

30 Units | \$6,400,000

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13604 & 13608 CHADRON AVE

HAWTHORNE, CA 90250

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EXECUTIVE SUMMARY



\$6,400,000

PRICE

30

UNITS

\$213,333

PRICE PER UNIT

GRM	13.90	11.49
CAP Rate	4.07%	5.30%
	Current	Projected

THE ASSET

Units	30
Gross SF	20,488 SF
Lot SF	25,925
Parking #	48
Year Built	1986
Zoning	R-3
APN	4052-013-017 4052-013-018

PROPERTY OVERVIEW

13604 & 13608 CHADRON AVE

13604 and 13608 Chadron Ave. presents an attractive investment opportunity. Constructed in 1986 the asset comprises 30 units in two identical but individually parceled 15 unit buildings. The complex shares a total of **48 covered parking spaces**. Each building has **14 one bedroom one bath units and 1 two bedroom one & a half bathroom unit**. All units are separately metered for gas and electricity.

Both buildings have extensive capital improvements: including new roofs, some sewer line replacements and drought resistant water efficient landscaping. Multiple units have recently renovated kitchens, bathrooms, flooring and new appliances. Based on actual expenses the property is projected to be operating at a **5.30% Cap rate** for the upcoming 12 months and is being offered for **\$213,333 per unit**.

Each apartment offers owner provided stoves, microwaves and dishwashers. Tenants have the added convenience of an **onsite laundry facility, intercom entry and gated parking**.

There is potential **additional income** generation from available parking.

