2414 W 85TH ST
INGLEWOOD, CA 90305

Charming 5-unit multifamily investment in a prime Inglewood neighborhood, offering significant rental upside and value-add potential just minutes from SoFi Stadium and Hollywood Park.

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum

Exclusive Listing

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A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

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Executive Summary

Street Address	2414 W 85th Street
City	Inglewood
State	CA
Zip Code	90305
APN	4010-035-006
Rentable Square Feet	3,866
Lot Size	6,902
Year Built	1947

5-Unit Multi-Family Offering in Inglewood, CA

Value-add Inglewood investment offering strong rental upside and long-term appreciation potential.

John Katnik of BRC Advisors is pleased to present the exclusive offering of 2414 W 85th St, a charming value-add apartment community located in one of Inglewood's most desirable residential neighborhoods.

This asset represents a rare opportunity to acquire a well-maintained 5-unit apartment building with significant rental upside just east of SoFi Stadium and the Hollywood Park development. Originally constructed in 1947, the property consists of approximately 3,866 rentable square feet situated on a 6,902 square foot lot. The building features timeless architectural character, highlighted by its attractive brick façade, large bay windows, and charming curb appeal that distinguishes it from many competing multifamily properties in the area.

Current ownership has completed numerous capital improvements throughout the property, including upgraded electrical systems, newer triple pane windows, central heating and air conditioning in every unit, individual water heaters, and compliance with California's SB 721 balcony inspection requirements. The property is individually metered for gas and electricity, minimizing owner utility expenses.
The property consists of five units, including two singles, one one-bedroom unit, and two two-bedroom units. One of the two-bedroom units will be delivered vacant at the close of escrow, providing an investor with an immediate opportunity to renovate and lease the unit at market rent. Additionally, all five detached garages located off the alley will be delivered vacant at closing, offering additional income potential through garage rentals or ADU potential (Buyer to Verify).

The asset currently operates at a 3.81% cap rate with substantial upside to a projected 7.18% cap rate through the implementation of market rents. Positioned in one of Southern California's most dynamic rental markets, 2414 W 85th St offers investors stable in-place income, exceptional value-add potential, and long-term appreciation in one of Inglewood's strongest residential neighborhoods.

