OFFERING MEMORANDUM

4110 YUKON AVE, HAWTHORNE CA 90250

28 Units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day1!
Plans for 15 ADUs to achieve 9.8% Cap Rate, 7.7 GRM, 208k/unit after ~1.3M constructions

LIST PRICE

LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

ADUS Sheet

$7,640,000

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14110 Yukon Ave,

HawthorneCA90250

PROPERTY DESCRIPTION

14110 Yukon Ave, Hawthorne CA 90250

THE OFFERING

Offered at $7,640,000, the existing property already generates strong in-place cash flow with an approximately 6.5% current cap rate and 10.26 GRM. The newer 1974-built, 28 unit renovtated in 2024, inplace cash flow asset, contains approximately 18,310 square feet on a substantial 19,196- square-foot lot, with 33 on-site parking spaces and a unit mix of 24 one-bedroom and four two-bedroom apartments.

The Real Opportunity: 43 Units + 8% Cap RateThe defining investment story is the property's 15-unit ADU expansion potential. Bydeveloping 7 attached ADUs and 8 detached ADUs, an investor has theopportunity to increase the unit count by more than 50%—from 28 units to 43 units—without acquiring additional land.

Upon completion of the proposed ADU program, the property is projected to generate an approximately:

- 8.0% Cap Rate after ADU construction costs
- 8.73 GRM
- 43 total units

Approximately $230,000 per door based on the expanded unit count
This creates an opportunity to acquire a stabilized South Bay multifamily asset at a basis that is extremely difficult to replicate through either conventional acquisitions or ground-up development.
The property is also strategically located within Hawthorne's major employment corridor, surrounded by some of Southern California's most significant aerospace, technology and entertainment employers, including SpaceX, Tesla, Intuit Dome, SoFi Stadium, YouTube Theater and Kia Forum.

14110 Yukon offers investors something increasingly rare in Los Angeles multifamily: strong cash flow on day one, a sub-10.26 GRM, an approximately 6.5% going-in cap rate, and a clearly defined path to 43 units, an approximately 8.67% stabilized cap rate and an exceptionally low per-unit basis.

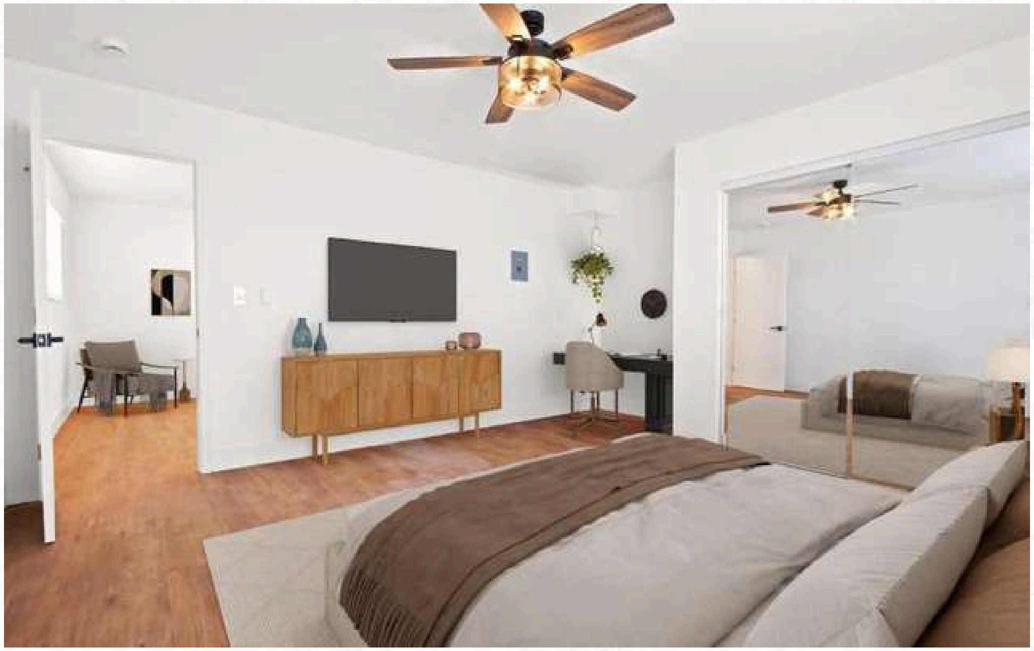
PROPERTY DETAILS

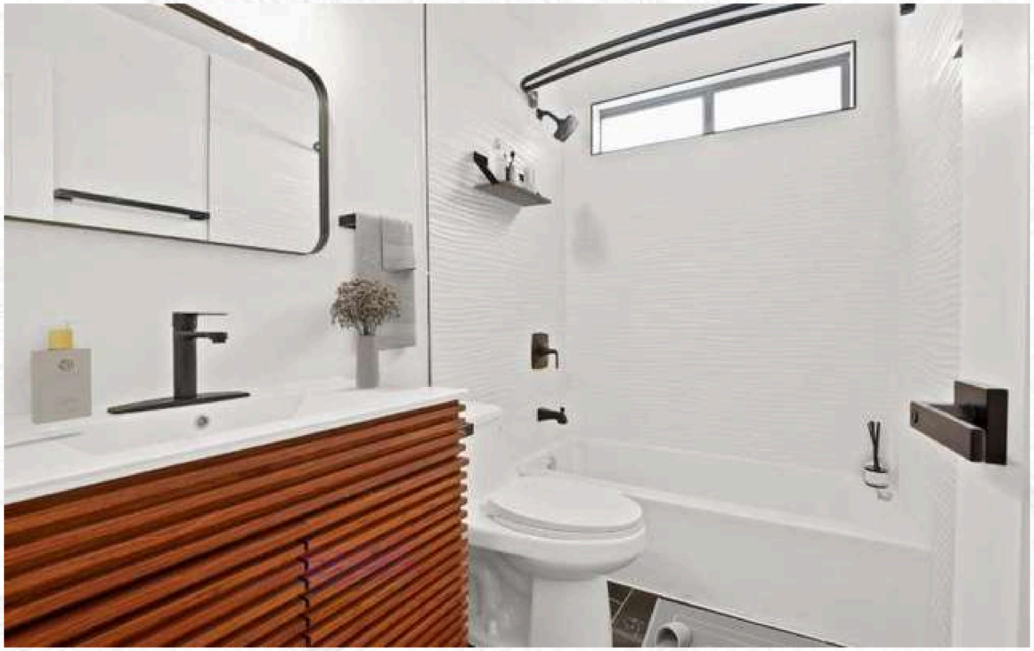
Address	14110 Yukon Ave, Hawthorne CA 90250
List Price	$7,640,000
Total Units	28
Total Building Sq. Ft.	18,310 SF
Total Lot Size	19,196 SF
Year Built	1974
Price / Unit	$272,857
Price / Sq. Ft.	$417.26
Zoning	HAR4
APN	4052-029-051
Rent Control	AB1482
Parking	28

