

# FISHER

REAL ESTATE



4527 W 116th St. Hawthorne, CA 90250

Multi-Family 3 Unit Investment Property

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CHARLES FISHER

RE/MAX Estate Properties





## Property Overview

4527 W 116th St. Hawthorne, CA 90250


We are pleased to present 4527 W 116th Street, a multi-family 3 unit property in Hawthorne, CA. This is a 3,640 square foot building built in 1965 and sits on a 5,207 square foot lot. Each unit contains 3 bedrooms and 1.75 bathrooms along with 1 oversized car garage with storage. Laundry area is included in each unit with tenant bringing their own washer/dryer. Located in a nice pocket of Hawthorne, close to freeways and near the new SoFi Stadium. This property maintains its desirability and represents an excellent opportunity for investors of all kinds.

**CAP Rate: 5.84%**

**GRM: 12.44**

 3 Units

 9 Bedrooms

 6 Bathrooms

 3,640 Sqft



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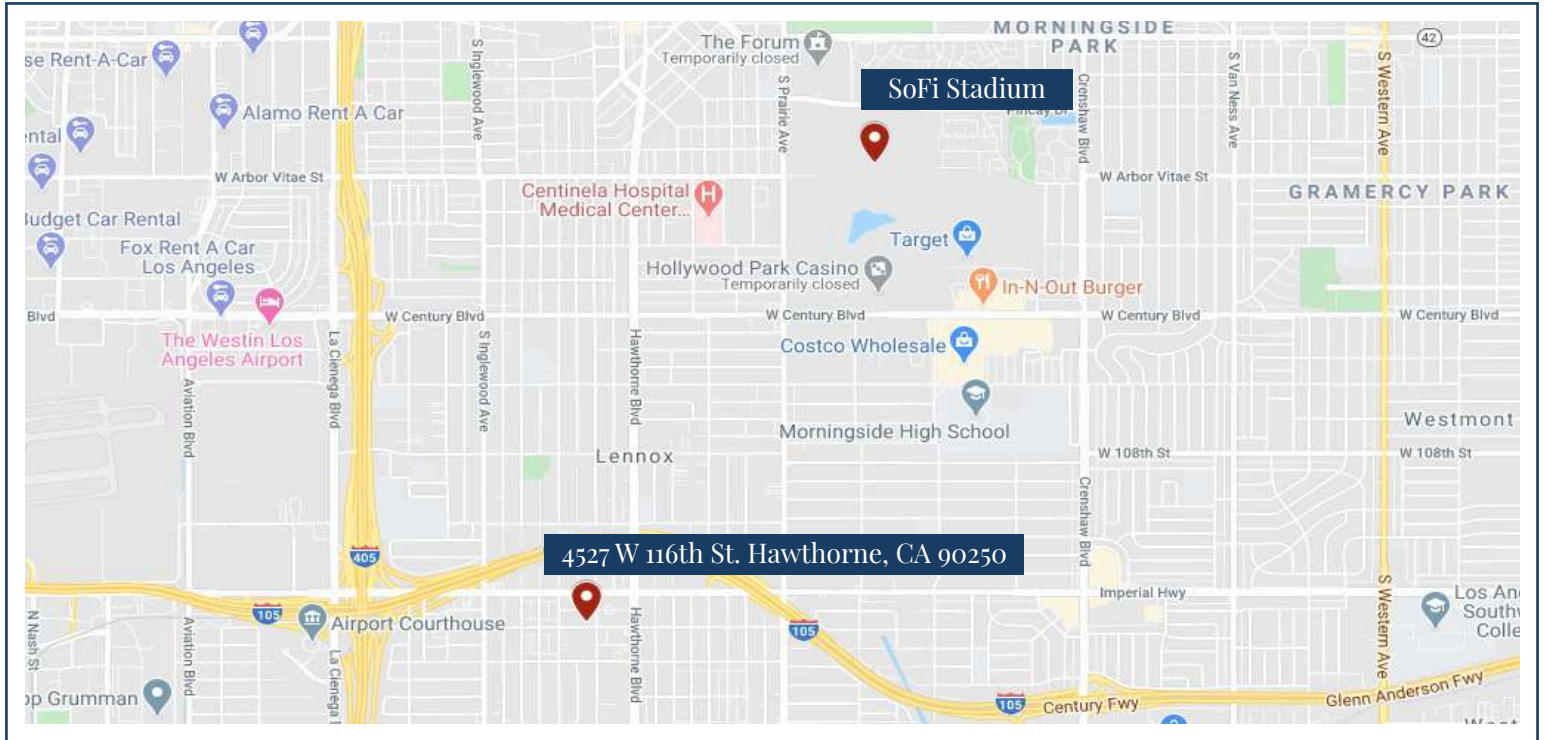
## PROPERTY PHOTOGRAPHS





