

14110 Yukon Ave.

Hawthorne, CA 90250

Offering Memorandum

28 units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day 1!

Plans for 15 ADUs to achieve 9.8% Cap Rate, 7.7 GRM, 208k/unit after ~1.3M constructions costs

Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium

Newer 28 units + Plans for 15 ADUs

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary
Local Business Map

03 Property Description

Property Features
Property Images

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis

06 Demographics

General Demographics

Global Platinum Properties



Armin Soleimani

Global Platinum Properties
Realtor
(310) 666-2246
ziuroiluj@gmail.com
01846872



Julio Ruiz

Global Platinum Properties
Broker
(818) 524-0706
ziuroiluj@gmail.com
01911261



GLOBAL PLATINUM
PROPERTIES

Brokerage License No.: 02062910

www.gppla.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	14110 Yukon Ave Hawthorne CA 90250
Price	\$7,640,000
Number of Units - Current	28
Gross Square Feet - Current	18,310 SF
Price/Unit - Current	\$272,857
Price/SF - Current	\$417
CAP Rate - Current	7%
GRM - Current	10.36
Number of Units - Proforma - 15 ADUs	43
Gross Square Feet - Proforma - 5,250 SF 15 ADUs	23,560
Construction Cost - \$250/SF	\$1,312,500
Total Price	\$8,952,500
Total Price/Unit - Proforma	\$208,198
Price/SF - Proforma	\$380
CAP Rate - Proforma	9.85%
GRM - Proforma	7.7
Year Built	1974
Lot Size	19,201

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	59,441	310,454	704,028
2025 Median HH Income	\$66,515	\$82,688	\$86,717
2025 Average HH Income	\$88,784	\$113,127	\$126,536