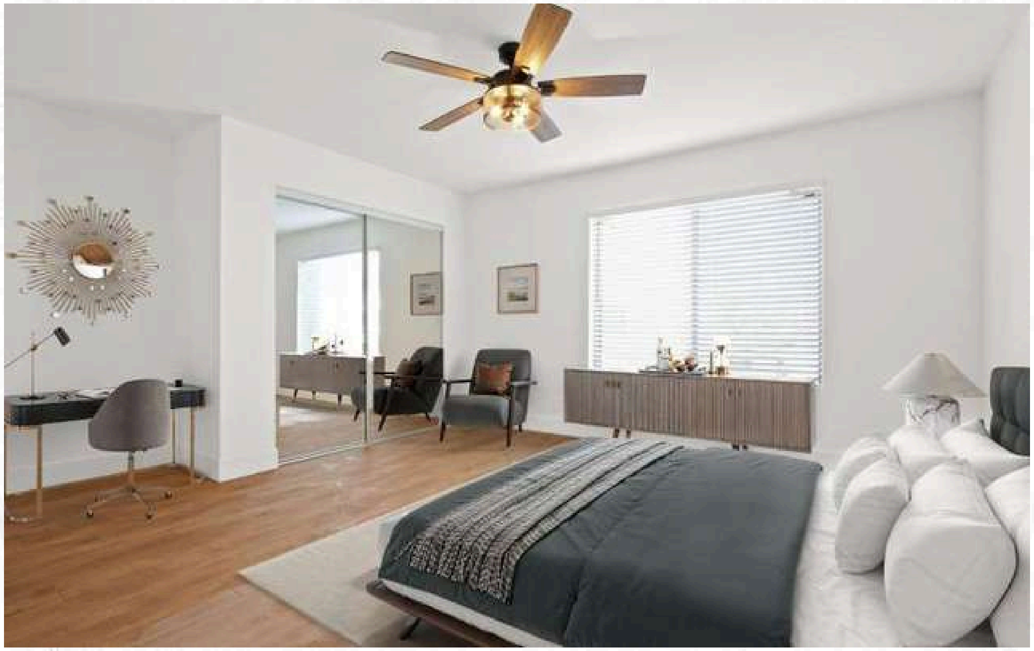
INVESTMENT HIGHLIGHTS

- 28-unit multifamily asset in Hawthorne CA 90250, built in 1974
- Priced at a 10.26 GRM and 6.50% current cap rate
- Unit mix of (4) 2+1 (24) 1+128 on-site parking spaces
- 33 on-site parking spaces

PROPERTY PHOTOS







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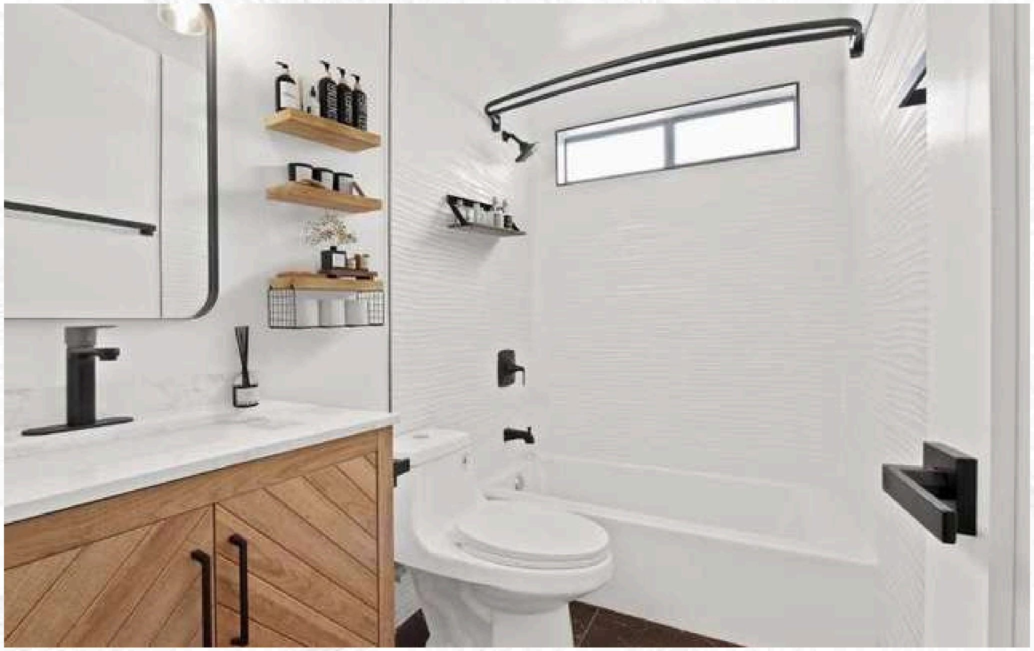

