

12846 Hawthorne Blvd.

HAWTHORNE, CA



PRICE:

\$1,399,000

INVESTMENT HIGHLIGHTS:

- Great Hawthorne Location
- Unit Mix: 3-Commercial
- 4.23% Cap Rate
- High Traffic Count
- Freeway / Transit Access
- Roof Replaced in Early 2020
- Parking Lot Recently Repaved
- Recently Refurbished Electrical

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KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

STOREFRONT ON HAWTHORNE

INVESTMENT SUMMARY

Price:		\$1,399,000
Down Payment:	50%	\$699,500
Units:		3
Cost per Unit:		\$466,333
Current CAP:		4.23%
Market CAP:		5.49%
Age:		1952
Lot SF:		6,083
Building SF:		3,870
Price per SF:		\$361.50
Zoning:		HAC2YY

PROPOSED FINANCING

First Loan Amount:		\$699,500
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		\$3,544



On-Site Parking
Lack of Inventory on Market
Freeway / Transit Access
High Traffic Count

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$90,600		\$109,800	
Less Vacancy Rate Reserve:	2,718	3.0%	3,294	3.0%
Gross Operating Income:	87,882		106,506	
Less Expenses:	28,636	31.6%	29,753	27.1%
Net Operating Income:	\$59,247		\$76,753	
Less Loan Payments:	42,531	1.39	42,531	
Pre-Tax Cash Flow:	\$16,715	2.4%	\$34,222	4.9%
Plus Principal Reduction:	11,284		11,284	
Total Return Before Taxes:	\$27,999	4.0%	\$45,505	6.5%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	Commercial	\$2,267	\$6,800	\$2,800	\$8,400
Total Scheduled Rent:			\$6,800		\$8,400
Common Area Maintenance:			\$750		\$750
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,550		\$9,150
Annual Scheduled Gross Income:			\$90,600		\$109,800

ESTIMATED EXPENSES

Taxes: (new)	\$17,488
Insurance:	\$1,548
Rubbish:	\$9,000
Reserves:	\$600
Total Expenses:	\$28,636
Per Net Sq. Ft.:	\$7.40
Per Unit:	\$9,545

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
12846	US LENDING	COMMERCIAL	\$1,350	\$2,100
12486A	REMAX	COMMERCIAL	\$3,700	\$4,200
12848	BIKE SHOP	COMMERCIAL	\$1,750	\$2,100
TOTAL:			\$6,800	\$8,400