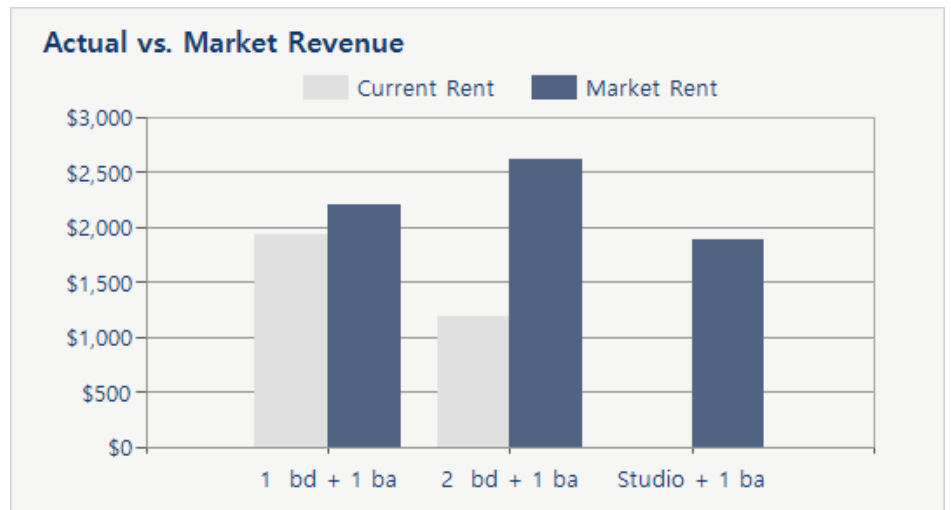
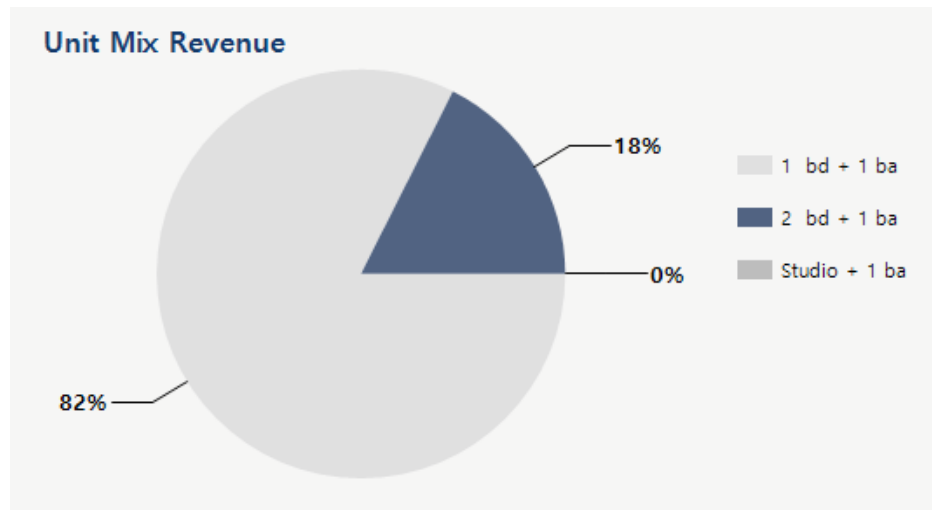
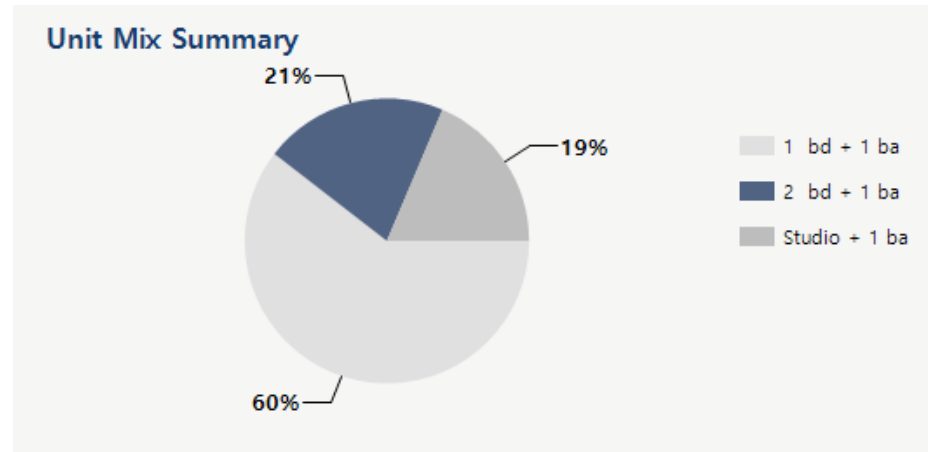
Turnkey Investment

Huge 1.75M Price Reduction! Newer 28 units with 33 parking spaces built in 1974 & Renovated in 2024 cash flowing at an amazing 7% Current Cap Rate from day 1! Preliminary plans to add 15 ADUs to achieve an incredible 9.8% Cap Rate, 7.7 GRM, and only 208k/unit after taking into account all the construction costs (~1.3M assuming \$250/SF). The preliminary plans call for 7 attached ADUs in the garage/storage area + 8 detached ADUs over the pool area while still maintaining ~25 parking spaces for the residents. Excellent unit mix consisting of 4 (2bed/1bath) units and 24 (1bed/1bath) units. Majority of the units have been completely renovated and boast a high-end aesthetic with new modern cabinets, flooring, lighting, new bathrooms, stainless steel appliances, and major exterior capital improvements. Amenities include a renovated pool, on-site laundry facilities, secured entry, and 33 covered parking spaces for convenience. Huge almost ~20,000 SF lot for future development potential.

