



Offering Memorandum

501 Hyde Park Pl

Inglewood, CA 90302

\$4,520,000

Avi Narang

Senior Vice President

+1 818 288 0697

avinarang@brcadvisors.com

Property Overview

Address	501 Hyde Park Pl Inglewood, CA 90302	Year Built	1985
APN	4014-027-020	Buildings	1
Land Area	0.27 AC / 11,967 SF	Stories	3
Building Area	11,040 SF	Parking	24
Units	12 Units	Zoning	INR3



Points of Interest

SoFi Stadium — 5 min / 2.3 mi
LAX — 12 min / 3.7 mi



Major Roads

405 Freeway — 7 min / 2.5 mi
Manchester Blvd — 5 min / 1.4 mi



Education

Loyola Marymount Univ. — 14 min / 4.9 mi
West LA College — 13 min / 4.4 mi

Price **\$4,520,000**



Investment Summary

Multifamily Investment Opportunity

- Well-maintained 1985-construction building on a corner lot in Inglewood, consisting of 12 units and 24 gated, on-grade parking spaces.
- Attractively priced at \$376,667 per unit and \$409.42 per square foot, with a 5.00% in-place cap rate and 6.20% market cap rate.
- Consistent unit mix of 12 two-bedroom floorplans, equipped with stainless steel appliances and updated bath and kitchen finishes.
- Roughly half of the units have been repainted and renovated with newly refinished laminate flooring.
- Strategically situated in the growing North Inglewood submarket, with an easy commute to Culver City, Century City, Playa Vista, Beverly Hills, and Downtown LA.
- Just a five-minute drive to the Kia Forum and SoFi Stadium, and roughly twelve minutes to LAX.
- Submarket occupancy has averaged 97% over the past five years.
- Average household income within a five-mile radius is \$113,160, and is projected to rise over the next five years.
- Submarket asking rents are projected to increase 23.5% over the next five years, supporting meaningful upside at lease turn.

Interior Photos



Property Photos



Property Improvements & Upgrades

501 Hyde Park Pl | Inglewood, CA 90302

APPROX. \$150,000

in owner-reported property improvements

12 TWO-BEDROOM UNITS

Interior + common-area upgrades

INTERIOR APARTMENT IMPROVEMENTS

UNITS 4 & 5 | Comprehensive renovations

New kitchens, appliances, water heaters, lighting, flooring and bathrooms

UNIT 8 | Recent interior updates

New kitchen, appliances, water heater, lighting and flooring

UNITS 1 & 3 | Bathroom improvements

New bathrooms in both units; new water heater in Unit 1

UNITS 6, 7, 10 & 11 | Targeted upgrades

Water heaters: 6, 7, 10 & 11 | Appliances: 7, 10 & 11 | Flooring: 7

BUILDING, EXTERIOR & COMMON-AREA IMPROVEMENTS

LAUNDRY FACILITIES

Room rebuilt/updated; 2 new washers and 2 dryers

BALCONIES & RAILINGS

Beam repairs; railing and support reinforcement

WALKWAYS & STAIRCASES

Waterproofing and resealing on both levels

SECURITY & LIGHTING

Entry gate motor; garage and walkway lighting

LANDSCAPING & GROUNDS

Tree/shrub removal, new landscaping and cleanup

EXTERIOR FINISHES

Doors, trim, railings and trash enclosure updates

SB 721 COMPLETED

Market Overview

Inglewood, California, situated in the Los Angeles metropolitan area, presents a dynamic and evolving market landscape. Historically known for its cultural diversity and vibrant communities, Inglewood has experienced significant revitalization efforts in recent years, fueled in part by the development of SoFi Stadium, home to the NFL's Los Angeles Rams and Los Angeles Chargers. This massive project has not only brought attention to the area but has also catalyzed a surge in commercial and residential investments.

The real estate market reflects this transformation, with property values on the rise and an influx of new residents seeking the city's convenient location and promising amenities. Moreover, Inglewood's strategic position near major transportation hubs and its proximity to both downtown Los Angeles and the coastline make it an attractive destination for businesses and residents alike. With ongoing infrastructure improvements and a burgeoning cultural scene, Inglewood continues to solidify its position as a prime location for investment and growth in Southern California.

