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Offering Memorandum

TURN-KEY 6 UNIT PROPERTY WITH REALIZABLE UPSIDE

REMODELED - EXCELLENT HAWTHORNE LOCATION!
4010 W 130TH STREET, HAWTHORNE CA 90250

Turn-Key 6 unit Property with Realizable Upside

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Global Platinum Properties



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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	4010 W 130th Street Hawthorne CA 90250
COUNTY	Los Angeles
MARKET	Hawthorne
SUBMARKET	South Bay
NUMBER OF UNITS	6
YEAR BUILT	1949
YEAR RENOVATED	2023
APN	4045-025-006
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,795,000
PRICE PER UNIT	\$299,167
OCCUPANCY	33 %
NOI (CURRENT)	\$90,330
NOI (Pro Forma)	\$104,070
CAP RATE (CURRENT)	5.0 %
CAP RATE (Pro Forma)	5.85 %
GRM (CURRENT)	13.88
GRM (Pro Forma)	12.5

- The offering has considerable upside without local rent control in a great location
- Tenants pay for their own trash
- The garage is unused and can be rented for additional income or possibly converted into an ADU further enhancing the numbers

*Numbers shown reflect 4 vacancies being leased out."

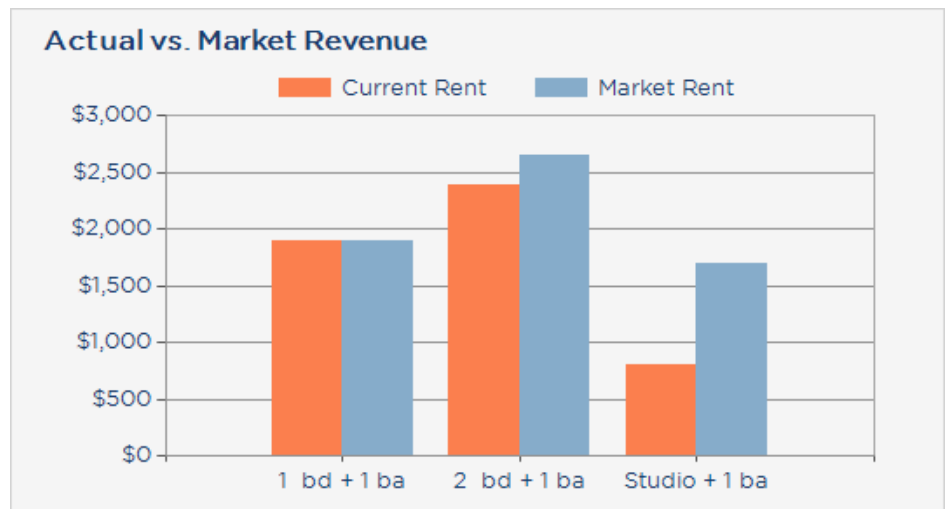
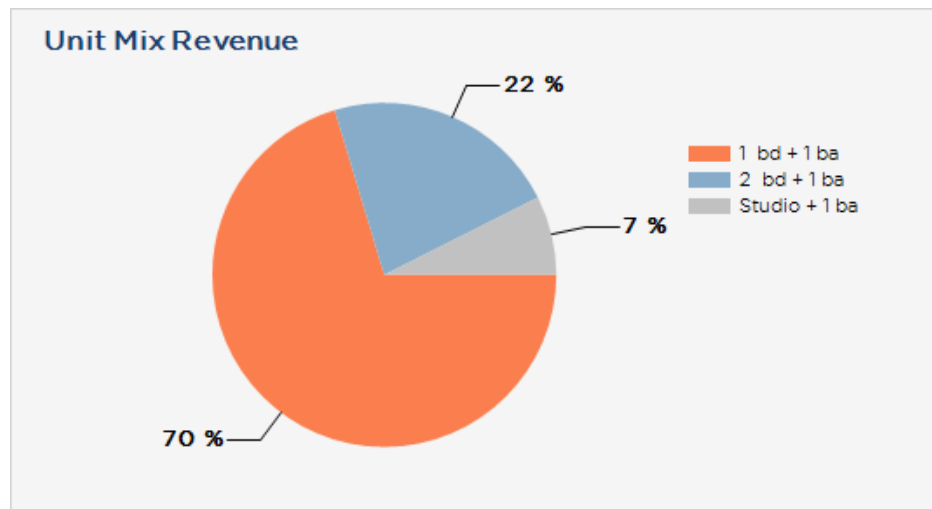
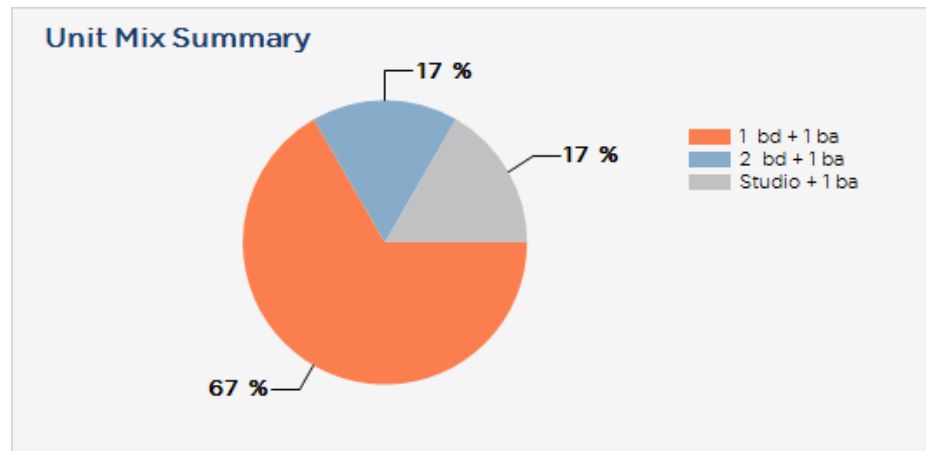


