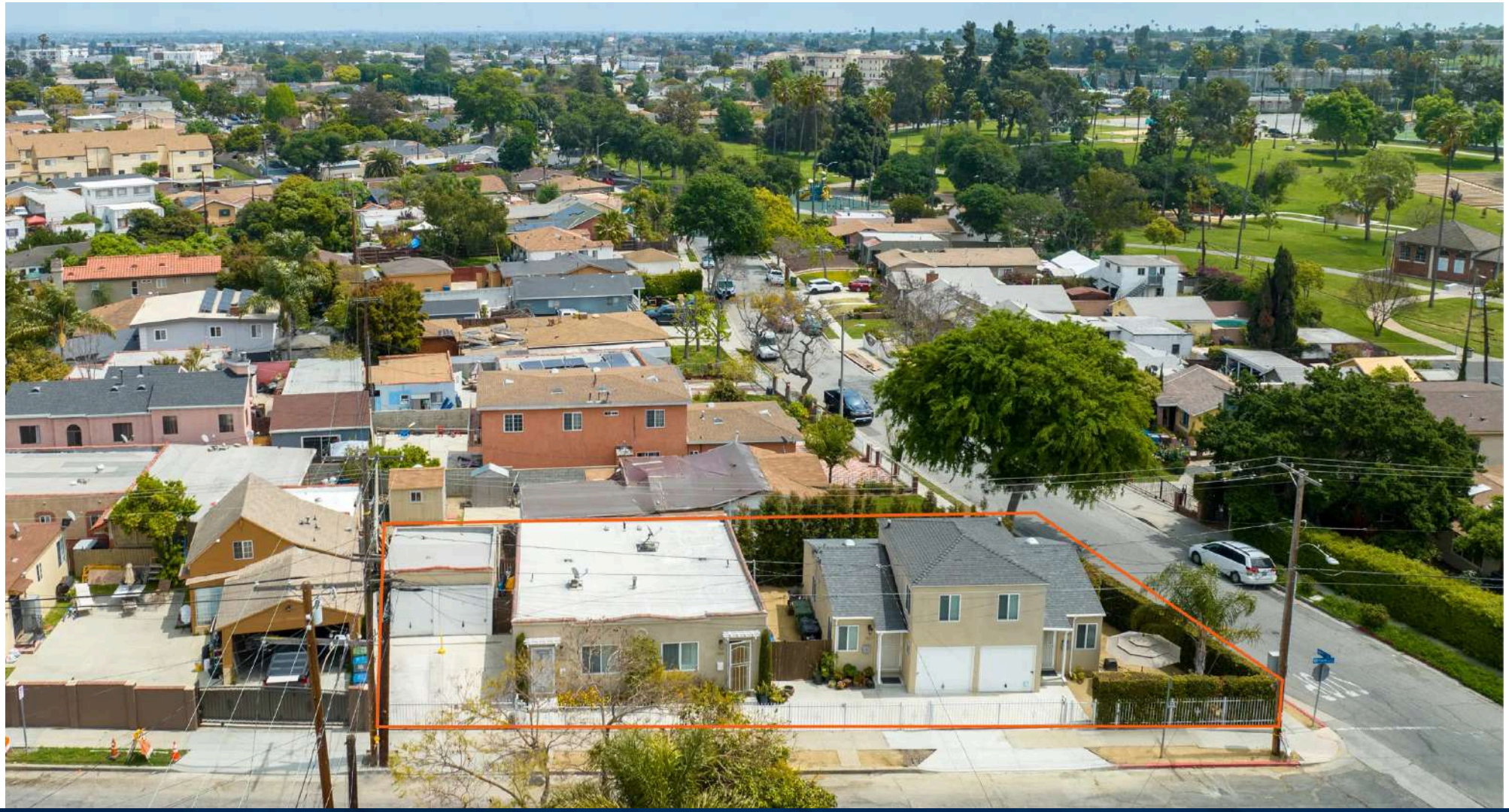


OFFERING MEMORANDUM

900 N PARK AVE

Inglewood, CA 90302

Marcus & Millichap

Non-Endorsement & Disclaimer Notice

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

Activity ID #e38bd768918ffec67796f85573f1fab0

EXCLUSIVELY LISTED BY

JONATHAN WEIR
Senior Managing Director Investments
South Bay
Direct: 424.405.3855
Jonathan.Weir@marcusmillichap.com
CalDRE #02038545

STEFAN IGNJATOVIC
Director Investments
South Bay
Direct: 424.405.3834
Stefan.Ignjatovic@marcusmillichap.com
CalDRE #02084397

Marcus & Millichap

TABLE OF CONTENTS

5 EXECUTIVE SUMMARY

8 PROPERTY INFORMATION

23 FINANCIAL ANALYSIS

27 SALE COMPARABLES

Marcus & Millichap

SECTION 1

01

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap

OFFERING SUMMARY

900 N PARK AVE

Listing Price	Cap Rate	# of Units
$1,150,000	**5.20%**	**4**

FINANCIAL

Listing Price	$1,150,000
NOI	$59,833
Cap Rate	5.20%
Price/SF	$488.12
Price/Unit	$287,500

