

933 Holly St.

Inglewood, CA 90301



CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, 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.

THE **JAMES** GROUP

LYON STAHL
INVESTMENT REAL ESTATE

TABLE OF CONTENTS



EXCLUSIVE
LISTING
AGENTS:

04 Executive Summary

08 Property Description

13 Financial Summary

20 Market Overview

WILL JAMES

First VP, Investments
West Los Angeles Office
TEL: (310)600-9858
will@lyonstahl.com
CA License: 01734419

PETER JAMES

First VP, Investments
West Los Angeles Office
TEL: (310)467-7581
peter@lyonstahl.com
CA License: 01748556

THE **JAMES** GROUP



Section 01

Executive Summary

THE OPPORTUNITY

Large-lot Inglewood duplex with two separate structures, private yards, garage ADU potential, stable in-place income, and a strategic location between LAX and SoFi Stadium.

933 Holly Street presents a compelling opportunity to acquire a large-lot Inglewood duplex with stable in-place income, future rental upside, and multiple paths for value creation. Built in 1925, the property consists of two detached residential structures totaling approximately 1,521 square feet of rental living area on a large 7,802 square foot lot. The unit mix includes a one-bedroom, one-bath unit generating \$1,924 per month and a three-bedroom, two-bath unit generating \$1,851 per month. Each unit benefits from its own private yard area and separate access, creating a more private and residential feel than a traditional duplex layout. The front house includes a two-car garage accessed from the front of the property, while the rear unit has an attached garage accessed from the alley, offering excellent ADU conversion potential. Located between major employment and entertainment hubs including LAX and SoFi Stadium, the property is well positioned for long-term demand, especially as Los Angeles prepares for the upcoming Olympics.

- 933 Holly Street is positioned between two of the region's most important demand drivers: LAX and SoFi Stadium.

- Great owner occupy property with a large three bedroom, two bath home in the front and a one bedroom, one bath-room unit in the rear.

- Inglewood rent control allows for annual rent increases, with the City currently publishing an 8.7% allowable increase for properties with four units or less



PROPERTY SUMMARY

PRICING SUMMARY

| | |
|----------------|-----------|
| Price | \$600,000 |
| Price / Unit | \$300,000 |
| Price / SF | \$394.48 |
| Price / Lot SF | \$76.90 |

PROPERTY SUMMARY

| | |
|--------------|---|
| Address | 933 Holly St. |
| APN | 4023-005-025 |
| Year Built | 1925 |
| No. of Units | 2 |
| Square Feet | 1,521 |
| Lot Size | 7,802 |
| Parking | Garage & Driveway |
| Zoning | INR2YY |
| Utilities | Individual Gas & Electric Master Metered Water |
| Construction | Wood Frame Stucco |



PROPERTY HIGHLIGHTS



Owner-User Opportunity

The detached duplex layout with two separate units creates an ideal setup for an owner-user to occupy one unit while collecting income from the other. This structure allows a buyer to offset housing costs while gaining the long-term benefits of multifamily ownership.



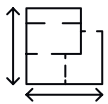
Favorable Rent Control

Inglewood rent control allows for annual rent increases, with the City currently publishing an 8.7% allowable increase for properties with four units or less



ADU Potential

The front house has a two-car garage accessed from the street, while the rear unit has an attached garage accessed from the alley, providing flexibility for a potential ADU conversion strategy



Great Unit Mix

The property offers an attractive unit mix with a large three bedroom two bath owner units in the front with detached garage and private front and back yards. The rear unit is a one bedroom, one bath.



Great Location

933 Holly Street is positioned between two of the region's most important demand drivers: LAX and SoFi Stadium. This location offers proximity to major employment, entertainment, transportation, and future Olympic activity, creating a strong long-term investment story for both owner-users and investors.





