



OFFERING MEMORANDUM

4047 W 136TH ST

Hawthorne, CA 90250

Marcus & Millichap

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Activity ID #ZAH0130234

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA // marcusmillichap.com

..... 4047 W 136TH ST

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4047 W 136TH ST

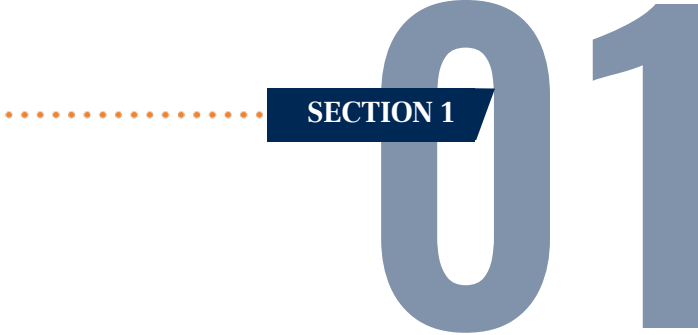
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SECTION 1



EXECUTIVE SUMMARY

Offering Summary

Marcus & Millichap



OFFERING SUMMARY

4047 W 136TH ST



Listing Price
\$3,100,000



Cap Rate
6.69%



of Units
14

FINANCIAL

Listing Price	\$3,100,000
NOI	\$207,353
Cap Rate	6.69%
Price/SF	\$321.18
Price/Unit	\$221,429

OPERATIONAL

Gross SF	9,652 SF
# of Units	14
Lot Size	0.2 Acres (8,704 SF)
Year Built	1972



SECTION 2

PROPERTY INFORMATION

Investment Highlights
Regional Map
Local Map

Marcus & Millichap



4047 W 136TH ST

Hawthorne, CA 90250

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 4047 W 136th Street in Hawthorne, CA, a well-maintained 14-unit multifamily investment opportunity offering attractive in-place income and clear value-add potential. Built in 1972, the property benefits from newer construction relative to much of the surrounding housing stock and features a unit mix of 11 one-bedroom/one-bathroom units and three non-conforming one-bedroom/one-bathroom units. The asset offers additional upside through future rent increases to market and utility bill-backs, providing investors with multiple avenues to enhance operating performance. Additional amenities include 15 secured covered parking spaces, gated access, on-site laundry, separately metered gas and electricity, and partial copper plumbing. With strong curb appeal and convenient access to the 405, 105, and 110 freeways, major employment centers, LAX, and nearby SoFi Stadium, 4047 W 136th Street presents an opportunity to acquire a strong-performing asset with long-term growth potential in a desirable Hawthorne rental market.

INVESTMENT HIGHLIGHTS

Newer Construction — Built in 1972 Compared to City's Older Buildings

Upside — Through Increases Rents To Market and Billing Back Utilities

Strong Curb Appeal — Charming Building That Commands Top Rents

The Deal Makes Sense — Attractive Current Income and Pricing Metrics

15 Secured Parking Spots — Covered Parking With Security Gate Access

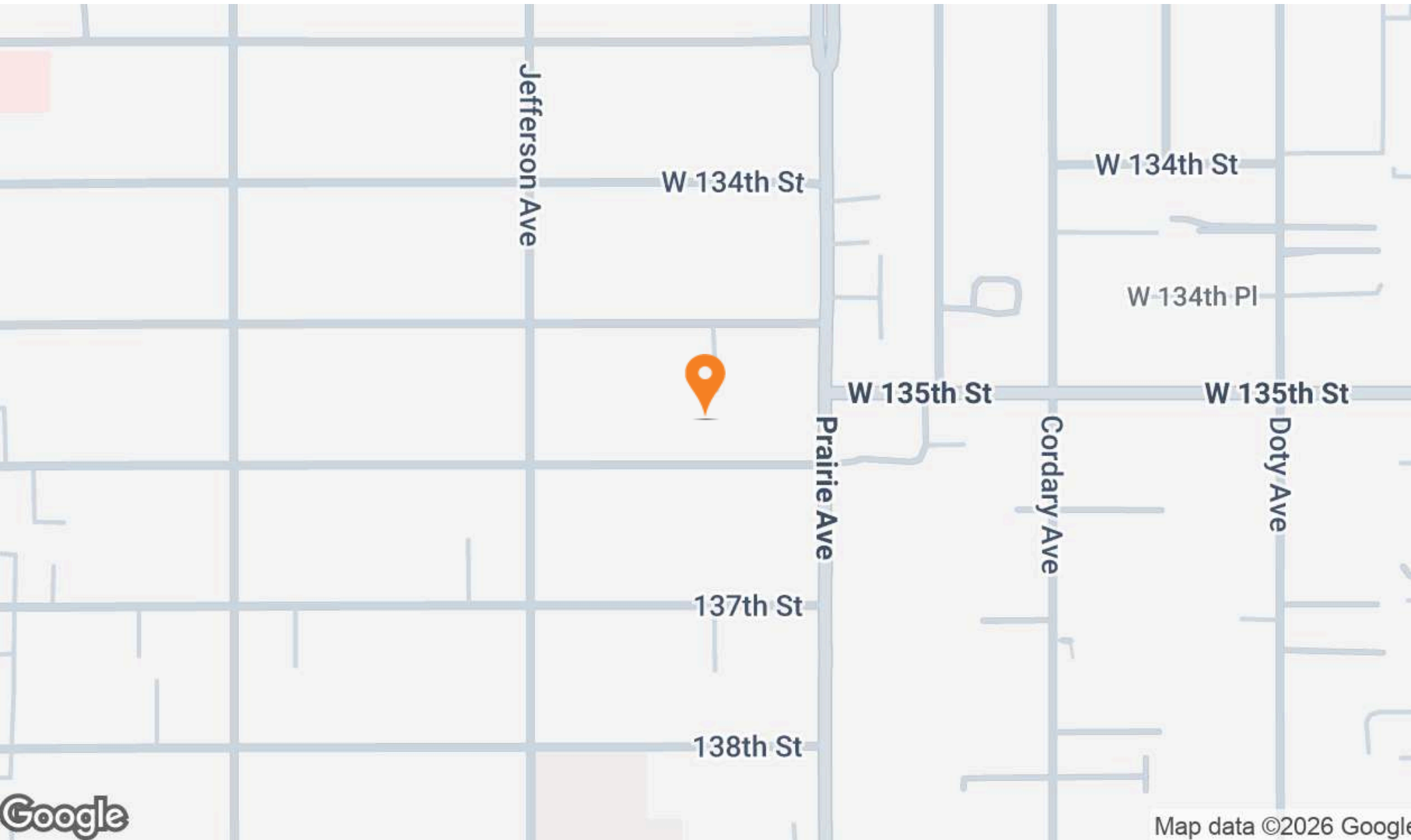
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REGIONAL MAP