- 28 units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day 1!
- Prelim plans for 15 ADUs to achieve 9.8% Cap Rate, 7.7 GRM, 208k/unit after ~1.3M construction costs
- Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	26	\$1,931	\$50,196	\$2,200	\$57,200
2 bd + 1 ba	9	\$1,188	\$10,696	\$2,624	\$23,615
Studio + 1 ba	8	\$0	\$0	\$1,895	\$15,160
Totals/Averages	43	\$1,416	\$60,892	\$2,232	\$95,975





02

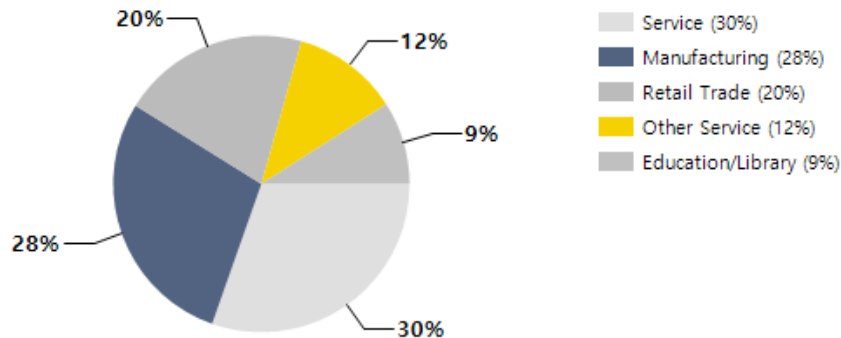
Location

Location Summary
Local Business Map

Hawthorne

- Located in the vibrant heart of Hawthorne, California, this site offers unparalleled access to some of the most iconic and innovative destinations in the Los Angeles area. Just minutes away from the scenic beaches of L.A., residents and investors can enjoy the coastal lifestyle and recreational activities that come with proximity to the Pacific Ocean. The area is a hub for technological and aerospace industries, featuring the renowned Tesla Design Center, SpaceX headquarters, and Starlink operations. Nearby, Northrop Grumman provides advanced aerospace and defense technologies, further emphasizing the region's significance in high-tech manufacturing and innovation. The property is also conveniently close to major transportation hubs like LAX, facilitating global connectivity and travel. Sports enthusiasts will appreciate the proximity to the Intuit Dome and SoFi Stadium, home to major sporting events!