\$113,160

Average household income within a five-mile radius

23.5%

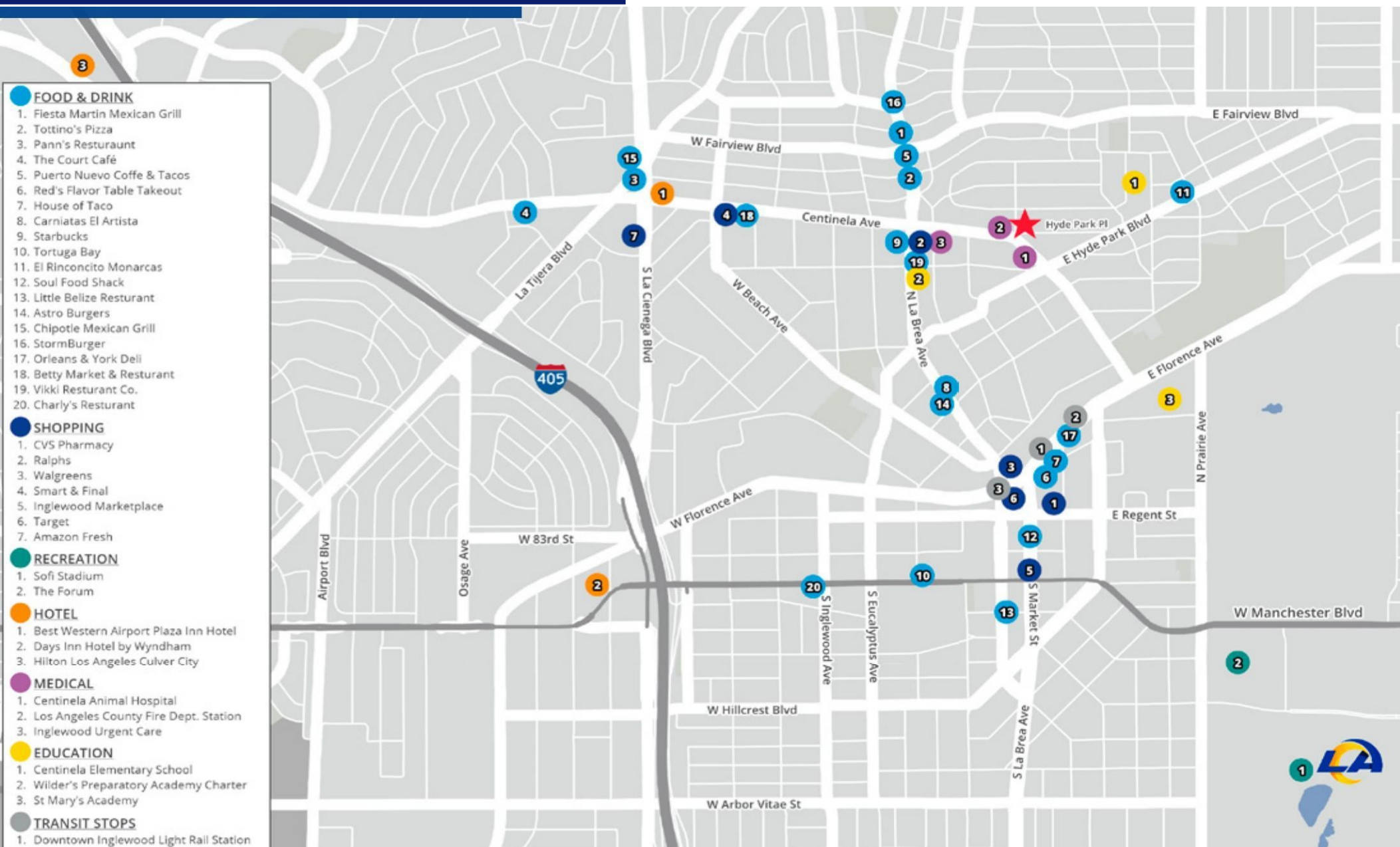
Submarket rents projected to rise over the next five years

