



GLOBAL PLATINUM
PROPERTIES

14110 Yukon Ave.

Hawthorne, CA 90250

Offering Memorandum

Existing 28 Units

Proposed 8 Detached ADUs

Proposed 7 Attached ADUs

28 units built in 1974 & renovated in 2024 cash flowing at 6.75% Cap Rate from day 1!
Plans for 15 ADUs to achieve 9.5% Cap Rate, 7.9 GRM, 214k/unit after ~1.3M constructions costs
Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium

Newer 28 units + Plans for 15 ADUs

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	14110 Yukon Ave Hawthorne CA 90250
Price	\$7,895,000
Number of Units - Current	28
Gross Square Feet - Current	18,310 SF
Price/Unit - Current	\$281,964
Price/SF - Current	\$431
CAP Rate - Current	6.75%
GRM - Current	10.66
Number of Units - Proforma - 15 ADUs	43
Gross Square Feet - Proforma - 5,250 SF 15 ADUs	23,560
Construction Cost - \$250/SF	\$1,312,500
Total Price	\$9,207,500
Total Price/Unit - Proforma	\$214,128
Price/SF - Proforma	\$390
CAP Rate - Proforma	9.5%
GRM - Proforma	7.9
Year Built	1974
Lot Size	19,201

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	59,441	310,454	704,028
2025 Median HH Income	\$66,515	\$82,688	\$86,717
2025 Average HH Income	\$88,784	\$113,127	\$126,536



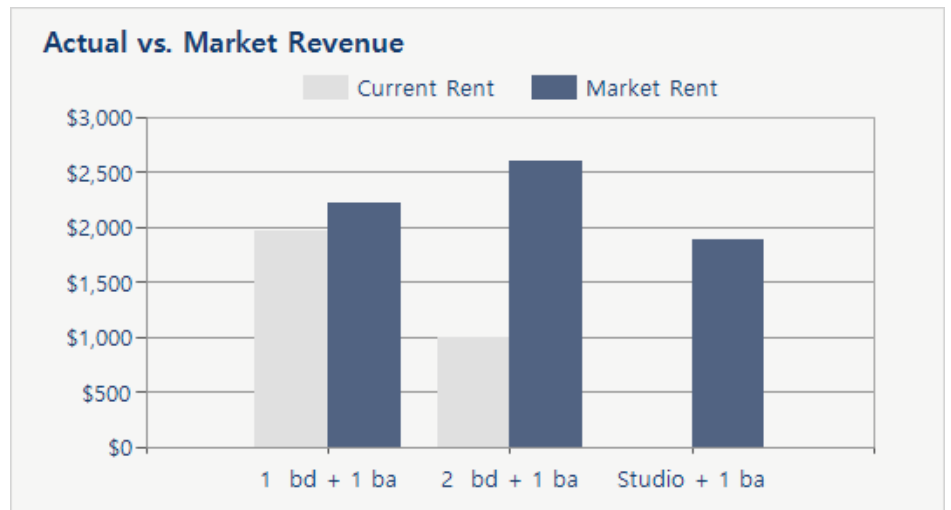
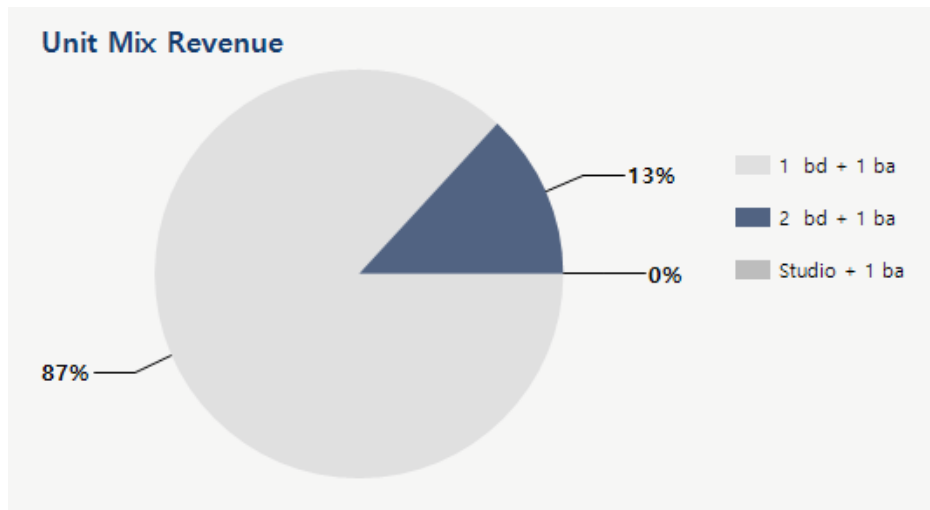
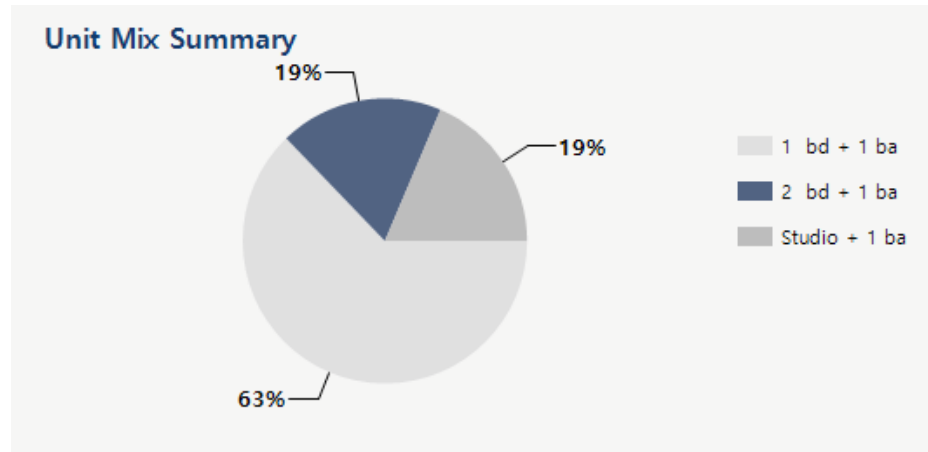
The Hawthorne Heavyweight