Section 2

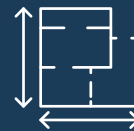
Property Description

PROPERTY OVERVIEW

| | |
|------------------|---|
| Property Address | 933 Holly St. Inglewood, CA 90301 |
| Year Built | 1925 |
| Building SF | 1,521 |
| Lot Area SF | 7,802 |
| APN | 4023-005-025 |
| Zoning | INR2YY |
| No. of Units | 2 |
| Unit Mix | 3 Bed, 1.5 Bath 1 Bed, 1 Bath |
| Parking | Garages |
| Construction | Wood-Frame Stucco |
| Utilities | Gas - Individually Metered Electric - Individually Metered Water - Master Metered |



933 Holly Street is a detached-structure duplex located in Inglewood, California. The property was built in 1925 and offers approximately 1,521 square feet of rental living area situated on a large 7,802 square foot lot. The improvements consist of a one-bedroom, one-bath unit and one three-bedroom, two-bath unit, each located in separate structures with its own private yard space. The front residence includes a two-car garage accessed from the front of the property, while the rear residence includes an attached garage with alley access. The rear alley provides separate ingress and egress, allowing both units to maintain privacy and functional separation. The property is currently occupied and generates \$3,775 per month in rental income. With its large lot, detached unit layout, private yards, garage structures, and rear alley access, the property offers a strong foundation for future ADU conversion and long-term value enhancement.



1,521
Building SF



2
Units

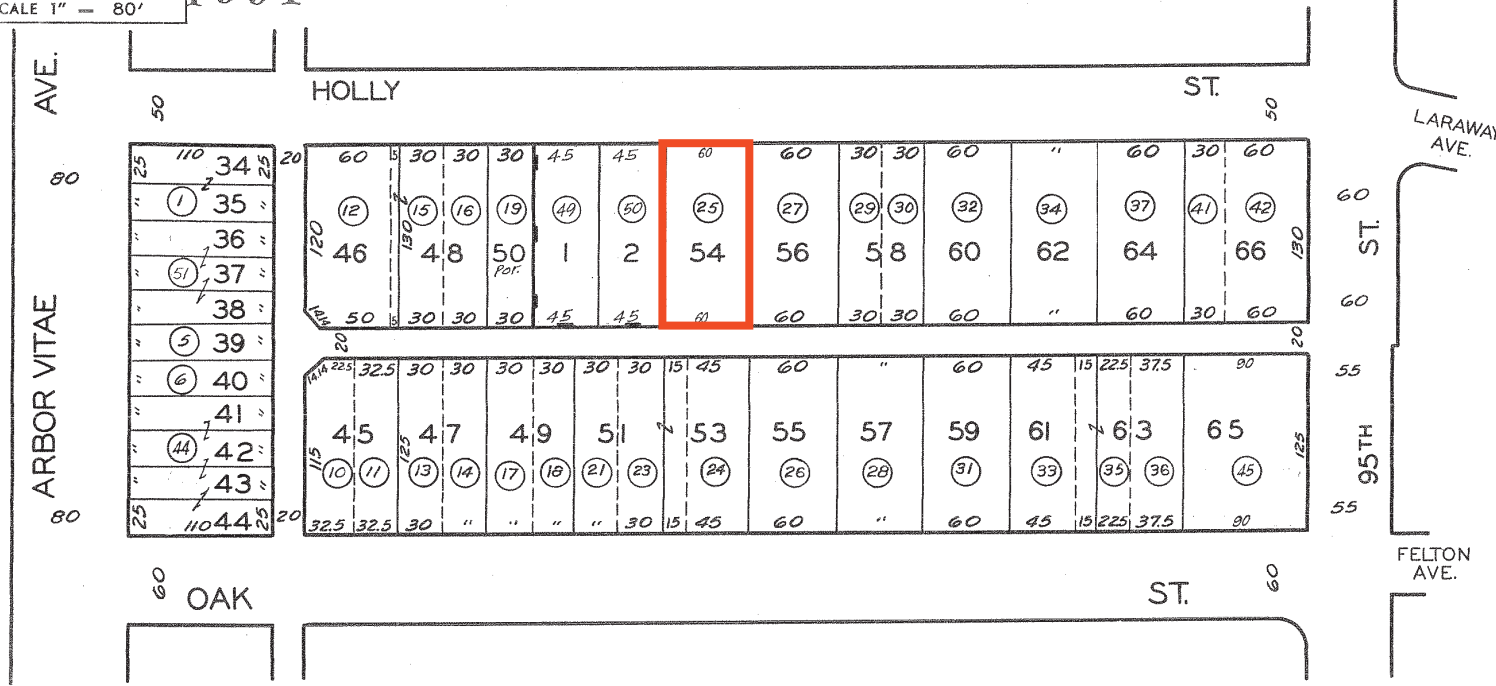


1925
Year Built

PARCEL MAP

4023 5 1991
SCALE 1" = 80'