4527 W 116th St. Hawthorne, CA 90250

NEAR NEW SOFI STADIUM



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## FINANCIAL SUMMARY



Property Overview		Financial Summary	
Price	\$1,150,000	Loan Amount	\$862,500
Number of Units	3	Down Payment	\$287,500 (25%)
Year Built	1965	Interest Rate	3.625% (1.25 pts)
Building Size	3,640	Monthly Payment	\$3,933.44
Lot Size	5,207	Annual Payment	\$47,201.28
Current Cap Rate	2.87%	Loan-to-value	75%
Current GRM	20.37	Amortization	30
Market Cap Rate	5.84%	Loan Term	30 year fixed
Market GRM	12.44	Proposed/Existing	Proposed
Price Per Square Foot	\$315.93		
Price Per Unit	\$383,333		

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## FINANCIAL SUMMARY

Scheduled Rent Summary			
Unit Type	No. Of Units	Average Rent	Market Rent
3 Bed / 1.75 Bath	1 (A)	\$2,501	\$2,600
3 Bed / 1.75 Bath	1 (B)	\$2,202	\$2,500
3 Bed / 1.75 Bath	1 (C)	Owner Occupied	\$2,600
Income			
		Current Actual	Market Proforma
Gross Scheduled Income		\$56,436	\$92,400
Less Vacancy	5.00%	\$2,821	\$4,620
Gross Operating Income		\$53,615	\$87,780
Expense Summary			
		Current Actual	Market Proforma
Real Estate Taxes		\$14,375	\$14,375
Insurance		\$1,025	\$1,025
Building Electricity		\$264	\$264
Water		\$2,340	\$2,340
Gardening		\$600	\$600
Trash		\$834	\$834
Maintenance		\$1,200	\$1,200
TOTAL EXPENSES		\$20,638	\$20,638
Expense Per Unit		\$6,879	\$6,879
Expense Per SF		\$5.67	\$5.67
NET OPERATING INCOME		\$32,977	\$67,142
Pre-Tax Cash Flow		-\$14,224	\$19,941
Principal Reduction	Estimated	\$16,177	\$16,177
TOTAL RETURN		\$1,953	\$36,118