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PHOTOS



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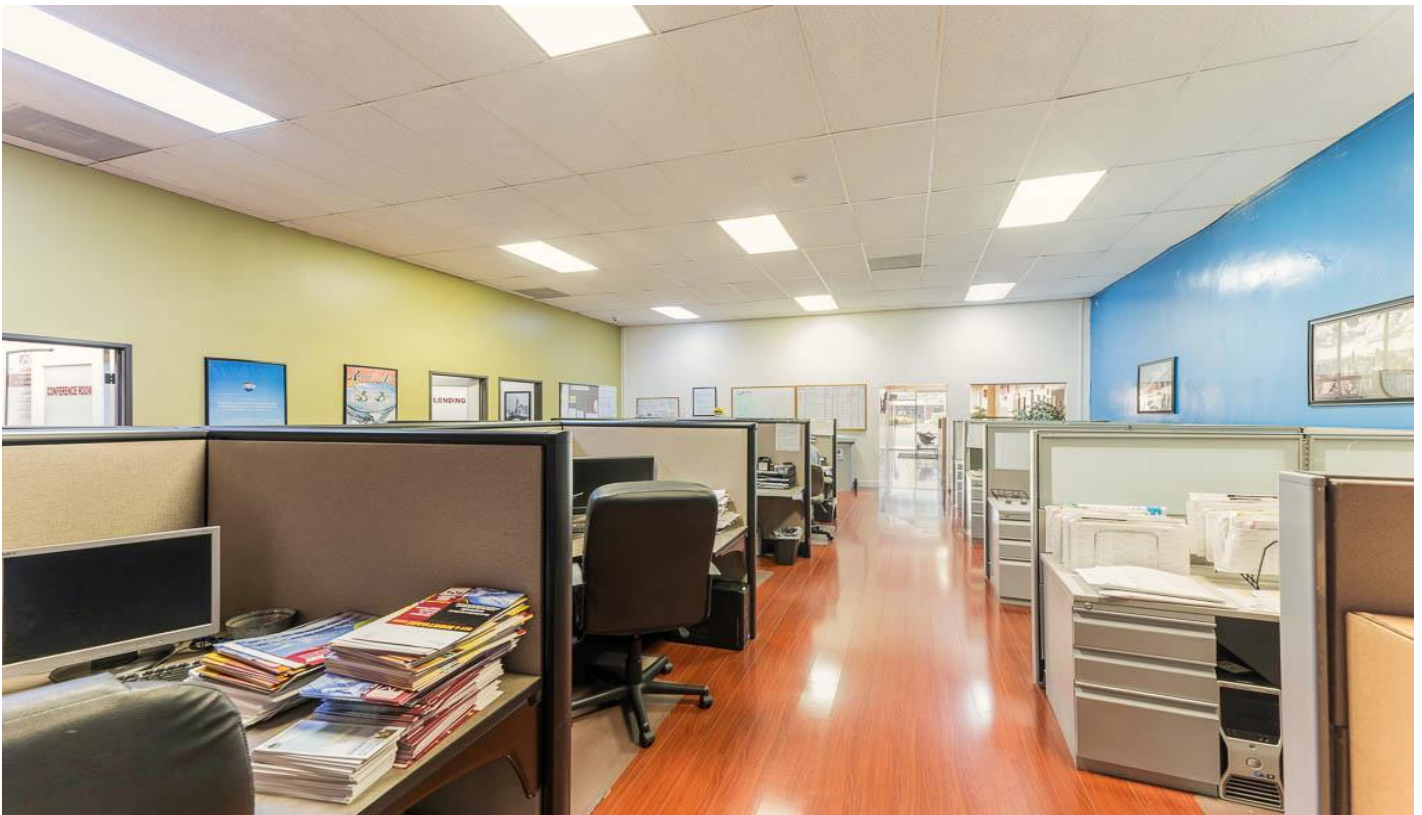
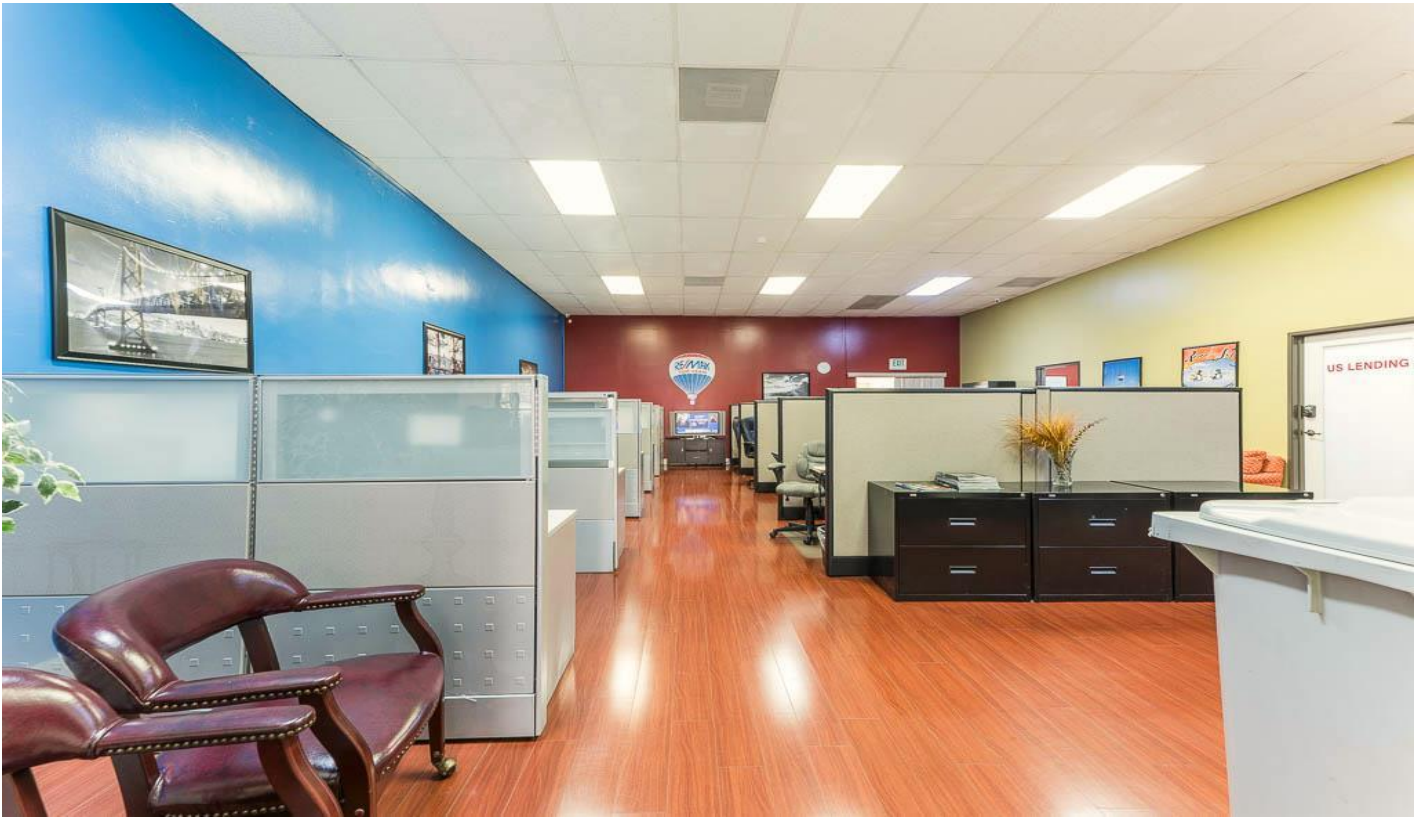
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