

**Property Address:**  
13224 & 13228 Hawthorne Blvd.  
Hawthorne CA 90250



**Prepared By:**

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Principal, Broker/Officer

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**CA BRE License # 01413466**

**PROPERTY INFORMATION:**

Property Address: 13224 & 13228 Hawthorne Blvd. Hawthorne, CA 90250  
 APN: 4045-004-017  
 Number of Units: 2  
 Year Built: 1957  
 Approx. Bldg. Sq. Ft.: 2,739  
 Approximate Lot Size: 6,432



**INVESTMENT OVERVIEW:**

**Asking Price: \$450,000**

Value Per Unit \$225,000

Value per Square Foot \$164.29

**INCOME/EXPENSE ANALYSIS:**

Number of Units	Ave. Unit Size	Current		Market		Estimated Annual Expenses	
		Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
1	Salon	\$1,600	\$1,600	\$1,850	\$1,850	New R. E. Taxes	\$5,063
1	Vacuum Repairs	\$1,600	\$1,600	\$1,850	\$1,850	New Insurance	\$2,500
2	Monthly Scheduled Rents		\$3,200		\$3,700	Repairs and Maint. (3%)	\$1,152
	<b>Annual Scheduled Gross Income (GSI)</b>		<b>\$38,400</b>		<b>\$44,400</b>	Fire System/Extinguisher	\$150
	Less Vacancy & Concessions (5%)		(\$1,920)		(\$2,220)	Reserves (2% of GSI)	\$768
	Effective Gross Income		\$36,480		\$42,180	Water	\$600
	Less Estimated Annual Expenses	28.05%	(\$10,233)	26.69%	(\$11,256)	<b>Total Expenses</b>	<b>\$10,233</b>
	<b>Net Operating Income</b>		\$26,248		\$30,924	Per Net Sq. Ft.	\$3.74
	<b>Gross Rent Multiplier</b>		<b>11.72</b>		<b>10.14</b>	Per Unit	\$5,116
	<b>CAP Rate</b>		<b>5.83%</b>		<b>6.87%</b>		

**PROPERTY ATTRIBUTES:**

2 Street Retail units on busy Hawthorne Blvd. in Hawthorne. Just south of El Segundo Blvd. and North of Rosecrans Ave. For sale after 11 years. Long-term tenants.

<b>13224 &amp; 13228 Hawthorne Blvd. Hawthorne, CA 90250</b>							
<b>Ingenious Asset Group, Inc.</b>							
<b>Rent Roll - As of January 2014</b>							
<b>Unit</b>	<b>Tenant</b>	<b>Market Rent</b>	<b>Current Rent</b>	<b>Deposit</b>	<b>Lease From</b>	<b>Lease To</b>	<b>Extension Option</b>
1	Pauline Moses (Salon)	\$1,850.00	\$1,600.00	\$3,200.00	3/11/2009	3/11/2014	None
2	Dora DeLeon, Roberto Flores	\$1,850.00	\$1,600.00	\$2,400.00	1/3/2003	1/3/2004	None
		<b>\$3,700.00</b>	<b>\$3,200.00</b>	<b>\$5,600.00</b>			

**Property Map of 13224 & 13228 Hawthorne Blvd. Hawthorne, CA 90250**