OPERATIONAL

Gross SF	2,356 SF
# of Units	4
Lot Size	0.12 Acres (5,227 SF)
Year Built	1940



900 N PARK AVE

Inglewood, CA 90302

INVESTMENT OVERVIEW

The Weir Group of Marcus & Millichap is pleased to present 900 N Park Avenue, a charming four-unit property located in one of North Inglewood's most desirable residential pockets. Offered for the first time in over a decade, the property features an attractive unit mix of four one-bedroom, one-bathroom apartments, all of which have been extensively remodeled with modern interior finishes. The property has also undergone recent exterior renovations and features newer roofs and a private front yard serving the front residence. Situated on a quiet, tree-lined street surrounded predominantly by single-family homes, the property offers exceptional curb appeal and a desirable residential setting. Ideally located directly across from the expansive 55-acre Edward Vincent Jr. Park, residents enjoy convenient access to walking paths, tennis courts, recreational facilities, and abundant green space. The property also benefits from its proximity to View Park-Windsor Hills, local shopping and dining, major transportation corridors, and Inglewood's premier entertainment destinations, including SoFi Stadium, the Kia Forum, and Intuit Dome. With its extensively renovated interiors and exterior, newer roofs, desirable unit mix, and exceptional residential location, 900 N Park Avenue presents a compelling opportunity to acquire a well-maintained multifamily asset in one of North Inglewood's most sought-after neighborhoods.

