

720 NORTH MARKET STREET

Inglewood, CA

OFFERING MEMORANDUM



Rent Trajectory Surging in Inglewood's Rental Market

LAX 10min
4 miles

SoFi 7min
2 miles

Google amazon ~ 20min
Meta ~ 6 miles

Cedars Sinai Health System 10min
2 miles

DTLA 30min
11 miles

Easy Access to Every High-Paying Job Hub

CENTENNIAL
— ADVISERS —

TUSTIN LONG BEACH CENTURY CITY LAS VEGAS DENVER

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EXECUTIVE SUMMARY

Centennial Advisers is pleased to offer 720 N. Market Street in the growing North Inglewood sub market of Los Angeles. This 16-unit multifamily asset represents a compelling opportunity to acquire a fully renovated, turnkey property with strong in-place cash flow and operational stability.

This unique property has undergone major capital improvements in recent years, and is a standout in the neighborhood. Renovations include; new solar panels, all 16 units remodeled, 88 windows replaced, electrical panel upgraded, 16 sub-panels upgraded, 16 Nest thermostats, Copper re-pipe of entire building, new roof, new HVAC system, security system and gated entry. With approximately \$750,000 already invested in this property, new ownership can be confident in their operations and the longevity of the asset.

Located within walking distance to the new Metro Purple line, this property is strategically located for both tenants that commute and those that work in Los Angeles and the South Bay. Within a 5 mile radius employers include; LAX Airport, SpceX, Intuit Dome, KIA Forum, SoFi stadium, Northrop Grumman, Kaiser Permanente and multiple hospitals. The location of this asset cannot be overlooked, with major employers nearby and the ongoing development happening in Inglewood, this asset is truly positioned in a growing market now, and in the future. With the upcoming FIFA World Cup and the 2028 Olympic Games, 720 N Market St is located in a market that will likely reach new heights.

An investor has the chance to own an already well performing asset, in a growing market, where cash flow is consistent from day one with a high potential of capital growth and increased monthly cash flow.

\$5,700,000

LIST PRICE

16

TOTAL UNITS

\$356,250

PRICE PER UNIT

5.83%

PRO FORMA CAP RATE

RECENTLY COMPLETED PROJECTS

Rehab Item	Cost out Time of Improvement 2019/2020	Today's Cost	Rehab Item
Solar Panels	\$30,000	\$34,500 – \$45,000	~20–40 kW system; \$2.50–\$3.50/W installed pre-incentives. Federal ITC (30%) + early CA multifamily rebates reduced net cost. Includes racking inverters labor permits.
Interior Remodels (16 units)	\$280,000	\$322,000 – \$340,000	Moderate–full refresh (~\$13,750–\$21,250/unit). Paint flooring kitchen/bath updates fixtures. Labor ~60% of cost; materials (LVT quartz appliances).
88 Windows	\$39,600 (\$450 each)	\$45,540 – \$55,000	Vinyl retrofit/replacement. 400–\$625/unit installed (labor-heavy). Includes removal disposal energy-efficient glass. Permits/inspections ~\$2k–\$4k total.
Electrical Panel Upgrade	\$30,000	\$34,500 – \$38,000	Main service + metering. Labor ~65%; materials (200A panels breakers). Permits/inspections \$500–\$1500.
16 Sub-Panel Upgrades	\$40,000	\$46,000 – \$48,000	~\$1750–\$3000 each installed. Dedicated circuits for HVAC/solar. Labor dominant.
16 Nest Thermostats	\$4,000	\$4,600– \$5,000	~\$200–\$300/unit installed (smart thermostats + wiring). Low material cost; quick install.
Copper Repipe (whole building)	\$125,000	\$143,000 – \$150,000	Full domestic water repipe (copper Type L). 6–\$10/linear ft installed. Access drywall repair and multi-unit coordination drive cost. Permits ~\$1k–\$2k.
New Roof	\$65,000	\$75,000 – \$80,000	~\$8,000–12000 SF roof area (2-story). 5–\$8/SF (asphalt/TPO or tile overlay/tear-off). Labor + disposal ~50%. Permits/inspections included.
New HVAC System	\$90,000	\$103,000 – \$115,000	Central or multi-unit system (ducts zoning). 4500–\$7000/unit equivalent. Includes electrical tie-ins. Permits ~\$1k–\$3k.
Security System & Controlled Entry	\$45,000	\$50,000 – \$55,000	Cameras access control keypads wiring for 16 units + common areas. Labor ~55%. Permits minor.
Subtotal (Direct Costs)	\$748,600	\$860,000 – \$931,000	—
GC Overhead Profit Contingency & Soft Costs (15–20%)	—	+\$90,000 – \$180,000	Project management insurance scheduling (3–6 months) unforeseen items.
Total Estimated 2019 Cost	\$748,600	\$898,000 – \$1,111,000	Midpoint ≈ \$895,000 (aligns closely with owner's figure when including full soft costs).

Plymouth St

N La Brea Ave

E Hyde Park

720
NORTH MARKET STREET
INGLEWOOD



Lamos St

N Market St

Stepney St

PROPERTY OVERVIEW AND LOCATION DETAILS

PROPERTY/BUILDING INFORMATION

Property Address	720 N. Market St, Inglewood, CA 90302
Property Type	Multi-Family (16 Units)
Zoning	INR3YY
Year Built	1964
Building Size	13,918 SF
Lot Size	12,483 SF

LOCATION INFORMATION

City, State, Zip	Inglewood, California 90302
Market	Los Angeles County, CA

AREA OVERVIEW

Nearest Airport	Los Angeles International Airport (LAX) - Approx. 4.5 miles
Nearest Fire Service	LA County Fire Dept (Station 171 & Station 172)
Nearest Police Service	Inglewood Police Department
Highways	I-405, I-105, I-110



PROPERTY HIGHLIGHTS



TURNKEY 'A' CONDITION

The asset is in turnkey condition after \$748k in capital improvements. Upgrades feature a new roof, full copper re-pipe, electrical modernization, and solar panels, offering a fully renovated property for buyers.



SIGNIFICANT RENTAL UPSIDE

The property benefits from a clear path to increase Net Operating Income by 17.2% through market-rate rents. This rental upside allows investors to achieve a 5.83% pro forma capitalization rate, ensuring maximum cash flow and long-term value for the new owner.



SPORTS EPICENTER

This property presents a prime location near the Intuit Dome and SoFi Stadium. With proximity to these venues, the asset is positioned to benefit from global events like the 2028 Summer Olympics, driving constant housing demand and economic growth.



SUPERIOR POSITION

This property holds an 'A' rating, offering a superior position against nearby unrenovated 'C' rated 1960s properties. With comprehensive updates, the building stands out in the local market.



UNMATCHED TRANSIT & AIRPORT ACCESS

The property features unmatched transit access, located 0.9 miles from the Metro K Line and 4.5 miles from LAX. Whether for daily commuting or travel, this positioning offers endless convenience for tenants working in the area.



MODERN & EFFICIENT SYSTEMS

This property features modern systems, including new solar panels, Nest thermostats, and 88 new windows. These improvements are driving energy savings and transforming the building into an eco-friendly space for residents.

