OFFERING MEMORANDUM | JULY 2026

The Buckthorn Residences

125 E BUCKTHORN STREET
INGLEWOOD, CALIFORNIA 90301

RARE 6-UNIT INGLEWOOD VALUE-ADD OPPORTUNITY

Six oversized 3-bedroom, 2-bath residences with house-like floor plans, private parking and washer/dryer connections.

6 UNITS BOUTIQUE MULTIFAMILY	**ALL 3BR/2BA** SCARCE, SOUGHT AFTER FLOOR PLAN	**8,550 SF** ESTIMATED UNIT AREA 1400-1525 SF per unit	**100%** OCCUPIED JULY 2026

First offering in approximately 20 years | PREFERRED PRICE: $2,600,000

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01 | EXECUTIVE SUMMARY

An unusually strong large-unit investment profile

Buckthorn Residences combines a scarce all-3BR/2BA unit mix, full occupancy and a strategic Inglewood location with identifiable income and operational upside.

INVESTMENT OVERVIEW

Offered for sale for the first time in approximately 20 years, this 1963-built, six-unit apartment community features five townhouse-style residences and one single-level flat. Every residence offers three bedrooms and two bathrooms, with estimated unit sizes ranging from approximately 1,400 to 1,525 square feet.

The oversized, house-like layouts, washer/dryer connections, garages and carport parking distinguish the property from conventional apartment inventory. Current rents remain below the surveyed market on a per-square-foot basis, creating an opportunity to pursue targeted renovations and continued operational improvements, subject to applicable regulations and market conditions.

CORE INVESTMENT THESIS

- Scarce unit mix: all six residences are 3BR/2BA, supporting broad household appeal.
- Meaningful scale: approximately 8,550 SF of estimated residential unit area; approximately 8,748 SF reported total building area, subject to verification.
- Current performance: 100% occupancy and $17,701 in monthly scheduled rent.
- Ancillary income: approximately $570 in estimated monthly RUBS, plus parking and pet rent.
- Rent positioning: subject base rent is approximately $2.03/SF or less versus surveyed comparables at approximately $2.48-$3.70/SF.
- Location: near Downtown Inglewood, Metro K Line, LAX, SoFi Stadium, Intuit Dome, Kia Forum and Hollywood Park.

Front north-facing exterior

PROPERTY AT A GLANCE

Address: 125 E Buckthorn Street, Inglewood, CA 90301

Property Type: Multifamily / Residential Income

Year Built: 1963

Unit Count: 6

Unit Mix: Six 3BR/2BA residences

Configuration: Five townhouse-style; one single-level flat

Unit Sizes: Approx. 1,400-1,525 SF

Est. Unit Area: 8,550 SF

Reported Building Area: Approx. 8,748 SF

Occupancy: 100% as of July 14, 2026

Offering Price: $2,600,000

02 | PROPERTY & UNIT MIX

Residential scale rarely found in a six-unit asset

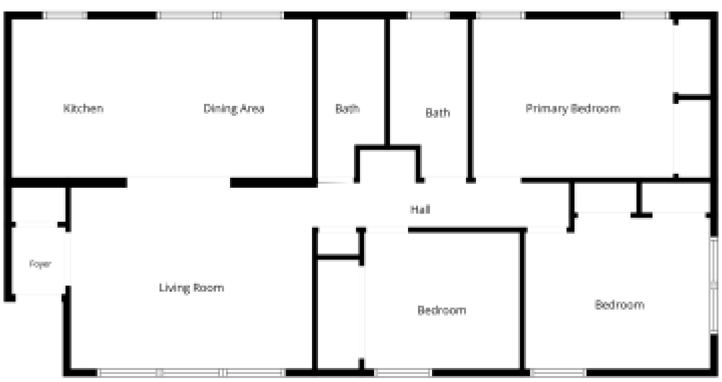
Six large 3-bedrooms, 2-bath residences are designed to live more like homes than conventional apartments.