Huge 1.5M Price Reduction! Newer 28 units with 33 parking spaces built in 1974 & Renovated in 2024 cash flowing at an amazing 6.75% Current Cap Rate from day 1! Preliminary plans to add 15 ADUs to achieve an incredible 9.5% Cap Rate, 7.9 GRM, and only 214k/unit after taking into account all the construction costs (~1.3M assuming \$250/SF). The preliminary plans call for 7 attached ADUs in the garage/storage area + 8 detached ADUs over the pool area while still maintaining ~25 parking spaces for the residents. Excellent unit mix consisting of 4 (2bed/1bath) units and 24 (1bed/1bath) units. Majority of the units have been completely renovated and boast a high-end aesthetic with new modern cabinets, flooring, lighting, new bathrooms, stainless steel appliances, and major exterior capital improvements. Amenities include a renovated pool, on-site laundry facilities, secured entry, and 33 covered parking spaces for convenience. Huge almost ~20,000 SF lot for future development potential. Located in the heart of Hawthorne just minutes away from the Beach, Tesla Design Center, SpaceX, Starlink, Northrop Grumman, LAX, Intuit Dome, SoFi Stadium and more.

- **Massive Value-Add:** Just underwent a \$1.5M price reduction; includes plans for 15 ADUs to skyrocket the Cap Rate to 9.5%.
- **Recent Luxury Renovation:** 28 units (mostly 1-bed/1-bath) completely updated in 2024 with high-end modern finishes and stainless appliances.
- **Immediate Cash Flow:** Solid 6.75% current Cap Rate from day one on a sprawling 20,000 SF lot in Hawthorne.
- **Prime Hub Location:** Minutes from the Tesla Design Center, SpaceX, SoFi Stadium, and the new Intuit Dome.



Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	27	\$1,967	\$53,120	\$2,220	\$59,945
2 bd + 1 ba	8	\$1,007	\$8,054	\$2,609	\$20,870
Studio + 1 ba	8	\$0	\$0	\$1,895	\$15,160
Totals/Averages	43	\$1,423	\$61,174	\$2,232	\$95,975





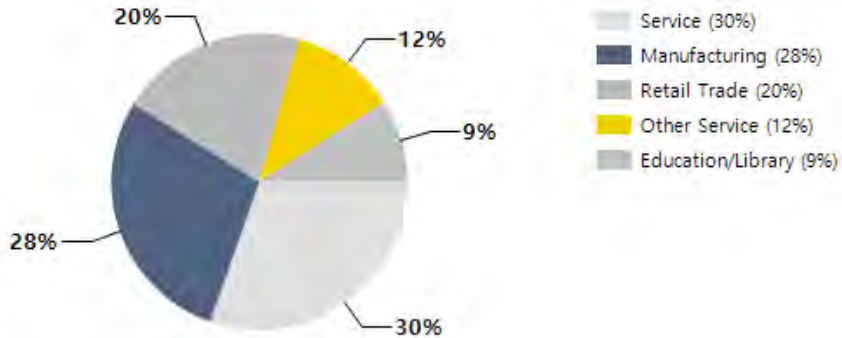
02 Location

- Location Summary
- Local Business Map

Hawthorne

■ Located in the vibrant heart of Hawthorne, California, this site offers unparalleled access to some of the most iconic and innovative destinations in the Los Angeles area. Just minutes away from the scenic beaches of L.A., residents and investors can enjoy the coastal lifestyle and recreational activities that come with proximity to the Pacific Ocean. The area is a hub for technological and aerospace industries, featuring the renowned Tesla Design Center, SpaceX headquarters, and Starlink operations. Nearby, Northrop Grumman provides advanced aerospace and defense technologies, further emphasizing the region's significance in high-tech manufacturing and innovation. The property is also conveniently close to major transportation hubs like LAX, facilitating global connectivity and travel. Sports enthusiasts will appreciate the proximity to the Intuit Dome and SoFi Stadium, home to major sporting events!

