

14110 Yukon Ave.

Hawthorne, CA 90250

Proposed 8 Detached ADUs

Existing 28 Units

Proposed 7 Attached ADUs

28 units built in 1974 & renovated in 2024 cash flowing at 6.5% Cap Rate from day 1!
Plans for 15 ADUs to achieve 9.2% Cap Rate, 8.25 GRM, 235k/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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General Demographics

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	14110 Yukon Ave Hawthorne CA 90250
COUNTY	Los Angeles
MARKET	Hawthorne
SUBMARKET	South Bay
BUILDING SF	18,310 SF
LAND SF	19,196 SF
LAND ACRES	.44
NUMBER OF UNITS	28
YEAR BUILT	1974
YEAR RENOVATED	2024
APN	4052-029-051
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$8,800,000
PRICE PSF	\$480.61
PRICE PER UNIT	\$314,286
OCCUPANCY	89%
NOI (CURRENT)	\$572,468
NOI (Pro Forma)	\$930,601
CAP RATE (CURRENT)	6.5%
CAP RATE (Pro Forma)	10.58%
GRM (CURRENT)	11.06
GRM (Pro Forma)	7.18

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



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Turnkey Investment |

Huge 600k Price Reduction! Newer 28 units with 33 parking spaces built in 1974 & Renovated in 2024 cash flowing at an amazing Current Cap Rate of 6.5% from day 1! Preliminary plans to add 15 ADUs to achieve an incredible 9.2% Cap Rate, 8.2 GRM, and only 235k/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.

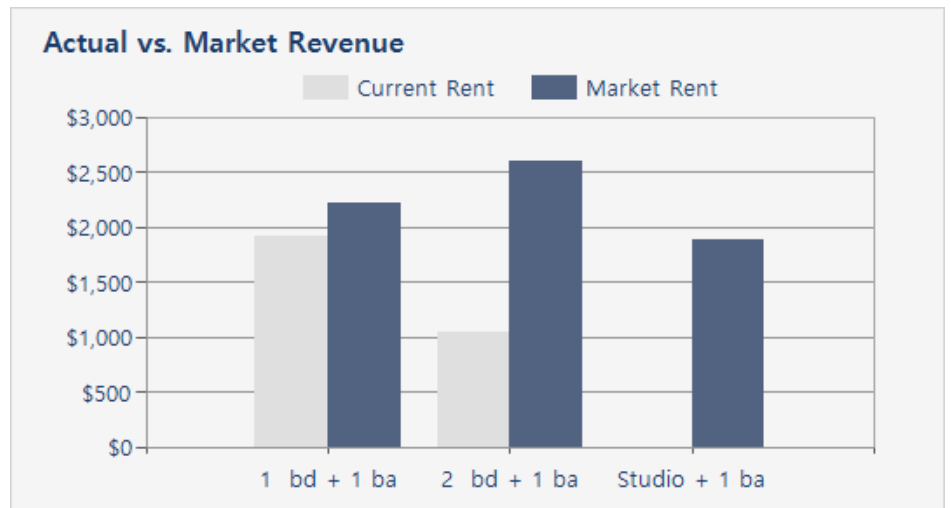
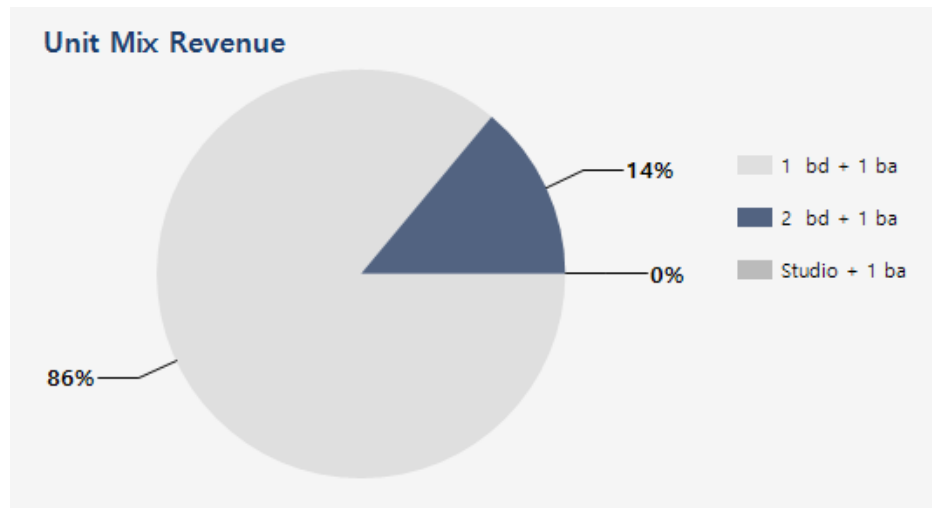
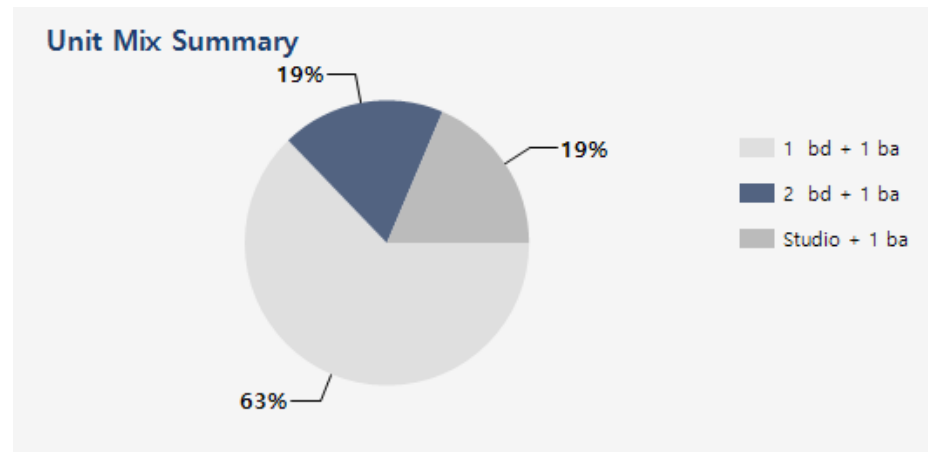
- 28 units built in 1974 & renovated in 2024 cash flowing at 6.5% Cap Rate from day 1!
- Prelim plans for 15 ADUs to achieve 9.2% Cap Rate, 8.2 GRM, 235k/unit after ~1.3M construction costs
- Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium



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		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	27	\$1,924	\$51,942	\$2,220	\$59,945
2 bd + 1 ba	8	\$1,053	\$8,424	\$2,609	\$20,870
Studio + 1 ba	8	\$0	\$0	\$1,895	\$15,160
Totals/Averages	43	\$1,404	\$60,366	\$2,232	\$95,975





02

Location

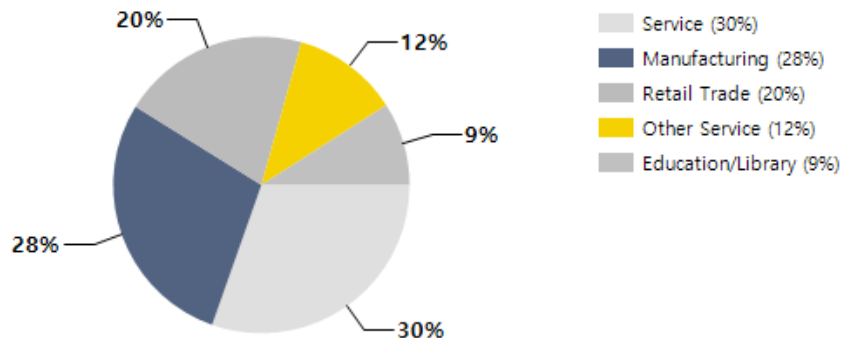
Location Summary

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!

