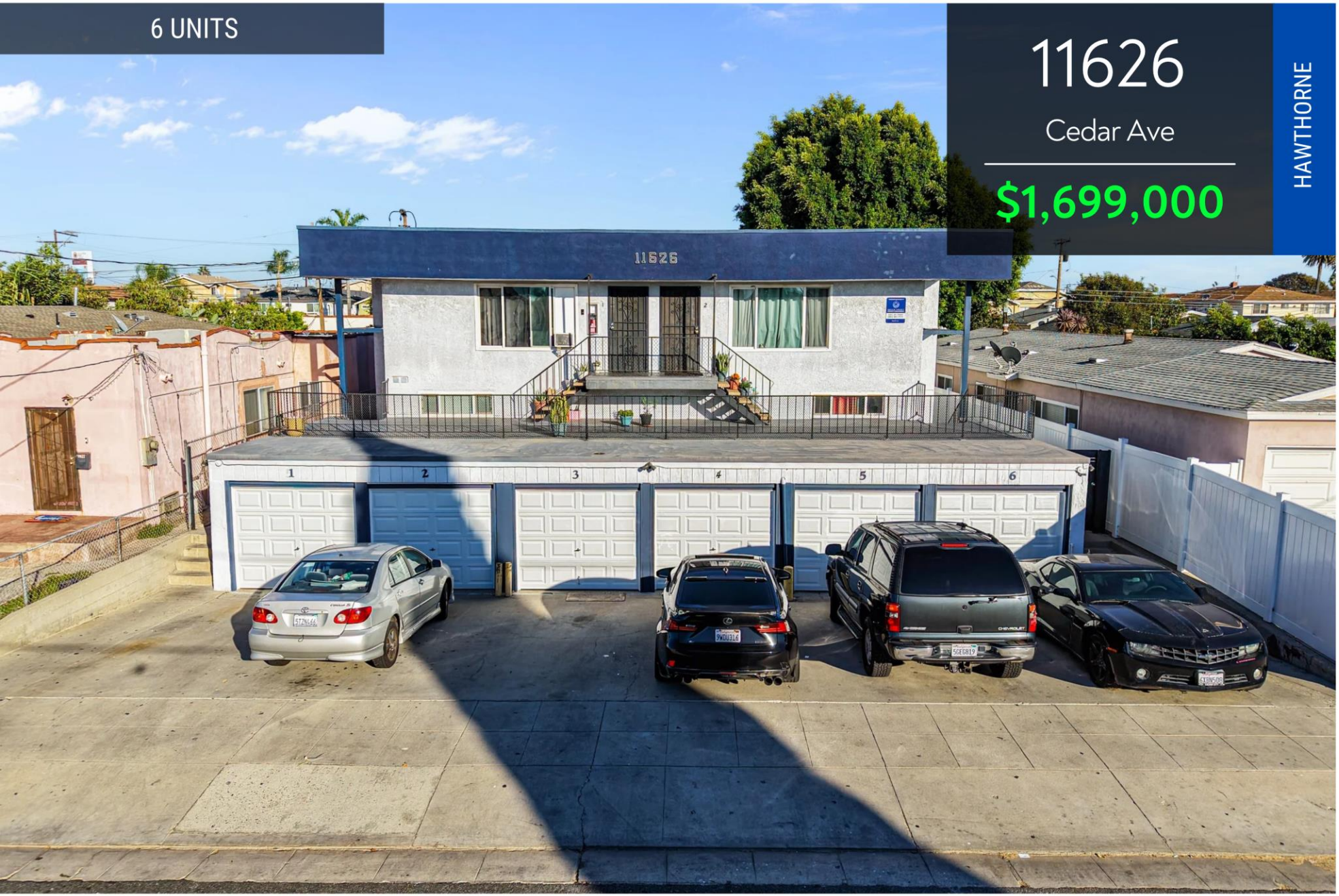
Offering Memorandum

6 UNITS



11626

Cedar Ave

$1,699,000

HAWTHORNE

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LYON STAHL
INVESTMENT REAL ESTATE

Table of Contents

11626 Cedar Ave,
Hawthorne, CA 90250

LYON STAHL
INVESTMENT REAL ESTATE

Index

Property Overview	3
Financial Overview	6
Property Photography	11
Comparables	21
Area Overview	26
Aerial Map	28
Disclaimer	30



Property Overview

11626 Cedar Ave,
Hawthorne, CA 90250

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Property Overview

11626 Cedar Ave,
Hawthorne, CA 90250

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Property Summary	
Price	$1,699,000
Address	11626 Cedar Ave
City, State, Zip	Hawthorne, CA 90250
County	Los Angeles
Zoning	HAR3YY
Year Built	1963
Number Of Units	6
Parking	6 Garage + 6 Driveway
Building Size	5,926 SF
Lot Size	7,661 SF
Cap Rate	5.68%
Cap Rate w/ Rent Increases	6.20%
Pro Forma Cap Rate	7.71%
Grm	10.45
Pro Forma Grm	8.54
Price / Bldg Sf	$286.70
Price / Unit	$283,167





Property Overview

11626 Cedar Ave,
Hawthorne, CA 90250

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11626 Cedar Ave, Hawthorne, CA 90250

