



Although I am making 1 or 2 offers per day. I haven't bought a building for some time because I didn't find the right property at the right price. Below please find the investment summary for the 6 units in Inglewood. I like the building, the area, the price and most importantly; the potentials of the building and the area.

As of the 2010 U.S. Census, Inglewood had a population of 109,673. It was incorporated on February 14, 1908.

The last few years, a lot of improvements have been happening in Inglewood. The city is improving its infrastructure, enacting new laws to encourage business to start or move in to Inglewood. Modern Library, new chief of Police, and most noticeable, Los Angeles Stadium & Entertainment District At Hollywood Park, expected to be completed in 2020 will be the home of the Los Angeles Rams and the Chargers.

Harridge Development Group has purchased an 18-acre land site with plans to build a master planned community, detached condominiums for-sale. The project will include a 300-key hotel, 3,000 residential units, stores and restaurants, with 25 acres set aside for parks. This is the beginning of what will likely morph into a Play Vista-type market. With that, there are and will be several developments and business transactions. Which will cost Rents and value to increase substantially.

link below will give you an idea of what's happening in Inglewood.

[Inglewood Explores New Transit-Oriented Development Plan](#)

[NFL Media is moving to Inglewood's Hollywood Park Development](#)

[Here's the huge new neighborhood rising around the NFL stadium in Inglewood](#)

That's why I am so keen about investing in Inglewood

# Executive summary

6-Unit Apartment Building

7.5 shares of \$100,000 each; minimum investment of one unit or \$100,000  
Total Subscription: \$750,000

**An investment of less than \$100,000 may be allowed at the discretion of the Managers.**

This Executive Summary does not constitute an offer to sell or a solicitation of an offer to buy any securities of any company. Any offers and sales of securities will only be made through a Subscription Agreement and the materials referred to in that agreement, subject to acceptance by the issuer of those securities.



**708 South Grevillea,  
Inglewood, CA 90301**

## **LOCATION DESCRIPTION**

Inglewood is poised to become the next 'it' market in Los Angeles. Ever since the Hollywood Park development, which will house the Los Angeles Rams and the Chargers, investors have been looking to break into the market.

Harridge Development Group has purchased an 18-acre land site with plans to build a master planned community of for-sale, detached condominiums. The project will include a 300-key hotel, 3,000 residential units, stores and restaurants, with 25 acres set aside for parks. This is the beginning of what will likely morph into a Play Vista-type market.

"I really see this market as being almost like the next Playa Vista and having that kind of impact on the area. The city of Inglewood is a changing city and it's going through a huge revitalization. I believe that we are getting in and the ground floor of something that is only going to be going up" said David Schwartzman, CEO of Harridge.

With ease of access to the 405, 105, and 110 freeways and the Los Angeles International Airport, Inglewood is an attractive area for businesses and residents alike.

Inglewood residents hold white and blue-collar jobs. Many small businesses and startup IT companies who cannot afford Santa Monica or Venice anymore have been welcomed to Inglewood and are giving special incentives. There is a rapidly expanding air freight business along with the Ports of Los Angeles which averages 165.1 million metric tons of revenue yearly; securing several thousand full-time and contract employees., not to mention the large educational employers, such as Pepperdine, Loyola Marymount, and Antioch University.

## **PROPERTY HIGHLIGHTS**

708 S Grevillea is a 6-unit apartment complex built in 1959. The building is constructed of wood frame and stucco with a pitched composition roof system. The unit mix is comprised of (3) large 1-bedroom and 1 bathroom, (2) large 2-bedrooms, 1-bathrooms, and (1) large 3-bedrooms, 2-bathrooms. All units are separately metered for electricity, and feature, dishwashers, stoves, upgraded carpet, and plenty of storage space.