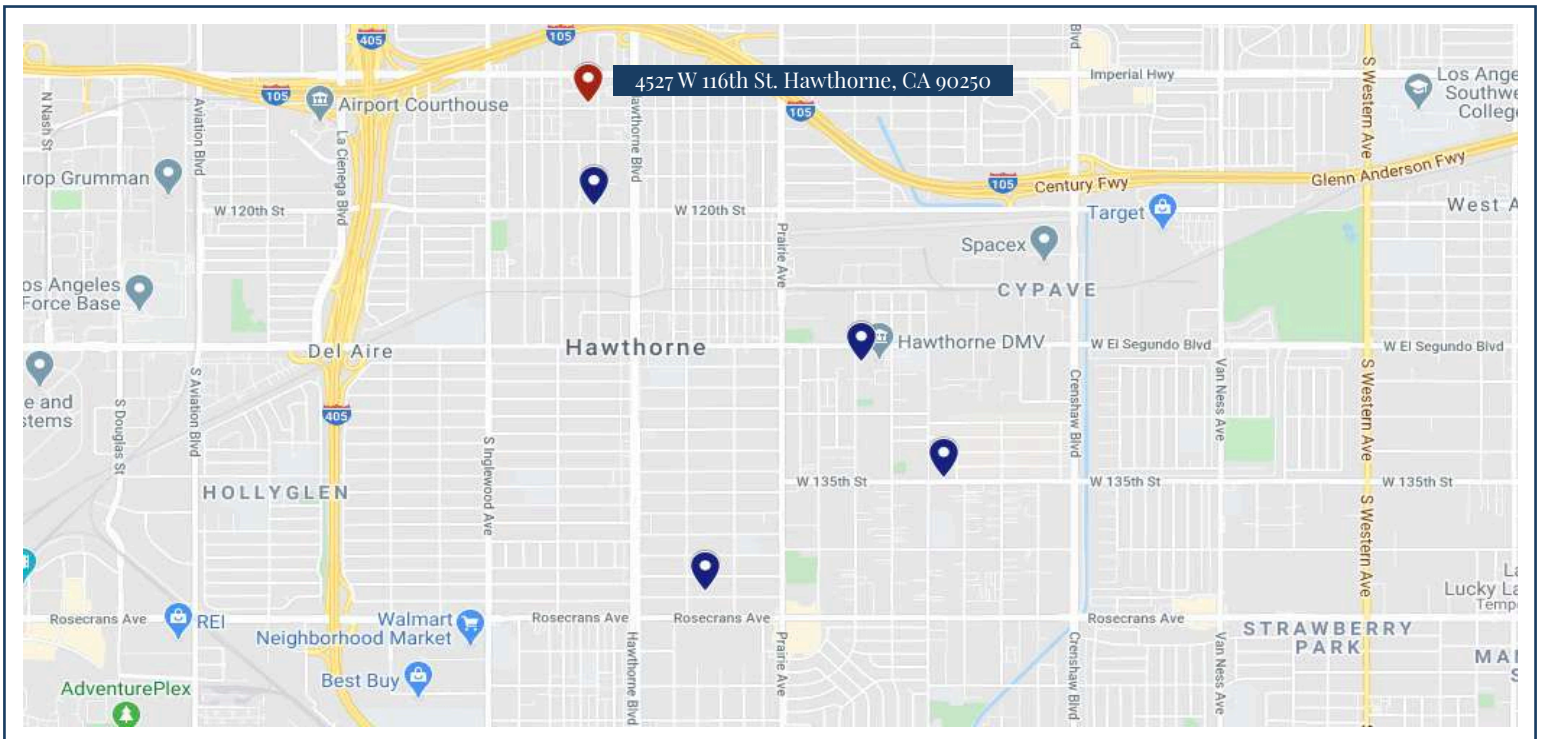
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## SALES COMPARABLES