- **Attractive In-Place Return**, Offered at a 5.68% CAP Rate and 10.45 GRM with a Pro Forma 7.71% CAP Rate and 8.54 GRM | Plus, (5) of (6) Units Can Be Issued Rent Increases 2/1/2027, Potentially Bringing the CAP Rate to 6.20%
- **Desirable Unit Mix**, Consisting of (4) 2-Bedroom/1-Bath Units and (2) 3-Bedroom/2-Bath Units
- **Rental Upside Potential**, Current Rents are Approximately 23% Below Projected Market Rental Rates, Providing an Opportunity to Increase Income Over Time
- **Recent Capital Improvements**, Property Features Updated Vinyl Windows, a Complete Roof Replacement in 2020, Exterior Painting in 2022, and Deck Improvements in 2023. The Largest 3-Bedroom Unit Was Fully Renovated in 2026, Including the Addition of an In-Unit Washer/Dryer.
- **Ample On-Site Parking**, Property Features (6) Garage Spaces and (6) Driveway Parking Spaces for a Total of (12) Parking Spaces
- **Attractive Price Per Square Foot**, Offered at $286.70 Per Building SF Across 5,926 SF of Improvements on a 7,661 SF Lot
- **Convenient South Bay Location**, Situated in Hawthorne with Easy Access to LAX, El Segundo, Major Aerospace and Technology Employers, and the 105 & 405 Freeways
- **Proximity to Major Entertainment Destinations**, Located Near SoFi Stadium, Intuit Dome, Hollywood Park, and the Surrounding Inglewood Entertainment District



11626 Cedar Avenue presents an attractive six-unit multifamily investment opportunity in a desirable pocket of Hawthorne. Offered at $1,699,000, the property features a strong in-place 5.68% CAP rate and 10.45 GRM, with projected market rents supporting a pro forma 7.71% CAP rate and 8.54 GRM. Additionally, five of the six units are eligible for rent increases effective February 1, 2027, potentially increasing the CAP rate to 6.20%. The unit mix consists of four 2-bedroom/1-bath units and two 3-bedroom/2-bath units, providing a desirable combination of spacious floor plans.

Built in 1963, the property consists of 5,926 square feet of improvements situated on a 7,661-square-foot lot. Recent capital improvements include updated vinyl windows, a complete roof replacement in 2020, exterior painting in 2022, and deck improvements in 2023. Additionally, one of the 3-bedroom units underwent a complete renovation in 2026, including the installation of an in-unit washer/dryer. The building offers ample on-site parking with six garage spaces and six additional driveway spaces. Current rents offer approximately 23% rental upside based on projected market rents, providing new ownership with an opportunity to increase income over time.

Ideally located in Hawthorne, the property provides convenient access to major employment centers throughout the South Bay, including LAX, El Segundo, and the surrounding aerospace and technology industries. Residents also benefit from proximity to the 105 and 405 freeways, as well as SoFi Stadium, Intuit Dome, Hollywood Park, and the beaches of Manhattan Beach, Hermosa Beach, and Redondo Beach.

Offered at an attractive $286.70 per building square foot, 11626 Cedar Avenue combines strong in-place income, recent capital improvements, a desirable unit mix, ample parking, and long-term rental growth potential in an established South Bay rental market.

Financial Overview

11626 Cedar Ave,
Hawthorne, CA 90250

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Financial Overview

11626 Cedar Ave,
Hawthorne, CA 90250

LYON STAHL INVESTMENT REAL ESTATE

Price	$1,699,000

Property Summary

ADDRESS	11626 Cedar Ave	YEAR BUILT	1963
DOWN PAYMENT	44% $747,560	PARKING	6 Garage + 6 Driveway
NUMBER OF UNITS	6	CURRENT NOI	$96,452
COST PER UNIT	$283,167	PRO FORMA NOI	$130,959
LOT SIZE	7,661 SF	CURRENT CAP RATE	5.68% | w/ Increases: 6.20%
GROSS RENTABLE SF	5,926 SF	PRO FORMA CAP RATE	7.71%
PRICE PER BLDG SF	$286.70	CURRENT GRM	10.45
PRICE PER LAND SF	$221.77	PRO FORMA GRM	8.54

Proposed Financing

LOAN AMOUNT	$951,440	LOAN-TO-VALUE	56%
DOWN PAYMENT	$747,560	AMORTIZATION	30-YEAR
INTEREST RATE	6.50%	LOAN TERM	10-YEAR FIXED TERM
MONTHLY PAYMENT	$6,013.75	PROPOSED/EXISTING	PROPOSED
ANNUAL PAYMENT	$72,164.98	DEBT COVERAGE RATION (DCR)	1.34

Financial Overview

11626 Cedar Ave,
Hawthorne, CA 90250

LYON STAHL INVESTMENT REAL ESTATE

Annualized Operating Data

	Current Actuals		Pro Forma Actuals	
GROSS SCHEDULED INCOME	$162,577		$198,900	
VACANCY RATE RESERVE	$8,129	5%	$9,945	5%
GROSS OPERATING INCOME	$154,448		$188,955	
EXPENSES	$57,996	36%	$57,996	29%
NET OPERATING INCOME	$96,452		$130,959	
LOAN PAYMENTS	$72,165		$72,165	
PRE TAX CASH FLOWS	$24,287	3.25%	$58,794	7.86%
PRINCIPAL REDUCTION	$10,634		$10,634	
TOTAL RETURN BEFORE TAXES	$34,921	4.67%	$69,428	9.29%

