621 E 99TH ST
INGLEWOOD, CA 90301

Rare 28-unit multifamily investment offering stabilized cash flow, premium amenities, and an exceptional location just minutes from SoFi Stadium and Hollywood Park.

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360°

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum
Exclusive Listing

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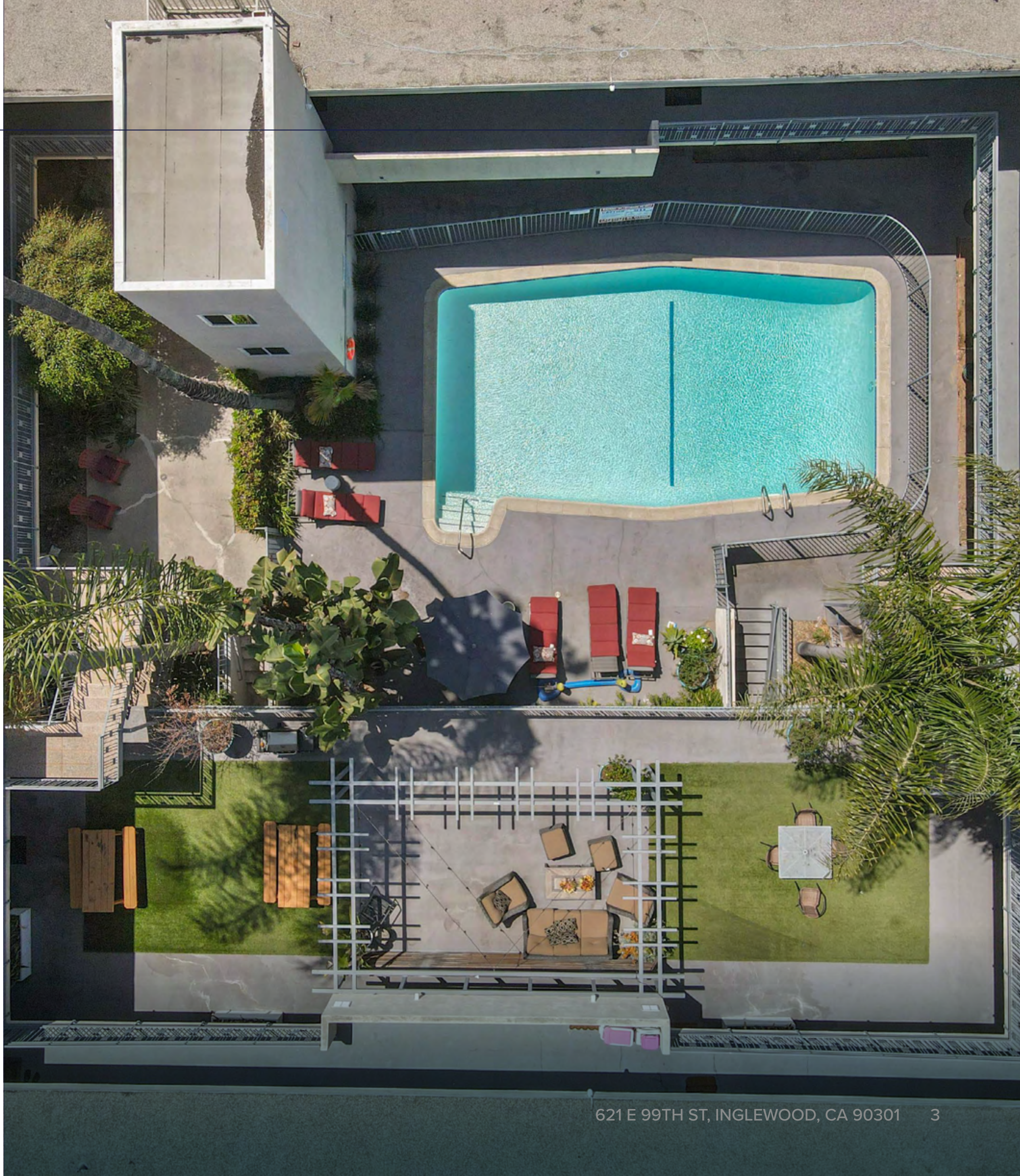

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BRC Advisors
REAL ESTATE INVESTMENT SERVICES

Street Address	621 E 99th Street
City	Inglewood
State	CA
Zip Code	90301
APN	4024-043-028
Rentable Square Feet	23,580
Lot Size	27,091
Year Built	1964

28-Unit Multi-Family Offering in Inglewood, CA

Substantially renovated 28-unit apartment community just minutes from SoFi Stadium.