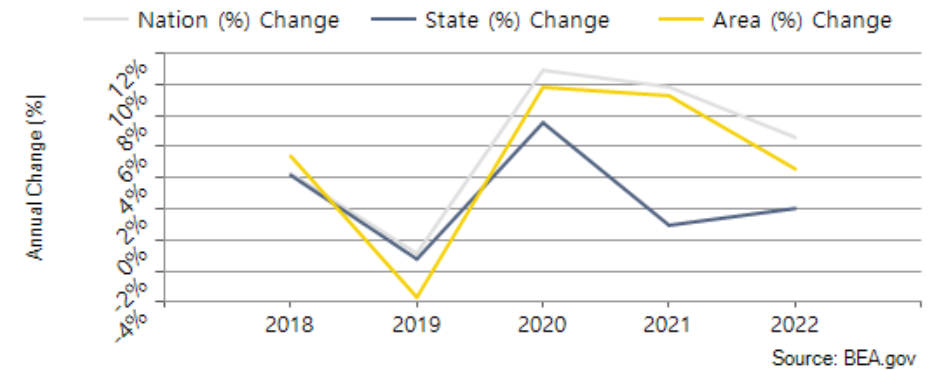
Major Industries by Employee Count

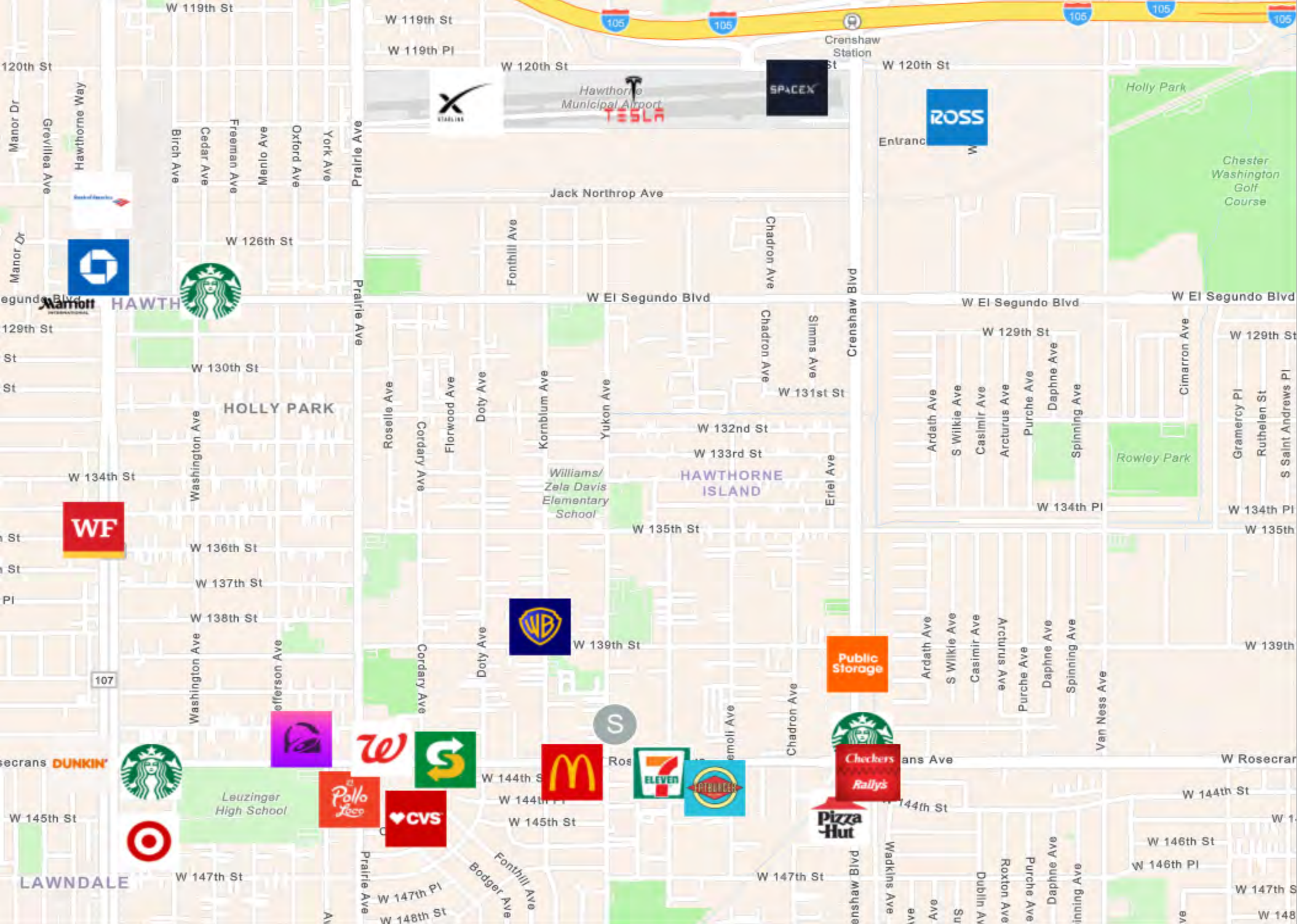


Largest Employers

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	33

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







Intuit Dome

Kia Forum

SoFi Stadium

Tesla, SpaceX, Starlink

04

Rent Roll

Rent Roll

NEWER 28 UNITS + PLANS FOR 15 ADUS

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	\$1,836.00	\$2,200.00	
3	1 bd + 1 ba	\$1,789.00	\$2,200.00	
4	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
5	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
6	1 bd + 1 ba	\$1,800.00	\$2,200.00	
7	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
8	1 bd + 1 ba	\$1,759.00	\$2,200.00	
9	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
10	1 bd + 1 ba	\$2,200.00	\$2,200.00	VACANT
11	1 bd + 1 ba	\$1,584.00	\$2,200.00	
12	2 bd + 1 ba	\$2,745.00	\$2,745.00	PATH RPSS - VACANT
14	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
15	2 bd + 1 ba	\$2,934.00	\$2,745.00	
16	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
17	1 bd + 1 ba	\$2,300.00	\$2,200.00	PATH RPSS
18	1 bd + 1 ba	\$1,758.00	\$2,200.00	
19	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
20	1 bd + 1 ba	\$2,300.00	\$2,200.00	PATH RPSS
21	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
22	1 bd + 1 ba	\$1,955.00	\$2,200.00	
23	1 bd + 1 ba	\$1,758.00	\$2,200.00	
24	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
