



**COLDWELL BANKER
COMMERCIAL**

The Torch
CAFE

4379

4379

**W 141st St
Hawthorne, CA 90250**

OFFERING MEMORANDUM



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property information



executive summary



property description

Located in the vibrant Burleigh Tract neighborhood of Hawthorne, this 6-unit residential income property presents a strong investment opportunity in a centrally situated, high-demand rental market. Offering convenient access to major freeways including the 405 and 105, the property is ideal for commuters and well-connected to surrounding employment hubs such as El Segundo, Inglewood, and Manhattan Beach. Residents will enjoy a walkable neighborhood with close proximity to everyday essentials—grocery stores, dining, retail, and community centers are just minutes away. Outdoor recreation is also within reach, with green spaces like Jim Thorpe Park and Jane Addams Park nearby. For those who travel, Los Angeles International Airport (LAX) is approximately 6.5 miles away, and public transportation is easily accessible via the Marine/Redondo Metro Station. With its blend of location, accessibility, and community amenities, this asset offers both immediate rental income and long-term growth potential.

property overview

OFFERING SUMMARY

Sale Price:	\$1,950,000
Number Of Units:	6
Gross Income:	\$154,200
NOI:	\$92,537
Cap Rate/ Pro Forma Cap:	4.75% / 5.50%
GRM/ Pro Forma GRM:	12.65 / 11.44
Price/SF:	\$299.68
Price Per Unit:	\$325,000
Total Building SF:	6,507
Total Lot SF:	8,694
Year Built:	1963
APN:	4045-011-010
# of Parking:	11
Zoning:	HAR3YY



Walk Score
"85 Very
Walkable"



Transit Score
"62 Good
Transit"



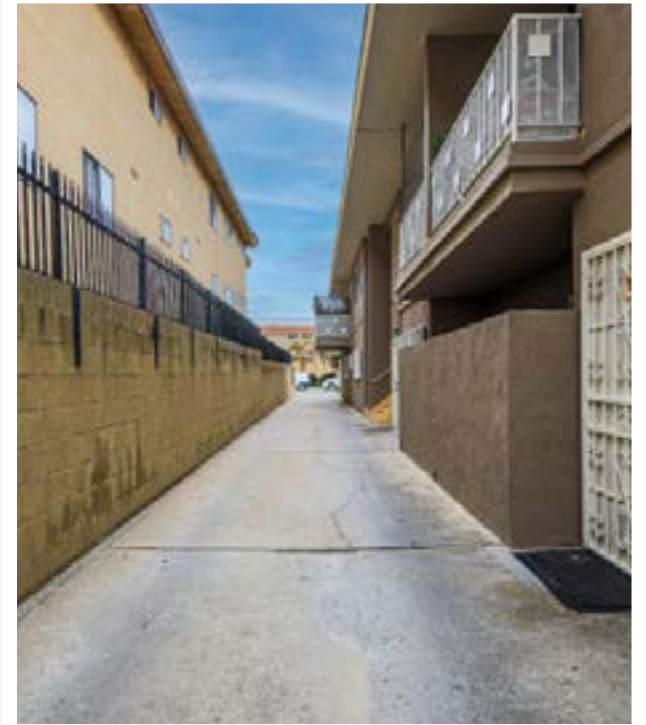
Bike Score
"52 Bikeable"

