



Offering Memorandum

11322 S Grevillea Ave
Inglewood, CA 90304

Peyman Zargari

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DRE #01872402

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Exclusively Marketed by:



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01 Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	11322 S Grevillea Ave Inglewood CA 90304
BUILDING SF	1,672 SF
LAND SF	6,959
NUMBER OF UNITS	3
YEAR BUILT	1911
APN	4037020011
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

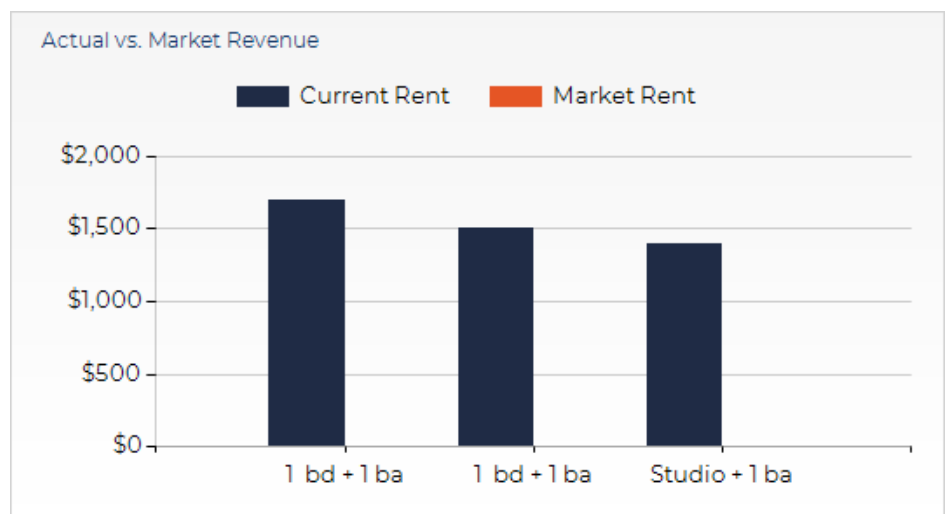
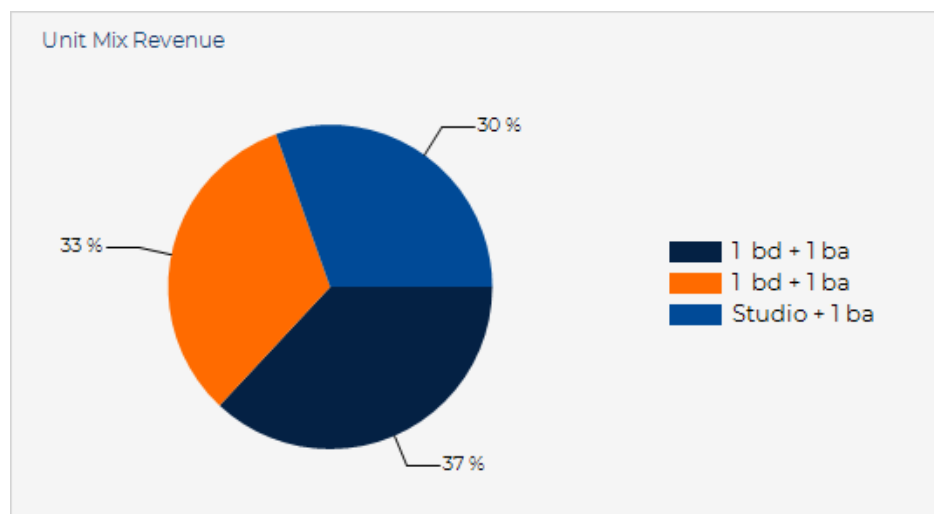
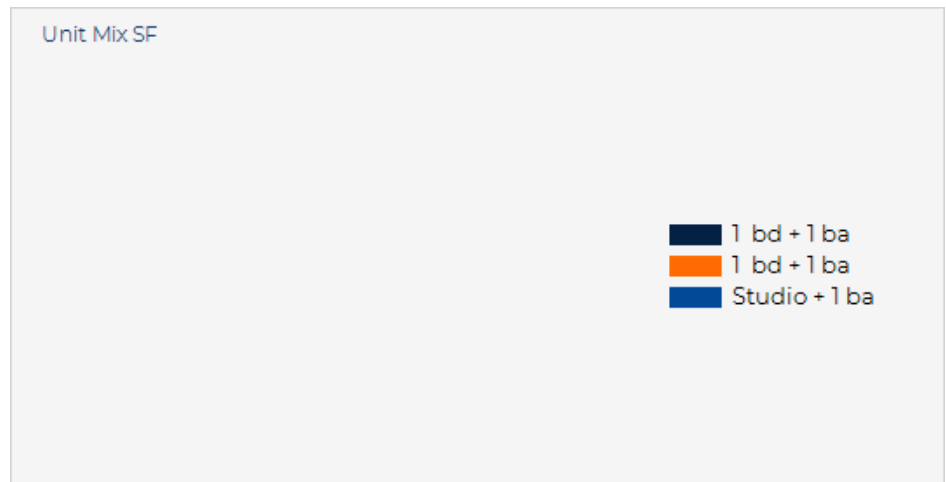
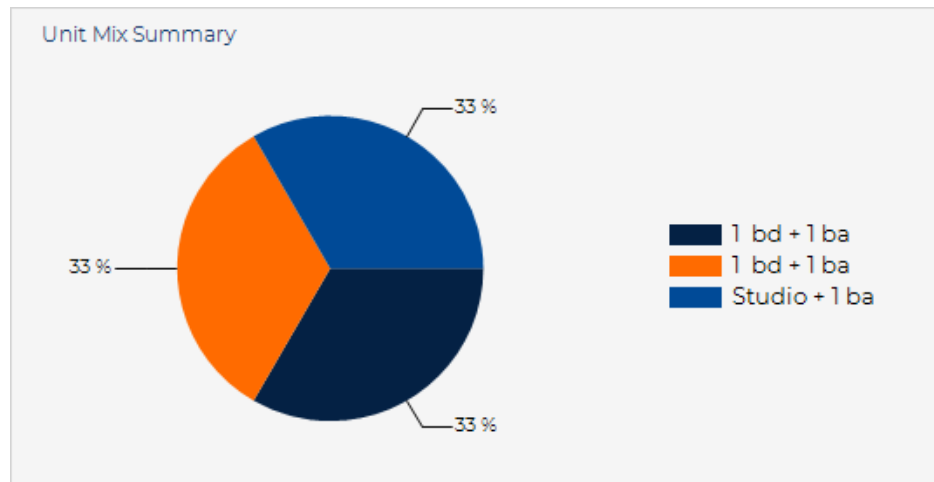
OFFERING PRICE	\$770,000
PRICE PSF	\$460.53
PRICE PER UNIT	\$256,667
NOI (CURRENT)	\$43,032
NOI (Pro Forma)	\$52,632
CAP RATE (CURRENT)	5.59 %
CAP RATE (Pro Forma)	6.84 %
GRM (CURRENT)	13.95
GRM (Pro Forma)	11.88