97%

Submarket occupancy averaged over the past five years



Area Amenities



Nearby Employment



Financial Overview

Property Address	501 Hyde Park Pl, Inglewood, CA 90302
No. of Units	12
Offering Price	\$4,520,000
Price Per Unit	\$376,667
Price Per SF	\$409.42
Current Cap Rate	5.00%
Market Cap Rate	6.20%
Current GRM	13.05
Market GRM	11.24
Building Size	11,040 SF
Lot Size	0.27 AC / 11,967 SF
Year Built	1985



Estimated Annualized Operating Income

	Current	Market
Scheduled Gross Income	\$346,259	\$402,060
Less Vacancy Reserve (3%)	(\$10,388)	(\$12,062)
Gross Operating Income	\$335,871	\$389,998
Less Expenses	(\$109,855)	(\$109,855)
Net Operating Income	\$226,016	\$280,143
Less Loan Payments	(\$174,101)	(\$174,101)
Pre-Tax Cash Flow	\$51,915	\$106,042
Plus Principal Reduction	\$24,550	\$24,550
Total Return Before Taxes	\$76,465	\$130,593

Financing Summary

Loan Amount	\$2,260,000
Loan Term	30 Years
Interest Rate	6.650%
Monthly Payment	\$14,508
Annual Debt Service	\$174,101
Debt Coverage Ratio	1.30

Operating Data

	Current Annual	Current \$ / Unit	Market Annual	Market \$ / Unit
Scheduled Gross Income	\$346,259	\$28,855	\$402,060	\$33,505
Less Vacancy Reserve (3%)	(\$10,388)	(\$866)	(\$12,062)	(\$1,005)
Gross Operating Income	\$335,871	\$27,989	\$389,998	\$32,500
Less Total Expenses	(\$109,855)	(\$9,155)	(\$109,855)	(\$9,155)
Net Operating Income	\$226,016	\$18,835	\$280,143	\$23,345
Less Annual Debt Service	(\$174,101)	(\$14,508)	(\$174,101)	(\$14,508)
Pre-Tax Cash Flow	\$51,915	\$4,326	\$106,042	\$8,837
Plus Principal Reduction	\$24,550	\$2,046	\$24,550	\$2,046
Total Return Before Taxes	\$76,465	\$6,372	\$130,593	\$10,883

5.00%

Current Cap Rate

6.20%

Market Cap Rate

13.05

Current GRM

11.24

Market GRM

Estimated Annual Expenses

Property Tax (1.33%)	\$60,116	Insurance	\$9,000
Offsite Management (4%)	\$12,000	Utilities & Rubbish	\$16,739
Landscape & Pest Control	\$3,000	Maintenance & Repair	\$6,000
Misc. & Reserves	\$3,000	Total Expenses	\$109,855

Rent Roll

Unit	Type	Current Rent	Market Rent	Upside
1	2 Bed + 1 Bath	\$2,260.80	\$2,600.00	+\$339.20
2	2 Bed + 1 Bath	\$2,349.10	\$2,600.00	+\$250.90
3	2 Bed + 1 Bath	\$2,035.50	\$2,600.00	+\$564.50
4	2 Bed + 1 Bath	\$2,495.00	\$2,600.00	+\$105.00
5	2 Bed + 1 Bath	\$2,295.00	\$2,600.00	+\$305.00
6	2 Bed + 1 Bath	\$2,086.70	\$2,600.00	+\$513.30
7	2 Bed + 1 Bath	\$2,046.70	\$2,600.00	+\$553.30
8	2 Bed + 1 Bath	\$2,495.00	\$2,600.00	+\$105.00
9	2 Bed + 1 Bath	\$2,060.30	\$2,600.00	+\$539.70
10	2 Bed + 1 Bath	\$2,113.60	\$2,600.00	+\$486.40
11	2 Bed + 1 Bath	\$2,080.40	\$2,600.00	+\$519.60
12	2 Bed + 1 Bath	\$2,231.80	\$2,600.00	+\$368.20
Monthly Totals		\$26,550	\$31,200	+\$4,650

Market (pro forma) rent reflects the submarket average for comparable 2 Bed + 1 Bath units; see Rent Comparables.