Scheduled Income	Current	Market
TOTAL MONTHLY SCHEDULED RENT	$13,004	$16,000
ANNUALIZED SCHEDULED GROSS INCOME	$162,577	$198,900

Expense Summary	
New Taxes (New Estimated):	$21,238
Repairs and Maintenance (5%):	$8,129
Insurance (2025 Actual):	$6,466
Utilities (2025 Actual):	$12,835
Landscaping ($100/Mo):	$1,200
Property Management (5%):	$8,129
Total Expenses:	**$57,996**
Expenses as %/SGI	**35.67%**
Per Net Sq. Ft:	**$9.79**
Per Unit:	**$9,666**

Rent Roll

11626 Cedar Ave,
Hawthorne, CA 90250

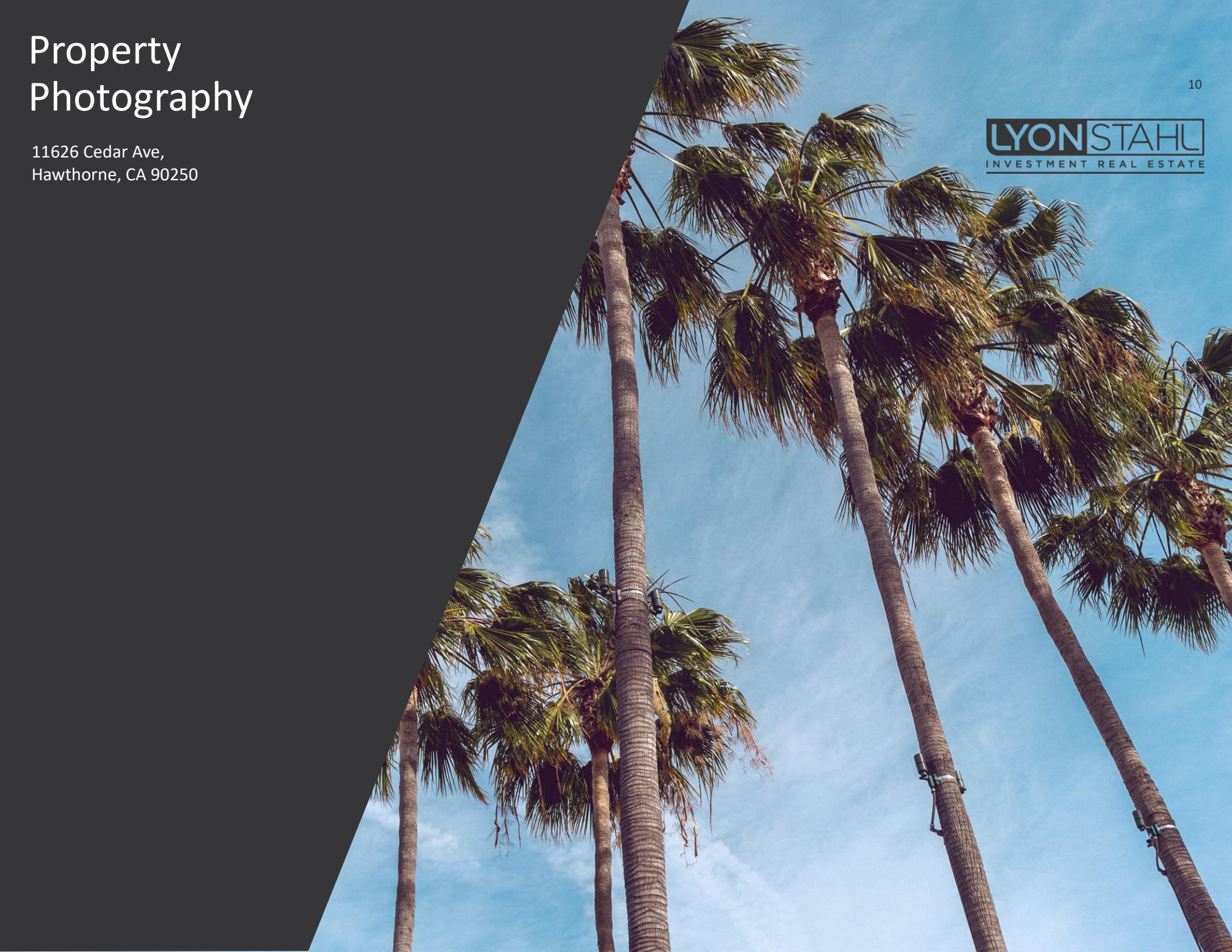
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Unit	Unit Type	Actual Rent	W/ Rent Increases	Market Rent	Notes
1	2-Bed/1-Bath	$1,944	$2,113	$2,500	Can Be Increased 2/1/27
2	2-Bed/1-Bath	$1,816	$1,973	$2,500	Can Be Increased 2/1/27
3	3-Bed/2-Bath	$2,361	$2,566	$3,000	Can Be Increased 2/1/27
4	2-Bed/1-Bath	$1,944	$2,113	$2,500	Can Be Increased 2/1/27
5	3-Bed/2-Bath	$2,995	$2,995	$3,000	
6	2-Bed/1-Bath	$1,944	$2,113	$2,500	Can Be Increased 2/1/27
MONTHLY TOTALS		$13,004	$13,873	$16,000	
RUBS		$288	$288	$300	
Laundry		$257	$257	$275	
ANNUALIZED TOTALS		$162,577	$173,005	$198,900	