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	58,307	281,507	757,913
2020 Median HH Income	\$48,173	\$55,888	\$63,703
2020 Average HH Income	\$62,011	\$76,063	\$98,273



Unit Mix	# Units	Square Feet	Current Rent	Rent PSF	Monthly Income
1 bd + 1 ba	1	0	\$1,700		\$1,700
1 bd + 1 ba	1	0	\$1,500		\$1,500
Studio + 1 ba	1	0	\$1,400		\$1,400
Totals/Averages	3	0	\$1,533		\$4,600



Regional Map



Locator Map



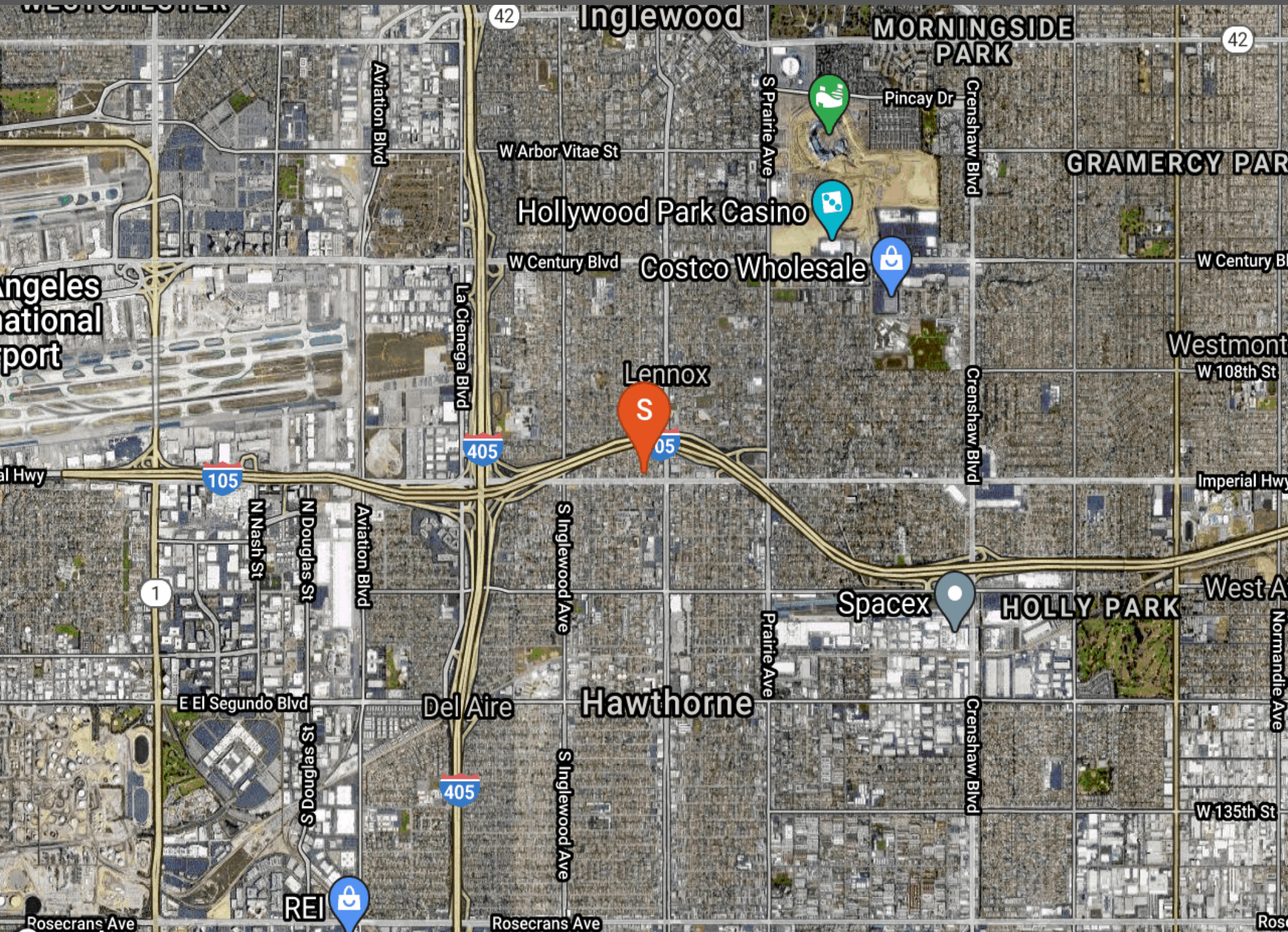


02

Property Description

Aerial Map

Parcel Map





03

Rent Roll

Rent Roll Details



Unit	Unit Mix	Monthly	Market Rent
1	1 bd + 1 ba	\$1,700	\$1,900
1	Studio + 1 ba	\$1,400	\$1,600
2	1 bd + 1 ba	\$1,500	\$1,900
	Totals/Averages	\$4,600	\$5,400



