OFFERING MEMORANDUM

10125 Hawthorne Blvd
Inglewood, CA 90304

REALTY GROUP ADVISORS

CONTENTS

Exclusively Marketed by:
Reyes Mejia

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	10125 Hawthorne Blvd Inglewood CA 90304
BUILDING SF	2,995 SF
LAND SF	6,932 SF
YEAR BUILT	1940
APN	4036014047

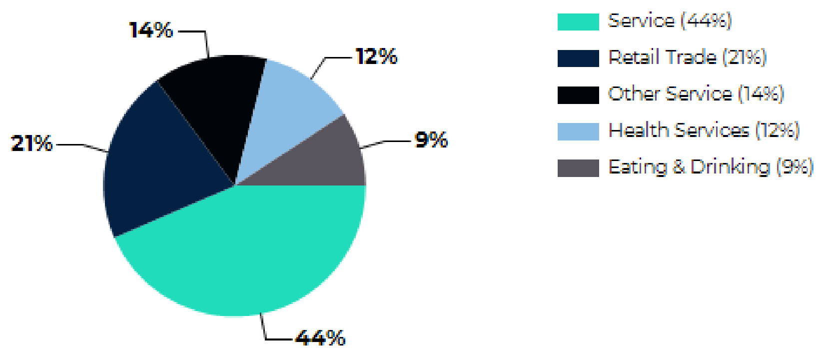
FINANCIAL SUMMARY

PRICE	$1,050,000
PRICE PSF	$350.58

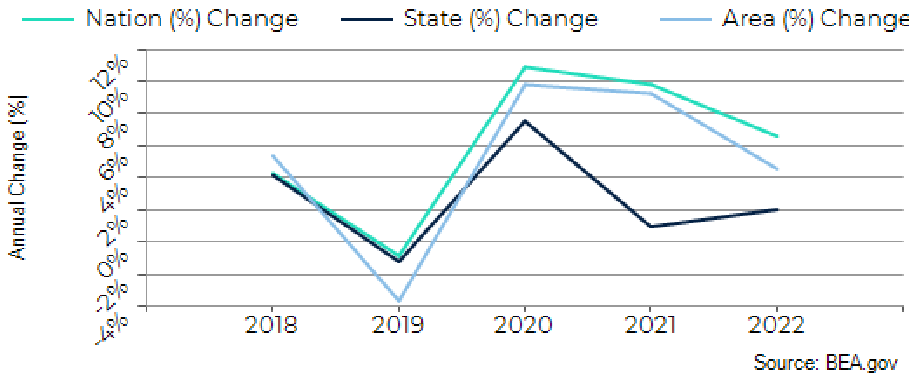
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	52,573	279,166	777,393
2025 Median HH Income	$67,531	$79,142	$84,321
2025 Average HH Income	$85,072	$108,172	$122,739

