



GLOBAL PLATINUM  
PROPERTIES

# 14110 Yukon Ave.

Hawthorne, CA 90250

Offering Memorandum

**28 units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day 1!**  
**Plans for 15 ADUs to achieve 9.8% Cap Rate, 7.7 GRM, 208k/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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Global Platinum Properties



#### Armin Soleimani

Global Platinum Properties  
Realtor  
(310) 666-2246  
ziuroiluj@gmail.com  
01846872



#### Julio Ruiz

Global Platinum Properties  
Broker  
(818) 524-0706  
ziuroiluj@gmail.com  
01911261



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Brokerage License No.: 02062910

www.gplpla.com



01

Executive Summary

Investment Summary

Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	14110 Yukon Ave Hawthorne CA 90250
Price	\$7,640,000
Number of Units - Current	28
Gross Square Feet - Current	18,310 SF
Price/Unit - Current	\$272,857
Price/SF - Current	\$417
CAP Rate - Current	7%
GRM - Current	10.36
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	\$8,952,500
Total Price/Unit - Proforma	\$208,198
Price/SF - Proforma	\$380
CAP Rate - Proforma	9.85%
GRM - Proforma	7.7
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



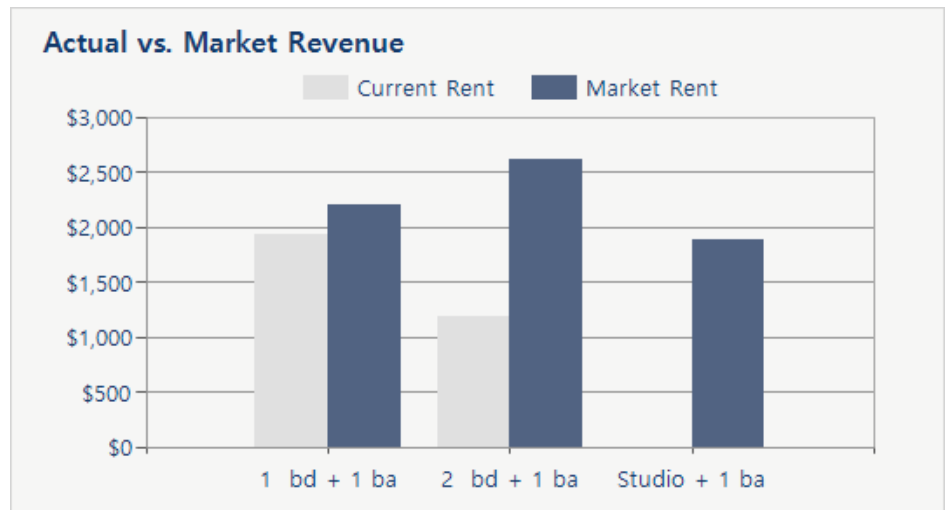
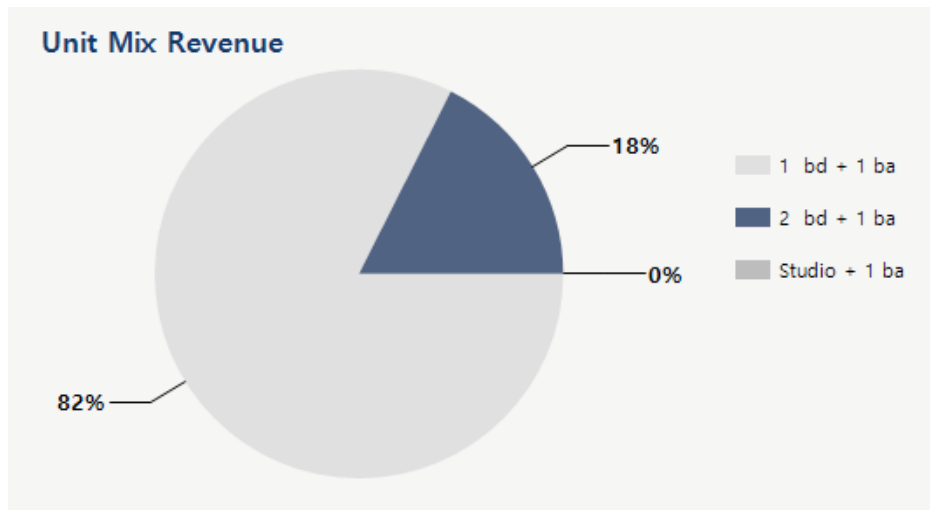
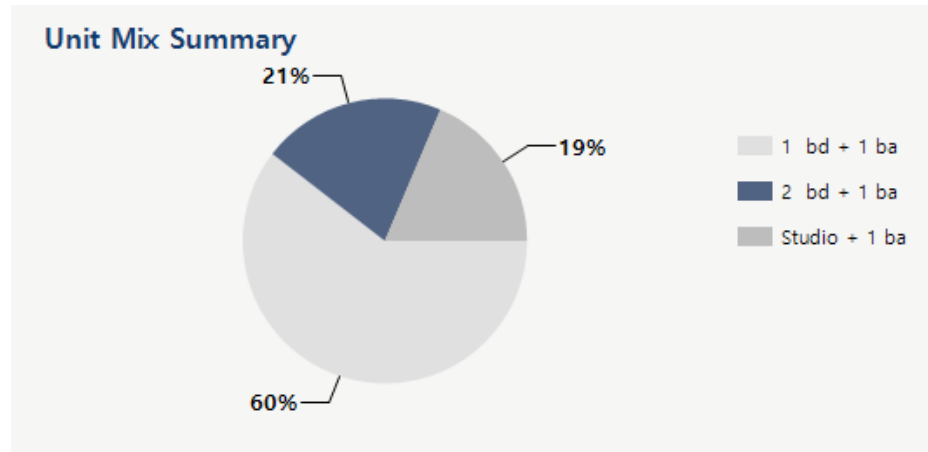
# Turnkey Investment