REVISED
7-7-55
12-16-58
4-26-62
66107 68113207
670223 7482425
780320750
31030407002001-09



TRACT NO. 7560
M.B. 73 - 68 - 69

PARCEL MAP
P.M. 78 - 93

CODE
4569

FOR PREV. ASSMT. SEE: 1397-5

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

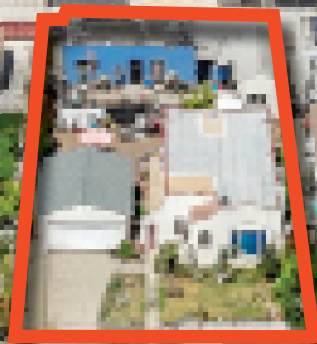
PROPERTY PHOTOS



LAX
Airport

405 FWY

405 FWY



KIA
Forum

SoFi
Stadium

Intuit
Dome





Section 3

Financial Summary

FINANCIAL SUMMARY

PRIMARY OWNER-USER SCENARIO

PRICING SUMMARY

| | |
|----------------|-----------|
| Price | \$600,000 |
| Price / Unit | \$300,000 |
| Price / SF | \$394 |
| Price / Lot SF | \$76.90 |

FINANCING

| | |
|-----------------|--------------|
| Loan Amount | \$570,000 |
| Down Payment | \$30,000 |
| Interest Rate | 5.75% |
| Term | 30 Years |
| Monthly Payment | \$3,326 |
| Annual Payment | \$39,912 |
| Notes | Buydown 1.5% |

Financing quote is Option 1 on Convoy Home Loans loan option.

RENT ROLL

| Unit No. | Unit Type | Unit SF | Monthly Rent | Rent/SF | Market Rent | PF Rent/SF |
|----------------|---------------|--------------|----------------|---------|----------------|------------|
| 933 Holly St. | 3 Bed, 2 Bath | 1,001 | \$1,850.77 | \$1.84 | \$3,500 | \$1.85 |
| 933.5 Holly St | 1 Bed, 1 Bath | 520 | \$1,924.35 | \$3.70 | \$2,000 | \$3.70 |
| TOTAL | | 1,521 | \$3,775 | | \$5,500 | |

LOAN OPTIONS

PRIMARY OWNER-USER SCENARIO

Jonathan Yoo
 (323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
 NMLS #1590915

Prepared for:
 Address: 933 Holly St



Jonathan Yoo
 (323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
 NMLS #1590915