INVESTMENT HIGHLIGHTS

✓ Recent Capital Improvements

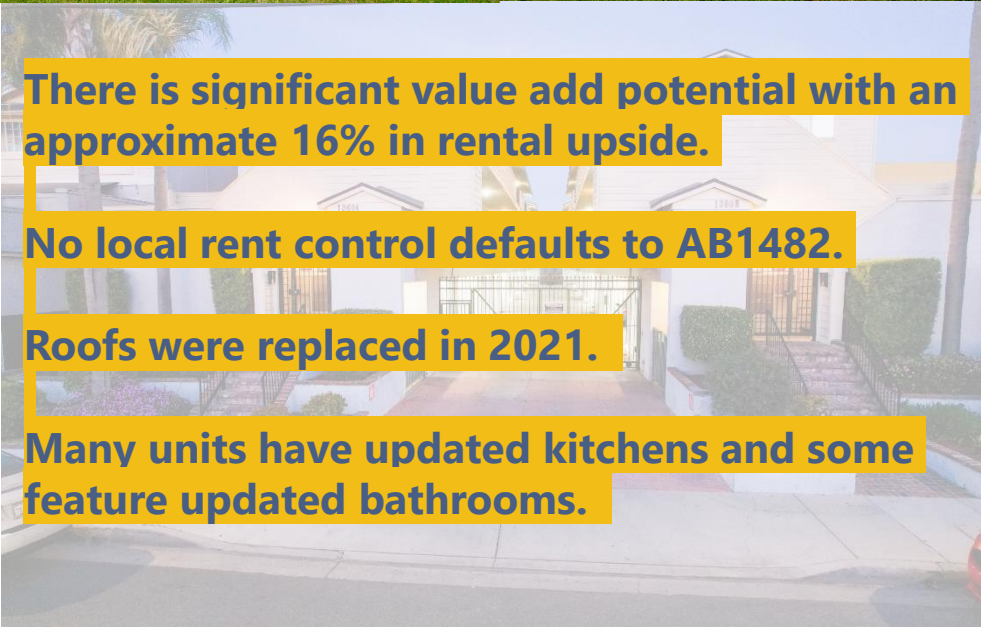
✓ Individually Parceled Buildings

✓ Rental Income Upside

✓ Additional Parking Space Income



13604 & 13608
CHADRON AVE



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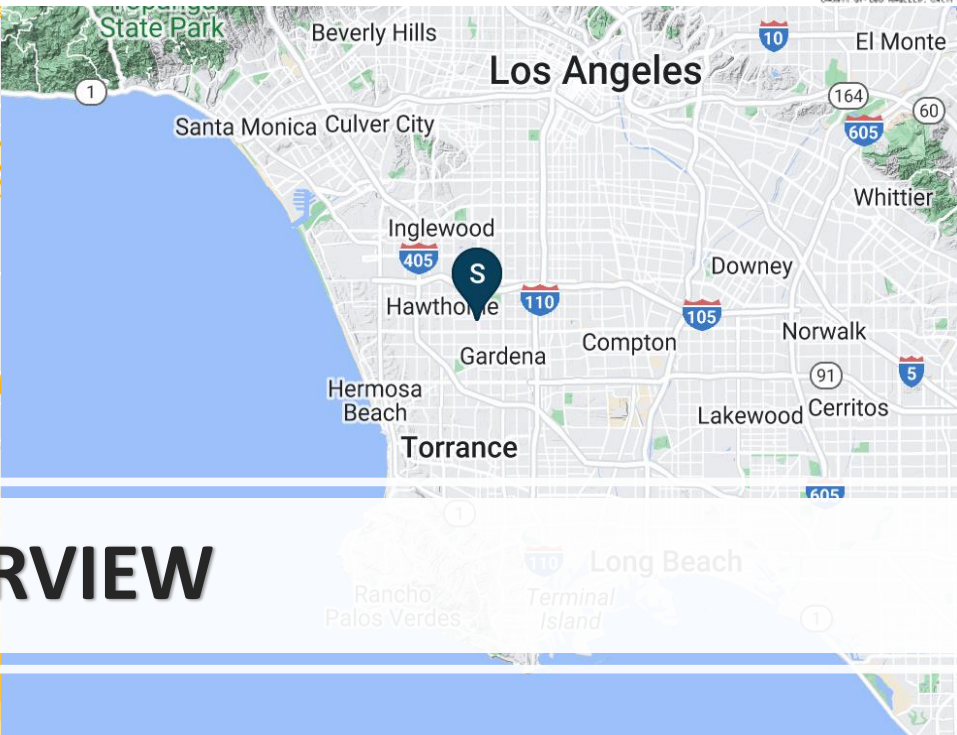
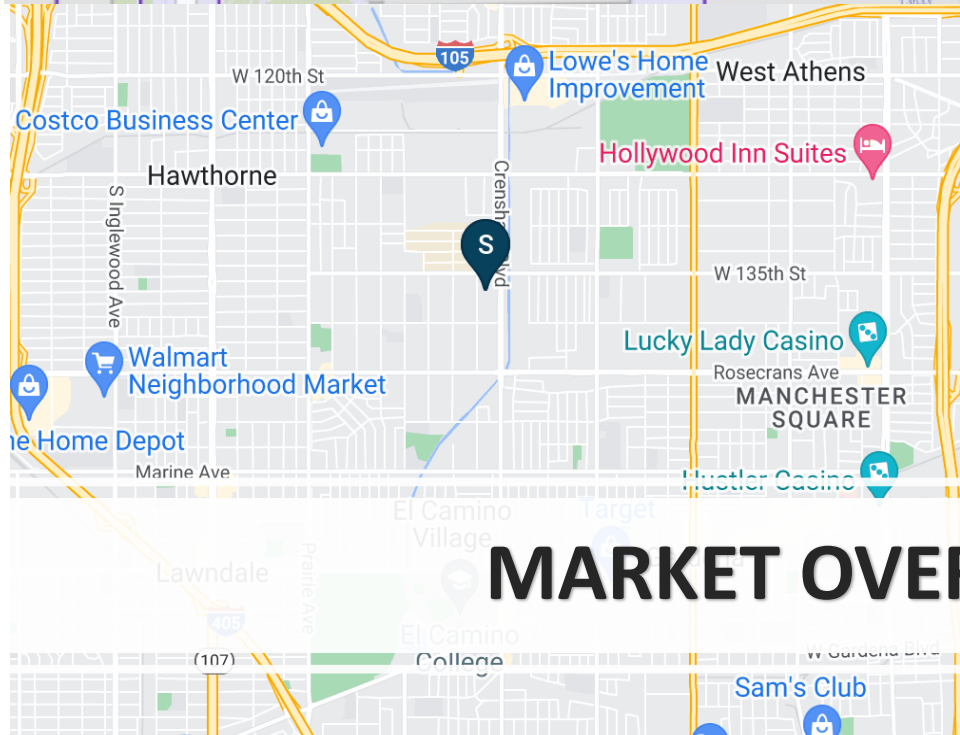
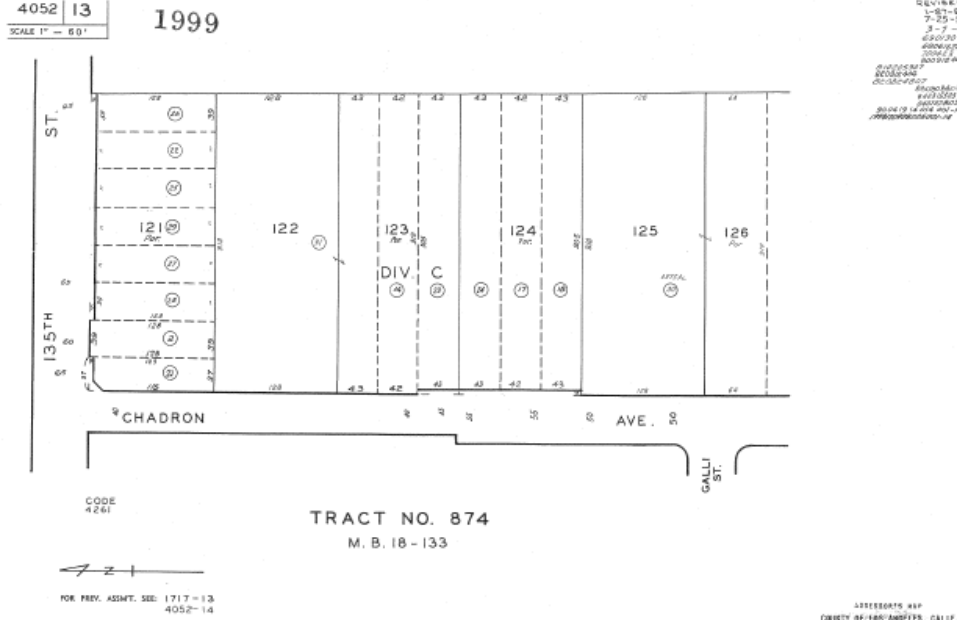
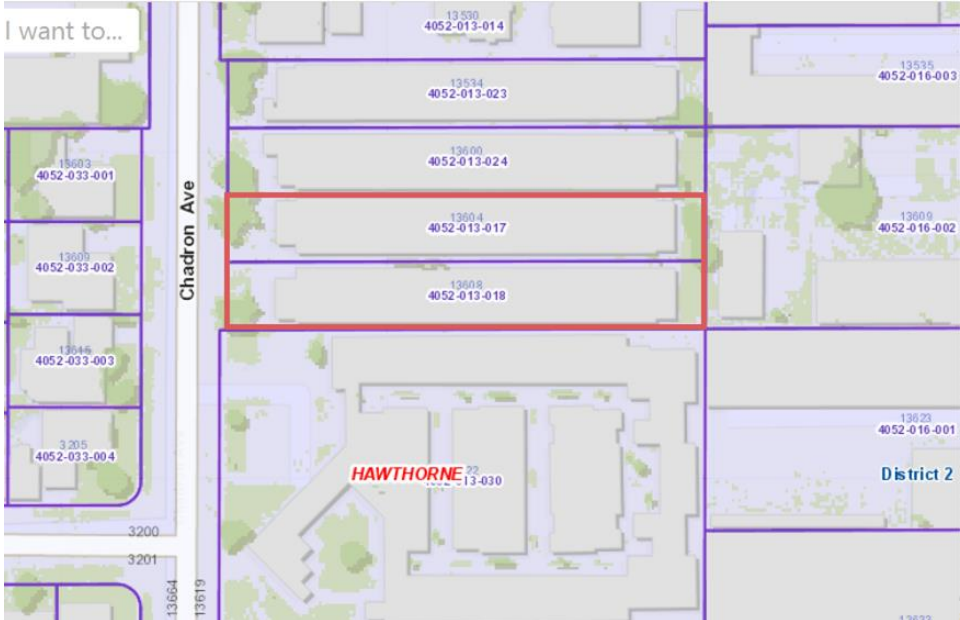
LOCATION MAP



