



..... OFFERING MEMORANDUM

934 W BEACH AVE
Inglewood, CA 90302

Marcus & Millichap

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Activity ID #ZAH0130179

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..... 934 W BEACH AVE

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TABLE OF CONTENTS

5

EXECUTIVE SUMMARY

8

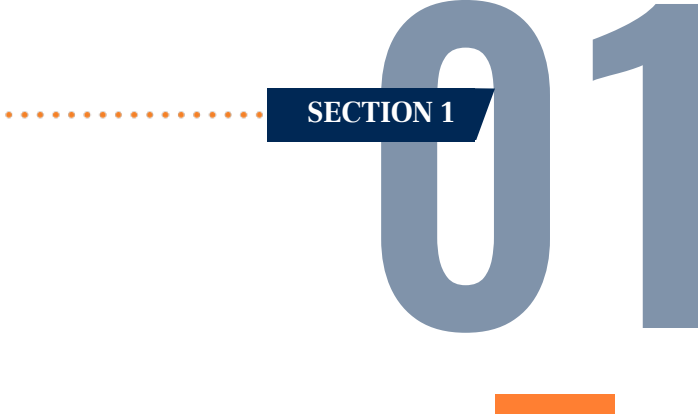
PROPERTY INFORMATION

20

FINANCIAL ANALYSIS

25

SALE COMPARABLES



SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

934 W BEACH AVE



Listing Price
\$2,175,000



Cap Rate
6.00%



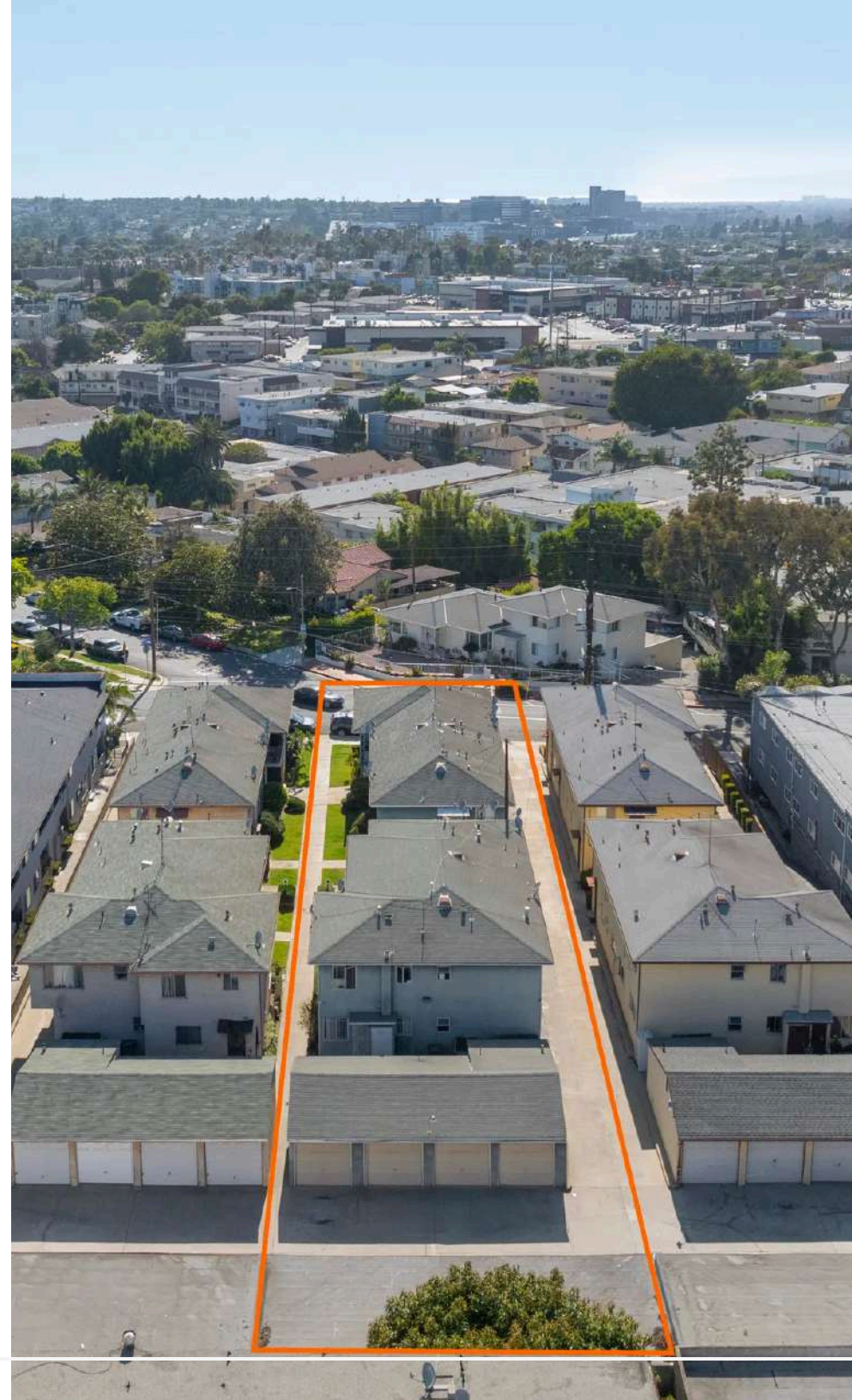
of Units
10

FINANCIAL

Listing Price	\$2,175,000
NOI	\$130,403
Cap Rate	6.00%
Price/SF	\$284.24
Price/Unit	\$217,500