EXTERIOR



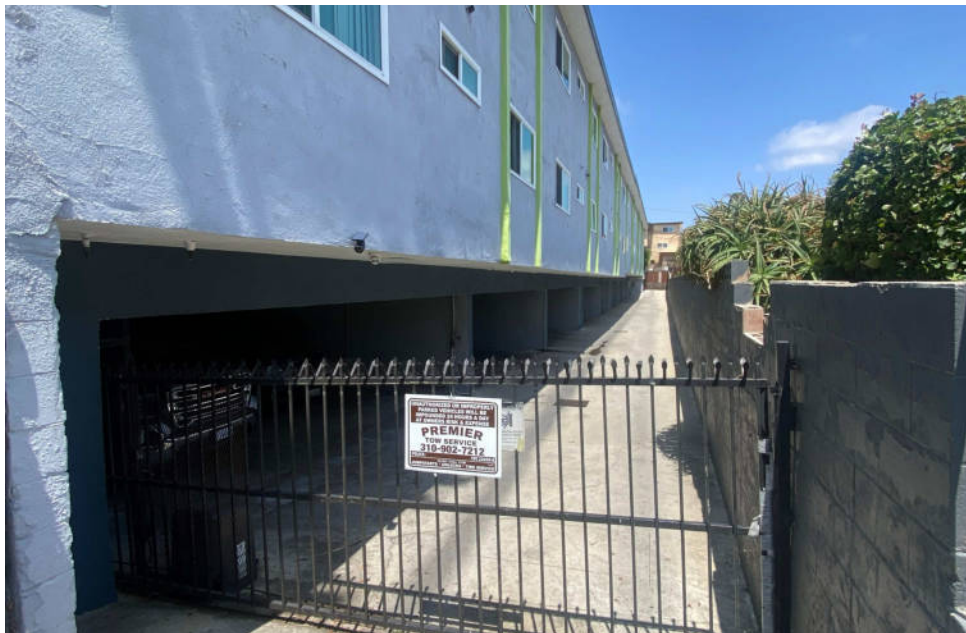
FROM THE SKY



INTERIORS



SPECIAL FEATURES



720 North Market St

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FINANCIAL ANALYSIS

RENT ROLL

Unit Type or Tenant Name	SF	# of Units	Current Rent	Total	Market Rent	Total
3 Bedroom + 2 Bath		1	\$2,672.85	\$ 2,672.85	\$3,200.00	\$ 3,200.00
2 Bedroom + 2 Bath		1	\$2,400.00	\$ 2,400.00	\$2,800.00	\$ 2,800.00
1 Bedroom + 1 Bath		1	\$2,293.44	\$ 2,293.44	\$2,200.00	\$ 2,200.00
2 Bedroom + 2 Bath	section 8	1	\$2,798.00	\$ 2,798.00	\$2,800.00	\$ 2,800.00
2 Bedroom + 2 Bath		1	\$2,420.50	\$ 2,420.50	\$2,800.00	\$ 2,800.00
2 Bedroom + 2 Bath		1	\$2,363.85	\$ 2,363.85	\$2,800.00	\$ 2,800.00
2 Bedroom + 2 Bath		1	\$2,363.85	\$ 2,363.85	\$2,800.00	\$ 2,800.00
2 Bedroom + 1.5 Bath		1	\$2,420.50	\$ 2,420.50	\$2,600.00	\$ 2,600.00
2 Bedroom + 1.5 Bath		1	\$2,350.00	\$ 2,350.00	\$2,600.00	\$ 2,600.00
3 Bedroom + 2 Bath	section 8	1	\$3,589.00	\$ 3,589.00	\$3,200.00	\$ 3,200.00
1 Bedroom + 1 Bath		1	\$2,096.00	\$ 2,096.00	\$2,200.00	\$ 2,200.00
2 Bedroom + 2 Bath		1	\$2,350.00	\$ 2,350.00	\$2,800.00	\$ 2,800.00
2 Bedroom + 2 Bath		1	\$2,350.00	\$ 2,350.00	\$2,800.00	\$ 2,800.00
2 Bedroom + 2 Bath		1	\$2,350.00	\$ 2,350.00	\$2,800.00	\$ 2,800.00
2 Bedroom + 2 Bath		1	\$2,350.00	\$ 2,350.00	\$2,800.00	\$ 2,800.00
2 Bedroom + 1.5 Bath		1	\$2,450.00	\$ 2,450.00	\$2,600.00	\$ 2,600.00
Totals		16		\$ 39,617.99		\$ 43,800.00

FINANCIAL OVERVIEW

Income	Current	%	Market	%
Scheduled Gross Income	\$480,216		\$530,400	
Vacancy Rate Reserve	\$14,406	3%	\$15,912	3%
Gross Operating Income	\$465,809		\$514,488	

Expenses	Current	%	Market	%
Property Taxes	\$73,004		\$73,004	
Direct Assessment	\$4,808		\$4,808	
Insurance	\$24,357		\$24,357	
Utilities	\$14,843		\$14,843	
Water & Trash	\$13,436		\$13,436	
Management	\$28,800		\$28,800	
Repairs & Main.	\$12,000		\$12,000	
Miscellaneous	\$5,003		\$5,003	
Gardner	\$1,200		\$1,200	
Legal	\$5,000		\$5,000	
Total	\$182,451	38%	\$182,451	34%

Net Operating Income:	\$283,359		\$332,037	
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Debt Service	Current	%	Market	%
Loan Payments:	\$230,077		\$230,077	
Pre Tax Cash Flows:	\$53,282	2.17%	\$101,960	4.16%

After Tax and Depreciation	Current	Market
Taxable Cash Flow + Principal	\$94,323	\$143,001
Annual Depreciation	\$236,895	\$236,895

After Tax Net Cash Flow	\$53,282	2.17%	\$101,960	4.16%
Principal Reduction:	\$41,041		\$41,041	

CASH FLOW SUMMARY

Pricing Data	Current	Market
List Price	\$5,700,000	\$1,099,999
Price/Unit	\$356,250	\$183,333
CAP Rate	4.97%	5.83%
Price/SQFT	\$409.54	\$280.47
GRM	11.87	10.75

Annualized Operating Data	Current	Market
Scheduled Gross Income:	\$480,216	\$530,400
Vacancy Rate Reserve:	\$14,406	\$15,912
Gross Operating Income:	\$465,809	\$514,488
Expenses:	\$182,451	\$182,451
Net Operating Income:	\$283,359	\$332,037
Loan Payments:	\$230,077	\$230,077
Pre Tax Cash Flows:	\$53,282	\$101,960

Financing Data	Current	Market
Loan Amount	\$3,250,000	\$3,250,000
Monthly Payment	\$3,420	\$3,420
Interest	\$15,844	\$15,844
DCR	1.23	1.23

720 North Market St

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SALES COMPARABLES

SALES COMPARABLES



720 North Market Street



327 Stepney Street



837 West Beach Avenue

Sale Date	-
Sale Price	\$5,500,000
Price per Unit	\$395.17
Units	16
Price per SF	\$343,750
Cap Rate	4.12%
GBA (SF)	13,918
Land Area	12,483
Year Built	1964
Days On Market	-

Sale Date	3/6/2026
Sale Price	\$4,309,000
Price per Unit	\$215,450
Units	20
Price per SF	\$274.49
Cap Rate	5.99%
GBA (SF)	15,698
Land Area	20,013
Year Built	1960/1961
Days On Market	175

Two Property Portfolio
 20% Upside in Rents
 .3 Miles East from Subject Property
 Unit Mix;
 2 (3+1) , 7 (2+2), 2 (2+1), 2 (1+1), and 7 (studios)

Sale Date	9/18/2025
Sale Price	\$5,125,000
Price per Unit	\$232,955
Units	22
Price per SF	\$234.51
Cap Rate	5.69%
GBA (SF)	21,854
Land Area	20,796
Year Built	1958
Days On Market	29 Days

13% Upside in Rents
 .6 Miles West of Subject Property
 Unit Mix: 6 (2+1), 16 (1+1)
 22 Parking Spaces, Patios and Balconies
 Newer Hardwood Floors, Updated Kitchens
 Cabinets

SALES COMPARABLES



511 East 99th Street

Sale Date	12/31/2025
Sale Price	\$3,800,000
Price per Unit	\$211,111
Units	18
Price per SF	\$218.69
Cap Rate	5.60%
GBA (SF)	17,376
Land Area	18,027
Year Built	1986
Days On Market	26 Days

2.1 Miles South of Subject Property
 Unit Mix: 4 (3+2), 14 (2+2)
 Units are older and No Rehab was Marketed
 Top Floor Units have Vaulted Ceilings



501 South Grevillea Avenue

Sale Date	9/11/2025
Sale Price	\$3,150,000
Price per Unit	\$315,000
Units	10
Price per SF	\$526.40
Cap Rate	N/A
GBA (SF)	5,984
Land Area	10,454
Year Built	1990
Days On Market	N/A

1.2 Miles South of Subject Property
 Unit Mix: 2 (3+2), 8 (2+2)
 Property was NOT marketed on MLS/Costar
 No Income Reported



6637 Springpark Avenue

Sale Date	8/13/2025
Sale Price	\$4,200,000
Price per Unit	\$420,000
Units	10
Price per SF	\$291.83
Cap Rate	5.55%
GBA (SF)	14,392
Land Area	10,335
Year Built	1967/2015
Days On Market	112 Days

Renovated in 2015 GRM: 11.71
 1.4 Miles West/North West of Subject Property
 Unit Mix: 2 (4+2), 2(3+2), and 8 (2+2)
 New Exterior Paint, Balconies, Kitchen Upgrades,
 Quartz Counter Tops, Stainless Steel Appliances.