**Huge 1.75M Price Reduction! Newer 28 units with 33 parking spaces built in 1974 & Renovated in 2024 cash flowing at an amazing 7% Current Cap Rate from day 1! Preliminary plans to add 15 ADUs to achieve an incredible 9.8% Cap Rate, 7.7 GRM, and only 208k/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.**

- 28 units built in 1974 & renovated in 2024 cash flowing at 7% Cap Rate from day 1!
- Prelim plans for 15 ADUs to achieve 9.8% Cap Rate, 7.7 GRM, 208k/unit after ~1.3M construction costs
- Prime Hawthorne location minutes from the Beach, Tesla, SpaceX, SoFi Stadium



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	26	\$1,931	\$50,196	\$2,200	\$57,200
2 bd + 1 ba	9	\$1,188	\$10,696	\$2,624	\$23,615
Studio + 1 ba	8	\$0	\$0	\$1,895	\$15,160
<b>Totals/Averages</b>	<b>43</b>	<b>\$1,416</b>	<b>\$60,892</b>	<b>\$2,232</b>	<b>\$95,975</b>





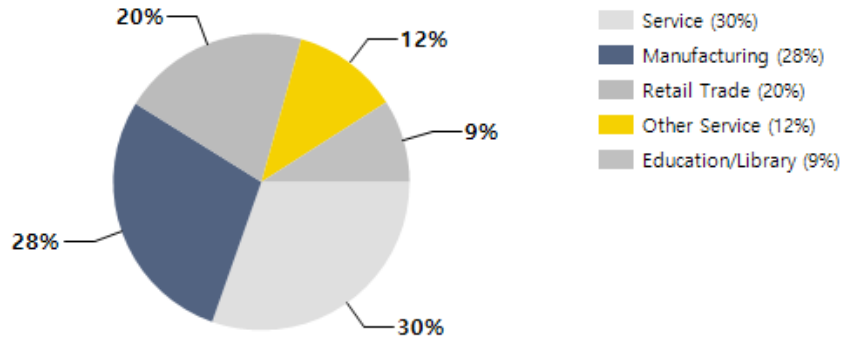
02 Location

- 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!

