



GLOBAL PLATINUM
PROPERTIES

14110 Yukon Ave.

Hawthorne, CA 90250

Offering Memorandum

Existing 28 Units

Proposed 8 Detached ADUs

Proposed 7 Attached ADUs

28 units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day 1!
Plans for 15 ADUs to achieve 9.7% Cap Rate, 7.7 GRM, 218k/unit after ~1.3M constructions costs
Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium

Newer 28 units + Plans for 15 ADUs

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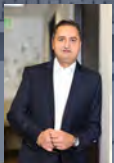
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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	14110 Yukon Ave Hawthorne CA 90250
Price	\$8,100,000
Number of Units - Current	28
Gross Square Feet - Current	18,310 SF
Price/Unit - Current	\$289,286
Price/SF - Current	\$442
CAP Rate - Current	7.07%
GRM - Current	10.31
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	\$9,412,500
Total Price/Unit - Proforma	\$218,895
Price/SF - Proforma	\$400
CAP Rate - Proforma	9.79%
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



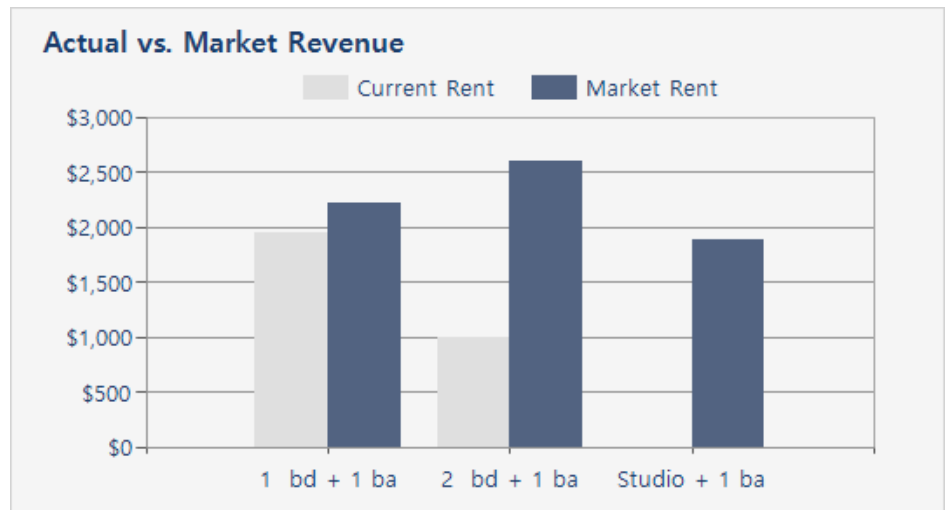
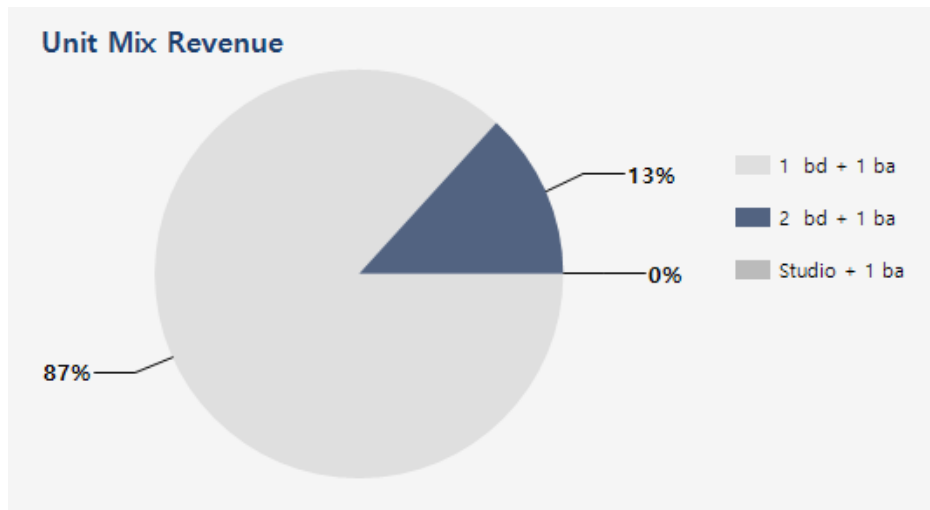
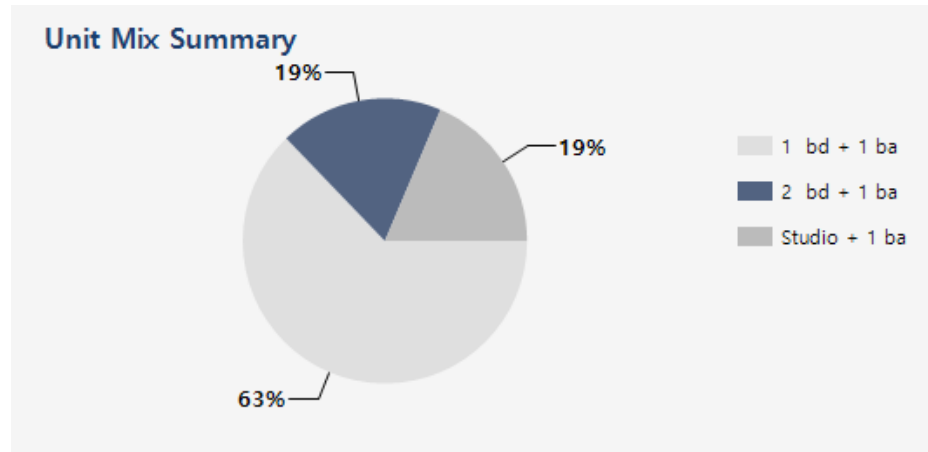
Turnkey Investment