John Katnik of BRC Advisors is pleased to present the exclusive offering of 621 E. 99th St., a turnkey apartment community located in the heart of Inglewood.

This asset presents a rare opportunity to acquire a substantially renovated, high-quality 28-unit apartment community within walking distance of SoFi Stadium and just minutes from the transformative Hollywood Park development and the Intuit Dome. The property offers investors the opportunity to acquire a high-quality asset in one of Southern California's fastest-growing rental markets.

The property has undergone extensive renovations, including upgrades to the electrical, plumbing, roof, and windows. Since acquiring the property, ownership has further enhanced the asset by completing full interior renovations in 26 of the 28 units

Additional improvements include the conversion of a former storage area into a modern fitness center, the addition of a beautifully renovated community restroom, and the replacement of plumbing fixtures throughout the property with ultra-efficient water-saving fixtures designed to improve water conservation and reduce operating expenses. The property also has 28 gated parking spaces and 14 additional garage spaces.

All units feature washers and dryers and central air conditioning and heating, providing residents with highly desirable modern amenities that support tenant retention and rental premiums. The property also features a beautifully maintained pool area and upgraded community spaces, including outdoor tables and chairs, a BBQ area, and inviting gathering spaces that create an enhanced resident experience.

Positioned in one of Southern California's most dynamic rental markets, 621 E. 99th St. offers investors stable cash flow, significant renovation completion, and long-term appreciation potential.

Investment Highlights

Substantially Renovated 28-Unit Community in the City of Champions

Ownership has completed an extensive renovation program for the entire property, with 26 of the 28 units fully renovated with high end finishes.

Major Capital Improvements Completed

The property has undergone extensive capital improvement, including upgrades to the electrical, plumbing, roof, and windows.

Modern Unit Amenities

All units feature washers and dryers and central AC/heat, offering residents highly desirable amenities that enhance tenant satisfaction and support premium rental rates.

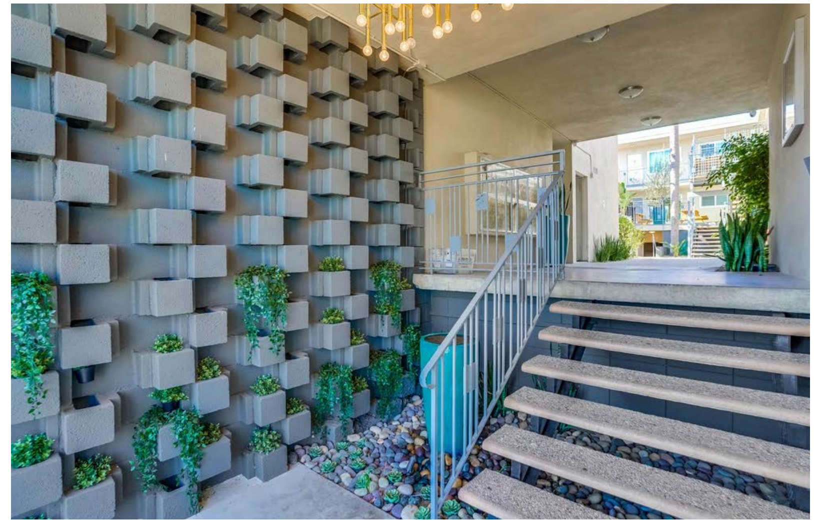
Exceptional Resident Amenities & Common Areas

Residents enjoy a thoughtfully designed amenity package featuring a modern fitness center and community restroom, beautiful pool area, outdoor seating with tables and chairs, and a BBQ area, creating inviting spaces for relaxation, entertainment, and community interaction.

Walkable SoFi Stadium Location

Ideally located within walking distance of SoFi Stadium and just minutes from Hollywood Park, the Intuit Dome, LAX, and major transportation corridors, the property benefits from one of Los Angeles County's strongest rental demand drivers.

Property Photos



Beautifully maintained apartment community featuring extensive capital improvements, modern resident amenities, lush landscaping, and exceptional curb appeal in the heart of Inglewood.