OPERATIONAL

Gross SF	7,652 SF
# of Units	10
Lot Size	0.28 Acres (12,053 SF)
Year Built	1954



934 W BEACH AVE

Inglewood, CA 90302

INVESTMENT OVERVIEW

The Weir Group of Marcus & Millichap is pleased to present 934 W Beach Avenue in Inglewood, CA, a 10-unit multifamily investment opportunity offered for sale for the first time in over 44 years. The property features an attractive unit mix of four two-bedroom/one-bathroom units and six one-bedroom/one-bathroom units, appealing to a broad tenant base. Additional amenities include garage parking, on-site laundry, and separately metered gas and electricity. Ideally situated in a desirable residential pocket of Inglewood just blocks from Westfield Culver City, the asset benefits from convenient access to retail, dining, employment centers, and major transportation corridors. With steady in-place cash flow and potential upside through future rent growth, 934 W Beach Avenue presents investors with a rare opportunity to acquire a long-held multifamily asset in a strong Inglewood rental market.

INVESTMENT HIGHLIGHTS

First Time on Market in over 44 Years!

Attractive Unit Mix of Four 2 Bedrooms and Six 1 Bedroom Units

Garage Parking

On-Site Laundry Room

Great Residential Inglewood Location

SECTION 2



PROPERTY INFORMATION

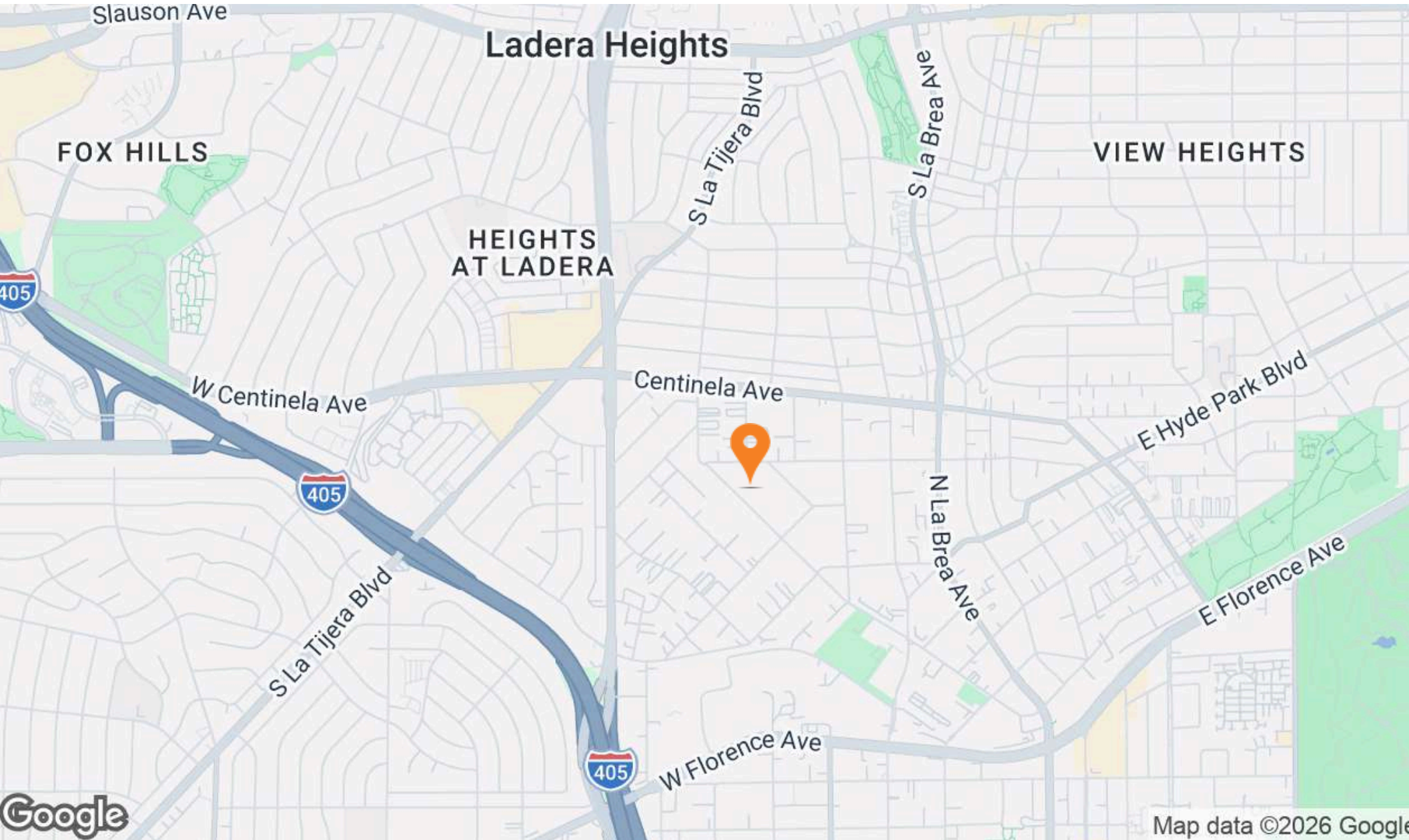
Regional Map
Local Map

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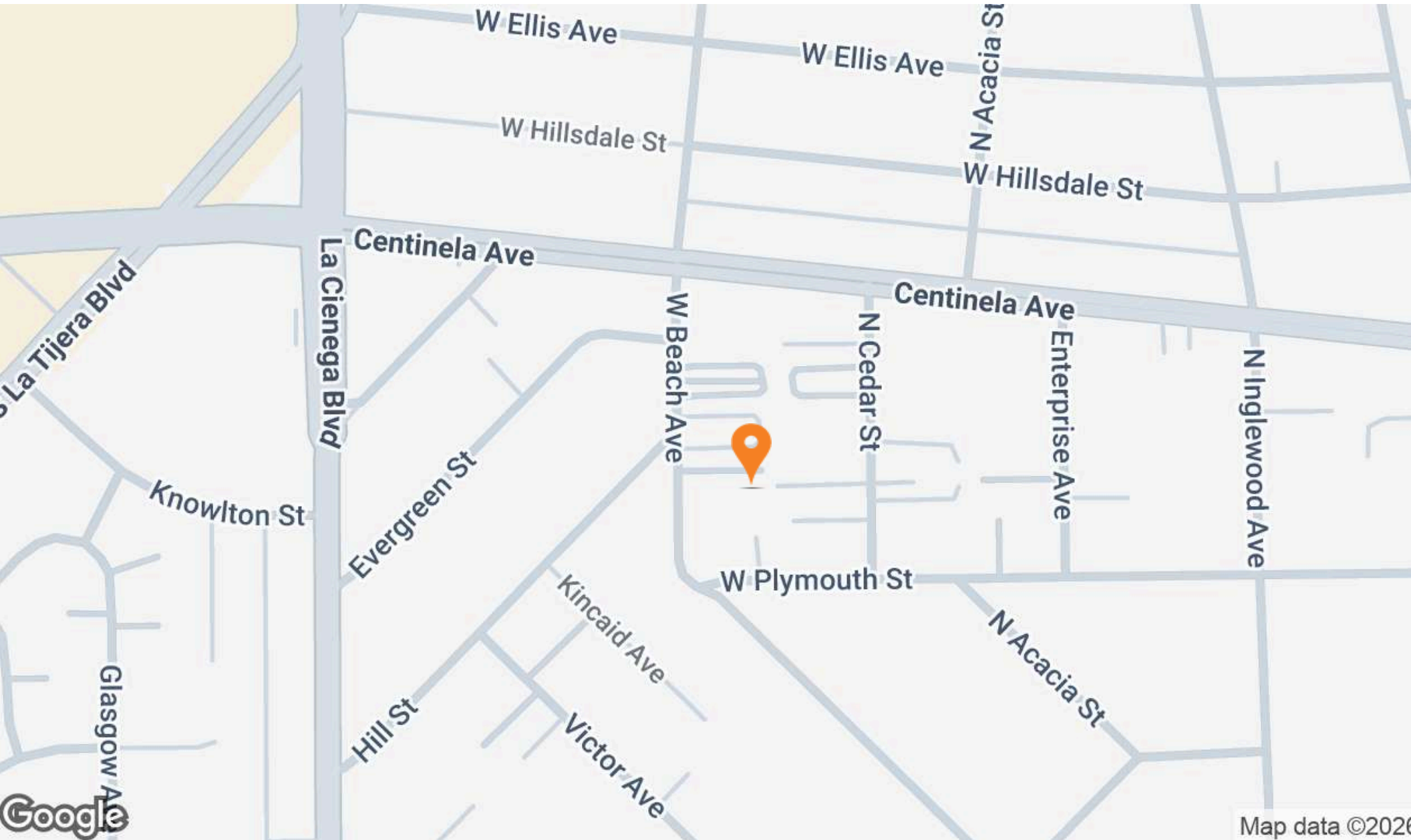
934 W BEACH AVE