Investment Highlights

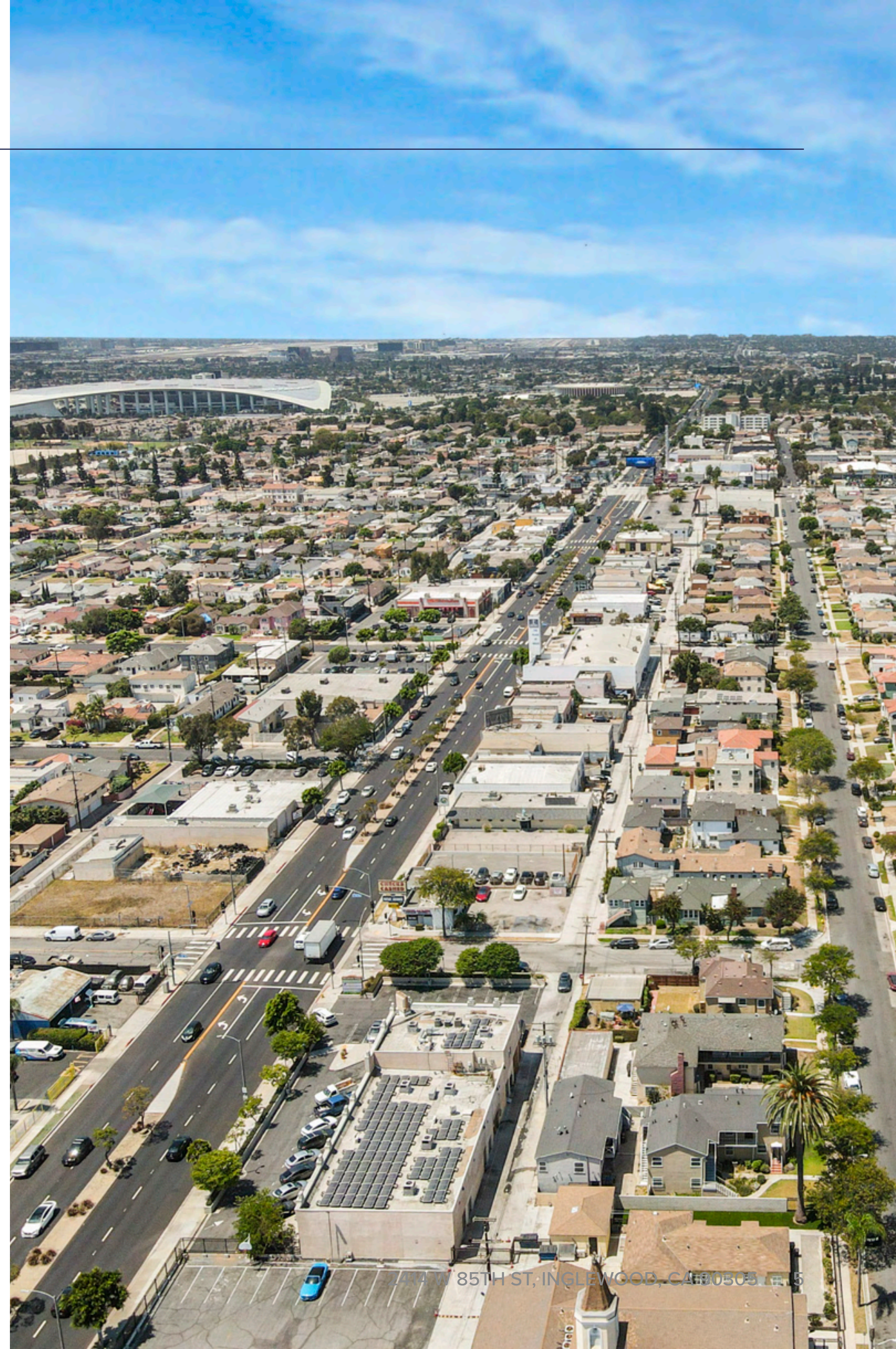
Immediate Value-Add Opportunity
One two-bedroom unit will be delivered vacant at the close of escrow, allowing a new owner to immediately renovate, lease at market rent, or occupy the unit.

Major Capital Improvements Completed
Ownership has completed numerous system upgrades, including newer electrical, newer triple pane windows, central heating and air conditioning in every unit, individual water heaters, and SB 721 compliance, reducing future capital expenditure needs.

Charming Character Property
Originally built in 1947, the property offers timeless curb appeal with an attractive brick façade, large bay windows, and classic architectural details that create strong tenant appeal and differentiate the asset from competing properties.

Five Vacant Detached Garages
All five garages will be delivered vacant at closing, creating additional revenue opportunities through garage rentals, tenant storage, or future repositioning.

Prime Residential Inglewood Location
Located in one of Inglewood's most desirable residential neighborhoods just east of SoFi Stadium, Hollywood Park, and the Intuit Dome, the property benefits from strong rental demand while offering tenants a quiet neighborhood setting with convenient access to major entertainment, employment, and transportation hubs.



Property Photos

Five detached garages will be delivered vacant at closing, offering immediate additional income potential through garage rentals or tenant storage.

Interior Photos

Aerial View


INTUIT DOME
LAX
SOFI STADIUM
KIA FORUM
ALDI
target
COSTCO WHOLESALE
THE HOME DEPOT
Marshalls
LA|FITNESS
SUBJECT PROPERTY

Aerial View

DOWNTOWN LOS ANGELES
USC
BMO STADIUM
Walgreens
THE HOME DEPOT
jamba
IHOP
Food 4 Less
SUBJECT PROPERTY

Income and Expenses

INCOME		CURRENT RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
2	Single+1	$892	$1,784	$1,800	$3,600
1	1+1	$1,266	$1,266	$2,200	$2,200
2	2+1	$2,072	$4,143	$2,650	$5,300
Rental Income			$7,193		$11,100
TOTAL MONTHLY INCOME			**$7,193**		**$11,100**
GROSS POTENTIAL INCOME			**$86,316**		**$133,200**
Vacancy/Collection Allowance (GPR)		3.00%	$2,589	3.00%	$3,996
EFFECTIVE GROSS INCOME			**$83,727**		**$129,204**