Interior Photos

View More

Interior Photos






Interior Photos

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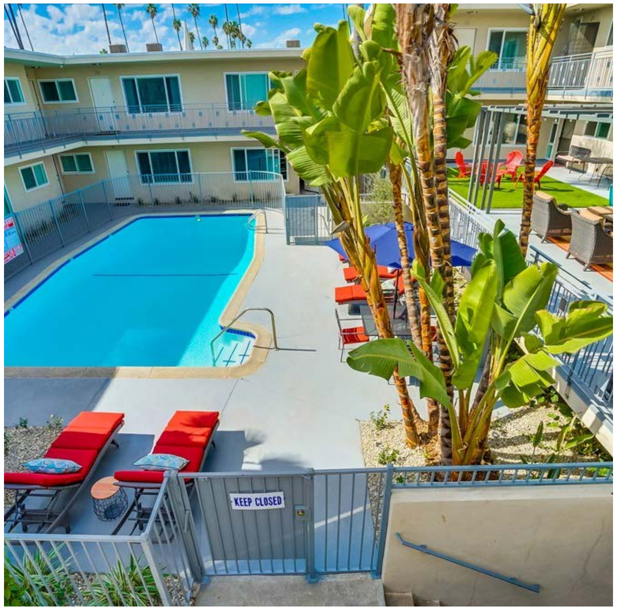
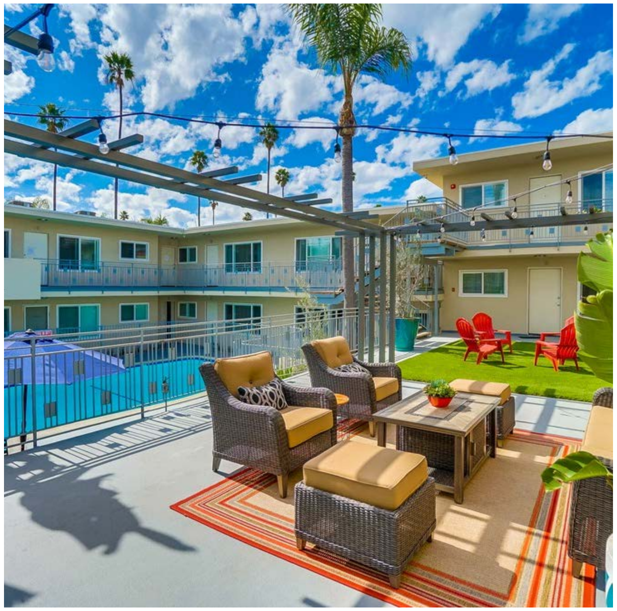
Interior Photos

