OFFERING MEMORANDUM

4215 W 130th St

HAWTHORNE, CALIFORNIA 90250

$1,399,000 I TRIPLEX MULTIFAMILY INVESTMENT

Jomayra Jaime • DRE #02102929
424.247.4948
Jomayra@jrealty.org

JRealty

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Table of Contents

Jomayra Jaime I DRE #02102929 I Jomayra@Jrealty.org I Cell (424) 247-4948

The Offering

4215 W 130th St presents an exceptional opportunity to acquire a well-positioned **three-unit multifamily property in Hawthorne, California**, offered at **$1,399,000**. Comprised of approximately **3,931 square feet**, the property features a desirable unit mix of one spacious **3-bedroom / 2.5-bath residence** and two **2-bedroom / 1-bath units**, providing investors with diversified rental income and strong long-term appeal.

The property currently generates **$8,480 in monthly rental income**, or **$101,760 annually**, with a history of strong rental performance. With established in-place rents, a versatile unit mix, approximately **$466,333 per unit**, and a **13.75 current GRM**, 4215 W 130th St offers investors an opportunity to acquire a substantial multifamily asset in one of the South Bay's most centrally connected communities.

A key component of the investment is its strategic location within the **Hawthorne–Inglewood–LAX corridor**, an area benefiting from significant investment in transportation, employment, sports, and entertainment infrastructure. The property is conveniently located near **Los Angeles International Airport (LAX), SoFi Stadium, Intuit Dome, Hollywood Park**, major South Bay employment centers, and the 105 and 405 freeways.

4215 W 130th St combines current cash flow, a strong rental history, and proximity to billions of dollars in regional investment—creating a compelling opportunity for both long-term multifamily investors and buyers seeking a strategically located South Bay asset.

PROPERTY INFORMATION

Property Overview

A three-unit residential income property configured for durable rental demand.

PROPERTY TYPE	Triplex Built in 1965
BUILDING AREA	Approx. 3,931 SF
UNIT MIX	1 × 3BD/2.5BA • 2 × 2BD/1BA
TOTAL BEDROOMS	7
CURRENT MONTHLY RENT	$8,480
ANNUAL GROSS INCOME	$101,760
ASKING PRICE	**$1,399,000**

All property dimensions and unit information are approximate and should be independently verified by prospective purchasers.

PROPERTY INFORMATION

UNIT A

OCCUPANCY	Tenant Occupied
BUILDING AREA	Approx. 1,850 SF
BEDROOMS	3
BATHROOMS	2.5
PARKING	2 Car Detached Garage
UTILITIES	Tenant pays all except water and trash
CURRENT RENT	**$3,520**

All property dimensions and unit information are approximate and should be Independently verified by prospective purchasers.

PROPERTY INFORMATION

UNIT B

OCCUPANCY	Tenant Occupied
BUILDING AREA	Approx. 650 SF
BEDROOMS	2
BATHROOMS	1
PARKING	1 Car Attached Garage
UTILITIES	Tenant pays all except water and trash
CURRENT RENT	**$2,465**

All property dimensions and unit information are approximate and should be Independently verified by prospective purchasers.