04 Financial Analysis

Income & Expense

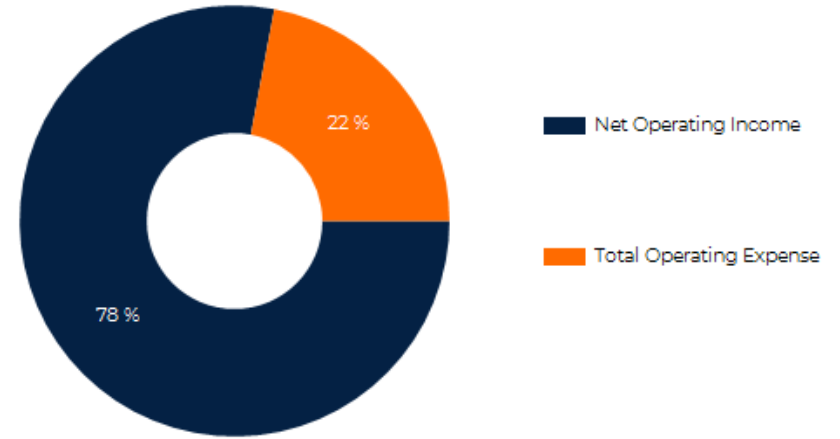
Multiyear Cash Flow Assumptions

Multiyear Cash Flow Projections

Disposition Sensitivity Analysis

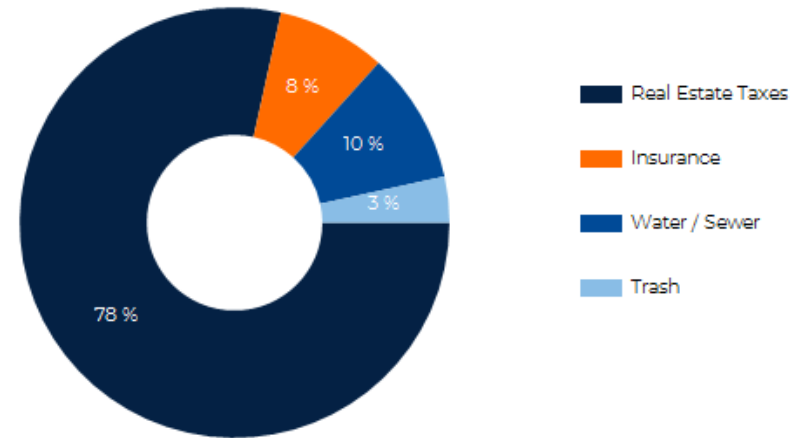
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$55,200	\$64,800
Less: Expenses	\$12,168	\$12,168
Net Operating Income	\$43,032	\$52,632

REVENUE ALLOCATION
CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$3,183	\$9,548	\$3,183	\$9,548
Insurance	\$333	\$1,000	\$333	\$1,000
Water / Sewer	\$400	\$1,200	\$400	\$1,200
Trash	\$140	\$420	\$140	\$420
Total Operating Expense	\$4,056	\$12,168	\$4,056	\$12,168
Expense / SF		\$7.27		\$7.27
% of EGI		22.04 %		18.78 %

