

4020 W 137th St, Hawthorne

\$1,299,000 | 3 Units | 15.0 GRM | 3.8% Cap Rate

Offering memorandum presented by:
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INVESTMENT HIGHLIGHTS

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AREA OVERVIEW

INVESTMENT SUMMARY

RENT ROLL

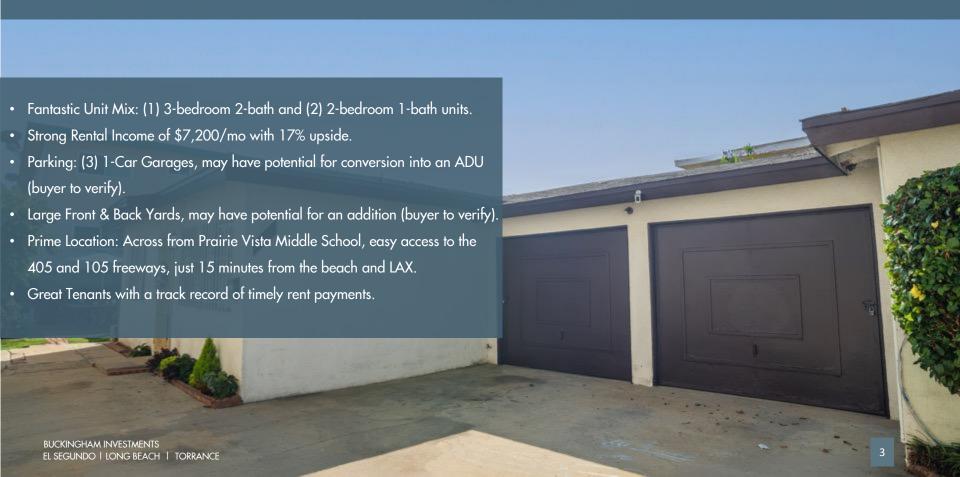
PROPERTY PHOTOS

DISCLAIMER

CONTENT

BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE

INVESTMENT HIGHLIGHTS -



-AREA OVERVIEW

Located in Hawthorne, close to rapidly growing industry within the South Bay

Within a few blocks of Jim Thorpe Park and across from Prairie Vista Middle School

5 miles from LAX Airport

Close access to the 405, 105, and 110



INVESTMENT SUMMARY —

ANNUALIZED OPERATING DATA

GENERAL INFORMATION			
Price	\$1,299,000		
Year Built	1960		
Units	3		
Building Sq. Ft	2,992		
Lot Sq. Ft	8,704		
Price / Sq. Ft	\$434		
Price / Lot Sq. Ft	\$149		
Price / Unit	\$433,000		
Current GRM	15.03		
@ Market GRM	12.81		
Current Cap Rate	3.8%		
@ Market Cap Rate	4.8%		

Income	Actual	Pro Forma
Gross Scheduled Rents	\$86,400	\$97,800
Parking Income	φσσ, - -σσ	\$3,600
	(\$2,592)	(\$2,934)
Less Vacancy @ 5%		
Effective Gross Income	\$83,808	\$98,466
Expenses	Actual	Market
Taxes	\$16,238	\$16,238
Insurance	\$3,740	\$3,740
Repairs and Maintenance	\$4,190	\$4,923
Property Management	\$5,028	\$5,908
Utilities	\$2,160	\$2,160
Pest Control	\$1,200	\$1,200
Cleaning/Gardening	\$1,800	\$1,800
City Licensing and Permits	-	-
Total Expenses	\$34,356	\$35,969
Net Operating Income	\$49,452	\$62,497

PROPOSED FINANCING			
Loan Amount (75%)	\$974,250		
Down Pmt (25%)	\$324,750		
Rate (%)	6.5%		
Amortization (years)	30		
Payment (monthly)	(\$6,158)		
Debt Cov. Ratio	0.67		



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	3BD/2BA	\$2,750	\$3,250
1	2BD/1BA	\$2,450	\$2,450
1	2BD/1BA	\$2,000	\$2,450
TOTA	AL.	\$7,200	\$8,150

PROPERTY PHOTOS -

















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