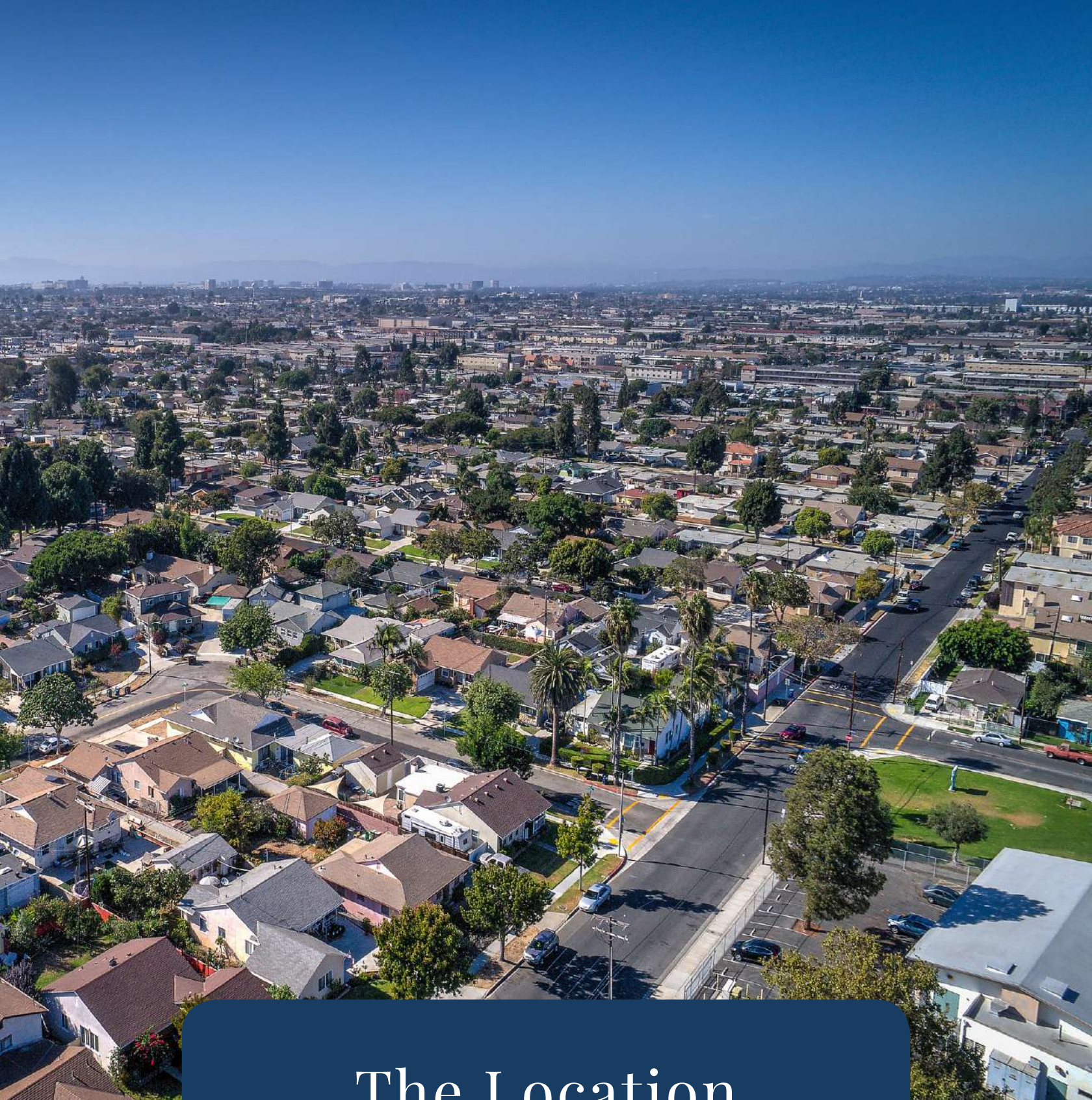
Address	Price	Units	Yr Built	Sqft	Price/Unit	Price/Sqft	CAP Rate	GRM	Date
4217 W 142nd St.	\$1,265,000	3	1947	3,388	\$421,666	\$373.37	4.58%	15.07	10/03/19
12828 Doty Ave.	\$1,115,000	3	1990	3,709	\$371,666	\$300.62	4.87%	14.75	11/08/19
4511 W 120th St.	\$1,095,000	3	1964	3,893	\$365,000	\$281.27	5.01%	14.6	02/14/20
3552 W 135th St.	\$1,050,000	3	1959	3,050	\$350,000	\$344.26	4.5%	15%	12/06/19
<b>Average:</b>	<b>\$1,131,250</b>	<b>3</b>	<b>-</b>	<b>3,510</b>	<b>\$377,083</b>	<b>\$324.88</b>	<b>4.74%</b>	<b>14.85</b>	<b>-</b>



4527 W 116th St.	\$1,150,000	3	1965	3,640	\$383,333	\$315.93	5.84%	12.44	-
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# The Location