View More

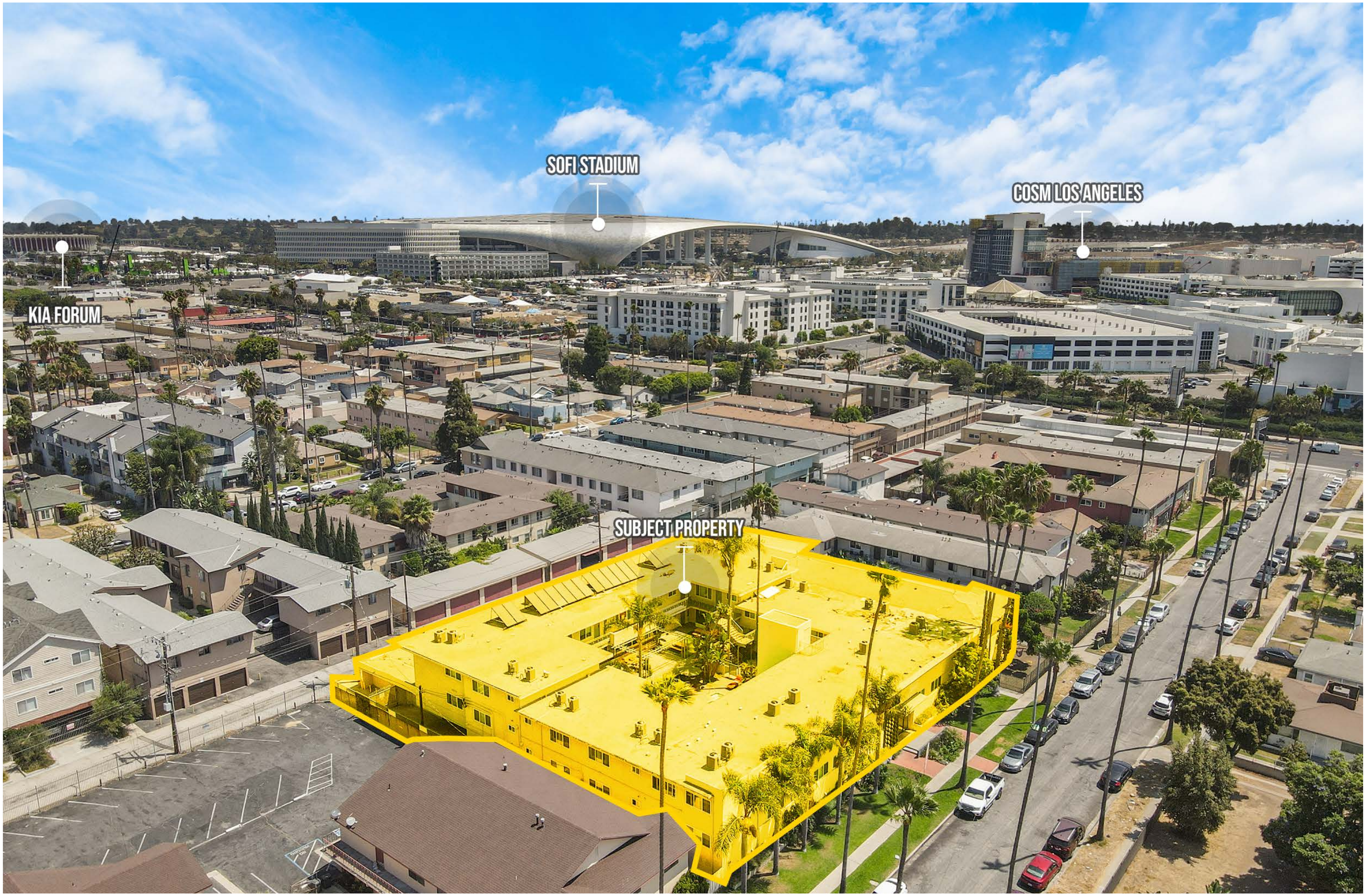
Property Photos

Shared Amenities

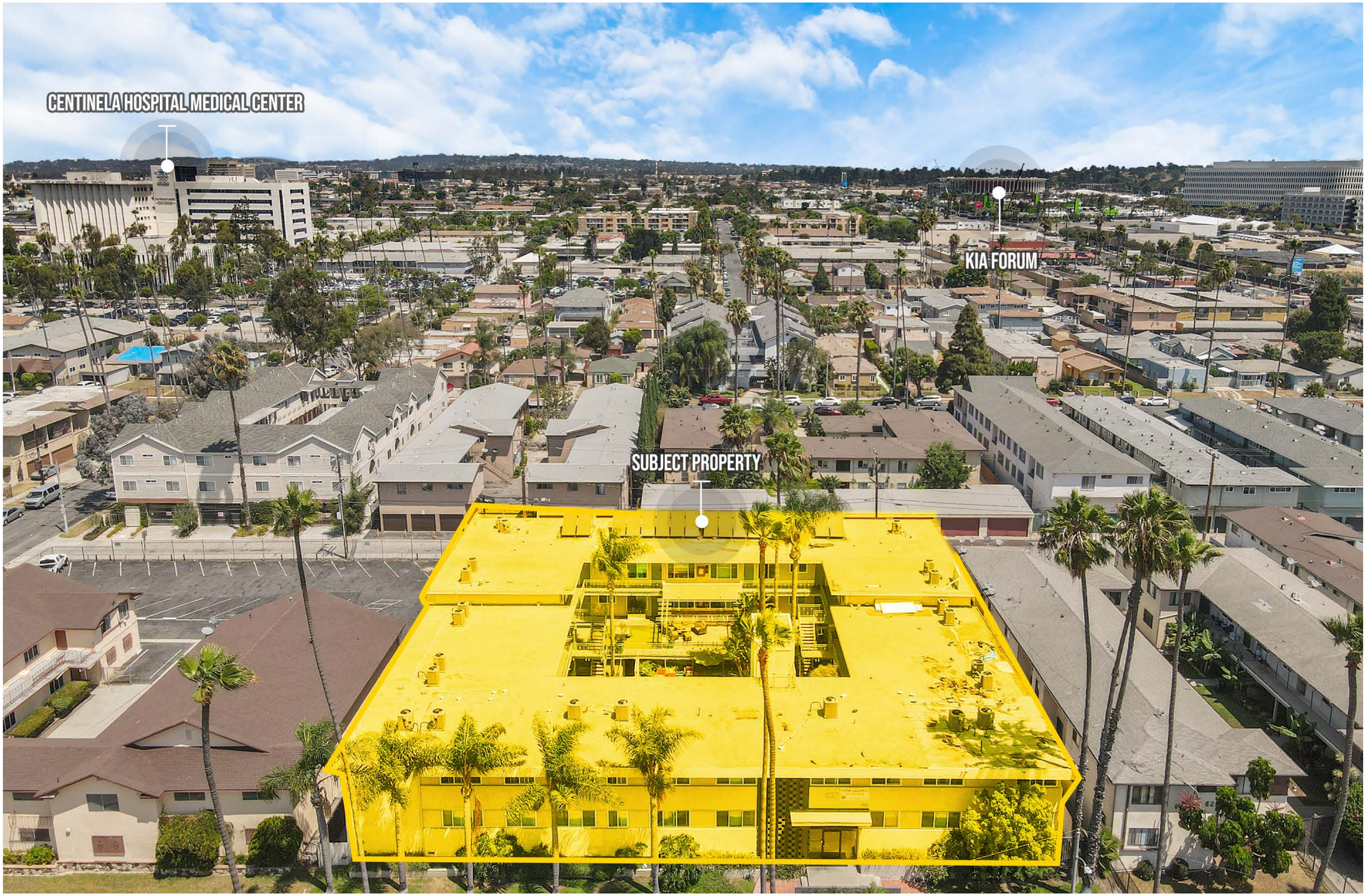




Aerial View



Aerial View


CENTINELA HOSPITAL MEDICAL CENTER
KIA FORUM
SUBJECT PROPERTY

Aerial View

Income and Expenses

INCOME		CURRENT RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
1	0+1	$1,695	$1,695	$1,695	$1,695
12	1+1	$2,196	$26,348	$2,241	$26,895
4	2+1.5	$2,731	$10,922	$2,723	$10,890
11	2+2	$2,822	$31,038	$2,907	$31,980
Rental Income			$70,003		$71,460
RUBS Income			$1,783		$1,783
Rent Reg Income/Misc. Income			$564		$564
TOTAL MONTHLY INCOME			**$72,350**		**$73,807**
GROSS POTENTIAL INCOME			**$868,200**		**$885,684**
Vacancy/Collection Allowance (GPR)		3.00%	$25,201	3.00%	$25,726
EFFECTIVE GROSS INCOME			**$842,999**		**$859,958**

EXPENSES	CURRENT		MARKET	
Taxes (1.30% x Sales Price)	43%	$120,250	43%	$120,250
Insurance ($1.5/sq. foot)	13%	$35,370	13%	$35,370
Maintenance & Repair ($750/unit)	7%	$21,000	7%	$21,000
Utilities (Actuals)	14%	$40,417	14%	$40,417
Pest Control (Actuals)	1%	$1,809	1%	$1,809
Off-Site Management (3% of SGI)	9%	$26,046	9%	$26,571
On-Site Manager Salary	3%	$7,200	3%	$7,200
Misc. & Leasing (Estimated)	5%	$15,000	5%	$15,000
Landscaping (Actuals)	2%	$4,635	2%	$4,635
Pool (Actuals)	1%	$3,440	1%	$3,440
Rent Reg Fees (Actuals)	2%	$5,152	2%	$5,152
TOTAL	**100%**	**$280,319**	**100%**	**$280,844**

Financial Analysis

PRICING DETAILS	
Offering Price	$9,250,000
Down Payment	40%
Number of Units	28
Price Per Unit	$330,357
Rentable Square Feet	23,580
Price Per SF	$392.28
GRM - Current	11.01
CAP Rate - Current	6.08%
GRM - Market	10.79
CAP Rate - Market	6.26%
Year Built	1964
Lot Size	27,091
Type of Ownership	Fee Simple