Property Photography

11626 Cedar Ave,
Hawthorne, CA 90250

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Exterior Photos

11626 Cedar Ave,
Hawthorne, CA 90250

LYON STAHL
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Exterior Photos

11626 Cedar Ave,
Hawthorne, CA 90250

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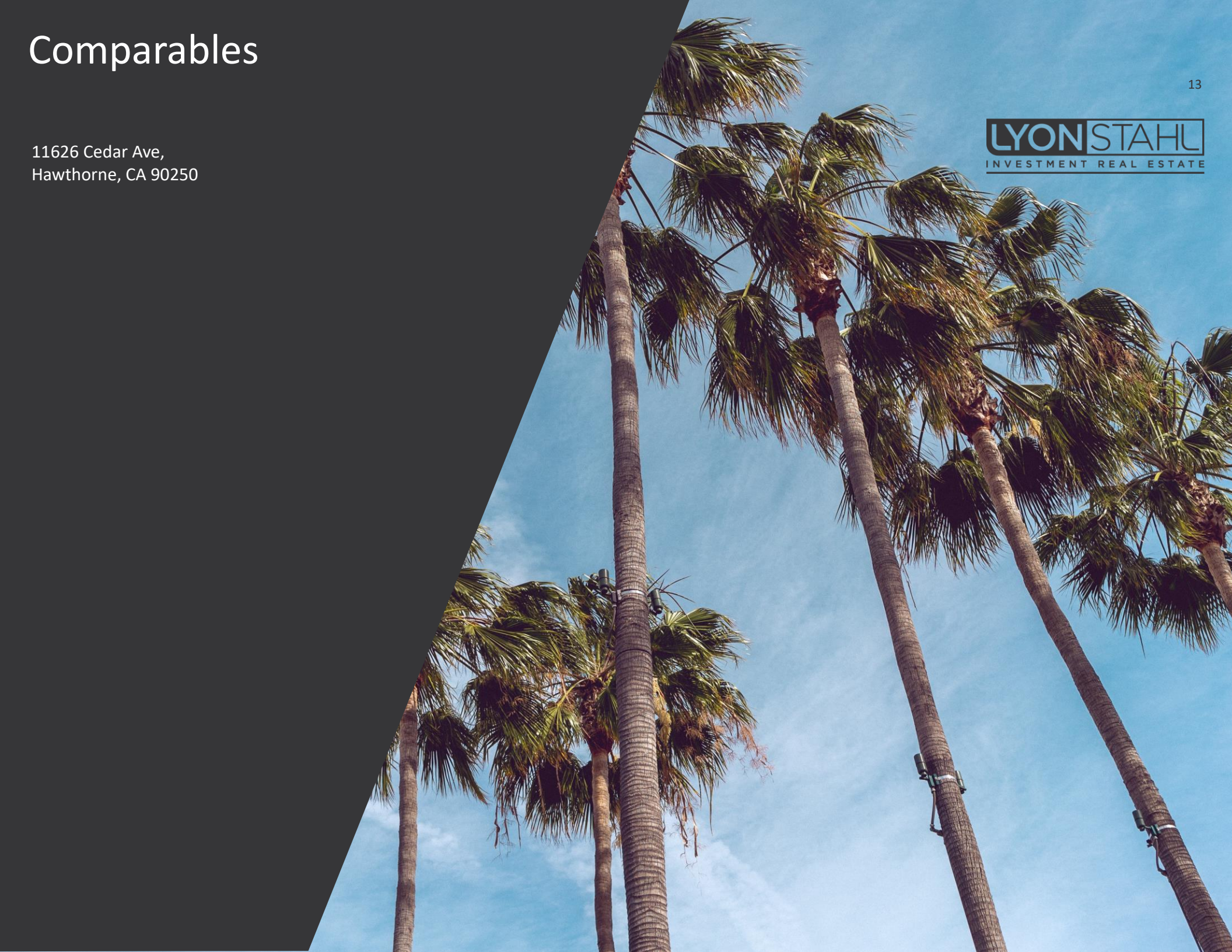