02 Location

Major Industries by Employee Count

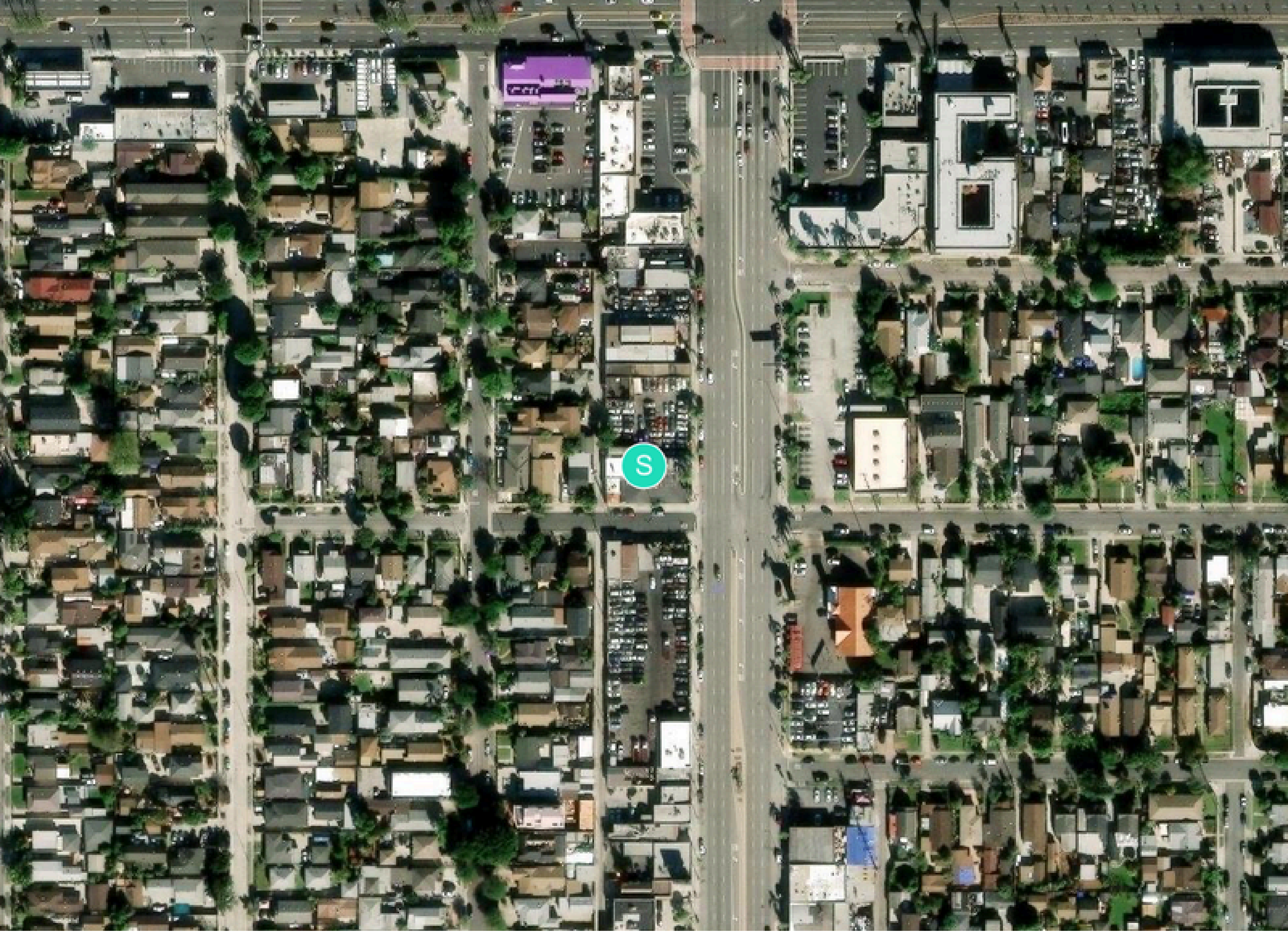


Los Angeles County GDP Trend



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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PROPERTY FEATURES

BUILDING SF	2,995
LAND SF	6,932
YEAR BUILT	1940
ZONING TYPE	INCSYY


TACOS EL LIMONCITO
TORTILLAS HECHAS A MANO
10127
OPEN


PREMIUM
RAW
INDIAN HAIR
HUMAN
HAIR
EXTENSIONS


HAIRCUT SHAVE
10125
Berto's


El Limoncito
• Bionicos
• Raspados
• Nieves
• Frutas
• Shakes
• Paletas
OPEN

Rent Roll

Properties: 10125HawthorneBlvd - 10125 Hawthorne Blvd Inglewood, CA 90304

Units: Active

As of: 11/26/2025

Include Non-Revenue Units: No

Unit	Tags	BD/ BA	Tenant	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To	Move-in	Move-out	Past Due	NSF Count	Late Count
10125 Hawthorne Blvd - 10125 Hawthorne Blvd Inglewood, CA 90304															
10123		--/--	Ero'sHairBeauty	Current	1,000		2,306.25	555.00	01/01/2022	12/31/2029	02/01/2022		0.00	0	0
10125		--/--	Garage Barbershop	Current	380		1,100.00	1,000.00	01/01/2014	01/01/2016	01/01/2014		0.00	0	0
10127		--/--	Tacos Morelias	Current	1,615		3,327.00	2,500.00	01/05/2017		01/05/2015		4.00	1	0
3 Units				**100.0% Occupied**	**2,995**	**0.00**	**6,733.25**	**4,055.00**					**4.00**	**1**	**0**
Total 3 Units				**100.0% Occupied**	**2,995**	**0.00**	**6,733.25**	**4,055.00**					**4.00**	**1**	**0**

