632 MANCHESTER DRIVE
INGLEWOOD, CA, 90301

TAMAS BATYI GROUP

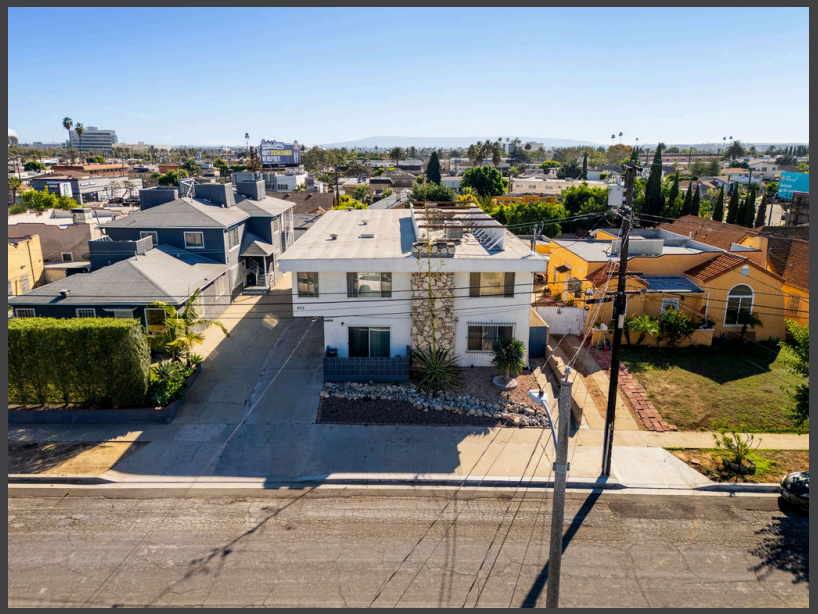


5 Units in Inglewood | 4,890 square feet building | Approx. 25% Rental upside | Offered @ $319,000 per unit | Ideally located in the heart of Inglewood, under 5 minutes walk from The Forum and SoFi Stadium.

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Property Overview

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- Ideally located in the heart of Inglewood, under 5 minutes walk from The Forum and SoFi Stadium. A mile away from Inglewood's City Hall, Police Department & Public Library
- ADU Potential - Adjacent Double & Single Car Garage Allowing Possibility for ADU Conversion
- Some Remodeled Units, On-Site Laundry Facility, and Air Conditioning for All Units
- Two 2-Bedroom/1.75-Bathroom Units and Three 1-Bedroom/1-Bathroom Units, each unit is about 900-1,000 square feet
- All electric building with no gas expense
- Currently offered at $319,000 per unit and $326 per square foot.
- Recent capital improvements include: Roof is about 5 years old, Newer Water-Efficient Landscaping, Painted about 5 years ago, Some Remodeled Units
- Approximately 25% in Potential Rental Upside with a 6.9 % Pro-Forma Cap Rate & 11.2 Pro-Forma GRM
- Investors with a long-term lens will see the location and upside as an ideal canvas for repositioning in a neighborhood where lifestyle is the greatest amenity.

Property Overview

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ADDRESS

632 Manchester Drive, Inglewood, CA 90301

OFFERING PRICE	PRICE PER UNIT	PRICE PER FOOT	MARKET CAP
$1,595,000	$319,000	$326	6.9%
NUMBER OF UNITS	**BLDG. SIZE**	**YEAR BUILT**	**CURRENT GRM**
5	4,890	1963	13.7
UNIT MIX	**LOT SIZE**	**CURRENT CAP**	**MARKET GRM**
2x 2B/2B, 3x 1B/1B	6,994	5.22%	11.2

Exterior Photography

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Exterior Photography

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Interior Photography

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APPROX YEAR BUILT	1963	PRICE PER SF	$326
APPROX LOT SIZE	6,994	CURRENT CAP	5.22%
APPROX BLDG SIZE	4,890	MARKET CAP	6.9%

Financials

632 Manchester Dr | Offered at $1,595,000

Investment Summary

PRICE	$1,595,000
DOWN PAYMENT	$000,000
NUMBER OF UNITS	5
PRICE PER UNIT	$319,000
CURRENT GRM	13.7
POTENTIAL GRM	11.2

Annualized Operating Data

	CURRENT RENTS	MARKET RENTS
SCHEDULED GROSS INCOME	$115,804	$142,000
VACANCY ALLOWANCE	$0 | 0%	$0
GROSS OPERATING INCOME	$115,804	$142,000
LESS EXPENSE	$32,539	$32,539
NET OPERATING INCOME	**$83,265**	**$109,461**
LESS LOAN PAYMENT	$0,000	$000,000
PRE-TAX CASH FLOW	$83,265	$109,461
PLUS PRINCIPAL REDUCTION	$000,000	$000,000
RETURN BEFORE TAXES	$83,265	$109,461

Income

		CURRENT RATES		POTENTIAL RENTS	
# OF UNITS	UNIT MIX	MO RENT/UNIT	MO INCOME	MO RENT/UNIT	MO INCOME
2	2B 2B	$1,916	$3,832	$2,500	$5,000
3	1B 1B	$1,912	$5,735	$2,250	$6,750
TOTAL SCHEDULED RENT			$9,567		$11,750
LAUNDRY INCOME			$83.3		$83.3
MONTHLY GROSS INCOME			$9,650		$11,833
ANNUAL GROSS INCOME			$115,804		$142,000

Estimated Expenses

TAXES	$18,000
INSURANCE	$3,000
UTILITIES	$5,300
REPAIRS/MAINTENANCE	$2,465
PROFESSIONAL MGMT	$3,474
ON-SITE MANAGER	$0
MISC	$300
TOTAL EXPENSES	$32,539

Rent Roll

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UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
1	2 BD 1.75 BA	9/1/2010	$1,751	$2,500
2	1 BD 1 BA	2/4/2025	$2,087	$2,250
3	2 BD 1.75 BA	8/21/2021	$2,081	$2,500
4	1 BD 1 BA	9/15/2026	$1,960	$2,250
5	1 BD 1 BA	12/1/2021	$1,688	$2,250
		MONTHLY	$9,567	$11,750
		ANNUAL	$114,804	$141,000
			UPSIDE	23%



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