Comparables

11626 Cedar Ave,
Hawthorne, CA 90250



Sold Comparables

11626 Cedar Ave,
Hawthorne, CA 90250

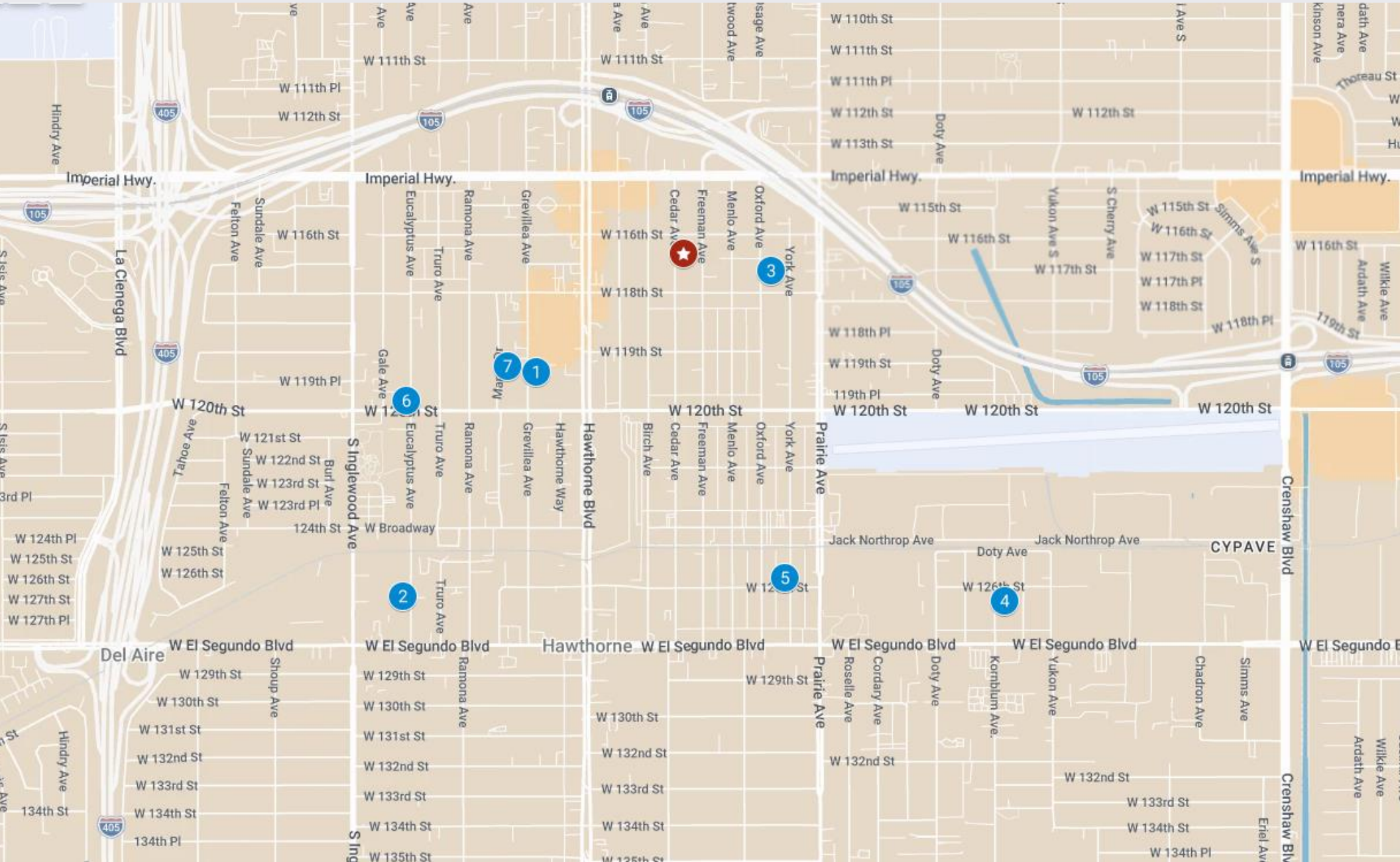
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	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	CAP Rate	GRM
1	11936 Grevillea Ave, 90250	$2,000,000	8	1962	5,971 SF	$250,000	$335	5.50%	11.23
2	12617 Eucalyptus Ave, 90250	$3,200,000	15	1986	10,366 SF	$213,333	$309	6.25%	10.00
3	11702 Oxford Ave, 90250	$1,900,000	8	1986	7,864 SF	$237,500	$242	N/A	N/A
4	12612 Kornblum Ave, 90250	$1,600,000	7	1986	5,319 SF	$228,571	$301	7.12%	9.41
5	12539 York Ave, 90250	$1,800,000	5	1962	5,211 SF	$360,000	$345	6.52%	11.24
6	4707 W 120th St, 90250	$1,820,000	7	1986	7,184 SF	$260,000	$253	4.87%	12.83
7	11922 Manor Dr, 90250	$1,600,000	7	1961	10,383 SF	$228,571	$154	6.72%	12.34
	Averages	**$1,988,571**			**7,471 SF**	**$253,997**	**$277**	**6.16%**	**11.18**
*	11626 Cedar Ave, 90250	$1,699,000	6	1963	5,926 SF	$283,167	$287	5.68%	10.45