25	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
26	1 bd + 1 ba	\$1,758.00	\$2,200.00	
27	2 bd + 1 ba	\$2,745.00	\$2,745.00	PATH RPSS - VACANT
28	1 bd + 1 ba	\$2,200.00	\$2,200.00	PATH RPSS
29	1 bd + 1 ba	\$2,745.00	\$2,745.00	PATH RPSS
30	1 bd + 1 ba	\$0.00	\$2,200.00	
31	2 bd + 1 ba	\$0.00	\$2,745.00	
32	2 bd + 1 ba	\$0.00	\$2,745.00	
33	2 bd + 1 ba	\$0.00	\$2,745.00	
34	1 bd + 1 ba	\$0.00	\$2,200.00	

Unit	Unit Mix	Current Rent	Market Rent	Notes
35	2 bd + 1 ba	\$0.00	\$2,200.00	
36	2 bd + 1 ba	\$0.00	\$2,200.00	
37	Studio + 1 ba	\$0.00	\$1,895.00	
38	Studio + 1 ba	\$0.00	\$1,895.00	
39	Studio + 1 ba	\$0.00	\$1,895.00	
40	Studio + 1 ba	\$0.00	\$1,895.00	
41	Studio + 1 ba	\$0.00	\$1,895.00	
42	Studio + 1 ba	\$0.00	\$1,895.00	
43	Studio + 1 ba	\$0.00	\$1,895.00	
44	Studio + 1 ba	\$0.00	\$1,895.00	
PATH Incentive - \$315/unit/month for 17 PATH RPSS Units		\$5,358.50	\$5,358.50	
Totals / Averages		\$65,725.86	\$101,333.60	





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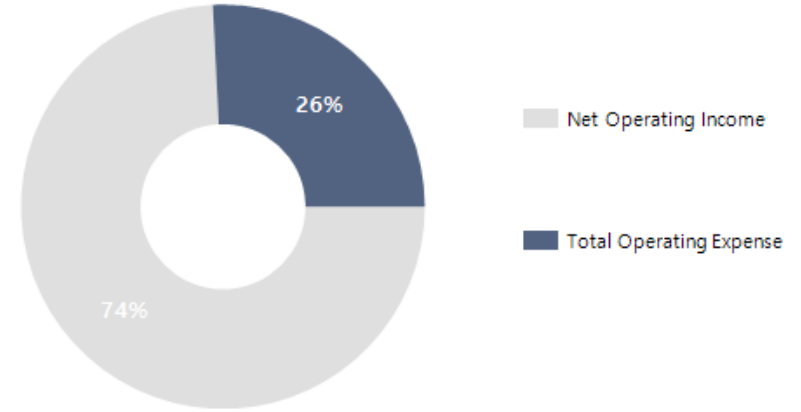
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

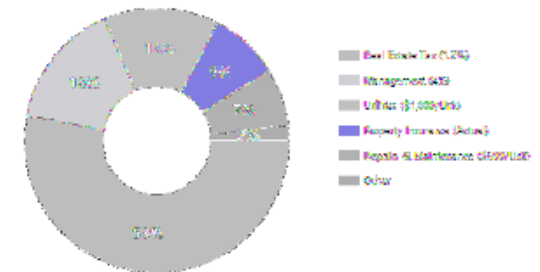
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$788,710	\$1,216,003
Laundry (Estimated \$20/unit/month)	\$6,720	\$10,320
Gross Potential Income	\$795,430	\$1,226,322
Less: Vacancy/Deductions (GPR) (3%)	-\$23,863	-\$36,790
Effective Gross Income	\$771,551	\$1,189,532
Less Expenses	\$199,083	\$258,931
Net Operating Income	\$572,468	\$930,601