SALES COMPARABLES



139 West 64th Place

Sale Date	9/5/2025
Sale Price	\$2,100,000
Price per Unit	\$262,500
Units	8
Price per SF	\$230.61
Cap Rate	N/A
GBA (SF)	9,106
Land Area	9,148
Year Built	1967
Days On Market	N/A

.7 Miles North of Subject Property
 3 Story Walk Up Style with Tuck Under Parking
 Deferred Maintenance noticed on Exterior
 Unit Mix: 7 (1+1) , 1 (2+1)
 Balconies and Storage Space



427 East Tamarack Avenue

Sale Date	3/5/2026
Sale Price	\$3,375,000
Price per Unit	\$281,250
Units	12
Price per SF	\$267.86
Cap Rate	5.91%
GBA (SF)	12,600
Land Area	11,005
Year Built	1964
Days On Market	31 Days

17% Rental Upside
 1.4 Miles South of Subject Property
 Potential to Build 3 ADUs
 Completely Renovated w/ City of Inglewood/ LAX
 Sound Insulation Program
 Triple Pane Windows, All New Electrical, New
 Doors, New Silicone Roof, Soundproof Subfloors,
 Double Walls, Large Balconies, All Electric
 Building and Full Cooper Plumbed



621 South Osage Avenue

Sale Date	2/3/2026
Sale Price	\$2,025,000
Price per Unit	\$253,125
Units	8
Price per SF	\$213.88
Cap Rate	6.32%
GBA (SF)	9,468
Land Area	9,404
Year Built	1961
Days On Market	103 Days

1.6 Miles South East of Subject Property
 Unit Mix: 2 (3+1.75), 2 (2+1.75), and 1 (2+1)
 New Roof, New Water Heater, Patiors and
 Balconies. Dual Pane Windows, Solid Core Doors
 through LAWA Sound Insulation Retrofit
 Program
 8 Parking Spaces.

SALES COMPARABLES SUMMARY

Address	Sale Date	Sale Price	Price per Unit	Units	Price per SF	Cap Rate	GBA (SF)	Land Area	Year Built	DOM
327 Stepney St	3/6/2026	\$4,309,000	\$215,450	20	\$270.49	5.44%	15,968	20,013	1960/1961	175 Days
837-839 W Beach Ave	9/18/2025	\$5,125,000	\$232,955	22	\$234.51	5.69%	21,854	20,796	1958	29 Days
139 W 64th Pl	9/5/2025	\$2,100,000	\$262,500	8	\$230.61	N/A	9,106	9,148	1967	N/A
427 E Tamarack Ave	3/5/2026	\$3,375,000	\$281,250	12	\$267.86	5.91%	12,600	11,005	1964	31 Days
621 S Osage Ave	2/3/2026	\$2,025,000	\$253,125	8	\$213.88	6.47%	9,468	9,404	1961	103 Days
511 E 99th St	12/31/2025	\$3,800,000	\$211,111	18	\$196.40	5.60%	19,348	17,892	1986	26 Days
501 S Grevillea Ave	9/11/2025	\$3,150,000	\$315,000	10	\$526.40	N/A	5,984	10,454	1990	N/A
6637 Springpark Ave	8/13/2025	\$4,200,000	\$420,000	10	\$291.83	5.55%	14,392	10,335	1967/2015	112 Days



6637 Springpark Avenue

Sale Date	Sale Price
8/13/2025	\$4,200,000
Price per SF	Cap Rate
\$291.83	11.71%



139 West 64th Place

Sale Date	Sale Price
9/5/2025	\$2,100,000
Price per SF	Cap Rate
\$180.20	-



720 North Market Street

Sale Date	Sale Price
-	\$5,500,000
Price per SF	Cap Rate
\$343,750	-4.12%



837-839 W Beach Ave

Sale Date	Sale Price
9/18/2025	\$5,125,000
Price per SF	Cap Rate
\$234.51	5.69%



327 Stepney Street

Sale Date	Sale Price
3/6/2026	\$4,309,000
Price per SF	Cap Rate
\$270.49	5.44%



427 East Tamarack Avenue

Sale Date	Sale Price
3/5/2026	\$3,375,000
Price per SF	Cap Rate
\$267.86	5.91%



501 South Grevillea Avenue

Sale Date	Sale Price
9/11/2025	\$3,150,000
Price per SF	Cap Rate
\$526.40	-



511 East 99th Street

Sale Date	Sale Price
12/31/2025	\$3,800,000
Price per SF	Cap Rate
\$196.40	5.60%



621 South Osage Avenue

Sale Date	Sale Price
2/3/2026	\$2,025,000
Price per SF	Cap Rate
\$213.88	6.47%



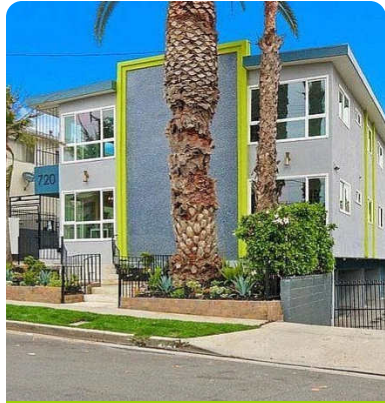
720 North Market St

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RENT COMPARABLES

RENT COMPARABLES



720 North Market St.



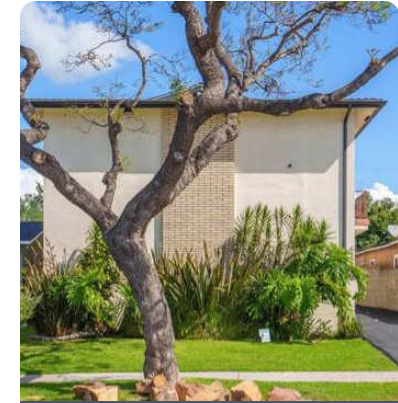
916- 918 N. Market St.



912 North Market St.



810 Edgewood St.



533 East Hyde Park Pl.

Distance (miles)	0.0
Total Units	16
Unit Mix	-
Year Built	1964
Lot Size	12,483
Unit Size (Sq.Ft.)	870
Asking Rent	-
Rent per Sq Ft	-
Quality Rating	A
Security	Yes
New Roof	Yes
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes

Distance (miles)	.2 miles
Total Units	7
Unit Mix	1 Bedroom + 1 Bath
Year Built	1961
Lot Size	12,509
Unit Size (Sq.Ft.)	514
Asking Rent	\$1,875
Rent per Sq Ft	\$3.65
Quality Rating	C
Security	Yes
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	Yes

Distance (miles)	.2 miles
Total Units	10
Unit Mix	Studio
Year Built	1956
Lot Size	12,508
Unit Size (Sq.Ft.)	428
Asking Rent	\$1,600
Rent per Sq Ft	\$3.74
Quality Rating	C
Security	No
New Roof	No
New Windows	Yes
Balconies/Patios	No
Secure Parking	Yes

Distance (miles)	.3 miles
Total Units	Condo
Unit Mix	2 Bedroom + 2 Bath
Year Built	1964
Lot Size	13,102
Unit Size (Sq.Ft.)	1,195
Asking Rent	\$2,995
Rent per Sq Ft	\$2.51
Quality Rating	B
Security	Yes
New Roof	
New Windows	Yes
Balconies/Patios	No
Secure Parking	Yes

Distance (miles)	.5 miles
Total Units	4
Unit Mix	2 Bedroom + 1 Bath
Year Built	1963
Lot Size	6,006
Unit Size (Sq.Ft.)	800
Asking Rent	\$2,290
Rent per Sq Ft	\$2.86
Quality Rating	C
Security	No
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	No

RENT COMPARABLES



559 East Hyde Park Pl

Distance (miles)	.6 miles
Total Units	4
Unit Mix	3 Bedroom + 2 Bath
Year Built	1968
Lot Size	6,006
Unit Size (Sq.Ft.)	1,000
Asking Rent	\$2,900
Rent per Sq Ft	\$2.90
Quality Rating	B
Security	No
New Roof	No
New Windows	Yes
Balconies/Patios	No
Secure Parking	Yes



335 East Plymouth St

Distance (miles)	.3 miles
Total Units	Condo
Unit Mix	3 Bedroom + 2.5 Bath
Year Built	1992
Lot Size	9,000
Unit Size (Sq.Ft.)	1,350
Asking Rent	\$4,000
Rent per Sq Ft	\$2.96
Quality Rating	B
Security	Yes
New Roof	No
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes



350 E. Plymouth St.

Distance (miles)	.3 miles
Total Units	4
Unit Mix	1 Bedroom + 1 Bath
Year Built	1960
Lot Size	6,789
Unit Size (Sq.Ft.)	850
Asking Rent	\$2,200
Rent per Sq Ft	\$2.59
Quality Rating	C
Security	No
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	No



404 E Hyde Pk Bvd

Distance (miles)	.3 miles
Total Units	16
Unit Mix	1,2 & 3 Bed + 1 Bath
Year Built	1964
Lot Size	14,054
Unit Size (Sq.Ft.)	650 - 900 - 1,600
Asking Rent	\$1,795 - \$2,495 - \$2,995
Rent per Sq Ft	\$2.76 - \$2.77 - \$1.87
Quality Rating	C
Security	Yes
New Roof	No
New Windows	No
Balconies/Patios	Yes
Secure Parking	No



334 Stepney Street

Distance (miles)	.3 miles
Total Units	4
Unit Mix	3 Bedroom + 2.5 Bath
Year Built	2024
Lot Size	7507
Unit Size (Sq.Ft.)	1,000
Asking Rent	\$3,495
Rent per Sq Ft	\$3.50
Quality Rating	A
Security	Yes
New Roof	Yes
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes

RENT COMPARABLES



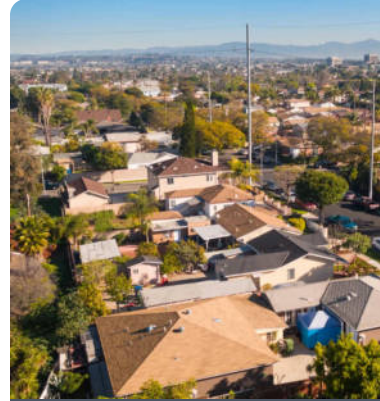
800 N Eucalyptus Ave

Distance (miles)	.4 miles
Total Units	Condo
Unit Mix	2 Bedroom + 1 Bath
Year Built	1962
Lot Size	24,724
Unit Size (Sq.Ft.)	856
Asking Rent	\$2,495
Rent per Sq Ft	\$2.91
Quality Rating	B
Security	Yes
New Roof	No
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes



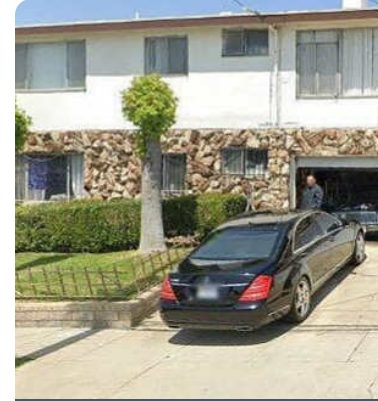
905 Edgewood St

Distance (miles)	.2 miles
Total Units	11
Unit Mix	2 Bedroom + 1 Bath
Year Built	1961
Lot Size	11,089
Unit Size (Sq.Ft.)	775
Asking Rent	\$2,250
Rent per Sq Ft	\$2.90
Quality Rating	C
Security	No
New Roof	No
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes



33 Glenway Dr

Distance (miles)	-
Total Units	-
Unit Mix	1 Bed. + 1 Bath, 2 Bed. + 1 Bath
Year Built	-
Lot Size	-
Unit Size (Sq.Ft.)	694 - 855
Asking Rent	\$2,450 - \$3,250
Rent per Sq Ft	\$3.53 - \$3.8
Quality Rating	-
Security	-
New Roof	Yes
New Windows	No
Balconies/Patios	Yes
Secure Parking	Yes



620 Edgewood Street

Distance (miles)	.2 miles
Total Units	14
Unit Mix	1 Bedroom + 1 Bath
Year Built	1959
Lot Size	17,590
Unit Size (Sq.Ft.)	*750
Asking Rent	\$2,000
Rent per Sq Ft	*\$2.67
Quality Rating	C
Security	No
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	Yes



320 E Hyde Park Blvd

Distance (miles)	.3 miles
Total Units	11
Unit Mix	2 Bedroom + 1 Bath
Year Built	1958
Lot Size	9,496
Unit Size (Sq.Ft.)	720
Asking Rent	\$2,350
Rent per Sq Ft	*\$3.26
Quality Rating	B
Security	No
New Roof	No
New Windows	Yes
Balconies/Patios	No
Secure Parking	Yes

• Unit Size is Estimated

RENT COMPARABLES



306 E Hyde Park Blvd

Distance (miles)	.2 miles
Total Units	9
Unit Mix	1 Bedroom + 1 Bath
Year Built	1962
Lot Size	10,518
Unit Size (Sq.Ft.)	650
Asking Rent	\$1,800
Rent per Sq Ft	\$2.77
Quality Rating	B
Security	No
New Roof	No
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes



540 East Hyde Park Pl

Distance (miles)	.5 miles
Total Units	5
Unit Mix	2 Bedroom + 1 Bath
Year Built	1968
Lot Size	7,833
Unit Size (Sq.Ft.)	*780
Asking Rent	\$2,395
Rent per Sq Ft	*\$3.07
Quality Rating	C
Security	No
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	No

*Unit Size Estimated



621 N. Market St.

Distance (miles)	387 ft.
Total Units	29
Unit Mix	1 & 2 Bedroom + 1 Bath
Year Built	1962
Lot Size	30,552
Unit Size (Sq.Ft.)	650 - 740
Asking Rent	\$1,795 - \$2,095
Rent per Sq Ft	\$2.76 - \$2.83
Quality Rating	C
Security	Yes
New Roof	No
New Windows	Yes
Balconies/Patios	No
Secure Parking	Yes



501 East Hyde Park Pl

Distance (miles)	.5 miles
Total Units	12
Unit Mix	2 Bedroom + 1 Bath
Year Built	1985
Lot Size	11,967
Unit Size (Sq.Ft.)	800
Asking Rent	\$2,295
Rent per Sq Ft	\$2.87
Quality Rating	C
Security	Yes
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	Yes



509 East Hyde Park Pl

Distance (miles)	.5 miles
Total Units	9
Unit Mix	Studio
Year Built	1948
Lot Size	12,015
Unit Size (Sq.Ft.)	200
Asking Rent	\$1,350
Rent per Sq Ft	\$6.75
Quality Rating	C
Security	Yes
New Roof	No
New Windows	Yes
Balconies/Patios	No
Secure Parking	No

RENT COMPARABLES



533 East Hyde Park Pl

Distance (miles)	.5 miles
Total Units	4
Unit Mix	2 Bedroom + 1 Bath
Year Built	1963
Lot Size	6,006
Unit Size (Sq.Ft.)	845
Asking Rent	\$2,545
Rent per Sq Ft	\$3.01
Quality Rating	B
Security	No
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	No



519 North Exton Avenue

Distance (miles)	.4 miles
Total Units	6
Unit Mix	3 Bedroom + 3 Bath
Year Built	1964
Lot Size	10,140
Unit Size (Sq.Ft.)	*1200
Asking Rent	\$3,150
Rent per Sq Ft	*\$2.62
Quality Rating	C
Security	No
New Roof	No
New Windows	No
Balconies/Patios	Yes
Secure Parking	No

- Unit Size Estimated



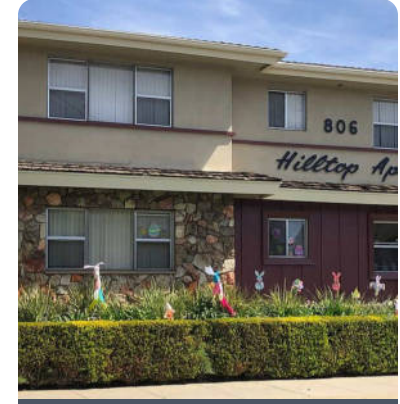
519 North Exton Avenue

Distance (miles)	.4 miles
Total Units	6
Unit Mix	2 Bedroom + 2 Bath
Year Built	1964
Lot Size	10,014
Unit Size (Sq.Ft.)	*1050
Asking Rent	\$2,600
Rent per Sq Ft	*\$2.47
Quality Rating	C
Security	No
New Roof	No
New Windows	No
Balconies/Patios	Yes
Secure Parking	No



730 North Eucalyptus Avenue

Distance (miles)	.4 miles
Total Units	27
Unit Mix	2 Bedroom + 1.5 Bath
Year Built	1972
Lot Size	48,000
Unit Size (Sq.Ft.)	986
Asking Rent	\$2,950
Rent per Sq Ft	\$2.99
Quality Rating	C
Security	Yes
New Roof	No
New Windows	Yes
Balconies/Patios	Yes
Secure Parking	Yes