Description

This is a great opportunity to own a fully remodeled and turn-key 6-unit property with 4 vacancies in the City of Hawthorne. This property cash flows to an amazing 5% cap rate with considerable upside (the studio rents at \$800/month) without local rent control in a great location. All units, including the 4 vacant units, are fully remodeled with stainless appliances allowing the new owner to choose their own tenants and achieve top market rents. Tenants also pay for their own trash, electrical, and gas which will save the buyer on operating expenses. The garage is also vacant and can be rented out for additional income or possibly converted into an ADU further enhancing the numbers. The property is centrally located in the city of Hawthorne within minutes of SpaceX, LAX, Tesla Design Center, Northrop Grumman, Raytheon, InTuit Dome (Clippers), the new LA Times HQ on Imperial Hwy as well as the South Bay, making it easy to access shopping, dining, great schools, and public transportation. This property has the best of all worlds for an investor as it is fully remodeled and turn-key, but at the same time, has considerable upside without rent control in a great location.

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	4	\$1,895	\$7,580	\$1,895	\$7,580
2 bd + 1 ba	1	\$2,395	\$2,395	\$2,645	\$2,645
Studio + 1 ba	1	\$800	\$800	\$1,695	\$1,695
Totals/Averages	6	\$1,796	\$10,775	\$1,987	\$11,920

Numbers shown reflect 4 vacancies being leased out.