PROPERTY FEATURES

- Six 3-bedroom, 2-bath apartment homes
- Five townhouse-style residences and one single-level flat above the carports
- Estimated unit sizes from approximately 1,400 to 1,525 square feet
- Expansive living areas and functional, house-like layouts
- Washer/dryer connections in the residences
- Garage and carport parking
- One larger residence identified at approximately 1,525 square feet
- First offering in approximately 20 years

Carport parking and rear courtyard access

REPRESENTATIVE FLOOR PLANS



Representative single-level 3BR/2BA floor plan

Representative two-level 3BR/2BA townhouse floor plan

Floor plans were created using the CubiCasa app.

03 | CURRENT RENT ROLL

Fully occupied with diversified rent and ancillary income

The July 2026 rent roll reflects six occupied units, $17,701 in monthly scheduled rent and approximately $570 in estimated monthly RUBS income.

6	$17,701	$18,271	$2.14
OCCUPIED UNITS	MONTHLY SCHEDULED RENT	MONTHLY INCL. EST. RUBS	AVG. TOTAL PPSF

Unit	Plan	Est. SF	Base Rent	Parking + Pet	Scheduled Rent	Est. RUBS	Total w/ RUBS	Total PPSF
1	3BR/2BA TH	1,525	$2,845	$100	$2,945	$120	$3,065	$2.01
2	3BR/2BA TH	1,400	$2,795	$120	$2,915	$150	$3,065	$2.19
3	3BR/2BA TH	1,400	$2,781	-	$2,781	$0	$2,781	$1.99
4	3BR/2BA TH	1,400	$2,795	$145	$2,940	$180	$3,120	$2.23
5	3BR/2BA TH	1,400	$2,845	$150	$2,995	$120	$3,115	$2.23
6	3BR/2BA Flat	1,425	$3,125	-	$3,125	$0	$3,125	$2.19
TOTAL	**-**	**8,550**	**$17,186**	**$515**	**$17,701**	**$570**	**$18,271**	**$2.14**

INCOME COMPOSITION

BASE RENT	PARKING RENT	PET RENT	ESTIMATED RUBS
$17,186	$465	$50	$570

Scheduled rent equals base rent plus parking and pet rent. Estimated RUBS is shown separately. All figures and square footages are subject to buyer verification.

04 | LEASE PROFILE & INCOME SUMMARY

Staggered lease expirations with full current occupancy

The current lease schedule provides visibility into contractual income while preserving future opportunities to reposition units as leases expire, subject to applicable law.

Unit	Move-In	Lease Start	Lease End	Deposit	Notes
1	Not listed	04/16/2026	04/15/2027	$2,500	Larger residence
2	Not listed	07/10/2026	07/09/2027	$2,400	-
3	07/21/2024	02/01/2026	01/31/2027	$2,700	Section 8
4	Not listed	04/28/2026	04/27/2027	$2,700	-
5	06/17/2018	06/17/2026	06/16/2027	$2,995	-
6	04/15/2024	02/01/2026	01/31/2027	$3,100	Single-level above carports

KEY LEASE OBSERVATIONS

- All six units occupied as of July 14, 2026
- Two leases expire January 31, 2027
- Remaining expirations are staggered from April through July 2027
- Listed deposits total $16,395
- One unit identified as Section 8
- Resident personal identifiers withheld until offer acceptance

ANNUALIZED CURRENT INCOME

$212,412	$6,840	$219,252	$16,395
ANNUAL SCHEDULED RENT	ANNUAL EST. RUBS	ANNUAL INCOME INCL. EST. RUBS	DEPOSITS LISTED

Rent roll information is derived from seller and/or property-management records and should be independently verified during due diligence.

05 | MARKET RENT COMPARABLES

Large-unit rents remain favorably positioned

The July 2026 rental survey indicates that the subject offers the largest floor plans and the lowest advertised base rent per square foot among the selected 3BR/2BA comparables.