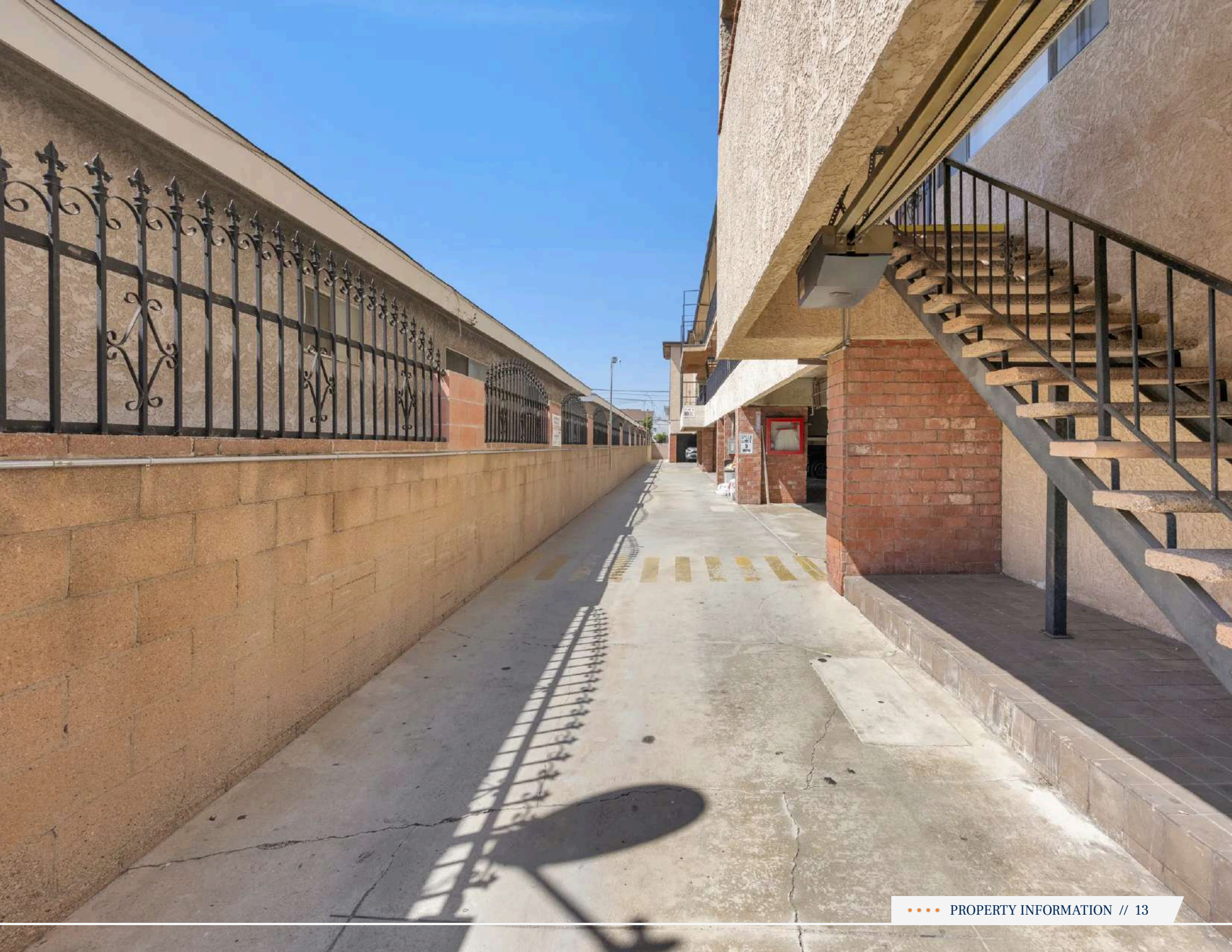
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LOCAL MAP

