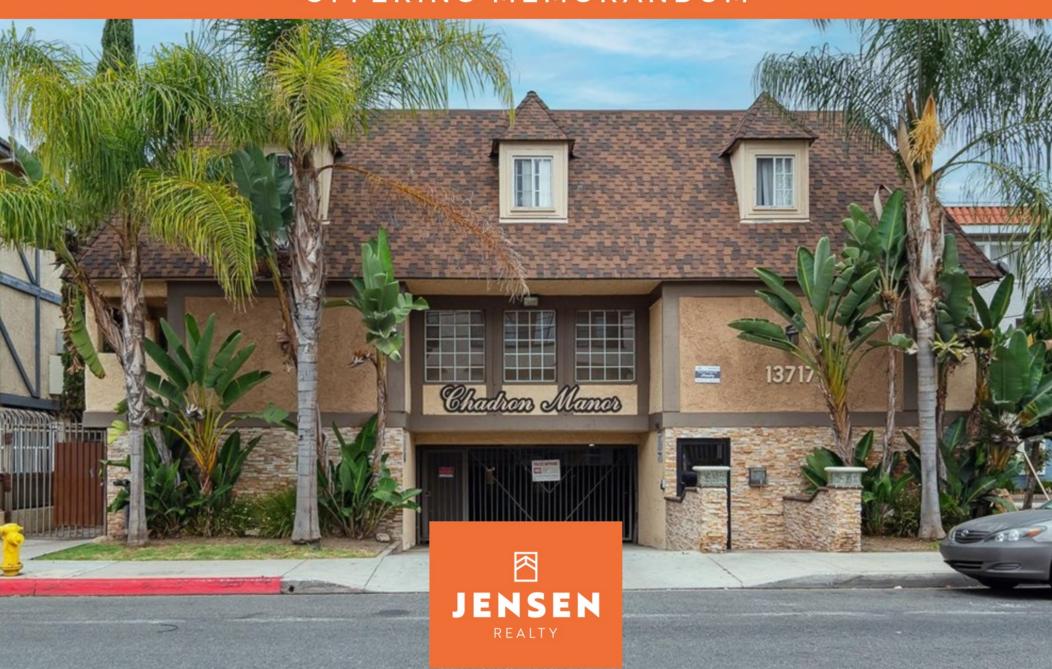
13717 Chadron Ave

Hawthorne, CA 90250

OFFERING MEMORANDUM



DISCLAIMER, CONFIDENTIALITY & NON-ENDORSEMENT NOTICE

Prepared by Jensen Realty

RENT AND INCOME PROJECTIONS

All rent and income figures provided in this material—excluding verified historical collections—are estimates offered in good faith and intended for illustrative purposes only. These projections do not constitute guarantees and may not be achievable. Local, state, and federal rent control laws, including those applicable under California's AB 1482, may limit rental increases or affect future income. Prospective purchasers must perform their own independent investigation and consult legal counsel or other qualified advisors to determine the feasibility of projected rents.

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13717 Chadron Ave Property Info

List Price	\$7,100,000		
# of Units	28		
Area	109 - Ramona/Burleigh		
Total Building SqFt	22,000		
Price per SqFt	\$322.73		
Lot Size	19,540 SqFt / 0.4486 Acres		
Year Built	1972 (ASR)		
Gross Scheduled Income	\$587,964		
Operating Expenses (\$/%)	\$205,787 / 35%		
Net Operating Income	\$382,177		
Gross Rent Multiplier (GRM)	12.08		
Cap Rate	5.38%		
Parcel Number	4052-011-013		
MLS Listing ID	SB25139694		





13717 CHADRON AVE

Hawthorne, CA 90250

PROPERTY OVERVIEW

13717 Chadron Avenue is a well-maintained 28-unit apartment complex located in the heart of Hawthorne, one of South Bay's strongest rental markets. Built in 1972, the property offers a desirable mix of spacious one-and two-bedroom units totaling approximately 22,000 rentable square feet on a 19,535 square foot gated lot.

Tenants benefit from on-site amenities including a swimming pool, solar energy system, gated parking with camera surveillance, and laundry facilities. The property offers strong curb appeal and consistent demand due to its location near major employers like SpaceX, Raytheon, Northrop Grumman, and LAX.