REGIONAL MAP

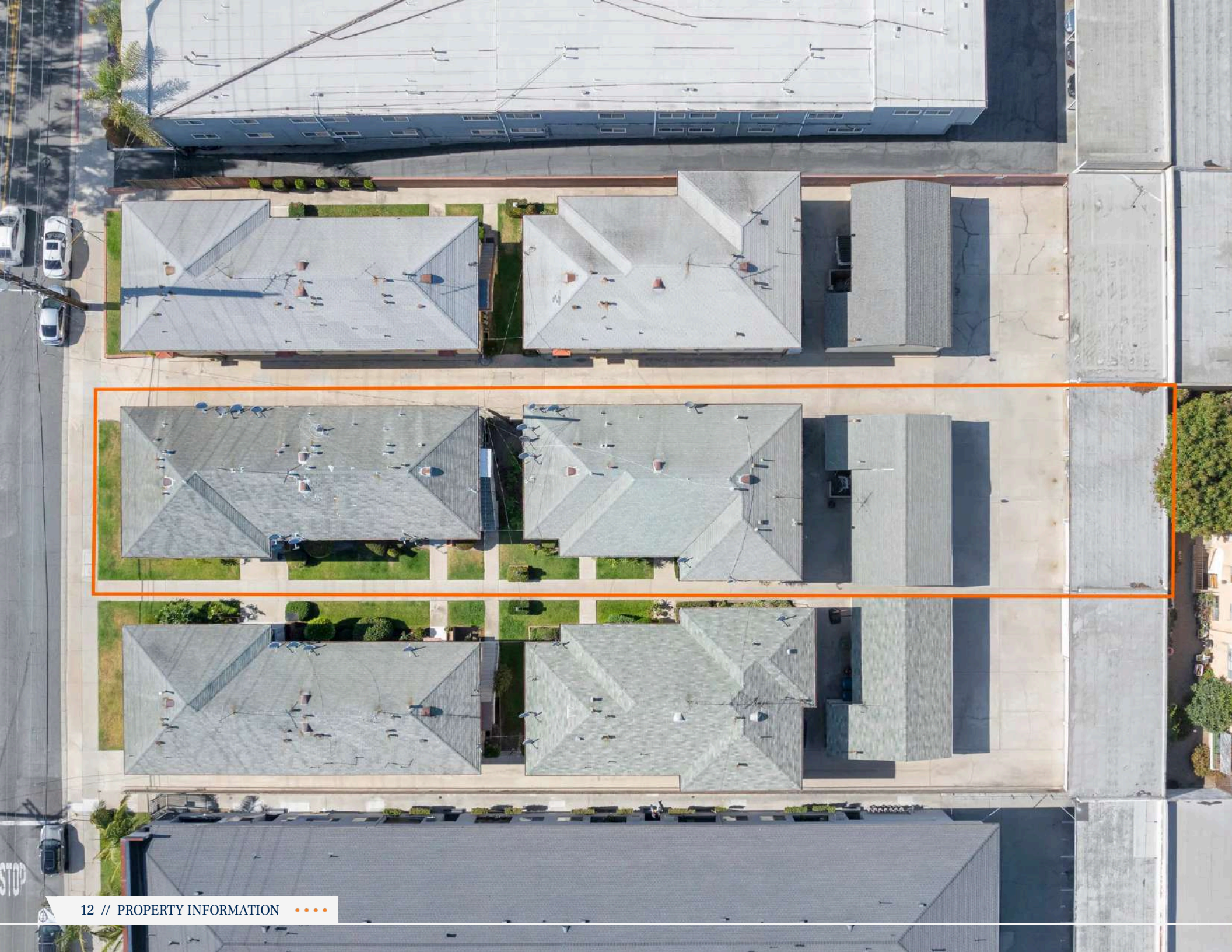


934 W BEACH AVE

LOCAL MAP



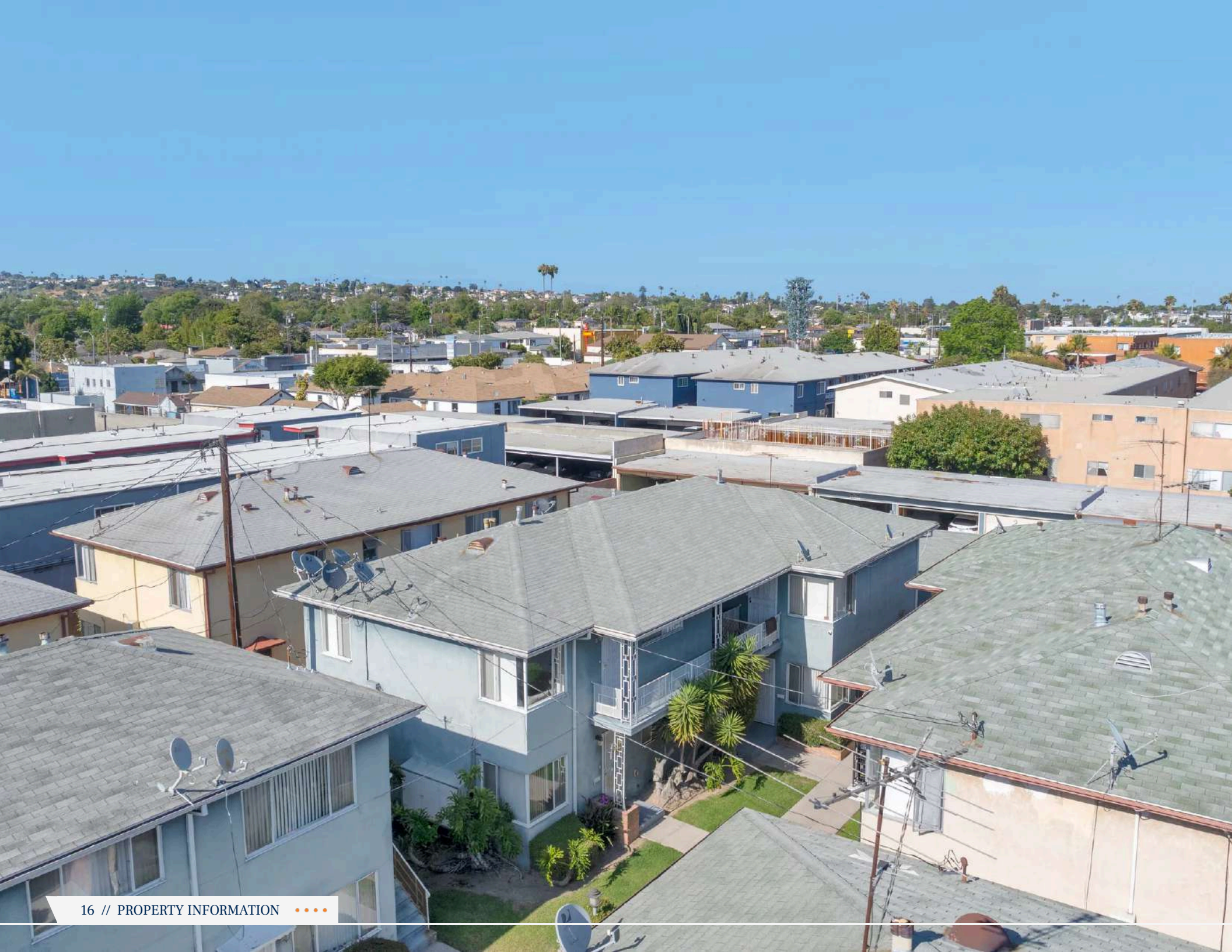








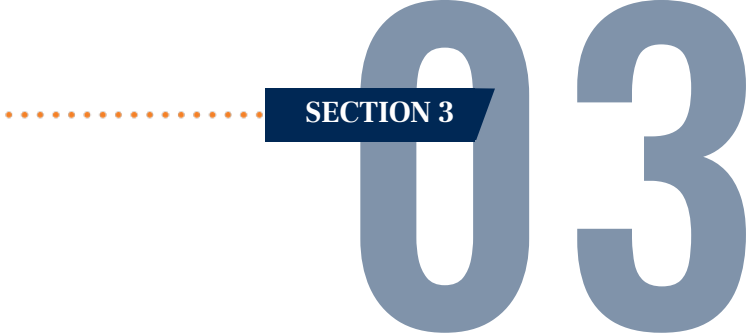












SECTION 3



FINANCIAL ANALYSIS

Financial Details
Loan_Quote_Matrix.pdf

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934 W BEACH AVE

FINANCIAL DETAILS

As of October, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	2 Bedroom 1 Bathroom		\$2,200		\$2,250	
02	2 Bedroom 1 Bathroom		\$2,009		\$2,250	
03	2 Bedroom 1 Bathroom		\$1,923		\$2,250	
04	2 Bedroom 1 Bathroom		\$1,544		\$2,250	
05	1 Bedroom 1 Bathroom		\$1,751		\$1,795	
06	1 Bedroom 1 Bathroom		\$1,751		\$1,795	
07	1 Bedroom 1 Bathroom		\$1,700		\$1,795	
08	1 Bedroom 1 Bathroom		\$1,556		\$1,795	
09	1 Bedroom 1 Bathroom		\$1,426		\$1,795	
10	1 Bedroom 1 Bathroom		\$1,366		\$1,795	
Total		Square Feet: 7,652	\$17,225	\$2.25	\$19,770	\$2.58

934 W BEACH AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$237,240		\$237,240			\$23,724	\$31.00
Loss to Lease	(\$30,541)					\$0	\$0.00
Gross Scheduled Rent	\$206,699		\$237,240			\$23,724	\$31.00
Economic Vacancy	(\$10,335)	5.00%	(\$11,862)	5.00%		(\$1,186)	(\$1.55)
Effective Rental Income	\$196,364		\$225,378			\$22,538	\$29.45
Other Income	\$3,000		\$3,000			\$300	\$0.39
Effective Gross Income	\$199,364		\$228,378			\$22,838	\$29.85
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$27,797		\$27,797		[1.28%]	\$2,780	\$3.63
Insurance	\$11,478		\$11,478			\$1,148	\$1.50
Utilities	\$11,468		\$11,468			\$1,147	\$1.50
Repairs & Maintenance	\$6,500		\$6,500			\$650	\$0.85
Pest Control	\$550		\$550			\$55	\$0.07
