
JUST LISTED
7204
7208 S LA CIENEGA BLVD
6-Unit Asset In Inglewood, CA
SRP
KWPV

CONTACT INFORMATION

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PRIME INGLEWOOD LOCATION

INVESTMENT HIGHLIGHTS

>Attractive In-Place Returns: Going-in 5.65% cap rate

>Centralized Location: Convenient access to LAX, Inglewood's entertainment district, Marina del Rey, and Culver City.

>Strong Rental Exposure: Prominent La Cienega Boulevard location in a densely populated rental market, offering strong visibility and convenient access for prospective tenants.

Room to Improve Without Reinventing: An opportunity to refresh the property's presentation and capture rental upside through targeted improvements as units turn over.

>Two of the six units are occupied by Section-8 tenants:

Unit #3 1-bedroom/1-bath unit

Unit #6 2-bedroom/1-bath unit.

See Rent Roll for details

7208 S LA CIENEG BLVD INGLEWOOD, CA 90302

Units:	6 (RSO)
Built:	1953
Rentable Area:	4,130 SF
Lot Size:	7,007 SF
Parking:	±6 Garage
APN:	4017-021-003
Zoning:	INR3YYY
Roof:	Pitched

NOTES

-Value-Add

-100% Occupied

-Detached Garage @ Rear

-Secured Access Building

-Individually metered for all utilities except water (paid by owner).


LOCATED ABOVE LA CIENEGA BLVD

FINANCIAL SETUP

Proposed Sale Price	
Sale Price	**$1,525,000**
In Place GRM	11.37
In Place CAP Rate	5.65%
Price / Door	$254,167
Price / Sqft	$369
Proforma GRM	9.85
Proforma CAP Rate	6.41%
Proforma Financing	
Loan Term	10
Rate (IO)	6.45%
Amortization	30
DSCR Cont.	*1.25X*
Mortgage Constant	7.55%
Max Loan DSCR Const.	**$912,926.19**
Property Details	
Total Units	6
Building Size (sqft)	4,130
Lot Size (sqft)	7,007
Parking	6 covered parking
Year Built	1953
Zoning	INR3YYY
APN	4017-021-003

P&L		Current	Proforma
Rental Income		$134,088	$154,800
Other Income		$0	$0
Gross Income		$134,088	$154,800
Vacancy	5%	$0	$7,740
Net Rental Income:		**$134,088**	**$147,060**
Taxes	1.28%	$19,520	$19,520
Insurance	Actual	$8,000	$8,000
Management	3.5%	$4,693	$5,147
Utilities (Trash)	Actual	$6,600	$6,600
R&M	$950/U	$7,200	$7,200
Landscaping	Actual	$600	$1,200
Licenses & Fees	Actual	$1,120	$1,200
Pest	Estimate	$250	$500
Total OPEX:		**$47,983**	**$49,367**
		35.78%	*33.57%*
NOI:		**$86,105**	**$97,693**
		5.65%	*6.41%*
CAPEX		$0	$5,000
Debt Service:		$58,884	$58,884
Pre Tax Cash Flows:		**$27,221**	**$33,809**
Cash-on-Cash		*4.45%*	*5.52%*

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ACTIVE RENT ROLL

% Units	Total Units	Type	% Vacant	Avg In Place	Market Rent	Variance
66.7%	4	1+1	0.00%	$1,763	$1,850	4.96%
33.3%	2	2+1	0.00%	$2,062	$2,300	11.54%
Total	**6**		**0%**			

#	Unit #	Type	Vacant	Current Rent	Market Rent	Variance
1	101	1+1		$1,600	$2,050	28.13%
2	102	1+1		$1,800	$2,050	13.89%
3	*103	1+1		$1,800	$2,050	13.89%
4	104	1+1		$1,850	$2,050	10.81%
5	105	2+1		$2,034	$2,350	15.54%
6	*106	2+1		$2,090	$2,350	12.44%
			Annual:	**$11,174.00**	**$12,900.00**	**15.45%**

***Note:**

#103 Section-8 Tenant (Tenant Portion $156/Mo.)

#106 Section-8 Tenant (Tenant Portion $254/Mo.)