IncomeStatement - 12Month

Buena Vista Management Group

Properties: 10125HawthorneBlvd-10125 Hawthorne Blvd Inglewood, CA 90304

Fund Type: All

Period Range: Jan 2024 to Dec 2024

Level of Detail: DetailView

Include Zero Balance GL Accounts: No

Account Name	Jan 2024	Feb 2024	Mar2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	10,500.00	3,406.25	6,431.25	5,935.25	6,733.25	7,833.25	5,633.25	10,058.25	2,306.25	7,831.25	6,733.25	5,633.25	79,034.75
Total RENTS	**10,500.00**	**3,406.25**	**6,431.25**	**5,935.25**	**6,733.25**	**7,833.25**	**5,633.25**	**10,058.25**	**2,306.25**	**7,831.25**	**6,733.25**	**5,633.25**	**79,034.75**
FEES													
Late Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-170.00	0.00	0.00	-170.00
Admin Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-73.00	73.00	0.00	0.00
Total FEES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-243.00**	**73.00**	**0.00**	**-170.00**
Total Operating Income	**10,500.00**	**3,406.25**	**6,431.25**	**5,935.25**	**6,733.25**	**7,833.25**	**5,633.25**	**10,058.25**	**2,306.25**	**7,588.25**	**6,806.25**	**5,633.25**	**78,864.75**
Expense													
LEGAL AND OTHER PROFESSIONAL FEES													
Other	0.00	0.00	0.00	0.00	0.00	29.60	0.00	0.00	0.00	0.00	0.00	0.00	29.60
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**29.60**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**29.60**
MANAGEMENT FEES													
Management fees	373.75	324.40	333.83	281.66	336.66	391.66	0.00	281.66	618.23	391.56	0.00	618.32	3,951.73
Total MANAGEMENT FEES	**373.75**	**324.40**	**333.83**	**281.66**	**336.66**	**391.66**	**0.00**	**281.66**	**618.23**	**391.56**	**0.00**	**618.32**	**3,951.73**
REPAIRS													
Plumbing	0.00	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00
Roof Repair	0.00	475.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	475.00
Repairs -	0.00	710.54	0.00	0.00	444.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,154.54

IncomeStatement - 12Month

Account Name	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
Other													
Total REPAIRS	**0.00**	**1,310.54**	**0.00**	**0.00**	**444.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,754.54**
HOA Expenses													
Mailing Expense	0.00	0.00	0.00	0.00	0.00	7.99	0.0	16.36	0.00	16.86	0.0	0.00	41.21
Total HOA Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**7.99**	0	**16.36**	**0.00**	**16.86**	0	**0.00**	**41.21**
Total Operating Expense	**373.75**	**1,634.94**	**333.83**	**281.66**	**780.66**	**429.25**	**0.0 0**	**298.02**	**618.23**	**408.42**	**0.0 0**	**618.32**	**5,777.08**
NOI - Net Operating Income	**10,126.25**	**1,771.31**	**6,097.42**	**5,653.59**	**5,952.59**	**7,404.00**	**0.0 5,633.25 0**	**9,760.23**	**1,688.02**	**7,179.83**	**0.0 6,806.25 0**	**5,014.93**	**73,087.67**
Total Income	10,500.00	3,406.25	6,431.25	5,935.25	6,733.25	7,833.25	5,633.25	10,058.25	2,306.25	7,588.25	6,806.25	5,633.25	78,864.75
Total Expense	373.75	1,634.94	333.83	281.66	780.66	429.25	0.00	298.02	618.23	408.42	0.00	618.32	5,777.08
Net Income	**10,126.25**	**1,771.31**	**6,097.42**	**5,653.59**	**5,952.59**	**7,404.00**	**5,633.25**	**9,760.23**	**1,688.02**	**7,179.83**	**6,806.25**	**5,014.93**	**73,087.67**