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Hawthorne, CA

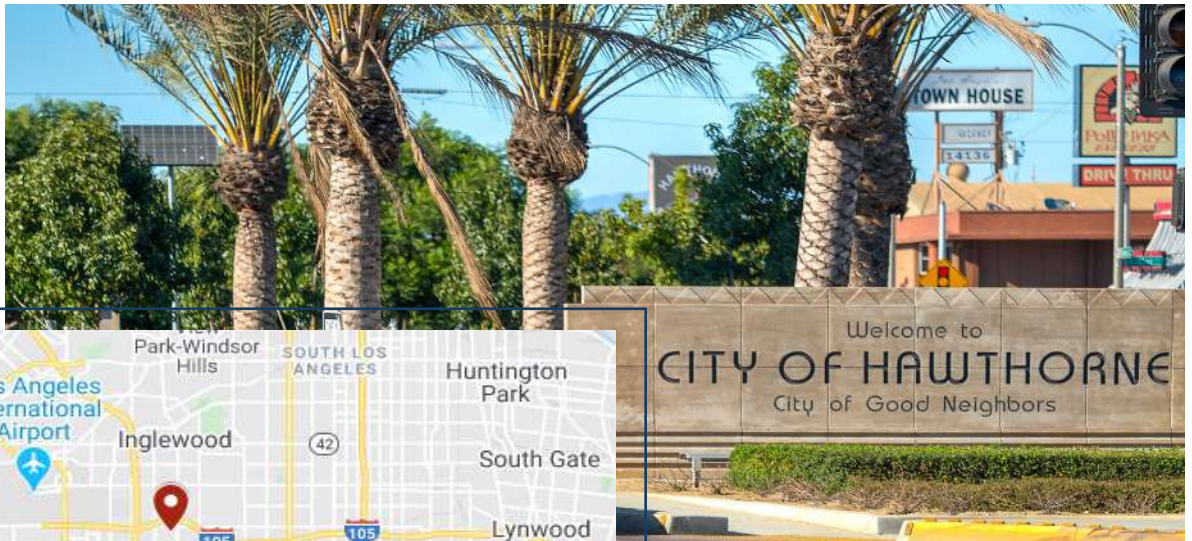


## CITY OVERVIEW

Incorporated in 1922, the City of Hawthorne currently has a population of nearly 87,000 within a six square mile area. Ideally located near the Los Angeles International Airport, connected by rail to the Port of Los Angeles and downtown Los Angeles, and surrounded by the San Diego (I-405), Harbor (I-110), and Glenn M. Anderson (I-105) Freeways, the City of Hawthorne could easily be termed the “Hub of the South Bay.” By virtue of its location, Hawthorne affords easy, quick access to all that Southern California offers; culture, sports, entertainment, mountains, and beaches. Temperatures in the area are always among the most pleasant in the Los Angeles basin. The City of Hawthorne possesses a shared vision towards the future to create a great city and build an economy which supports the community’s desire for a high quality of life.

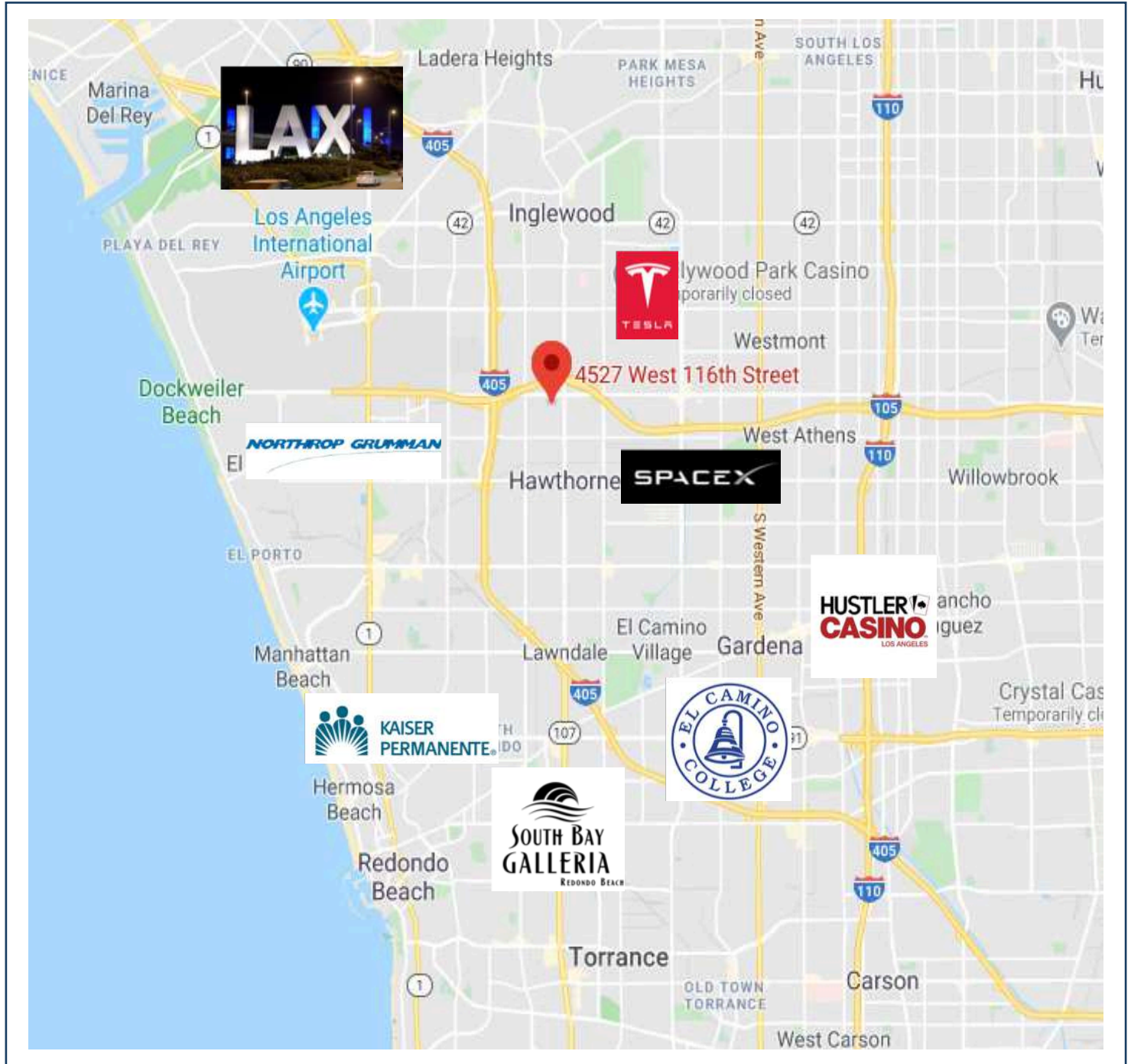
### Did you know?

