

12527 CRANBROOK AVE

OFFERING MEMORANDUM | HAWTHORNE, CA 90250



Exclusively Listed By:

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Investment Summary

THE OFFERING

FULLY LEASED. Real 7.12% Cap Rate. Property is equipped with a Ratio Utility Billing System (RUBS), allowing for the allocation and reimbursement of utility expenses by tenants. 12527 Cranbrook Avenue offers the opportunity to acquire a fully renovated, occupied seven unit multifamily asset in a strong rental pocket of Hawthorne. Originally built in 1950 and completely repositioned in 2026, the property totals 5,030 net rentable square feet and consists of four primary units and three ADUs. The unit mix includes (1) 4 bedroom 2 bath unit, (1) 2 bedroom 1.5 bath townhome style unit, (1) 2 bedroom 1 bath, (3) 1 bedroom 1 bath units, and (1) studio. All units feature in unit washer and dryer, modern interior finishes, and access to multiple on site parking spaces and three EV chargers.

The property is fully occupied with market rents from day one and achieving a 7.12% cap rate and 10.58 GRM at the \$2,250,000 asking price. The asset is ideally located near major employment drivers including SpaceX and Hawthorne Airport and within close proximity to Costco, retail, dining, and entertainment amenities, supporting long term tenant demand. 12527 Cranbrook Avenue represents a low maintenance, pride of ownership investment that delivers new construction quality without the development timeline, combined with the scalability of a seven unit property in a high growth South Bay submarket.



Address	12527 Cranbrook Ave, Hawthorne, CA 90250
No. of Units	7
Building SF	5,030 SF
Lot Size	3,847 SF
Year Built	1950/2026
Price	\$2,250,000
Price/Unit	\$321,429
Price/SF	\$447
NOI	\$160,302
Gross Income	\$212,580
Cap Rate	7.12%
GRM	10.58





12527 Cranbrook Avenue *Investment Highlights*

- **Fully Renovated 2026 Turnkey Asset - Complete repositioning with modern interiors, upgraded systems, and low maintenance operations**
- **Strong Day One Returns - 7.12% in place cap rate and 10.58 GRM at the \$2,250,000 asking price**
- **4 Units + 3 ADUs (7 Total Units) - Optimal small asset scale with enhanced income through additional ADU density**
- **Attractive and Diverse Unit Mix - Includes a 4 bedroom 2 bath, spacious 2 bedroom units, three 1 bedroom units, and a studio appealing to a wide renter pool**
- **Washer Dryer in Every Unit - Premium amenity that supports higher rents and strong tenant retention**
- **Lease Up Opportunity at Market Rents - Currently vacant allowing an investor to capture full rental upside from day one**
- **Efficient 5,030 Net Rentable SF - Strong rent per square foot averaging \$3.58/SF for a newly renovated South Bay asset**
- **Three On Site Parking Spaces - Dedicated off street parking in a high demand rental pocket**
- **EV Ready Investment - Three on site EV chargers catering to modern tenant demand**
- **Prime Hawthorne Location Near Major Employers - Close proximity to SpaceX, Hawthorne Airport, Costco, and numerous dining and entertainment amenities**
- **Turnkey Alternative to Ground Up Development - Renovated product without construction timeline, cost overruns, or lease up risk on unfinished units**
- **RUBS (Ratio Utility Billing System) in Place - Utilities billed back to tenants keeping operating expenses low and maximizing net operating income**