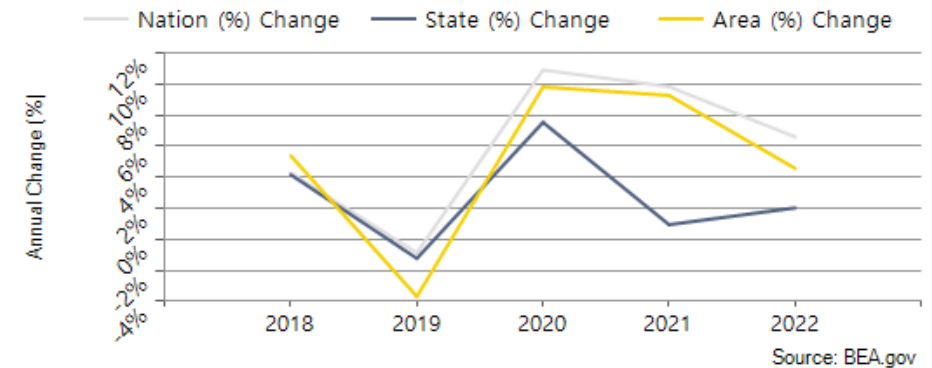
Major Industries by Employee Count

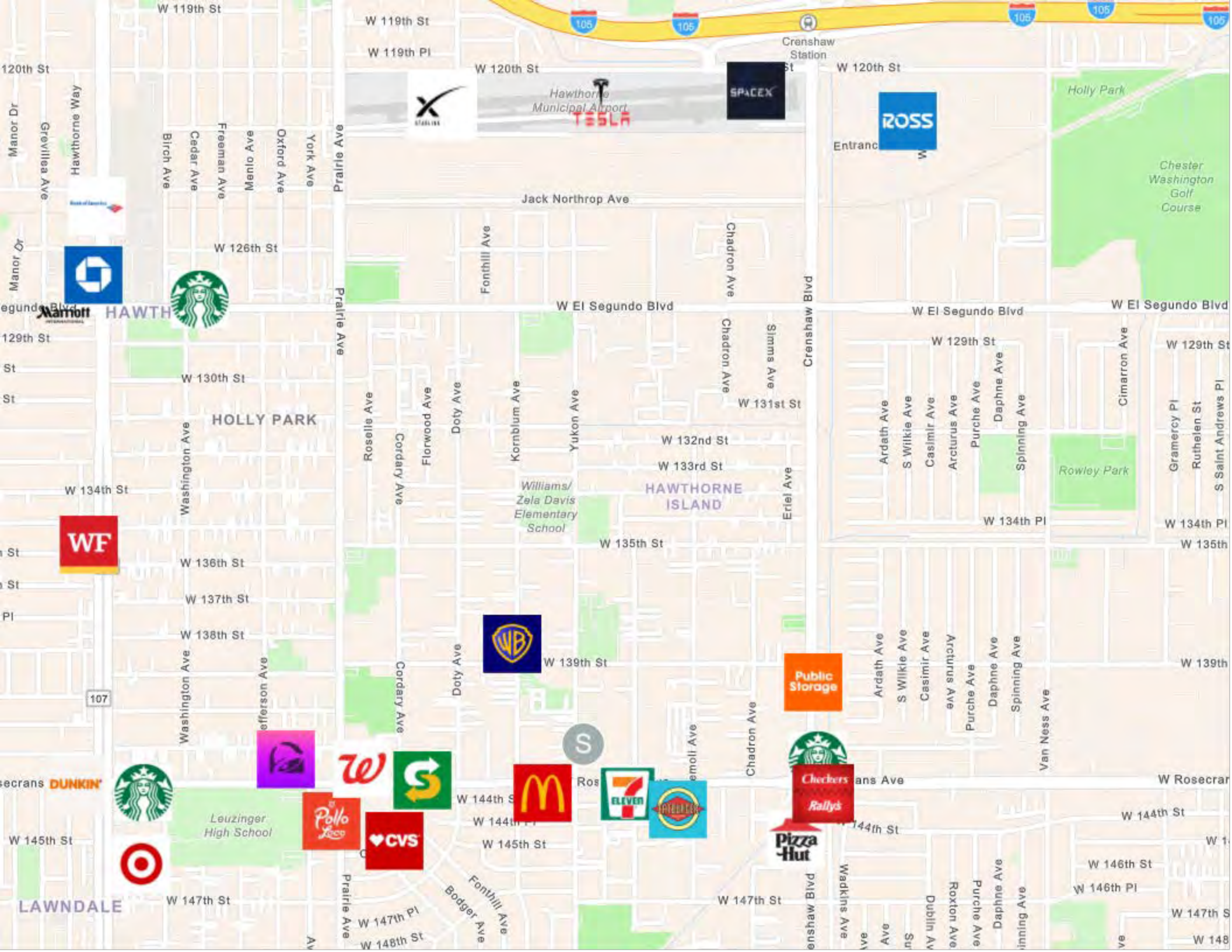


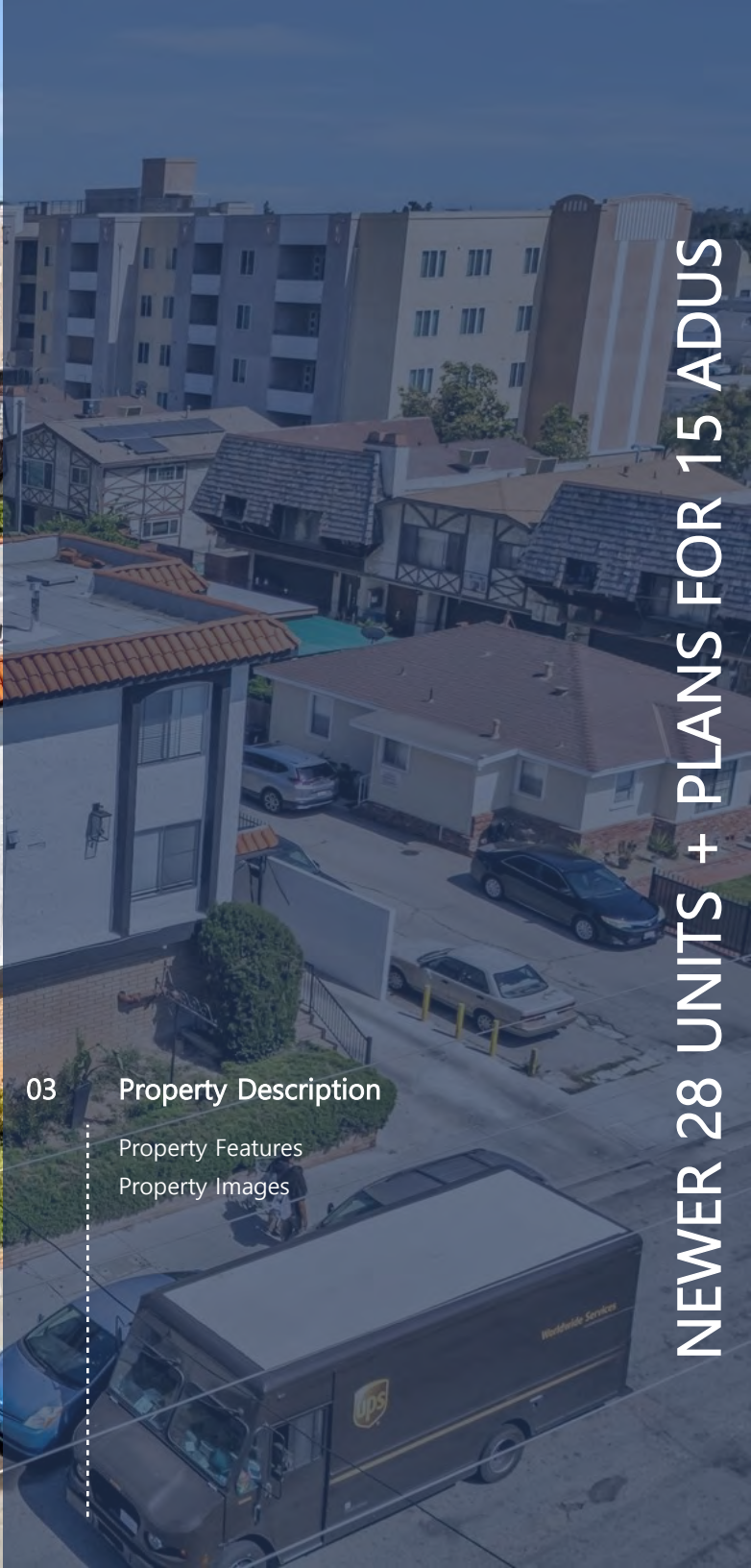
Largest Employers

SpaceX	6,094
Amazon Fulfillment Center	1,500
Hawthorne School District	900
Wiseburn Unified School District	394
City of Hawthorne	360
Home Depot	340
OSI Systems	280
Expeditors	260

Los Angeles County GDP Trend







03

Property Description

Property Features

Property Images

NEWER 28 UNITS + PLANS FOR 15 ADUS

PROPERTY FEATURES

NUMBER OF UNITS	28
BUILDING SF	18,310
LAND SF	19,196
LAND ACRES	.44
YEAR BUILT	1974
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	HAR4*
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	59 X 300
NUMBER OF PARKING SPACES	20

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Owner
ELECTRIC	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional
LANDSCAPING	Front Yard