PROPERTY HIGHLIGHTS

- 6-unit residential income property
- Attractive Unit Mix & Large Units
- Features on-site laundry facilities and assigned parking spaces, enhancing tenant convenience.
- With a Walk Score of 85, residents enjoy easy access to nearby shops, restaurants, and public transportation.
- Close to major employers such as SpaceX, Los Angeles International Airport (LAX), and SoFi Stadium.
- Nearby green spaces include Jim Thorpe Park and Jane Addams Park
- Centrally located in Hawthorne, offering convenient access to major freeways including the 405 and 105



property
photos







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Location overview

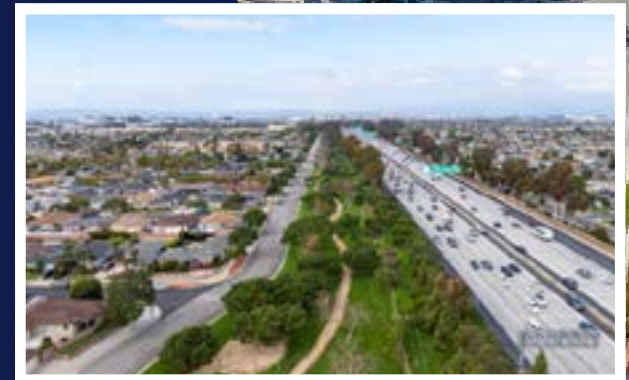