FINANCING	
Loan Amount	$5,550,000
Loan Type	Proposed New
Interest Rate	6.35%
Amoritization	30 Years
Term	5 Years
Monthly Payments	$34,534
Annual Payments	$414,409

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income		$868,200		$885,684
Less Vacancy	3.00%	$25,201	3.00%	$25,726
Gross Operating Income		$842,999		$859,958
Less Expenses	32%	$280,319	32%	$280,844
NET OPERATING INCOME		**$562,680**		**$579,115**
Less Loan Payment		$414,409		$414,409
Net Cash Flow After Loan Payments	4.01%	$148,271	4.45%	$164,706
Principal Reduction		$63,678		$63,678
TOTAL RETURN	**5.73%**	**$211,949**	**6.17%**	**$228,384**

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TOTAL	**100%**	**$280,319**	**98%**	**$280,844**

Rent Roll

Unit #	Unit Type	Current Rent	Market Rent	Notes
1	Studio, 1 Bath	$1,695.00	$1,695.00	
2	2 Bed, 2 Bath	$2,878.85	$2,795.00	
3	2 Bed, 1.5 Bath	$2,775.85	$2,695.00	
4	1 Bed, 1 Bath	$2,130.00	$2,295.00	
5	1 Bed, 1 Bath	$2,150.00	$2,150.00	
6	1 Bed, 1 Bath	$2,280.61	$2,295.00	
7	2 Bed, 2 Bath	$2,806.75	$3,195.00	
8	2 Bed, 2 Bath	$2,798.66	$2,950.00	
9	2 Bed, 2 Bath	$3,195.00	$3,195.00	On-Site Manager
10	2 Bed, 2 Bath	$2,906.51	$3,195.00	
11	1 Bed, 1 Bath	$2,260.85	$2,195.00	
12	1 Bed, 1 Bath	$2,195.00	$2,195.00	
13	1 Bed, 1 Bath	$2,195.00	$2,195.00	
14	2 Bed, 1.5 Bath	$2,701.40	$2,750.00	
15	2 Bed, 2 Bath	$2,575.00	$2,575.00	
16	2 Bed, 2 Bath	$2,878.85	$2,795.00	
17	2 Bed, 1.5 Bath	$2,750.00	$2,750.00	Eviction
18	1 Bed, 1 Bath	$2,195.00	$2,195.00	Eviction
19	1 Bed, 1 Bath	$2,163.00	$2,195.00	
20	1 Bed, 1 Bath	$2,363.85	$2,295.00	
21	2 Bed, 2 Bath	$2,995.00	$2,995.00	
22	2 Bed, 2 Bath	$2,582.96	$2,795.00	
23	2 Bed, 2 Bath	$2,795.00	$2,795.00	Vacant
24	2 Bed, 2 Bath	$2,625.00	$2,695.00	
25	1 Bed, 1 Bath	$2,384.50	$2,295.00	
26	1 Bed, 1 Bath	$1,900.00	$2,295.00	
27	1 Bed, 1 Bath	$2,130.00	$2,295.00	
28	2 Bed, 1.5 Bath	$2,695.00	$2,695.00	
Total		**$70,003**	**$71,460**	

Area Overview

The South Bay

Premier Coastal Submarket with Proximity to Major Employment and Transportation Hubs

The South Bay region in Los Angeles is a vibrant and diverse area that plays a crucial role in the economic and cultural fabric of Southern California. Encompassing cities such as Torrance, Manhattan Beach, Redondo Beach, Hermosa Beach, and El Segundo, the South Bay is strategically located near major transportation hubs like the Los Angeles International Airport (LAX) and the Port of Los Angeles. This proximity facilitates significant commercial and logistical advantages, making it an essential area for both local and international businesses.

Major employers in the South Bay include aerospace giants such as Northrop Grumman and SpaceX, as well as automotive leader Honda, which has its American headquarters in Torrance. The presence of these industry leaders underscores the region's importance as a hub for high-tech and engineering jobs. Additionally, companies like Chevron operate major facilities here, further diversifying the industrial base and providing numerous employment opportunities. The economic impact of these employers is profound, contributing to the region's robust economy and supporting a highly skilled workforce.