DISTRIBUTION OF EXPENSES
CURRENT



GLOBAL

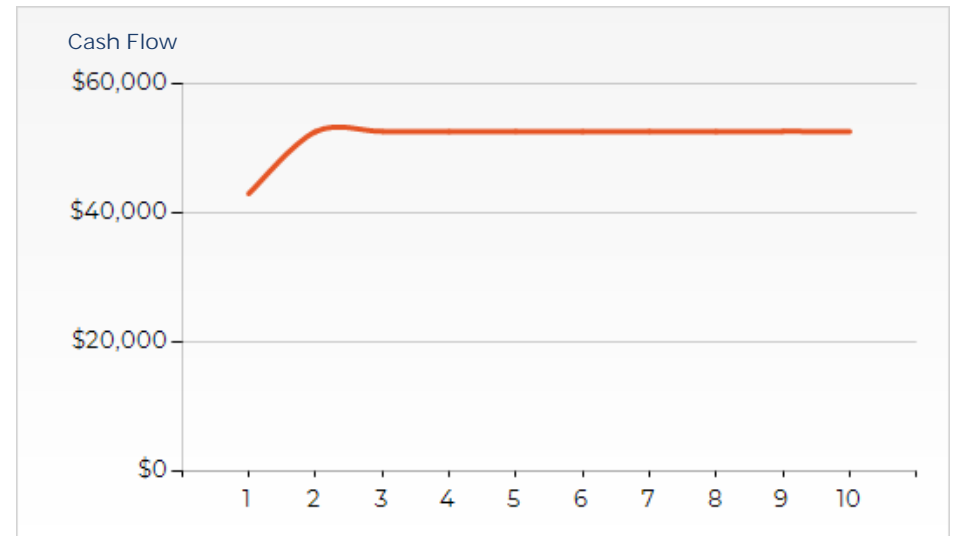
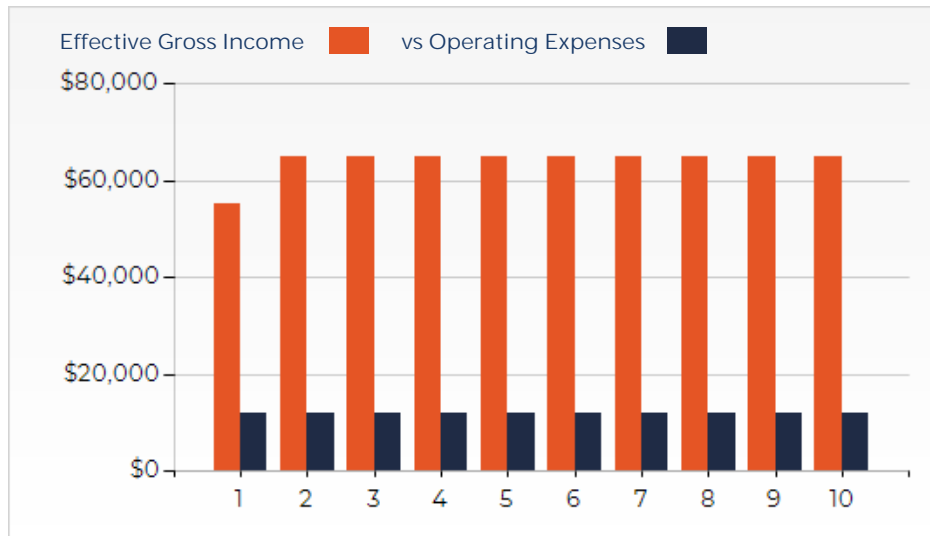
Offering Price

\$770,000

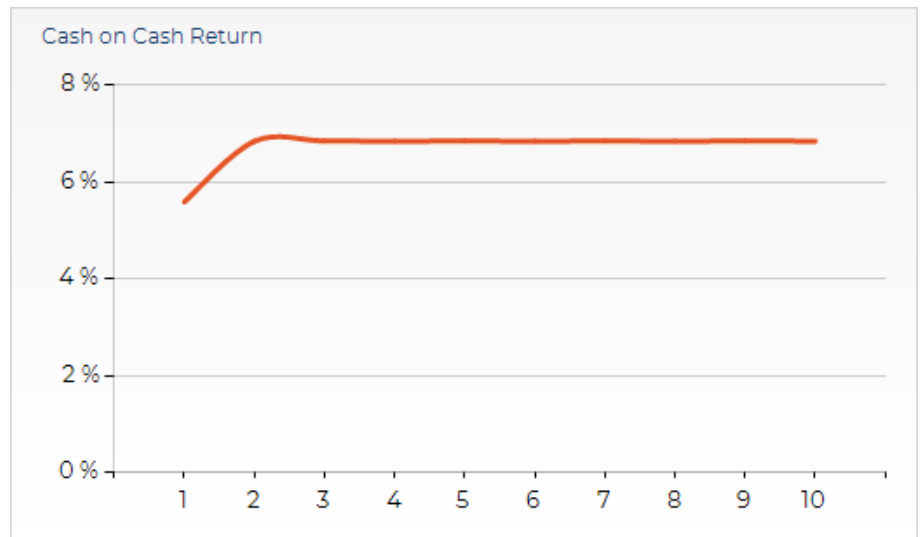
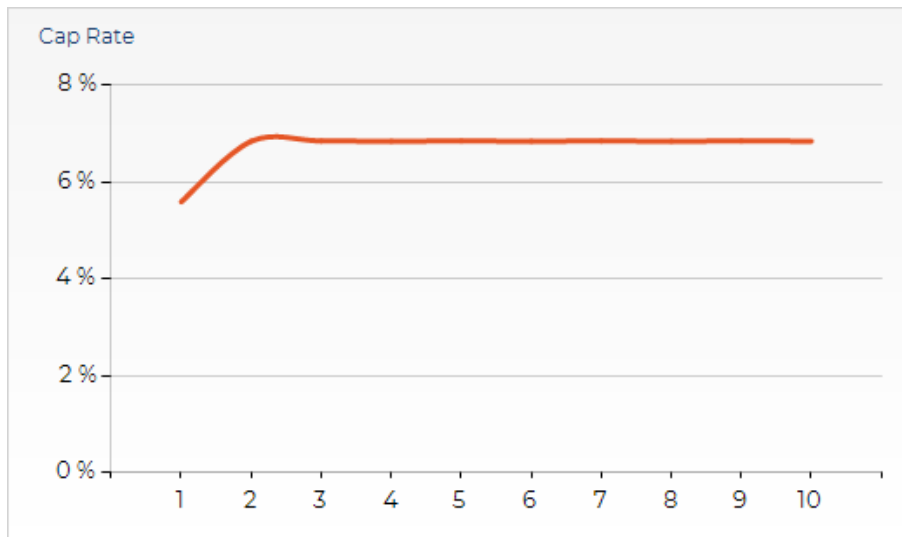