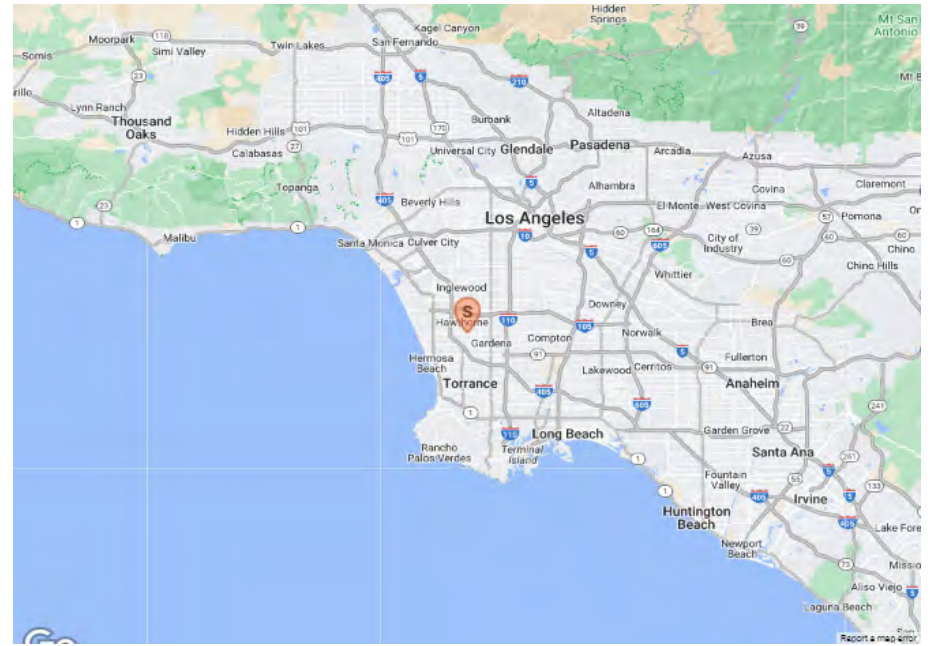


Hawthorne, CA

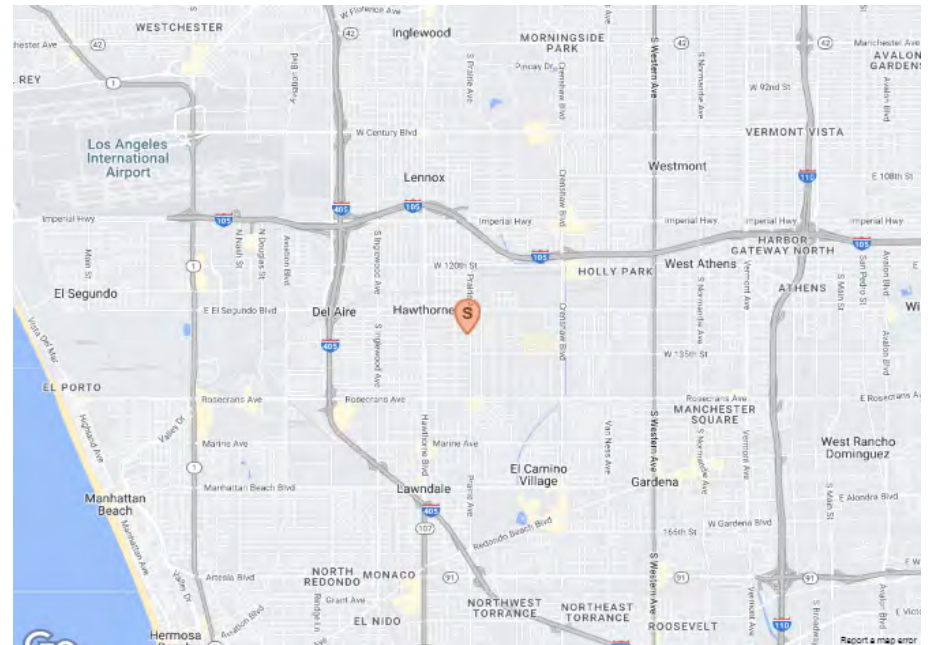
The property is centrally located in the city of Hawthorne, minutes from SpaceX, LAX, Tesla Design Center, Northrop Grumman, Raytheon, InTuit Dome (Clippers), the new LA Times HQ on Imperial Hwy as well as the South Bay, making it easy to access shopping, dining, great schools, and public transportation.