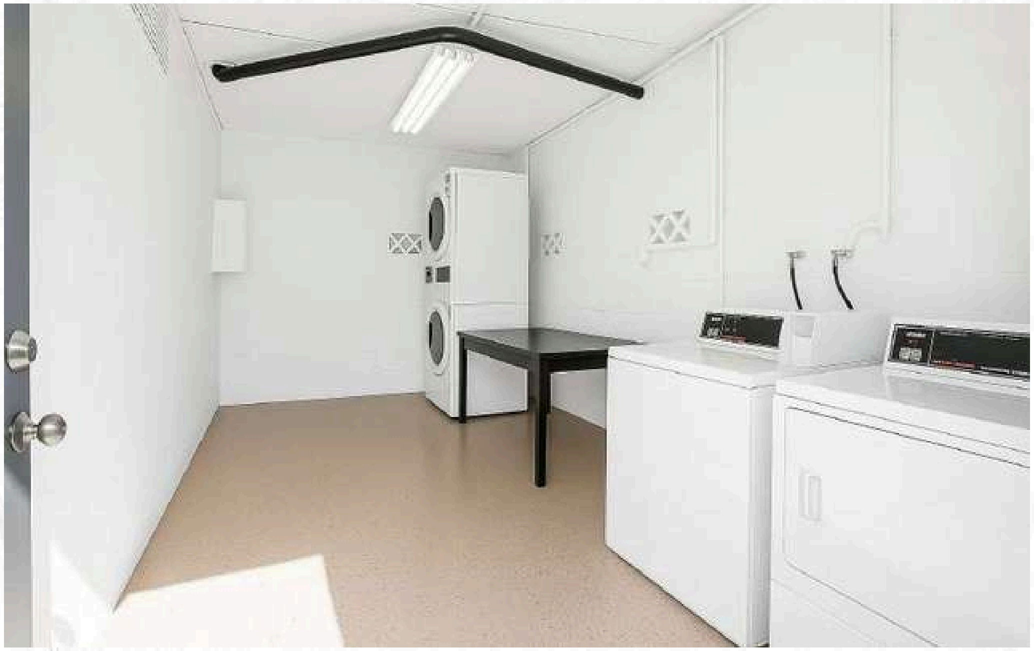


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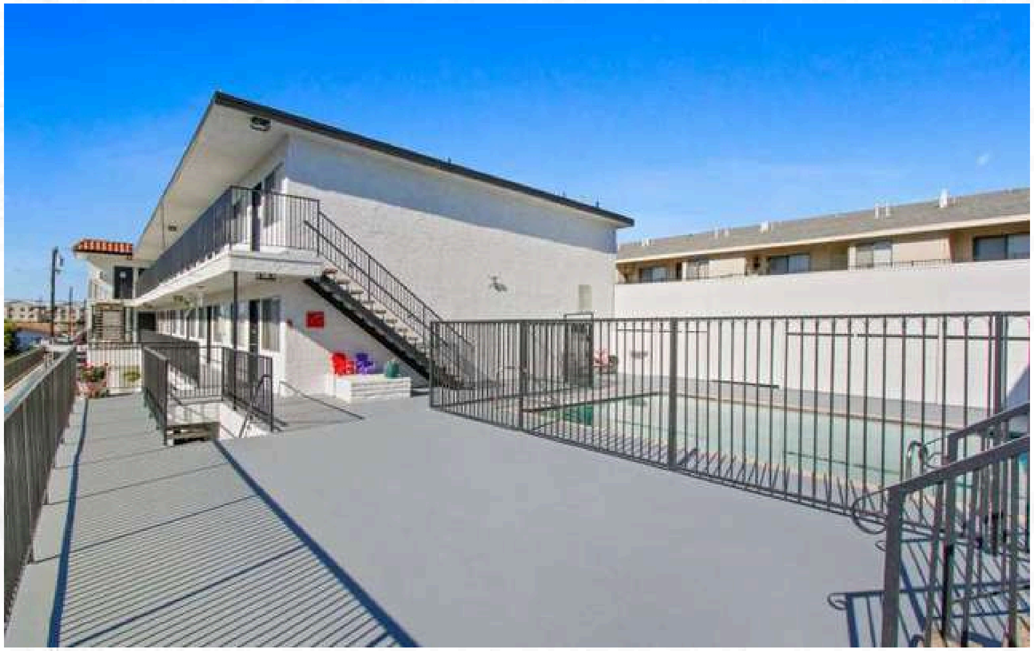

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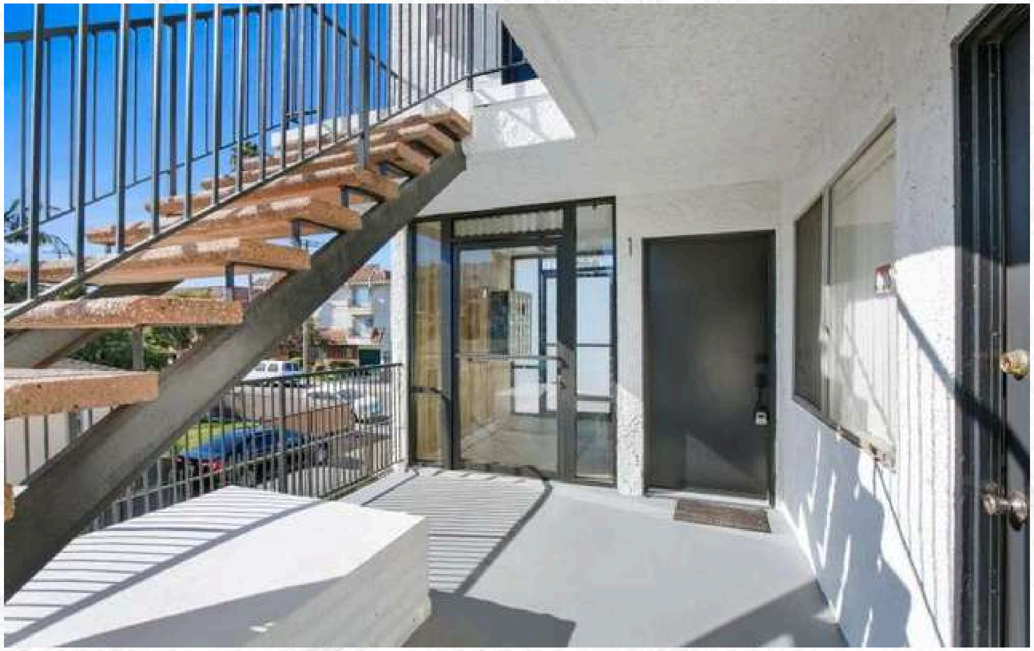

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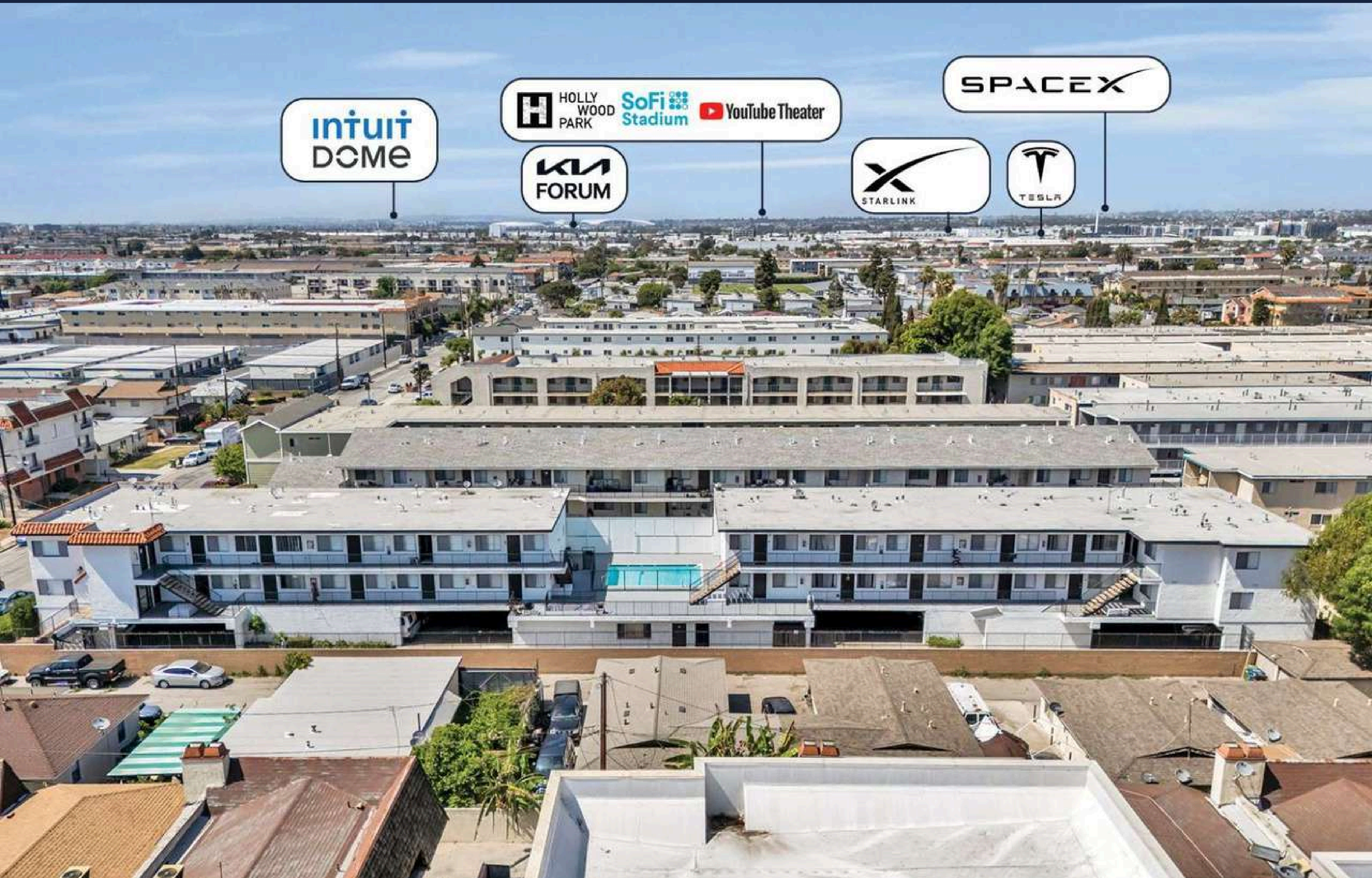