CASH FLOW

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Gross Rental Income	\$55,200	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800
Gross Potential Income	\$55,200	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800
Effective Gross Income	\$55,200	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800
Operating Expenses										
Real Estate Taxes	\$9,548	\$9,548	\$9,548	\$9,548	\$9,548	\$9,548	\$9,548	\$9,548	\$9,548	\$9,548
Insurance	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Water / Sewer	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Trash	\$420	\$420	\$420	\$420	\$420	\$420	\$420	\$420	\$420	\$420
Total Operating Expense	\$12,168	\$12,168	\$12,168	\$12,168	\$12,168	\$12,168	\$12,168	\$12,168	\$12,168	\$12,168
Net Operating Income	\$43,032	\$52,632	\$52,632	\$52,632	\$52,632	\$52,632	\$52,632	\$52,632	\$52,632	\$52,632



Calendar Year	CURRENT	Pro Forma Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Financial Metrics										
Cash on Cash Return b/t	5.59 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %
CAP Rate	5.59 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %	6.84 %
Operating Expense Ratio	22.04 %	18.77 %	18.77 %	18.77 %	18.77 %	18.77 %	18.77 %	18.77 %	18.77 %	18.77 %
Gross Multiplier (GRM)	13.95	11.88	11.88	11.88	11.88	11.88	11.88	11.88	11.88	11.88
Breakeven Ratio	22.04 %	18.78 %	18.78 %	18.78 %	18.78 %	18.78 %	18.78 %	18.78 %	18.78 %	18.78 %
Price / SF	\$460.53	\$460.53	\$460.53	\$460.53	\$460.53	\$460.53	\$460.53	\$460.53	\$460.53	\$460.53
Price / Unit	\$256,667	\$256,667	\$256,667	\$256,667	\$256,667	\$256,667	\$256,667	\$256,667	\$256,667	\$256,667
Income / SF	\$33.01	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75	\$38.75
Expense / SF	\$7.27	\$7.27	\$7.27	\$7.27	\$7.27	\$7.27	\$7.27	\$7.27	\$7.27	\$7.27



5 YEAR SENSITIVITY ANALYSIS					
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$21,052,800	\$7,017,600	\$12,591	\$21,052,800	96.31%
0.50%	\$10,526,400	\$3,508,800	\$6,296	\$10,526,400	71.62%
0.75%	\$7,017,600	\$2,339,200	\$4,197	\$7,017,600	58.78%
1.00%	\$5,263,200	\$1,754,400	\$3,148	\$5,263,200	50.33%
1.25%	\$4,210,560	\$1,403,520	\$2,518	\$4,210,560	44.15%
1.50%	\$3,508,800	\$1,169,600	\$2,099	\$3,508,800	39.32%
1.75%	\$3,007,543	\$1,002,514	\$1,799	\$3,007,543	35.39%
2.00%	\$2,631,600	\$877,200	\$1,574	\$2,631,600	32.10%
2.25%	\$2,339,200	\$779,733	\$1,399	\$2,339,200	29.29%

10 YEAR SENSITIVITY ANALYSIS					
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$21,052,800	\$7,017,600	\$12,591	\$21,052,800	41.51%
0.50%	\$10,526,400	\$3,508,800	\$6,296	\$10,526,400	32.62%
0.75%	\$7,017,600	\$2,339,200	\$4,197	\$7,017,600	27.79%
1.00%	\$5,263,200	\$1,754,400	\$3,148	\$5,263,200	24.53%
1.25%	\$4,210,560	\$1,403,520	\$2,518	\$4,210,560	22.09%
1.50%	\$3,508,800	\$1,169,600	\$2,099	\$3,508,800	20.17%
1.75%	\$3,007,543	\$1,002,514	\$1,799	\$3,007,543	18.59%
2.00%	\$2,631,600	\$877,200	\$1,574	\$2,631,600	17.26%
2.25%	\$2,339,200	\$779,733	\$1,399	\$2,339,200	16.12%



05

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	57,931	281,442	717,717
2010 Population	57,158	275,055	732,656
2020 Population	58,307	281,507	757,913
2025 Population	58,526	283,473	764,429
2020 African American	6,700	85,795	209,346
2020 American Indian	449	1,845	4,204
2020 Asian	2,062	15,524	66,299
2020 Hispanic	46,232	149,979	331,399
2020 Other Race	25,280	75,550	169,125
2020 White	20,523	87,321	266,316
2020 Multiracial	2,700	13,570	39,325
2020-2025: Population: Growth Rate	0.40 %	0.70 %	0.85 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,881	9,917	28,678
\$15,000-\$24,999	1,925	8,423	21,236
\$25,000-\$34,999	1,843	9,049	22,137
\$35,000-\$49,999	2,539	12,677	28,789
\$50,000-\$74,999	3,393	17,317	41,560
\$75,000-\$99,999	1,730	11,509	29,119
\$100,000-\$149,999	1,730	12,937	38,082
\$150,000-\$199,999	487	5,106	18,724
\$200,000 or greater	383	4,176	26,124
Median HH Income	\$48,173	\$55,888	\$63,703
Average HH Income	\$62,011	\$76,063	\$98,273