Regional Map



Locator Map





02

Property Description

Property Features

PROPERTY FEATURES

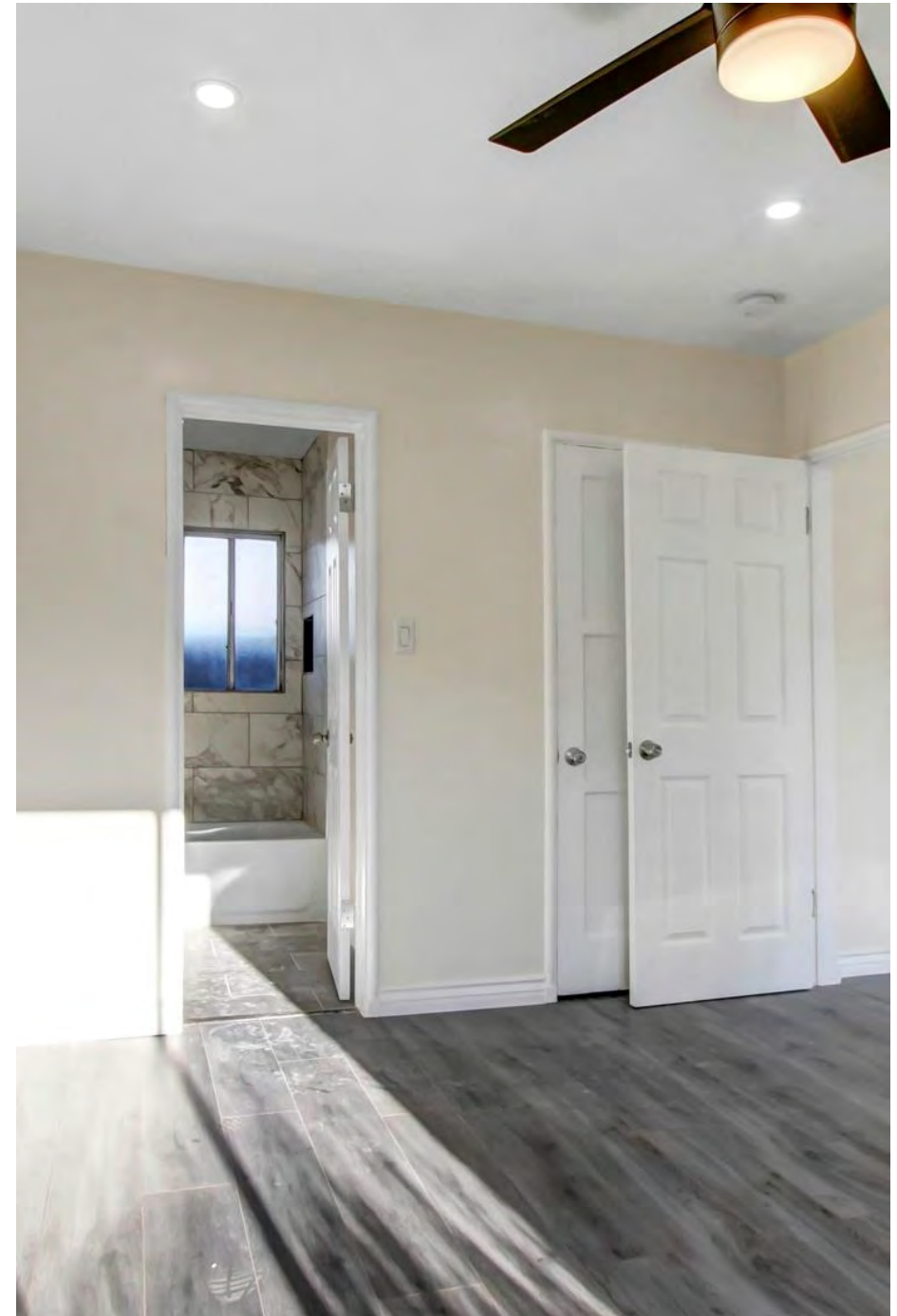
NUMBER OF UNITS	6
YEAR BUILT	1949
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	HACMYY
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	8

UTILITIES

WATER	Owner
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional
LANDSCAPING	Front Yard