location overview

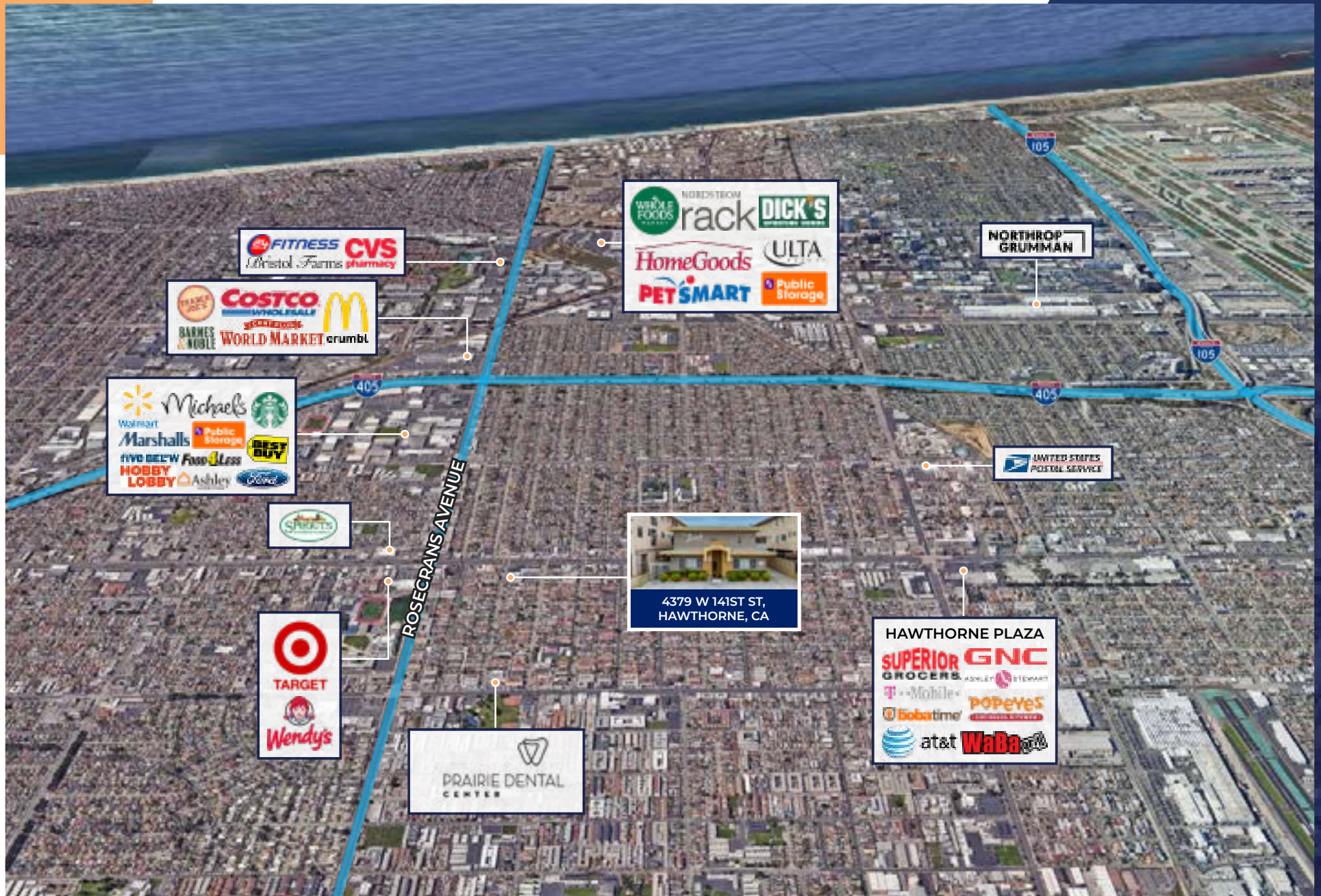
HAWTHORNE

Welcome to Hawthorne: Your ideal entry point to the coveted South Bay lifestyle, offering unparalleled convenience without sacrificing local charm. Imagine a streamlined commute to the thriving tech and aerospace hubs of El Segundo, seamlessly connecting your professional life with the tranquility of home. Weekends become effortless escapes to the golden sands of Playa del Rey, a short and scenic drive down Lincoln Boulevard. Hawthorne's strategic location provides easy access to the broader South Bay, yet it retains a distinct neighborhood feel, offering a welcome respite from the hustle while keeping you connected to everything the region has to offer.