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,215	95,474	256,803
2010 Total Households	15,706	89,668	247,596
2020 Total Households	15,912	91,121	254,458
2025 Total Households	15,887	91,337	255,588
2020 Average Household Size	3.64	3.06	2.94
2000 Owner Occupied Housing	3,978	33,218	109,654
2000 Renter Occupied Housing	11,500	58,346	135,008
2020 Owner Occupied Housing	3,722	32,021	106,532
2020 Renter Occupied Housing	12,190	59,100	147,925
2020 Vacant Housing	873	5,414	16,481
2020 Total Housing	16,785	96,535	270,939
2025 Owner Occupied Housing	3,877	32,642	108,557
2025 Renter Occupied Housing	12,009	58,695	147,030
2025 Vacant Housing	968	6,029	17,998
2025 Total Housing	16,855	97,366	273,586
2020-2025: Households: Growth Rate	-0.15 %	0.25 %	0.45 %



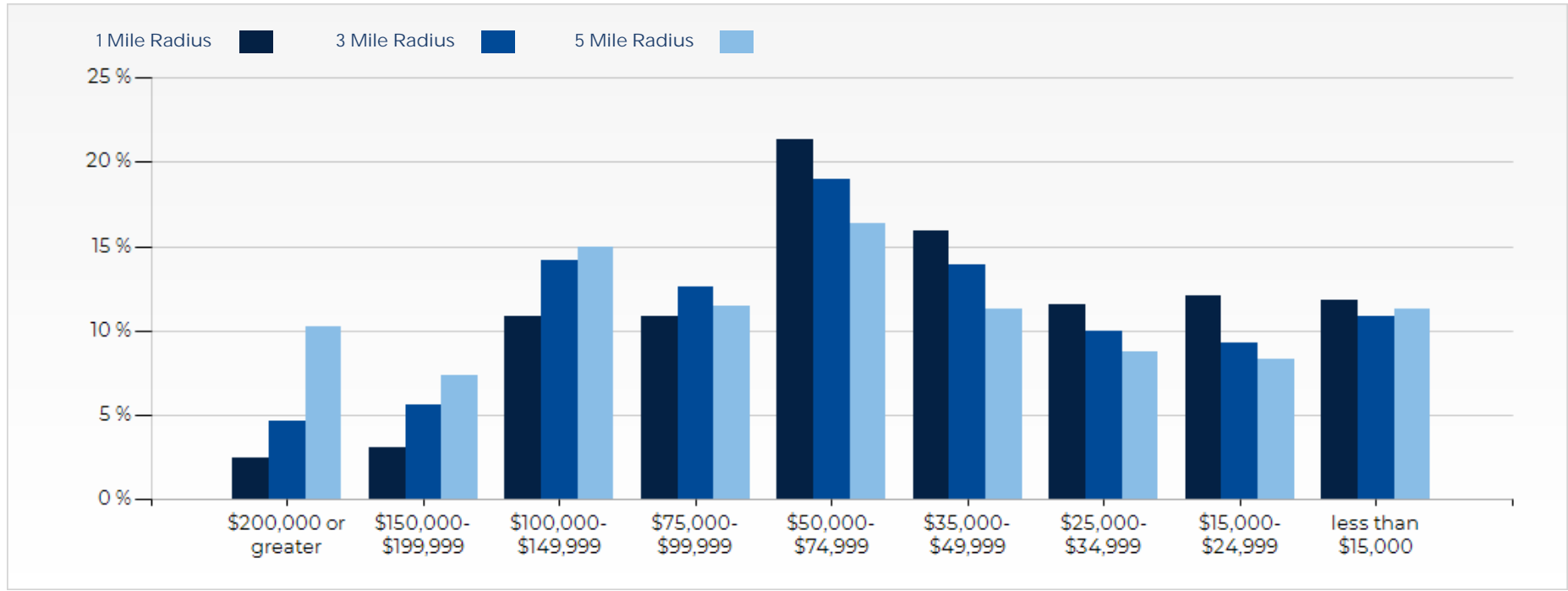
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,803	21,848	55,980
2020 Population Age 35-39	4,154	19,648	52,221
2020 Population Age 40-44	3,582	17,502	47,427
2020 Population Age 45-49	3,498	17,333	47,705
2020 Population Age 50-54	3,314	17,653	48,567
2020 Population Age 55-59	2,968	16,682	47,522
2020 Population Age 60-64	2,438	14,573	42,117
2020 Population Age 65-69	1,827	11,644	33,131
2020 Population Age 70-74	1,268	8,720	25,227
2020 Population Age 75-79	773	5,772	16,715
2020 Population Age 80-84	427	3,574	10,969
2020 Population Age 85+	388	3,267	10,897
2020 Population Age 18+	42,115	212,102	577,594
2020 Median Age	30	34	35

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,672	\$57,259	\$62,514
Average Household Income 25-34	\$64,207	\$73,045	\$83,134
Median Household Income 35-44	\$49,841	\$60,321	\$76,158
Average Household Income 35-44	\$68,098	\$82,267	\$109,866
Median Household Income 45-54	\$55,866	\$70,675	\$86,201
Average Household Income 45-54	\$70,663	\$91,614	\$126,224
Median Household Income 55-64	\$50,370	\$59,984	\$70,791
Average Household Income 55-64	\$60,105	\$80,154	\$109,726
Median Household Income 65-74	\$37,010	\$45,500	\$51,267
Average Household Income 65-74	\$47,198	\$64,106	\$79,258
Average Household Income 75+	\$33,860	\$47,749	\$56,764