6/3/26
 Quote #1

| Loan Options | Option 1 30 Year Fixed | Option 2 30 Year Fixed | Option 3 30 Year Fixed | Option 4 30 Year Fixed | Option 5 30 Year Fixed with 10 Year IO |
|----------------------------------|---------------------------|---------------------------|---------------------------|-------------------------------|---|
| Market Value | \$600,000 | \$600,000 | \$600,000 | \$600,000 | \$600,000 |
| Loan Amount | \$570,000 | \$540,000 | \$510,000 | \$480,000 | \$480,000 |
| Doc Type | Primary Conventional | Primary Conventional | Primary Conventional | Primary Conventional (No PMI) | Portfolio Primary |
| Loan-to-Value | 95.0% | 90.0% | 85.0% | 80.0% | 80.0% |
| Debt Coverage Ratio (DCR) | 1.25 | 1.25 | N/A | N/A | N/A |
| Rate with NO Buydown | 6.125% | 6.125% | 6.000% | 6.000% | 6.375% |
| Rate with Buydown | 5.750% | 5.750% | 5.625% | 5.625% | 6.000% |
| Loan Term in Months | 360 | 360 | 360 | 360 | 360 |
| Amortization in Years | 30 | 30 | 30 | 30 | 20 |
| I/O Monthly Payment | | | | | |
| Monthly Payment (P+I) | \$3,463 | \$3,281 | \$3,058 | \$2,878 | \$2,550 |
| Monthly Payment with Buydown | \$3,326 | \$3,151 | \$2,936 | \$2,763 | \$2,400 |
| PMI (Private Mortgage Insurance) | \$350 | \$275 | \$200 | N/A | No |
| Index/Caps | | | | | |
| Pre-Payment Penalty* | None | None | None | None | None |
| Loan Origination | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% |
| Buydown (If Selected) | 1.500% | 1.500% | 1.500% | 1.500% | 1.000% |
| Estimated Costs: | | | | | |
| Appraisal | \$725 | \$725 | \$725 | \$725 | \$725 |
| Closing/Processing/Underwriting | \$1,295 | \$1,295 | \$1,295 | \$1,295 | \$2,890 |

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
 Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

© 2025 Convoy Home Loans is headquartered at 2100 E Grand Ave. STE 145, El Segundo, CA 90245 and is a licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

ANNUAL OPERATING SUMMARY

PRIMARY OWNER-USER SCENARIO

ANNUAL OPERATING SUMMARY

| | | Current | | Proforma |
|---------------------------|-----|-----------|-----|-----------|
| Scheduled Rental Income | | \$45,301 | | \$66,000 |
| Expenses | 39% | \$17,473 | 26% | \$17,473 |
| Net Operating Income | | \$27,828 | | \$48,527 |
| Debt Service | | -\$39,916 | | -\$39,916 |
| Pre-Tax Cash Flow | | -\$12,088 | | \$8,611 |
| Principal Reduction | | \$7,333 | | \$7,333 |
| Total Return Before Taxes | | -\$4,755 | | \$15,943 |

EXPENSE SUMMARY

| | Current | Proforma |
|---|----------|----------|
| Taxes (1.280765%) | \$7,685 | \$7,685 |
| Insurance (Estimated \$1.50/sf) | \$2,282 | \$2,282 |
| Utilities (Estimated) | \$3,600 | \$3,600 |
| Repairs & Maintenance (Estimated \$1000/unit) | \$2,000 | \$2,000 |
| Direct Assessments | \$707 | \$707 |
| Landscaping (Est. \$100/mo) | \$1,200 | \$1,200 |
| Total Expenses | \$17,473 | \$17,473 |

FINANCIAL SUMMARY

INVESTMENT SCENARIO

PRICING SUMMARY

| | |
|----------------|-----------|
| Price | \$600,000 |
| Price / Unit | \$300,000 |
| Price / SF | \$394 |
| Price / Lot SF | \$76.90 |

FINANCING

| | |
|-----------------|--------------|
| Loan Amount | \$480,000 |
| Down Payment | \$120,000 |
| Interest Rate | 6.00% |
| Term | 30 Years |
| Monthly Payment | \$2,878 |
| Annual Payment | \$34,536 |
| Notes | Buydown 1.5% |

Financing quote is Option 1 on Convoy Home Loans loan option.

RENT ROLL

| Unit No. | Unit Type | Unit SF | Monthly Rent | Rent/SF | Market Rent | PF Rent/SF |
|----------------|---------------|--------------|----------------|---------|----------------|------------|
| 933 Holly St. | 3 Bed, 2 Bath | 1,001 | \$1,850.77 | \$1.84 | \$3,500 | \$1.85 |
| 933.5 Holly St | 1 Bed, 1 Bath | 520 | \$1,924.35 | \$3.70 | \$2,000 | \$3.70 |
| TOTAL | | 1,521 | \$3,775 | | \$5,500 | |

LOAN OPTIONS

INVESTMENT SCENARIO

Jonathan Yoo
 (323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
 NMLS #1590915