IncomeStatement - 12Month

Buena Vista Management Group

Properties: 10125HawthorneBlvd-10125 Hawthorne Blvd Inglewood, CA 90304

Fund Type: All

Period Range: Jan 2025 to Dec 2025

Level of Detail: DetailView

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Account Name	Jan 2025	Feb 2025	Mar2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Operating Income & Expense													
Income													
RENTS													
Rent Income	5,633.25	5,633.25	11,133.25	6,733.25	9,039.50	4,427.00	6,733.25	6,733.25	6,733.25	6,733.25	6,733.25	6,733.25	82,999.00
Total RENTS	**5,633.25**	**5,633.25**	**11,133.25**	**6,733.25**	**9,039.50**	**4,427.00**	**6,733.25**	**6,733.25**	**6,733.25**	**6,733.25**	**6,733.25**	**6,733.25**	**82,999.00**
Total Operating Income	**5,633.25**	**5,633.25**	**11,133.25**	**6,733.25**	**9,039.50**	**4,427.00**	**6,733.25**	**6,733.25**	**6,733.25**	**6,733.25**	**6,733.25**	**6,733.25**	**82,999.00**
Expense													
LEGAL AND OTHER PROFESSIONAL FEES													
Legal	0.00	3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,400.00
Total LEGAL AND OTHER PROFESSIONAL FEES	**0.00**	**3,400.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3,400.00**
MANAGEMENT FEES													
Management fees	0.00	563.32	556.66	336.66	336.66	0.00	673.32	336.66	336.66	336.66	336.66	336.66	4,149.92
Total MANAGEMENT FEES	**0.00**	**563.32**	**556.66**	**336.66**	**336.66**	**0.00**	**673.32**	**336.66**	**336.66**	**336.66**	**336.66**	**336.66**	**4,149.92**
REPAIRS													
Plumbing	0.00	0.00	0.00	2,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
Total REPAIRS	**0.00**	**0.00**	**0.00**	**2,800.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,800.00**
HOA Expenses													
Pest Control Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	250.00	500.00
Total HOA Expenses	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**250.00**	**0.00**	**250.00**	**500.00**
Total Operating	**0.0**	**3,963.32**	**556.66**	**3,136.66**	**336.66**	**0.0**	**673.32**	**336.66**	**336.66**	**586.6**	**336.66**	**586.6**	**10,849.92**

IncomeStatement - 12Month

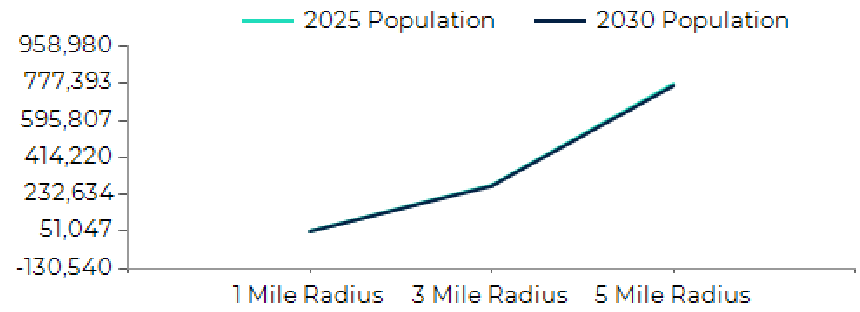
Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Expense													
NOI - Net Operating Income	**5,633.25**	**1,669.93**	**10,576.59**	**3,596.59**	**8,702.84**	**4,427.00**	**6,059.93**	**6,396.59**	**6,396.59**	**6,146.59**	**6,396.59**	**6,146.59**	**72,149.08**
Total Income	5,633.25	5,633.25	11,133.25	6,733.25	9,039.50	4,427.00	6,733.25	6,733.25	6,733.25	6,733.25	6,733.25	6,733.25	82,999.00
Total Expense	0.00	3,963.32	556.66	3,136.66	336.66	0.00	673.32	336.66	336.66	586.66	336.66	586.66	10,849.92
Net Income	**5,633.25**	**1,669.93**	**10,576.59**	**3,596.59**	**8,702.84**	**4,427.00**	**6,059.93**	**6,396.59**	**6,396.59**	**6,146.59**	**6,396.59**	**6,146.59**	**72,149.08**

