



**COLDWELL BANKER
COMMERCIAL**

4379

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

OFFERING MEMORANDUM



Visit Website

Tia Hughes

310 720 0993 | tiahughescb@gmail.com

CalDRE #01839465

Eric Sackler

3109794990 | ericsackler@gmail.com

CalDRE #01057377

11661 San Vicente Blvd Fl 10,

Los Angeles, CA 90049

310-979-4990

www.ericsackler.com

CONFIDENTIALITY & DISCLAIMER

This is a confidential Offering Memorandum (“OM”) intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the Property. This OM was prepared by Coldwell Banker Commercial Realty (“CBC”) and has been reviewed by representatives of Ownership. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor CBC nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this OM, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser’s own investigations of the Property and no legal commitments or obligations shall arise by reason of this OM, its contents or any further information provided by CBC regarding the Property. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. CBC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. Ownership and CBC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this OM or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Ownership and any conditions to Ownership’s obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants. By receipt of this OM, you agree that this OM and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this OM or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this OM or any of its contents in any fashion or manner detrimental to the interest of Ownership or CBC. The terms and conditions stated in this section will relate to all of the sections of the OM as if stated independently therein. If, after reviewing this OM, you have no further interest in purchasing the Property at this time, kindly return this OM to CBC at your earliest possible convenience. Photocopying or other duplication is not authorized.



TABLE OF Contents

04 PROPERTY INFORMATION

Executive Summary
Property Overview
Property Photos

13 PROPERTY MAPS & DEMOGRAPHICS

Location Map
Demographics Map & Report

10 LOCATION OVERVIEW

Mid-Wilshire
Major Employment Map
Points of Interest

17 FINANCIAL ANALYSIS

Financial Analysis
Income & Expenses
Rent Roll



COLDWELL BANKER
COMMERCIAL
REALTY

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:	\$1,675,000
Number Of Units:	6
Gross Income:	\$154,200
NOI:	\$95,974
Cap Rate/ Pro Forma Cap:	5.73% / 6.61%
GRM/ Pro Forma GRM:	10.86/ 9.83
Price/SF:	\$257.42
Price Per Unit:	\$279,167
Total Building SF:	6,507
Total Lot SF:	8,694
Year Built:	1963
APN:	4045-011-010
# of Parking:	6
Zoning:	HAR3YY



Walk Score
"86 Very Walkable"



Transit Score
"44 Good Transit"



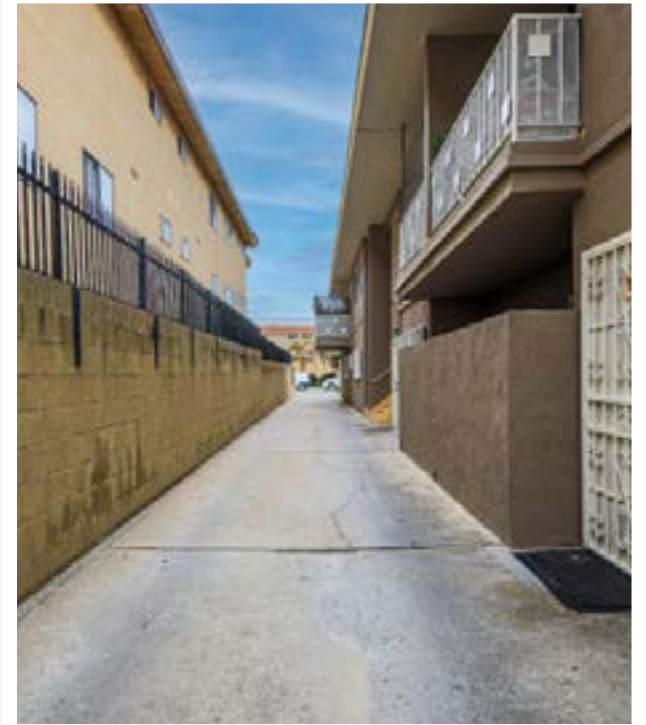
Bike Score
"61 Bikeable"

