

812 S Grevillea St, Inglewood | 8 Units

Lot 7,800 sqft | GBA 6,120 sqft



List Price: \$1,800,000

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Property Summary

Est List Price: **\$1,800,000**
 Lot SqFt: **7,800 sqft**
 GBA SqFt: **6,120 sqft**
 Price/Unit: **\$225,000**
 Cap: **3.86%**
 Current GRM: **15.6**
 Proforma GRM: **10.2**
 NOI: **\$69,534**
 GSI: **\$115,620**
 Year Built: **1959**
 Parking: **6**
 Unit Mix: **1- 0bd/1ba**
 4- 1bd/1ba
 3- 2bd/1ba

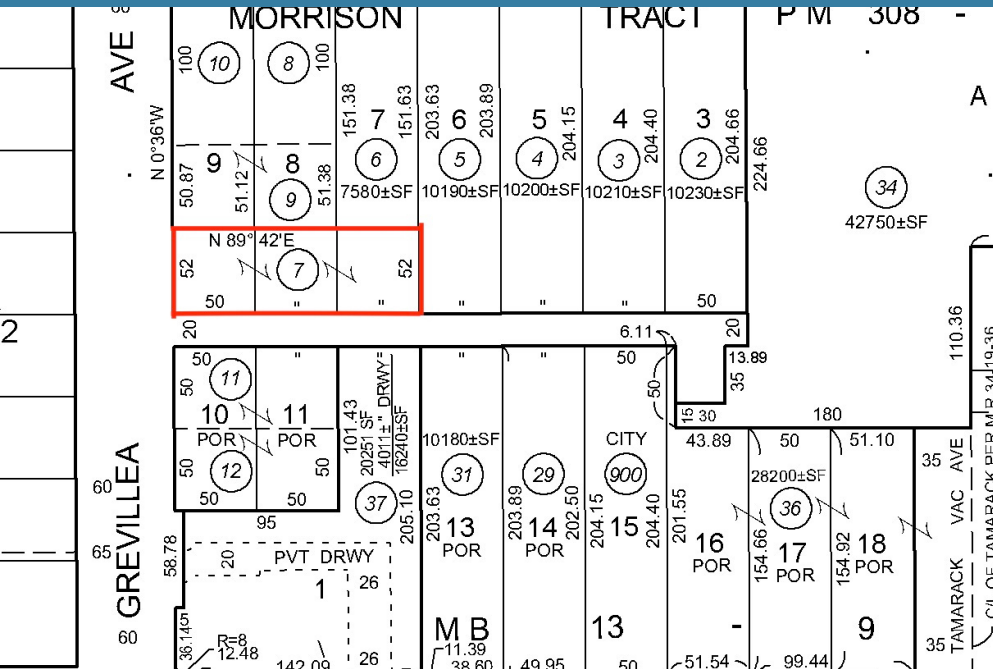
Building Highlights

- Spacious Units
- On Site Laundry
- Gated Parking
- Great Unit Mix
- Over 45% upside in rents
- Close to SoFi, Intuit
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This is a great opportunity to own an 8 unit apartment building in the growing market of Inglewood City. This property has a wonderful location close to SoFi Stadium, the new home of the Clippers Intuit Arena, the Forum, the New Cinopolis Luxury Cinemas, and the soon to open Hollywood Park Retail with shops, restaurants, and offices. This building has a great mix of units with a studio, 1 bedroom, and 2 bedroom units with upside in rents and look into the possibility of adding ADUs. The property has much to offer.

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UNIT	CURRENT RENT	PERFORMA RENT	MOVE IN
1. 2bd/1ba	1395	2000	
2. 1bd/1ba	1150	1800	
3. 1bd/1ba	1125	1800	
4. 0bd/1ba	1125	1500	
5. 1bd/1ba	1125	1800	
6. 2bd/1ba	1295	2000	
7. 1bd/1ba	1125	1800	
8. 2bd/1ba	1295	2000	
MONTHLY	9635	14700	
ANNUAL	115620	176400	

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