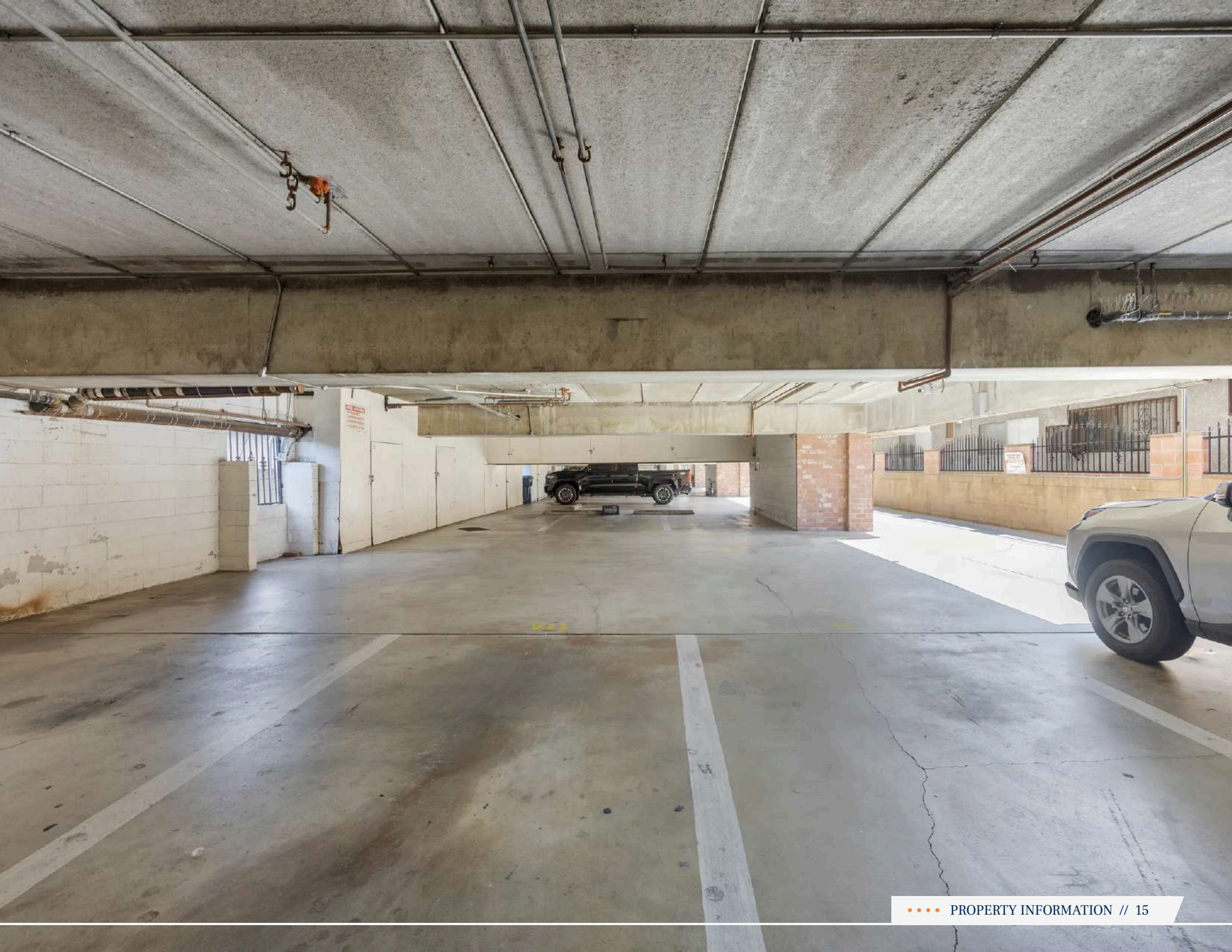










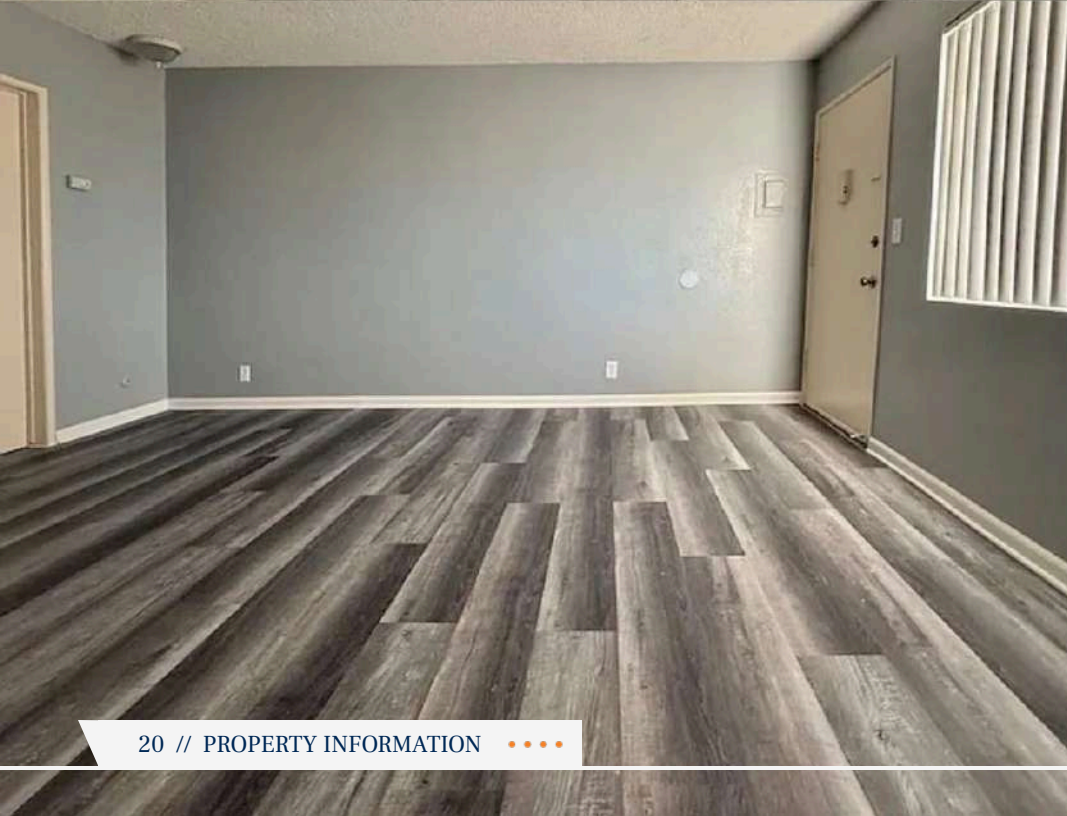










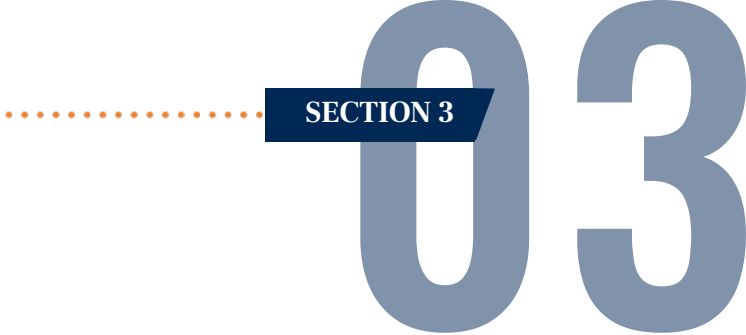












SECTION 3



FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap



4047 W 136TH ST

FINANCIAL DETAILS

As of August, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	1 Bedroom 1 Bathroom		\$2,005		\$2,100	
02	Non-Conforming 1 Bedroom 1 Bathroom		\$1,875		\$2,100	
03	1 Bedroom 1 Bathroom		\$1,985		\$2,100	
04	1 Bedroom 1 Bathroom		\$2,095		\$2,100	
05	1 Bedroom 1 Bathroom		\$2,050		\$2,100	
06	1 Bedroom 1 Bathroom		\$2,020		\$2,100	
07	Non-Conforming 1 Bedroom 1 Bathroom		\$1,950		\$2,100	
08	1 Bedroom 1 Bathroom		\$1,985		\$2,100	
09	1 Bedroom 1 Bathroom		\$1,925		\$2,100	
10	1 Bedroom 1 Bathroom		\$1,995		\$2,100	
11	1 Bedroom 1 Bathroom		\$1,925		\$2,100	
12	1 Bedroom 1 Bathroom		\$1,960		\$2,100	
13	1 Bedroom 1 Bathroom		\$2,200		\$2,100	
14	Non-Conforming 1 Bedroom 1 Bathroom		\$2,010		\$2,100	
Total		Square Feet: 9,652	\$27,980	\$2.90	\$29,400	\$3.05

4047 W 136TH ST