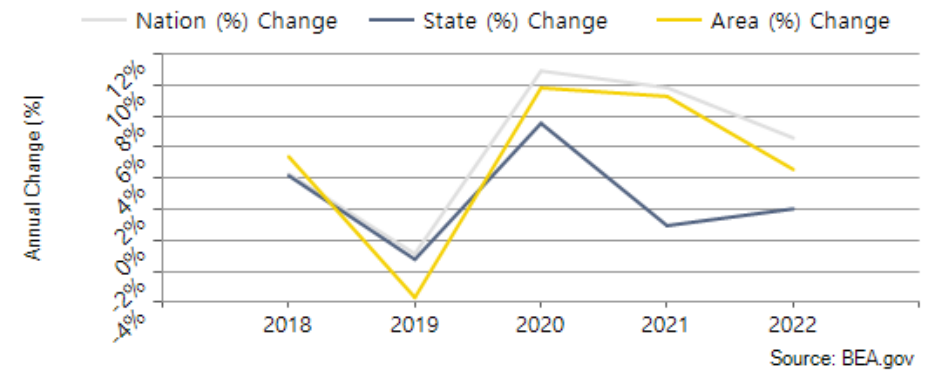
Major Industries by Employee Count

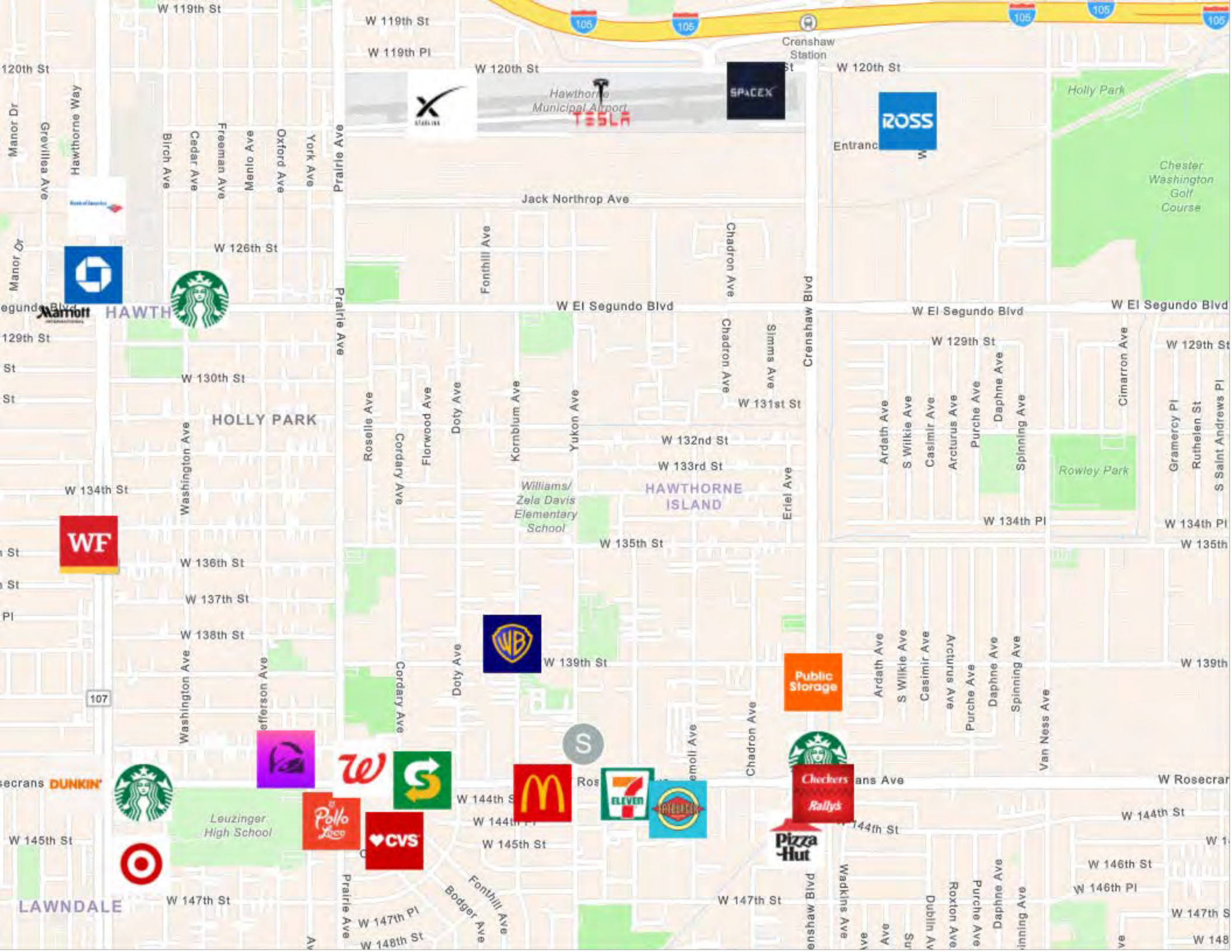


Largest Employers

SpaceX	6,094
Amazon Fulfillment Center	1,500
Hawthorne School District	900
Wiseburn Unified School District	394
City of Hawthorne	360
Home Depot	340
OSI Systems	280
Expeditors	260