Transportation in 90250

Very walkable

72/100

Good Transit

50/100

Very Bikeable

60/100



INVESTMENT SUMMARY

Purchase Price **\$2,250,000**

Down Payment **\$758,250**

Loan Amount (1st TD) **\$1,491,750**

Interest Rate **6.50%**

Amortization **30 Years**

LTV **66.3%**

Equity Required **\$758,250**

PROPERTY DETAILS

Property Type **Multifamily**

Number of Units **7**

Net Rentable SF **5,030**

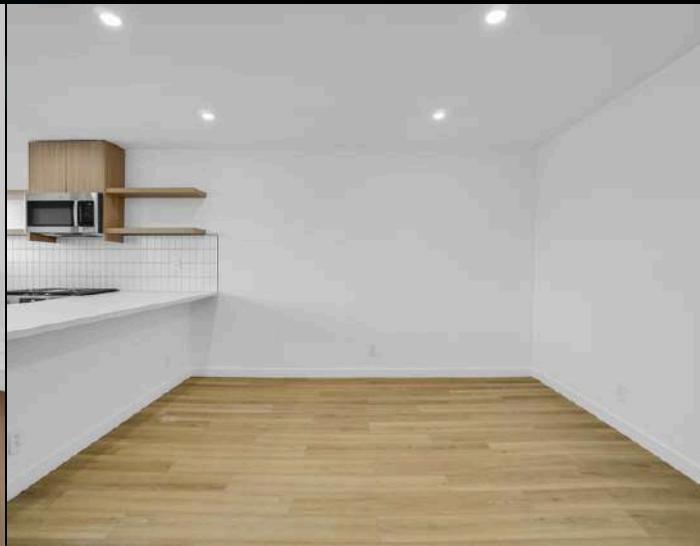
Year Built **1950**

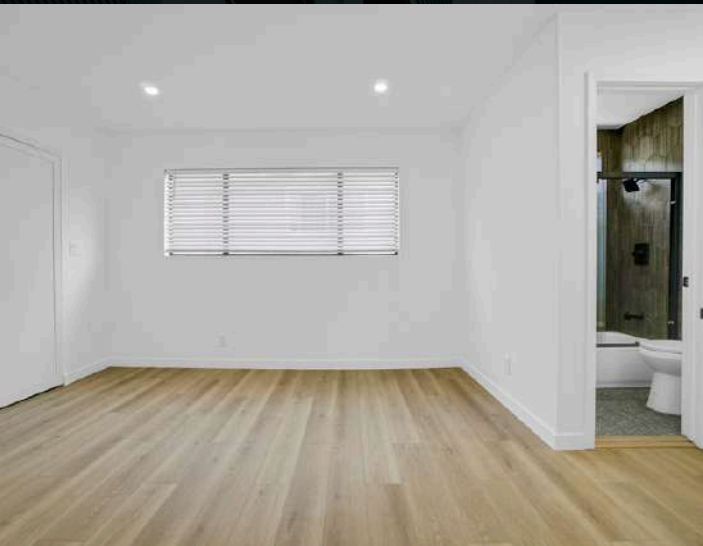
Parking **3**

Submarket **Hawthorne**

MSA **Los Angeles**

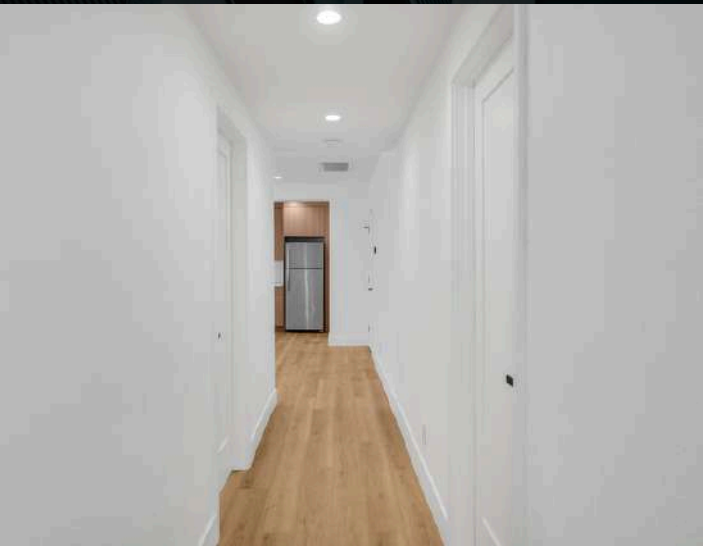














Rent Roll

12527 Cranbrook Ave

Unit	Unit Mix	Square Footage	Rent / Mo
1	4BR / 2BA	1,350	\$3,995
2	1BR / 1BA	800	\$2,395
3	1BR / 1BA	800	\$2,295
4	2BR / 1.5BA TH	900	\$2,895
5	Studio (ADU)	220	\$1,695
6	1BR / 1BA (ADU)	400	\$1,895
7	2BR / 1BA (ADU)	560	\$2,545
		5,030	\$17,715
	Laundry Income		\$0
	Total Monthly Income		\$17,715
	Avg Rent/SF/Mo		\$3.52

Operating Statement

12527 Cranbrook Ave

	Annual
REVENUE	
Gross Rental Income	\$212,580
Less: Vacancy (3%)	-\$6,377
Effective Gross Income	\$206,203
OPERATING EXPENSES	
Property Taxes (1.25%)	\$28,125
Property Management (3%)	\$6,377
Insurance	\$4,098
Trash	\$0
Utilities (LADWP + Gas)	\$1,200
Repairs & Maintenance	\$2,500
Cleaning & Landscaping	\$2,400
Pest Control	\$1,200
Total Operating Expenses	\$45,900
NET OPERATING INCOME	
Annual Debt Service	\$113,146
PRE-TAX CASH FLOW	\$47,156

KEY METRICS

Price / Unit	\$321,429
Price / SF	\$447.32
In-Place Cap Rate	7.12%
GRM (Actual)	10.58x
Cash-on-Cash Return	6.22%
DSCR	1.42x
Expense Ratio	21.6%