Landscaping	\$1,200		\$1,200			\$120	\$0.16
Management Fee	\$9,968	5.00%	\$11,419	5.00%		\$1,142	\$1.49
Total Expenses	\$68,961		\$70,411			\$7,041	\$9.20
Expenses as % of EGI	34.59%		30.83%				
Net Operating Income	\$130,403		\$157,967			\$15,797	\$20.64

934 W BEACH AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$2,175,000	
Down Payment	\$2,175,000	100%
Number of Units	10	
Price Per Unit	\$217,500	
Price Per SqFt	\$284.24	
Gross SqFt	7,652 SF	
Lot Size	0.28 Acres	
Year Built	1954	

RETURNS	Current	Year 1
Cap Rate	6.00%	7.26%
GRM	10.52	9.17
Cash on Cash	6.00%	7.26%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-
Amortization	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
4	2 Bedroom 1 Bathroom		\$1,919	\$2,250
6	1 Bedroom 1 Bathroom		\$1,592	\$1,795

OPERATING DATA

INCOME	Current		Year 1	
Gross Scheduled Rent	\$206,699		\$237,240	
Less: Vacancy	(\$10,335)	5.0%	(\$11,862)	5.0%
Gross Rental Revenue	\$196,364		\$225,378	
Other Income	\$3,000		\$3,000	
Effective Gross Income	\$199,364		\$228,378	
Less: Expenses	(\$68,961)	34.6%	(\$70,411)	30.8%
Net Operating Income	\$130,403		\$157,967	
Debt Service	\$0		\$0	
Cash Flow	\$130,403	6.00%	\$157,967	7.26%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$130,403	6.00%	\$157,967	7.26%

EXPENSES	Current	Year 1
Real Estate Taxes	\$27,797	\$27,797
Insurance	\$11,478	\$11,478
Utilities	\$11,468	\$11,468
Repairs & Maintenance	\$6,500	\$6,500
Pest Control	\$550	\$550
Landscaping	\$1,200	\$1,200
Management Fee	\$9,968	\$11,419
Total Expenses	\$68,961	\$70,411
Expenses Per Unit	\$6,896	\$7,041
Expenses Per SqFt	\$9.01	\$9.20