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$105,600	\$3,771	\$121,350	\$4,334
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%)	\$30,863	\$1,102	\$47,581	\$1,699
Cleaning & Gardening (\$200/Month)	\$2,400	\$86	\$2,400	\$86
Total Operating Expense	\$199,083	\$7,110	\$258,931	\$9,248
Expense / SF	\$10.87		\$14.14	
% of EGI	25.80%		21.76%	

DISTRIBUTION OF EXPENSES

CURRENT



* Expenses are estimated



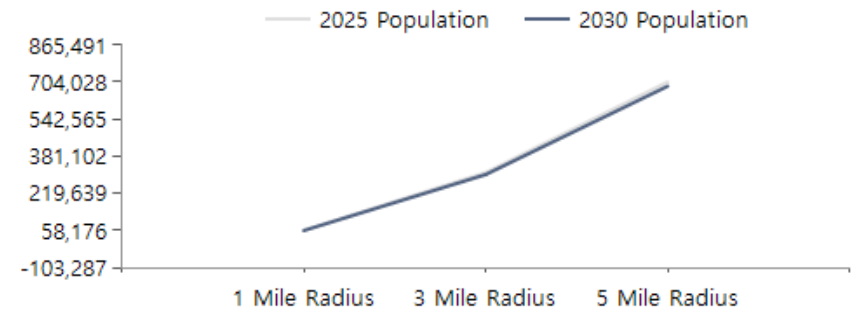
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Demographics

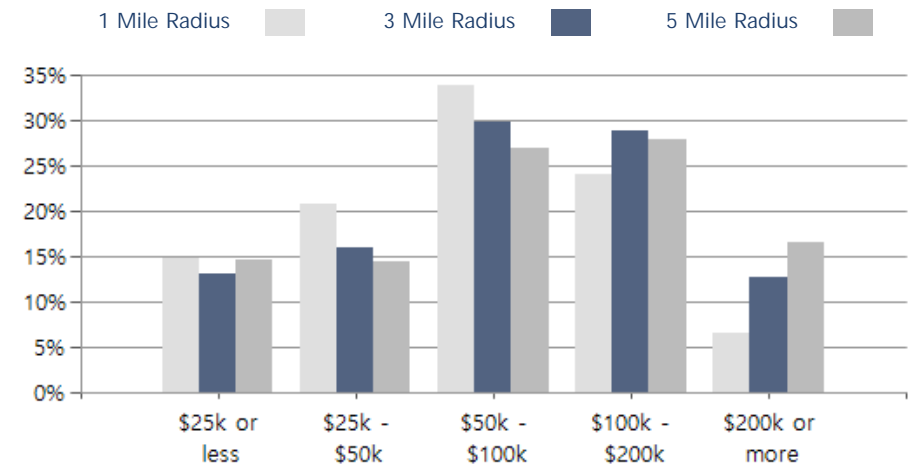
General Demographics

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%

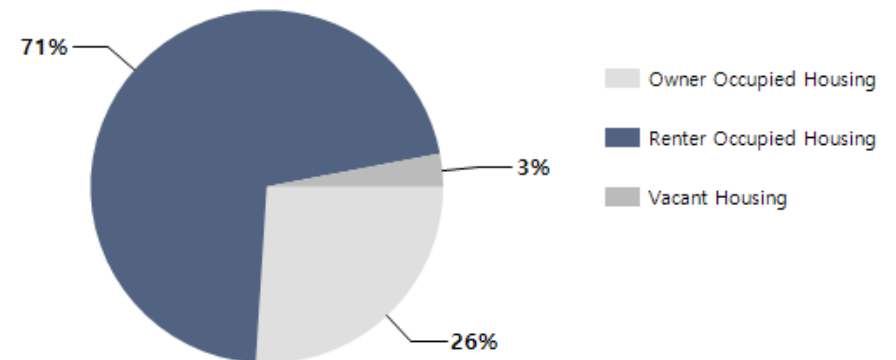
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,716	7,977	21,456
\$15,000-\$24,999	1,370	5,975	13,985
\$25,000-\$34,999	1,910	7,076	14,606
\$35,000-\$49,999	2,415	9,887	20,668
\$50,000-\$74,999	4,069	16,999	35,261
\$75,000-\$99,999	2,991	14,713	30,487
\$100,000-\$149,999	3,608	19,926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