- Jim Thorpe one of the world’s greatest athletes lived in Hawthorne
- Aircraft pioneer Jack Northrop established his company in Hawthorne
  - Hawthorne is home of the Beach Boys!



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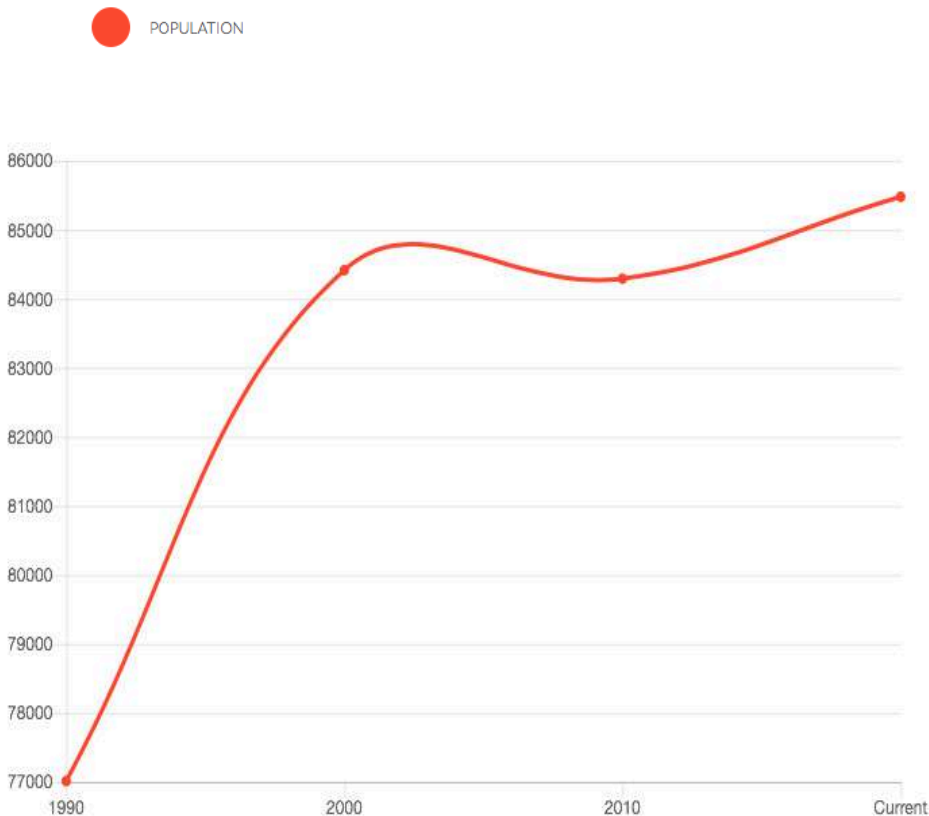
## NEAR MULTINATIONAL EMPLOYERS