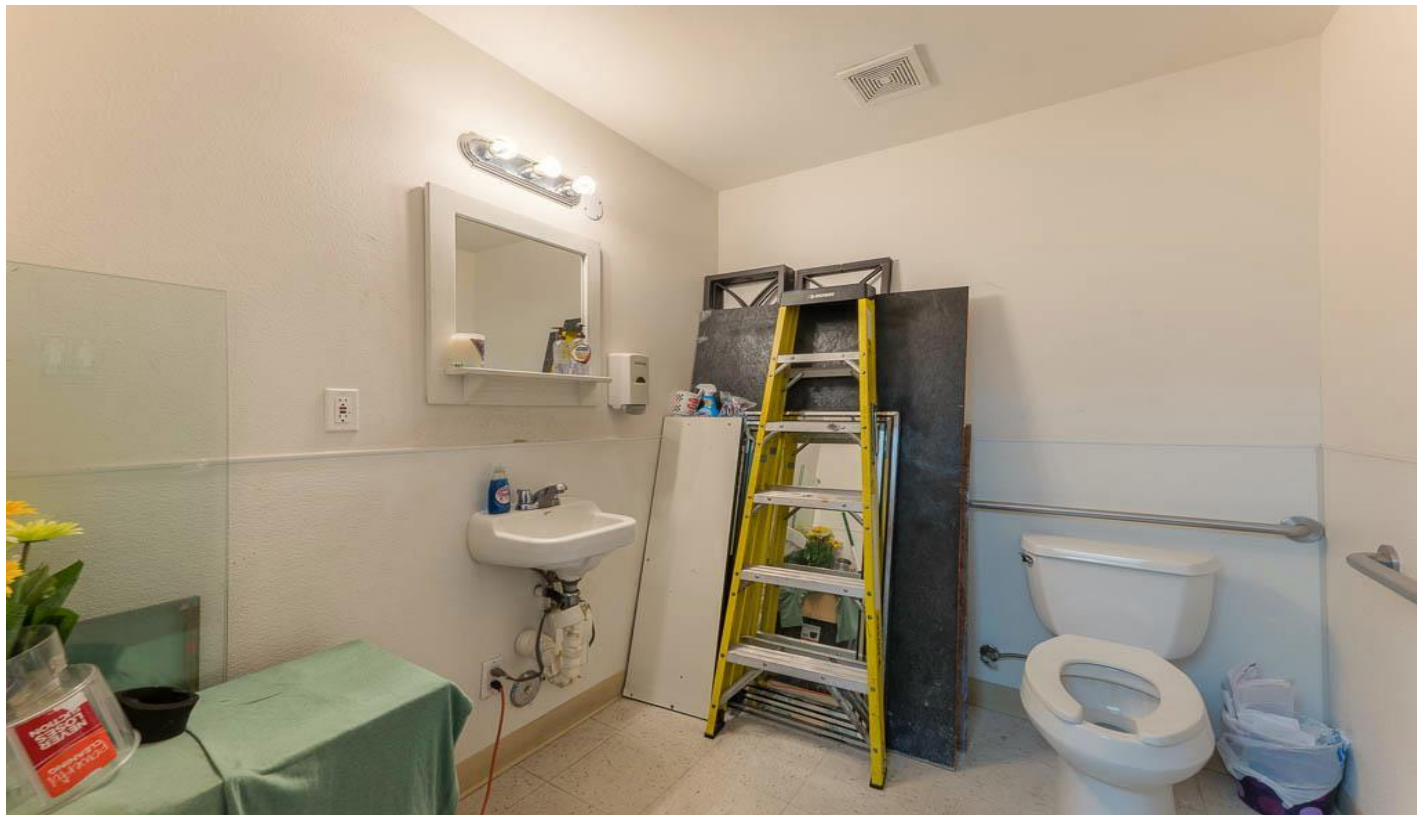
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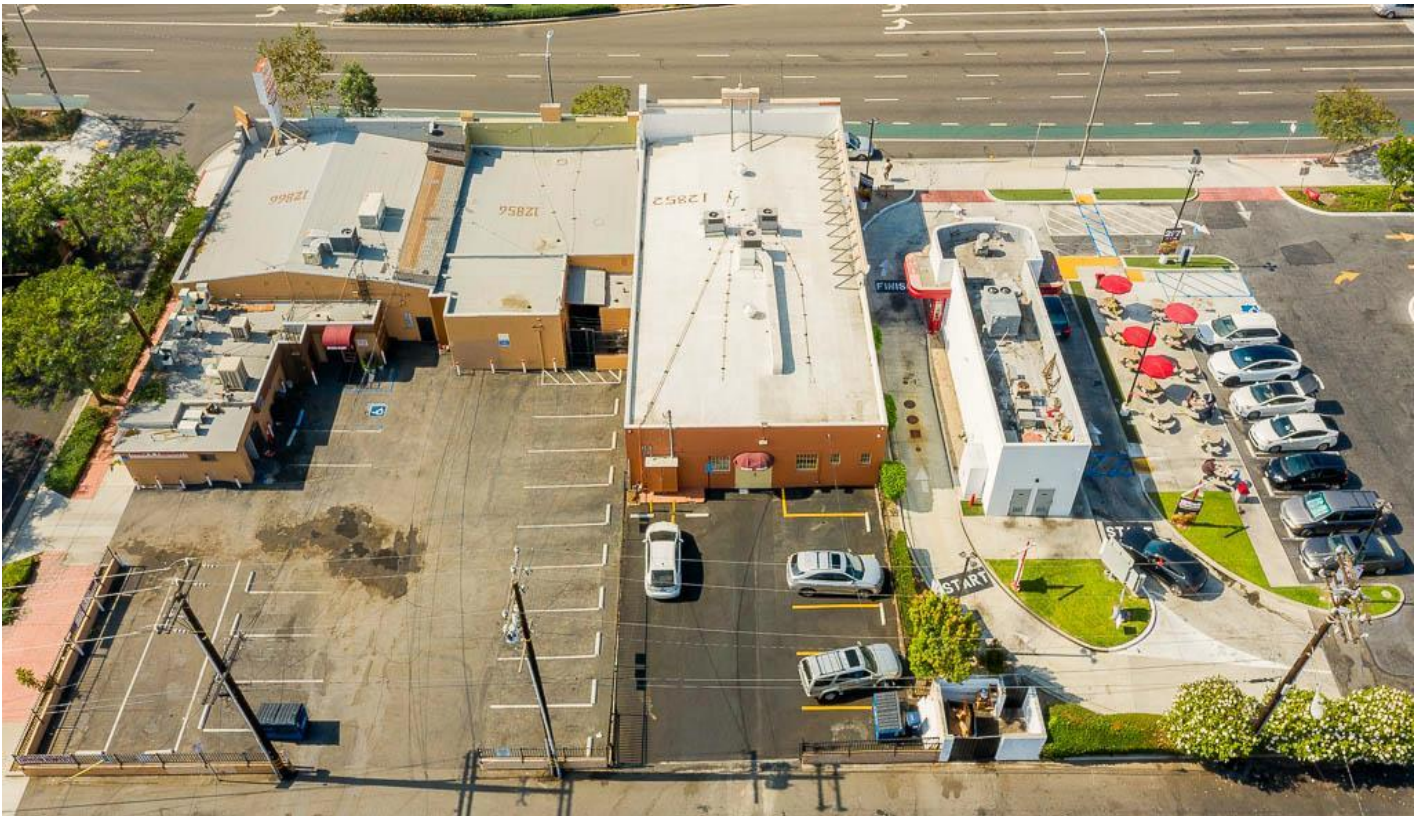