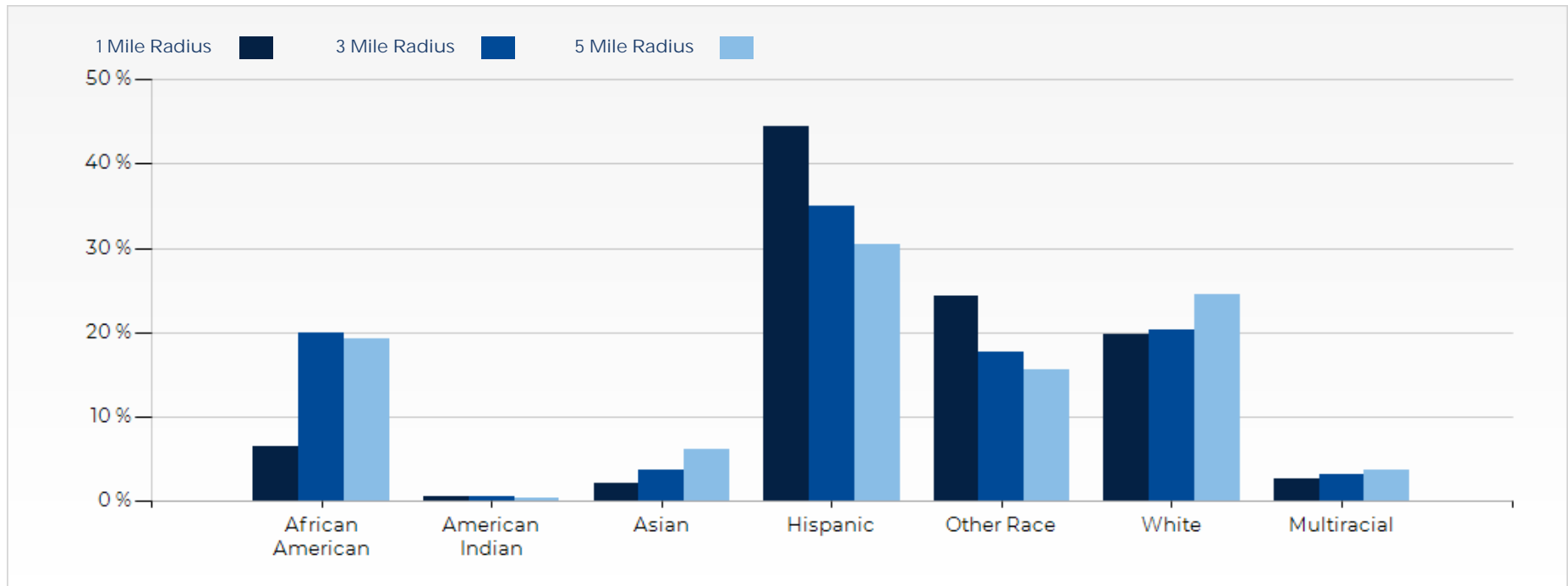
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,199	23,056	60,726
2025 Population Age 35-39	4,362	20,817	54,660
2025 Population Age 40-44	3,919	18,988	51,425
2025 Population Age 45-49	3,392	16,933	46,162
2025 Population Age 50-54	3,296	16,627	46,222
2025 Population Age 55-59	2,989	16,468	45,685
2025 Population Age 60-64	2,675	15,249	43,520
2025 Population Age 65-69	2,097	12,932	37,455
2025 Population Age 70-74	1,519	9,973	28,840
2025 Population Age 75-79	1,044	7,281	21,153
2025 Population Age 80-84	568	4,285	12,724
2025 Population Age 85+	439	3,637	11,770
2025 Population Age 18+	43,193	216,731	590,168
2025 Median Age	32	35	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,381	\$62,067	\$69,689
Average Household Income 25-34	\$71,954	\$81,406	\$94,720
Median Household Income 35-44	\$55,593	\$70,797	\$83,752
Average Household Income 35-44	\$77,328	\$94,530	\$123,546
Median Household Income 45-54	\$61,136	\$78,313	\$96,590
Average Household Income 45-54	\$80,154	\$103,402	\$142,114
Median Household Income 55-64	\$53,968	\$67,108	\$80,206
Average Household Income 55-64	\$68,426	\$92,147	\$125,228
Median Household Income 65-74	\$39,754	\$51,225	\$56,429
Average Household Income 65-74	\$53,358	\$74,782	\$92,342
Average Household Income 75+	\$37,692	\$54,999	\$66,151