Huge 1.3M 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 9.7% Cap Rate, 7.7 GRM, and only 218k/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. Located in the heart of Hawthorne just minutes away from the Beach, Tesla Design Center, SpaceX, Starlink, Northrop Grumman, LAX, Intuit Dome, SoFi Stadium and more.

- 28 units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day 1!
- Prelim plans for 15 ADUs to achieve 9.7% Cap Rate, 7.7 GRM, 218k/unit after ~1.3M construction costs
- Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium



Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	27	\$1,953	\$52,732	\$2,220	\$59,945
2 bd + 1 ba	8	\$1,007	\$8,054	\$2,609	\$20,870
Studio + 1 ba	8	\$0	\$0	\$1,895	\$15,160
Totals/Averages	43	\$1,414	\$60,786	\$2,232	\$95,975





02

Location

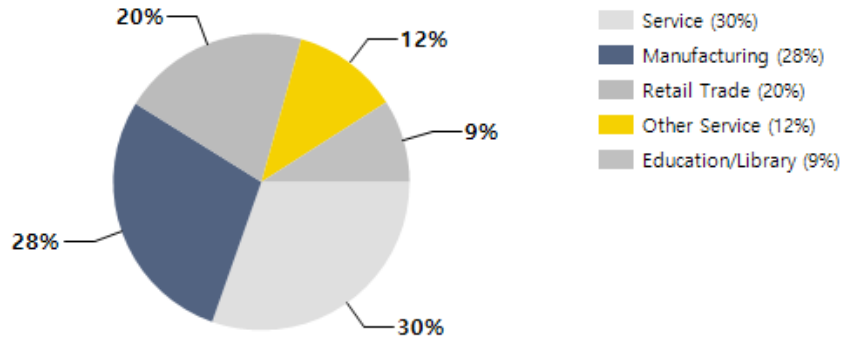
Location Summary

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!