INVESTMENT HIGHLIGHTS

Prime North Inglewood Investment Opportunity

Four Fully Remodeled 1-BED/1-BATH Units

Renovated Exterior and Newer Roofs

Steps Away from Edward Vincent Jr. Park

Turnkey Asset | First Time Offered in over a Decade

SECTION 2

02

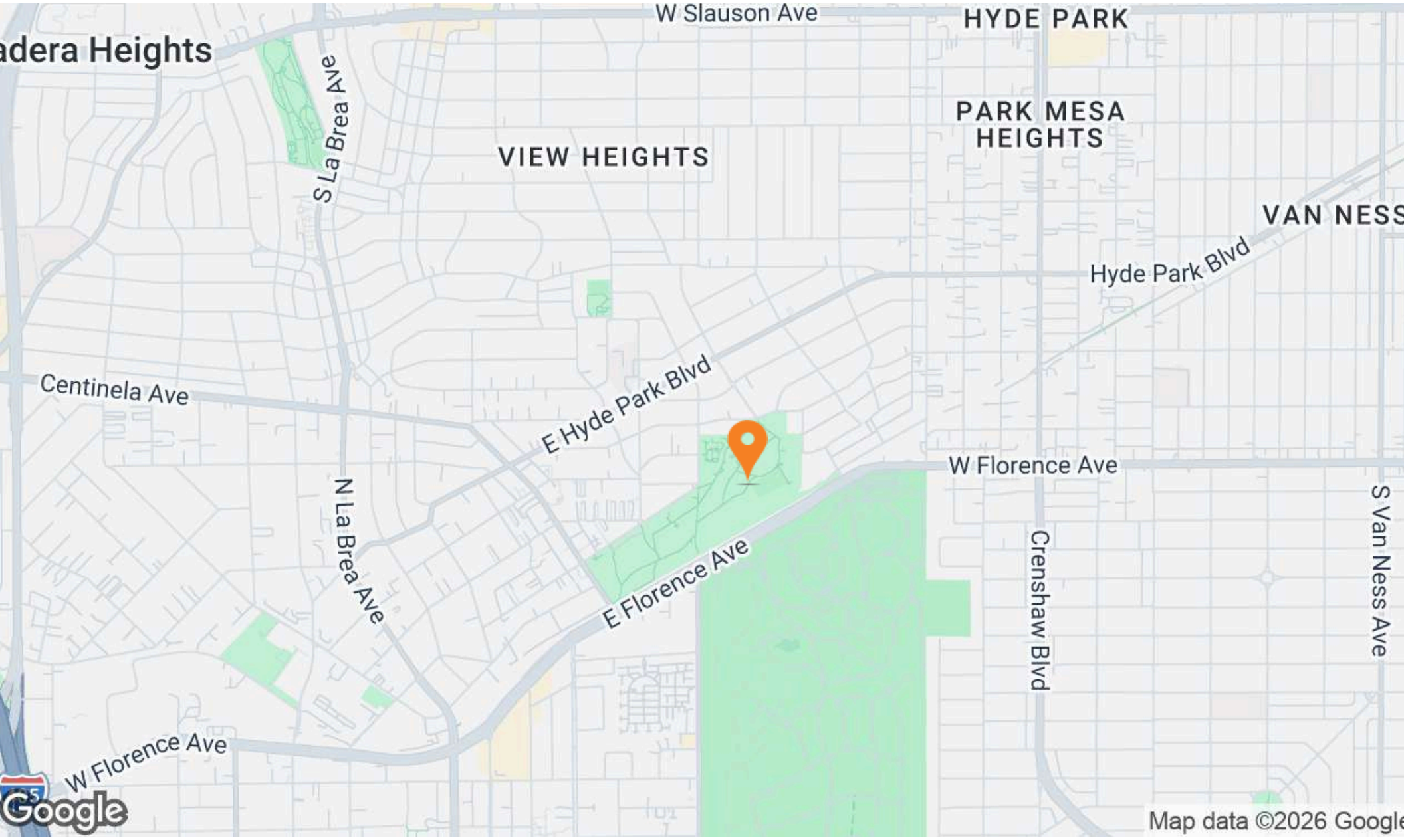
PROPERTY INFORMATION

Regional Map
Local Map

Marcus & Millichap

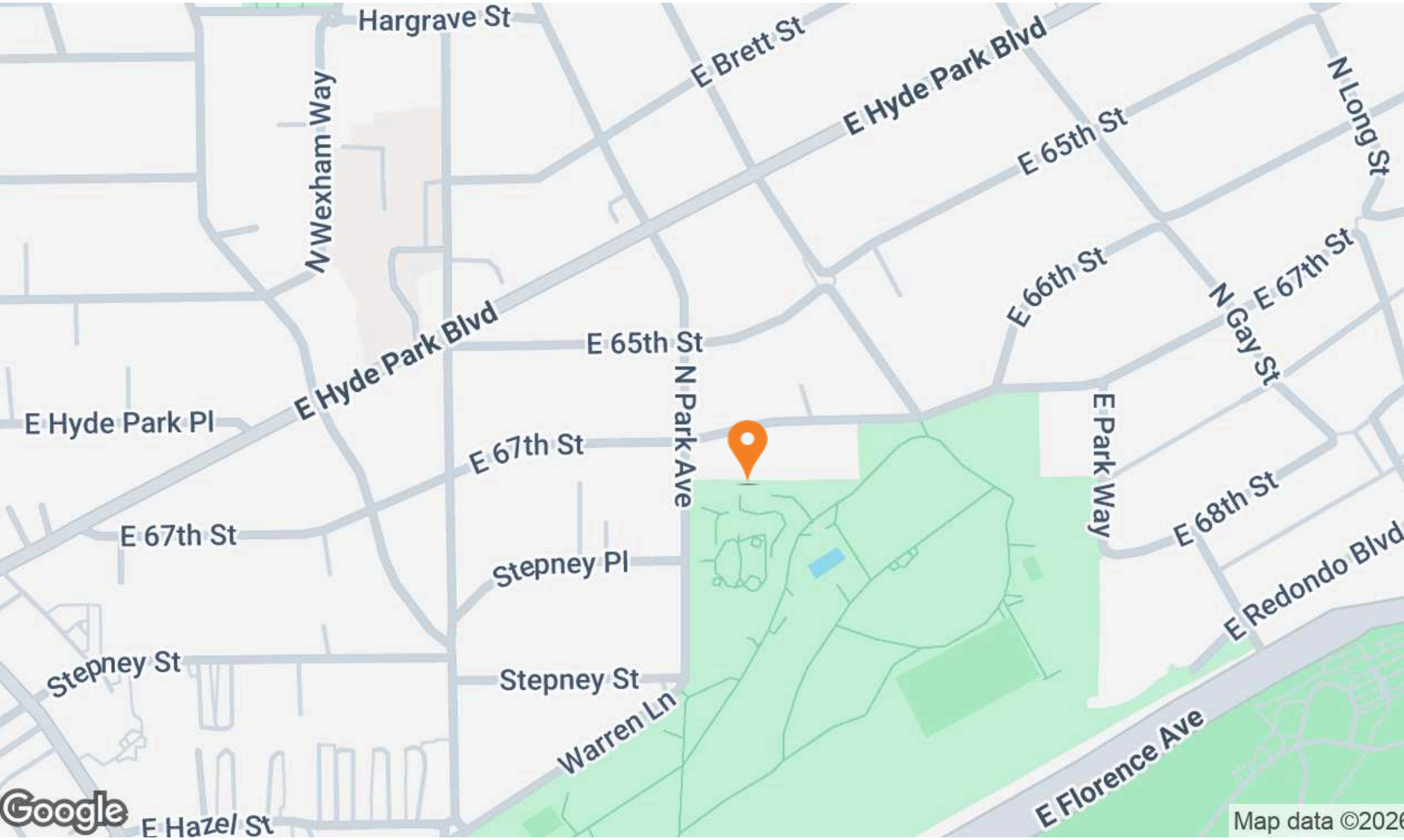
900 N PARK AVE

REGIONAL MAP

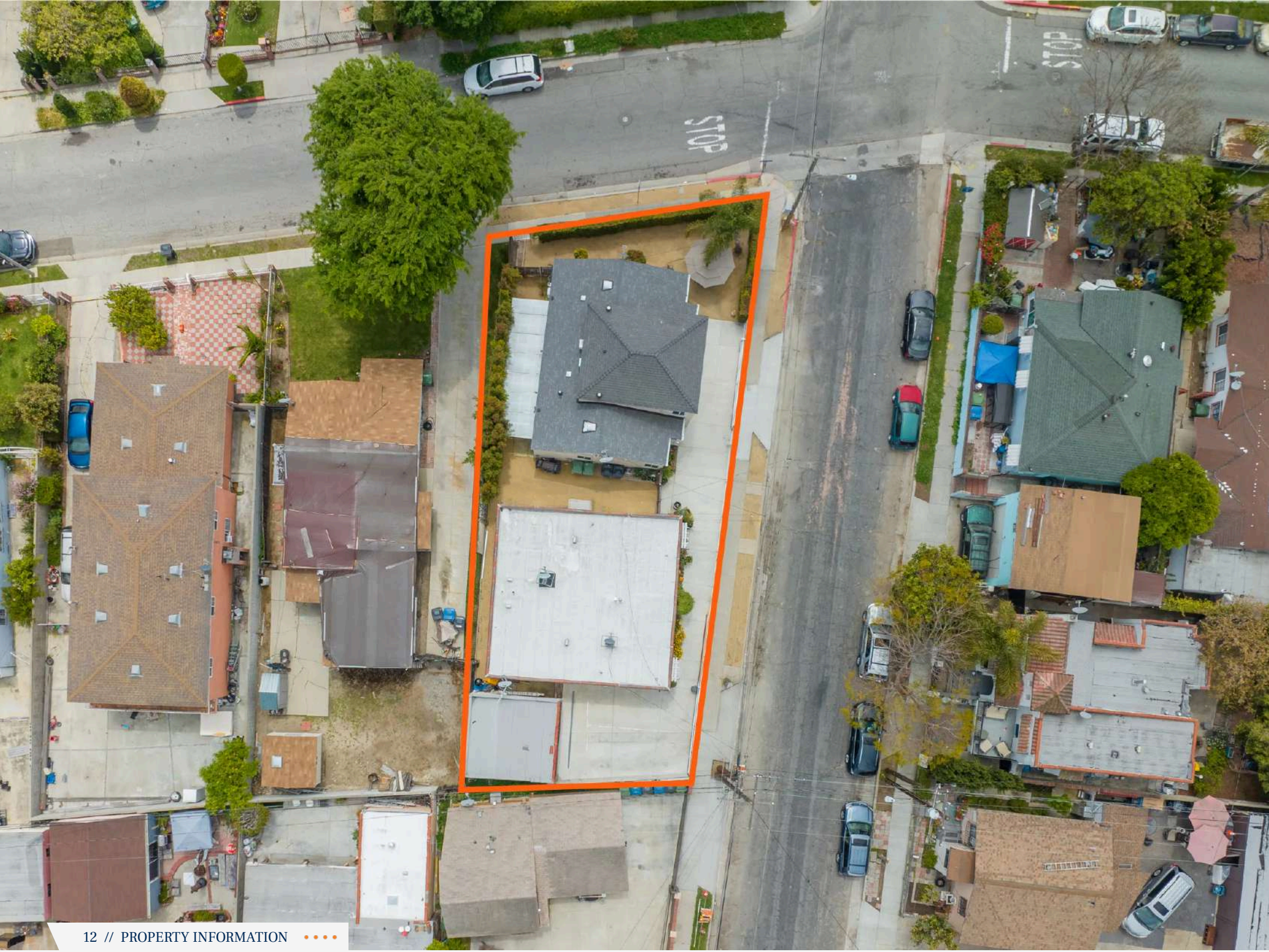


900 N PARK AVE

LOCAL MAP






STOP
STOP









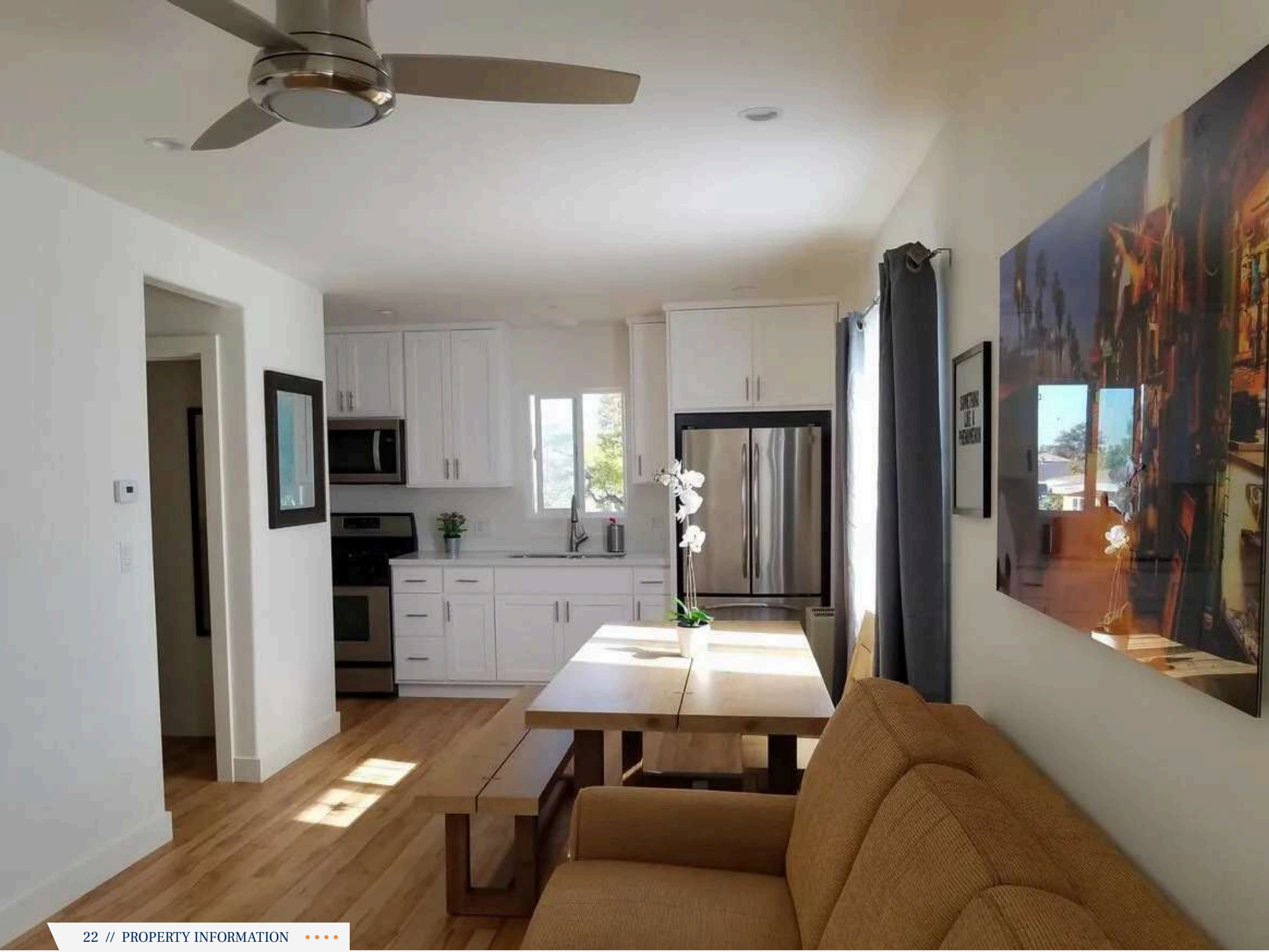












SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

900 N PARK AVE

FINANCIAL DETAILS

As of October, 2026

Unit	Unit Type		Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	1 Bedroom 1 Bathroom			$1,895		$1,895	
02	1 Bedroom 1 Bathroom			$1,800		$1,895	
03	1 Bedroom 1 Bathroom			$1,750		$1,895	
04	1 Bedroom 1 Bathroom			$1,800		$1,895	
Total		Square Feet:	2,356	$7,245	$3.08	$7,580	$3.22

900 N PARK AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	$90,960		$90,960			$22,740	$38.61