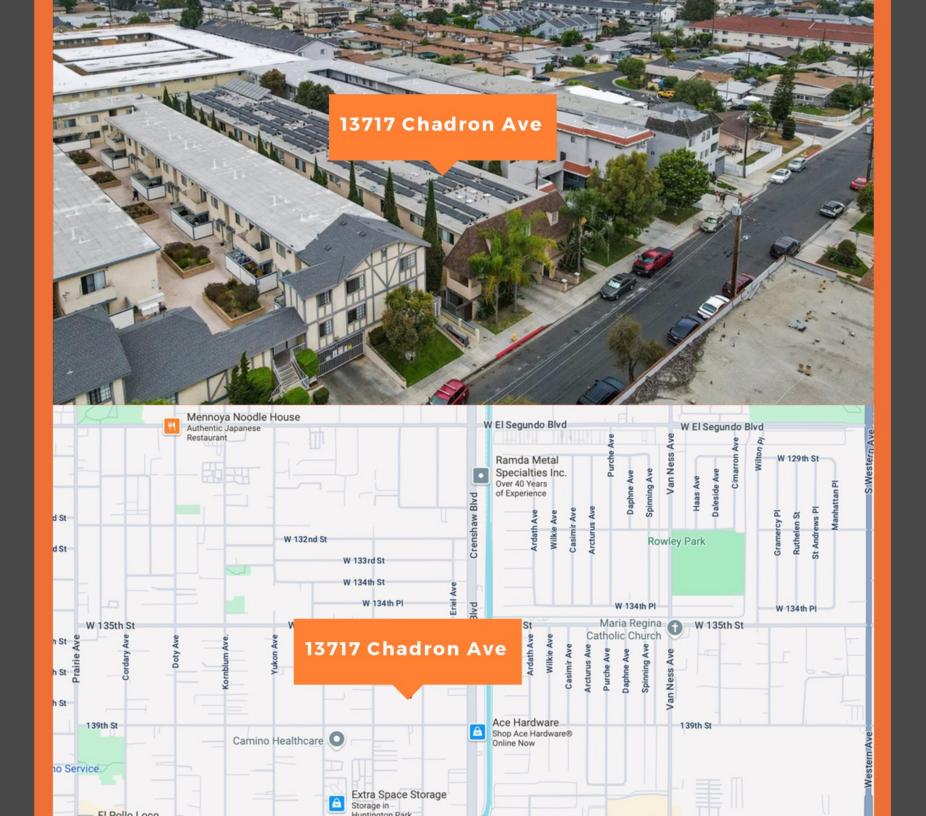
INVESTMENT HIGHLIGHTS

28-unit complex with strong tenant appeal and long-term upside Amenities include pool, solar, security system, and on-site laundry Prime location near aerospace, entertainment, and tech employers Easy access to freeways, public transit, and South Bay beach cities

MARKET OVERVIEW

Hawthorne is centrally located within the South Bay, a high-demand region bordered by the Pacific Ocean, LAX, and the Ports of Los Angeles and Long Beach. The area is home to major industries and employers, including Manhattan Beach Studios and leading aerospace firms. With limited rental supply and strong economic drivers, this property offers an excellent opportunity for stable income and long-term appreciation.