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$352,800		\$352,800			\$25,200	\$36.55
Loss to Lease	(\$17,040)					\$0	\$0.00
Gross Scheduled Rent	\$335,760		\$352,800			\$25,200	\$36.55
Economic Vacancy	(\$16,788)	5.00%	(\$17,640)	5.00%		(\$1,260)	(\$1.83)
Effective Rental Income	\$318,972		\$335,160			\$23,940	\$34.72
Other Income	\$1,500		\$22,404			\$1,600	\$2.32
Effective Gross Income	\$320,472		\$357,564			\$25,540	\$37.05
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$38,750		\$38,750		[1.25%]	\$2,768	\$4.01
Insurance	\$9,652		\$9,652			\$689	\$1.00
Utilities	\$24,593		\$24,593			\$1,757	\$2.55
Repairs & Maintenance	\$11,900		\$11,900			\$850	\$1.23
Unit Turnover	\$4,900		\$4,900			\$350	\$0.51
General & Administrative	\$3,000		\$3,000			\$214	\$0.31
Pest Control	\$600		\$600			\$43	\$0.06
Landscaping	\$1,200		\$1,200			\$86	\$0.12
Operating Reserves	\$2,500		\$2,500			\$179	\$0.26
Management Fee	\$16,024	5.00%	\$17,878	5.00%		\$1,277	\$1.85
Total Expenses	\$113,119		\$114,973			\$8,212	\$11.91
Expenses as % of EGI	35.30%		32.15%				
Net Operating Income	\$207,353		\$242,591			\$17,328	\$25.13

