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Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 4010 West 130th Street . Hawthorne , CA 90250

A great opportunity to own a fully remodeled and turn-key 6-unit property with 4 vacancies in the City of Hawthorne. For more information contact the listing agents Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc. •310.666.2246 (agent) •ziuroiluj@gmail.com (agent) Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc

Listing Info

Listing ID: 3366 Available

For Sale

\$1,695,000

Listing Presented by

Posted: 05/08/2023 4:05 am | On HOMEiZ: 360 days | Updated: 2 weeks ago | Views: 599

## Location Map

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## Property Type

Property status	Available
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## Property Price

Asking Price	\$1695000

Last Sold Price	\$ N/A
Total Lot Size	8,702.00 Sq. Ft.
Asking Price per Sq. Ft.	\$409
Total Building Size Sq. Ft.	4143
Commission Split %	2.5%
Cap Rate %	5.0%
Gross Annual Income	\$0
Net Operating Income	\$84750
Gross Rent Multiplier	13.88
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$21188

## Property Location & Description

Listing Headline	A great opportunity to own a fully remodeled and turn-key 6-unit property with 4 vacancies in the City of Hawthorne. For more information contact the listing agents Listed by Julio Ruiz •DRE #01911261 • Global Platinum Properties, Inc. •310.666.2246 (agent) •ziuroiluj@gmail.com (agent) Listed by Armin Soleimani •DRE #01846872 • Global Platinum Properties, Inc
Rent control	Non Rent Control

Property 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.
Location Description	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
No. of Units	6
Price per Unit	\$282500

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent  
1.  
0+1  
1

\$1695  
2.  
1+1  
4

\$1895  
3.  
2+1  
1

\$2395  
4.

5.

APN / Parcel ID	4045-025-006
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Zoning	x
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Occupancy %	33%
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Construction Type	Wood & Stucco
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No. Stories	1
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Year Built	1949
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Overall Property Condition	Very good
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Highlights	The offering has considerable upside without local rent
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	No rent control
	The garage is unused and can be rented for additional income

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	Garage - Attached Off-street
# of Covered Parkings	6

## Investment Overview

Type of use	Investor
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### Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

# Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	<a href="https://offmarketexperts.com/">https://offmarketexperts.com/</a>
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