CONVOY
HOME LOANS



Jonathan Yoo
 (323) 476-1785 (Direct)
Jonathan@Convoyhomeloans.com
 NMLS #1590915

Prepared for:
 Address: 933 Holly St

6/3/26
 Quote #1

| Loan Options | Option 1 30 Year Fixed | Option 2 30 Year Fixed | Option 3 30 Year Fixed | Option 4 30 Year Fixed with 10 Year IO | Option 5 30 Year Fixed with 10 Year IO |
|----------------------------------|---------------------------|---------------------------|---------------------------|---|---|
| Market Value | \$600,000 | \$600,000 | \$600,000 | \$600,000 | \$600,000 |
| Loan Amount | \$480,000 | \$450,000 | \$420,000 | \$480,000 | \$450,000 |
| Doc Type | Portfolio Investment | Investment Conventional | Investment Conventional | Portfolio Investment | Portfolio Investment |
| Loan-to-Value | 80.0% | 75.0% | 70.0% | 80.0% | 75.0% |
| Debt Coverage Ratio (DCR) | N/A | N/A | N/A | N/A | N/A |
| Rate with NO Buydown | 6.500% | 6.250% | 6.125% | 6.625% | 6.500% |
| Rate with Buydown | 6.000% | 5.875% | 5.750% | 6.125% | 6.000% |
| Loan Term in Months | 360 | 360 | 360 | 360 | 360 |
| Amortization in Years | 30 | 30 | 30 | 20 | 20 |
| I/O Monthly Payment | | | | | |
| Monthly Payment (P+I) | \$3,034 | \$2,771 | \$2,552 | \$2,650 | \$2,438 |
| Monthly Payment with Buydown | \$2,878 | \$2,662 | \$2,451 | \$2,450 | \$2,250 |
| PMI (Private Mortgage Insurance) | \$350 | \$275 | \$200 | N/A | No |
| Index/Caps | | | | | |
| Pre-Payment Penalty* | None | None | None | None | None |
| Loan Origination | 1.00% | 1.00% | 1.00% | 1.00% | 1.00% |
| Buydown (If Selected) | 1.500% | 1.500% | 1.500% | 1.500% | 1.000% |
| Estimated Costs: | | | | | |
| Appraisal | \$725 | \$725 | \$725 | \$725 | \$725 |
| Closing/Processing/Underwriting | \$1,295 | \$1,295 | \$1,295 | \$1,295 | \$2,890 |

* Alternative fixed and adjustable rate options and Prepayment Penalty Periods may be available upon request
 Quote subject to satisfactory lender review of credit, property condition, and borrower's financials

Rates and programs are subject to change without notice

© 2025 Convoy Home Loans is headquartered at 2100 E Grand Ave. STE 145, El Segundo, CA 90245 and is a licensed Real Estate Broker - CA Dept. of Real Estate - License Number: DRE#02147305

ANNUAL OPERATING SUMMARY

INVESTMENT SCENARIO

ANNUAL OPERATING SUMMARY

| | | Current | | Proforma |
|---------------------------|-----|-----------|-----|-----------|
| Scheduled Rental Income | | \$45,301 | | \$66,000 |
| Expenses | 39% | \$17,473 | 26% | \$17,473 |
| Net Operating Income | | \$27,828 | | \$48,527 |
| Debt Service | | -\$34,534 | | -\$34,534 |
| Pre-Tax Cash Flow | | -\$6,706 | | \$13,993 |
| Principal Reduction | | \$5,894 | | \$5,894 |
| Total Return Before Taxes | | -\$811 | | \$19,887 |