Property	Yr.	Approx. SF	Advertised Rent	Base PPSF	Parking / Laundry	Comparison
125 E Buckthorn St. SUBJECT	**1963**	**1,400+**	**$2,845**	**$2.03 or less**	**Garages/carports; W/D connections**	**Largest floor plans; house-like units**
3118-3114 W 109th St.	1958	1,000	$2,700	$2.70	No garages; laundry not stated	Approx. 400 SF smaller
4940 Lennox Blvd.	1964 approx.	1,075	$3,100-$3,400	$2.88-$3.16	Parking; laundry not stated	Approx. 325 SF smaller
10609 S Inglewood Ave.	1958 approx.	1,150	$2,850	$2.48	Covered/subterranean; in-unit W/D	Updated; approx. 250 SF smaller
10920 S Inglewood Ave.	1938	810	$3,000	$3.70	Parking fee; laundry not stated	Approx. 590 SF smaller
3212 W 84th Place	1960	1,100	$3,695	$3.36	Parking; laundry not stated	Approx. 300 SF smaller
537 E Hyde Park Blvd.	1921*	904	$3,295	$3.64	Parking fee; in-unit W/D	Approx. 496 SF smaller

RENT POSITIONING

$2,845	$2,700-$3,695	$2.03 or less	$2.48-$3.70
SUBJECT BASE RENT	COMPARABLE RENT RANGE	SUBJECT BASE PPSF	COMPARABLE PPSF RANGE

INVESTOR TAKEAWAYS

- The subject units are approximately 250 to 590 square feet larger than the selected comparables.
- The subject base rent per square foot is below every surveyed comparable.
- An illustrative rent of $3,400 on a 1,400 SF unit equates to approximately $2.43/SF - still slightly below the surveyed comparable PPSF range.

*Survey reflects advertised offerings, not closed transactions. Source data was compiled from owner-provided information and public listings accessed July 15, 2026. All rents, fees, availability, square footage, amenities and year-built data must be independently verified. *Public-address record; unit/building details should be confirmed.*

06 | INCOME, PRICING & VALUE-ADD

Current income with a clear path to continued growth

Full occupancy, multiple income streams and below-market rent positioning create a practical value-add thesis, subject to local regulations and market conditions.

$2,600,000	$433,333	$304	12.24x
OFFERING PRICE	PRICE PER UNIT	PRICE PER EST. UNIT SF	GRM ON SCHEDULED RENT

ILLUSTRATIVE RENT UPSIDE

Scenario	Monthly	Annual	Illustrative GRM
Current scheduled rent	$17,701	$212,412	12.24x
Current income incl. estimated RUBS	$18,271	$219,252	**11.86x**
Apartment rent at $3,400 per unit	$20,400	$244,800	10.62x

POTENTIAL VALUE-CREATION LEVERS

- Targeted interior modernization as units turn
- Continued optimization of parking, pet and ancillary income
- Verification and refinement of the RUBS program
- Operational efficiencies and expense management
- Positioning the unusually large units against competing rental homes
- Long-term ownership near transit, employment and entertainment demand drivers