Beyond its prime positioning, Hawthorne boasts a growing local identity waiting to be explored. Picture evenings spent at Common Space Brewery on Prairie Avenue, a community hub where local brews and friendly faces create a welcoming atmosphere. With the innovative spirit of SpaceX nearby and the historical significance of Hawthorne Municipal Airport, Hawthorne offers a unique blend of progress and local character – a place where you can truly experience the best of South Bay living.



point of interest MAP





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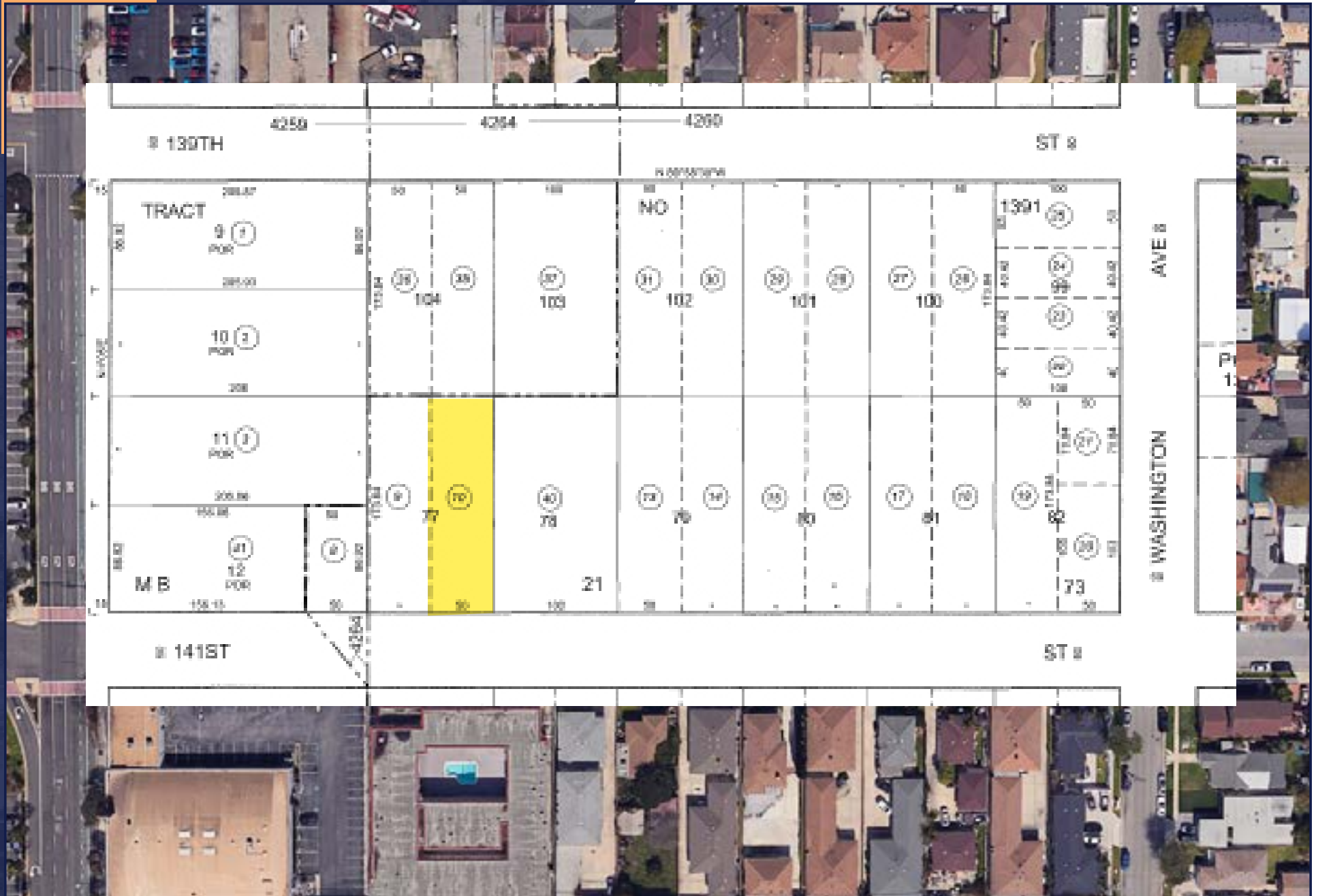
Property Maps & Demographics



