

FOR SALE

PRIME HAWTHORNE APARTMENT BUILDING



12501 KORNBLUM AVENUE \$1,250,000 7 UNITS



INVESTMENT OVERVIEW

Price: \$1,250,000
Down Payment: \$510,000
Number of Units: 7
Cost Per Unit: \$178,571

	ACTUAL	PROJECTED
GRM:	12.01	10.96
Cap Rate:	5.30%	6.06%
Year Built:	1987	
Parking Spaces:	14	
Approximate Lot Size:	6,750	
Approximate Bldg Size:	6,861	
Cost Per SF:	\$182.19	



EXCLUSIVELY LISTED BY: LAURIE INADOMI-HALVORSEN & FRANK PONCE 310.791.6075 or 310.791.6086



WE DEEM THIS INFORMATION TO BE RELIABLE. HOWEVER, WE ACCEPT NO RESPONSIBILITY FOR ITS CORRECTNESS.
BUYER TO MAKE AND RELY SOLELY UPON THEIR OWN INVESTIGATIONS.

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RENT ROLL

UNIT	TYPE	ACTUAL	MARKET
1	3+2.5	\$1,950	\$1,950
2	2+1	\$1,229	\$1,250
3	2+1	\$1,050	\$1,250
4	2+1	\$1,048	\$1,250
5	2+1	\$1,182	\$1,250
6	2+1	\$1,029	\$1,250
7	2+1	\$1,134	\$1,250

SCHEDULED INCOME

# UNITS	UNIT TYPE	AVG RENT/UNIT	MONTHLY INCOME
1	3+2.5	\$1,950	\$1,950
6	2+1	\$1,112	\$6,672

ADDITIONAL INCOME:

Laundry Income	\$50
Monthly SGI	\$8,672
Annual SGI	\$104,064

EXPENSES

	ACTUAL	MARKET
Total Rental Income	\$8,622	\$9,450
Laundry Income	\$50	\$50
GI/Mo.	\$8,672	\$9,500
GI/Yr.	\$104,064	\$114,000

New taxes 1.12%	\$14,000
Insurance	\$2,638
Water	\$4,800
Trash	\$1,752
Gas (Laundry Room)	\$525
Electric (Common areas)	\$900
Gardener	\$660
Reserves	\$3,122
Repairs & Maintenance	\$3,954
Licenses/Permits	\$200
TOTAL EXPENSES	\$32,551
Expenses Per Unit	\$4,650
Expenses Per SQ FT	\$4.74

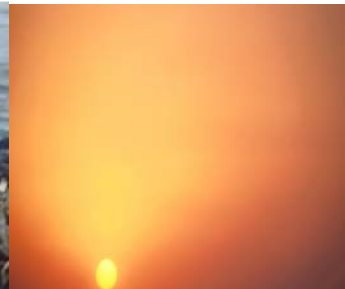
ANNUALIZED OPERATING

DATA

	ACTUAL	MARKET
Scheduled Gross Income	\$104,064	\$114,400
(Vacancy) 5%	\$5,203	\$5,720
Effective Gross Income	\$98,861	\$108,680
(Expenses)	\$32,551 31.28%	\$32,551 28.45%
Net Operating Income	\$66,310	\$76,129
Debt Service	\$53,972	\$53,972
Pre-tax Cash flow	\$12,338 2.42%	\$22,157 4.34%

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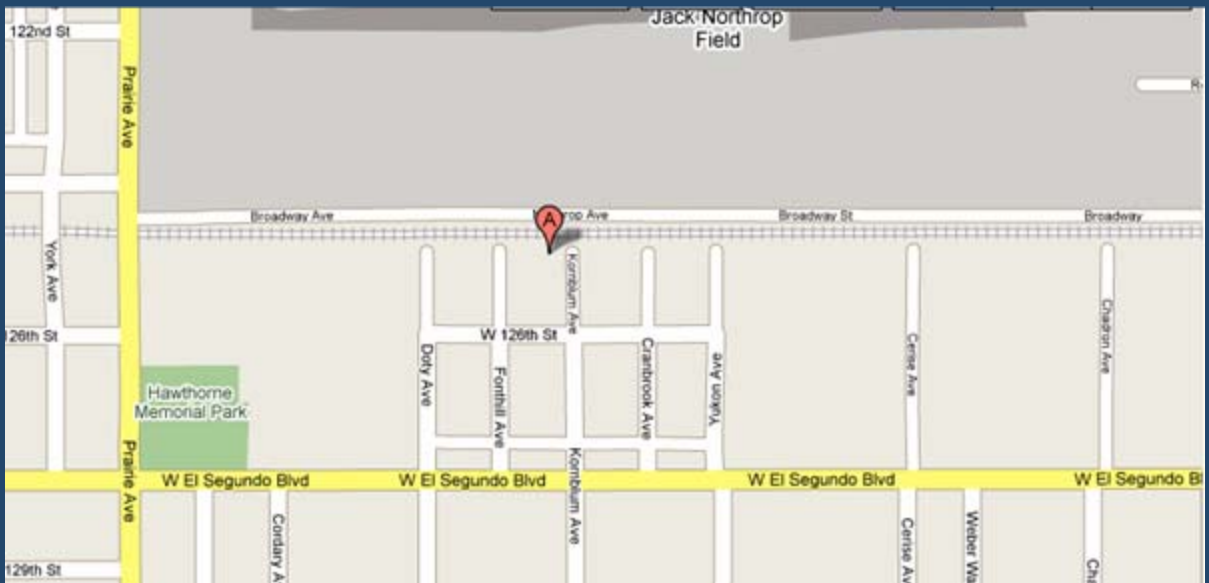
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PRIME HAWTHORNE APARTMENT BUILDING

PROPERTY DESCRIPTION AND LOCATION MAP

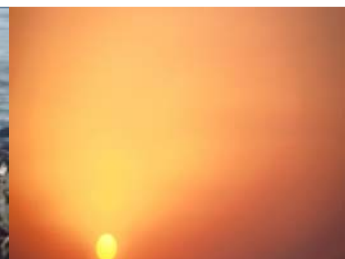
The subject property is a unit mix of 1 three- bedroom two and a half baths unit , and 6 two-bedroom one bath units. The property has been wonderfully maintained throughout. This apartment building is nestled in a quiet residential neighborhood within the heart of the South Bay near the 105 and 405 freeways, Southern California's gorgeous beaches and Los Angeles International Airport.



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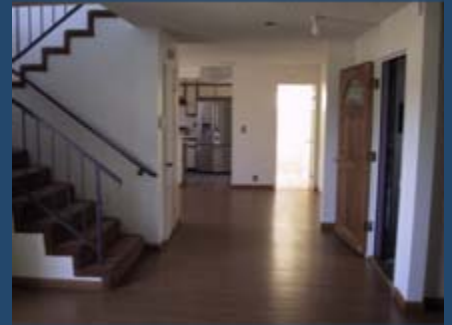


For the investor, Hawthorne is ideally situated at the intersection of the I-105 and 405 Freeways and is minutes away from LAX via regular surface transportation. It has its own municipal airport that handles general recreational aviation, commuter and light cargo operations.

Three major passenger stations are located in Hawthorne along the strategically placed MTA light rail transit system. Connecting stations to the east side of the L.A. basin provide passage to downtown Los Angeles and the Port of Long Beach.

Hawthorne has continued to show a high demand for rentals. With large companies nearby such as Northrop-Grumman, Boeing, Xerox, airline companies, restaurants, and other major employers there is always a solid tenant base.

Call Frank Ponce at **310-791-6086**
or Laurie Inadomi-Halvorsen at **310- 791-6075**.



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