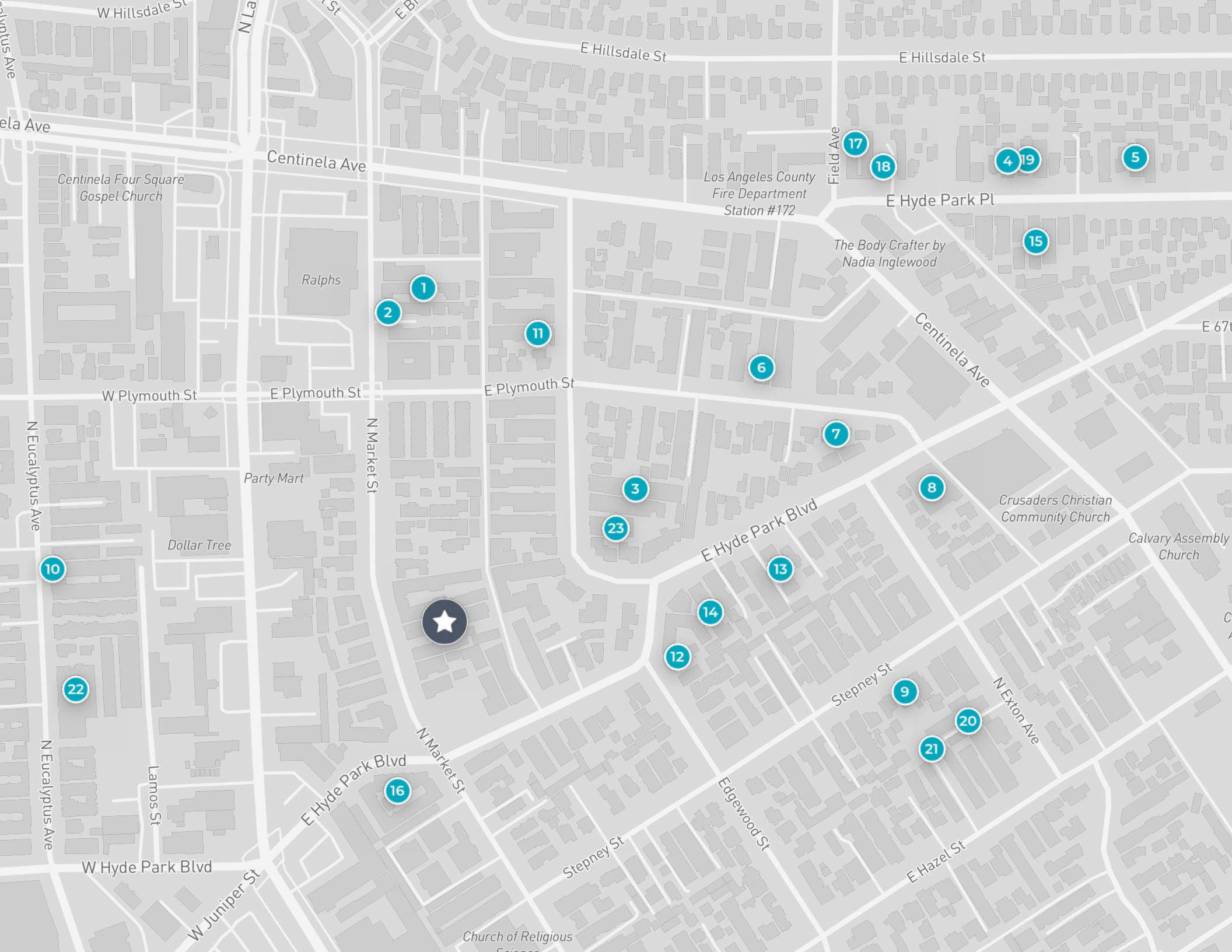


806 Edgewood Street

Distance (miles)	.2 miles
Total Units	14
Unit Mix	1 Bedroom + 1 Bath
Year Built	1961
Lot Size	12,500
Unit Size (Sq.Ft.)	750
Asking Rent	\$2,300
Rent per Sq Ft	\$3.07
Quality Rating	C
Security	Yes
New Roof	No
New Windows	No
Balconies/Patios	No
Secure Parking	Yes

RENT COMPARABLES SUMMARY

#	Address	Distance	Total Units	Unit Mix	Year Built	Lot Size	Unit Size	Current Asking Rent	Rent per Sq Ft
720 N. Market Street			16		1964	12,483	870		
1	916- 918 N. Market St.	.2 miles	7	1 Bedroom + 1 Bath	1961	12,509	514	\$1,875	\$3.65
2	912 N. Market St.	.2 miles	10	Studio	1956	12,508	428	\$1,600	\$3.74
3	810 Edgewood St.	.3 miles	Condo	2 Bedroom + 2 Bath	1964	13,102	1195	\$2,995	\$2.51
4	533 Hyde Park Place	.5 miles	4	2 Bedroom + 1 Bath	1963	6,006	800	\$2,290	\$2.86
5	559 E. Hyde Park Place	.6 miles	4	3 Bedroom + 2 Bath	1968	6,006	1000	\$2,900	\$2.90
6	335 E. Plymouth St.	.3 miles	Condo	3 Bedroom + 2.5 Bath	1992	9,000	1350	\$4,000	\$2.96
7	350 E. Plymouth St.	.3 miles	4	1 Bedroom + 1 Bath	1960	6,789	850	\$2,200	\$2.59
8	404 E. Hyde Park Blvd.	.3 miles	16	1 Bedroom + 1 Bath	1964	14,054	650	\$1,795	\$2.76
	404 E. Hyde Park Blvd.	.3 miles	16	2 Bedroom + 1 Bath	1964	14,054	900	\$2,495	\$2.77
	404 E. Hyde Park Blvd.	.3 miles	16	3 Bedroom + 2 Bath Townhouse	1964	14,054	1600	\$2,995	\$1.87
9	334 Stepney St.	.3 miles	4	3 Bedroom + 2.5 Bath	2024	7,507	1000	\$3,495	\$3.50
10	800 N. Eucalyptus Ave.	.4 miles	Condo	2 Bedroom + 1 Bath	1962	24,724	856	\$2,495	\$2.91
11	905 Edgewood Ops	.2 miles	11	2 Bedroom + 1 Bath	1961	11,089	775	\$2,250	\$2.90
12	620 Edgewood	.2 miles	14	1 Bedroom + 1 Bath	1959	17,590	750	\$2,000	\$2.67
13	320 E. Hyde Park Blvd	.3 miles	11	2 Bedroom + 1 Bath	1958	9,496	*720	\$2,350	*\$3.26
14	306 E. Hyde Park Blvd	.2 miles	9	1 Bedroom + 1 Bath	1962	10,518	650	\$1,800	\$2.77
15	540 Hyde Park Place	.5 miles	5	2 Bedroom + 1 Bath	1968	7,833	*780	\$2,395	*\$3.07
16	621 N. Market St.	387 ft.	29	1 Bedroom + 1 Bath	1962	30,552	650	\$1,795	\$2.76
	621 N. Market St.	387 ft.	29	2 Bedroom + 1 Bath	1962	30552	740	\$2,095	\$2.83
17	501 Hyde Park Place	.5 miles	12	2 Bedroom + 1 Bath	1985	11,967	800	\$2,295	\$2.87
18	509 Hyde Park Place	.5 miles	9	Studio	1948	12,015	200	\$1,350	\$6.75
19	533 Hyde Park Place	.5 miles	4	2 Bedroom + 1 Bath	1963	6,006	845	\$2,545	\$3.01
20	519 N. Exton Ave.	.4 miles	6	3 Bedroom + 3 Bath	1964	10,140	*1200	\$3,150	*\$262
21	519 N. Exton Ave.	.4 miles	6	2 Bedroom + 2 Bath	1964	10,014	*1050	\$2,600	*\$2.47
22	730 N. Eucalyptus Ave	.4 miles	27	2 Bedroom + 1.5 Bath	1972	48,000	986	\$2,950	\$2.99
23	806 Edgewood St.	.2 miles	14	1 Bedroom + 1 Bath	1961	12,500	750	\$2,300	\$3.07



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720 North Market St

Inglewood | CA



ON-MARKET COMPARABLES

ON-MARKET COMPARABLES



720 North Market Street

List Price	\$5,500,000
Year Built	1964
Units	16
Square Feet	13,918
Lot Size (SF)	12,483
Price per Sqft	\$395.17
Price per Unit	\$343,750
GRM	11.1
Cap Rate	4.99%
Days on Market	-



310 South Eucalyptus Ave

List Price	\$2,795,000
Year Built	1965
Units	8
Square Feet	8,503
Lot Size (SF)	7,557
Price per Sqft	\$328.71
Price per Unit	\$349,375
GRM	11.84
Cap Rate	5.42%
Days on Market	18

1.4 Miles from Subject Property
Townhouse Style Units
Unit Mix: 2- (1+1), 5 (2+1), 1 (3+2)
RUBS System in Place
16 Parking Spaces
New Exterior Pain, Cental Air, and
Onsite Laundry
17% Upside in Rents



222 North Locust Street

List Price	\$1,949,000
Year Built	1949
Units	8
Square Feet	5,187
Lot Size (SF)	10,001
Price per Sqft	\$375.75
Price per Unit	\$243,625
GRM	14.85
Cap Rate	4.29%
Days on Market	19

1 Mile South/East from Subject
Prop.
Unit Mix: 2 (2+1), 4 (1+1), 2 (Studios).
Major Repairs Done; Sewer Line,
New Breaker Panels.
8 Garages
On Site Laundry Room



10613 South Inglewood Ave

List Price	\$1,650,000
Year Built	1958
Units	8
Square Feet	5,528
Lot Size (SF)	17,593
Price per Sqft	\$298.48
Price per Unit	\$206,250
GRM	10.78
Cap Rate	6.30%
Days on Market	29

2.9 Miles South of Subject Property
Unit Mix: 1 (3 +2), 1 (2+1) and 6 (1+1)
Two SFR Homes and Fourplex and
Duplex
Interior Renovations; new
hardwood flooring,
22% Upside In Rents

ON-MARKET COMPARABLES



4322 West 106th Street

List Price	\$2,900,000
Year Built	1909
Units	9
Square Feet	6,698
Lot Size (SF)	52,344
Price per Sqft	\$432.97
Price per Unit	\$322,222
GRM	8.93
Cap Rate	6.29%
Days on Market	34

2.5 Miles South of Subject Property
 Original List Price \$3MM
 Price Adjusted March 10th, 2026
 Huge Lot; Partially leased to Sheriff's
 Department (\$6,200 per month additional
 Income)
 Unit Mix: 5 (3+2), 3 (1+1), and 1



3835 West 104th Street

List Price	\$6,600,000
Year Built	1961
Units	28
Square Feet	23,555
Lot Size (SF)	30,338
Price per Sqft	\$280.20
Price per Unit	\$235,714
GRM	8.93
Cap Rate	6.29%
Days on Market	37

2.9 Miles South/East of Subject Pro.
 Unit Mix: 1 (3+2), 13 (2+ 1.75), 10 (1+1), and 4
 (Studios)
 Patios and Balconies
 Central Water Heating System
 On Site Laundry Room
 Assumable Debt of 3.49% fixed until May 1st
 2027.