Sold
Comparables Map

11626 Cedar Ave,
Hawthorne, CA 90250

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Lease Comparables

11626 Cedar Ave,
Hawthorne, CA 90250

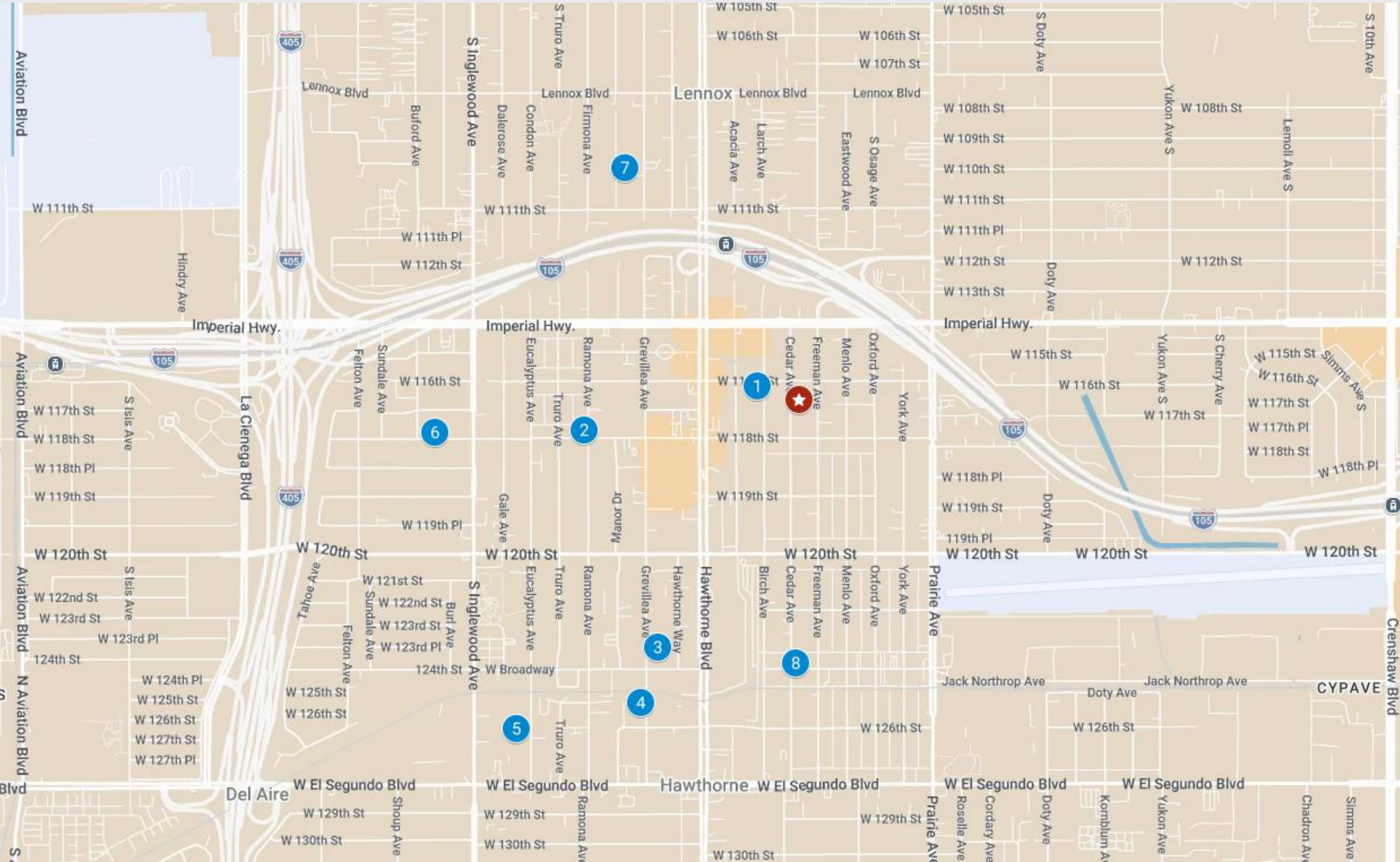
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	Address	Unit Type	SF	Rental Rate
1	11601 Birch Ave Unit C, Hawthorne	2-Bed/1-Bath	1,050 SF	$2,599
2	4603 W 118th St, Hawthorne	2-Bed/1-Bath	N/A	$2,550
3	12312 Grevillea Ave, Hawthorne	2-Bed/1-Bath	700 SF	$2,150
4	12503 Grevillea Ave, Hawthorne	2-Bed/1-Bath	840 SF	$2,265
5	12603 Eucalyptus Ave, Hawthorne	2-Bed/1-Bath	803 SF	$2,295
6	4843 W 118th St, Hawthorne	3-Bed/3-Bath	1,601 SF	$3,400
7	11004 Mansel Ave, Inglewood	3-Bed/2-Bath	1,400 SF	$3,500
8	4239 W Broadway, Hawthorne	3-Bed/2-Bath	1,400 SF	$4,000
	Average	**2-Bed** **3-Bed**		**$2,372** **$3,633**
*	11626 Cedar Ave, Hawthorne	2-Bed/1-Bath 3-Bed/2-Bath		$1,912 $2,678

Lease Comparables Map

11626 Cedar Ave,
Hawthorne, CA 90250

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Area Overview

11626 Cedar Ave,
Hawthorne, CA 90250



City Overview

11626 Cedar Ave,
Hawthorne, CA 90250

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Hawthorne

Located in the South Bay region of Los Angeles County, Hawthorne, California, is a diverse and established city known for its central location, strong residential communities, and proximity to major employment centers throughout Southern California. Home to approximately 85,000 residents, Hawthorne offers a combination of suburban neighborhoods, commercial corridors, and convenient access to the greater Los Angeles metropolitan area.