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## INSIDE HAWTHORNE



### QUICK FACTS

## Healthcare

EMPLOYS THE LARGEST % OF THE WORKFORCE IN THIS AREA

**28,908**

TOTAL  
HOUSEHOLDS

**1964**

AVERAGE  
YEAR BUILT

**14056**

POPULATION DENSITY  
PER SQUARE MILE

**13%**

ADULTS WITH  
A BACHELOR'S DEGREE

**16 yrs**

AVERAGE LENGTH OF  
HOUSEHOLD OCCUPANCY

**42%**

HOUSEHOLDS  
WITH CHILDREN

Source: <https://fisherrealestate.com/hawthorne/>

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## EMPLOYMENT BY OCCUPATION

Occupation	Percentage
<b>Office &amp; Administrative Support</b>	15.3%
<b>Sales &amp; Related Occupations</b>	10.4%
<b>Food Preparation &amp; Serving</b>	7.8%
<b>Building &amp; Grounds Cleaning &amp; Maintenance</b>	7.4%
<b>Management</b>	6.65%
<b>Personal Care &amp; Service</b>	5.83%
<b>Production</b>	5.36%
<b>Construction &amp; Extraction</b>	4.67%
<b>Education Instruction &amp; Library</b>	4.41%
<b>Business &amp; Financial Operations</b>	3.8%
<b>Material Moving</b>	3.52%
<b>Fire Fighting &amp; Prevention</b>	2.94%
<b>Installation, Maintenance &amp; Repair</b>	2.55%
<b>Healthcare Support</b>	2.41%
<b>Health Technologists</b>	2.08%
<b>Health Diagnosing &amp; Treating Practitioners</b>	1.9%
<b>Arts, Design, Entertainment, Sports &amp; Media</b>	1.76%
<b>Computer &amp; Mathematical</b>	1.35%
<b>Community &amp; Social Service</b>	1.2%
<b>Architecture &amp; Engineering</b>	1.08%
<b>Legal</b>	0.79%
<b>Life, Physical</b>	0.38%

Source: [datausa.io/profile/geo/hawthorne-ca/#economy](https://datausa.io/profile/geo/hawthorne-ca/#economy) (2017)



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## EMPLOYMENT BY INDUSTRIES

Industry	Percentage
Accommodation & Food Services	12.3%
Health Care & Social Assistance	11.8%
Retail Trade	11%
Transportation & Warehousing	9.3%
Manufacturing	8.12%
Administrative & Support & Waste Mgmt Services	7.67%
Educational Services	7.59%
Other Services, Except Public Administration	6.96%
Construction	5.19%
Professional, Scientific & Technical Services	4.73%
Public Administration	3.14%
Finance & Insurance	2.72%
Information	2.45%
Arts, Entertainment and Recreation	2.26%
Wholesale Trade	2.02%
Real Estate & Rental & Leasing	1.96%