4047 W 136TH ST

FINANCIAL DETAILS

SUMMARY		
Price	\$3,100,000	
Down Payment	\$3,100,000	100%
Number of Units	14	
Price Per Unit	\$221,429	
Price Per SqFt	\$321.18	
Gross SqFt	9,652 SF	
Lot Size	0.16 Acres	
Year Built	1972	

RETURNS	Current	Year 1
Cap Rate	6.69%	7.83%
GRM	9.23	8.79
Cash on Cash	6.69%	7.83%

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
11	1 Bedroom 1 Bathroom		\$2,013	\$2,100
3	Non-Conforming 1 Bedroom 1 Bathroom		\$1,945	\$2,100

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$335,760		\$352,800	
Less: Vacancy	(\$16,788)	5.0%	(\$17,640)	5.0%
Gross Rental Revenue	\$318,972		\$335,160	
Other Income	\$1,500		\$22,404	
Effective Gross Income	\$320,472		\$357,564	
Less: Expenses	(\$113,119)	35.3%	(\$114,973)	32.2%
Net Operating Income	\$207,353		\$242,591	
Debt Service	\$0		\$0	
Cash Flow	\$207,353	6.69%	\$242,591	7.83%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$207,353	6.69%	\$242,591	7.83%

EXPENSES	Current	Year 1
Real Estate Taxes	\$38,750	\$38,750
Insurance	\$9,652	\$9,652
Utilities	\$24,593	\$24,593
Repairs & Maintenance	\$11,900	\$11,900
Unit Turnover	\$4,900	\$4,900
General & Administrative	\$3,000	\$3,000
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Operating Reserves	\$2,500	\$2,500
Management Fee	\$16,024	\$17,878
Total Expenses	\$113,119	\$114,973
Expenses Per Unit	\$8,080	\$8,212
Expenses Per SqFt	\$11.72	\$11.91

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

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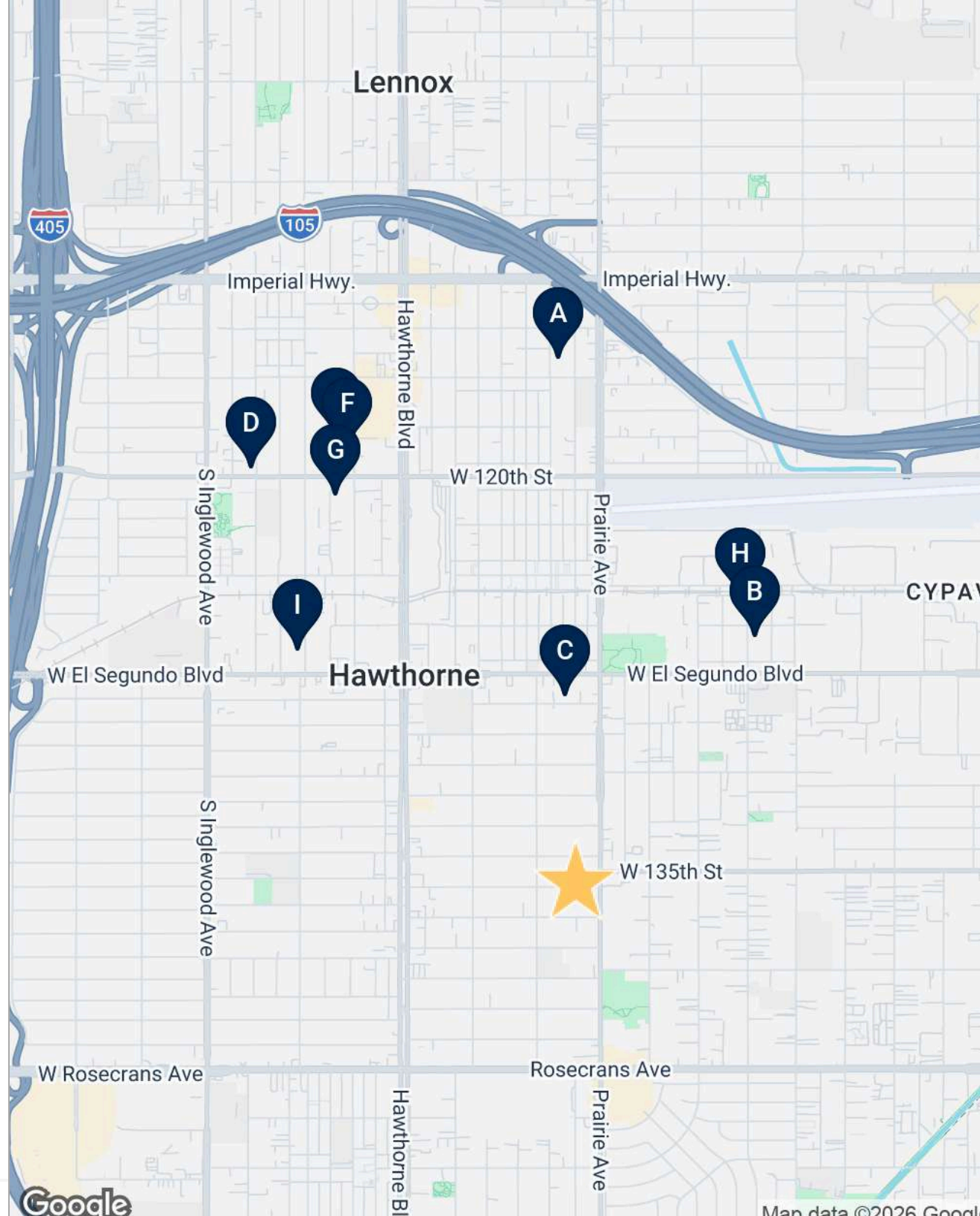