The South Bay's economy is bolstered by a mix of sectors including aerospace, manufacturing, information technology, and healthcare, creating a dynamic job market. This economic diversity attracts a wide array of professionals and supports a high standard of living in the region. The area is also known for its excellent educational institutions and research facilities, which feed into the local talent pool and support ongoing innovation and development

Inglewood, California

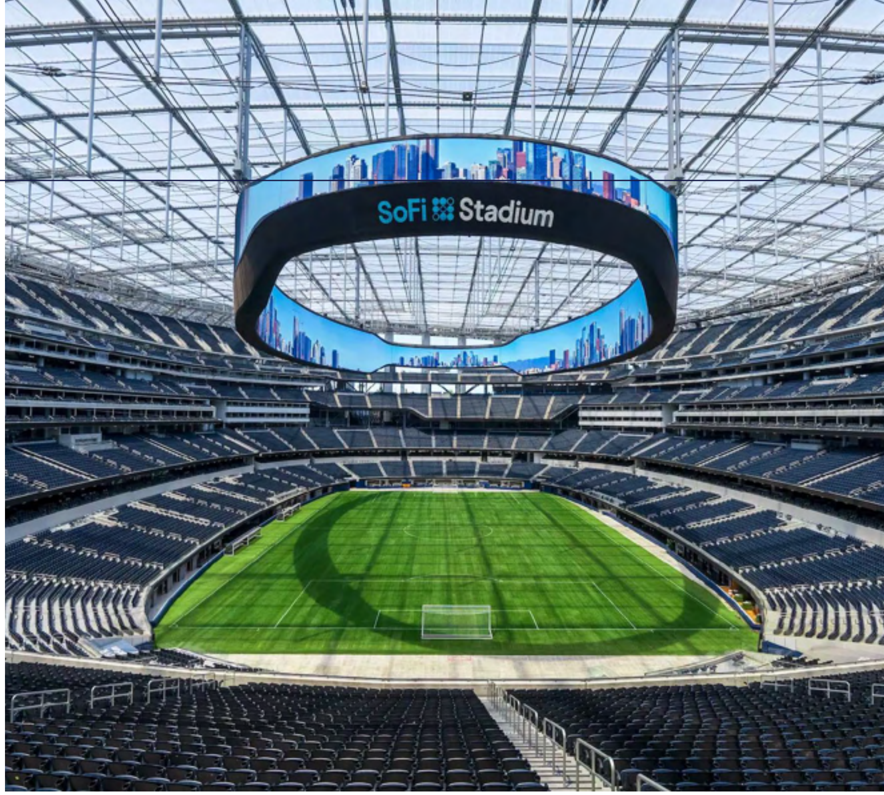
Home to world-class sports and entertainment destinations, Inglewood continues to emerge as a premier live-event and redevelopment corridor.

Inglewood has emerged as one of the most nationally recognized cities in Los Angeles County, transitioning from a historically residential market into a globally visible destination city. This transformation is driven by city-backed redevelopment initiatives and landmark projects that have repositioned Inglewood as a long-term growth node rather than a peripheral submarket.

At the core of this evolution is the Hollywood Park district, anchored by SoFi Stadium, a world-class venue hosting major sporting events, international concerts, and large-scale cultural programming. The district has catalyzed substantial surrounding investment, including mixed-use development, infrastructure upgrades, and job creation that extend well beyond event days.

Inglewood's prominence is further reinforced by the addition of the Intuit Dome, the home of the Los Angeles Clippers. Together, these venues establish Inglewood as a year-round entertainment hub, elevating the city's profile and strengthening its appeal to residents, employers, and investors seeking exposure to long-term urban revitalization. From an investment perspective, Inglewood offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing redevelopment, and limited new housing supply relative to job and population growth. The city's increasing national visibility, combined with continued public and private reinvestment, positions multifamily assets in Inglewood to benefit from long-term demand durability and neighborhood transformation.

Area Overview



SoFi Stadium

SoFi Stadium is a world-class sports and entertainment venue that has fundamentally reshaped Inglewood's economic and national profile. As the home of two NFL franchises and a premier global events destination, the stadium hosts a diverse calendar of programming including professional football, international soccer, concerts, award shows, and large-scale cultural events. This consistent year-round activity generates sustained regional visitation and significant economic impact well beyond traditional event days.

The stadium serves as the anchor of the larger Hollywood Park mixed-use development, which includes retail, hospitality, office, and residential components designed to support long-term urban activation. Its presence has accelerated infrastructure improvements, transit connectivity, and surrounding redevelopment, drawing both public and private investment into the area. SoFi Stadium's global visibility continues to elevate Inglewood as a destination market, reinforcing long-term demand drivers tied to employment, tourism, and population growth.