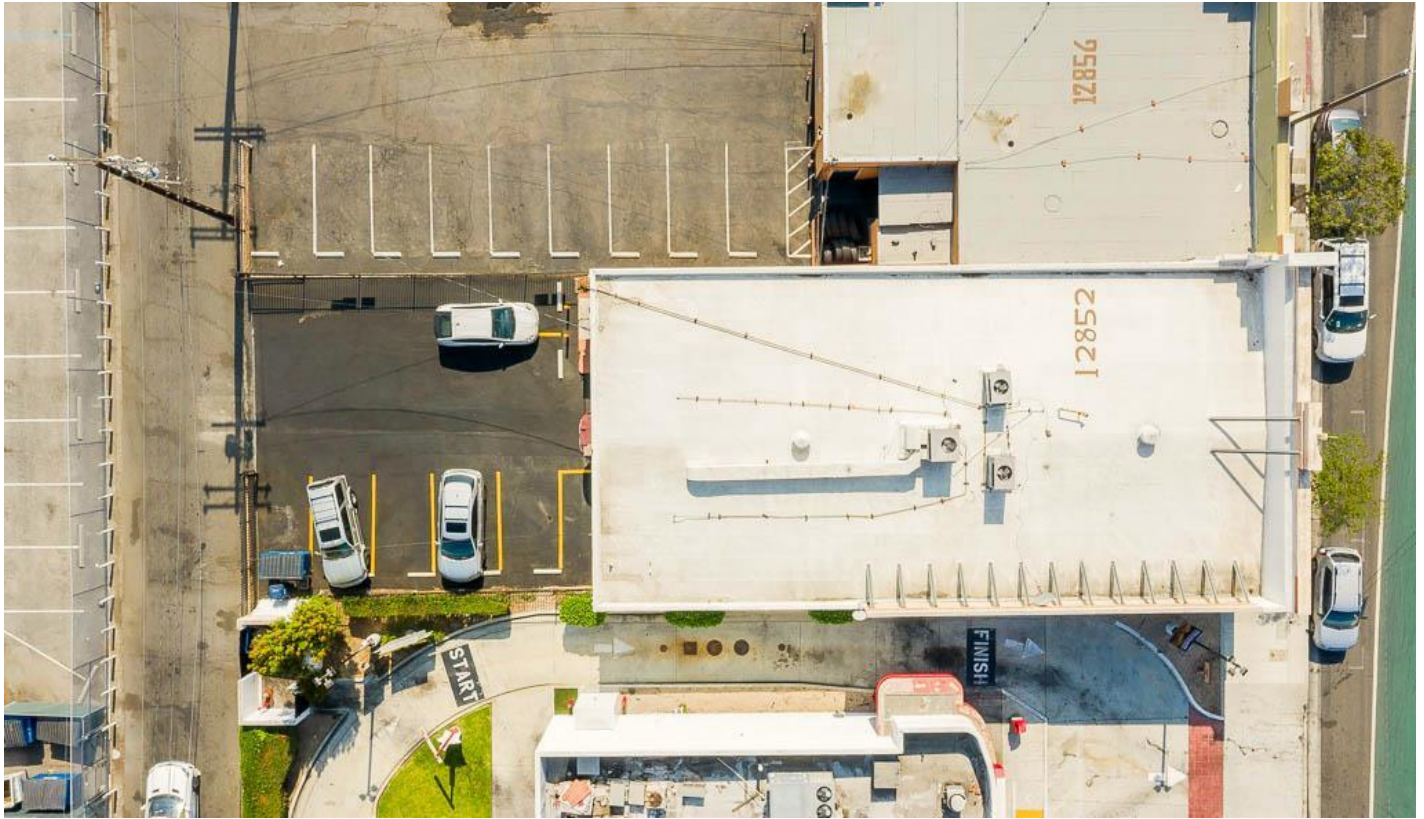
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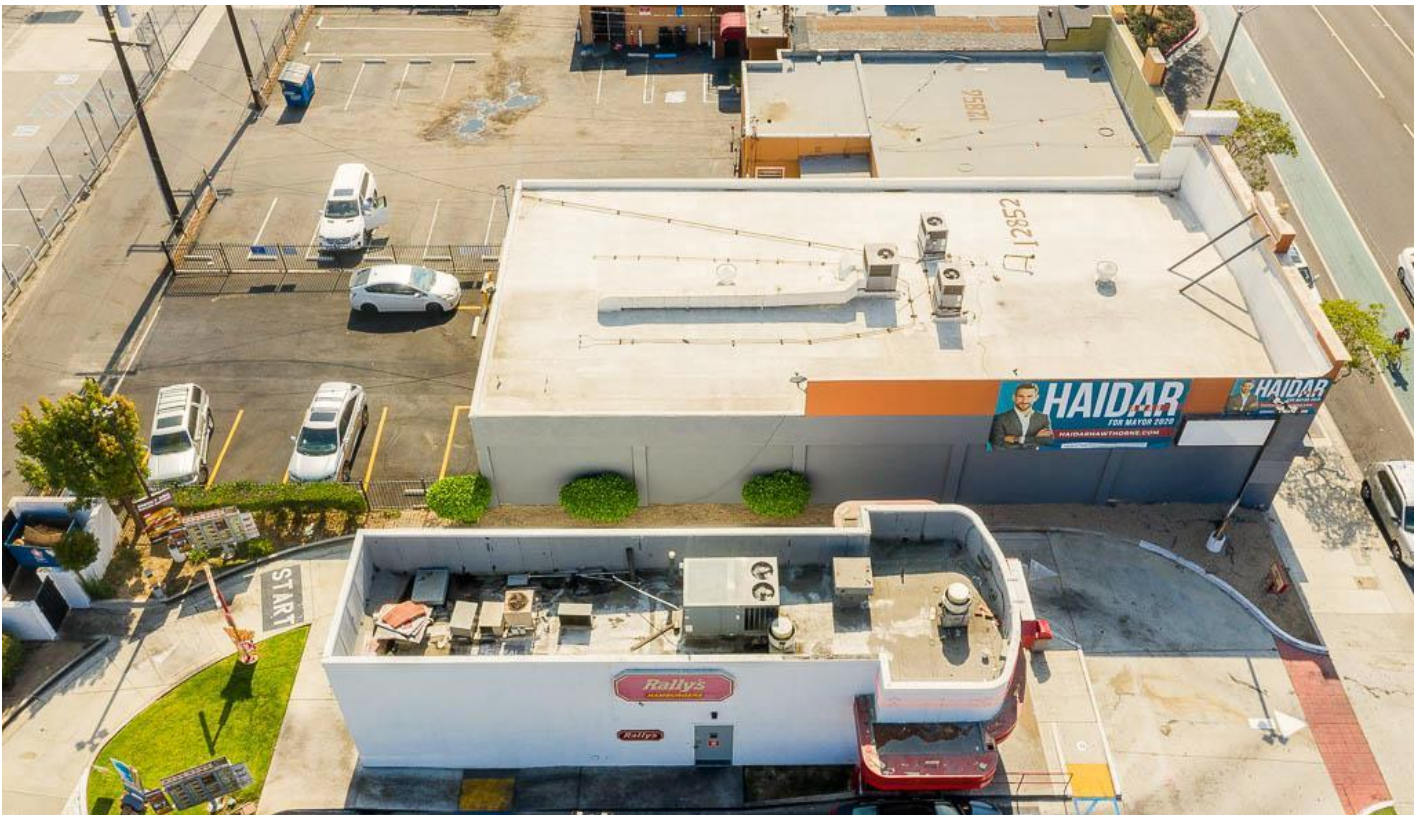