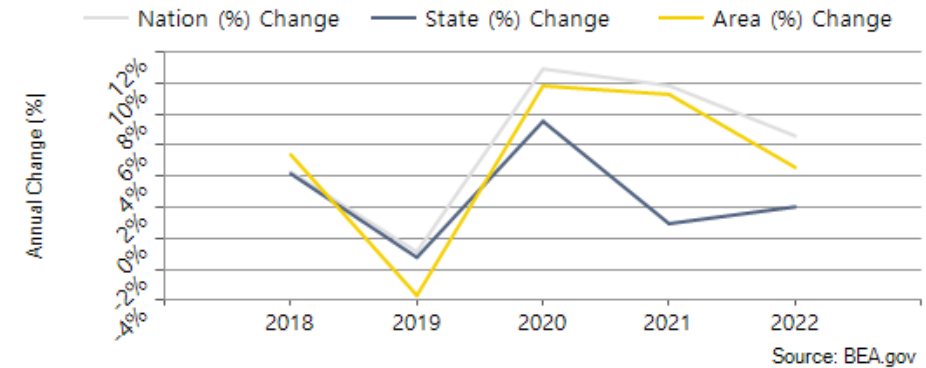
Major Industries by Employee Count

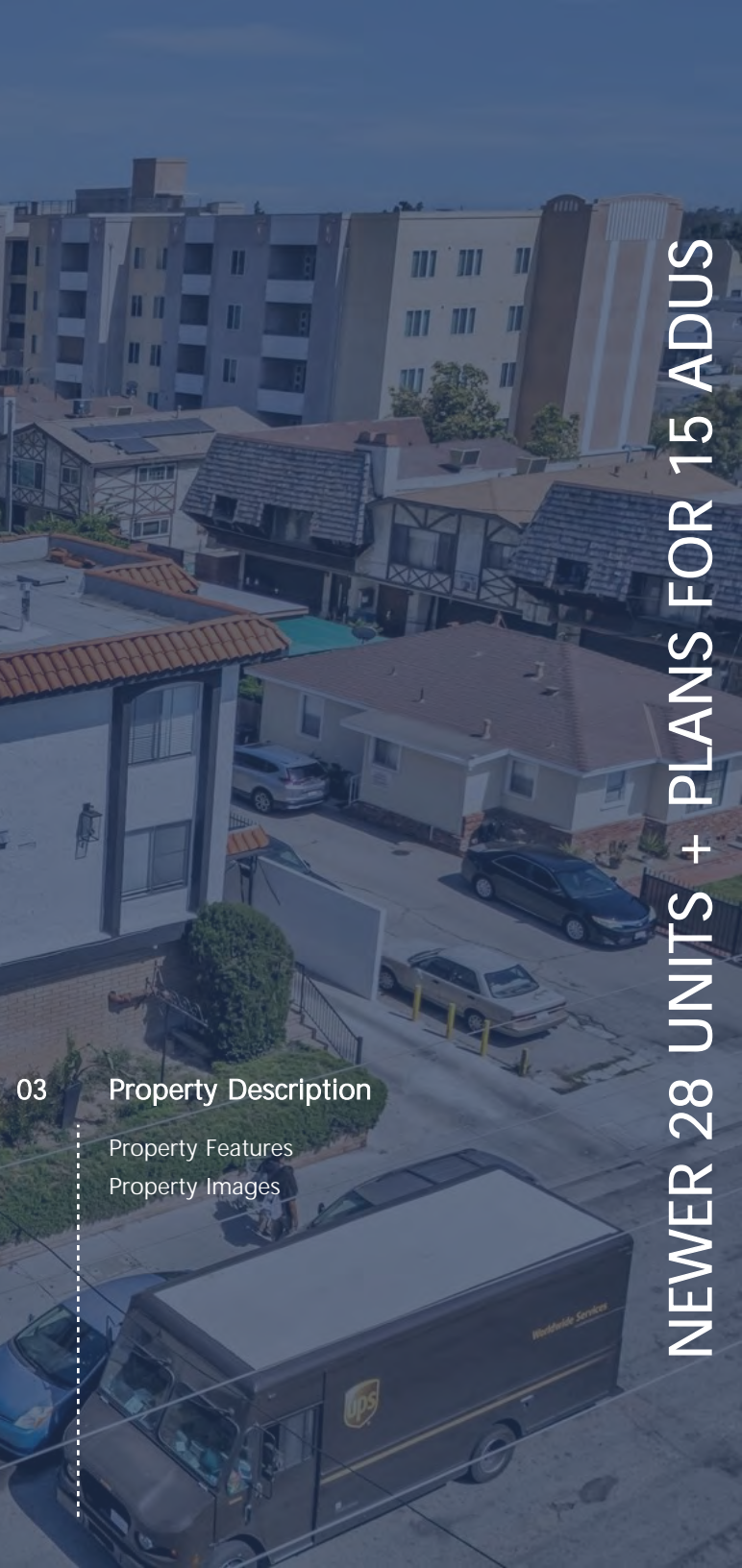


Largest Employers

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

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	Tenant
ELECTRIC	Tenant

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	PATH RPSS
2	1 bd + 1 ba	\$1,995.00	\$2,200.00	VACANT
3	1 bd + 1 ba	\$1,719.00	\$2,200.00	
4	1 bd + 1 ba	\$2,315.00	\$2,200.00	PATH RPSS
5	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
6	1 bd + 1 ba	\$1,904.00	\$2,200.00	
7	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
8	1 bd + 1 ba	\$1,759.00	\$2,200.00	
9	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
10	1 bd + 1 ba	\$2,085.00	\$2,200.00	PATH TLS
11	1 bd + 1 ba	\$1,584.00	\$2,200.00	
12	2 bd + 1 ba	\$2,280.00	\$2,745.00	
14	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
15	2 bd + 1 ba	\$2,934.00	\$2,745.00	
16	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
17	1 bd + 1 ba	\$1,995.00	\$2,200.00	Vacant
18	1 bd + 1 ba	\$1,773.00	\$2,200.00	
19	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
20	1 bd + 1 ba	\$2,410.00	\$2,200.00	PATH RPSS