05 Demographics

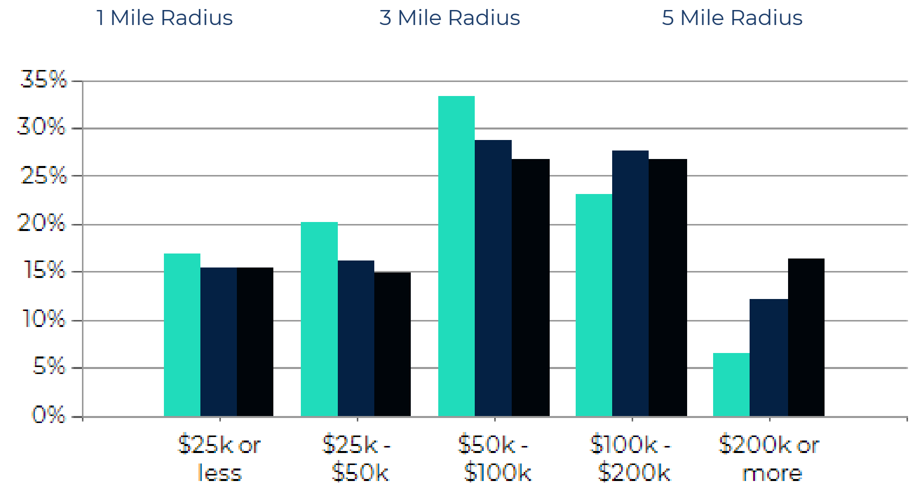
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	61,991	293,984	753,099
2010 Population	60,220	287,736	772,809
2025 Population	52,573	279,166	777,393
2030 Population	51,047	275,042	767,884
2025 African American	6,666	89,043	209,040
2025 American Indian	1,549	5,360	13,123
2025 Asian	1,135	13,677	57,273
2025 Hispanic	42,649	141,862	369,519
2025 Other Race	28,068	90,419	241,716
2025 White	5,413	38,112	146,537
2025 Multiracial	9,497	41,169	106,886
2025-2030: Population: Growth Rate	-2.95%	-1.50%	-1.25%

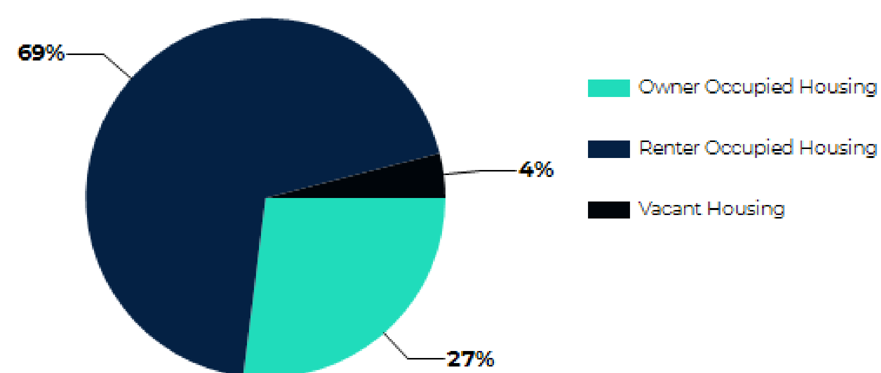
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	1,589	9,735	26,618
$15,000-$24,999	1,107	5,991	15,914
$25,000-$34,999	1,487	6,912	16,940
$35,000-$49,999	1,719	9,528	23,935
$50,000-$74,999	2,855	16,065	39,715
$75,000-$99,999	2,434	13,137	34,069
$100,000-$149,999	2,627	18,018	46,044
$150,000-$199,999	1,046	10,200	27,815
$200,000 or greater	1,043	12,362	45,024
Median HH Income	$67,531	$79,142	$84,321
Average HH Income	$85,072	$108,172	$122,739