03

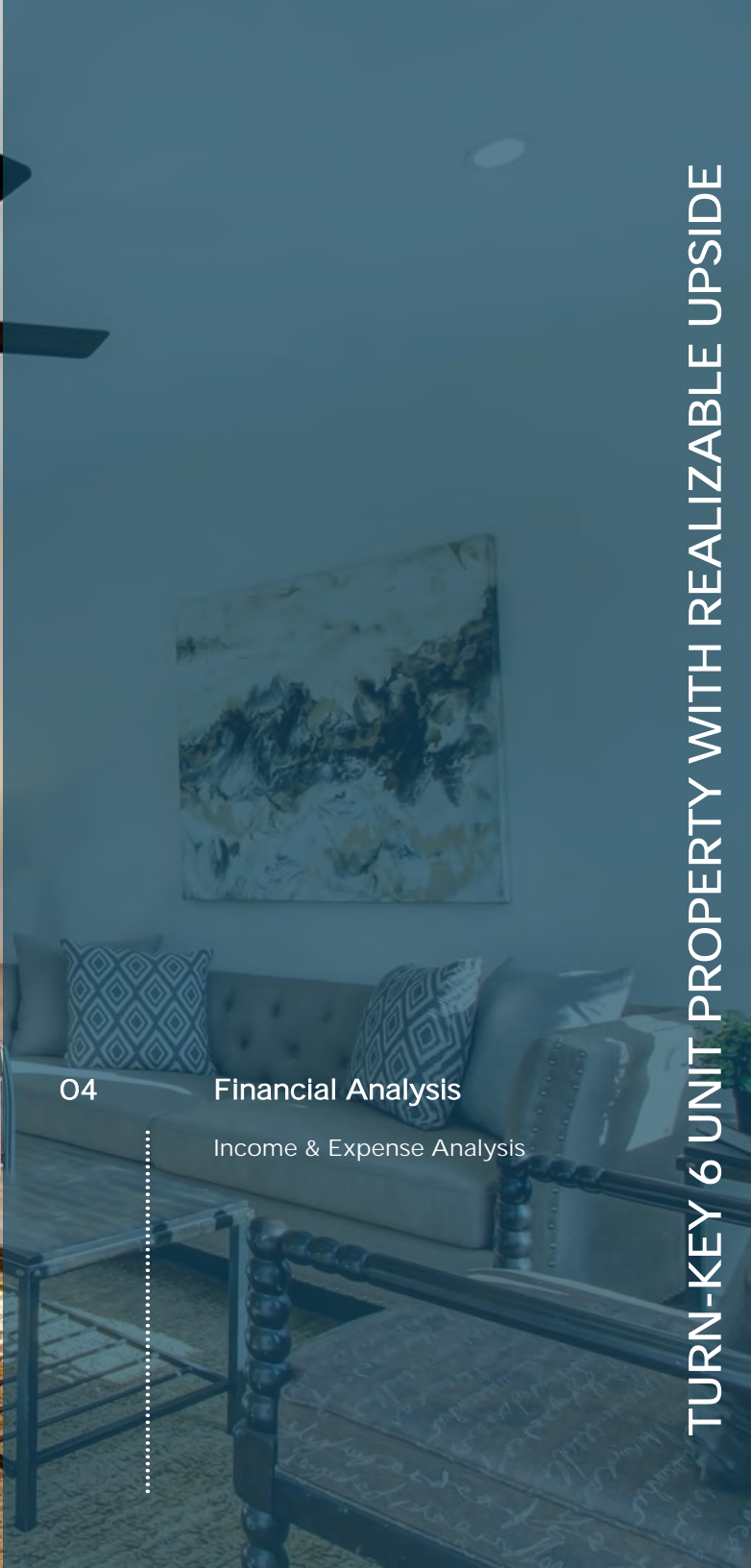
Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
A	1 bd + 1 ba	0	\$0.00	\$1,895.00	\$1,895.00	VACANT
B	1 bd + 1 ba	0	\$0.00	\$1,895.00	\$1,895.00	VACANT
C	1 bd + 1 ba	0	\$0.00	\$1,895.00	\$1,895.00	VACANT
D	1 bd + 1 ba	0	\$0.00	\$1,895.00	\$1,895.00	VACANT
E	Studio + 1 ba	0	\$0.00	\$800.00	\$1,695.00	Eligible for 10% rent increase September 2023.
f	2 bd + 1 ba	0	\$0.00	\$2,395.00	\$2,645.00	Eligible for 10% rent increase November 2023
Totals/Averages		0	\$0.00	\$10,775.00	\$11,920.00	

Numbers shown reflect 4 vacancies being leased out.





04

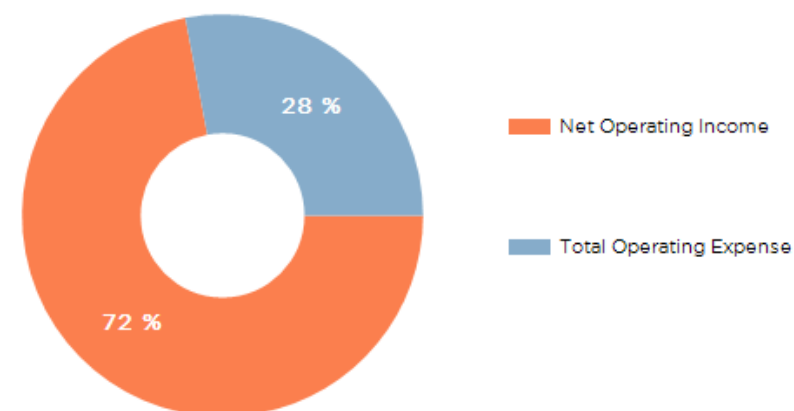
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION CURRENT