EXPENSE SUMMARY

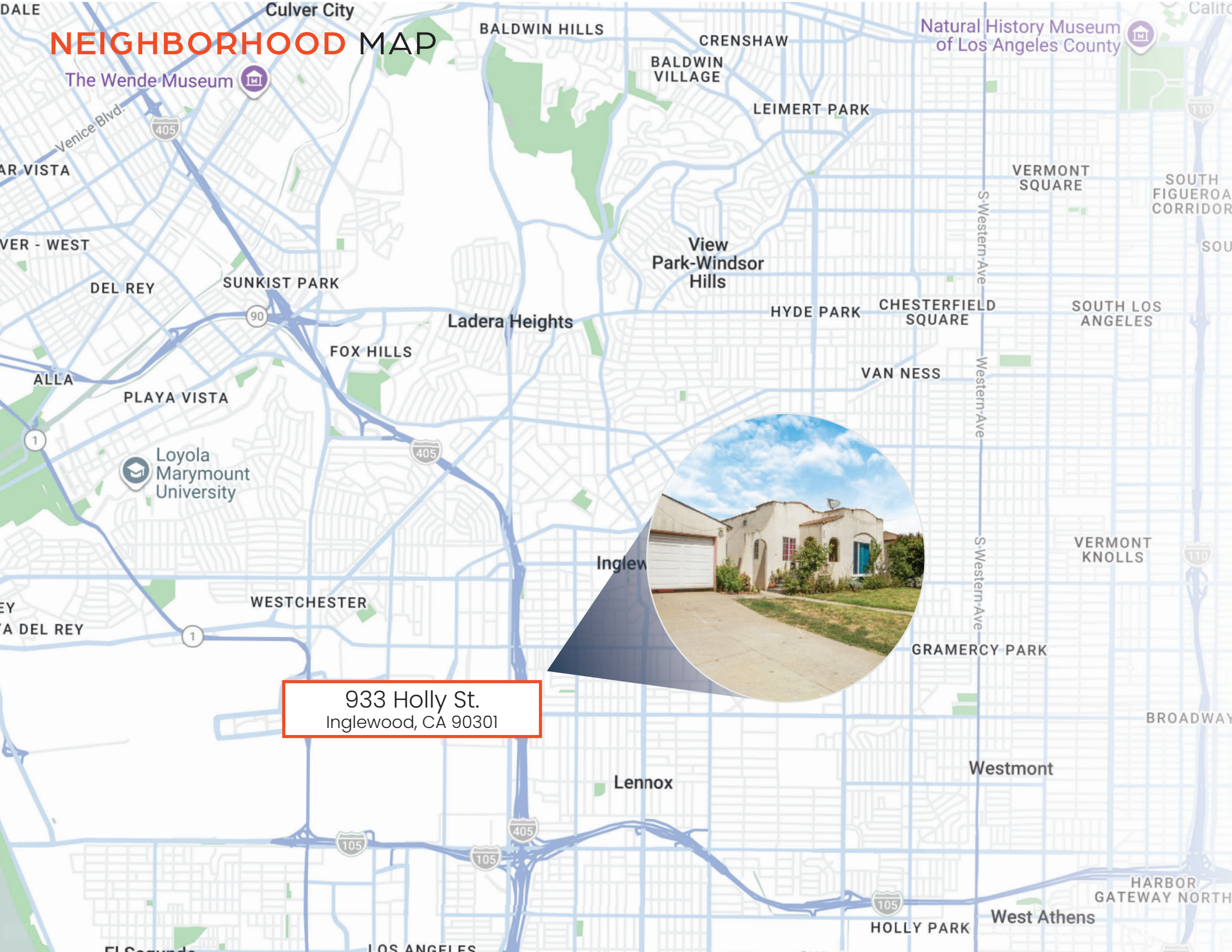
| | Current | Proforma |
|---|----------|----------|
| Taxes (1.280765%) | \$7,685 | \$7,685 |
| Insurance (Estimated \$1.50/sf) | \$2,282 | \$2,282 |
| Utilities (Estimated) | \$3,600 | \$3,600 |
| Repairs & Maintenance (Estimated \$1000/unit) | \$2,000 | \$2,000 |
| Direct Assessments | \$707 | \$707 |
| Landscaping (Est. \$100/mo) | \$1,200 | \$1,200 |
| Total Expenses | \$17,473 | \$17,473 |