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Hawthorne is located in close proximity to key attractions and destinations such as **Manhattan Beach, Sofi stadium and Los Angeles International Airport (LAX).**

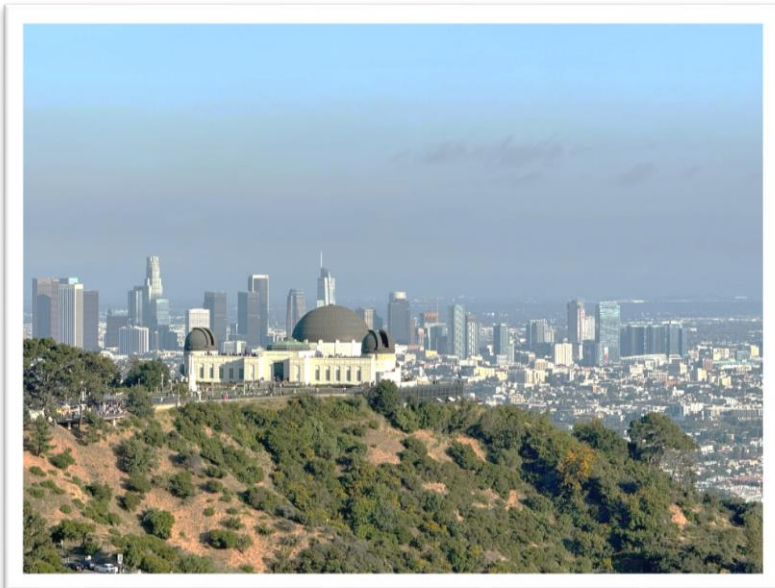
Located **1 mile from SpaceX and the Tesla Design Center** and approximately 3 miles from Sofi stadium and the Intuit Dome, this property offers a blend of suburban tranquility and urban accessibility making it **highly attractive** to prospective tenants.