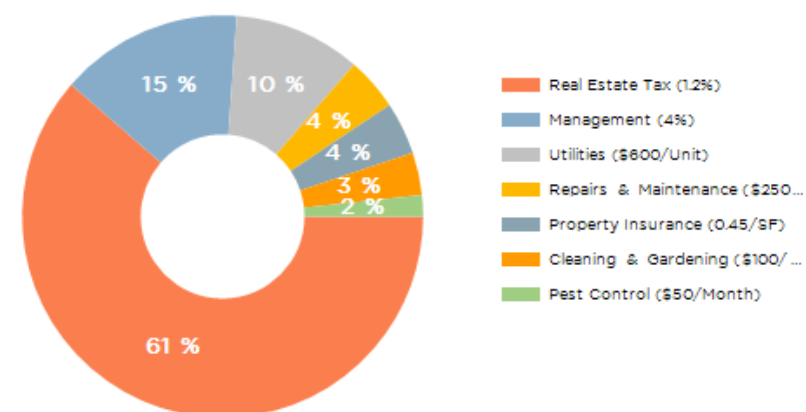
INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$129,300		\$143,040	
Gross Potential Income	\$129,300		\$143,040	
General Vacancy	-\$3,879	3.0 %	-\$3,879	2.7 %
Effective Gross Income	\$125,421		\$139,161	
Less Expenses	\$35,091	27.97 %	\$35,091	25.21 %
Net Operating Income	\$90,330		\$104,070	

*Numbers shown reflect 4 vacancies being leased out."



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$21,540	\$3,590	\$21,540	\$3,590
Property Insurance (0.45/SF)	\$1,479	\$247	\$1,479	\$247
Utilities (\$600/Unit)	\$3,600	\$600	\$3,600	\$600
Pest Control (\$50/Month)	\$600	\$100	\$600	\$100
Repairs & Maintenance (\$250/Unit)	\$1,500	\$250	\$1,500	\$250
Management (4%)	\$5,172	\$862	\$5,172	\$862
Cleaning & Gardening (\$100/Month)	\$1,200	\$200	\$1,200	\$200
Total Operating Expense	\$35,091	\$5,849	\$35,091	\$5,849
% of EGI	27.97 %		25.21 %	