Tesla, SpaceX, Starlink

04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,200.00	\$2,200.00	
2	1 bd + 1 ba	\$2,080.00	\$2,200.00	
3	1 bd + 1 ba	\$1,788.00	\$2,200.00	
4	1 bd + 1 ba	\$2,350.00	\$2,200.00	
5	1 bd + 1 ba	\$2,147.00	\$2,200.00	
6	1 bd + 1 ba	\$1,981.00	\$2,200.00	
7	1 bd + 1 ba	\$2,310.00	\$2,200.00	
8	1 bd + 1 ba	\$1,847.00	\$2,200.00	
9	1 bd + 1 ba	\$2,200.00	\$2,200.00	Vacant
10	1 bd + 1 ba	\$2,200.00	\$2,200.00	
11	1 bd + 1 ba	\$1,647.00	\$2,200.00	
12	2 bd + 1 ba	\$2,280.00	\$2,745.00	
14	1 bd + 1 ba	\$2,030.00	\$2,200.00	
15	2 bd + 1 ba	\$3,076.00	\$2,745.00	
16	1 bd + 1 ba	\$2,310.00	\$2,200.00	
17	1 bd + 1 ba	\$2,175.00	\$2,200.00	
18	1 bd + 1 ba	\$1,846.00	\$2,200.00	
19	1 bd + 1 ba	\$2,081.00	\$2,200.00	
20	1 bd + 1 ba	\$2,410.00	\$2,200.00	
21	1 bd + 1 ba	\$2,080.00	\$2,200.00	
22	1 bd + 1 ba	\$2,052.00	\$2,200.00	
23	1 bd + 1 ba	\$1,846.00	\$2,200.00	
24	1 bd + 1 ba	\$2,150.00	\$2,200.00	
25	1 bd + 1 ba	\$2,310.00	\$2,200.00	
26	1 bd + 1 ba	\$1,846.00	\$2,200.00	
27	2 bd + 1 ba	\$2,840.00	\$2,745.00	
28	1 bd + 1 ba	\$2,310.00	\$2,200.00	
29	2 bd + 1 ba	\$2,500.00	\$2,745.00	
30	1 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 1
31	2 bd + 1 ba	\$0.00	\$2,745.00	Proposed Attached ADU 2
32	2 bd + 1 ba	\$0.00	\$2,745.00	Proposed Attached ADU 3
33	2 bd + 1 ba	\$0.00	\$2,745.00	Proposed Attached ADU 4
34	1 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 5

Unit	Unit Mix	Current Rent	Market Rent	Notes
35	2 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 6
36	2 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 7
37	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 1
38	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 2
39	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 3
40	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 4
41	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 5
42	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 6
43	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 7
44	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 8
Totals / Averages		\$60,892.00	\$95,975.00	