Los Angeles County GDP Trend





LAWNDALE

Leuzinger High School

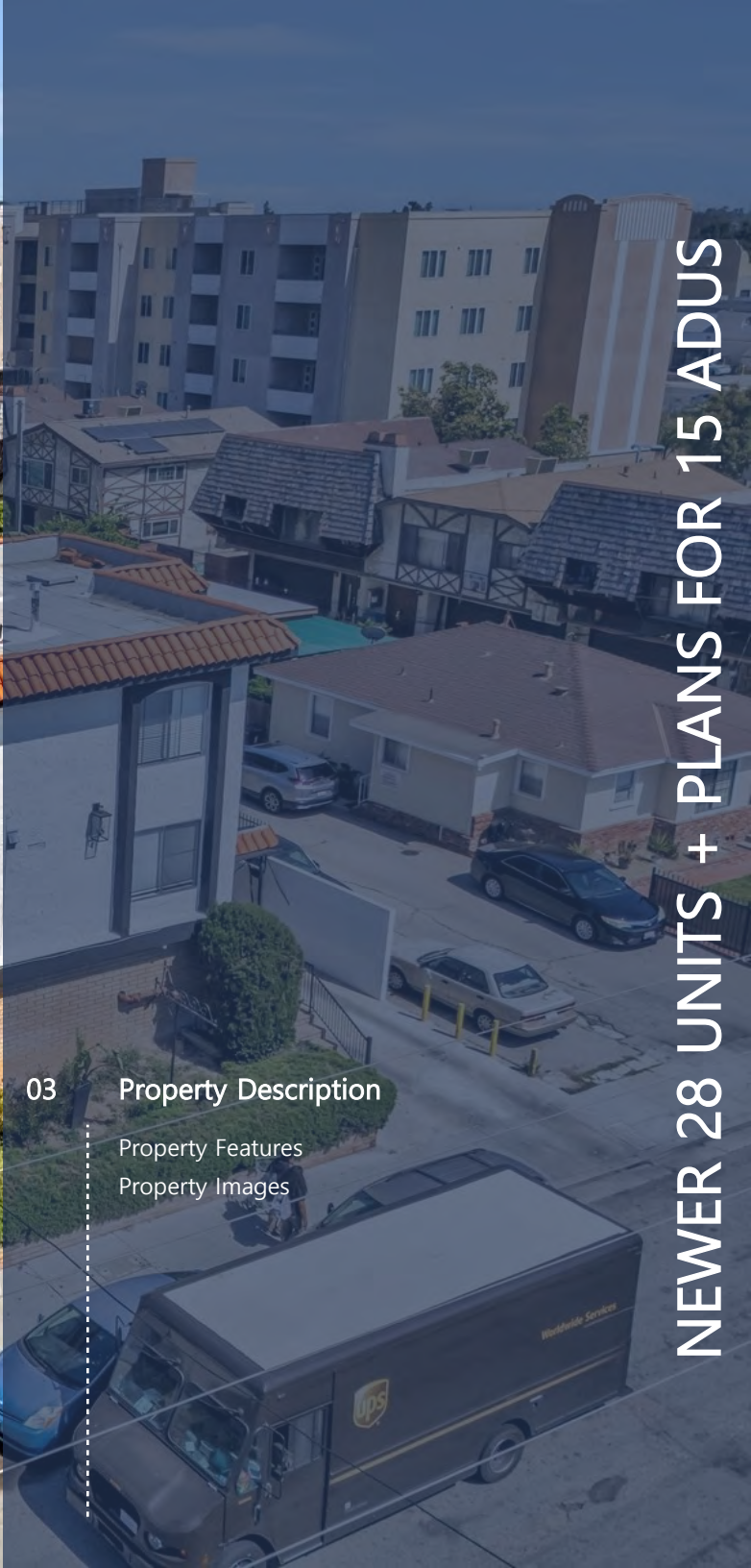
Williams/Zela Davis Elementary School

HAWTHORNE ISLAND

Holly Park

Chester Washington Golf Course

Rowley Park



03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	28
BUILDING SF	18,310
LAND SF	19,196
LAND ACRES	.44
YEAR BUILT	1974
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	HAR4*
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	59 X 300
NUMBER OF PARKING SPACES	33

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Owner
ELECTRIC	Owner

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional
LANDSCAPING	Front Yard