Loss to Lease	($4,020)					$0	$0.00
Gross Scheduled Rent	$86,940		$90,960			$22,740	$38.61
Economic Vacancy	($2,608)	3.00%	($2,729)	3.00%		($682)	($1.16)
Effective Rental Income	$84,332		$88,231			$22,058	$37.45
Other Income	$2,400		$2,400			$600	$1.02
Effective Gross Income	$86,732		$90,631			$22,658	$38.47

EXPENSES	Current	Year 1	Notes	Per Unit	Per SqFt
Real Estate Taxes	$15,065	$15,065	[1.31%]	$3,766	$6.39
Insurance	$3,534	$3,534		$884	$1.50
Utilities	$5,100	$5,100		$1,275	$2.16
Repairs & Maintenance	$1,400	$1,400		$350	$0.59
Pest Control	$600	$600		$150	$0.25
Landscaping	$1,200	$1,200		$300	$0.51
Total Expenses	$26,899	$26,899		$6,725	$11.42
Expenses as % of EGI	31.01%	29.68%			
Net Operating Income	$59,833	$63,732		$15,933	$27.05

900 N PARK AVE

FINANCIAL DETAILS

SUMMARY		
Price	$1,150,000	
Down Payment	$1,150,000	100%
Number of Units	4	
Price Per Unit	$287,500	
Price Per SqFt	$488.12	
Gross SqFt	2,356 SF	
Lot Size	0.12 Acres	
Year Built	1940	

RETURNS	Current	Year 1