EXPENSES	CURRENT		MARKET	
Taxes (1.3% x Sales Price)	54%	$17,550	54%	$17,550
Insurance ($1.25/sq. foot)	15%	$4,833	15%	$4,833
Maintenance & Repair ($500/unit)	8%	$2,500	8%	$2,500
Utilities	13%	$4,200	13%	$4,200
Reserves ($200/unit)	3%	$1,000	3%	$1,000
Landscaping ($100/month)	4%	$1,200	4%	$1,200
License and Misc. (Estimated)	3%	$1,000	3%	$1,000
TOTAL	**100%**	**$32,283**	**100%**	**$32,283**

Financial Analysis

PRICING DETAILS	
Offering Price	$1,350,000
Down Payment	100%
Number of Units	5
Price Per Unit	$270,000
Rentable Square Feet	3,866
Price Per SF	$349.20
GRM - Current	15.64
CAP Rate - Current	3.81%
GRM - Market	10.14
CAP Rate - Market	7.18%
Year Built	1947
Lot Size	6,902
Type of Ownership	Fee Simple

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income		$86,316		$133,200
Less Vacancy	3.00%	$2,589	3.00%	$3,996
Gross Operating Income		$83,727		$129,204
Less Expenses	37%	$32,283	24%	$32,283
NET OPERATING INCOME		**$51,444**		**$96,922**
Net Cash Flow After Loan Payments	3.81%	$51,444	7.18%	$96,922
TOTAL RETURN	**3.81%**	**$51,444**	**7.18%**	**$96,922**

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Rent Roll

Unit #	Unit Type	Unit SF	Current Rent	Rent / SF	Market Rent	PF Rent / SF
1	2+1	1,050	$1,493	$1.42	$2,650	$2.52
2	1+1	750	$1,266	$1.69	$2,200	$2.93
3 (Vacant)	2+1	1,050	$2,650	$2.52	$2,650	$2.52
4	Single + 1	500	$908	$1.82	$1,800	$3.60
5	Single + 1	500	$876	$1.75	$1,800	$3.60
Total			**$7,193**		**$11,100**	