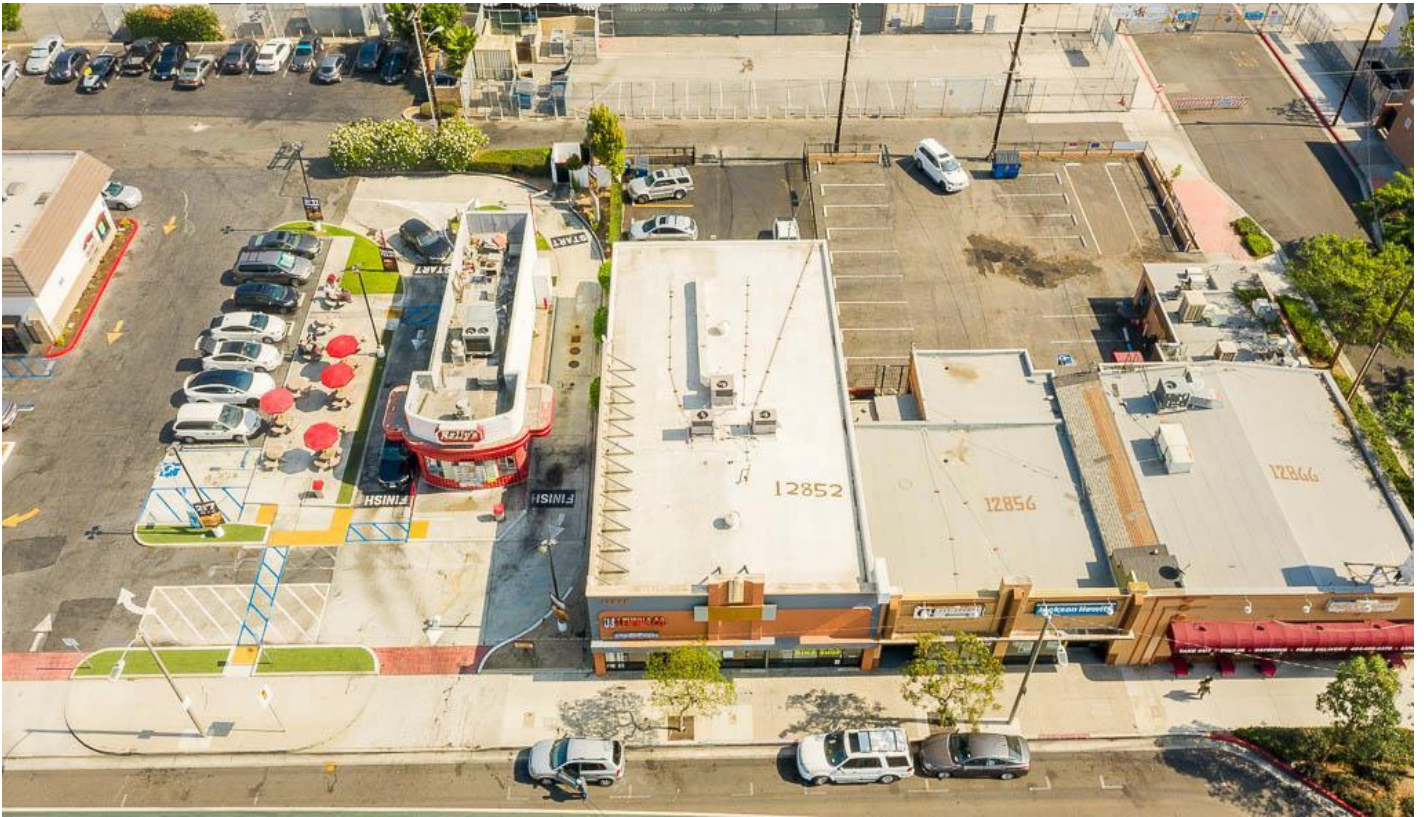
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AERIAL VIEW



