

#### PROPERTY INFORMATION:

Property Address: 4098 W. El Segundo Blvd., Hawthorne, CA 90250

APN: 4045-023-001

Number of Units: 5

Year Built: 1953

Approx. Bldg. Sq. Ft.: 3,037

Approximate Lot Size: 7,201

#### INVESTMENT OVERVIEW:

**Asking Price: \$1,595,000**

Value Per Unit \$319,000

Value per Square Foot \$525.19



#### INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
1	Single		\$1,275	\$1,275	\$1,695	\$1,695	New R. E. Taxes	\$17,944
3	1bed/1bath		\$1,715	\$5,145	\$1,895	\$5,685	New Insurance	\$2,500
1	2bed/1bath		\$1,925	\$1,925	\$2,295	\$2,295	Water & Sewer	\$1,800
5	Monthly Scheduled Rents			\$8,345		\$9,675	Gardening	\$1,800
	Total Monthly Income			\$8,345		\$9,675	Pest Control	\$600
	<b>Annual Scheduled Gross Income (GSI)</b>			<b>\$100,140</b>		<b>\$116,100</b>	Trash Service	\$1,440
	Less Vacancy & Concessions (5%)			(\$5,007)		(\$5,805)	Repairs & Maint. (5% of GSI)	\$5,007
	Effective Gross Income			\$95,133		\$110,295	Fire Equip,emt Service	\$180
	Less Estimated Annual Expenses	34.92%		(\$33,223)	31.63%	(\$34,885)	Admin Expenses (1% of EGI)	\$951
	<b>Net Operating Income</b>			\$61,910		\$75,410	Misc. Expenses (1% of GSI)	\$1,001
	<b>Gross Rent Multiplier</b>			<b>15.93</b>		<b>13.74</b>	<b>Total Expenses</b>	<b>\$33,223</b>
	<b>CAP Rate</b>			<b>3.88%</b>		<b>4.73%</b>	Per Net Sq. Ft.	\$10.94
							Per Unit	\$6,645

#### PROPERTY FEATURES:

Excellent Bread-n-butter property in highly desirable City of Hawthorne. For Sale after 19 years! 4 of the 5 units have been renovated. One of the 1 bedroom units is vacant, and will be delivered vacant at COE. Separately metered for gas & electricity. Low operating expenses. Huge 7,201 SF lot, zoned HACMYT offering potential for future development. Close to LAX, SpaceX headquarters, SoFi Stadium, easy access to I-405 and I-105. Sold AS IS and Where Is.

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**As of April 30, 2022**

Unit	Tenant	Unit Type	Market Rent	Current Rent
A	Richard Rodriguez	1bd/1ba	1,895.00	1,500.00
B	<b>VACANT</b>	1bd/1ba	1,895.00	1,895.00
C	Leased effective 05/01/22	1bd/1ba	1,895.00	1,750.00
D	Maria I. Olmedo	2bd/1ba	2,295.00	1,925.00
E	Shawn Osbrink	Single	1,695.00	1,275.00
<b>5</b>	<b>Units</b>		<b>9,675.00</b>	<b>8,345.00</b>

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