1108 East Fairview Boulevard

List Price	\$4,200,000
Year Built	1944
Units	20
Square Feet	16,345
Lot Size (SF)	30,341
Price per Sqft	\$256.96
Price per Unit	\$210,000
GRM	10.51
Cap Rate	5.94%
Days on Market	43

1.4 Miles West of Subject Property
 Huge Lot- 4 Separate Structures
 Multiple Parcel Numbers
 Unit Mix: 20 (1+1) with 16 Parking Spaces
 8% Upside In Rents

ON-MARKET COMPARABLES SUMMARY

Address	Days on Market	List Price	Price per Sq.Ft	Price per U	Cap Rate	GRM	Units	Square Feet	Lot Size (SF)	Year Built
720 North Market Street	-	\$5,500,000	\$395.17	\$343,750	4.99%	11.1	16	13,918	12,483	1964
310 S Eucalyptus Ave Inglewood	18	\$2,795,000	\$328.71	\$349,375	5.42%	11.84	8	8,503	7,557	1965
222 N Locust, Inglewood	19	\$1,949,000	\$375.75	\$243,625	4.29%	14.85	8	5,187	10,001	1949
10613 S Inglewood Ave, Inglewood	29	\$1,650,000	\$298.48	\$206,250	6.30%	10.78	8	5,528	17,593	1958
4322 W 106th St, Inglewood	34	\$2,900,000	\$432.97	\$322,222	6.29%	8.93	9	6,698	52,344	1909
3835 W 104th St, Inglewood	37	\$6,600,000	\$280.20	\$235,714	6.29%	8.93	28	23,555	30,338	1961
1108 E Fairview Blvd, Inglewood	43	\$4,200,000	\$256.96	\$210,000	5.94%	10.51	20	16,345	30,341	1944



720 North Market Street

Days on Market	List Price
-	\$5,500,000
Price per Unit	Square Feet
\$343,750	13,918



310 South Eucalyptus Avenue

Days on Market	List Price
18	\$2,795,000
Price per Unit	Square Feet
\$349,375	8,503



10613 South Inglewood Avenue

Days on Market	List Price
29	\$1,650,000
Price per Unit	Square Feet
\$206,250	5,528



1108 East Fairview Boulevard

Days on Market	List Price
43	\$4,200,000
Price per Unit	Square Feet
\$210,000	16,345



222 North Locust Street

Days on Market	List Price
19	\$1,949,000
Price per Unit	Square Feet
\$243,625	5,187



3835 West 104th Street

Days on Market	List Price
37	\$6,600,000
Price per Unit	Square Feet
\$235,714	23,555



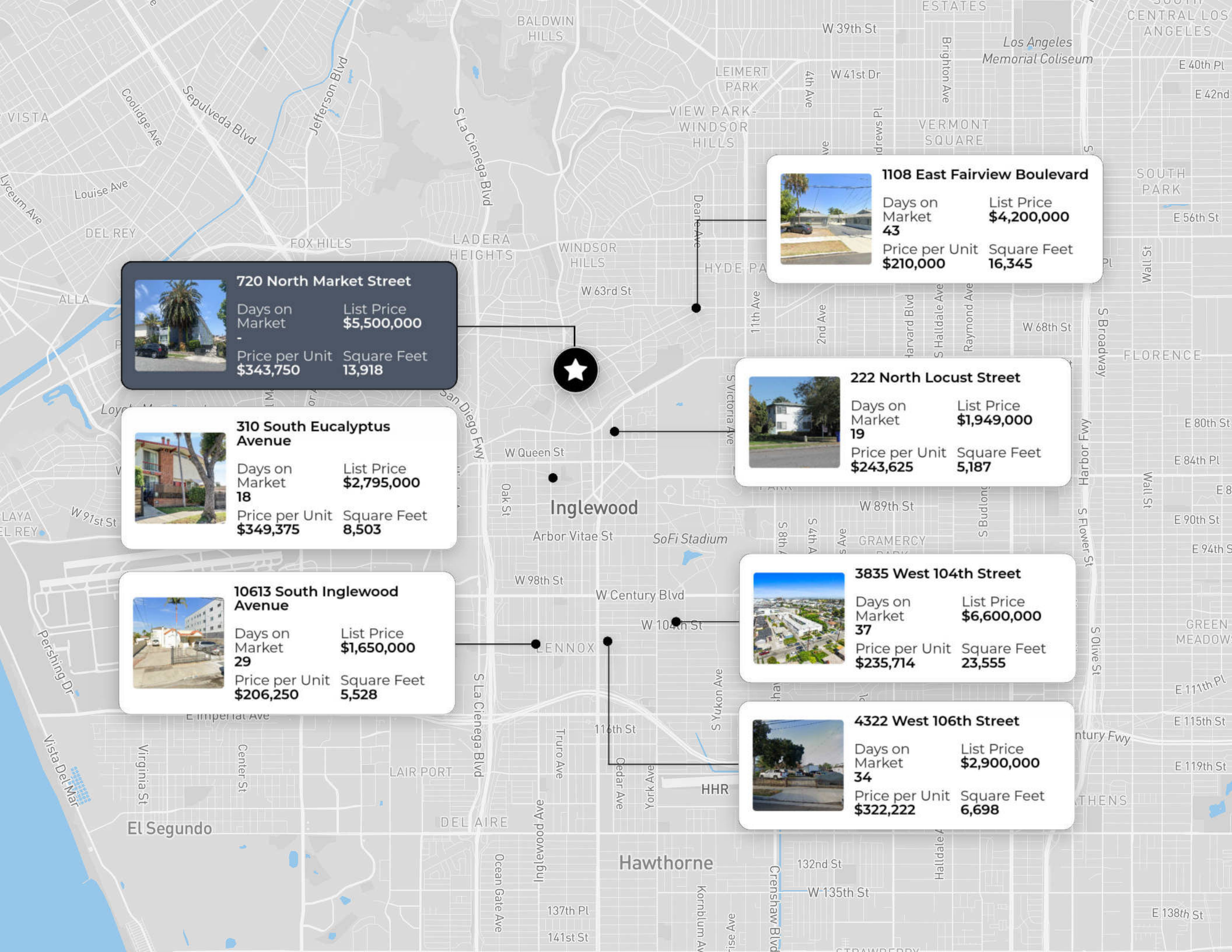
4322 West 106th Street

Days on Market	List Price
34	\$2,900,000
Price per Unit	Square Feet
\$322,222	6,698



Inglewood

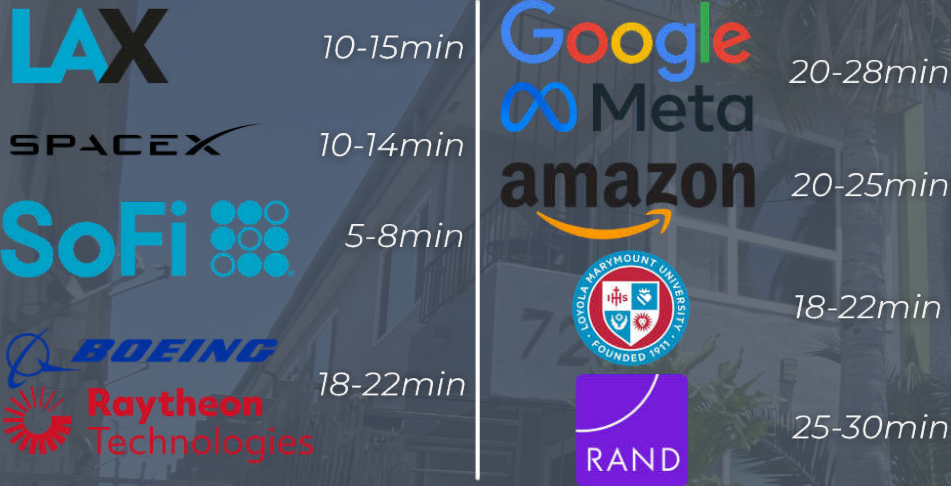
Hawthorne



PREMIUM LOCATION, PREMIUM PRICES

Orange Dotted Line denotes a 30min drive - time range at peak commute.