Tesla, SpaceX, Starlink

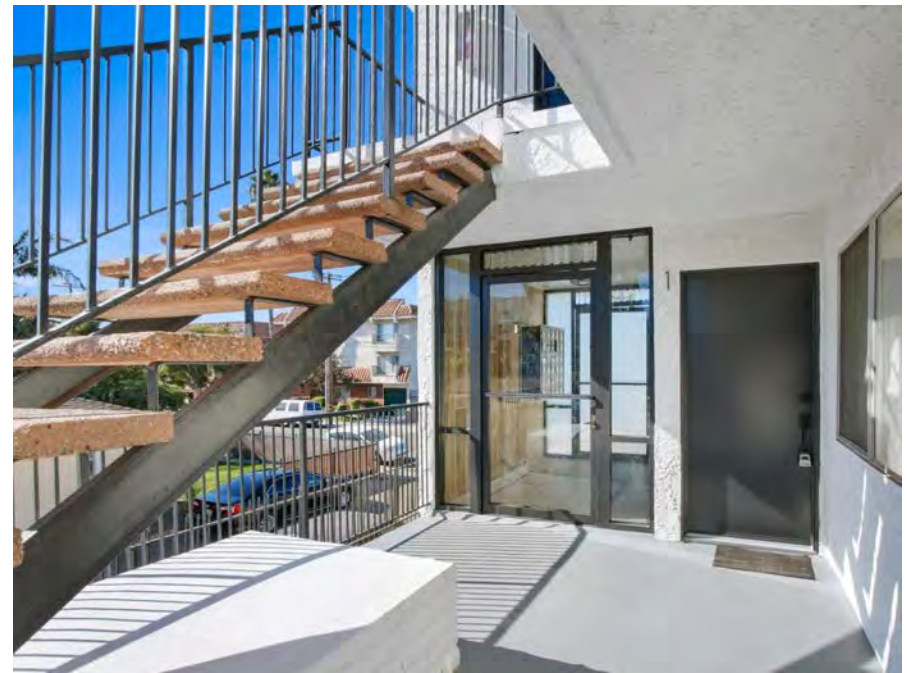
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Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,200.00	\$2,200.00	
2	1 bd + 1 ba	\$2,080.00	\$2,200.00	
3	1 bd + 1 ba	\$1,719.00	\$2,200.00	
4	1 bd + 1 ba	\$2,315.00	\$2,200.00	
5	1 bd + 1 ba	\$2,200.00	\$2,200.00	
6	1 bd + 1 ba	\$1,904.00	\$2,200.00	
7	1 bd + 1 ba	\$2,310.00	\$2,200.00	
8	1 bd + 1 ba	\$1,772.00	\$2,200.00	
9	1 bd + 1 ba	\$2,310.00	\$2,200.00	
10	1 bd + 1 ba	\$2,085.00	\$2,200.00	
11	1 bd + 1 ba	\$1,584.00	\$2,200.00	
12	2 bd + 1 ba	\$2,280.00	\$2,745.00	
14	1 bd + 1 ba	\$2,310.00	\$2,200.00	
15	2 bd + 1 ba	\$2,934.00	\$2,745.00	
16	1 bd + 1 ba	\$2,310.00	\$2,200.00	
17	1 bd + 1 ba	\$2,200.00	\$2,200.00	Vacant
18	1 bd + 1 ba	\$1,773.00	\$2,200.00	
19	1 bd + 1 ba	\$2,310.00	\$2,200.00	
20	1 bd + 1 ba	\$2,410.00	\$2,200.00	
21	1 bd + 1 ba	\$2,080.00	\$2,200.00	
22	1 bd + 1 ba	\$1,968.00	\$2,200.00	
23	1 bd + 1 ba	\$1,773.00	\$2,200.00	
24	1 bd + 1 ba	\$2,150.00	\$2,200.00	
25	1 bd + 1 ba	\$2,310.00	\$2,200.00	
26	1 bd + 1 ba	\$1,772.00	\$2,200.00	
27	2 bd + 1 ba	\$2,840.00	\$2,745.00	
28	1 bd + 1 ba	\$2,310.00	\$2,200.00	
29	1 bd + 1 ba	\$2,965.00	\$2,745.00	
30	1 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 1
31	2 bd + 1 ba	\$0.00	\$2,745.00	Proposed Attached ADU 2
32	2 bd + 1 ba	\$0.00	\$2,745.00	Proposed Attached ADU 3
33	2 bd + 1 ba	\$0.00	\$2,745.00	Proposed Attached ADU 4
34	1 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 5

Unit	Unit Mix	Current Rent	Market Rent	Notes
35	2 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 6
36	2 bd + 1 ba	\$0.00	\$2,200.00	Proposed Attached ADU 7
37	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 1
38	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 2
39	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 3
40	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 4
41	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 5
42	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 6
43	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 7
44	Studio + 1 ba	\$0.00	\$1,895.00	Proposed Detached ADU 8
Totals / Averages		\$61,174.00	\$95,975.00	