05

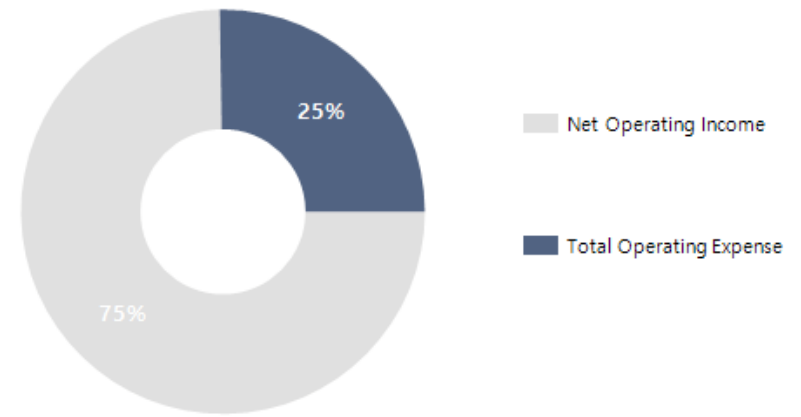
Financial Analysis

Income & Expense Analysis

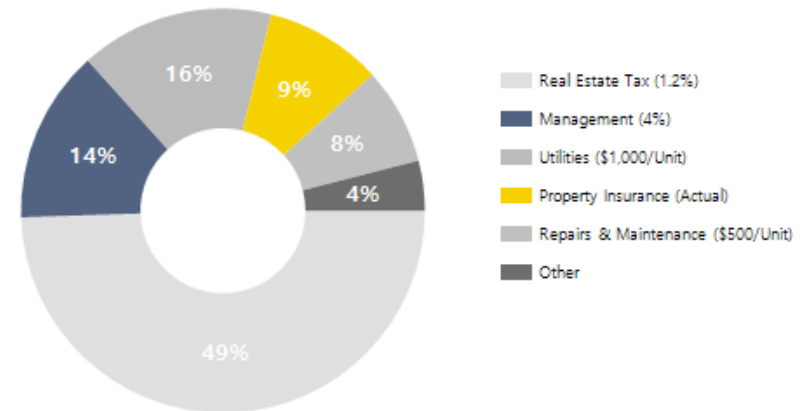
REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$730,704	99.1%	\$1,151,700	99.1%
Laundry (Estimated \$20/unit/month)	\$6,720	0.9%	\$10,320	0.9%
Gross Potential Income	\$737,424		\$1,162,020	
Less: Vacancy/Deductions (GPR) (3%)	-\$22,124	3.02%	-\$34,860	3.02%
Effective Gross Income	\$715,300		\$1,127,160	
Less Expenses	\$180,645	25.25%	\$245,516	21.78%
Net Operating Income	\$534,655		\$881,644	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.17%)	\$89,388		\$107,430	
Property Insurance (Actual)	\$17,020		\$21,900	
Utilities (\$1,000/Unit) (\$, \$)	\$28,000		\$43,000	
Pest Control (\$100/Month)	\$1,200		\$1,200	
Repairs & Maintenance (\$500/Unit)	\$14,000		\$21,500	
Management (4%)	\$25,037		\$45,086	
Cleaning & Gardening (\$200/Month)	\$2,400		\$2,400	
On-Site Manager (\$300/Month)	\$3,600		\$3,600	
Total Operating Expense	\$180,645	\$6,452	\$245,516	\$8,768
Expense / SF	\$9.87		\$13.41	
% of EGI	25.25%		21.78%	



