BUCKINGHAM INVESTMENTS
LEARN, PLAN, & INVEST IN REAL ESTATE

11835 Gale Ave, Hawthorne

$1,395,000 | 3 Units | 11.63 GRM | 5.2% Cap Rate



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INVESTMENT HIGHLIGHTS



- Rare opportunity: three upgraded homes on a large double lot in North Hawthorne
- Well-maintained property with modern finishes and thoughtful design
- Above-market rents supported by unit separation, lot size, and prime location
- Front home (11829 Gale Ave): 3 bedrooms, 1 bathroom, kitchen with dishwasher and stacked washer/dryer, shed for extra storage, private fenced front yard with covered porch
- Middle home (11835 Gale Ave): 3 bedrooms, 1 bathroom, 2-car garage, small attached shed with washer/dryer and storage, covered porch with space for outdoor seating and dining
- Back home (11833 Gale Ave): 2 bedrooms, 1 bathroom, washer/dryer hookups in kitchen, 2-car attached garage, covered porch with seating area
- Two existing 2-car garages offer potential for an ADU
- Landscaped and well-kept double lot
- Off-street driveway parking for multiple vehicles

AREA OVERVIEW

Located in North Hawthorne, which offers great access to both South Bay and greater Los Angeles amenities

0.5 miles to major freeways, including the 105 (Century Freeway) and 405 Freeway

Nearby to public transit connecting service stations and schools such as Eucalyptus Elementary, Hawthorne Middle School and Hawthorne High School

Convenient access to recently renovated Zela Davis Park, LAX, Sofi Stadium and beach cities amenities



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	$1,395,000
Year Built	1918
Units	3
Building Sq. Ft	3,071
Lot Sq. Ft	11,905
Price / Sq. Ft	$454
Price / Lot Sq. Ft	$117
Price / Unit	$465,000
Current GRM	11.63
@ Market GRM	11.63
Current Cap Rate	5.1%
@ Market Cap Rate	5.1%

Income	Actual	Pro Forma
Gross Scheduled Rents	$120,000	$120,000
Other Income	-	-
Less Vacancy @ 5%	($6,000)	($6,000)
Effective Gross Income	**$114,000**	**$114,000**
Expenses	Actual	Market
Taxes	$17,438	$17,438
Insurance	$5,374	$5,374
Repairs and Maintenance	$5,700	$5,700
Property Management	$6,840	$6,840
Utilities	$4,920	$4,920
Pest Control	$1,200	$1,200
Cleaning & Gardening	$1,440	$1,440
City Licensing and Permits	$500	$500
Total Expenses	**$43,412**	**$43,413**
Net Operating Income	**$70,588**	**$70,588**

PROPOSED FINANCING

Loan Amount (75%)	$1,045,000
Down Pmt (25%)	$350,000
Rate (%)	7.25%
Amortization (years)	30
Payment (monthly)	($7,553)
Debt Cov. Ratio	0.78



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	3BD/1BA*	$3,400	$3,400
1	2BD/1BA	$3,400	$3,400
1	3BD/1BA	$3,200	$3,200
TOTAL		**$10,000**	**$10,000**

*Vacant, market rents used

PROPERTY PHOTOS













PROPERTY PHOTOS













PROPERTY PHOTOS

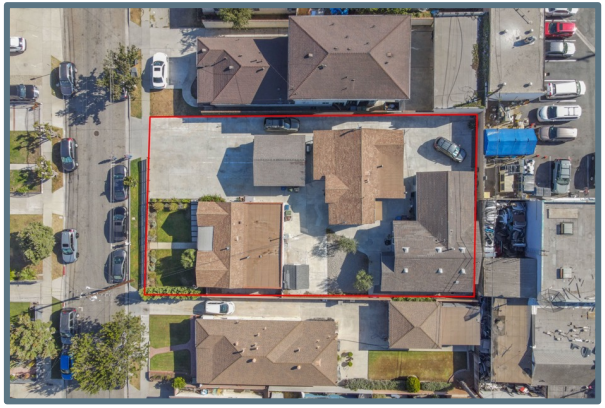












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