4047 W 136TH ST

SALE COMPS MAP

SALE COMPS MAP

- ★ 4047 W 136th St
- A 11702 Oxford Ave
- B 12612 Kornblum Ave.
- C 4055 W 129th St
- D 4707 W 120th St
- E 11922 Manor Dr
- F 11943 Grevillea Ave
- G 12032 Manor Dr
- H 12501 Kornblum Ave.
- I 12705 Ramona Ave



4047 W 136TH ST

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	4047 W 136th St Hawthorne, CA 90250	\$3,100,000	9,652 SF	\$321.18	0.2 AC	\$221,429	6.69%	14	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	11702 Oxford Ave Hawthorne, CA 90250	\$1,900,000	7,864 SF	\$241.61	0.16 AC	\$237,500	-	8	06/12/2026
B	12612 Kornblum Ave. Hawthorne, CA 90250	\$1,600,000	5,319 SF	\$300.81	0.16 AC	\$228,571	-	7	04/14/2026
C	4055 W 129th St Hawthorne, CA 90250	\$5,100,000	13,903 SF	\$366.83	0.4 AC	\$204,000	6.71%	25	04/10/2026
D	4707 W 120th St Hawthorne, CA 90250	\$1,820,000	7,184 SF	\$253.34	0.15 AC	\$260,000	4.87%	7	12/24/2025
E	11922 Manor Dr Hawthorne, CA 90250	\$1,600,000	10,383 SF	\$154.10	0.16 AC	\$228,571	6.72%	7	11/05/2025
F	11943 Grevillea Ave Hawthorne, CA 90250	\$2,300,000	7,733 SF	\$297.43	0.2 AC	\$230,000	6.12%	10	09/05/2025
G	12032 Manor Dr Hawthorne, CA 90250	\$2,150,000	7,354 SF	\$292.36	0.18 AC	\$238,888	4.42%	9	06/12/2025