SECTION 2

RENT ROLL

14110 Yukon Ave, Hawthorne CA 90250

RENT SUMMARY

UNIT MIX

Unit Type	Units	% of Units	Avg Current Rent	Current Total	Pro Forma Rent	Pro Forma Total	Loss to Lease
1+1	24	86%	$2,091	$50,194	$2,200	$52,800	5%
2+1	4	14%	$2,091	$8,366	$2,678	$10,710	22%
TOTALS	**28**		**$2,091**	**$58,560**		**$63,510**	

SCHEDULED INCOME SUMMARY

		Current	Pro Forma
Total Scheduled Rent (Monthly)		$60,890	$63,510
Laundry	(Estimated $20/Unit/Month)	$560	$560
Parking	8unassignedparkingspaces - $75/space	$600	$600
Monthly Scheduled Gross Income		$62,050	$64,670
Annualized Scheduled Gross Income		**$744,600**	**$776,040**

At a Glance	
Local Rent	None
Occupancy	96%

INCOME BREAKDOWN · CURRENT

Scheduled Rent	**98%**
Laundry	**1%**
Parking	**1%**

Unit #	Bdrms / Baths	Notes	+/- Sq. Ft	Monthly Rent / Average	Pro Forma Rent / Unit
1	1+1		621	$2,200	$2,200
2	1+1		621	$2,080	$2,200
3	1+1		621	$1,788	$2,200
4	1+1		621	$2,350	$2,200
5	1+1		621	$2,147	$2,200
6	1+1		621	$1,981	$2,200
7	1+1		621	$2,310	$2,200
8	1+1		621	$1,846	$2,200
9	1+1	(Vacant)	621	$2,200	$2,200
10	1+1		621	$2,200	$2,200
11	1+1		621	$1,646	$2,200
12	2+1		850	$2,280	$2,678

The remaining units and the income totals continue on the next page

RENT ROLL (CONTINUED)

Unit #	Bdrms / Baths	Notes	Avg +/-Sq. Ft	Monthly Rent / Average	Pro Forma Rent / Unit
14	1+1		621	$2,030	$2,200
15	2+1		850	$3,076	$2,678
16	1+1		621	$2,310	$2,200
17	1+1		621	$2,175	$2,200
18	1+1		621	$1,846	$2,200
19	1+1		621	$2,081	$2,200
20	1+1		621	$2,410	$2,200
21	1+1	(Keyholder)	621	$2,080	$2,200
22	1+1		621	$2,052	$2,200
23	1+1		621	$1,846	$2,200
24	1+1		621	$2,150	$2,200
25	1+1		621	$2,310	$2,200

The remaining units and the income totals continue on the next page

RENT ROLL (CONTINUED)

Unit #	Bdrms / Baths	Notes	Avg +/- Sq. Ft	Monthly Rent / Average		Pro Forma Rent / Unit	
26	1+1		621	$1,846		$2,200	
27	2+1		850	$2,840		$2,678	
28	1+1		621	$2,310		$2,200	
29	2+1		850	$2,500		$2,678	
TOTAL RENTAL INCOME					**$60,890**		**$63,510**
Laundry					$560		$560
Parking					$600		$600
TOTAL MONTHLY INCOME					**$62,050**		**$64,670**
TOTAL ANNUAL INCOME					**$744,600**		**$776,040**

SECTION 3

INCOME & EXPENSES

14110 Yukon Ave, Hawthorne CA 90250

INCOME & EXPENSES

Annualized Operating Data	Current	%	Pro Forma	%
Scheduled Gross Income	$744,600		$776,040	
Vacancy Rate Reserve	$22,338	3.00%	$38,802	5.00%
Gross Operating Income	$722,262		$737,238	
Operating Expenses	$225,324	30.26%	$226,582	29.20%
NET OPERATING INCOME	**$496,938**		**$510,656**	
Debt Service	$376,555		$376,555	
Pre-Tax Cash Flow	*$120,383*	*5.25%*	*$134,101*	*5.85%*
Principal Reduction	$68,164		$68,164	
Total Return Before Taxes	*$188,547*	*8.23%*	*$202,265*	*8.82%*

Vacancy & expense percentages are of Scheduled Gross Income; cash flow & total return of the down payment.

Annualized Expenses (*estimated)	Current	Pro Forma
New Taxes (1.25% Purchase Price)	$95,500	$95,500
Repairs & Maintenance ($500/Unit)	$14,000	$14,000
Insurance ($1.1/SF)	$20,141	$20,141
Utilities ($1775.3/Unit)	$49,708	$49,708
Trash ($799.25/Month)	$9,591	$9,591
Landscaping ($250/Month)	$3,000	$3,000
Pest Control ($300/Month)	$3,600	$3,600
Property Management (4% SGI)	$29,784	$31,042
TOTAL EXPENSES	**$225,324**	**$226,582**
Expenses as % of SGI	30.26%	29.20%
Per Sq. Ft.	$12.31	$12.37
Per Unit	$8,047	$8,092

SECTION 4

FINANCIAL ANALYSIS

14110 Yukon Ave, Hawthorne CA 90250

FINANCIAL ANALYSIS

Property Address — 14110 Yukon Ave,

List Price:		**$7,640,000**
Down Payment:	30.0%	$2,292,000
Number of Units:		28
Cost per Unit:		$272,857
Current GRM:		10.26
Pro Forma GRM:		9.84
Current CAP:		6.50%
Pro Forma CAP:		6.68%
Year Built:		1974
Approx. Lot Size:		19,196 SF
Approx. Gross RSF:		18,310 SF
Cost per RSF:		$417.26

Proposed Financing

First Loan Amount:	$5,348,000
Interest Rate:	5.80%
Amortization:	30 yrs
Fixed Period:	3 yrs
Monthly Payment:	$31,380
DCR:	-0.37

Annualized Expenses — *Estimated

New Taxes (1.25% Purchase Price):	$95,500
Repairs & Maintenance ($500/Unit):	$14,000
Insurance ($1.1/SF):	$20,141
Utilities ($1775.3/Unit):	$49,708
Trash ($799.25/Month):	$9,591
Landscaping ($250/Month):	$3,000
Pest Control ($300/Month):	$3,600
Property Management (4% SGI):	$29,784
Total Expenses:	**$225,324**
Expenses as % of SGI:	30.26%
Per Unit:	$8,047

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$744,600		$776,040	
Vacancy Rate Reserve:	$22,338	3.00% *1	$38,802	5.00% *1
Gross Operating Income:	$722,262		$737,238	
Operating Expenses:	$225,324	30.26% *1	$226,582	29.20% *1
Net Operating Income:	$496,938		$510,656	
Loan Payments:	$376,555		$376,555	
Pre-Tax Cash Flow:	$120,383	5.25% *2	$134,101	5.85% *2
Principal Reduction:	$68,164		$68,164	
Total Return Before Taxes:	$188,547	8.23% *2	$202,265	8.82% *2