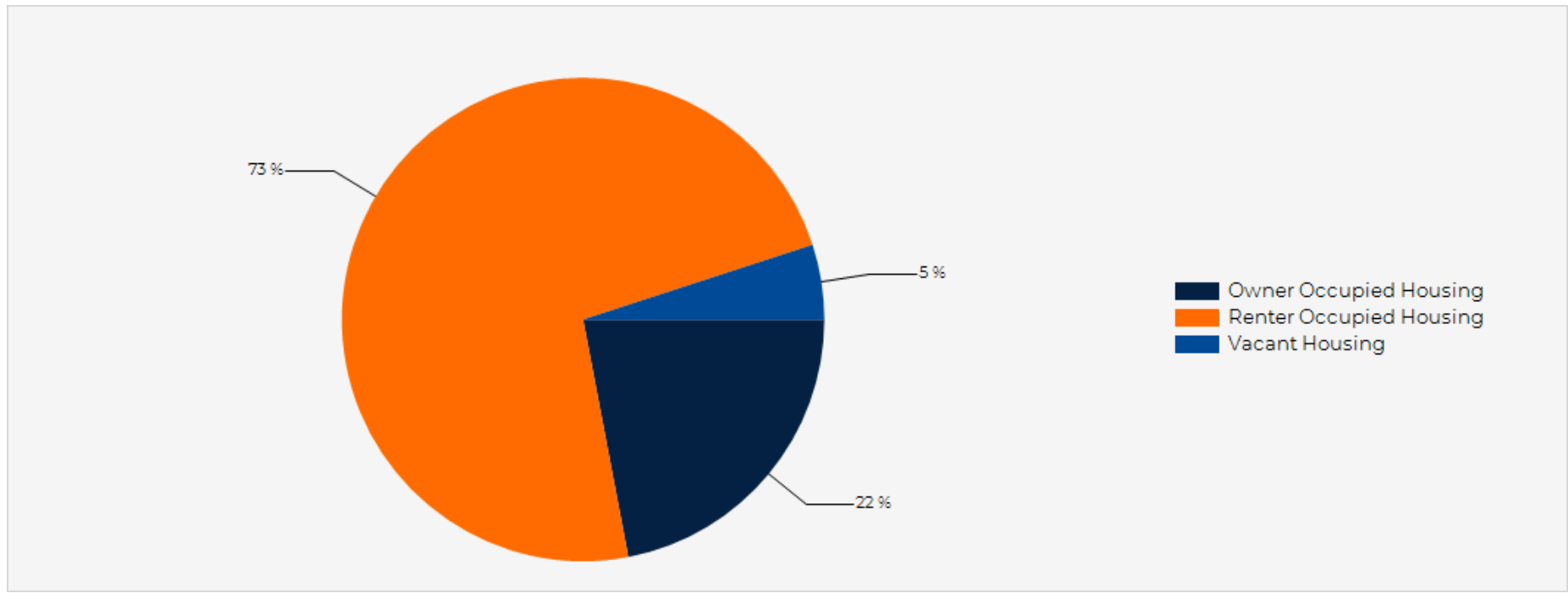
2020 Household Income



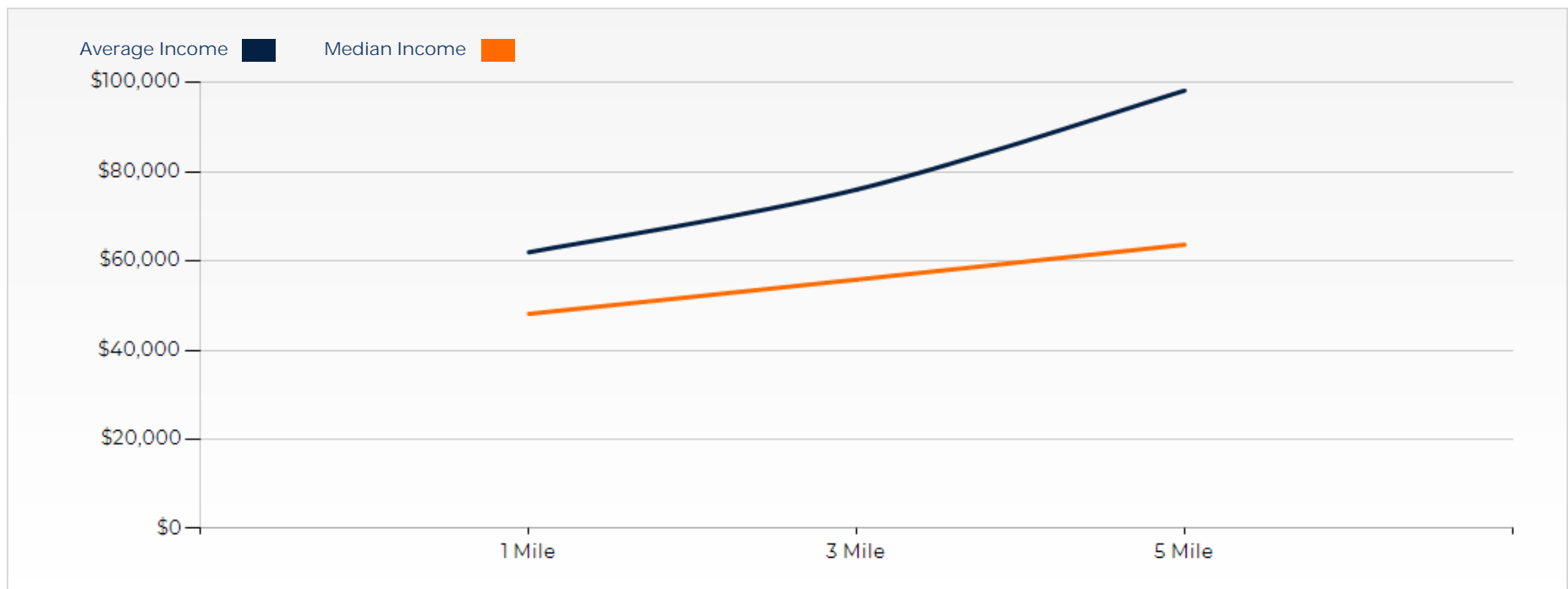
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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Exclusively Marketed by:



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