Representative kitchen with washer/dryer connections

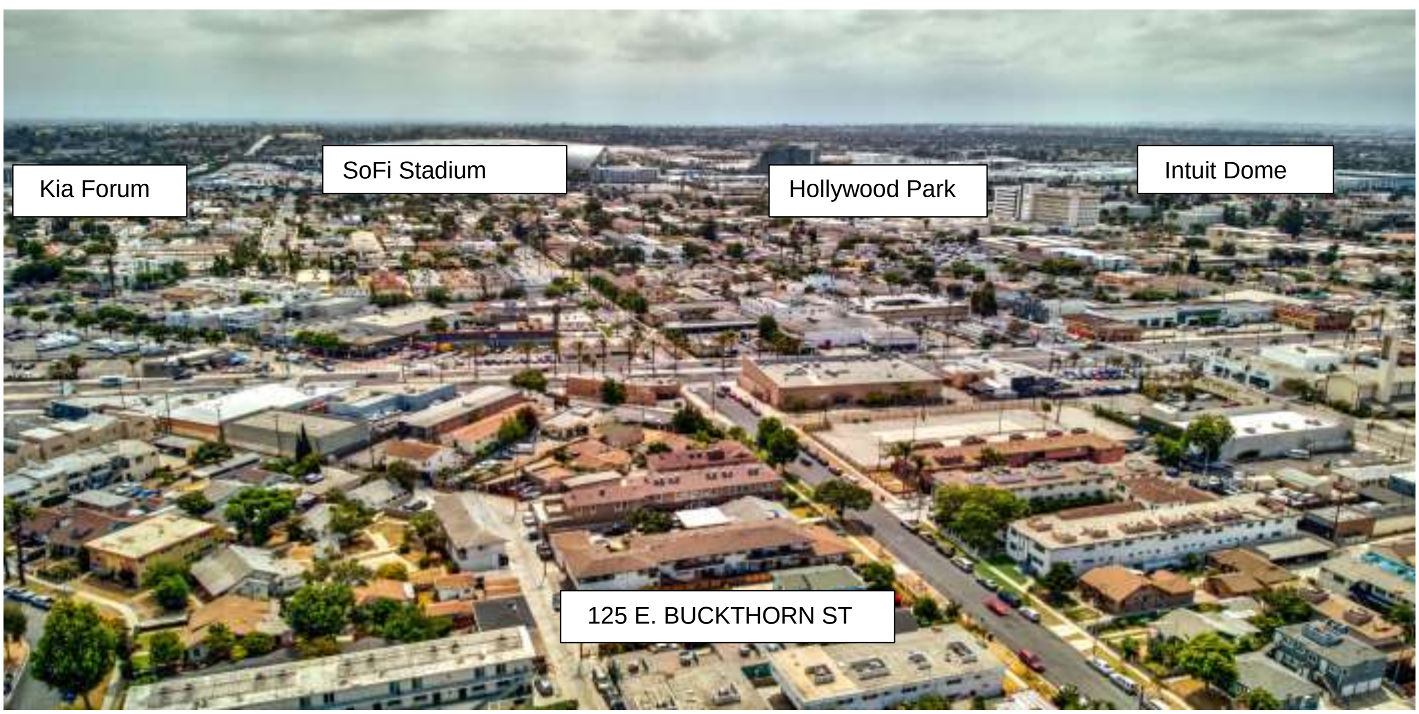
The $3,400-per-unit scenario is an illustrative gross apartment-rent calculation following partial upgrades. It excludes parking, pet rent and RUBS and is not a forecast or guarantee. Current income, NOI and cap rate are based on seller-provided information and assumptions and must be independently verified.

07 | LOCATION

Connected to Inglewood's major demand drivers

The property is positioned near transit, employment, healthcare, aviation and some of the region's most prominent sports and entertainment destinations.

Aerial view West *toward LAX and the broader Los Angeles employment base*



Aerial view East ***toward SoFi Stadium, Intuit Dome, Kia Forum and Hollywood Park***

NEARBY DESTINATIONS

- Downtown Inglewood
- Metro K Line
- Los Angeles International Airport (LAX)
- Centinela Hospital Medical Center

SPORTS, ENTERTAINMENT & RETAIL

- SoFi Stadium
- Intuit Dome
- Kia Forum
- Hollywood Park and surrounding shopping/entertainment destinations

Location references are provided for marketing context only. Buyers should independently verify distances, transportation access, employment drivers and all other location-related information.

08 | REPRESENTATIVE INTERIORS

Large, bright residences with flexible living areas

Representative photographs illustrate the scale, natural light, storage and functional layouts offered across the property.

Living room and staircase

Open kitchen and dining area

Galley kitchen with extensive cabinetry

Bedroom with double-closet storage

Bright bedroom with large windows

Bedroom with built-in storage

Photographs are representative and may depict specific units. Buyer should independently verify the condition, configuration and finishes of each residence.

INVESTMENT SUMMARY

BUCKTHORN RESIDENCES

125 E BUCKTHORN STREET | INGLEWOOD, CA 90301

$2.6 Million	$219,252	$138,238	5.3%
PRICE	CURRENT INCOME	NOI – Current Estimated	CAP RATE

A compelling boutique multifamily acquisition with a scarce all-3BR/2BA unit mix, house-like floor plans, private parking and identifiable income-growth potential in a strategically located Inglewood submarket.

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