* Expenses are estimated



06

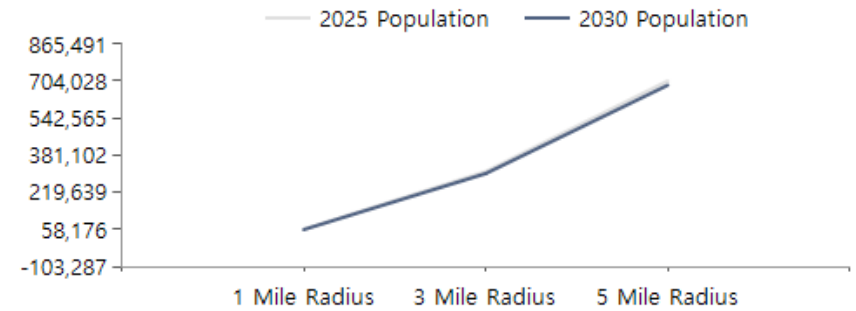
Demographics

General Demographics

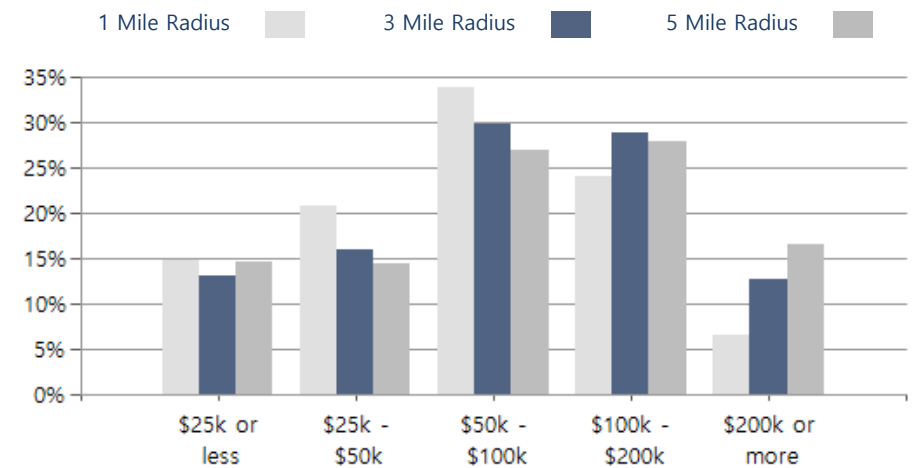
NEWER 28 UNITS + PLANS FOR 15 ADUS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,162	314,104	695,872
2010 Population	59,286	316,193	708,053
2025 Population	59,441	310,454	704,028
2030 Population	58,176	301,926	686,267
2025 African American	16,098	57,850	151,740
2025 American Indian	1,135	5,757	10,987
2025 Asian	6,131	44,738	81,289
2025 Hispanic	30,252	157,133	321,731
2025 Other Race	19,946	98,199	204,308
2025 White	7,660	54,719	155,088
2025 Multiracial	8,029	47,139	97,381
2025-2030: Population: Growth Rate	-2.15%	-2.80%	-2.55%

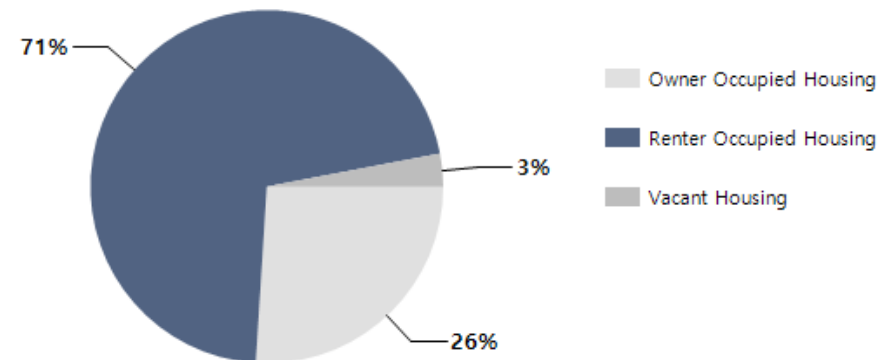
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,716	7,977	21,456
\$15,000-\$24,999	1,370	5,975	13,985
\$25,000-\$34,999	1,910	7,076	14,606
\$35,000-\$49,999	2,415	9,887	20,668
\$50,000-\$74,999	4,069	16,999	35,261
\$75,000-\$99,999	2,991	14,713	30,487
\$100,000-\$149,999	3,608	19,926	43,391
\$150,000-\$199,999	1,405	10,738	24,497
\$200,000 or greater	1,364	13,481	40,257
Median HH Income	\$66,515	\$82,688	\$86,717
Average HH Income	\$88,784	\$113,127	\$126,536



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

Newer 28 units + Plans for 15 ADUs

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Platinum Properties and it should not be made available to any other person or entity without the written consent of Global Platinum Properties.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Platinum Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Platinum Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Platinum Properties has not verified, and will not verify, any of the information contained herein, nor has Global Platinum Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Global Platinum Properties



Armin Soleimani

Global Platinum Properties
Realtor
(310) 666-2246
ziuroiluj@gmail.com
01846872



Julio Ruiz

Global Platinum Properties
Broker
(818) 524-0706
ziuroiluj@gmail.com
01911261



GLOBAL PLATINUM
PROPERTIES

Brokerage License No.: 02062910
www.gppla.com

11022 Santa Monica Blvd. #240, Los Angeles, CA 90025

powered by CREOP