEW —

Located minutes from SoFi Stadium and the Hollywood Park entertainment district, one of Southern California's most active development zones.

Neighbors the \$2 billion Intuit Dome and the broader Hollywood Park master plan, which is adding 890,000 square feet of retail and 2,500 homes.

Surrounded by new hospitality investment, including the 300-room Kali Hotel opening in September 2026 and additional hotels planned nearby.

Positioned to benefit from major upcoming events — the 2027 Super Bowl, and 2028 Olympics — supporting long-term rental demand and value appreciation.

5-15 minute drive to many charter schools including Animo Leadership Charter High School, Lennox Mathematics Science & Technology Academy, Environmental Charter Middle School and many more.



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	\$2,000,000
Year Built	1924/1960
Units	9
Building Sq. Ft	5,188
Lot Sq. Ft	19,653
Price / Sq. Ft	\$386
Price / Lot Sq. Ft	\$102
Price / Unit	\$222,222
Current GRM	14.68
@ Market GRM	10.10
Current Cap Rate	3.8%
@ Market Cap Rate	6.3%

Income

	Actual	Pro Forma
Gross Scheduled Rents	\$136,224	\$198,000
Parking Income	-	-
Less Vacancy @ 5%	(\$6,811)	(\$9,900)

Effective Gross Income

\$129,413 **\$188,100**

Expenses

	Actual	Market
Taxes (est.)	\$25,000	\$25,000
Insurance	\$6,384	\$9,079
Repairs/Maintenance	\$5,949	\$9,405
Property Management	\$7,311	\$9,405
Utilities	\$8,105	\$6,480
Pest Control	0	\$1,200
Cleaning	\$180	\$1,800
City Licensing and Permits	\$532	\$500

Total Expenses

(\$53,461) **(\$62,869)**

Net Operating Income

\$75,952 **\$125,231**

PROPOSED FINANCING

Loan Amount (43%)	\$860,000
Down Pmt (57%)	\$1,140,000
Rate (%)	6.25%
Amortization (years)	30
IO Payment (monthly)	(\$7,095)
Debt Cov. Ratio	1.41



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	1BD/1BA	\$990	\$1,800
1	1BD/1BA	\$1,650	\$1,800
1	1BD/1BA	\$1,650	\$1,800
1	1BD/1BA	\$1,177	\$1,800
1	1BD/1BA	\$1,239	\$1,800
1	1BD/1BA	\$1,177	\$1,800
1	1BD/1BA	\$1,239	\$1,800
1	1BD/1BA	\$990	\$1,800
1	1BD/1BA*	\$1,240	\$2,100
TOTAL		\$11,352	\$16,500

*ONE BED UNIT OPERATING AS TWO BED UNIT

PROPERTY PHOTOS



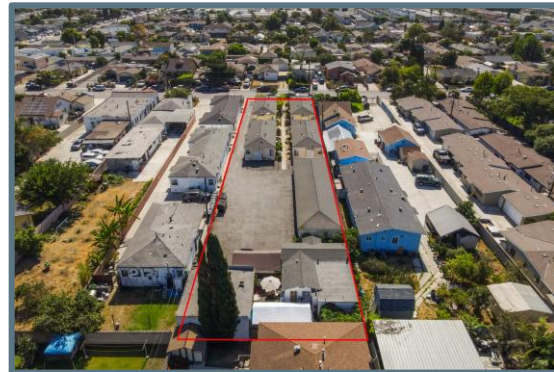
PROPERTY PHOTOS



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