*1 As a percent of Scheduled Gross Income *2 As a percent of Down Payment

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
24	1+1		$2,091	$50,194	$2,200	$52,800
4	2+1		$2,091	$8,366	$2,678	$10,710
Monthly Scheduled Gross Income				**$62,050**		**$64,670**
Annualized Scheduled Gross Income				**$744,600**		**$776,040**

Utilities Paid by Tenant: Trash, Gas and Electric • Rental Upside: 4.22%

FINANCIAL ANALYSIS W/ ADU

14110 Yukon Ave,

List Price:		**$7,640,000**
ADU Construction Cost ($200/SF):		$2,250,000
All In Cost:		**$9,890,000**
Down Payment:	30.0%	$2,292,000
Total Cash Needed:		$4,542,000
Number of Units:		43
Price per Unit:		$230,000
Current GRM:		8.81
Pro Forma GRM:		8.44
Current Cap Rate:		7.98%
Pro Forma Cap Rate:		8.15%
Year Built / Age:		1974
Approx. Lot Size:		19,196 SF
Building SF Before Construction:		18,310
Building SF After Construction:		29,560
Price per Building SF:		$334.57

Proposed Financing

First Loan Amount:	$5,348,000
Interest Rate:	5.80%
Amortization:	30 yrs
Fixed Period:	3 yrs
Monthly Payment:	$31,380
DCR:	2.09

Annualized Expenses *Estimated

New Taxes (1.25% Purchase Price):	$95,500
Repairs & Maintenance ($500/Unit):	$21,500
Insurance ($1.1/SF):	$32,516
Utiltiies ($1775.3/Unit):	$76,338
Landscaping ($250/Month):	$3,000
Pest Control ($300/Month):	$3,600
Property Management (4% SGI):	$45,624
Total Expenses:	**$278,078**
Expenses as % of SGI:	24.76%
Per Unit:	$6,467

Proposed Construction

15 X 1+1	11,250 SF

Annualized Operating Data

	Current Rents		Pro Forma Rents	
Scheduled Gross Income:	$1,123,088		$1,172,040	
Vacancy Rate Reserve:	$56,154	5.00% *1	$58,602	5.00% *1
Gross Operating Income:	$1,066,933		$1,113,438	
Expenses:	$278,078	24.76% *1	$307,461	26.23% *1
Net Operating Income:	$788,855		$805,978	
Loan Payments:	$376,555		$376,555	
Pre-Tax Cash Flows:	$412,301	17.99% *2	$429,423	18.74% *2
Principal Reduction:	$68,164		$68,164	
Total Return Before Taxes:	$480,464	20.96% *2	$497,587	21.71% *2

*1 As a percent of Scheduled Gross Income *2 As a percent of Cash

Scheduled Income

# Units	Bd/Ba	Notes	Rent	Total	PF Rent	PF Total
39	1+1		$2,096	$81,735	$2,200	$85,800
4	2+1		$2,674	$10,696	$2,678	$10,710
Monthly Scheduled Gross Income				**$93,591**		**$97,670**
Annualized Scheduled Gross Income				**$1,123,088**		**$1,172,040**

Utilities Paid by Tenant: Gas & Electric • Rental Upside: 2.76%

FINANCING

Proposed Financing		
List Price:		$7,640,000
Down Payment:	30.0%	$2,292,000
First Loan Amount:		$5,348,000
Loan-to-Value:		70%
Interest Rate:		5.80%
Amortization:		30 years
Fixed Period:		3 years
Monthly Payment (P&I):		$31,380
Annual Debt Service:		$376,555
DCR:		-0.37

Debt Coverage & Cash Flow	
Net Operating Income (Current):	$496,938
Net Operating Income (Pro Forma):	$510,656
Pre-Tax Cash Flow (Current):	$120,383
Pre-Tax Cash Flow (Pro Forma):	$134,101
Cash-on-Cash (Current):	5.25%
Cash-on-Cash (Pro Forma):	5.85%
Total Return Before Taxes (PF):	$202,265

Financing shown is proposed and for illustration only. Buyer to obtain their own financing; rates and terms subject to lender approval and market conditions. Contact the listing agents for referrals to multifamily lenders active in this submarket.

SALE COMPARABLES

14110 Yukon Ave, Hawthorne CA 90250

SALE COMPS — CARDS 1–3

★

14110 YUKON AVE,

Hawthorne CA 90250

Subject Property

Price:	$7,640,000	Bldg Size:	18,310 SF
No. Units:	28	Price/SF:	$417.26
GRM:	10.35	CAP:	6.42%
$/Unit:	$272,857		

1

13325 KORNBLUM AVE

Hawthorne,CA,90250

Sold 9/9/2025

Price:	$9,025,000	Bldg Size:	35,500 SF
No. Units:	49	Price/SF:	$254.23
GRM:	11.31	CAP:	5.74%
$/Unit:	$184,184		

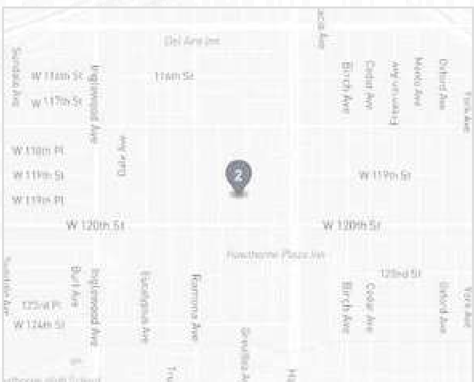
2

11943 GREVILLEA AVE

Hawthorne,CA,90250

Sold 9/5/2025

Price:	$2,300,000	Bldg Size:	7,733 SF
No. Units:	10	Price/SF:	$297.43
GRM:	11.58	CAP:	5.61%
$/Unit:	$230,000		



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Hawthorne,CA,90250

Sold 5/29/2025

Price:	$2,615,000	Bldg Size:	9,752 SF
No. Units:	11	Price/SF:	$268.15
GRM:	12.01	CAP:	5.41%
$/Unit:	$237,727		

4

13605 CERISE AVE

Hawthorne,CA,90250

Sold 2/6/2025

Price:	$3,800,000	Bldg Size:	12,884 SF
No. Units:	15	Price/SF:	$294.94
GRM:	11.88	CAP:	5.47%
$/Unit:	$253,333		

13604 & 13608 CHADRON AVE

Hawthorne,CA,90250

Sold 1/15/2025

Price:	$6,200,000	Bldg Size:	20,488 SF
No. Units:	30	Price/SF:	$302.62
GRM:	12.83	CAP:	5.07%
$/Unit:	$206,667		

SALE COMPS

[redacted]

Hawthorne,CA,90250

Sold 1/8/2025

Price:	**$2,850,000**	Bldg Size:	**7,752 SF**
No. Units:	**10**	Price/SF:	**$367.65**
GRM:	**13.34**	CAP:	**4.87%**
$/Unit:	**$285,000**		

7 4453 W 138TH ST

Hawthorne,CA,90250

Sold 12/11/2024

Price:	**$5,895,000**	Bldg Size:	**17,582 SF**
No. Units:	**20**	Price/SF:	**$335.29**
GRM:	**12.80**	CAP:	**5.08%**
$/Unit:	**$294,750**		

13220 CORDARY AVE

Hawthorne,CA,90250

Sold 10/16/2024

Price:	**$4,243,000**	Bldg Size:	**12,096 SF**
No. Units:	**14**	Price/SF:	**$350.78**
GRM:	**11.51**	CAP:	**5.65%**
$/Unit:	**$303,071**		