Additional Monthly Income

Late Charges + RUBS	\$1,395
Laundry Income	\$800
Parking + Card Fee Income	\$110
Total Additional Income	\$2,305

Monthly Income Summary

	Current	Market
Scheduled Rental Income	\$26,550	\$31,200
Additional Income	\$2,305	\$2,305
Total Monthly Income	\$28,855	\$33,505

Annual Rental Upside

\$55,801

16.1% increase over current scheduled gross income at full market rents

Rent Comparables

#	Address	Year Built	Unit Type	SF	Rent	\$ / SF
1	404 E Hyde Park Blvd, Inglewood, CA 90302	1964	2 Bed + 1 Bath	627 SF	\$2,495	\$3.98
2	320 Stepney St, Inglewood, CA 90302	1923	2 Bed + 1 Bath	900 SF	\$2,295	\$2.55
3	343 Warren Ln, Inglewood, CA 90302	1960	2 Bed + 1 Bath	706 SF	\$2,595	\$3.68
4	812 E Hyde Park Blvd, Inglewood, CA 90302	1991	2 Bed + 1 Bath	870 SF	\$2,295	\$2.64
5	700 W Beach Ave, Inglewood, CA 90302	1954	2 Bed + 1 Bath	784 SF	\$2,950	\$3.76
Averages		1958	2 Bed + 1 Bath	777 SF	\$2,526	\$3.32
★	501 Hyde Park Pl, Inglewood, CA 90302	1985	2 Bed + 1 Bath	~920 SF	\$2,600	\$2.83

Market (pro forma) rent for the subject's 2 Bed + 1 Bath units; current in-place average rent is \$2,600/unit.

A map of the Hyde Park neighborhood in Los Angeles. The map shows a grid of streets including W Ellis Ave, W Hillsdale St, Centinela Ave, W Plymouth St, W Hyde Park Blvd, W Regent St, W Florence Ave, W Ivy Ave, E Regent St, E Plymouth St, E Hillsdale St, E 67th St, E Hyde Park Blvd, E Hazel St, E Beach Ave, E Florence Ave, N Market St, N Hillcrest Blvd, N Locust St, N Cedar Ave, N Inglewood Ave, N Acacia St, N La Brea Ave, N Euclid Ave, S La Cienega Blvd, Knowlton St, Hill St, Victor Ave, Glenway Dr, N Oak St, Benjamin Ave, Goddard Ave, Hindry Ave, Thornburn St, Ramsgate Ave, Kittyhawk Ave, Glasgow Ave, Field Ave, and La Colina Dr. A red star marks Hyde Park Pl at the intersection of E Hyde Park Blvd and N Market St. Five blue circular markers with white numbers are placed at various locations: 1 is near S La Cienega Blvd and W Hyde Park Blvd; 2 is near S La Cienega Blvd and Evergreen St; 3 is near W Hyde Park Blvd and N Euclid Ave; 4 is near S La Cienega Blvd and N Oak St; 5 is near Victor Ave and Hill St. Rogers Park is shown as a green area near W Hyde Park Blvd and N Euclid Ave. A north arrow is located in the bottom left corner.

BRC Advisors - BH

501 Hyde Park Pl
Inglewood, CA 90302

www.brcadvisors.com



Avi Narang, MBA

Senior Vice President

CA License No. 01448548

+1 818 288 0697

avinarang@brcadvisors.com

*"Your trusted partner in
Southern
California multifamily
investment sales."*



This Offering Memorandum has been prepared by BRC Advisors - BH for use by a limited number of qualified parties for the purpose of evaluating the potential acquisition of 501 Hyde Park Place, Inglewood, CA. This information has been secured from sources we believe to be reliable; however, we make no representations or warranties, expressed or implied, as to its accuracy or completeness. References to square footage or age are approximate. The prospective purchaser must independently verify the information and bears all risk for any inaccuracies. By accepting this Memorandum, the recipient agrees to treat it in a confidential manner and will not, directly or indirectly, disclose or use its contents without the prior written authorization of BRC Advisors - BH. © 2026 BRC Advisors - BH. All rights reserved.