Cap Rate	5.20%	5.54%
GRM	13.23	12.64
Cash on Cash	5.20%	5.54%
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	1 Bedroom 1 Bathroom		$1,811	$1,895

OPERATING DATA

INCOME	Current		Year 1	
Gross Scheduled Rent	$86,940		$90,960	
Less: Vacancy	($2,608)	3.0%	($2,729)	3.0%
Gross Rental Revenue	$84,332		$88,231	
Other Income	$2,400		$2,400	
Effective Gross Income	$86,732		$90,631	
Less: Expenses	($26,899)	31.0%	($26,899)	29.7%
Net Operating Income	$59,833		$63,732	
Debt Service	$0		$0	
Cash Flow	$59,833	5.20%	$63,732	5.54%
Principal Reduction	$0		$0	
TOTAL RETURN	$59,833	5.20%	$63,732	5.54%

EXPENSES	Current	Year 1
Real Estate Taxes	$15,065	$15,065
Insurance	$3,534	$3,534
Utilities	$5,100	$5,100
Repairs & Maintenance	$1,400	$1,400
Pest Control	$600	$600
Landscaping	$1,200	$1,200
Total Expenses	$26,899	$26,899
Expenses Per Unit	$6,725	$6,725
Expenses Per SqFt	$11.42	$11.42

SECTION 4

04

SALE COMPARABLES

Sales Comparables Map
Sales Comparables Summary
Price per SF Chart
Price per Unit Chart
Sales Comparables