21	1 bd + 1 ba	\$1,995.00	\$2,200.00	PATH RPSS
22	1 bd + 1 ba	\$1,968.00	\$2,200.00	
23	1 bd + 1 ba	\$1,773.00	\$2,200.00	
24	1 bd + 1 ba	\$2,150.00	\$2,200.00	TLS-HOPICS
25	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
26	1 bd + 1 ba	\$1,772.00	\$2,200.00	
27	2 bd + 1 ba	\$2,840.00	\$2,745.00	PATH RPSS
28	1 bd + 1 ba	\$2,310.00	\$2,200.00	PATH RPSS
29	1 bd + 1 ba	\$2,965.00	\$2,745.00	PATH RPSS
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		\$60,786.00	\$95,975.00	





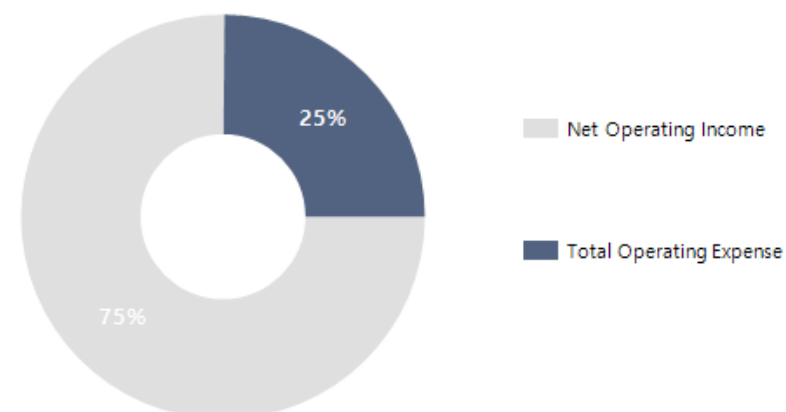
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Financial Analysis

Income & Expense Analysis

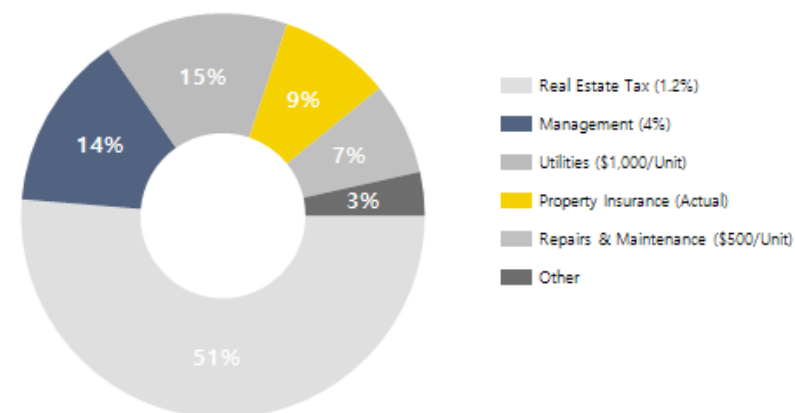
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PROFORMA AFTER ADUs	
Gross Scheduled Rent	\$729,432	92.9%	\$1,151,700	95.1%
Laundry (Estimated \$20/unit/month)	\$6,720	0.9%	\$10,320	0.9%
PATH Incentive - 13 Units -\$315/unit/month	\$49,140	6.3%	\$49,140	4.1%
Gross Potential Income	\$785,292		\$1,211,160	
Less: Vacancy/Deductions (GPR) (3%)	-\$23,563	3.23%	-\$36,334	3.15%
Effective Gross Income	\$761,729		\$1,174,826	
Less Expenses	\$189,486	24.87%	\$252,943	21.53%
Net Operating Income	\$572,243		\$921,883	