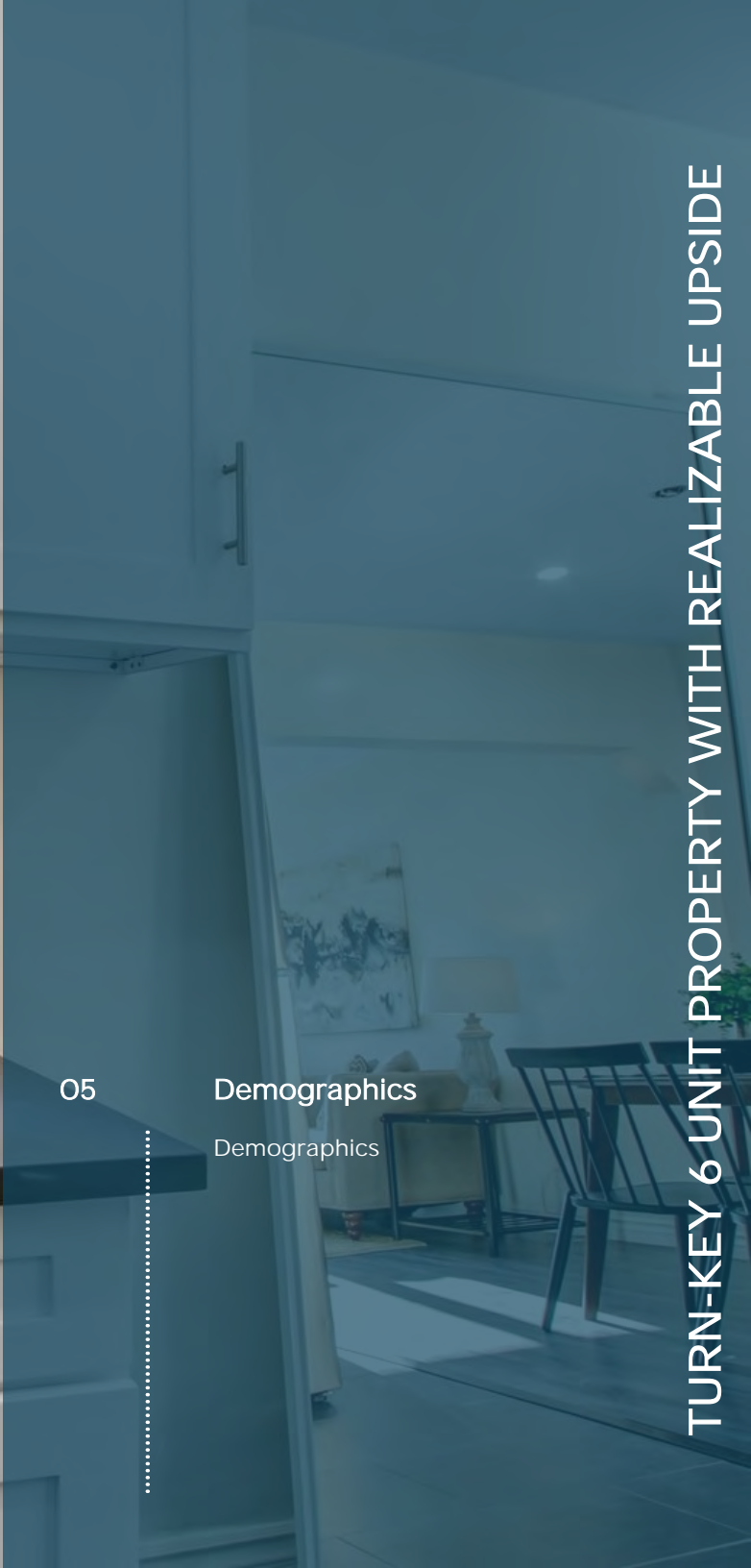
DISTRIBUTION OF EXPENSES CURRENT





05

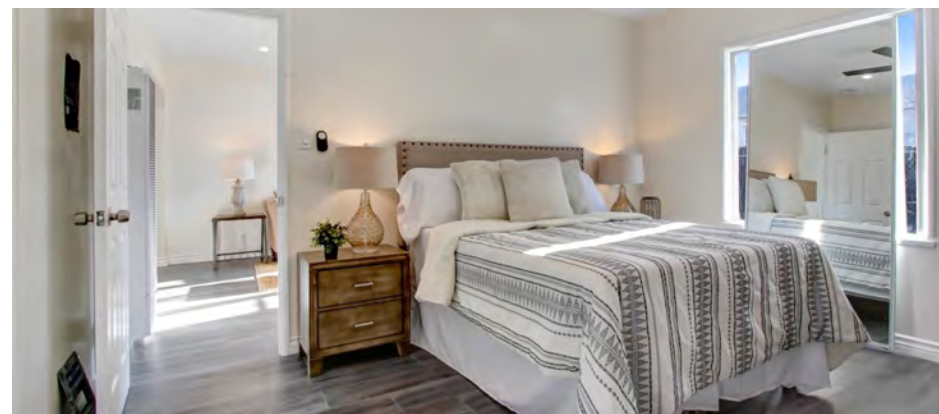
Demographics
Demographics



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	58,755	302,866	707,583
2010 Population	58,458	301,567	718,221
2022 Population	59,778	299,690	734,785
2027 Population	58,398	293,183	718,586
2022 African American	14,089	64,301	170,842
2022 American Indian	1,264	6,046	11,724
2022 Asian	4,424	31,388	76,410
2022 Hispanic	34,572	157,737	325,666
2022 Other Race	22,592	99,764	207,736
2022 White	7,735	50,418	163,999
2022 Multiracial	9,155	45,877	100,990
2022-2027: Population: Growth Rate	-2.35 %	-2.20 %	-2.20 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,845	7,763	23,234
\$15,000-\$24,999	1,652	6,907	17,064
\$25,000-\$34,999	1,775	7,678	17,588
\$35,000-\$49,999	2,938	11,953	25,529
\$50,000-\$74,999	4,520	18,623	40,794
\$75,000-\$99,999	2,698	12,882	30,246
\$100,000-\$149,999	3,131	17,521	43,218
\$150,000-\$199,999	1,062	8,392	22,776
\$200,000 or greater	858	8,097	32,012
Median HH Income	\$58,649	\$69,541	\$76,285
Average HH Income	\$79,756	\$98,320	\$115,286