MARKET OVERVIEW

MARKET OVERVIEW - Hawthorne, CA

Located in the heart of **Los Angeles County**, Hawthorne offers a prime location with easy access to **Downtown LA**, **El Segundo**, and **Santa Monica**, as well as **LAX**. The city's connectivity via the **I-105** and **I-405** freeways, along with public transit options, makes it a convenient choice for professionals and commuters.



Economic Growth & Employment

- Hawthorne has seen rapid growth, particularly in the **tech and aerospace sectors**, with major employers like **SpaceX**, **Tesla**, and **Northrop Grumman** nearby. This has attracted a diverse, skilled workforce, driving demand for rental housing and creating a strong **renters' market**.

Renters' Market

- Hawthorne offers relatively affordable rents compared to neighboring beach cities, making it appealing to young professionals, families, and students. Rental demand has remained strong, with consistent growth in rents and a healthy rent-to-income ratio, providing excellent opportunities for investors.

Neighborhood & Amenities

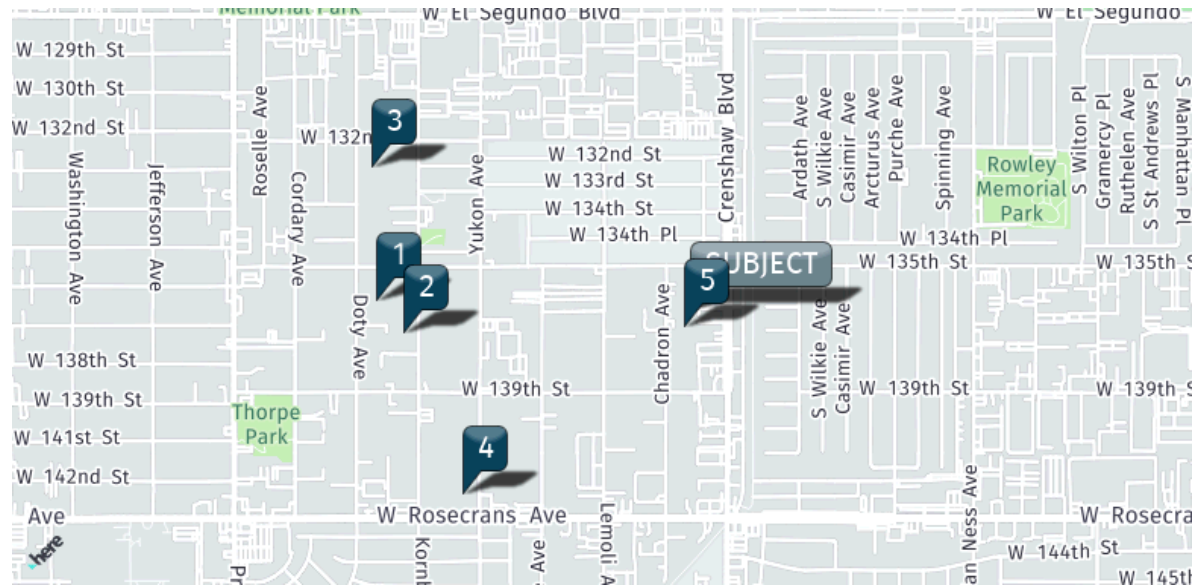
- Residents enjoy access to parks like **Holly Park** and **Eucalyptus Park**, along with shopping centers, restaurants, and entertainment options. The area is also close to **beaches**, offering a blend of suburban comfort with coastal convenience.

Future Growth

- Hawthorne is undergoing **revitalization efforts**, with infrastructure improvements and urban development projects poised to increase property values. The city's diverse community, economic growth, and future development plans make it a desirable market for multifamily investments.