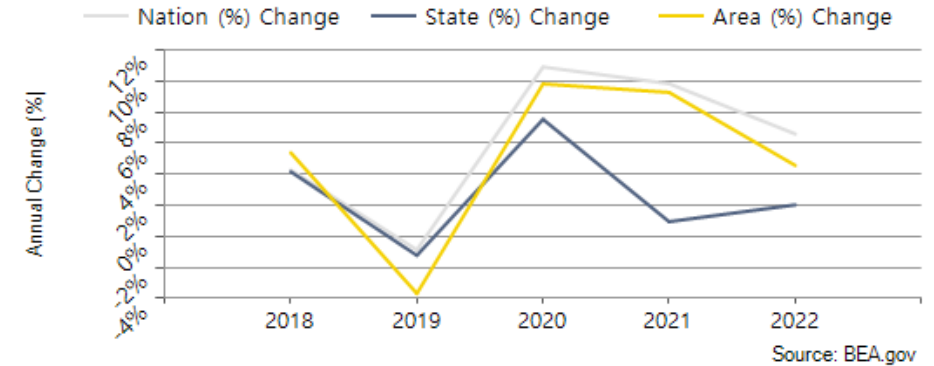
## Major Industries by Employee Count

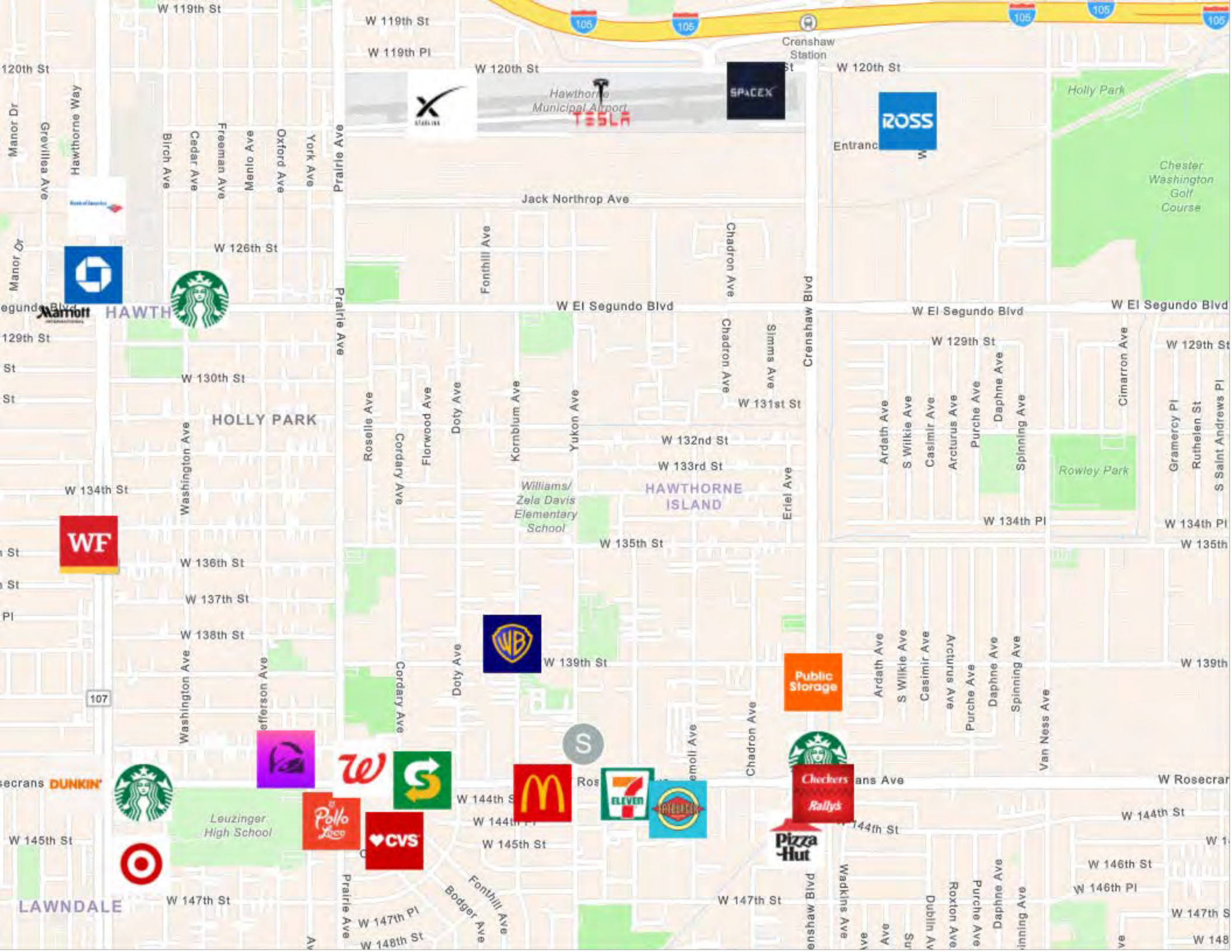


## Largest Employers

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

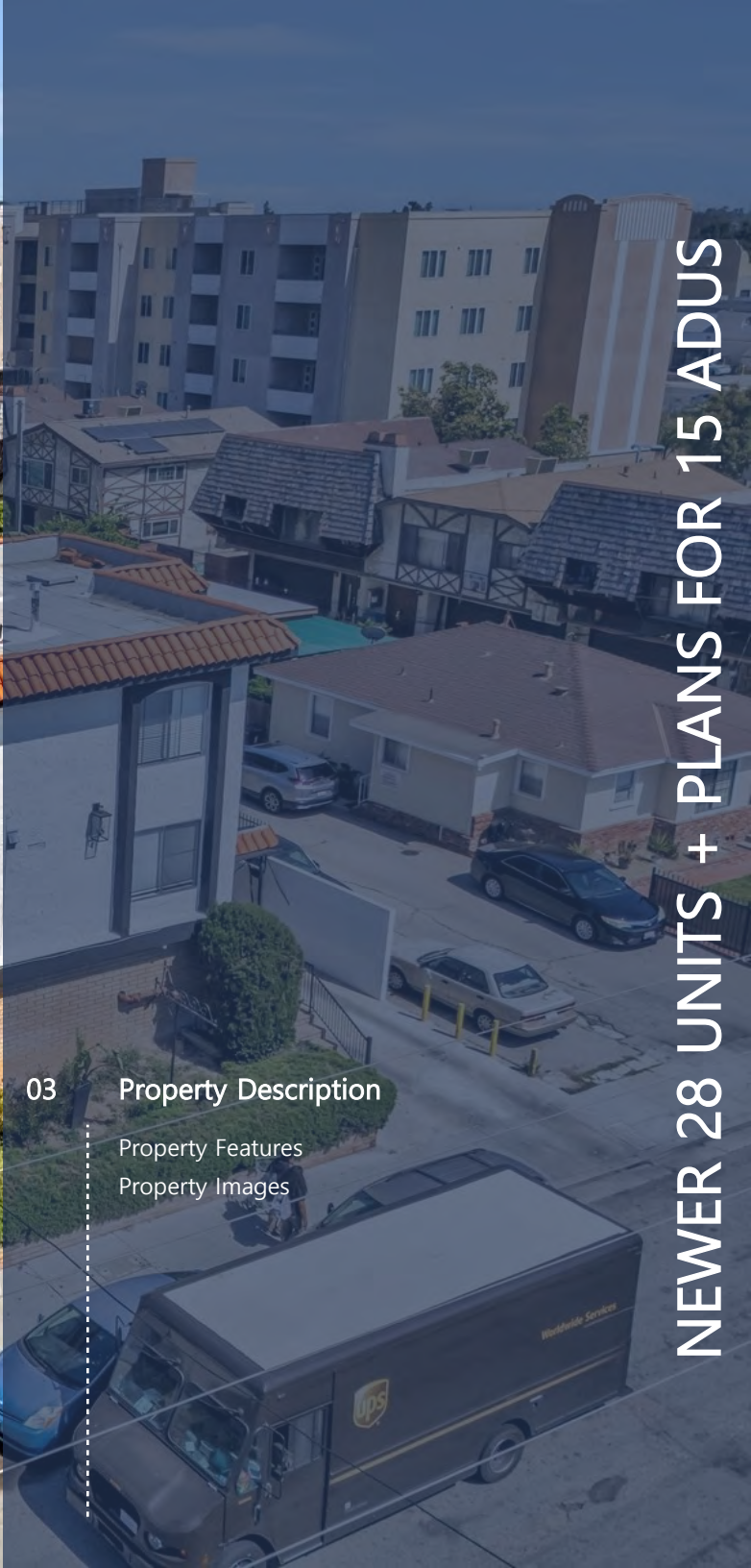
Williams/Zela Davis Elementary School

HAWTHORNE ISLAND

Holly Park

Chester Washington Golf Course

Rowley Park



03 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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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	20

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## UTILITIES

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WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