SALE COMPS

[redacted]

Hawthorne,CA,90250

Sold 6/26/2024

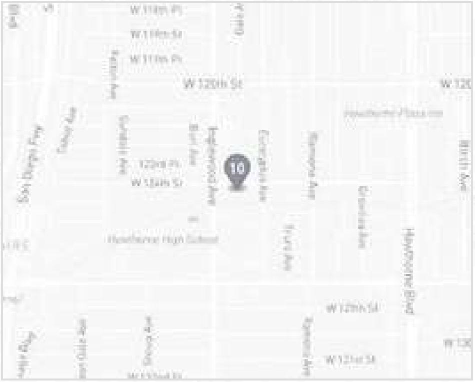
Price:	**$2,600,000**	Bldg Size:	**7,505 SF**
No. Units:	**10**	Price/SF:	**$346.44**
GRM:	**12.28**	CAP:	**5.29%**
$/Unit:	**$260,000**		

[redacted]

Hawthorne,CA,90250

Sold 6/13/2024

Price:	**$3,290,000**	Bldg Size:	**7,430 SF**
No. Units:	**16**	Price/SF:	**$442.80**
GRM:	**10.86**	CAP:	**5.98%**
$/Unit:	**$205,625**		



SALE COMPS MAP

SALE COMPS ANALYSIS

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
13325 Kornblum Ave Hawthorne,CA,90250	$9,025,000	49	1985	35,500	11.31	5.74%	$254.23	$184,184	9/9/2025	(48) 1+1, (1) 2+1
11943 Grevillea Ave Hawthorne,CA,90250	$2,300,000	10	1984	7,733	11.58	5.61%	$297.43	$230,000	9/5/2025	(8) 1+1, (2) 2+1
12705 Ramona Ave Hawthorne,CA,90250	$2,615,000	11	1968	9,752	12.01	5.41%	$268.15	$237,727	5/29/2025	(2) 1+1, (8) 2+1.75, (1) 3+1.75
13605 Cerise Ave Hawthorne,CA,90250	$3,800,000	15	1986	12,884	11.88	5.47%	$294.94	$253,333	2/6/2025	(12) 1+1, (1) 2+1, (1) 2+2, (1) 3+2
13604 & 13608 Chadron Ave Hawthorne,CA,90250	$6,200,000	30	1986	20,488	12.83	5.07%	$302.62	$206,667	1/15/2025	(28) 1+1, (2) 2+1.5
4360 W 137th St Hawthorne,CA,90250	$2,850,000	10	1985	7,752	13.34	4.87%	$367.65	$285,000	1/8/2025	(1) 1+1 TWNH, (3) 1+1, (6) 2+2
4453 W 138th St Hawthorne,CA,90250	$5,895,000	20	1987	17,582	12.80	5.08%	$335.29	$294,750	12/11/2024	(4) 1+1, (16) 2+1.5
13220 Cordary Ave Hawthorne,CA,90250	$4,243,000	14	1986	12,096	11.51	5.65%	$350.78	$303,071	10/16/2024	(14) 2+1.5 TWNH

The remaining comps, averages and the subject continue on the next page

SALE COMPS ANALYSIS (CONTINUED)

Address	Price	Units	Yr Built	Bldg SF	GRM	Cap Rate	$/SF	$/Unit	COE	Unit Mix
4954 W 119th St Hawthorne,CA,90250	$2,600,000	10	1963	7,505	12.28	5.29%	$346.44	$260,000	6/26/2024	(9) 1+1, (1) 3+2.5 TWNH
4750 W Broadway Hawthorne,CA,90250	$3,290,000	16	1962	7,430	10.86	5.98%	$442.80	$205,625	6/13/2024	(10) 0+1, (5) 1+1, (1) 2+1
14110 Yukon Ave, (Subject)	$7,640,000	28	1974	18,310	10.35	6.42%	$417.26	$272,857	On Market	(4) 2+1 (24) 1+1

LYONSTAHL INVESTMENT REAL ESTATE

SAMIMI CRE ADVISORS

SECTION 6

RENT COMPARABLES

14110 Yukon Ave, Hawthorne CA 90250

RENT COMPS

Closed Leases

Address	Type	Rent	Bed+Bath	Sq. Ft	Rent/SF	Condition	Notes	COE
2431 Michigan	Triplex	$1,500	1+1	336	$4.46	Partially Renovated	Small Yard	2/14/2026
3732 Dwiggins St	Duplex	$2,500	1+1	2,500	$1.00	Fully Renovated	Small Yard	1/30/2026
3423 E 5th St	Triplex	$2,000	1+1	920	$2.17	Fully Renovated	Small Yard	12/25/2025
2718 Malabar St	ADU	$2,295	1+1	550	$4.17	Fully Renovated	New ADU	12/15/2025
2208 Terrace Heights	ADU	$2,300	1+1	500	$4.60	Fully Renovated	New ADU	10/11/2025
2621 Michigan Ave	ADU	$1,950	1+1	309	$6.31	Fully Renovated	ADU	8/25/2025
3045 E 5th St	ADU	$2,350	1+1	500	$4.70	Fully Renovated	ADU	6/16/2025
1040 S Ditman Ave	4Plex	$1,795	1+1	396	$4.53	Unrenovated	Detached Unit	4/21/2025
Average		***$2,086***			***$3.99***			

SECTION 7

LOCATION OVERVIEW

14110 Yukon Ave, Hawthorne CA 90250

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County's population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION

10M

Residents

TOTAL AREA

4,084

Square Miles

CITIES

88

Incorporated Cities

Economy

950B

Gross Domestic Product

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world

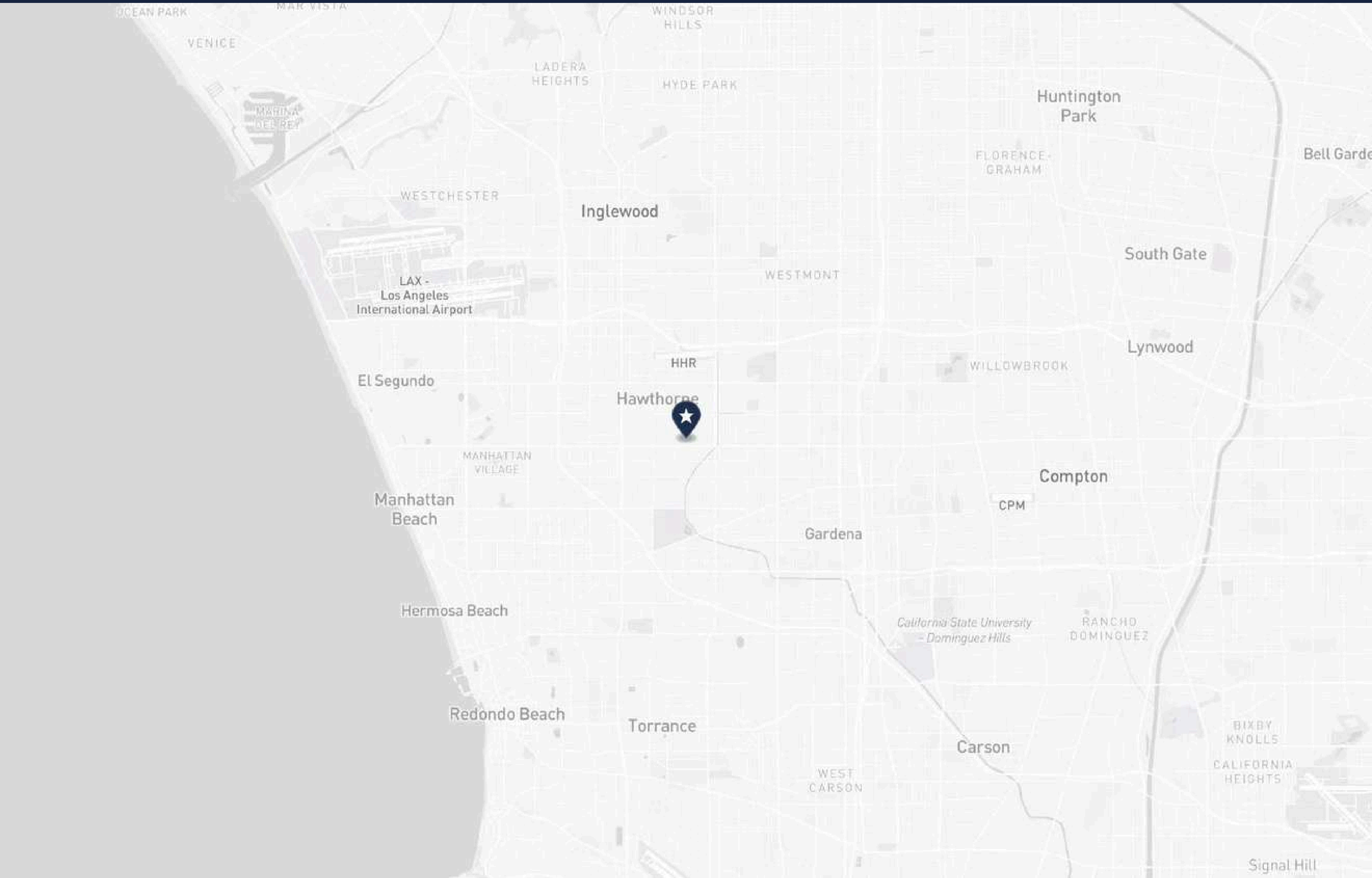
Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

UCLA USC Caltech

Occidental College Los Angeles 1887 · Loyola Marymount University · Pepperdine University

LOCATION MAP



LOCATION OVERVIEW - HAWTHORNE

Hawthorne

Located within the vibrant 90250 zip code, Hawthorne is a diverse South Bay city celebrated for its central location and strong connectivity. Hawthorne attracts young professionals, working families, and a multicultural workforce, with a population of nearly 86,000, a median age of 33.6, and median household income around $73,000.

The city's housing is predominantly rental, with 72-75% of households renting, many in multifamily properties that comprise over half of the total units, reflecting robust and sustained demand. Hawthorne offers excellent access to I-105 and I-405 freeways, Metro light rail, and proximity to LAX, providing effortless commutes to Silicon Beach tech hubs and major aerospace employers including SpaceX headquarters, Northrop Grumman, and Boeing in nearby El Segundo, as well as downtown Los Angeles and coastal areas.

Residents enjoy a Mediterranean climate, nearby parks like Holly Glen and Del Aire, local retail and dining, and short drives to Manhattan Beach. Families benefit from the Hawthorne School District and community events that foster a welcoming atmosphere. Hawthorne blends urban convenience with suburban appeal, positioning it as a prime choice for renters and investors seeking stability in the South Bay multifamily market.

Location Highlights

- Diverse South Bay community featuring a mix of multifamily and single-family homes, with a strong renter presence supported by a stable residential market.

- Convenient access to major local employers including SpaceX headquarters, Ring Headquarters, Northrop Grumman, and other aerospace and technology firms.

- Well-connected by major freeways (I-105, I-405) and Metro light rail (C Line via Hawthorne/Lennox station), providing efficient transit access to LAX, Downtown Los Angeles, Silicon Beach, and coastal employment hubs.

- Part of the economically vibrant South Bay region, surrounded by key job centers in El Segundo, Torrance, and the LAX corridor, fueling residential demand and growth.

- Access to quality schools within the Hawthorne School District and a range of community parks and amenities supporting family-friendly living.

HAWTHORNE LOCAL ECONOMY

> "Hub of the South Bay."

Hawthorne's economy is anchored by a diverse and robust employment base that spans aerospace, technology, logistics, retail, and service industries throughout the South Bay corridor. A standout feature of the local economy is the presence of SpaceX headquarters at 1 Rocket Road, serving as a major employer with cutting-edge aerospace and space exploration activities, advanced manufacturing, and R&D for reusable rockets and satellite systems. Nearby, Tesla's Design Center supports vehicle prototyping and innovation, further enhancing Hawthorne's reputation as a hub for groundbreaking technology companies. Additionally, Hawthorne is home to Ring, the smart security company headquartered in the city, which contributes to the area's expanding technology and innovation ecosystem.

Local Economy

Beyond SpaceX, Hawthorne benefits from proximity to major aerospace and defense firms such as Northrop Grumman (with facilities in Hawthorne and key campuses in nearby Redondo Beach and El Segundo) and Raytheon (RTX) in El Segundo, alongside emerging tech firms contributing to a vibrant economic ecosystem. The city sits strategically just south of the growing Silicon Beach tech cluster, featuring high-profile technology and creative companies in nearby Playa Vista and Santa Monica.

Hawthorne's proximity to major employment centers in El Segundo (Boeing, defense contractors), Torrance (diverse manufacturing and corporate headquarters), and the LAX corridor (logistics, aviation) further strengthens its appeal as a residential destination for workers in these high-wage sectors.

This diverse employment landscape draws a wide range of residents who value short commutes and easy access to some of Southern California's most important job hubs. The blend of aerospace, tech, logistics, and corporate employment underpins steady demand for housing in Hawthorne, supporting a stable renter base and ongoing multifamily investment potential.

Hawthorne Transport Network

Hawthorne benefits from a well-developed transportation network, offering seamless connectivity across the South Bay and greater Los Angeles area. The city's access to major freeways and nearby Metro light rail lines enables convenient and efficient travel options for residents and commuters. This strong infrastructure facilitates easy access to popular cultural, recreational, and commercial destinations throughout the region. Additionally, proximity to LAX, downtown Los Angeles, and coastal areas enhances the lifestyle appeal and accessibility of the area.

MAJOR FREEWAYS

Hawthorne offers prime access to major freeways I-105 and I-405, enabling quick commutes to LAX, downtown Los Angeles, Long Beach, and surrounding areas. This connectivity enhances convenience for residents and commuters alike.