LOAN QUOTE MATRIX

934 W Beach Ave
Inglewood, CA

	OPTION 1 Bank 5-Year Floater Recourse	OPTION 2 Bank 3-Year Fixed Recourse	OPTION 3 Bank 5-Year Fixed Recourse	OPTION 4 Bank 7-Year Fixed Recourse
Loan Amount	\$1,368,000	\$1,340,000	\$1,327,000	\$1,313,000
Estimated Value	\$2,175,000	\$2,175,000	\$2,175,000	\$2,175,000
LTV	62.9%	61.6%	61.0%	60.4%
Interest Only Period	18 Months	3 Years	3 Years	3 Years
Fixed Period	5 Years Floating Adjusting Monthly	3 Years	5 Years	7 Years
Term	5 Years	10 Years	10 Years	10 Years
Amortization	30 Years	30 Years	30 Years	30 Years
Index	1 Month CME Term SOFR	Internal	Internal	Internal
Spread	2.25%	Internal	Internal	Internal
Interest Rate	6.16%	6.75%	6.85%	6.95%
Interest Only Payment	\$7,022	\$7,538	\$7,575	\$7,604
Amortizing Payment	\$8,343	\$8,691	\$8,695	\$8,691
Minimum DSCR	1.25X	1.20X	1.20X	1.20X
Prepayment Penalty	None	3,2,1	5,4,3,2,1	5,4,3,2,1,1
3rd Party Deposit	\$7,500 Estimated	\$7,500 Estimated	\$7,500 Estimated	\$7,500 Estimated
MMCC Origination Fee	1.00%	1.00%	1.00%	1.00%
Lender Origination Fee	0.50%	None	None	None
Other	Lender requires property operating account			

Presented by Marcus & Millichap Capital Markets
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Terms and rates are subject to lender approval.
This matrix does not represent a commitment to lend.

SECTION 4

SALE COMPARABLES

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

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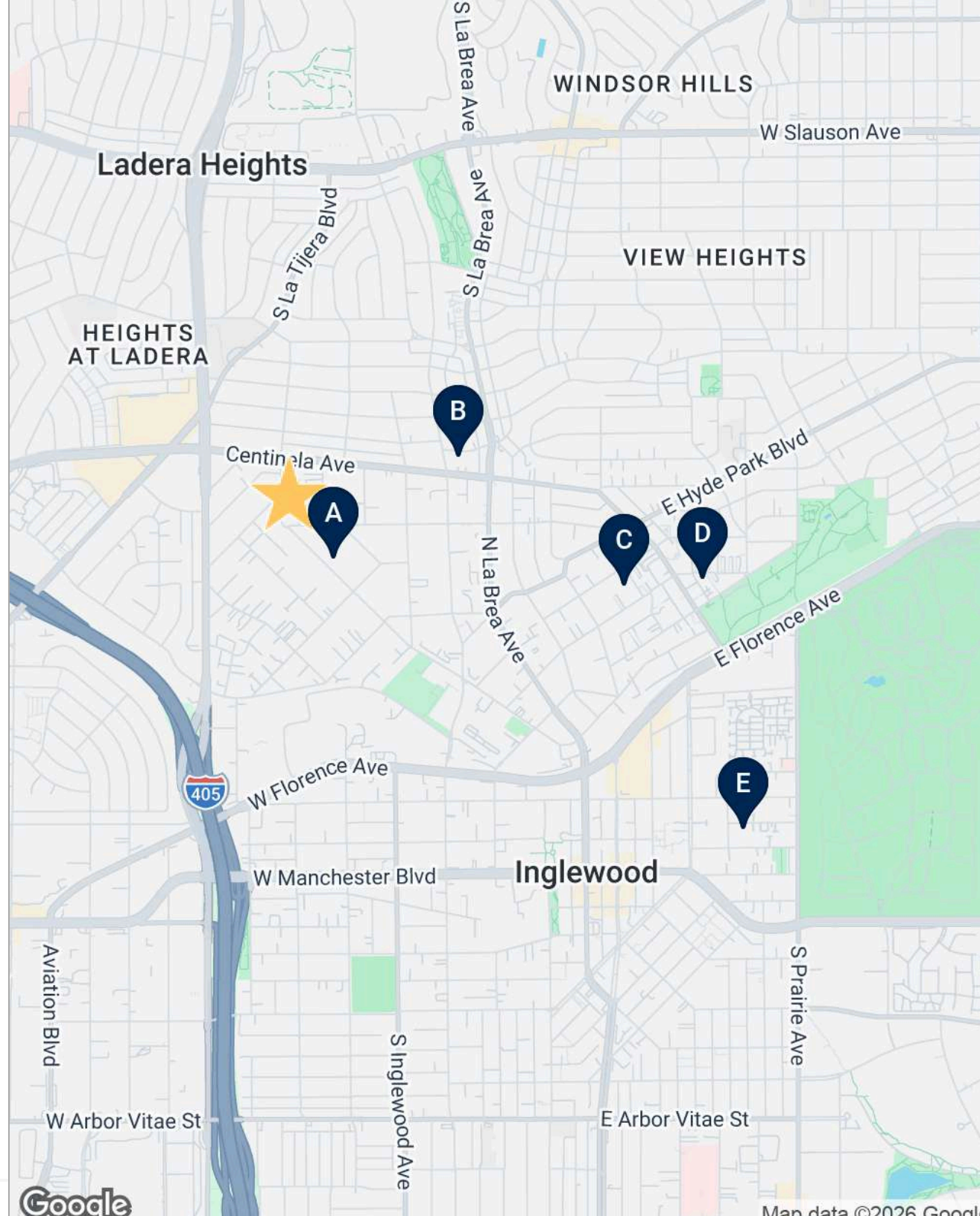


934 W BEACH AVE

SALE COMPS MAP

SALE COMPS MAP

- ★ 934 W Beach Ave
- A 837 W Beach Ave
- B 132 W Hillsdale St
- C 519 N Exton Ave
- D 524 E Hazel St
- E 612 Aerick St