*Sq Ft of All Units are Estimated – Buyer to Verify

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

Area Overview

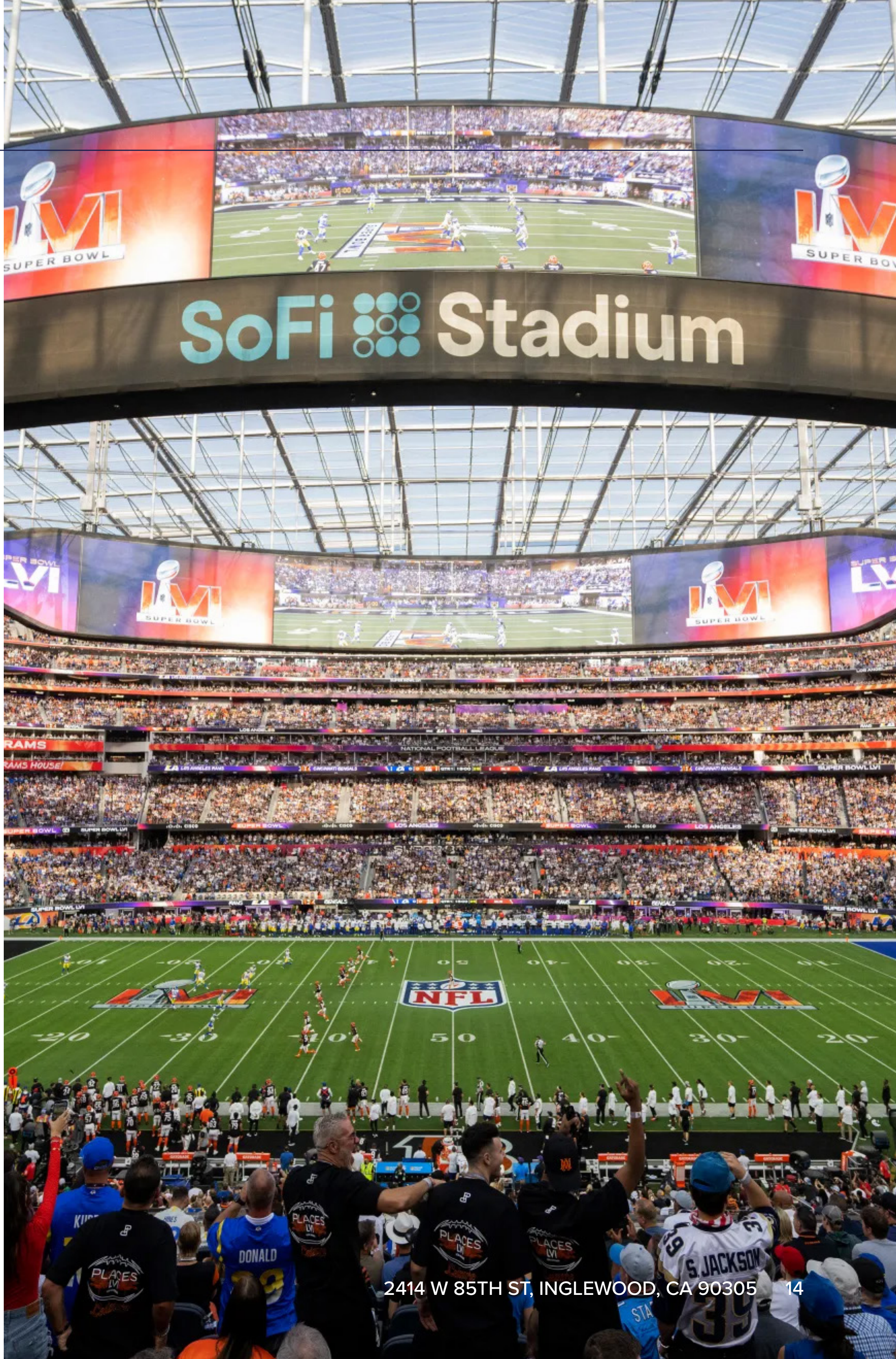
Inglewood, California

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.

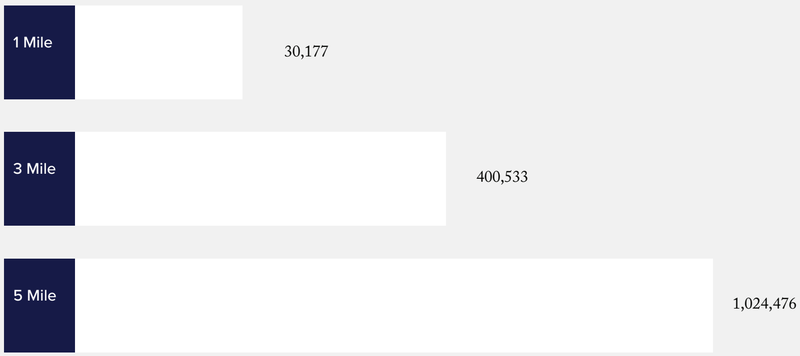
Los Angeles International Airport

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.

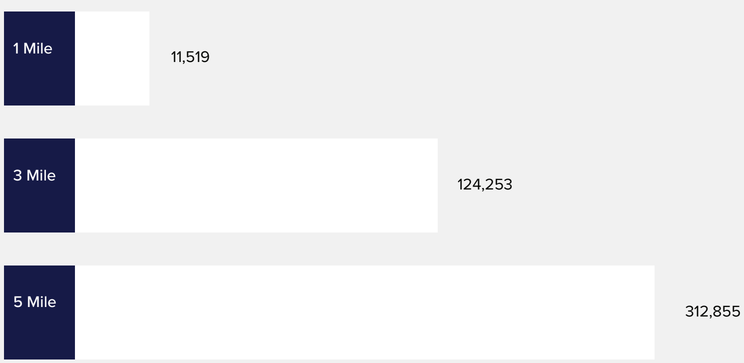
The airport is undergoing extensive modernization and infrastructure investment, including terminal upgrades, transportation improvements, and transit connectivity enhancements. These initiatives are designed to increase capacity, improve efficiency, and strengthen long-term competitiveness, further 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	30,177	400,533	1,024,476