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## CONSTRUCTION

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

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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	\$1,788.00	\$2,200.00	
4	1 bd + 1 ba	\$2,350.00	\$2,200.00	
5	1 bd + 1 ba	\$2,147.00	\$2,200.00	
6	1 bd + 1 ba	\$1,981.00	\$2,200.00	
7	1 bd + 1 ba	\$2,310.00	\$2,200.00	
8	1 bd + 1 ba	\$1,847.00	\$2,200.00	
9	1 bd + 1 ba	\$2,200.00	\$2,200.00	Vacant
10	1 bd + 1 ba	\$2,200.00	\$2,200.00	
11	1 bd + 1 ba	\$1,647.00	\$2,200.00	
12	2 bd + 1 ba	\$2,280.00	\$2,745.00	
14	1 bd + 1 ba	\$2,030.00	\$2,200.00	
15	2 bd + 1 ba	\$3,076.00	\$2,745.00	
16	1 bd + 1 ba	\$2,310.00	\$2,200.00	
17	1 bd + 1 ba	\$2,175.00	\$2,200.00	
18	1 bd + 1 ba	\$1,846.00	\$2,200.00	
19	1 bd + 1 ba	\$2,081.00	\$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	\$2,052.00	\$2,200.00	
23	1 bd + 1 ba	\$1,846.00	\$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	\$1,846.00	\$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	2 bd + 1 ba	\$2,500.00	\$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
<b>Totals / Averages</b>		<b>\$60,892.00</b>	<b>\$95,975.00</b>	





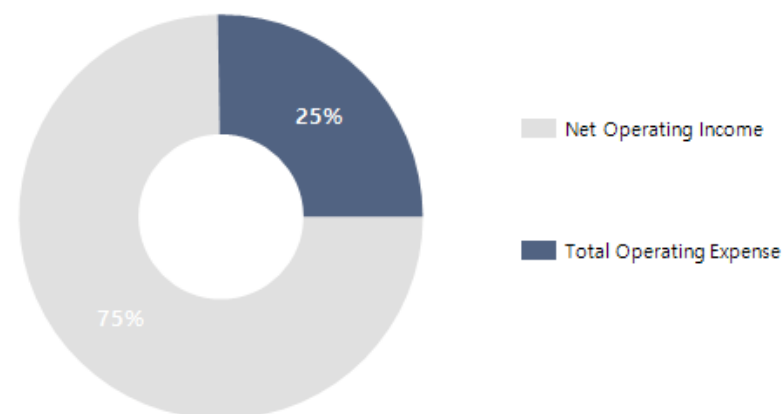
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## Financial Analysis

Income & Expense Analysis

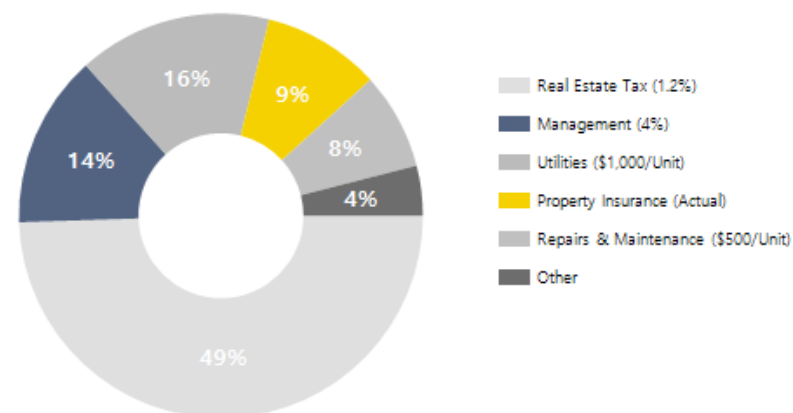
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$730,704	99.1%	\$1,151,700	99.1%
Laundry (Estimated \$20/unit/month)	\$6,720	0.9%	\$10,320	0.9%
<b>Gross Potential Income</b>	<b>\$737,424</b>		<b>\$1,162,020</b>	
Less: Vacancy/Deductions (GPR) (3%)	-\$22,124	3.02%	-\$34,860	3.02%
<b>Effective Gross Income</b>	<b>\$715,300</b>		<b>\$1,127,160</b>	
Less Expenses	\$180,645	25.25%	\$245,516	21.78%
<b>Net Operating Income</b>	<b>\$534,655</b>		<b>\$881,644</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$89,388	\$3,192	\$107,430	\$3,837
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%)	\$25,037	\$894	\$45,086	\$1,610
Cleaning & Gardening (\$300/Month)	\$3,600	\$129	\$3,000	\$107
On-Site Manager (\$200/Month)	\$2,400	\$86	\$2,400	\$86
<b>Total Operating Expense</b>	<b>\$180,645</b>	<b>\$6,452</b>	<b>\$245,516</b>	<b>\$8,768</b>
Expense / SF	\$9.87		\$13.41	
% of EGI	25.25%		21.78%	