MAJOR EMPLOYERS WITHIN 30 MINUTES



- 30 MIN Ideal Commute radius
- 500,000+ Jobs within reach
- LAX - 10 MIN 80,000+ Airport Jobs
- SILICON BEACH - 20 MIN Tech Employment Hub
- I-405, I-105, I-110 Freeway Convergence

THE COMMUTE ADVANTAGE

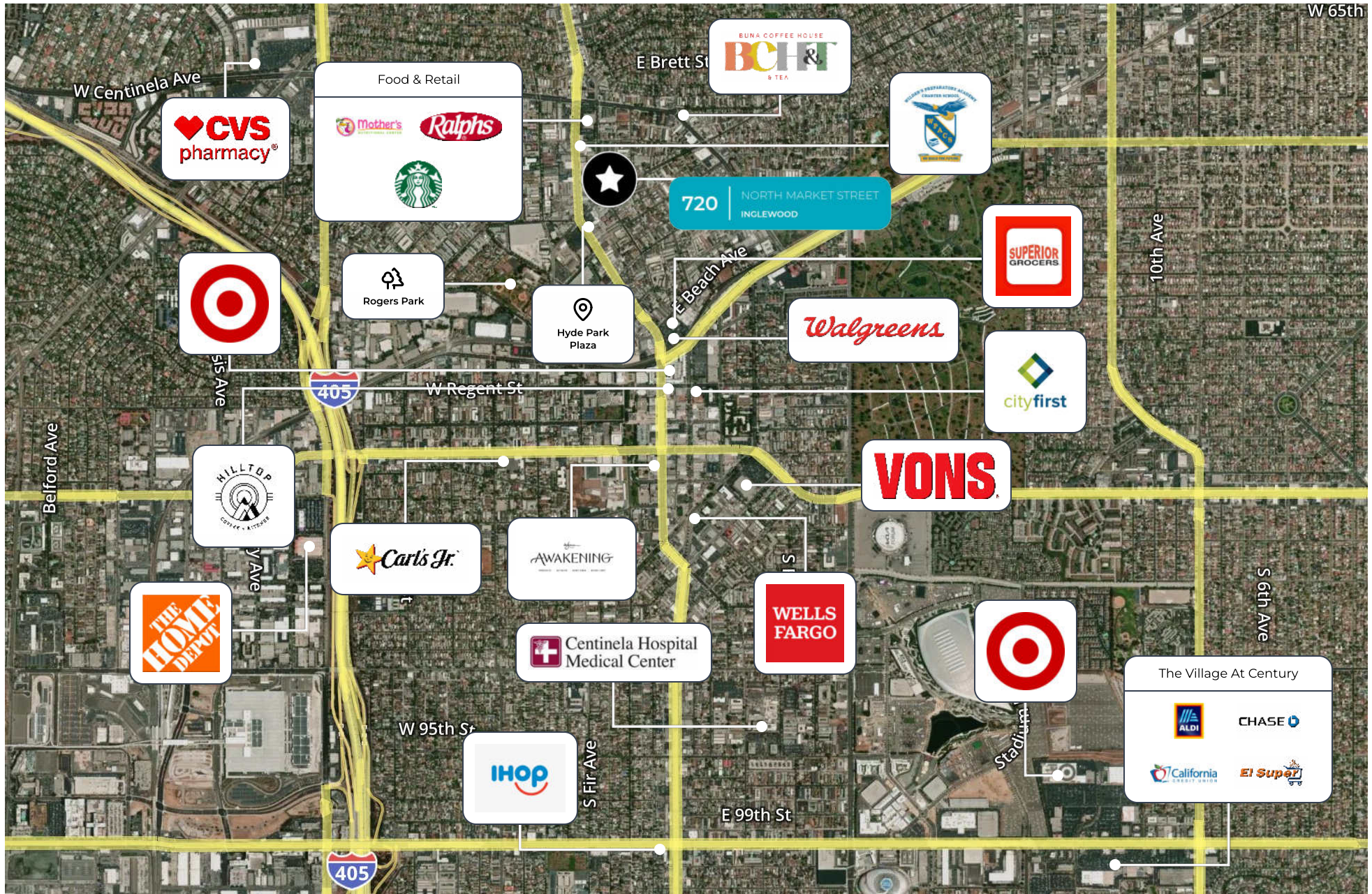
720 N Market places residents inside one of the most employment-dense commute corridors in Southern California. Three freeway systems - **the I-405, I-105, and I-110** - converge within minutes, connecting this property directly to five distinct job clusters. Aerospace and defense professionals, tech workers, and even LAX employees - one of the largest single-site workforces in LA county at 80K jobs - are **less than 30 minutes away** from their workplace; the average Los Angeles commuter spends over **60 minutes per day in traffic**. Cutting that time in half at 720 N Market provides a **lifestyle advantage** that commands consistent **rental premiums** in this market.

WHY RENTERS CHOOSE THIS LOCATION

The **\$5.5B SoFi Stadium complex**, the **Clippers' Intuit Dome**, and **Hollywood Park's 300-acre mixed-use district** have added restaurants, retail, entertainment, and hospitality jobs to 720 N Market's doorstep. The result is a **diverse renter profile** in Inglewood that spans income levels and industries. That employment breadth is what insulates multifamily assets here against demand softness - **when one sector slows, four other continue to drive occupancy**.

720 N Market provides a demand story with durable, diversified employment anchors and a premium commute time without the premium price tag.