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

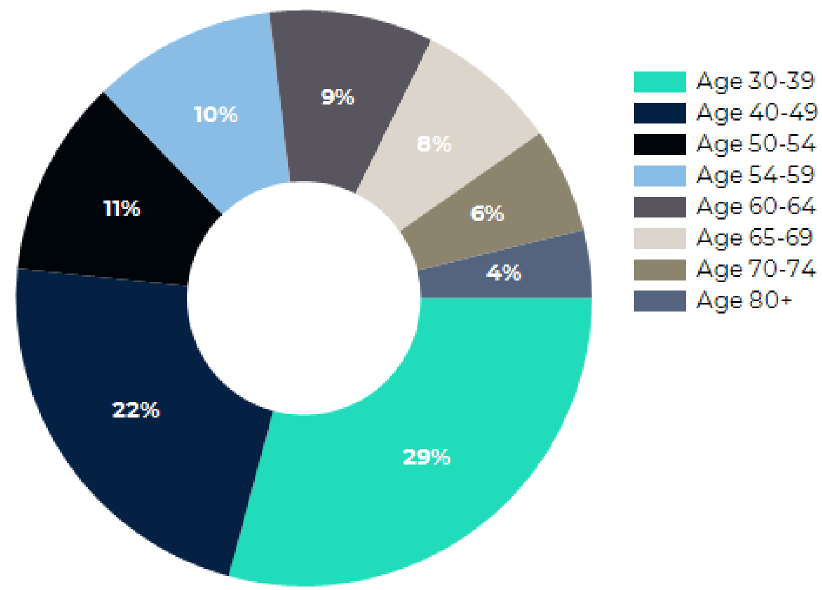


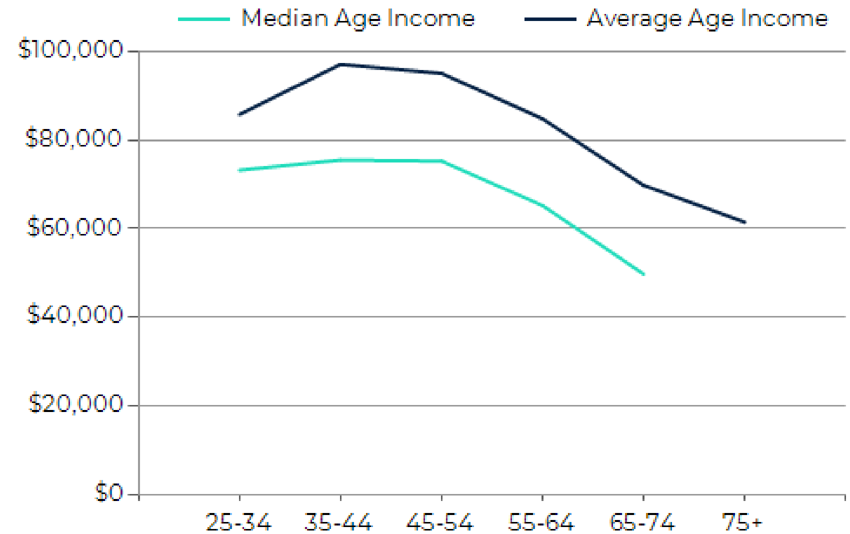
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,657	23,628	62,735
2025 Population Age 35-39	3,917	21,007	57,740
2025 Population Age 40-44	3,385	19,372	54,275
2025 Population Age 45-49	3,203	17,656	49,372
2025 Population Age 50-54	3,256	17,366	48,366
2025 Population Age 55-59	3,040	17,162	46,887
2025 Population Age 60-64	2,706	16,462	44,880
2025 Population Age 65-69	2,342	14,426	39,168
2025 Population Age 70-74	1,731	11,271	30,300
2025 Population Age 75-79	1,120	7,886	21,297
2025 Population Age 80-84	603	4,893	13,537
2025 Population Age 85+	462	4,023	11,983
2025 Population Age 18+	40,654	222,004	612,345
2025 Median Age	34	38	38
2030 Median Age	36	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$73,287	$85,105	$90,193
Average Household Income 25-34	$85,844	$107,682	$119,344
Median Household Income 35-44	$75,580	$90,236	$99,904
Average Household Income 35-44	$97,215	$124,225	$140,601
Median Household Income 45-54	$75,344	$94,918	$103,145
Average Household Income 45-54	$95,161	$126,235	$145,369
Median Household Income 55-64	$65,255	$83,106	$89,479
Average Household Income 55-64	$84,870	$113,574	$130,723
Median Household Income 65-74	$49,793	$62,542	$67,216
Average Household Income 65-74	$69,855	$91,224	$103,197
Average Household Income 75+	$61,519	$72,360	$81,449

Population By Age





Exclusively Marketed By: Realty Group Advisors

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