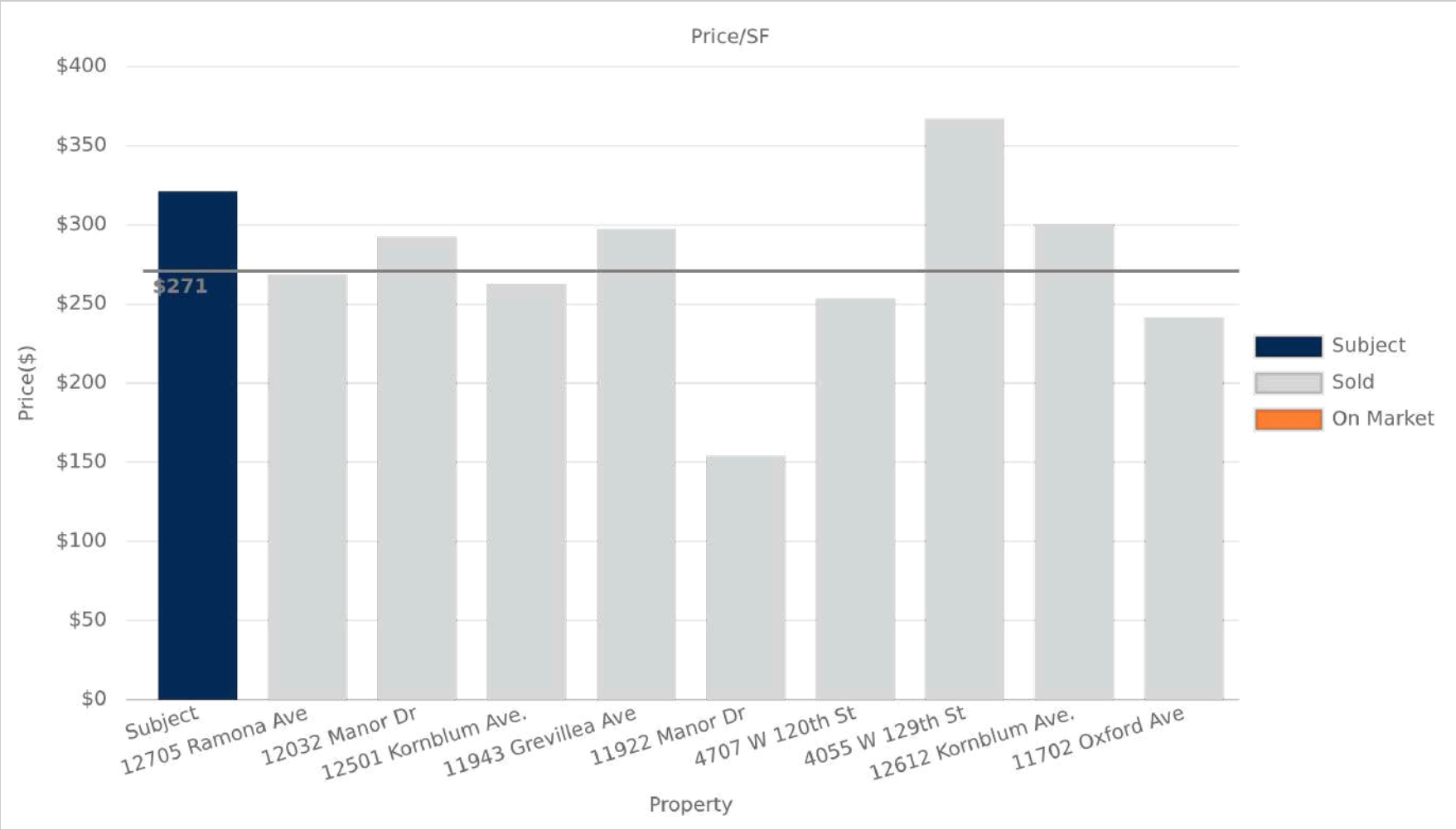
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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
H	12501 Kornblum Ave. Hawthorne, CA 90250	\$1,800,000	6,861 SF	\$262.35	0.16 AC	\$257,142	4.36%	7	06/12/2025
I	12705 Ramona Ave Hawthorne, CA 90250	\$2,615,000	9,752 SF	\$268.15	0.2 AC	\$237,727	5.67%	11	06/06/2025
	AVERAGES	\$2,320,556	8,484 SF	\$270.77	0.2 AC	\$235,822	5.55%	10	-