Section 4

Market Overview

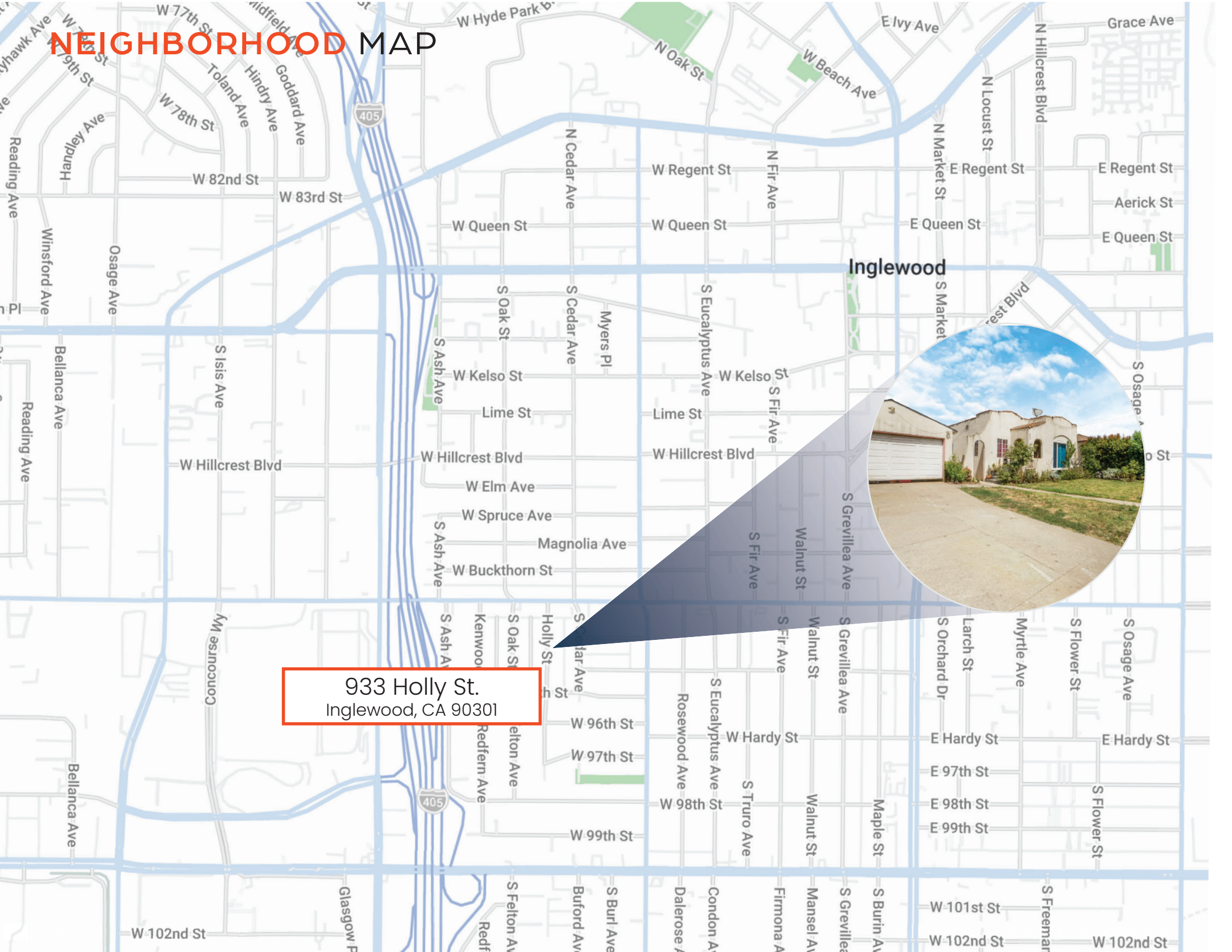
NEIGHBORHOOD MAP



933 Holly St.
Inglewood, CA 90301



NEIGHBORHOOD MAP



933 Holly St.
Inglewood, CA 90301



CONTACT US

Peter James

First Vice President
(310)467-7581
Peter@LyonStahl.com
DRE# 01748556

Will James

First Vice President
(310)600-9858
Will@LyonStahl.com
DRE# 01734419

THE **JAMES** GROUP

LYON STAHL
INVESTMENT REAL ESTATE