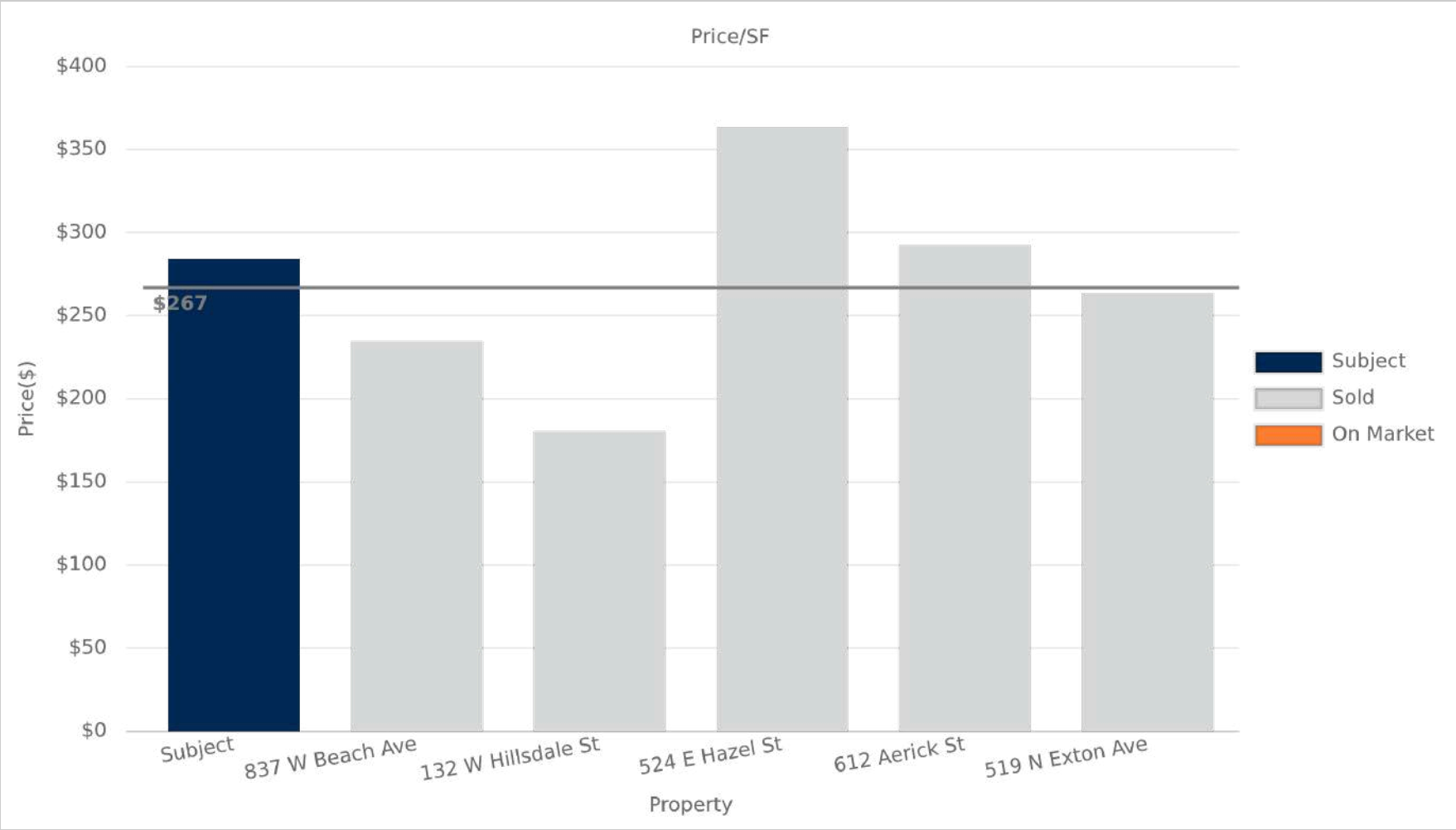
934 W BEACH AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	934 W Beach Ave Inglewood, CA 90302	\$2,175,000	7,652 SF	\$284.24	0.28 AC	\$217,500	6.00%	10	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	837 W Beach Ave Inglewood, CA 90302	\$5,125,000	21,854 SF	\$234.51	0.48 AC	\$232,954	5.69%	22	09/18/2025
B	132 W Hillsdale St Inglewood, CA 90302	\$1,425,000	7,902 SF	\$180.33	0.16 AC	\$285,000	5.42%	5	11/21/2025
C	519 N Exton Ave Inglewood, CA 90302	\$1,700,000	6,441 SF	\$263.93	0.23 AC	\$283,333	-	6	08/14/2026
D	524 E Hazel St Inglewood, CA 90302	\$1,550,000	4,266 SF	\$363.34	0.14 AC	\$258,333	5.99%	6	02/13/2026
E	612 Aerick St Inglewood, CA 90301	\$1,500,000	5,134 SF	\$292.17	0.16 AC	\$250,000	6.47%	6	06/04/2026
	AVERAGES	\$2,260,000	9,119 SF	\$266.86	0.23 AC	\$261,924	5.89%	9	-