LOCATION map



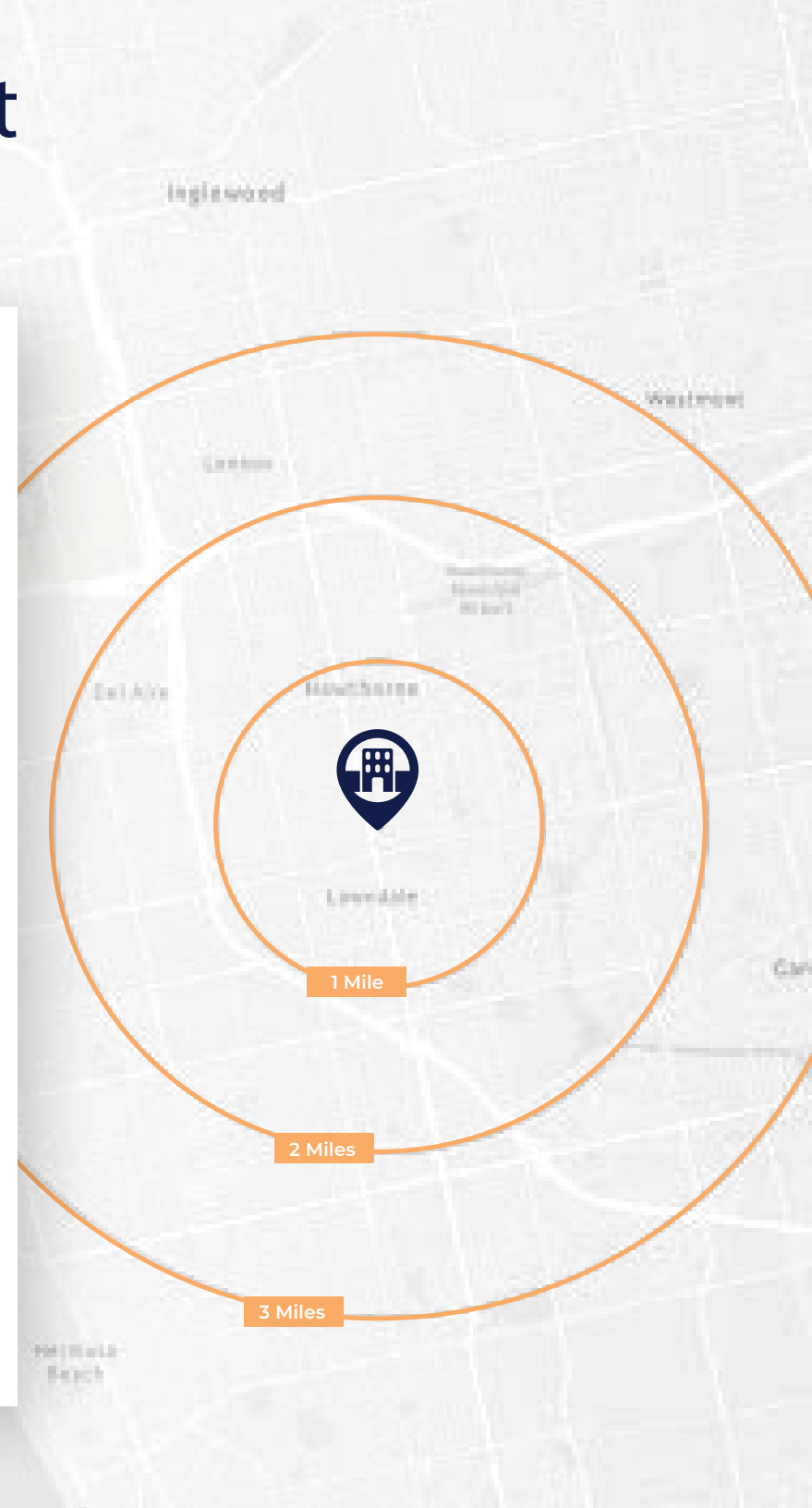
PARCEL map



demographics map & report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	54,572	149,747	284,651
Median Age	36.4	37.1	37.9
Families	12,742	35,361	68,294
Owner Households	5,477	18,699	41,954

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	18,741	51,686	98,892
Average Household Size	2.89	2.88	2.86
Average HH Income	\$100,944	\$110,560	\$125,109
Median HH Income	\$77,021	\$80,005	\$87,192





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FINANCIAL ANALYSIS



FINANCIAL SUMMARY

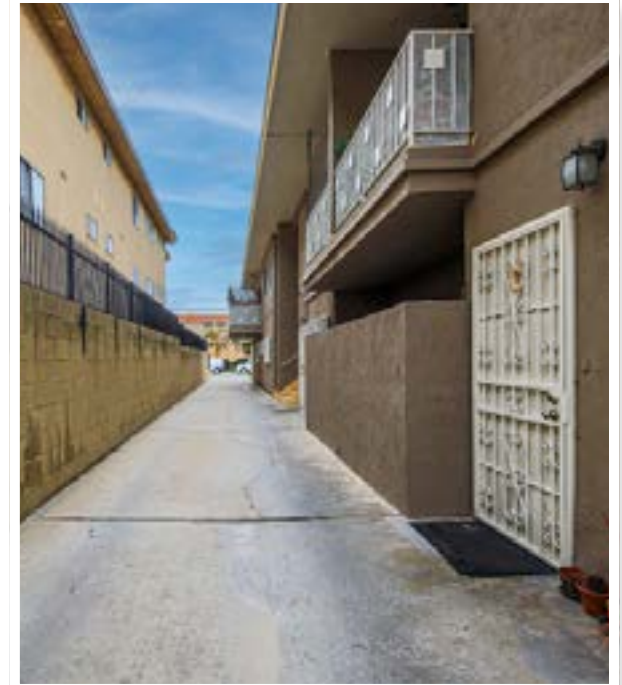
PRICE	\$1,950,000
Price/SF	\$299.68
Price Per Unit	\$325,000
CAP Rate - Current	4.75%
CAP Rate - Proforma	5.50%
GRM - Current	12.65
GRM - Pro Forma	11.44