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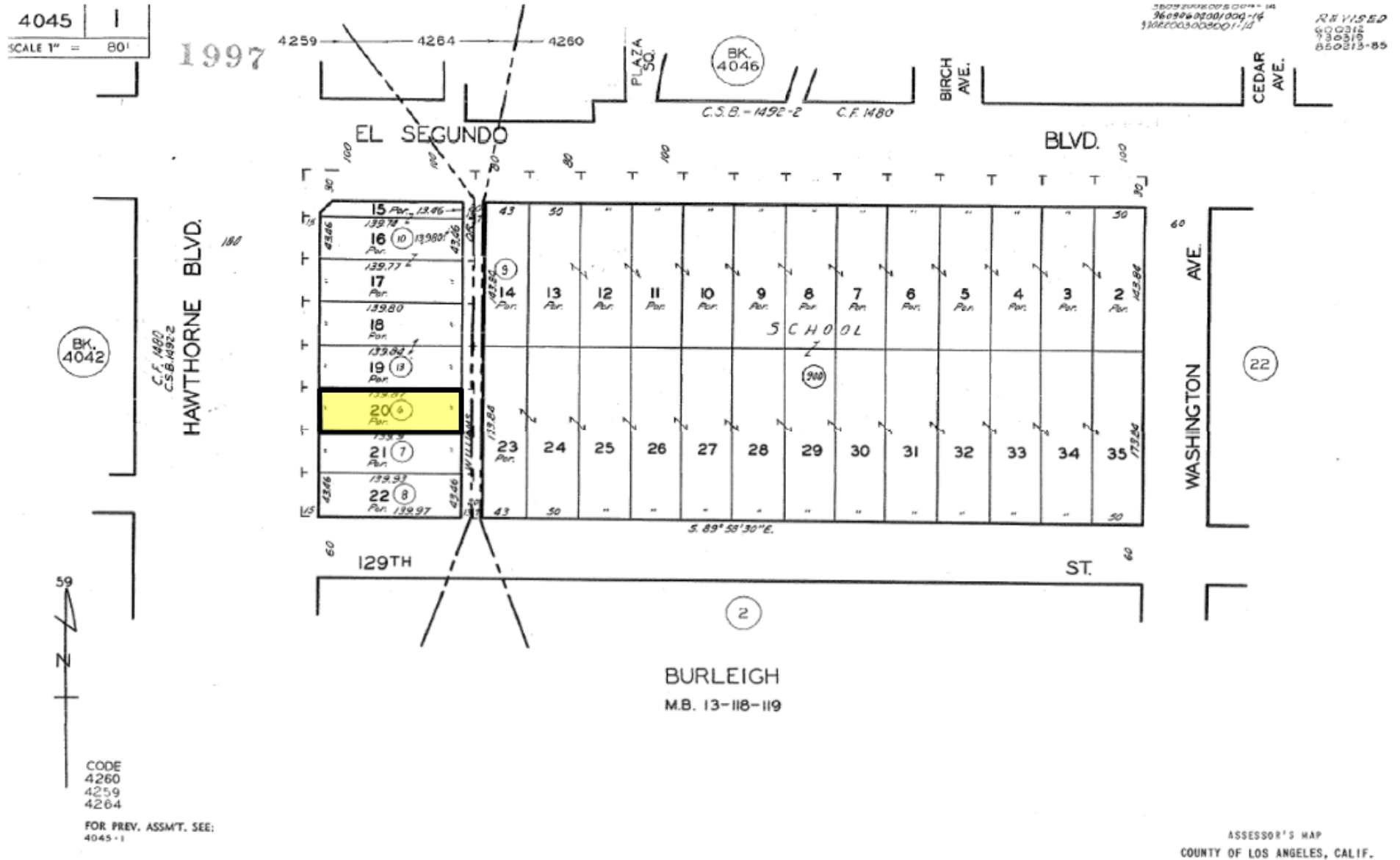
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PARCEL MAP