BUS LINES

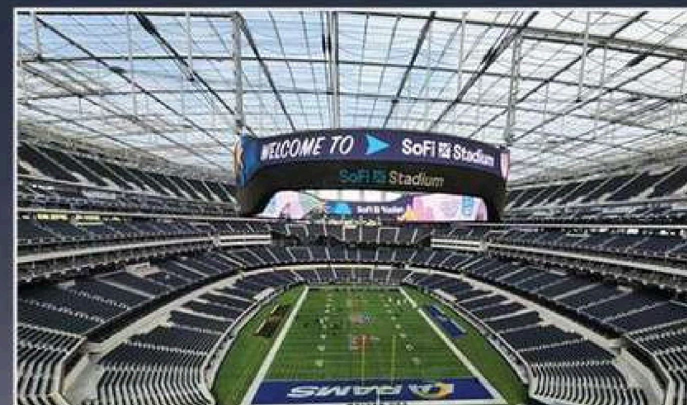
Multiple local bus lines, including GTrans Line 5 along the I-105 corridor through Hawthorne, Gardena, and Compton, plus LA Metro routes, provide frequent service connecting neighborhoods, transit hubs, and LAX.

METRO C LINE

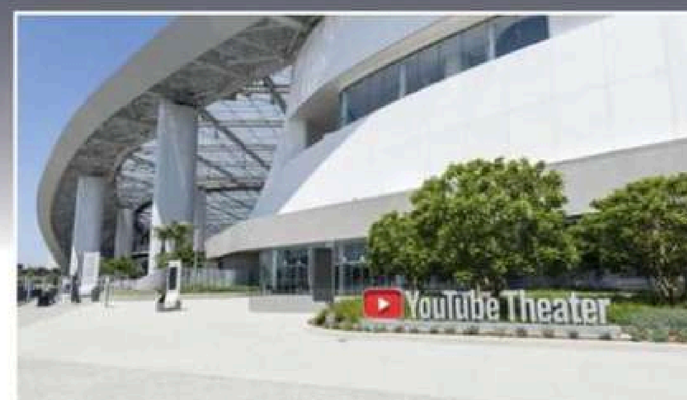
The Hawthorne/Lennox Station on the Metro C Line provides fast, frequent service connecting Hawthorne across the South Bay to LAX, Redondo Beach, Inglewood, and Norwalk. This offers residents reliable public transit options, reducing commute times and providing a convenient alternative to driving.

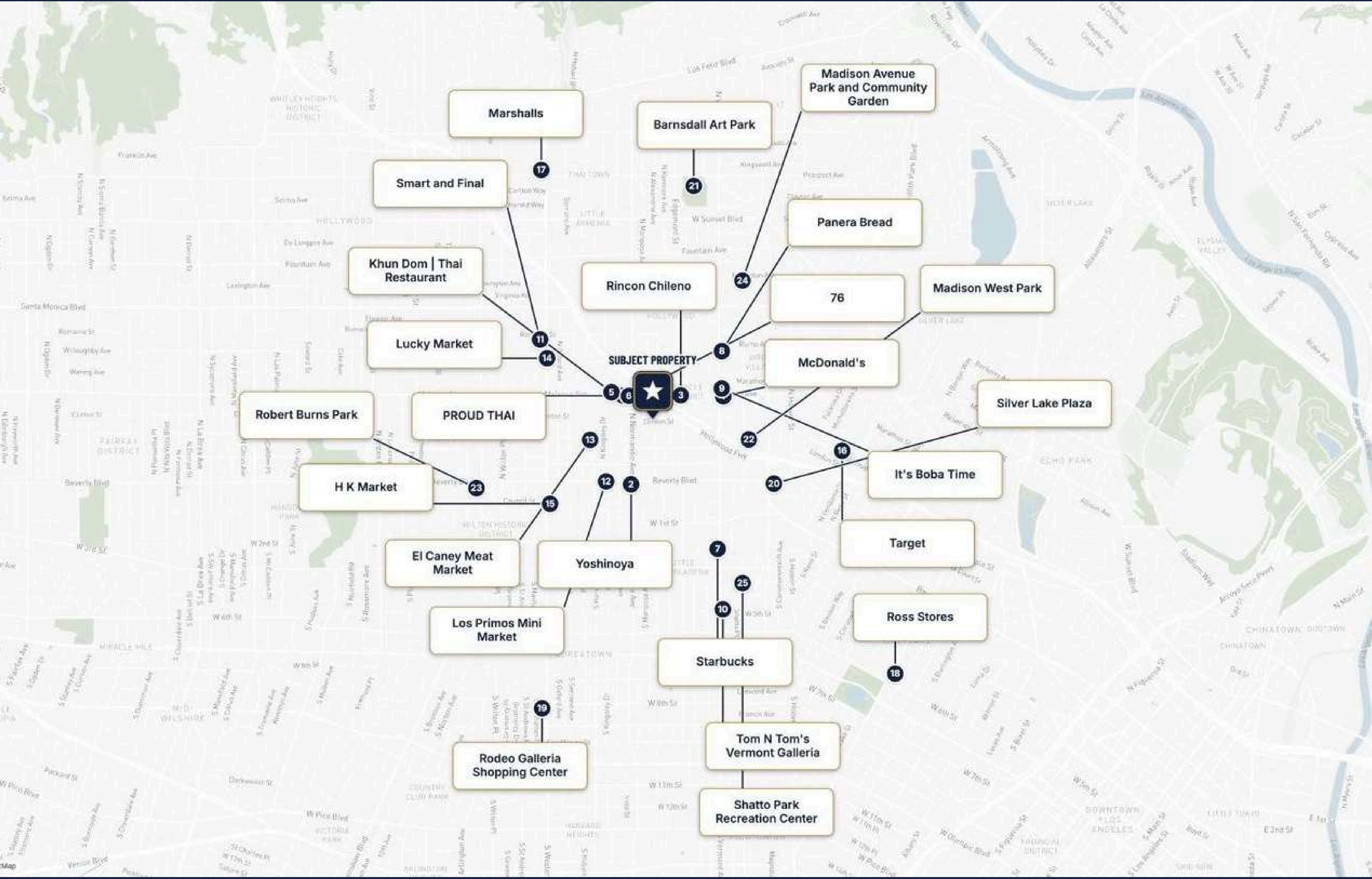
Hollywood Park

Hollywood Park is a premier 300-acre mixed-use development on the historic site of the former Hollywood Park Racetrack. Just an 8-minute drive away from the property, it serves as a major regional hub for sports, entertainment, and lifestyle, anchored by SoFi Stadium, which hosts NFL games for the Los Angeles Rams and Chargers and large-scale events including concerts and the Super Bowl. Next to SoFi Stadium is the Intuit Dome, the state-of-the-art home arena for the NBA's Los Angeles Clippers, alongside the YouTube Theater, a versatile venue for concerts and performances.



Beyond sports and entertainment, Hollywood Park features lush public spaces with 25 acres of parks and 12 miles of walking and biking trails that enhance community connectivity and outdoor recreation. The development includes a vibrant mix of luxury residential neighborhoods, premier retail and dining options, and modern office spaces, establishing a dynamic live-work-play environment. Strategically located just 3 miles from LAX, it offers easy access to urban amenities and job centers, making it a key lifestyle destination in the South Bay region.




Marshalls
Barnsdall Art Park
Madison Avenue Park and Community Garden
Smart and Final
Panera Bread
Khun Dom | Thai Restaurant
Rincon Chileno
76
Madison West Park
Lucky Market
SUBJECT PROPERTY
McDonald's
Robert Burns Park
PROUD THAI
Silver Lake Plaza
H K Market
It's Boba Time
Target
El Caney Meat Market
Yoshinoya
Los Primos Mini Market
Ross Stores
Starbucks
Tom N Tom's Vermont Galleria
Rodeo Galleria Shopping Center
Shatto Park Recreation Center

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