AMENITIES MAP



W 65th

MAJOR EMPLOYERS



 SPACEX

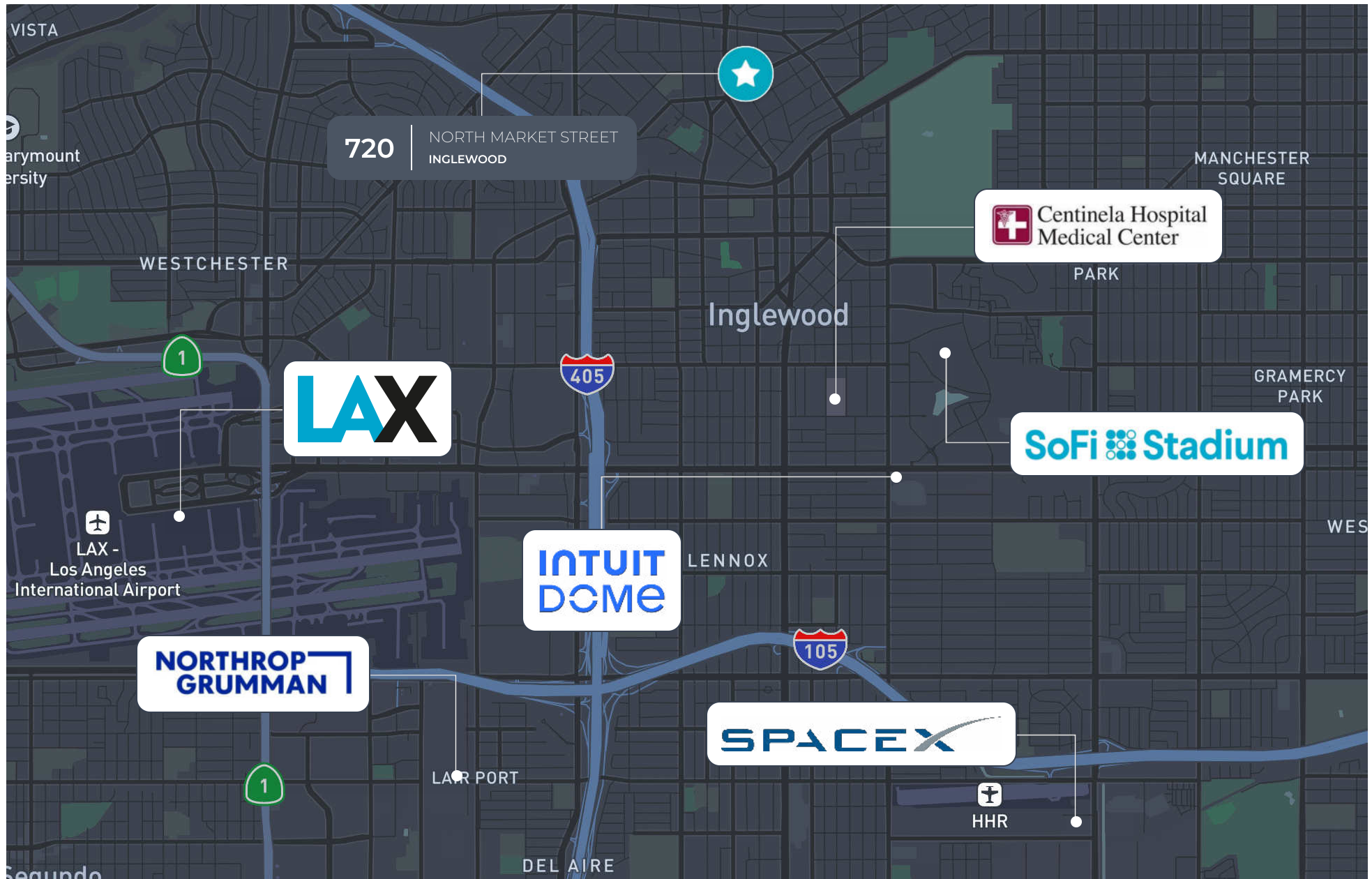

 SoFi Stadium


 INTUIT
DOME


The subject property is strategically positioned within the greater Los Angeles employment base, one of the most diverse and resilient economies in the country, with Inglewood emerging as a rapidly growing hub for job creation. Transformational developments such as SoFi Stadium and the Intuit Dome have catalyzed significant employment across entertainment, hospitality, and service sectors, while proximity to Los Angeles International Airport (LAX) provides access to one of the region's largest employment centers spanning aviation, logistics, and tourism. The area is further supported by major aerospace and defense employers including Northrop Grumman and SpaceX, as well as leading healthcare providers such as Kaiser Permanente and Centinela Hospital Medical Center. Combined with local government and municipal employment, this diversified economic base drives a stable workforce and sustained housing demand, reinforcing the long-term strength and investment appeal of the Inglewood multifamily market.

Employer	Industry	Employees	Distance
Los Angeles International Airport (LAX)	Aviation / Transportation	50,000	3.5 mi
Northrop Grumman (El Segundo)	Aerospace / Defense	15,000	5.0 mi
SpaceX (Hawthorne)	Aerospace / Technology	13,000	3.0 mi
Kaiser Permanente West LA	Healthcare	10,000	6.5 mi
SoFi Stadium & Hollywood Park	Entertainment / Mixed-Use	5,000	1.5 mi
Intuit Dome (LA Clippers Arena)	Entertainment	3,000	1.2 mi
Centinela Hospital Medical Center	Healthcare	2,000	1.0 mi
City of Inglewood	Government	1,500	1.0 mi

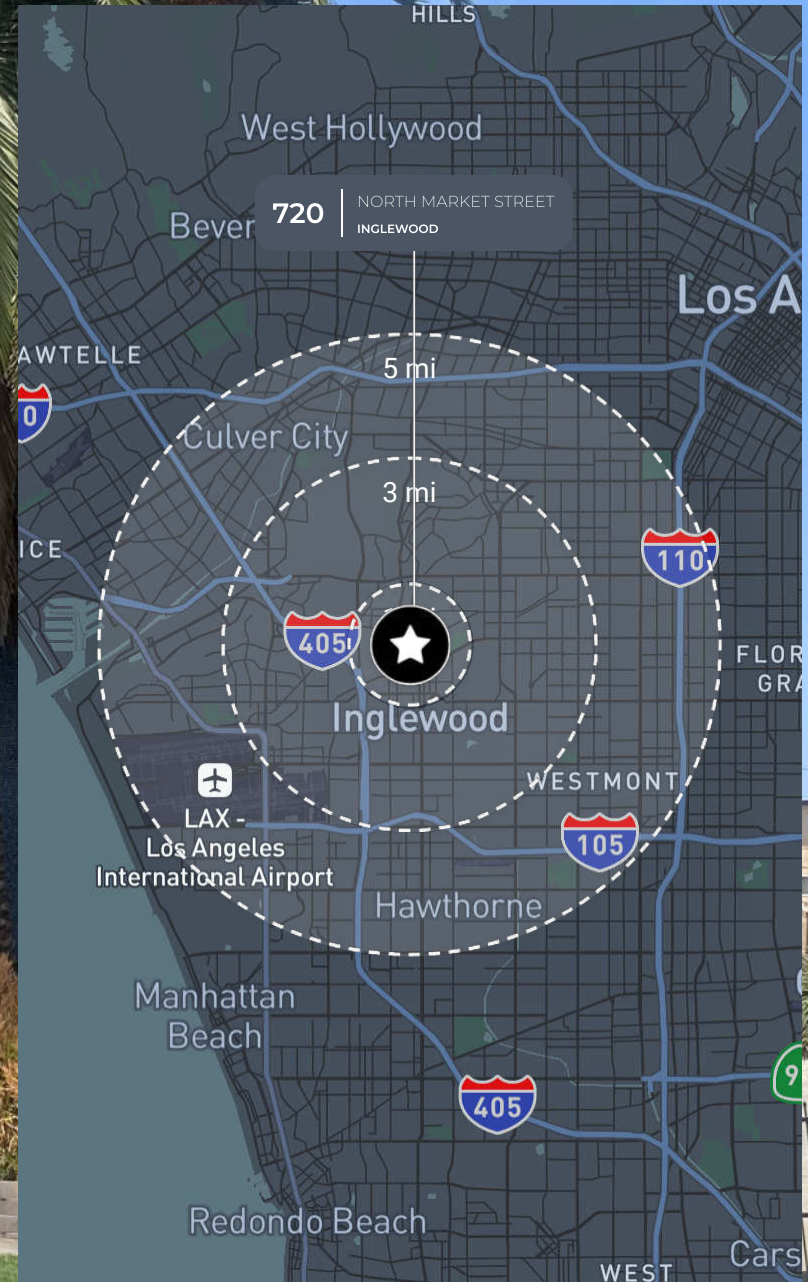
MAJOR EMPLOYERS MAP



DEMOGRAPHICS

Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	45,236	352,903	930,485
Average Age	33.5	34.2	35.0

Households	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Households	9,582	115,692	314,089
Median Household Income	\$86,758	\$79,320	\$85,456
Average Household Size	4.45	3.80	3.15
Average Vehicles per Household	2.70	2.30	2.10
Median Home Value	\$635,000	\$680,500	\$725,200
Median Year Built	1955	1965	1972



MARKET OVERVIEW

The Greater Inglewood multifamily submarket demonstrates resilient fundamentals, maintaining a stable vacancy rate of 5.8% amid an active development cycle. Over the past 12 months, the submarket recorded a robust net absorption of 963 units, highlighting sustained tenant demand. This steady absorption supports positive pricing momentum, with average asking rents growing 0.9% over the last year to reach \$1,720 per month. Currently, 1,400 units are under construction, reflecting strong institutional confidence in the area's long-term housing needs.

The local economy is anchored by massive entertainment and infrastructure investments that serve as powerful long-term demand drivers. The \$2 billion Intuit Dome and state-of-the-art SoFi Stadium generate a combined annual economic impact of \$260 million for Inglewood. These mega-projects stimulate robust local employment and are complemented by major nearby aerospace hubs, including SpaceX and Northrop Grumman. Strategic positioning near the Metro K Line and LAX further enhances connectivity, drawing a highly diversified and resilient tenant base.

While recent deliveries have introduced near-term supply pressures, Inglewood's long-term growth trajectory remains exceptional. Since 2015, the submarket has achieved a remarkable 23.5% historical rent growth, demonstrating sustained expansion despite periodic inventory influxes. The area's evolution into Southern California's premier sports and entertainment district, coupled with a robust local labor force of nearly 59,000 individuals, ensures the current construction pipeline will be readily absorbed, positioning the submarket for continued economic vitality and exceptional investor returns.

5.8%

Vacancy Rate

\$1,720

Average Asking Rent

963 Units

12-Mo Net Absorption

1,400 Units

Under Construction

MEET YOUR AGENT



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RYAN RAYBURN

Ryan C. Rayburn has been in commercial real estate since 2004. As an Executive Vice President at Centennial Advisers, he has unparalleled expertise in Southern California apartments, with a focus on the South Bay. Ryan's in-depth experience in the brokerage continuum includes market research, underwriting, marketing, negotiations, and coordinating transaction closings. Ryan's passion for helping others led him to mentor a team of advisers and also allows him to serve his clients with up-to-date market knowledge, so they are informed of the latest market news and trends affecting their property values.

Ryan is a native of Long Beach. He attended Naples, Lowell, Rogers, Wilson, LBCC, and graduated with a Bachelor's Degree in Speech and Communications from California State University of Long Beach. Ryan is a member of the National Multi-Housing Group, serves on the Honorary Board of Directors of Leadership Long Beach, is a Charter Member of Long Beach Chamber of Commerce Young Professionals, and is a member of Long Beach State Athletic Council. Ryan's expertise gives him a unique perspective on optimal positioning, pricing, and ethical dealings in his day-to-day business.

Ryan has consistently earned a spot on the Centennial Adviser's "Top 5 Brokers" list, and was the 2019 "Broker of the Year". Contact Ryan to schedule regular complimentary property evaluations or to simply ask questions. Ryan is the person to know when you invest in commercial real estate.





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