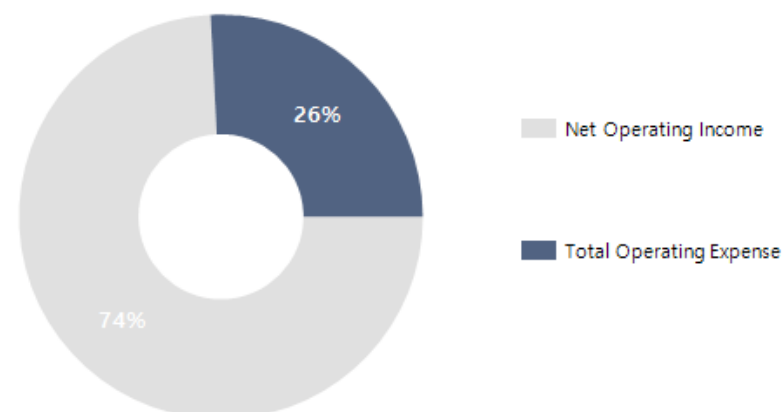
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Financial Analysis

Income & Expense Analysis

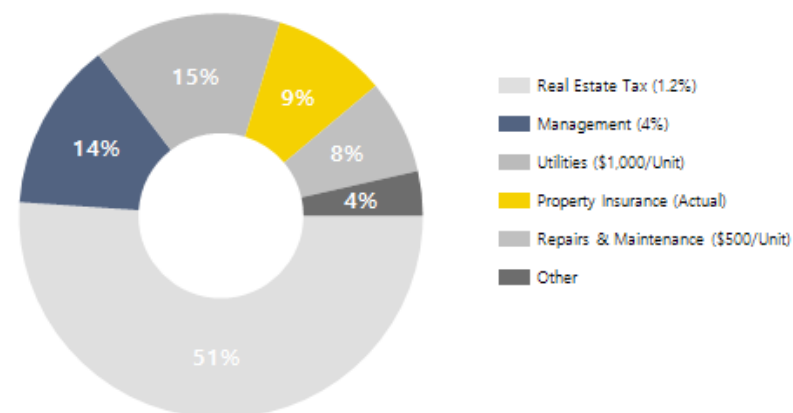
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$734,088	99.1%	\$1,151,700	99.1%
Laundry (Estimated \$20/unit/month)	\$6,720	0.9%	\$10,320	0.9%
Gross Potential Income	\$740,808		\$1,162,020	
Less: Vacancy/Deductions (GPR) (3%)	-\$22,224	3.02%	-\$34,860	3.02%
Effective Gross Income	\$718,584		\$1,127,160	
Less Expenses	\$185,511	25.81%	\$248,576	22.05%
Net Operating Income	\$533,073		\$878,584	



EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Tax (1.2%)	\$94,740	\$3,384	\$110,490	\$3,946
Property Insurance (Actual)	\$17,020	\$608	\$21,900	\$782
Utilities (\$1,000/Unit)	\$28,000	\$1,000	\$43,000	\$1,536
Pest Control (\$100/Month)	\$1,200	\$43	\$1,200	\$43
Repairs & Maintenance (\$500/Unit)	\$14,000	\$500	\$21,500	\$768
Management (4%)	\$25,151	\$898	\$45,086	\$1,610
Cleaning & Gardening (\$200/Month)	\$2,400	\$86	\$2,400	\$86
On-Site Manager (\$250/Month)	\$3,000	\$107	\$3,000	\$107
Total Operating Expense	\$185,511	\$6,625	\$248,576	\$8,878
Expense / SF	\$10.13		\$13.58	
% of EGI	25.81%		22.05%	

DISTRIBUTION OF EXPENSES CURRENT



* Expenses are estimated



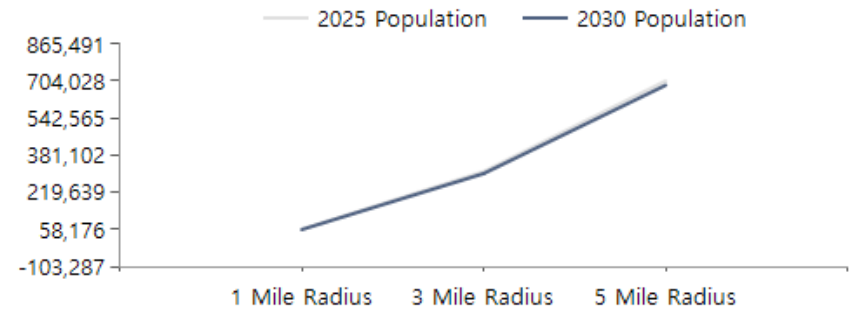
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Demographics