EXPENSES	CURRENT	Per Unit	PROFORMA AFTER ADUs	
Real Estate Tax (1.2%)	\$97,200	\$3,471	\$112,950	\$4,034
Property Insurance (Actual)	\$17,020	\$608	\$21,900	\$782
Utilities (\$1,000/Unit)	\$28,000	\$1,000	\$43,000	\$1,536
Pest Control (\$100/Month)	\$1,200	\$43	\$1,200	\$43
Repairs & Maintenance (\$500/Unit)	\$14,000	\$500	\$21,500	\$768
Management (4%)	\$26,666	\$952	\$46,993	\$1,678
Cleaning & Gardening (\$200/Month)	\$2,400	\$86	\$2,400	\$86
On-Site Manager (\$250/Month)	\$3,000	\$107	\$3,000	\$107
Total Operating Expense	\$189,486	\$6,767	\$252,943	\$9,034
Expense / SF	\$10.35		\$13.81	
% of EGI	24.87%		21.53%	

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



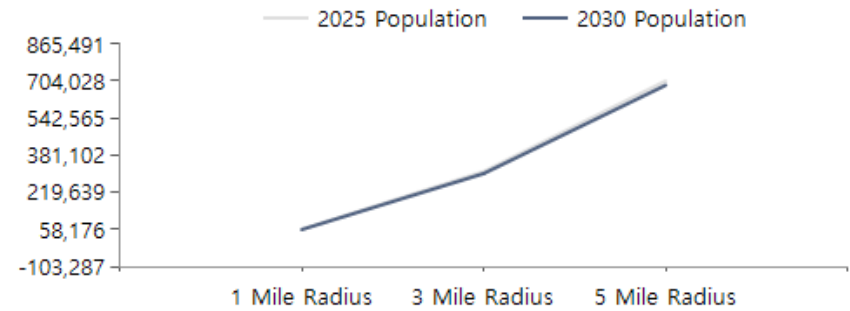
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Demographics

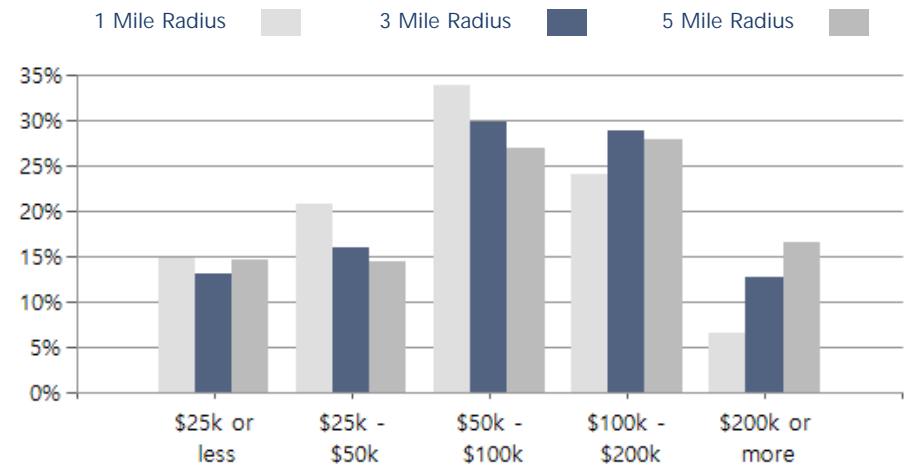
General Demographics

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%

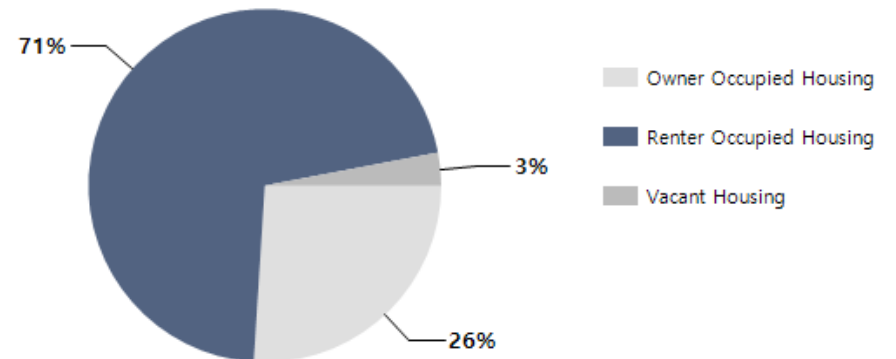
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,716	7,977	21,456
\$15,000-\$24,999	1,370	5,975	13,985
\$25,000-\$34,999	1,910	7,076	14,606
\$35,000-\$49,999	2,415	9,887	20,668
\$50,000-\$74,999	4,069	16,999	35,261
\$75,000-\$99,999	2,991	14,713	30,487
\$100,000-\$149,999	3,608	19,926	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

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