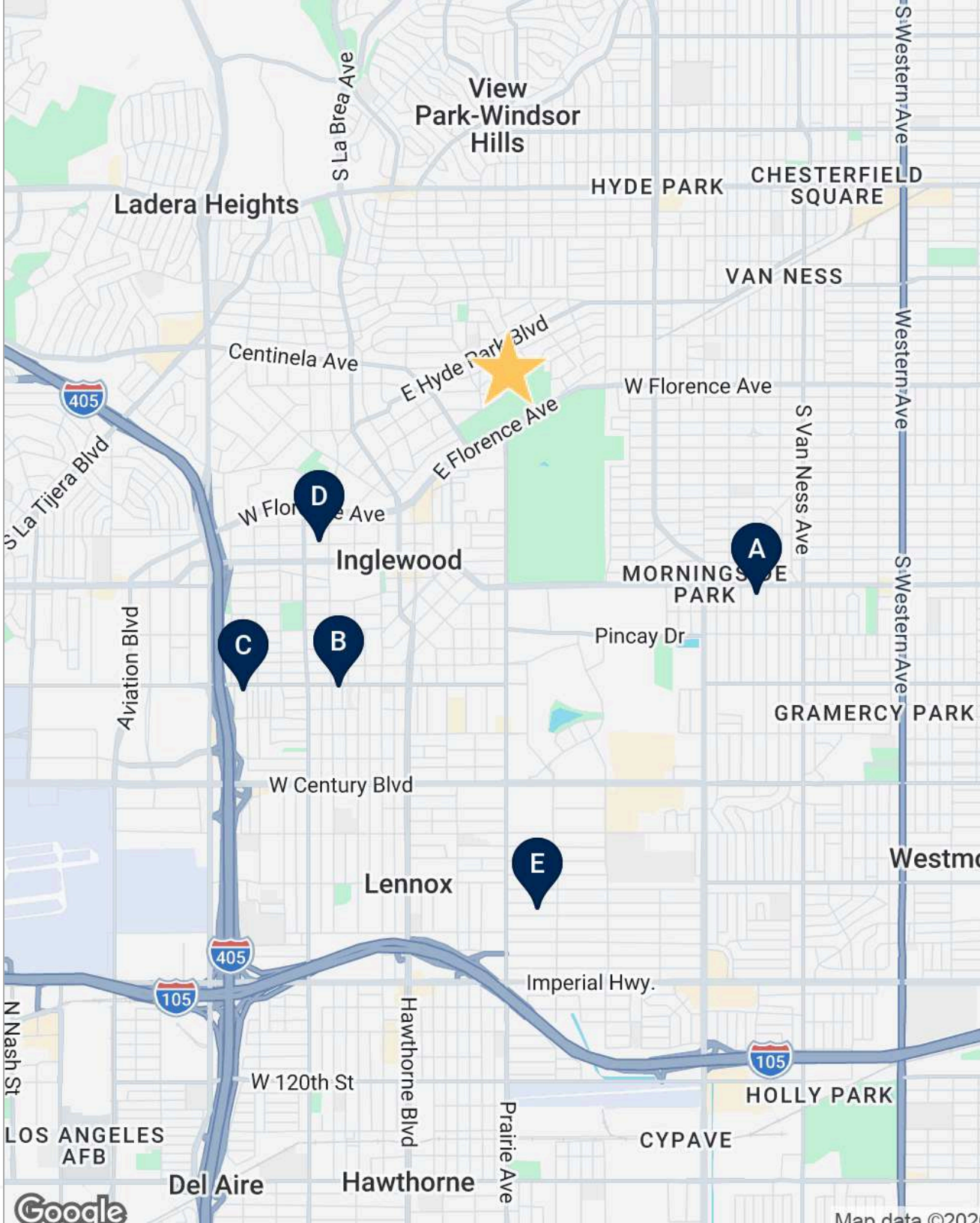
Marcus & Millichap

900 N PARK AVE

SALES COMPARABLES MAP

SALE COMPS MAP

- 900 N Park Ave
- A 8616 S 5th Ave
- B 238 W Arbor Vitae St
- C 915 Kenwood St
- D 315 W Queen St
- E 3847 W 110th St