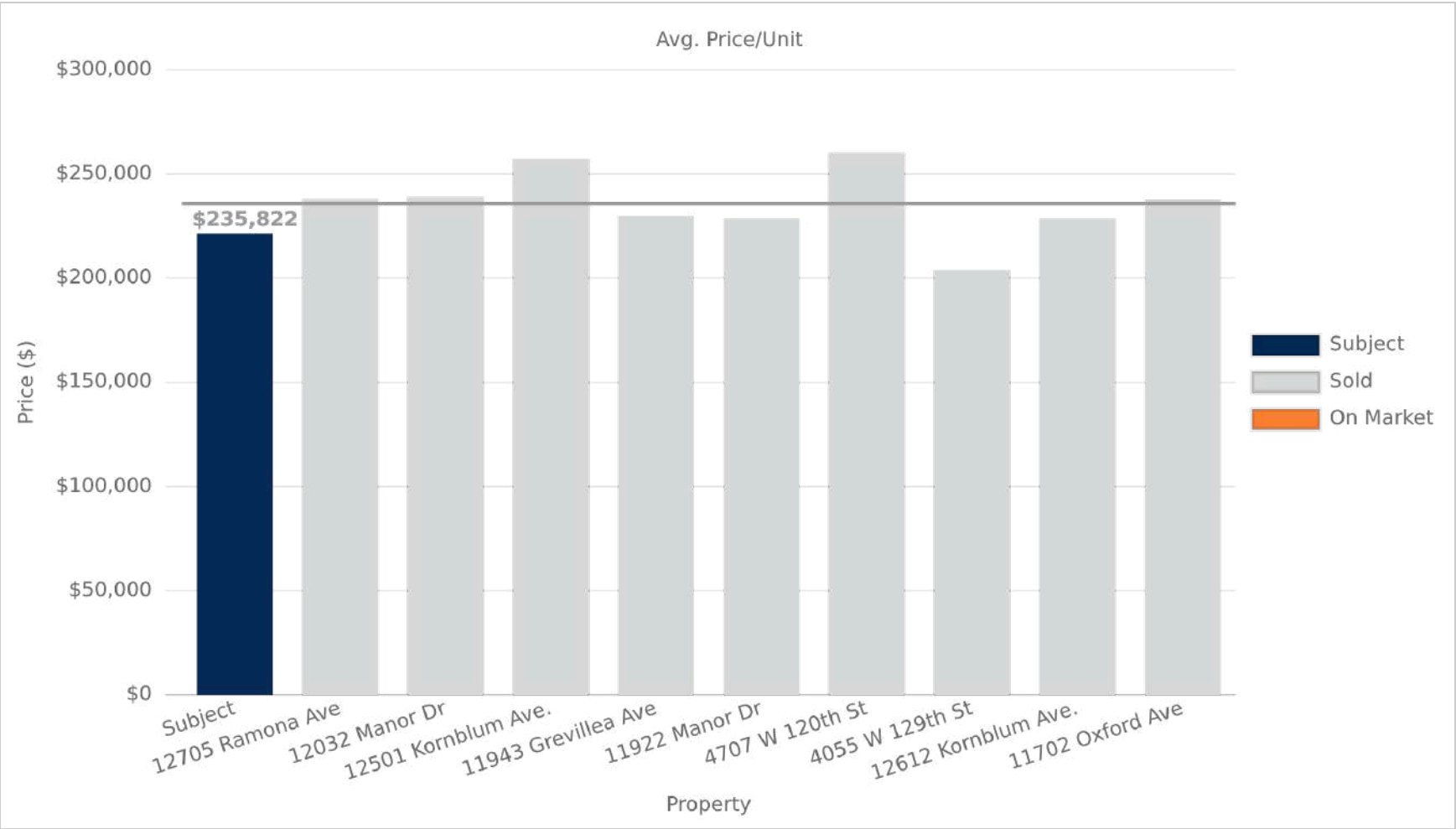
4047 W 136TH ST

PRICE PER SF CHART



4047 W 136TH ST

PRICE PER UNIT CHART



4047 W 136TH ST

SALE COMPS



4047 W 136th St
Hawthorne, CA 90250

Listing Price:	\$3,100,000	Price/SF:	\$321.18
Property Type:	Multifamily	GRM:	9.23
NOI:	\$207,353	Cap Rate:	6.69%
Occupancy:	100%	Year Built:	1972
Number Of Units:	14	Lot Size:	0.2 Acres
Price/Unit:	\$221,429	Total SF:	9,652 SF



11702 Oxford Ave
Hawthorne, CA 90250

Sale Price:	\$1,900,000	Price/SF:	\$241.61
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1986	COE:	06/12/2026
Number Of Units:	8	Lot Size:	0.16 Acres
Price/Unit:	\$237,500	Total SF:	7,864 SF

4047 W 136TH ST

SALE COMPS



B 12612 Kornblum Ave.
Hawthorne, CA 90250

Sale Price:	\$1,600,000	Price/SF:	\$300.81
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1986	COE:	04/14/2026
Number Of Units:	7	Lot Size:	0.16 Acres
Price/Unit:	\$228,571	Total SF:	5,319 SF



C 4055 W 129th St
Hawthorne, CA 90250

Sale Price:	\$5,100,000	Price/SF:	\$366.83
Property Type:	Multifamily	GRM:	9.47
NOI:	-	Cap Rate:	6.71%
Year Built:	1966	COE:	04/10/2026
Number Of Units:	25	Lot Size:	0.4 Acres
Price/Unit:	\$204,000	Total SF:	13,903 SF

4047 W 136TH ST

SALE COMPS



4707 W 120th St
Hawthorne, CA 90250

Sale Price:	\$1,820,000	Price/SF:	\$253.34
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	4.87%
Year Built:	1986	COE:	12/24/2025
Number Of Units:	7	Lot Size:	0.15 Acres
Price/Unit:	\$260,000	Total SF:	7,184 SF



11922 Manor Dr
Hawthorne, CA 90250

Sale Price:	\$1,600,000	Price/SF:	\$154.10
Property Type:	Multifamily	GRM:	12.34
NOI:	-	Cap Rate:	6.72%
Year Built:	1961	COE:	11/05/2025
Number Of Units:	7	Lot Size:	0.16 Acres
Price/Unit:	\$228,571	Total SF:	10,383 SF

4047 W 136TH ST

SALE COMPS



F 11943 Grevillea Ave
Hawthorne, CA 90250

Sale Price:	\$2,300,000	Price/SF:	\$297.43
Property Type:	Multifamily	GRM:	9.98
NOI:	-	Cap Rate:	6.12%
Year Built:	1984	COE:	09/05/2025
Number Of Units:	10	Lot Size:	0.2 Acres
Price/Unit:	\$230,000	Total SF:	7,733 SF



G 12032 Manor Dr
Hawthorne, CA 90250

Sale Price:	\$2,150,000	Price/SF:	\$292.36
Property Type:	Multifamily	GRM:	14.14
NOI:	-	Cap Rate:	4.42%
Year Built:	1988	COE:	06/12/2025
Number Of Units:	9	Lot Size:	0.18 Acres
Price/Unit:	\$238,888	Total SF:	7,354 SF

4047 W 136TH ST

SALE COMPS



12501 Kornblum Ave.
Hawthorne, CA 90250

Sale Price:	\$1,800,000	Price/SF:	\$262.35
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	4.36%
Year Built:	1987	COE:	06/12/2025
Number Of Units:	7	Lot Size:	0.16 Acres
Price/Unit:	\$257,142	Total SF:	6,861 SF



12705 Ramona Ave
Hawthorne, CA 90250

Sale Price:	\$2,615,000	Price/SF:	\$268.15
Property Type:	Multifamily	GRM:	13.22
NOI:	-	Cap Rate:	5.67%
Year Built:	1968	COE:	06/06/2025
Number Of Units:	11	Lot Size:	0.2 Acres
Price/Unit:	\$237,727	Total SF:	9,752 SF

..... 4047 W 136TH ST

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