MARKET COMPARABLES

➤ RENT 1-BEDROOM 1-BATHROOM COMPARABLES

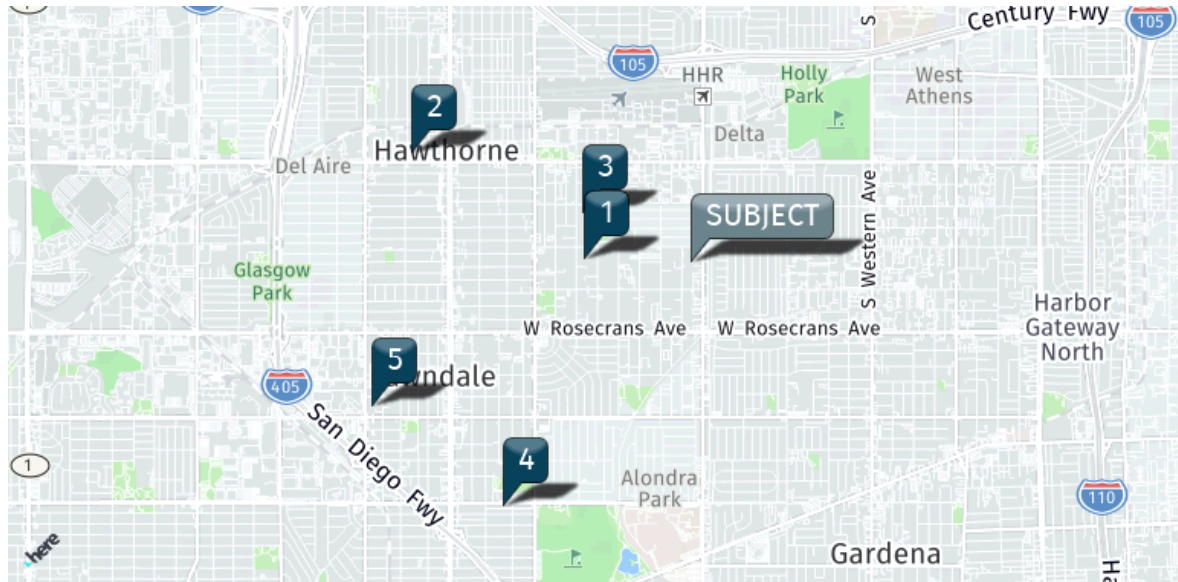


1BR 1.0BA RENT COMPARABLES

#	Address	Unit Type	Year Built	Avg. SF	Rent	Rent/SF
1	13530 Doty Ave, Hawthorne, CA 90250	1BR 1BA	1985	700	\$1,800	\$2.57
2	13629 Kornblum Ave., Hawthorne, CA, 90250	1BR 1BA	1970	600	\$1,925	\$3.21
3	13300 Doty Ave, Hawthorne, CA 90250	1BR 1BA	1967	850	\$1,585	\$1.86
4	3601 Rosecrans Ave, Hawthorne, CA, 90250	1BR 1BA	1973	800	\$1,925	\$2.41
5	13622 Chadron Ave, Hawthorne, CA, 90250	1BR 1BA	1989 / 2002	742	\$2,205	\$2.97

MARKET COMPARABLES

➤ RENT 2-BEDROOM 1.5-BATHROOM COMPARABLES



2BR 1.5BA RENT COMPARABLES

#	Address	Unit Type	Year Built	Avg. SF	Rent	Rent/SF
1	13530 Doty Ave, Hawthorne, CA 90250	2BR 1.5BA	1985	750	\$2,350	\$3.13
2	12712 Ramona Ave, Hawthorne, CA 90250	2BR 1.5BA	1962	900	\$2,450	\$2.72
3	13300 Doty Ave, Hawthorne, CA 90250	2BR 1.5BA	1967	950	\$1,985	\$2.09
4	4130 Manhattan Beach Blvd, Lawndale, CA 90260	2BR 1.5BA	1981	900	\$2,495	\$2.77
5	14928 Inglewood Ave, Lawndale, CA 90260	2BR 1.5BA	1984	956	\$2,350	\$2.46

MARKET COMPARABLES

➤ SALE COMPARABLES



SALE COMPARABLES

#	Address	Sale Date	Year Built	Unit	Price	Price/Unit
1	13220 Cordary Ave, Hawthorne, CA, 90250	In Contract	1986	14	\$4,400,000	\$314,286
2	4750 Broadway, Hawthorne, CA, 90250	6/5/2024	1962	16	\$3,285,000	\$205,313
3	14110 Yukon Ave, Hawthorne, CA, 90250	5/17/2024	1974	28	\$4,500,000	\$160,714
4	13311 Kornblum Ave, Hawthorne, CA, 90250	3/25/2024	1964	18	\$4,250,000	\$236,111
5	12545 Eucalyptus Ave, Hawthorne, CA, 90250	3/8/2024	1960	11	\$3,055,000	\$277,727



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