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	20,745	100,056	252,641
2010 Total Households	19,637	95,945	242,502
2022 Total Households	20,479	99,817	252,468
2027 Total Households	20,045	98,031	247,739
2022 Average Household Size	2.90	2.98	2.88
2000 Owner Occupied Housing	3,872	38,244	106,073
2000 Renter Occupied Housing	16,053	58,048	135,172
2022 Owner Occupied Housing	3,938	40,711	112,840
2022 Renter Occupied Housing	16,541	59,107	139,628
2022 Vacant Housing	730	3,902	11,891
2022 Total Housing	21,209	103,719	264,359
2027 Owner Occupied Housing	3,926	40,161	111,354
2027 Renter Occupied Housing	16,119	57,870	136,385
2027 Vacant Housing	1,066	6,151	17,196
2027 Total Housing	21,111	104,182	264,935
2022-2027: Households: Growth Rate	-2.15 %	-1.80 %	-1.90 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	5,082	23,358	54,625
2022 Population Age 35-39	4,570	21,366	51,224
2022 Population Age 40-44	4,095	19,369	47,279
2022 Population Age 45-49	3,455	18,282	45,237
2022 Population Age 50-54	3,375	18,243	46,088
2022 Population Age 55-59	3,096	17,285	44,930
2022 Population Age 60-64	2,663	15,759	41,315
2022 Population Age 65-69	2,119	12,655	33,202
2022 Population Age 70-74	1,502	9,934	25,815
2022 Population Age 75-79	987	6,781	17,956
2022 Population Age 80-84	539	4,271	11,509
2022 Population Age 85+	512	3,941	11,342
2022 Population Age 18+	44,408	226,956	561,329
2022 Median Age	32	35	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,999	\$68,490	\$74,813
Average Household Income 25-34	\$80,719	\$91,222	\$101,800
Median Household Income 35-44	\$62,530	\$77,606	\$85,524
Average Household Income 35-44	\$85,854	\$107,635	\$127,322
Median Household Income 45-54	\$63,826	\$82,372	\$94,238
Average Household Income 45-54	\$86,995	\$112,995	\$138,432
Median Household Income 55-64	\$60,557	\$77,287	\$86,166
Average Household Income 55-64	\$81,556	\$106,633	\$129,592
Median Household Income 65-74	\$50,045	\$60,317	\$64,871
Average Household Income 65-74	\$72,665	\$88,562	\$100,428
Average Household Income 75+	\$57,361	\$68,803	\$75,665

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	4,963	23,574	56,126
2027 Population Age 35-39	4,511	22,082	52,446
2027 Population Age 40-44	4,111	20,023	48,838
2027 Population Age 45-49	3,697	18,290	45,058
2027 Population Age 50-54	3,096	17,034	42,458
2027 Population Age 55-59	3,066	16,746	42,532
2027 Population Age 60-64	2,657	15,205	39,424
2027 Population Age 65-69	2,160	13,438	35,502
2027 Population Age 70-74	1,668	10,663	28,098
2027 Population Age 75-79	1,169	7,972	20,905
2027 Population Age 80-84	700	5,077	13,463
2027 Population Age 85+	551	4,365	12,239
2027 Population Age 18+	44,189	225,502	556,478
2027 Median Age	33	36	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,418	\$84,023	\$91,197
Average Household Income 25-34	\$99,668	\$111,473	\$124,822
Median Household Income 35-44	\$78,455	\$98,516	\$104,484
Average Household Income 35-44	\$108,664	\$131,752	\$150,620
Median Household Income 45-54	\$79,793	\$102,628	\$110,904
Average Household Income 45-54	\$111,122	\$136,462	\$161,223
Median Household Income 55-64	\$75,821	\$97,295	\$105,910
Average Household Income 55-64	\$103,729	\$129,086	\$153,724
Median Household Income 65-74	\$60,072	\$78,260	\$84,078
Average Household Income 65-74	\$92,493	\$111,936	\$125,931
Average Household Income 75+	\$72,853	\$91,011	\$101,975

Turn-Key 6 unit Property with Realizable Upside

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