The real estate market in Hawthorne features a diverse mix of housing options, including single-family residences, multifamily properties, condominiums, and townhomes. The city's relatively affordable housing options compared to neighboring coastal communities, combined with its proximity to major employment hubs, have contributed to continued interest from residents, investors, and developers. Established neighborhoods and a strong rental market make Hawthorne an attractive location for both homeowners and multifamily investors.

Residents of Hawthorne enjoy access to numerous parks, recreational facilities, and community amenities. Holly Park, Jim Thorpe Park, and Memorial Park provide opportunities for outdoor recreation, sports, and community gatherings. The city's location also places residents within a short drive of the beaches of Manhattan Beach, Hermosa Beach, and Redondo Beach, offering convenient access to Southern California's coastal lifestyle.

Shopping and dining options are abundant throughout Hawthorne, with a variety of neighborhood restaurants, retail centers, and commercial establishments serving the local community. Major corridors such as Hawthorne Boulevard, Rosecrans Avenue, and Imperial Highway provide convenient access to everyday shopping, dining, and services. Nearby destinations in El Segundo, Manhattan Beach, Torrance, and the greater South Bay further expand the area's retail, dining, and entertainment offerings.

Hawthorne has established itself as an important center for aerospace, technology, and innovation. The city is home to SpaceX's headquarters and major operations, reflecting its connection to Southern California's aerospace industry. Its proximity to the aerospace and technology companies concentrated throughout El Segundo and the surrounding South Bay further strengthens the area's employment base and economic significance.

The city's economy benefits from its strategic location near major employment centers, including Los Angeles International Airport, El Segundo, the South Bay, and Downtown Los Angeles. Hawthorne offers convenient access to the 105 and 405 freeways, providing connectivity throughout the region. Public transportation options, including the Metro C Line and nearby K Line connections, further enhance accessibility to surrounding communities and employment destinations.

Hawthorne also benefits from its proximity to major sports and entertainment developments in neighboring Inglewood. SoFi Stadium, home to the Los Angeles Rams and Los Angeles Chargers, along with the Intuit Dome, home to the Los Angeles Clippers, are located just minutes away. These destinations have brought significant investment and regional attention to the surrounding area, further contributing to the South Bay's growing prominence as a center for entertainment, business, and development.

Continued investment in the surrounding South Bay region, along with Hawthorne's established residential neighborhoods and strong employment connections, supports the city's long-term appeal. Its combination of accessibility, housing diversity, local amenities, and proximity to major economic drivers positions Hawthorne as an important residential and investment market within Los Angeles County.

In summary, Hawthorne offers a compelling combination of central South Bay access, established residential neighborhoods, major employment opportunities, and proximity to some of Southern California's most significant commercial and entertainment destinations. Its convenient location near the coast, Los Angeles International Airport, aerospace and technology employers, and major transportation corridors makes it an attractive place to live, work, and invest in Southern California.





County Overview

11626 Cedar Ave,
Hawthorne, CA 90250

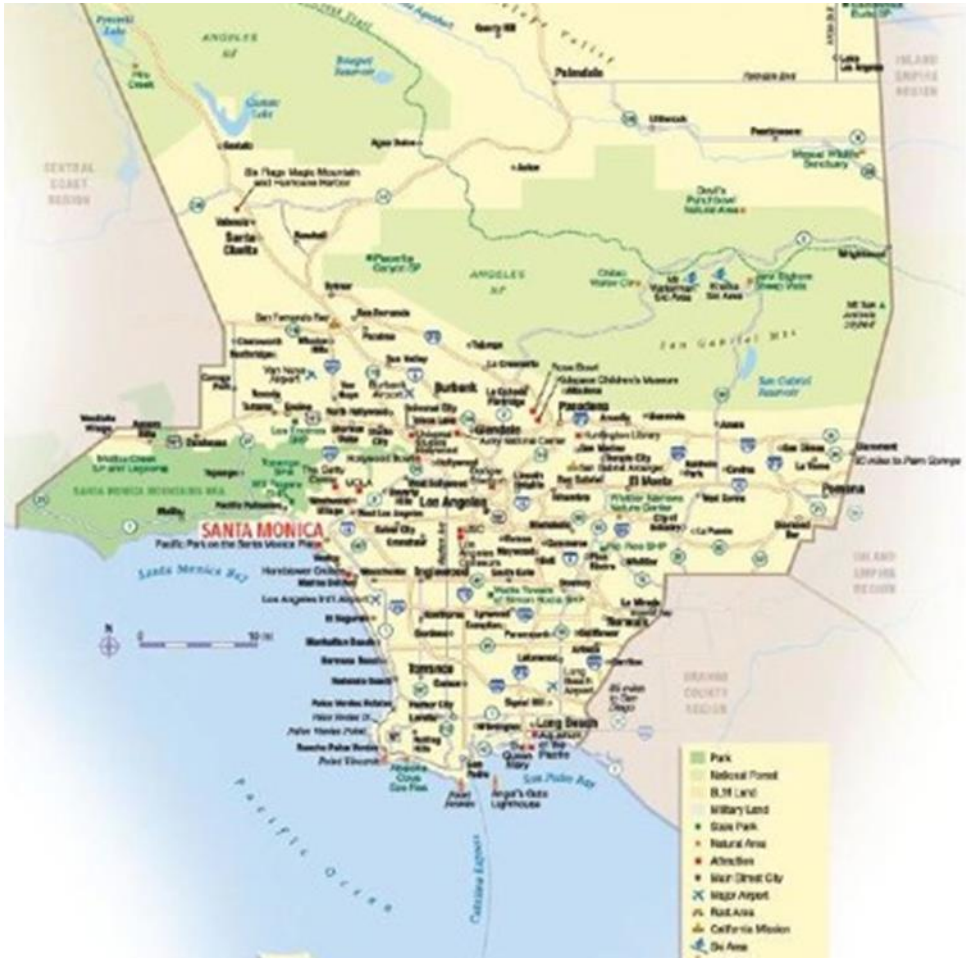
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Los Angeles