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







COLDWELL BANKER
COMMERCIAL
REALTY

Location Overview

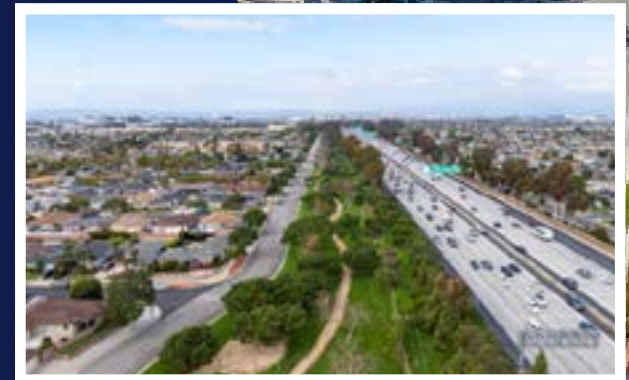


Location Overview

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





COLDWELL BANKER
COMMERCIAL
REALTY

Property Maps & Demographics



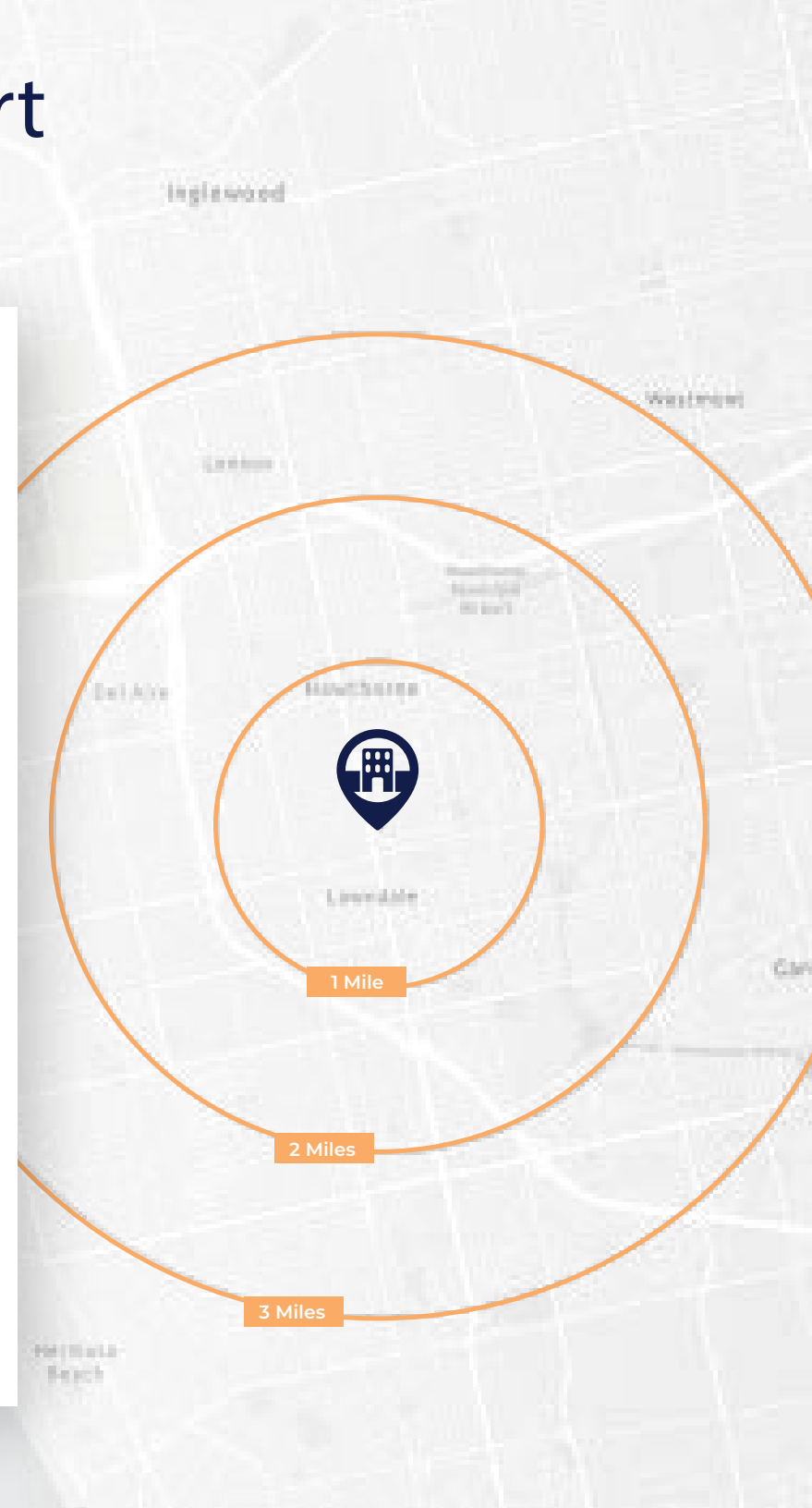
Location Map



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





COLDWELL BANKER
COMMERCIAL
REALTY

FINANCIAL ANALYSIS



FINANCIAL SUMMARY

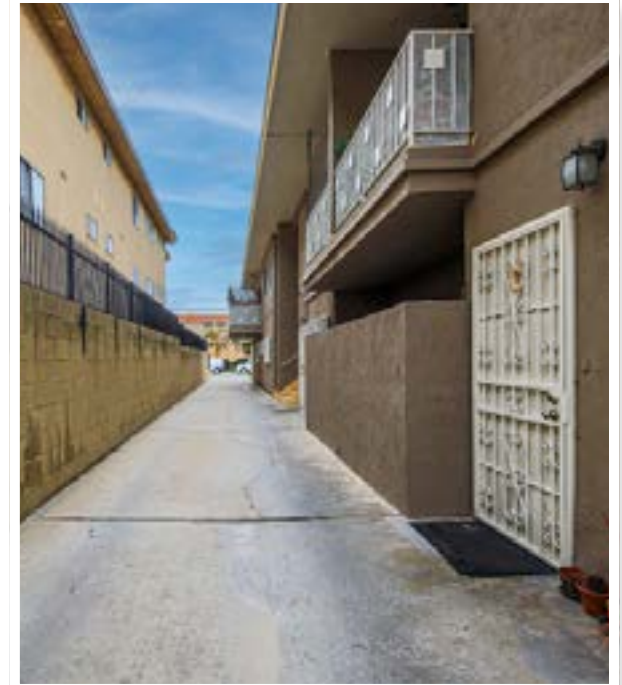
PRICE	\$1,675,000
Price/SF	\$257.42
Price Per Unit	\$279,167
CAP Rate - Current	5.73%
CAP Rate - Proforma	6.61%
GRM - Current	10.86
GRM - Pro Forma	9.83

LOAN SUMMARY - PROPOSED

Down Payment %	50%
Loan Amount	837,500
Down Payment	837,500
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	6
# 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	\$(55,610)	\$(56,553)
Expense % of GI	36.06%	33.19%
Net Operating Income (NOI)	\$95,974	\$110,745
Debt Service - Proposed		
Loan Payment YR 1	\$63,523	\$73,523
DCR	1.51	1.74
Pre-Tax Cash Flow	\$32,451	\$47,222
%	3.87%	5.64%
Plus Principal Reduction	\$9,085	\$9,085
Total Return Before Taxes	\$41,537	\$56,308
%	4.96%	6.72%
Annualized Expenses (Estimate)		
RE Taxes	\$20,938	\$20,938
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
Total Expenses	\$55,610	\$56,553
Expenses Per RSF	\$8.55	\$8.69
Expense as % of GI	36.06%	33.19%

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.

4379 W 141st St Hawthorne, CA 90250

Tia Hughes
310 720 0993
tiahughescb@gmail.com
CaIDRE #01839465

Eric Sackler
310 979 4990
ericsackler@gmail.com
CaIDRE #01057377



**COLDWELL BANKER
COMMERCIAL**

**11661 San Vicente Blvd Fl 10, Los Angeles, CA 90049
310-979-4990
www.ericsackler.com**