

Triplex In Inglewood

2916 W. CENTURY BLVD., INGLEWOOD, CA 90303



- APPROXIMATELY 2,247 SF BUILDING ON 6,664 SF R2 ZONED LOT..
- **6.1% CAP RATE ON CURRENT 100% OCCUPANCY!!!**
- LOCATED ON CENTURY BLVD (LOCAL ACCESS STREET).
- JUST EAST OF THE MAJOR SIGNALIZED INTERSECTION OF CENTURY & CRENSHAW BLVD.
- THIS TRIPLEX CONSISTS OF 1 - 3 BEDROOM / 2 BATH AND 2 - 2 BEDROOM / 1 BATH.
- GREAT ACCESSIBILITY; LOCATED BETWEEN THE 405, 105, AND 110 FREEWAYS.
- 1.5 MILES FROM THE CRENSHAW BLVD/I-105 METRO GREENLINE STATION.
- **WALKING DISTANCE TO SOFI STADIUM!**
- JUST UNDER 2 MILES FROM THE HAWTHORNE AIRPORT/SPACEX.
- GOOD DEMOGRAPHICS; OVER 25,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 350,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this Triplex within walking distance of SoFi Stadium. The building is approximately 2,427 SF on 6,664 SF R2 zoned lot.

This structure have been recently renovated inside & out in 2018.

This Triplex is 100% occupied and consists of 2 - 2 bedroom / 1 bath units (both have one nonconforming bedroom) and 1 - 3 bedroom / 2 bath unit (one bedroom & 1 bathroom are nonconforming).

The site has onsite parking in the front and ample street parking.

This offering is a great opportunity for an investor to own a low maintenance Triplex with a current CAP RATE OF 6.1%, within walking distance of SoFi Stadium, and in an infill area of Los Angeles.

LOCATION OVERVIEW

The subject property is located on the south side of Century Blvd. (Local Access Street) one block east of Crenshaw Ave. It has good frontage with approximately 52 FEET along Century Blvd.

This Site is located walking distance to the newly developed SoFi Stadium, the New Home of the Los Angeles RAMS & CHARGERS NFL Football Teams.

The location has great accessibility, located near the 405, 105 and 110 Freeways. It is also 1.5 miles from the Crenshaw Blvd/I-105 Metro Greenline Station and under 2 miles from Hawthorne Airport & SpaceX headquarters.

This offering is located in a densely populated area of Los Angeles, with over 25,000 people residing within a 1-mile radius and over 350,000 people residing within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Price:	\$1,299,500
Year Built:	1954
Tenants	3
SF	2,247
Price / SF:	\$578.33
Lot Size (SF):	6,664
Floors:	1
Parking Spaces:	On-Site & Street
Zoning:	IN-R2YY
APN:	4030-009-018
Actual Cap Rate:	6.1%
Proforma Cap Rate:	6.4%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$105,360	\$112,200
TOTALS	\$105,360	\$112,200

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$105,360	\$112,200
Less: Vacancy	\$0	(\$2,244)
Effective Gross Income	\$105,360	\$109,956
Less: Expenses	(\$26,106)	(\$26,244)
Net Operating Income	\$79,254	\$83,712

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$17,673	\$17,673
Insurance	\$1,300	\$1,300
Water	\$2,172	\$2,172
Repairs & Maintenance	\$1,800	\$1,800
Management	\$3,161	\$3,299
Total Expenses	\$26,106	\$26,244
Expenses Per RSF	\$11.62	\$11.68

"Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Curent Monthly Rent	Current Rent/SF	Proforma Monthly Rent	Current Rent/SF
1*	3+2			m-m	\$2,630.00		\$3,200.00	
2**	2+1		9/1/21	8/31/22	\$3,000.00		\$3,000.00	
3**/***	2+1		9/15/21	9/30/22	\$3,150.00		\$3,150.00	
Total Square Feet					\$8,780.00		\$9,350.00	

Note:

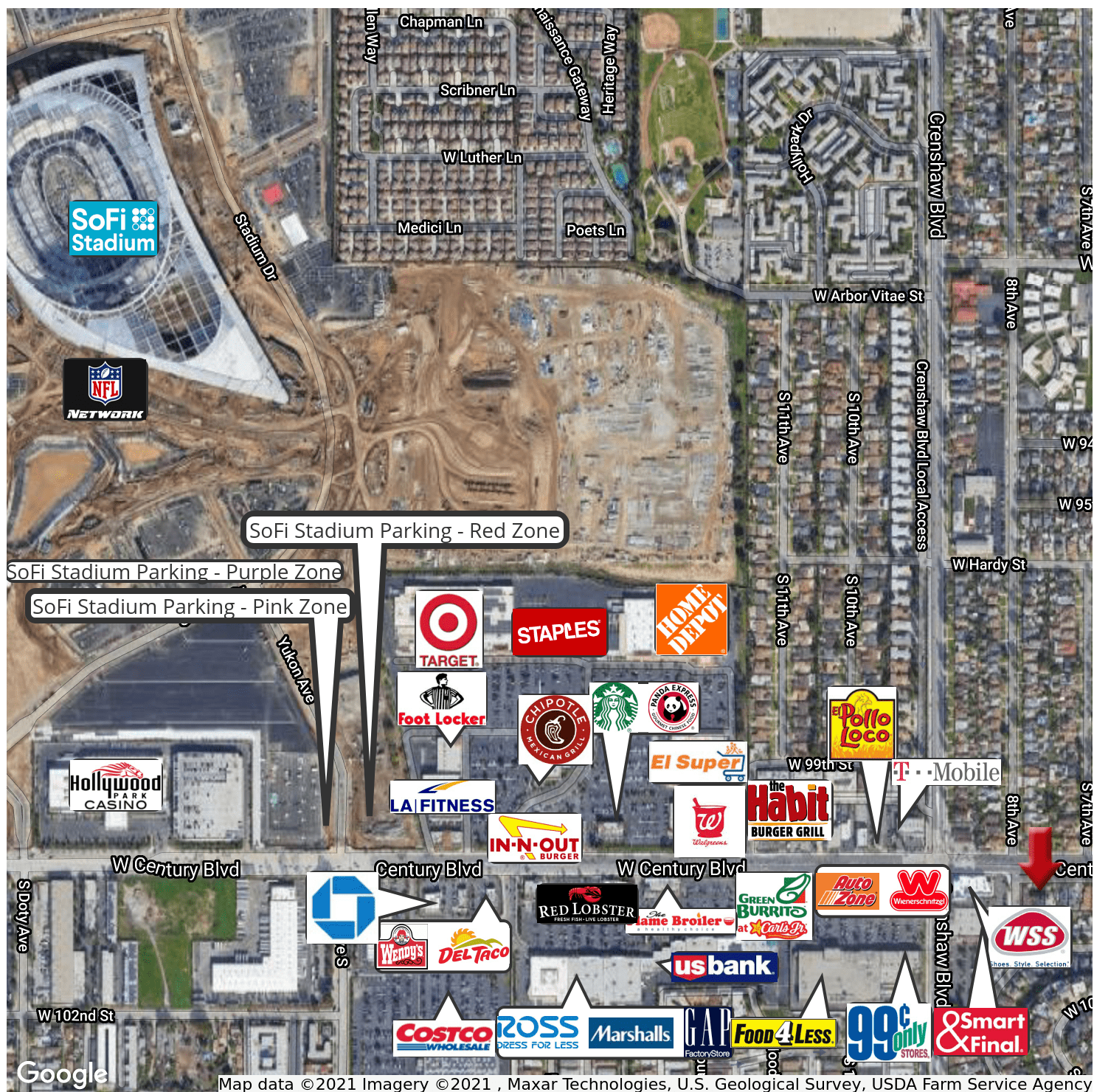
- * Unit has 1 nonconforming bedroom & 1 nonconforming bathroom.
- ** Unit has 1 nonconforming bathroom.
- *** Unit has use of the garage.

**** DRIVE BY ONLY ****

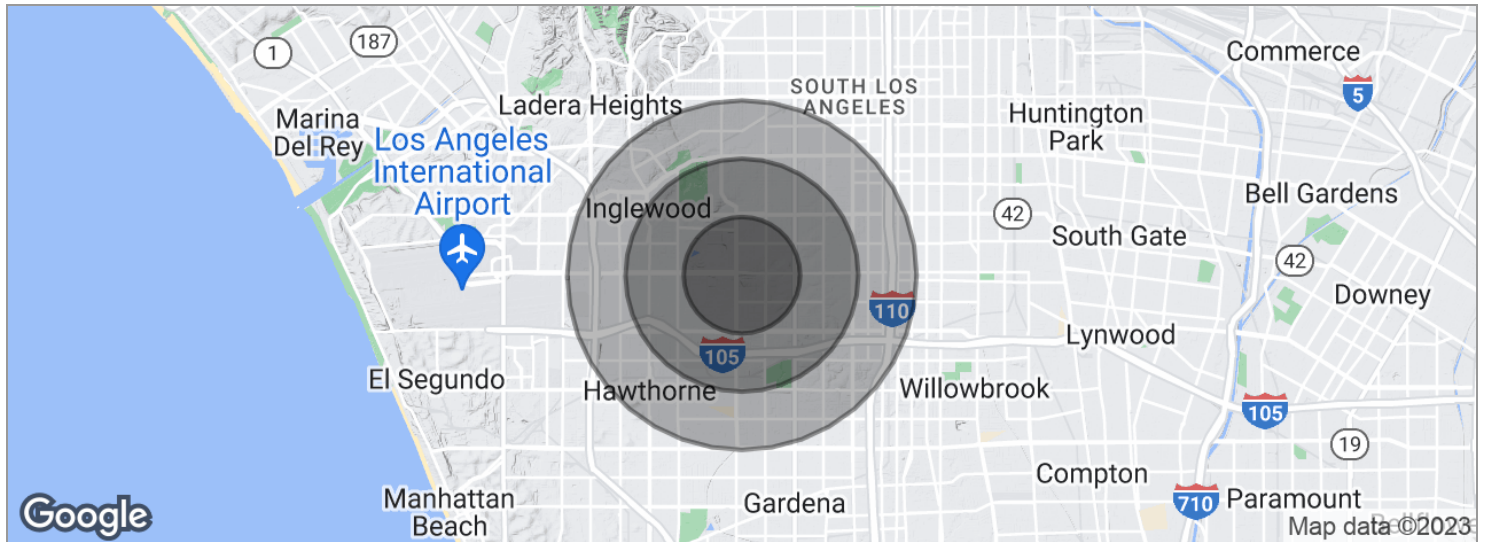
Additional Photos



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	28,314	132,431	364,164
Median age	35.1	33.9	32.0
Median age (male)	33.3	32.1	30.3
Median age (Female)	36.0	35.2	33.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,182	43,060	117,376
# of persons per HH	3.1	3.1	3.1
Average HH income	\$61,227	\$55,507	\$50,533
Average house value	\$482,617	\$437,177	\$429,628
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	34.5%	43.2%	49.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	11.7%	17.3%	23.8%
Black	60.8%	51.5%	44.3%
Asian	0.9%	1.5%	2.0%
Hawaiian	1.4%	0.4%	0.4%
American Indian	0.2%	0.3%	0.3%
Other	23.0%	26.5%	27.0%

* Demographic data derived from 2020 ACS - US Census