PROPERTY INFORMATION

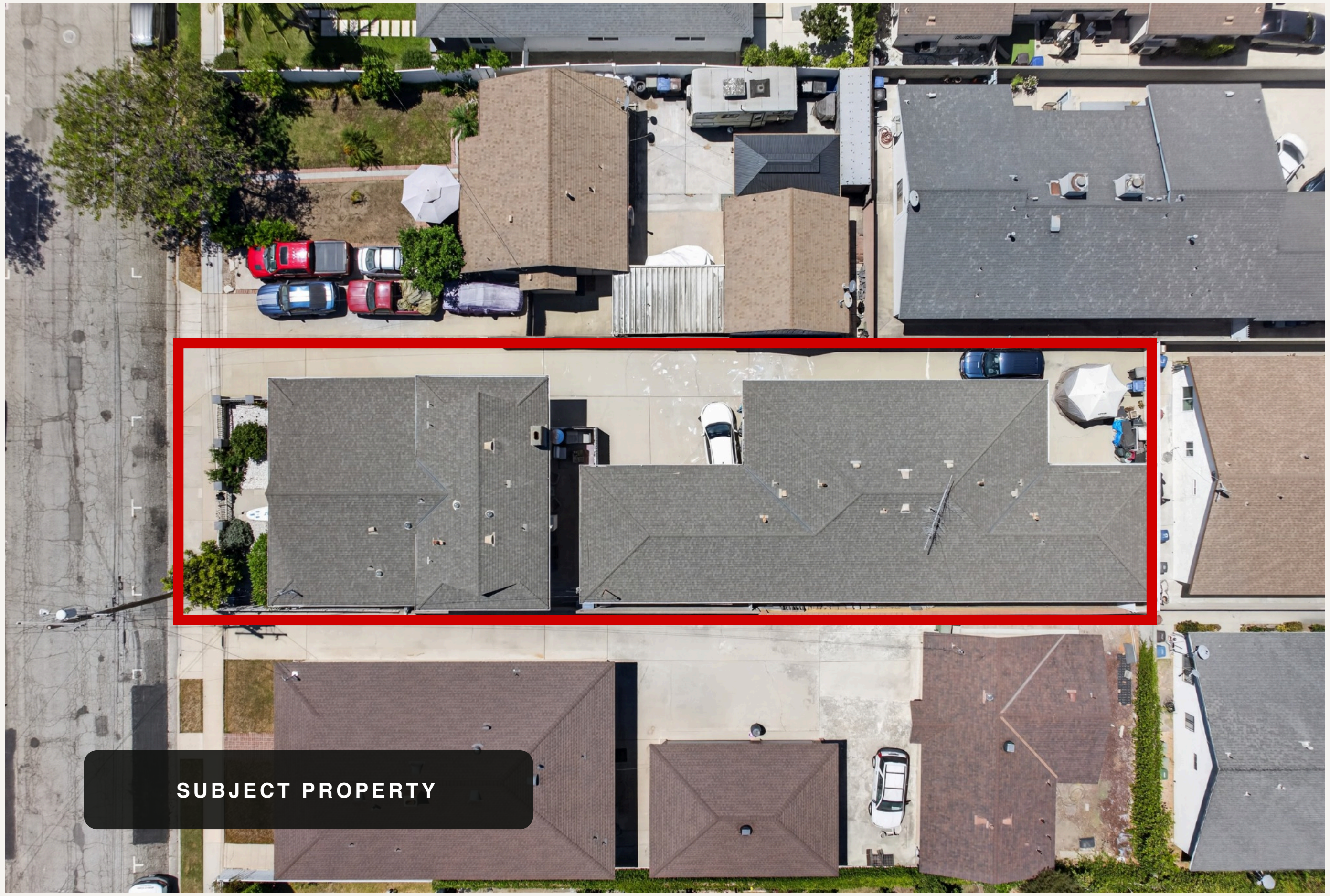
UNIT C

OCCUPANCY	Tenant Occupied
BUILDING AREA	Approx. 754 SF
BEDROOMS	2
BATHROOMS	1
PARKING	2 Car Attached Garage
UTILITIES	Tenant pays all except water and trash
CURRENT RENT	**$2,495**

All property dimensions and unit information are approximate and should be Independently verified by prospective purchasers.

Property & Site Perspective

Drone imagery provides a clear view of the triplex footprint, access and surrounding residential context.



Current Rent Roll

UNIT	TYPE	SIZE SF	RENT / SF	CURRENT RENT	MARKET RENT	CURRENT ANNUAL RENT
Unit 1	3 Bed / 2.5 Bath	1,850	$1.90	$3,520	$3,900	$42,240
Unit 2	2 Bed / 1 Bath	650	$3.79	$2,465	$2,250	$29,580
Unit 3	2 Bed / 1 Bath	754	$3.30	$2,495	$2,250	$29,940

$2,826.67
AVG. MONTHLY RENT / UNIT

$466,333
PRICE / UNIT

$356
PRICE / SF

13.75x
GROSS RENT MULTIPLIER

All dimensions, square footage, layouts, and features are approximate and not guaranteed.Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

2025 normalized operating view

A property-level view separates operating expenses from financing, depreciation and state tax items.

Property taxes	$20,818
Repairs / maintenance	$9,337
Property insurance	$8,300
Property management	$5,038
Utilities	$3,621
Legal expense	$66

2025 RENTAL INCOME

$100,900

LESS NORMALIZED OPERATING EXPENSES

($47,180)

ADJUSTED 2025 NOI

$54,580

Approx. 3.9% cap rate

53.64% NOI margin

Normalization excludes interest expense, depreciation expense and state taxes. Cap rate shown uses the $1,399,000 asking price and is for illustrative underwriting only.

Investment Pricing Snapshot

$1,399,000
ASKING PRICE

$466,333
PRICE / UNIT
3 units

$356
PRICE / SF
Approx. 3,931 SF

13.75x
CURRENT GRM
$101,760 annual rent

3.9%
ADJUSTED 2025 CAP
Based on normalized 2025 NOI

$8,480
MONTHLY RENT
Current rent roll

Pricing metrics are derived from seller-provided property information and rent roll. Prospective purchasers should perform independent due diligence.

Connected to the South Bay's Major Economic & Entertainment Hubs

Close proximity to LAX and Inglewood's expanding sports, entertainment and mixed-use district.

REGIONAL ACCESS

Intuit Dome ≈ 2.0 mi

LA Clippers home arena + concerts

SoFi Stadium ≈ 2.7 mi

Rams, Chargers + global events

Hollywood Park ≈ 2.6 mi

Nearly 300-acre mixed-use district

LAX ≈ 3.4 mi

Major international aviation gateway

Approximate straight-line distances shown for general orientation only.

Four Major Destinations Reinforcing the Hawthorne / Inglewood Corridor

Transportation, sports, entertainment and mixed-use investment continue to reshape the surrounding trade area.

LAX • Global Connectivity

LAX is in the midst of a multi-billion-dollar modernization program. Current work includes terminal, curbside and roadway improvements designed to improve access and prepare the airport for major global events, including the 2028 Olympic and Paralympic Games.

SoFi Stadium • Global Event Anchor

The 3.1 million-square-foot stadium is home to the Los Angeles Rams and Chargers, seats approximately 70,000 and can expand to 100,000. It is scheduled to host FIFA World Cup 2026 matches, Super Bowl LXI in 2027 and major LA28 Olympic events.

Intuit Dome • Newest Arena

Opened for the 2024–25 season as the LA Clippers' new home, Intuit Dome is a technology-forward arena with capacity up to approximately 18,500 for major events, adding another year-round entertainment destination to the immediate area.

Hollywood Park • Mixed-Use Growth

Hollywood Park is a nearly 300-acre sports, entertainment and mixed-use destination surrounding SoFi Stadium. The district combines retail, residences, offices, parks and entertainment, with continued development including a planned studio and production facility tied to LA28.

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FOR MORE INFORMATION

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Realtor® I JRealty

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