13717 Chadron Ave

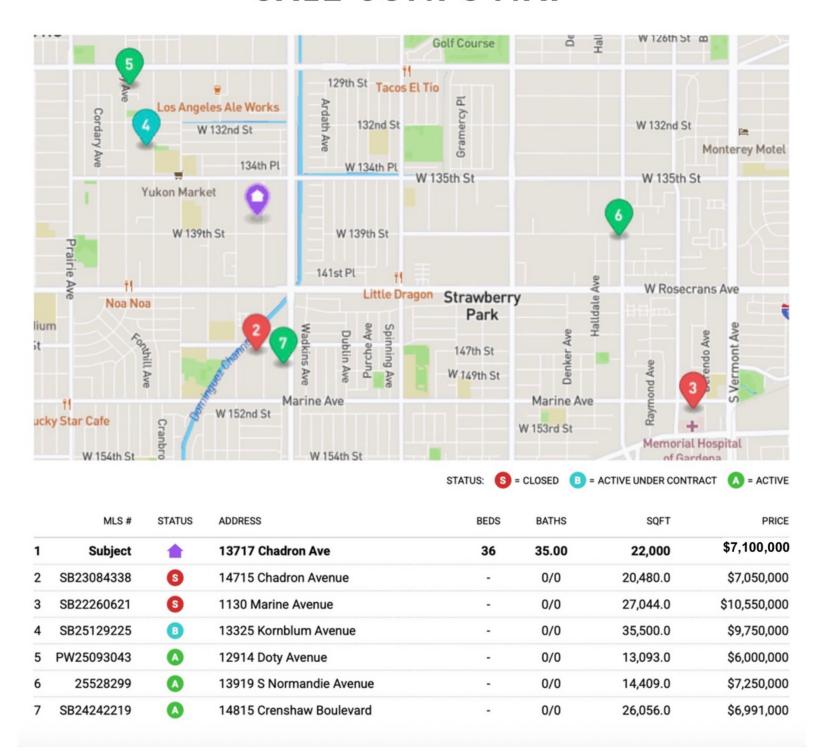
RENT ROLL

#	Unit a	# BD	# BA	Rent	∰ Move-in Date	Market Rent
	1	2	2	\$2,250.00	2/17/2023	\$2,600.00
	2	1	1	\$1,600.00	7/19/2024	\$1,850.00
	3	1	1	\$1,195.00	1/1/2021	\$1,850.00
	4	1	1	\$1,650.00	9/10/2013	\$1,850.00
	5	1	1	\$1,625.00	9/5/2023	\$1,850.00
	6	1	1	\$1,750.00	1/16/2025	\$1,850.00
	7	2	2	\$2,150.00	3/15/2022	\$2,600.00
	8	2	2	\$2,215.00	11/3/2023	\$2,600.00
	9	1	1	\$1,875.00	8/26/2022	\$1,850.00
	10	1	1	\$0.00	2/10/2025	\$1,850.00
	11	1	1	\$1,382.00	10/1/2013	\$1,850.00
	12	1	1	\$1,815.00	9/26/2019	\$1,850.00
	13	1	1	\$1,625.00	11/10/2023	\$1,850.00
	14	2	2	\$2,390.00	4/1/2023	\$2,600.00
	15	2	2	\$2,195.00	8/30/2024	\$2,600.00
	16	1	1	\$1,775.00	2/8/2018	\$1,850.00
	17	1	1	\$1,750.00	5/12/2025	\$1,850.00
	18	1	1	\$1,815.00	4/4/2017	\$1,850.00
	19	1	1	\$1,625.00	9/1/2023	\$1,850.00
	20	1	1	\$1,625.00	10/23/2023	\$1,850.00
	21	2	2	\$2,160.00	12/3/2021	\$2,600.00
	22	2	2	\$2,450.00	9/27/2024	\$2,600.00
	23	1	1	\$1,645.00	12/28/2013	\$1,850.00
	24	1	1	\$1,393.00	5/1/2023	\$1,850.00
	25	1	1	\$1,650.00	9/10/2024	\$1,850.00
	26	1	1	\$1,650.00 8/27/2024		\$1,850.00
	27	1	1	\$1,625.00	12/22/2023	\$1,850.00
	28	2	2	\$2,150.00	10/29/2021	\$2,600.00
				\$49,030.00		\$57,800.00





SALE COMPS MAP



13717 Chadron Ave

SALE COMPS SUMMARY

Most Expensive

					1 00000 00000 000000 000000 000000		
13717 Chadron Ave Hawthorne, CA 90250	Subject	14715 Chadron Avenue Gardena, CA 90249	\$7,050,000 Closed	1130 Marine Avenue Gardena, CA 90247	\$10,550,000 Closed	13325 Kornblum Avenu Hawthorne, CA 90250	tive Under Contract
Listing Details		Listing Details		Listing Details		Listing Details	
Orig. Price	\$7,100,000	Orig. Price	\$8,995,000	Orig. Price	\$10,550,000	Orig. Price	\$9,750,000
List Price	\$7,100,000	List Price	\$8,000,000	List Price	\$10,550,000	List Price	\$9,750,000
Sold Price	-	Sold Price 78.4%	\$7,050,000	Sold Price 100%	\$10,550,000	Sold Price	-
Price per Sq. Ft.	\$323	Price per Sq. Ft.	\$344	Price per Sq. Ft.	\$390	Price per Sq. Ft.	\$275
Sold Date	-	Sold Date	09/05/2023	Sold Date	12/27/2022	Sold Date	-
Days on Market	8	Days on Market	91	Days on Market	-	Days on Market	5
Virtual Tour	-	Virtual Tour	View	Virtual Tour	-	Virtual Tour	-

Closest to You











LISTED BY

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