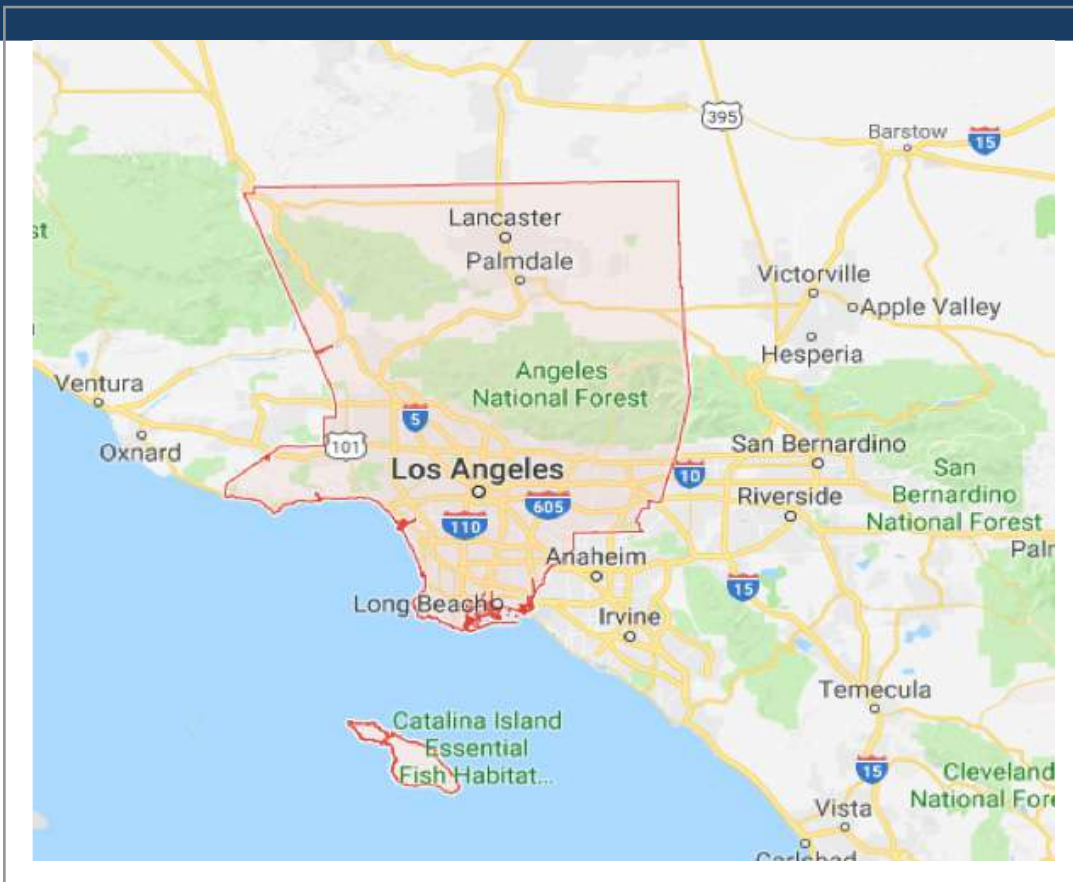
Source: [datausa.io/profile/geo/hawthorne-ca/#economy](https://datausa.io/profile/geo/hawthorne-ca/#economy) (2017)

## COUNTY OVERVIEW

Los Angeles County, one of California's original 27 counties, was established on Feb. 18, 1850. It is one of the nation's largest counties with 4,084 square miles, and has the largest population of any county in the nation - nearly 10 million residents who account for approximately 27 percent of California's population. As a subdivision of the state, the County is charged with providing numerous services that affect the lives of all residents, including law enforcement, tax collection, public health protection, public social services, elections and flood control.

Los Angeles County is diverse. It has mountains, deserts, beaches and islands. It is urban and suburban. One city has 4 million people, another 95. Residents are very rich and very poor. They come from throughout the world and speak more than 100 – some say more than 200 – languages. Counting 88 cities, it has more residents than any other county in the nation and is one of the largest in size.

Los Angeles County residents and visitors have access to a vast array of cultural and recreational opportunities. In addition to all the attractions offered by the private sector, the County has a number of world-class facilities including the Music Center, Hollywood Bowl, Museum of Art, the Natural History Museum, the Ford Theatre, and Marina del Rey. The County manages 87 regional and local parks, 344 miles of horse and hiking trails, 19 golf courses, 31 public swimming pools, and 25 miles of beaches.





# DISCLAIMER & CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of: 4527 W 116th Street Hawthorne, CA 90250. This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the owner or of the Property, to be all-inclusive, or to contain all of the information that prospective investors may require to evaluate a purchase of real property.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the RE/MAX Estate Properties.

Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the owner nor RE/MAX Estate Properties, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the owner under terms and conditions acceptable to the owner. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the owner or RE/MAX Estate Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the owner or RE/MAX Estate Properties. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to RE/MAX Estate Properties.

# *Thank you*

We look forward to  
working with you.



**Charles Fisher**

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