LOAN SUMMARY - PROPOSED

Down Payment %	50%
Loan Amount	975,000
Down Payment	975,000
Interest Rate	6.50%
Amortized	30
Term	5

PROPERTY SUMMARY - BUILDING DATA

Number of Units	6
Total BLDG SF approx	6,507
Total LOT SF approx	8,694
# of Parking	11
# of Stories	2
Year Built	1963
Zoning	HAR3YY
APN	4045-011-010



ANNUALIZED OPERATING DATA (EST)

	Current Rents	Market Rents
Potential Rental Income / Gross Income (GI)	\$154,200	\$170,400
Less: Vacancy & Cr. Losses	\$(4,626)	\$(5,112)
Effective Rental Income	\$149,574	\$165,288
Other Income (Collectable)	\$2,010	\$2,010
Gross Operating Income (GOI)	\$151,584	\$167,298
Less: Operating Expenses	\$(59,047)	\$(59,990)
Expense % of GI	38.29%	35.21%
Net Operating Income (NOI)	\$92,537	\$107,308
Debt Service - Proposed		
Loan Payment YR 1	\$73,952	\$73,952
DCR	1.25	1.45
Pre-Tax Cash Flow	\$18,585	\$33,356
%	1.91%	3.42%
Plus Principal Reduction	\$10,577	\$10,577
Total Return Before Taxes	\$29,162	\$43,933
%	2.99%	4.51%
Annualized Expenses (Estimate)		
RE Taxes	\$24,375	\$24,375
Management	\$8,974	\$9,917
Repairs & MTN	\$6,000	\$6,000
Gardening	\$2,400	\$2,400
Electricity	\$641	\$641
Gas	\$2,640	\$2,640
Water and Sewer	\$3,977	\$3,977
Trash	\$3,545	\$3,545
Inspections-Fire, Pest, Termite	\$1,463	\$1,463
Insurance	\$4,900	\$4,900
License and Fees + Administrative	\$132	\$132
Reserve	\$650	\$650
Total Expenses	\$59,047	\$59,990
Expenses Per RSF	\$9.07	\$9.22
Expense as % of GI	38.29%	35.21%

rent roll

ANNUAL SCHEDULED INCOME (JULY 2025 RENT ROLL)

Unit #	Type	Actual - Monthly	Actual - Annual	Market - Monthly	Market - Annual
A	3+2	\$2,940	\$35,280	\$3,000.00	\$36,000
B	2+1	\$2,020.	\$24,240	\$2,200.00	\$26,400
C	2+1	\$277	\$3,324	\$-	\$-
C	2+1	\$1,293	\$15,516	\$2,200.00	\$26,400
D	2+2	\$2,200.00	\$26,400	\$2,400.00	\$28,800
E	2+1	\$2,020	\$24,240	\$2,200	\$26,400
F	2+1	\$2,100	\$25,200	\$2,200	\$26,400
TOTAL		\$12,850	\$154,200	\$14,200	\$170,400
RENT/SF		\$1.97	\$23.70	\$2.18	\$26.19

RENT ROLL SUMMARY

# of Units	Type	Actual Monthly Total	Actual Annual Total	Monthly Market Total	Annual Market Total	Actual Monthly Average - MLS
1	3+2	\$2,940	\$35,280	\$3,000	\$36,000	\$2,750
1	2+2	\$2,200	\$26,400	\$2,400	\$28,800	\$2,060
4	2+1	\$7,710	\$95,520	\$8,800	\$105,600	\$1,820
6		\$12,850	\$154,200	\$14,200	\$170,400	

NOTES

* Market rent assumes a fully renovated unit.

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