Intuit Dome

Intuit Dome is a state-of-the-art sports and entertainment venue that further cements Inglewood's position as a premier destination city within Los Angeles County. Purpose-built as the home of the Los Angeles Clippers, the arena is designed to host NBA games, concerts, and major live events year-round, driving consistent visitation and economic activity beyond a traditional sports calendar.

The development of Intuit Dome represents a significant private investment in Inglewood, accompanied by infrastructure upgrades, enhanced transportation access, and increased employment opportunities. Its highly programmed event schedule is expected to generate steady foot traffic, benefiting surrounding residential and commercial neighborhoods while reinforcing long-term demand fundamentals. Together with SoFi Stadium and the broader Hollywood Park district, Intuit Dome contributes to a critical mass of world-class venues that elevate Inglewood's national visibility. This concentration of entertainment-driven investment continues to attract capital, support redevelopment, and strengthen the city's long-term growth trajectory—creating durable tailwinds for residential and multifamily assets in the surrounding market.

Area Overview

Space X Headquarters

SpaceX maintains its global headquarters in Hawthorne, directly adjacent to Inglewood, anchoring one of Southern California's most significant aerospace and advanced manufacturing employment hubs. The campus houses engineering, research, manufacturing, and mission operations for one of the world's most influential private technology companies, supporting thousands of high-skill jobs in the immediate trade area.

SpaceX's presence reinforces the broader Inglewood–South Bay corridor as a center for innovation, technical talent, and long-term employment stability. The concentration of aerospace, engineering, and technology workers in the surrounding area supports consistent housing demand, particularly for rental product serving a workforce seeking proximity to employment while maintaining access to regional amenities.

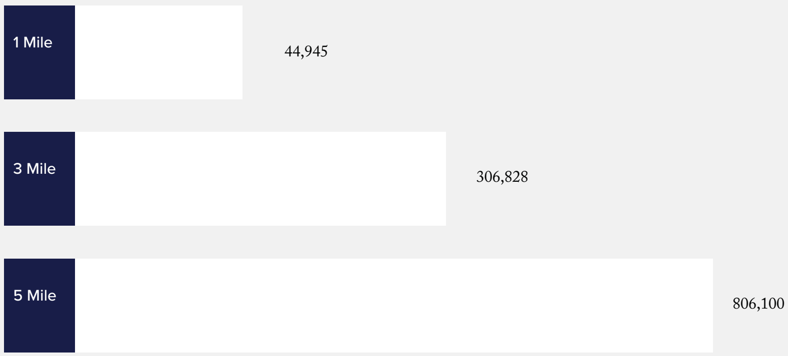
Los Angeles International Airport

Los Angeles International Airport is one of the busiest airports in the world and a critical economic engine for Southern California, serving tens of millions of passengers annually. As a global gateway for domestic and international travel, LAX supports a vast employment base across aviation, hospitality, logistics, tourism, and professional services, creating sustained economic activity throughout the surrounding region.

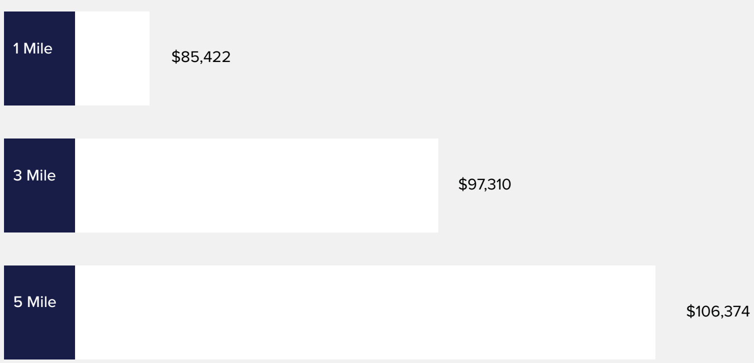
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further reinforcing LAX's role as a cornerstone of the regional economy. Its scale and ongoing reinvestment provide long-term employment stability and durable demand drivers for nearby residential communities.

Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	44,945	306,828	806,100



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	13,527	105,925	267,201
Average Income	$85,422	$97,310	$106,374
Median Income	$66,295	$72,082	$77,589



The Team

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