## DISTRIBUTION OF EXPENSES CURRENT



\* Expenses are estimated



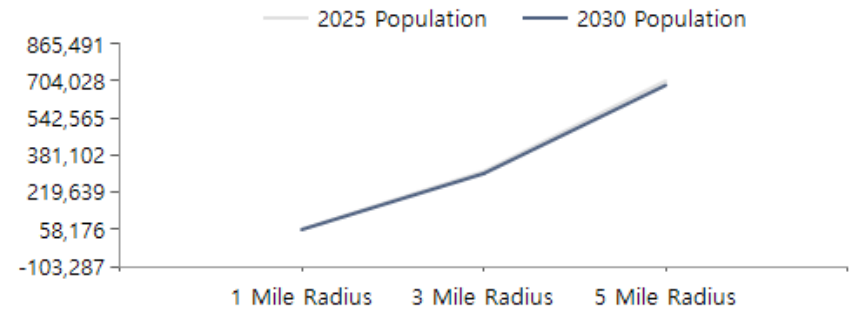
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Demographics

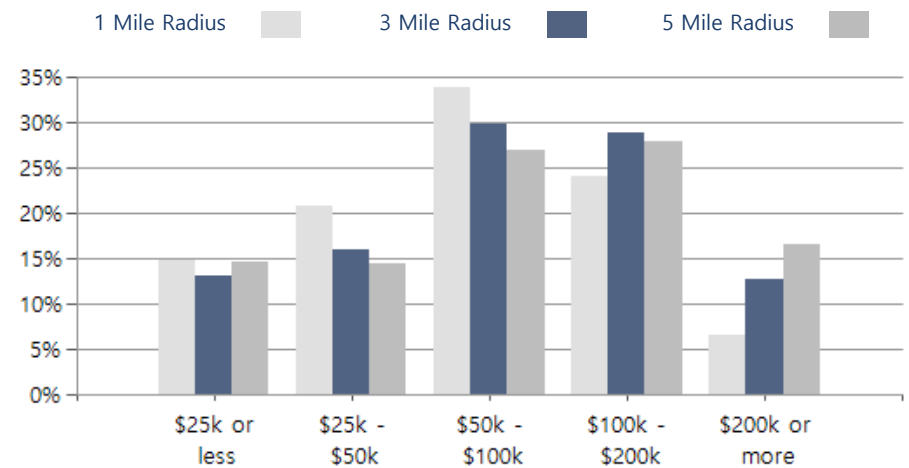
General Demographics

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%

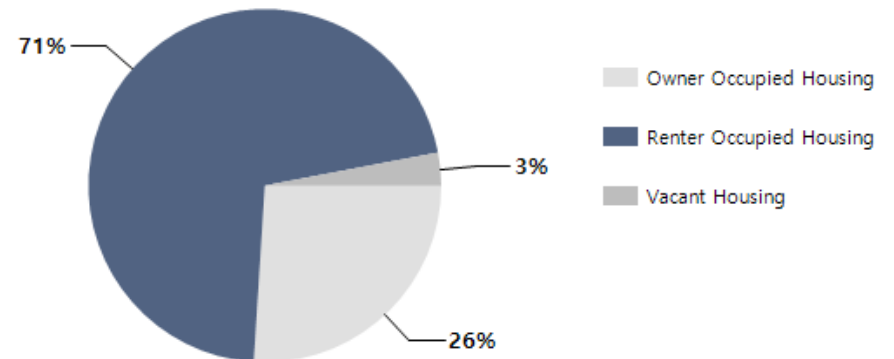
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,716	7,977	21,456
\$15,000-\$24,999	1,370	5,975	13,985
\$25,000-\$34,999	1,910	7,076	14,606
\$35,000-\$49,999	2,415	9,887	20,668
\$50,000-\$74,999	4,069	16,999	35,261
\$75,000-\$99,999	2,991	14,713	30,487
\$100,000-\$149,999	3,608	19,926	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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### Armin Soleimani

Global Platinum Properties  
Realtor  
(310) 666-2246  
ziuroiluj@gmail.com  
01846872



### Julio Ruiz

Global Platinum Properties  
Broker  
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