

**Remodeled to the Studs!  
Fully Vacant 4 Plex!**

**4 UNITS**  
239 W Hillcrest Blvd  

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Inglewood, CA 90301



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is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of The Stiegler Takahashi Group of Lyon Stahl Investment Real Estate, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner. The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



# INVESTMENT OVERVIEW

# SUMMARY

## 239 W Hillcrest Blvd Inglewood, CA 90301

### ASKING PRICE \$1,600,000

UNIT	TYPE	NOTES	TOTAL BUILDING SQ. FT.	2,506
1	2-BED / 1-BATH	DELIVERED VACANT	TOTAL LOT SQ. FT.	6,771
1	2-BED / 1-BATH	DELIVERED VACANT	YEAR BUILT	1929
1	1-BED / 1-BATH	DELIVERED VACANT	ZONING	INR3YY
1	1-BED / 1-BATH	DELIVERED VACANT	APN	4020-014-024

- 2/4 New HVAC systems for unit 241 and 239
- Complete remodel of all four apartments - down to the studs
  - a. New drywall
  - b. New bathroom
  - c. New kitchen
  - d. New flooring
  - e. New duct work
- New fence and gate on front lawn
- Updated driveway, added extra parking space
- Exterior stucco update
- New roof
- New stainless steel appliances including W/D
- New kitchen cabinets/quartz countertops



# THE OFFERING

LYONSTAHU  
INVESTMENT REAL ESTATE



The Stiegler Takahashi Group is proud to present an exceptional investment opportunity in one of Los Angeles' most exciting and fast-growing neighborhoods. This property is in excellent condition, having been completely gutted and renovated, with significant upgrades including wall insulation, dual-pane windows, and more. Delivered completely vacant, it's a rare find for investors or owner-users looking for a seamless transition into a fully improved building. With a desirable unit mix of (2) 2-bedroom/1-bath and (2) 1-bedroom/1-bath units, this property offers flexibility and strong rental potential. Situated in a prime location, just minutes from SoFi Stadium, the Intuit Dome, and future venues for the 2028 Olympics, this is a strategic long-term asset in a dynamic area on the rise.











**PROPERTY  
PHOTOGRAPHS**











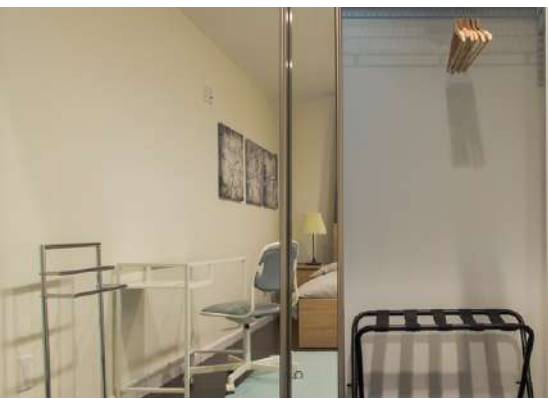














# LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange— is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion— placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

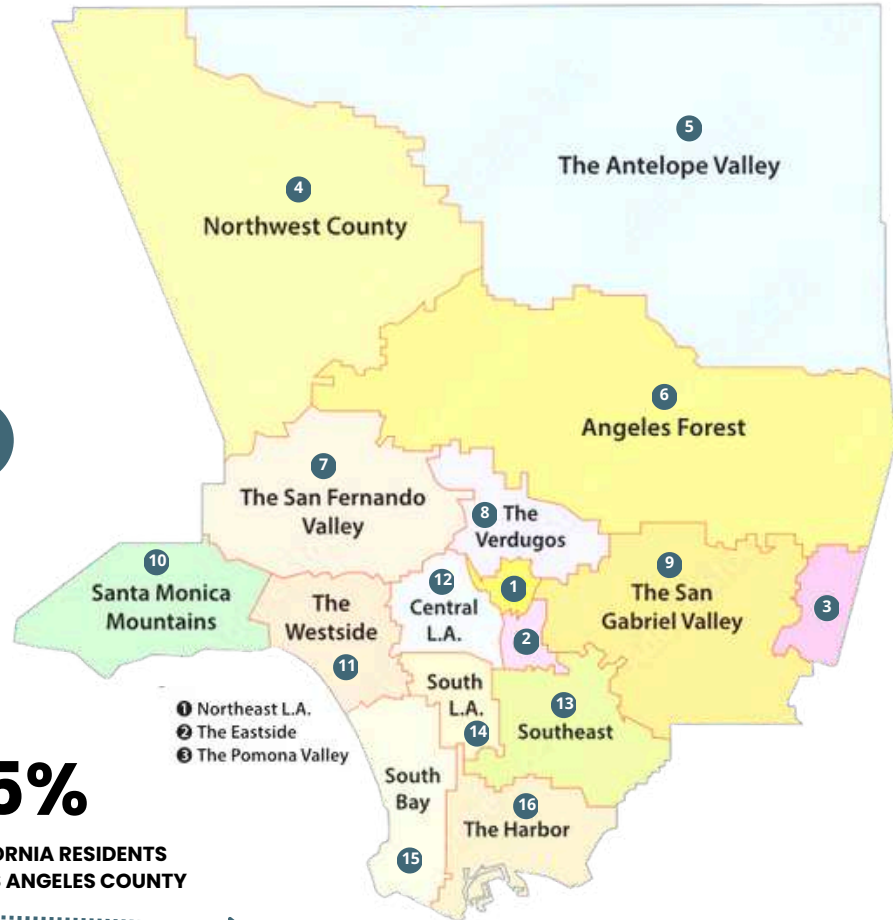
If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.



# LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- |                        |                            |
|------------------------|----------------------------|
| 1. NORTHEAST L.A.      | 9. SAN GABRIEL VALLEY      |
| 2. THE EASTSIDE        | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY       | 11. THE WESTSIDE           |
| 4. NORTHWEST COUNTY    | 12. CENTRAL L.A.           |
| 5. ANTELOPE VALLEY     | 13. SOUTHEAST              |
| 6. ANGELES FOREST      | 14. SOUTH LA               |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY              |
| 8. THE VERDUGOS        | 16. THE HARBOR             |



LOS ANGELES CALIFORNIA  
9.83 MILLION  
39.24 MILLION

## 25%

OF ALL CALIFORNIA RESIDENTS  
LIVE WITHIN LOS ANGELES COUNTY



# LISTING TEAM





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