## **PURCHASE PRICE & JUSTIFICATION**

The property is expected to be purchased for \$1,430,000, which we believe is an excellent value in today's market. The current rent is about 25% below market. In the last few years, the rental market has been improving and is expected to continue to improve in the next few years. Our projection is based on 95% effective occupancy and 37% expenses. With the purchase price of 4.02% CAP and 40.2% down payment, we believe the investment has the potential to produce distributable cash-flow starting second or third year. Additional value will be created through effective management and increased rent and appreciation.

## MANAGEMENT PLAN

We plan to immediately hire an effective management company, spend about \$75,000 on any necessary improvements. Aggressively market the vacancies to qualified tenants and raise the rent to market rate while controlling the costs. **Our primary objective is to preserve the investors' capital and maximize the return on investment.**

As always, the Managers are looking for unique purchase opportunities and will take advantage of the "create value" approach to achieve a substantial profit. The asset plan calls for a holding period of approximately four to seven years. We expect to be able to double or triple our investment by that time.

**NOTE: Some of our investors use their IRA and pension accounts to invest in our real estate projects. If you would like more information about using your IRA or pension to invest in this project, please consult with your IRA or pension consultants. We do not provide tax or legal advice.**

## THE INVESTMENT

The total subscription we seek to raise is \$750,000, which corresponds to 7.5 shares of LLC membership interests. The minimum investment is one unit of \$100,000. **An investment of less than \$100,000 may be allowed at the discretion of the Managers.** The \$750,000 raised will be used to fund the down payment, improve the property and create a reserve cash account.

Under the terms of the LLC's operating agreement, the investors will receive 5% preferred return per year from the distributable cash flow, which will be not cumulative. Any additional cash flow above 5% will be split, 75% to the investors and 25% to the Managers.

At the Sales or Refinance of the property, the investors will receive 100% of their capital. Thereafter, any additional distribution profits that remain will be divided as follows:

- 75 % to the investor Members
- 25 % to the Managers Members

The Managers are expected to invest at least \$300,000 of their own money along with the other investors. From the Gross Collected Income, the managing members will receive one percent for Investors relation and one percent to oversee the property management company's work and help to get the most effective results. (this is based on the effort of the managing member by Karim Jaude and Dynamics Capital Group Inc.)

## ANTICIPATED BENEFITS TO THE INVESTOR

- Capital Preservation: We believe that the competitive purchase price for the property, the opportunity to create value, and the potential of the rental market in Inglewood all make this a highly attractive investment.
- Positive Cash Flow: After we stabilize the tenancy within twelve months, we project quarterly cash return to the investors by next year of 3% - 4% and to increase throughout the following years of the investment.

- **Passive Involvement:** The Members will not have to worry about management hassles and will have no liability beyond their investment.
- **Experienced Management:** The Managers will be personally overseeing both the property and the property management company.

## INVESTMENT ANALYSIS

### Property information

Property Information			
Address	708 S Grevillea		
Area Type: A,B,C or D	C+		
Type of Property: Apartment, Industrial, Shopping Center...	Apartment		
Asking Price	\$	1,500,000.00	
Purchase Price	\$	1,430,000.00	
# of Units	6		
Unit Mix	3 1/1 2 2/1 1 3/2		
Price per Unit	\$238,333.33		
Lot Size	6,902		
Rentable Sq. ft.	5,034		
Price per rentable Sq. ft.	\$284.07		
Cap Rate	4.02%		
Parking garages	6 cars		
Year Built	1959		
Loan	\$	850,000.00	
Down Payment	\$	580,000.00	40.6%
Loan to Value	59.4%		
Interest Rate	4.75%		
Annual Debt service	\$	46,059	12
Gross rent/Income	\$96,000		
Vacancy	\$	4,800	5%
Effective Gross Income	\$91,200		
Total Expenses	\$	33,744.00	37%
Net Operating Income	\$57,456		
Cash Flow	\$11,397		
Principal payment fist year	\$13,116.00		
Money Raised	\$	750,000	

Capital improvements	\$75,000.00
Closing Cost and Reserve	\$95,000.00