Market rents assume fully renovated units, beyond paint and basic cleaning.

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SALES COMPARABLES

	Recent Comparable Sales									
	Property Address	Yr Built	Size	Units	Sale Price	Price/ Unit	GRM	CAP	Price / SF	Sale Date
A	835 Austin Ave, Inglewood, CA 90302	1953	4,041	5	$1,000,000	$200,000	N/A	7.00%	$247	2/1/2026
B	715 W Hyde Park Blvd, Inglewood, CA 90302	1961	4,338	4	$775,000	$193,750	N/A	6.59%	$179	1/1/2026
	Averages:	**1957**	**4,190**	**5**	**$887,500**	**$196,875**	**N/A**	**6.80%**	**$213**	
	Subject Proeprty:	**1953**	**4,130**	**6**	**1,525,000**	**$254,167**	**9.85**	**5.65%**	**$369**	





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ADDITIONAL OPPORTUNITY







PROPERTY PHOTOS







PROPERTY PHOTOS







DEMOGRAPHICS



72.3% RENTER OCCUPIED ZIP 90302 · occupied homes	**36.6** MEDIAN AGE · YEARS ZIP 90302	**29,003** TOTAL POPULATION ZIP 90302	**29.5%** BACHELOR'S DEGREE+ ZIP 90302 · adults age 25+
$73,777 MEDIAN HH INCOME ZIP 90302 · annual	**11,077** TOTAL HOUSEHOLDS ZIP 90302	**11,797** TOTAL HOUSING UNITS ZIP 90302	**2.6** AVG. HOUSEHOLD SIZE ZIP 90302 · persons

DEMOGRAPHIC SOURCES

U.S. Census Bureau
2020–2024 American Community Survey
Five-year estimates · ZCTA 90302

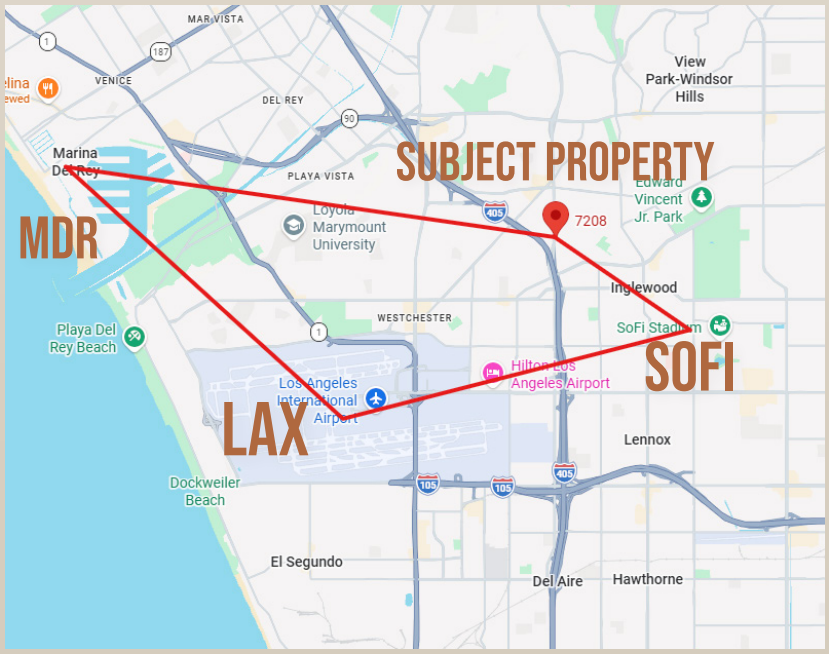
Census Reporter: population, median age, education, income, households, housing units, and average household size.

Neilsberg: renter-occupied share of occupied housing units (72.3%).

Figures describe the ZIP Code Tabulation Area, rather than one- or five-mile radii. Estimates are subject to sampling error.

ABOUT THIS LOCATION





7208 La Cienega puts several sides of Los Angeles within reach—from game days and concerts at SoFi Stadium and Intuit Dome to waterfront dinners in Marina del Rey and departures out of LAX. It's a practical home base between Inglewood's entertainment district, the coast, and the Westside, giving residents access to the places they work, unwind, and head out of town.

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The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

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