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

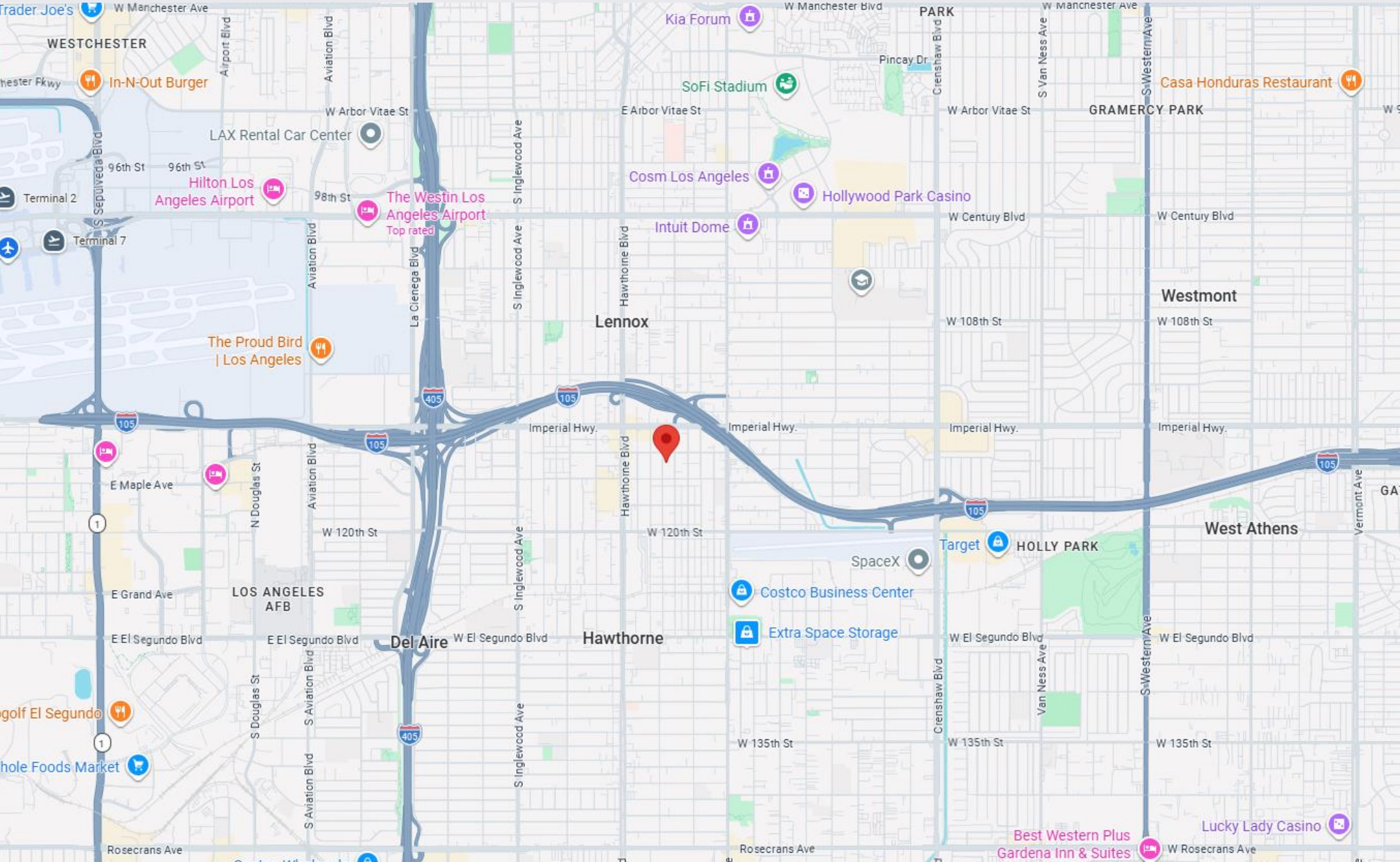
Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately $446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

11626 Cedar Ave,
Hawthorne, CA 90250



Disclaimer & Confidentiality Agreement

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

Exclusively Marketed By

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