

4 UNITS

4739 118th St

HAWTHORNE, CA 90250

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INVESTMENT OVERVIEW

SUMMARY

4739 W 118th St Hawthorne 90250

ASKING PRICE

\$1,295,000

UNITS 4

UNIT MIX 1 (3-BED / 2-BATH) 3 (2-BED / 1 BATH)

TOTAL BUILDING SQ. FT. 3,492

TOTAL LOT SQ. FT. 6,295

YEAR BUILT 1962

ZONING HAR3YY

APN 4044-004-023

HIGHLIGHTS

- Great Unit Mix: (1) 3-bedroom/2-bath & (3) 2-bedroom/1-bath
- Great Location: near SpaceX, Sofi & Intuit Dome
- 1 Unit Delivered Vacant
- Corner Lot

THE OFFERING

LYONSTAHU
INVESTMENT REAL ESTATE

We are excited to present 4739 W 118th St in Hawthorne! This well-maintained property features a desirable unit mix, including one 3-bedroom/2-bath unit and three 2-bedroom/1-bath units. Whether you're an owner-user or an investor, this property offers great potential—one unit is being delivered move-in ready. Each tenant enjoys a private garage space, with an additional tandem parking space in front. The garages can continue to be used for parking, or a savvy investor may explore the option of converting them into ADUs (Accessory Dwelling Units) for added value. Additional amenities include on-site laundry facilities, and the property is separately metered for gas and electricity. With nearly 40% upside potential in rents, there is significant opportunity for growth, especially given the property's prime location near major employers like Boeing, SpaceX, and Northrop Grumman. Conveniently located near SoFi Stadium and the Intuit Dome—site of the 2028 Olympics opening ceremonies—this property offers both investment potential and proximity to key local attractions.





**PROPERTY
PHOTOGRAPHS**



LYONSTAHN
INVESTMENT REAL ESTATE





FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,295,000
UNITS	4
BUILDING SQ. FT.	6,255
LOT SQ FT	3,492
YEAR BUILT	1962
PRICE / UNIT	\$323,750
PRICE / SQ FT	\$370.85

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$49,148	\$87,905
CAP	3.80%	6.79%
GRM	16.20	10.58

PROPOSED FINANCING

DOWN PAYMENT	\$647,500
LOAN AMOUNT	\$647,500
INTEREST RATE	6.500%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.00

LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolitan area—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange—is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion—placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

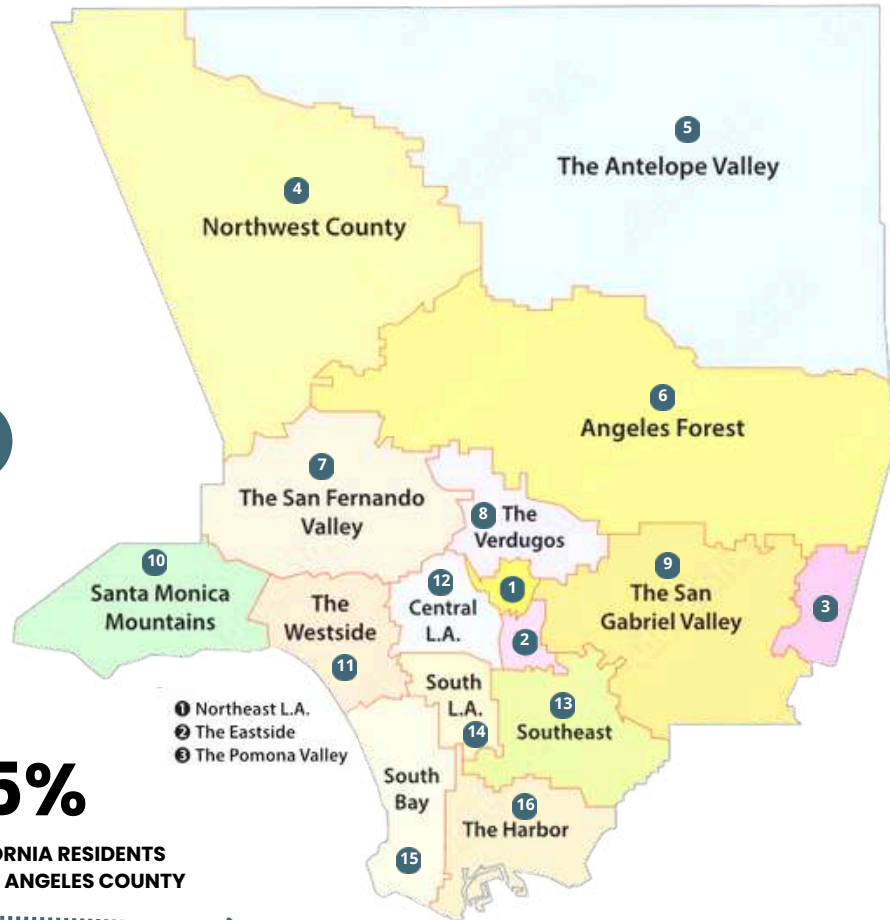
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|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |



LOS ANGELES CALIFORNIA
9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



- 1 Northeast L.A.
- 2 The Eastside
- 3 The Pomona Valley

LISTING TEAM



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