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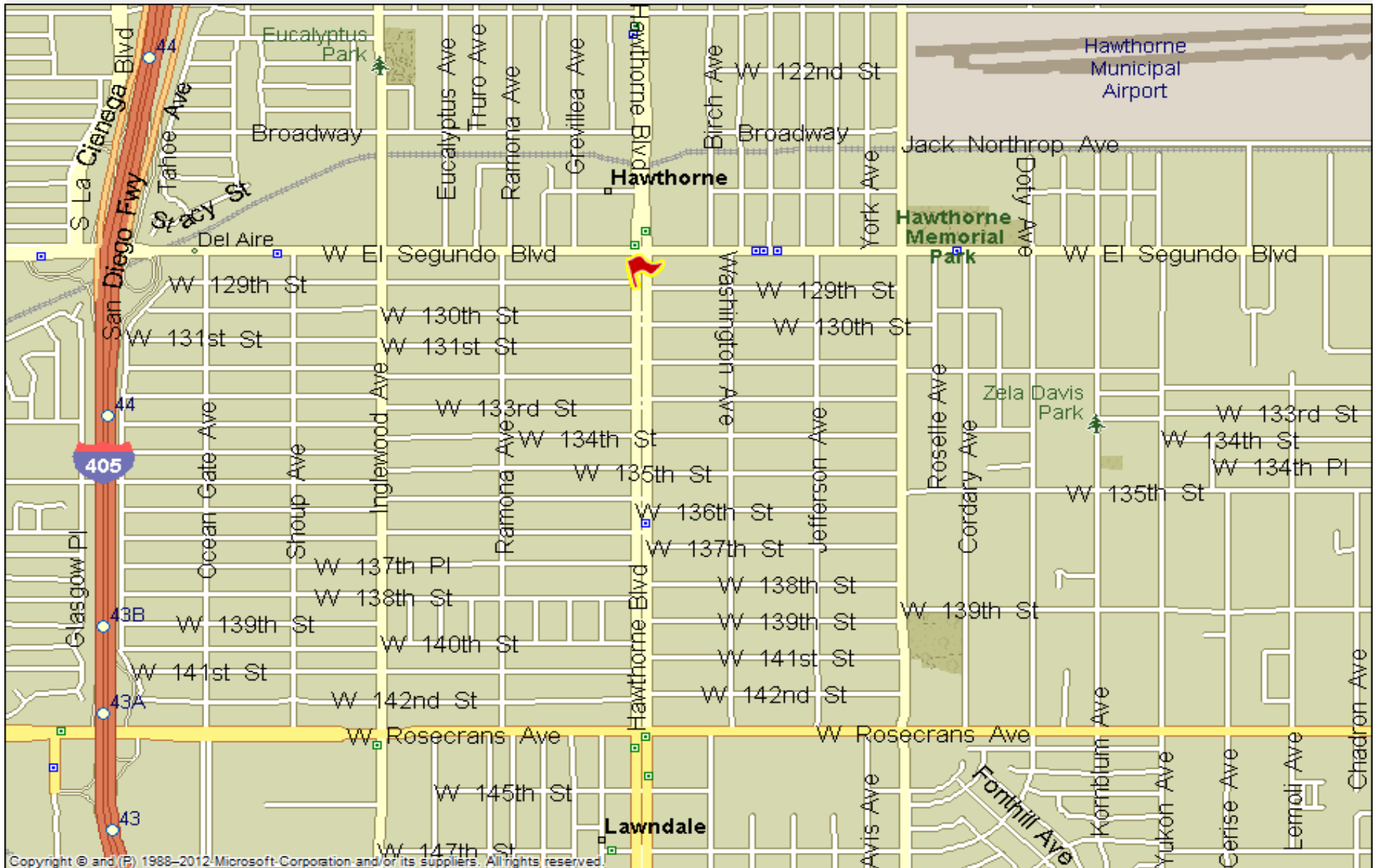
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STREET MAP



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