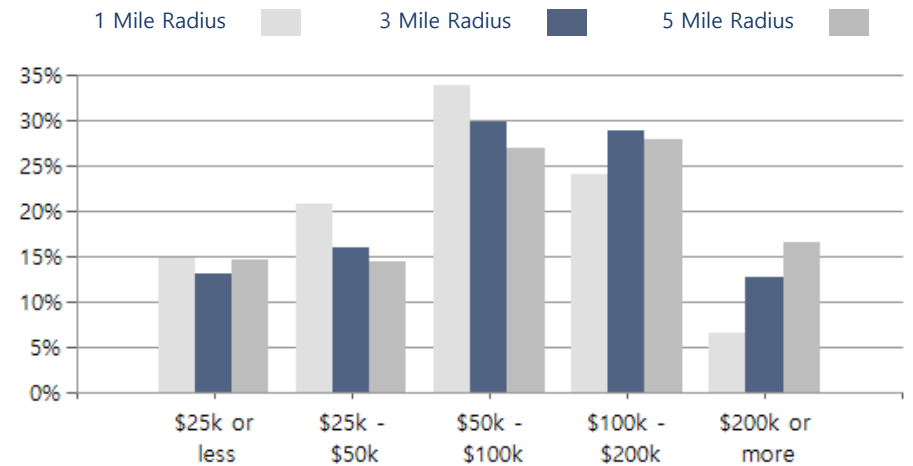
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	59,162	314,104	695,872
2010 Population	59,286	316,193	708,053
2025 Population	59,441	310,454	704,028
2030 Population	58,176	301,926	686,267
2025 African American	16,098	57,850	151,740
2025 American Indian	1,135	5,757	10,987
2025 Asian	6,131	44,738	81,289
2025 Hispanic	30,252	157,133	321,731
2025 Other Race	19,946	98,199	204,308
2025 White	7,660	54,719	155,088
2025 Multiracial	8,029	47,139	97,381
2025-2030: Population: Growth Rate	-2.15%	-2.80%	-2.55%

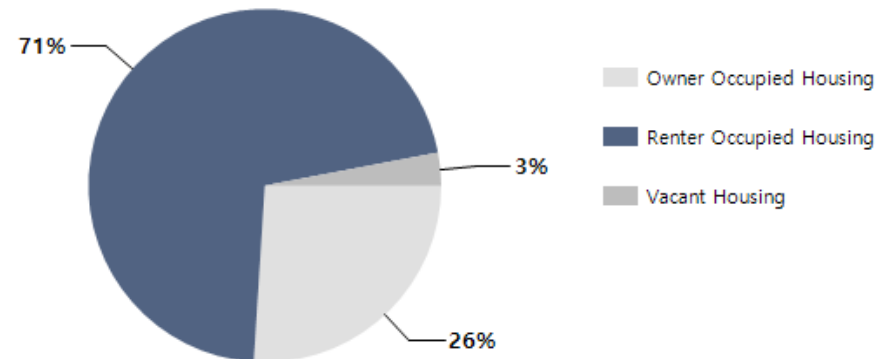
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,716	7,977	21,456
\$15,000-\$24,999	1,370	5,975	13,985
\$25,000-\$34,999	1,910	7,076	14,606
\$35,000-\$49,999	2,415	9,887	20,668
\$50,000-\$74,999	4,069	16,999	35,261
\$75,000-\$99,999	2,991	14,713	30,487
\$100,000-\$149,999	3,608	19,926	43,391
\$150,000-\$199,999	1,405	10,738	24,497
\$200,000 or greater	1,364	13,481	40,257
Median HH Income	\$66,515	\$82,688	\$86,717
Average HH Income	\$88,784	\$113,127	\$126,536



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

Newer 28 units + Plans for 15 ADUs

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