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	11,519	124,253	312,855
Average Income	$102,333	$86,489	$91,811
Median Income	$74,248	$64,440	$67,660



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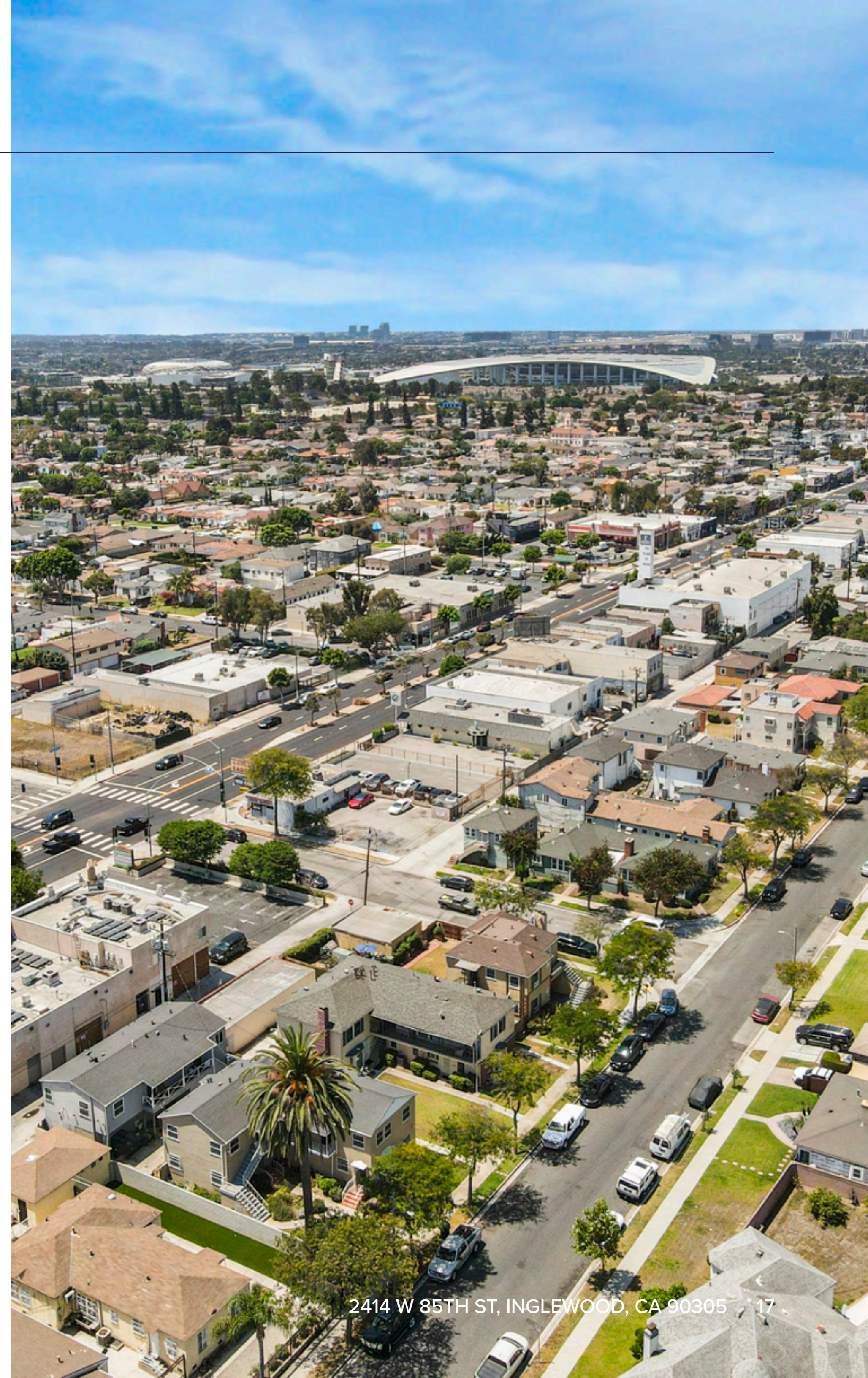

The Team

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