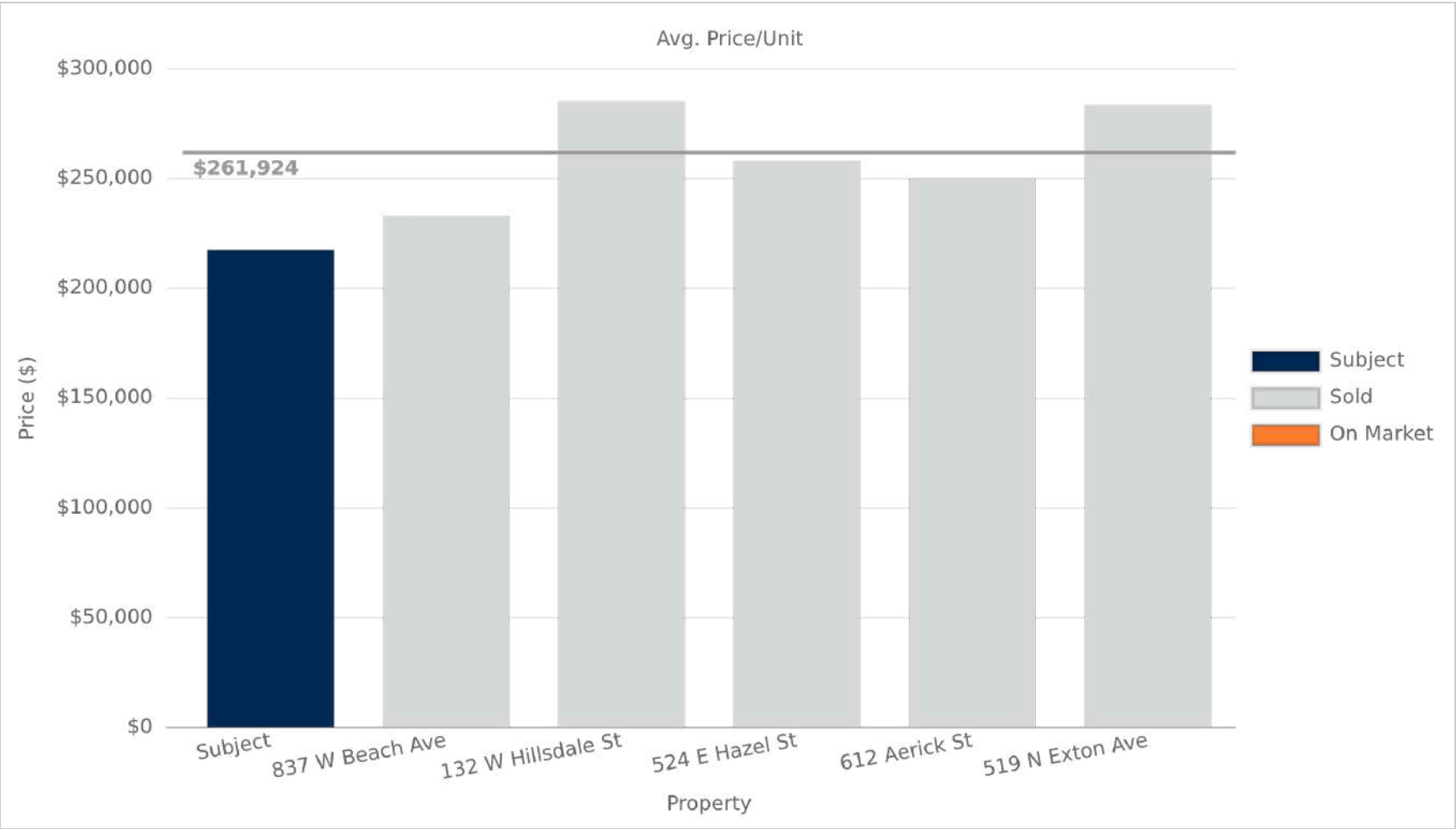
934 W BEACH AVE

PRICE PER SF CHART



934 W BEACH AVE

PRICE PER UNIT CHART



934 W BEACH AVE

SALE COMPS



934 W Beach Ave
Inglewood, CA 90302

Listing Price:	\$2,175,000	Price/SF:	\$284.24
Property Type:	Multifamily	GRM:	10.52
NOI:	\$130,403	Cap Rate:	6.00%
Occupancy:	100%	Year Built:	1954
Number Of Units:	10	Lot Size:	0.28 Acres
Price/Unit:	\$217,500	Total SF:	7,652 SF



837 W Beach Ave
Inglewood, CA 90302

Sale Price:	\$5,125,000	Price/SF:	\$234.51
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.69%
Year Built:	1958	COE:	09/18/2025
Number Of Units:	22	Lot Size:	0.48 Acres
Price/Unit:	\$232,954	Total SF:	21,854 SF

934 W BEACH AVE

SALE COMPS



B 132 W Hillsdale St
Inglewood, CA 90302

Sale Price:	\$1,425,000	Price/SF:	\$180.33
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.42%
Year Built:	1963	COE:	11/21/2025
Number Of Units:	5	Lot Size:	0.16 Acres
Price/Unit:	\$285,000	Total SF:	7,902 SF



C 519 N Exton Ave
Inglewood, CA 90302

Sale Price:	\$1,700,000	Price/SF:	\$263.93
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1964	COE:	08/14/2026
Number Of Units:	6	Lot Size:	0.23 Acres
Price/Unit:	\$283,333	Total SF:	6,441 SF

934 W BEACH AVE

SALE COMPS



524 E Hazel St
Inglewood, CA 90302

Sale Price:	\$1,550,000	Price/SF:	\$363.34
Property Type:	Multifamily	GRM:	11.58
NOI:	-	Cap Rate:	5.99%
Year Built:	1958	COE:	02/13/2026
Number Of Units:	6	Lot Size:	0.14 Acres
Price/Unit:	\$258,333	Total SF:	4,266 SF



612 Aerick St
Inglewood, CA 90301

Sale Price:	\$1,500,000	Price/SF:	\$292.17
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.47%
Year Built:	1957	COE:	06/04/2026
Number Of Units:	6	Lot Size:	0.16 Acres
Price/Unit:	\$250,000	Total SF:	5,134 SF

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