900 N PARK AVE

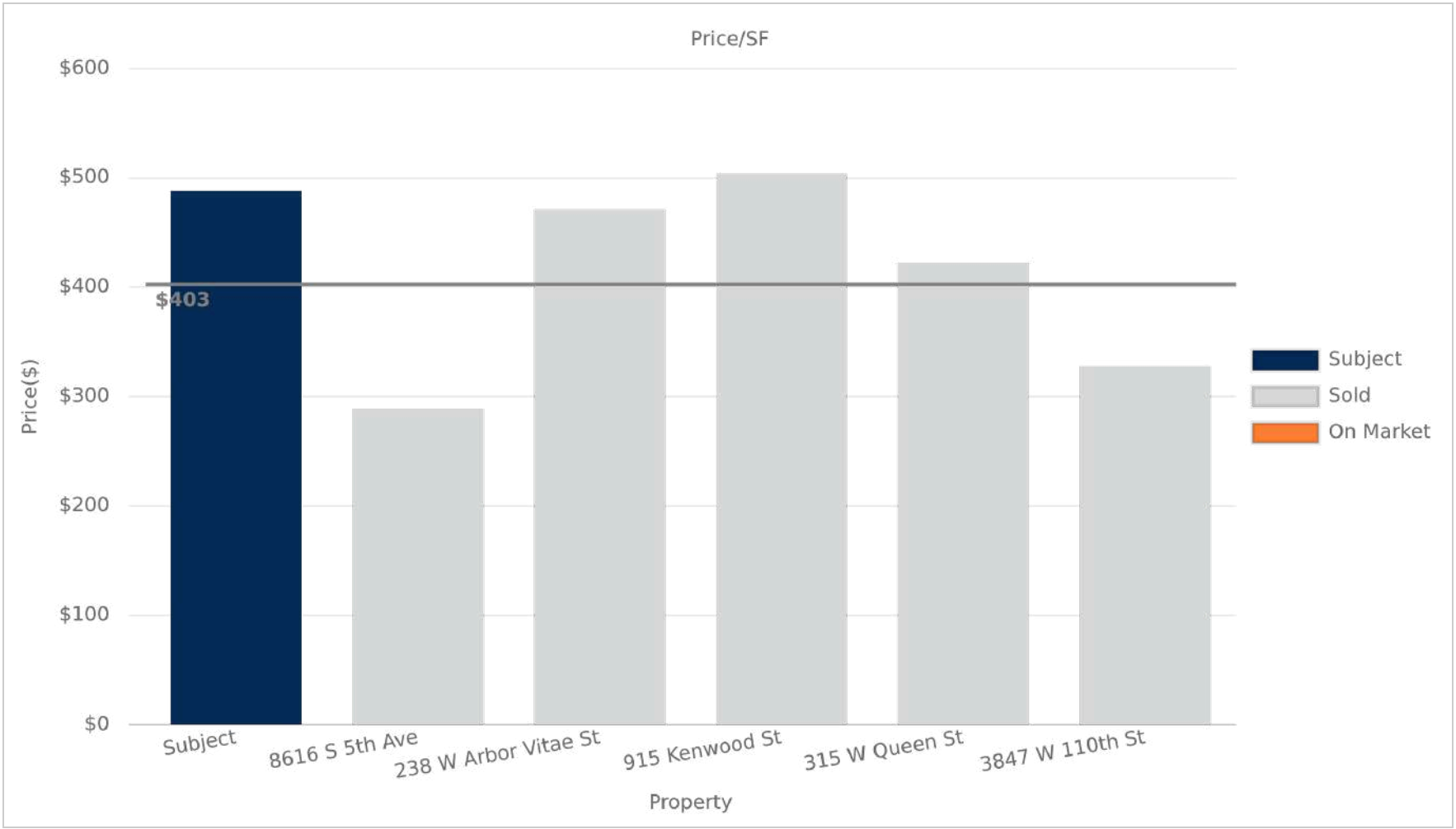
SALES COMPARABLES SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	YEAR BUILT	CLOSE
★	**900 N Park Ave** Inglewood, CA 90302	$1,150,000	2,356 SF	$488.12	0.12 AC	$287,500	5.20%	4	1940	On Market

	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	YEAR BUILT	CLOSE
A	**8616 S 5th Ave** Inglewood, CA 90305	$1,125,000	3,895 SF	$288.83	0.2 AC	$281,250	5.20%	4	1948	04/22/2026
B	**238 W Arbor Vitae St** Inglewood, CA 90301	$1,085,000	2,304 SF	$470.92	0.06 AC	$271,250	8.05%	4	1950	05/22/2026
C	**915 Kenwood St** Inglewood, CA 90301	$1,210,000	2,401 SF	$503.96	0.21 AC	$302,500	3.17%	4	1952	07/02/2026
D	**315 W Queen St** Inglewood, CA 90301	$1,125,000	2,666 SF	$421.98	0.27 AC	$281,250	-	4	1940	08/05/2026
E	**3847 W 110th St** Inglewood, CA 90303	$1,040,000	3,174 SF	$327.66	0.28 AC	$260,000	-	4	1961	09/17/2026
	AVERAGES	$1,117,000	2,888 SF	$402.67	0.2 AC	$279,250	5.47%	4		-

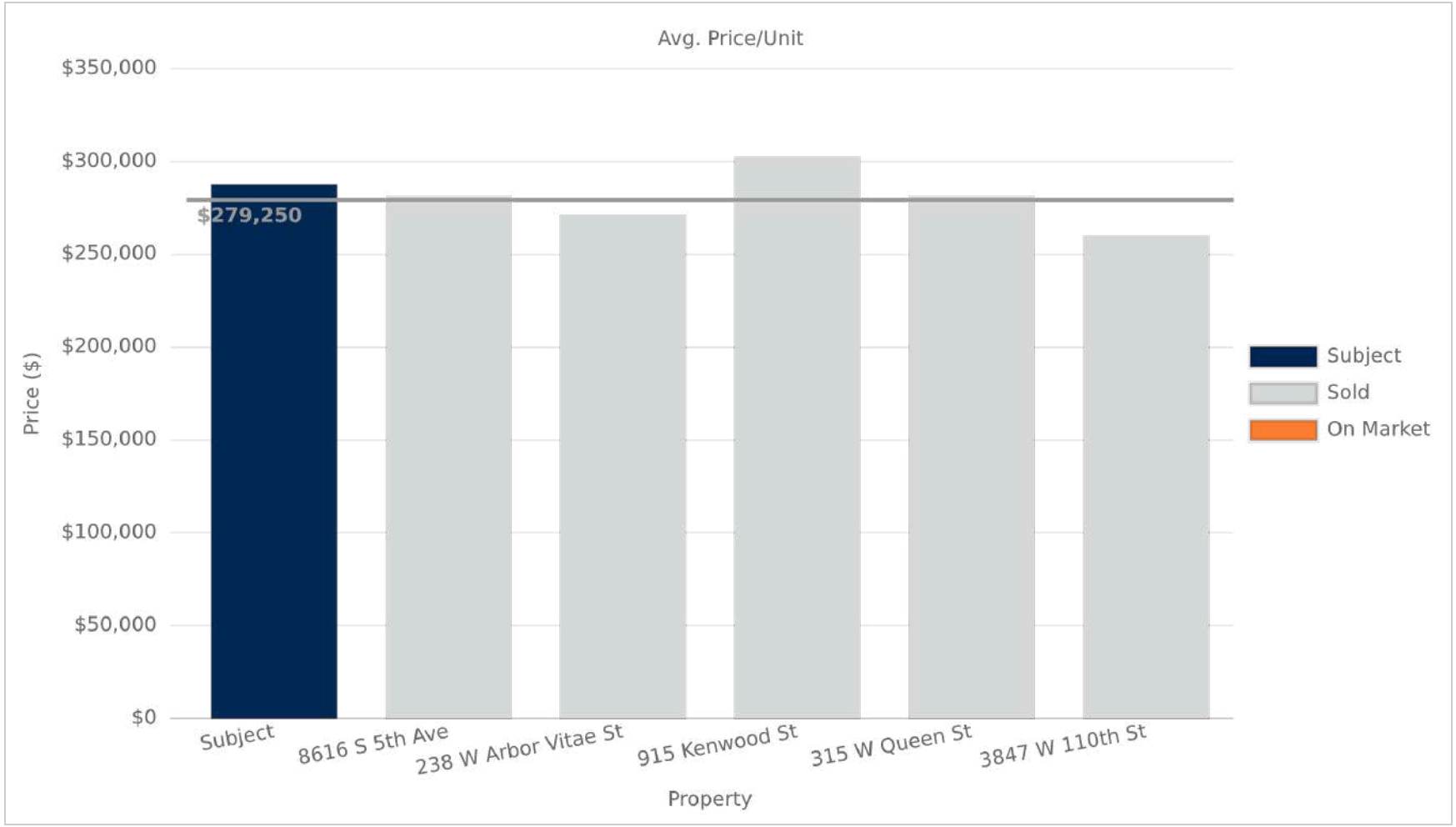
900 N PARK AVE

PRICE PER SF CHART



900 N PARK AVE

PRICE PER UNIT CHART



900 N PARK AVE

SALES COMPARABLES



900 N Park Ave
Inglewood, CA 90302

Listing Price:	$1,150,000	Price/SF:	$488.12
Property Type:	Multifamily	GRM:	13.23
NOI:	$59,833	Cap Rate:	5.20%
Occupancy:	100%	Year Built:	1940
Number Of Units:	4	Lot Size:	0.12 Acres
Price/Unit:	$287,500	Total SF:	2,356 SF



A 8616 S 5th Ave
Inglewood, CA 90305

Sale Price:	$1,125,000	Price/SF:	$288.83
Property Type:	Multifamily	GRM:	12.85
NOI:	-	Cap Rate:	5.20%
Year Built:	1948	COE:	04/22/2026
Number Of Units:	4	Lot Size:	0.2 Acres
Price/Unit:	$281,250	Total SF:	3,895 SF

900 N PARK AVE

SALES COMPARABLES



B **238 W Arbor Vitae St**
Inglewood, CA 90301

Sale Price:	$1,085,000	Price/SF:	$470.92
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	8.05%
Year Built:	1950	COE:	05/22/2026
Number Of Units:	4	Lot Size:	0.06 Acres
Price/Unit:	$271,250	Total SF:	2,304 SF



C **915 Kenwood St**
Inglewood, CA 90301

Sale Price:	$1,210,000	Price/SF:	$503.96
Property Type:	Multifamily	GRM:	12.7
NOI:	-	Cap Rate:	3.17%
Year Built:	1952	COE:	07/02/2026
Number Of Units:	4	Lot Size:	0.21 Acres
Price/Unit:	$302,500	Total SF:	2,401 SF

900 N PARK AVE

SALES COMPARABLES



D **315 W Queen St**
Inglewood, CA 90301

Sale Price:	$1,125,000	Price/SF:	$421.98
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1940	COE:	08/05/2026
Number Of Units:	4	Lot Size:	0.27 Acres
Price/Unit:	$281,250	Total SF:	2,666 SF



E **3847 W 110th St**
Inglewood, CA 90303

Sale Price:	$1,040,000	Price/SF:	$327.66
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1961	COE:	09/17/2026
Number Of Units:	4	Lot Size:	0.28 Acres
Price/Unit:	$260,000	Total SF:	3,174 SF

EXCLUSIVELY LISTED BY

JONATHAN WEIR
Senior Managing Director Investments
South Bay
Direct: 424.405.3855
Jonathan.Weir@marcusmillichap.com
CalDRE #02038545

STEFAN IGNJATOVIC
Director Investments
South Bay
Direct: 424.405.3834
Stefan.Ignjatovic@marcusmillichap.com
CalDRE #02084397

Marcus & Millichap