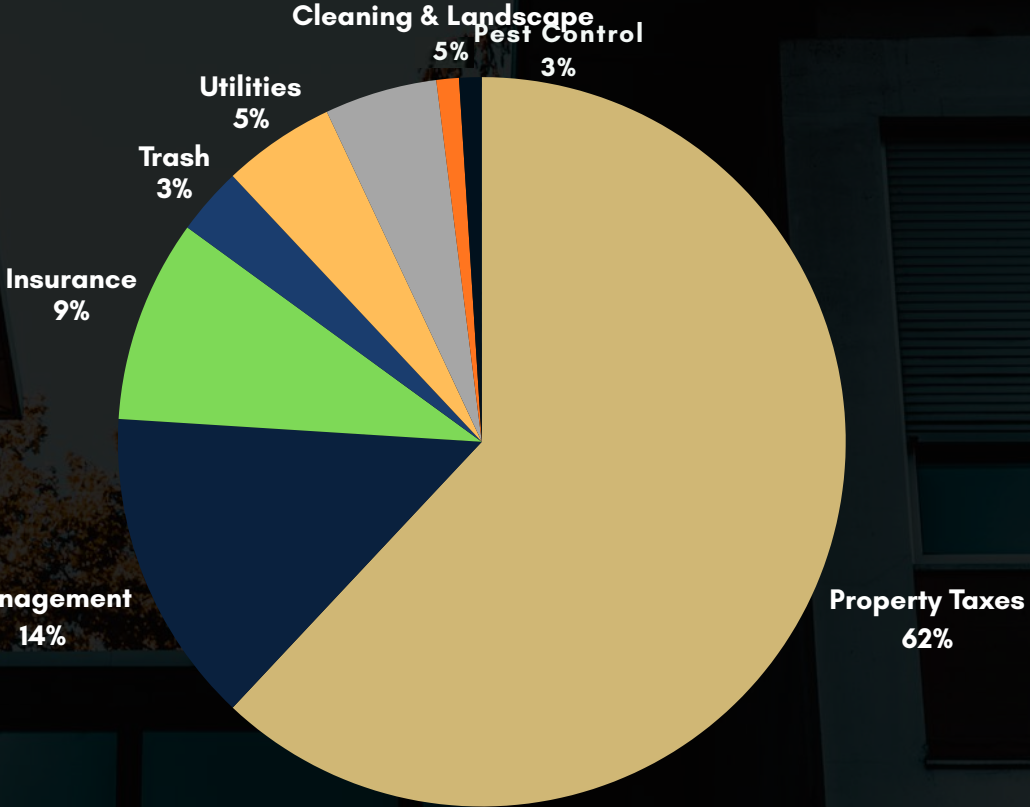


Expense Breakdown

12527 Cranbrook Ave

OPERATING EXPENSE BREAKDOWN

Category	Amount
Property Taxes	\$28,125
Management	\$6,377
Insurance	\$4,098
Trash	\$0
Utilities	\$1,200
Repairs & Maint.	\$2,500
Cleaning & Landscape	\$2,400
Pest Control	\$1,200



*EXPENSES, INCOME AND OTHER INFORMATION MUST BE VERIFIED AND ANY INTERESTED PARTY MUST COMPLETE THEIR OWN INVESTIGATIONS.

MARKET OVERVIEW

HAWTHORNE

Hawthorne is a dynamic city nestled in the South Bay region of Los Angeles County, California, offering a vibrant living experience to its approximately 88,000 residents. Known for its diverse neighborhoods and economic vitality, Hawthorne has become an appealing destination for individuals and families seeking a balanced lifestyle. Diverse housing options are a hallmark of Hawthorne, catering to a variety of preferences and budgets. The median home price in Hawthorne is approximately \$750,000, providing an affordable yet comfortable range of living spaces. The city showcases a mix of single-family homes, townhouses, and condominiums, ensuring there's a housing solution for every lifestyle.

Education is a top priority in Hawthorne, with a selection of esteemed public and private schools contributing to the city's excellent school system. Families find peace of mind in knowing their children have access to quality education within the community. Hawthorne is also recognized for its safe neighborhoods and tight-knit community, making it an ideal environment to raise a family.

Residents of Hawthorne enjoy an abundance of amenities and recreational opportunities. The city boasts numerous parks, including the popular Holly Park, offering playgrounds, sports facilities, and open spaces for leisure. Aviation enthusiasts can explore the nearby Hawthorne Municipal Airport, adding a unique touch to the city's recreational landscape.

For shopping and entertainment, Hawthorne residents can explore the nearby SouthBay Pavilion Mall, providing a diverse range of retail stores, dining options, and entertainment venues. This hub of activity ensures a lively experience for visitors of all ages. Hawthorne's economic landscape is thriving, with a notable presence in aerospace and technology industries. Major corporations contribute to the city's prosperity, translating into a wealth of employment opportunities for residents. Situated in close proximity to the stunning Southern California coastline, Hawthorne offers easy access to beautiful beaches like Manhattan Beach and Dockweiler State Beach. Outdoor enthusiasts can partake in water activities, including swimming and beach volleyball, while enjoying the breathtaking views of the Pacific Ocean.

Cultural diversity is celebrated in Hawthorne, evident through various community events held throughout the year. From food fairs and art exhibitions to music festivals and holiday celebrations, the city fosters a strong sense of community and camaraderie among its residents. In summary, Hawthorne provides an enticing option for those seeking a dynamic and diverse community with excellent amenities, a thriving economy, and a desirable coastal proximity.



Demographics (90250)



Population
95,000



Square Miles
6.1



Population
Density
17,400 people per
square mile



Total
Households
32,550



Average Adjusted
Gross Income
\$102,920



Unemployment
Rate
6.1%



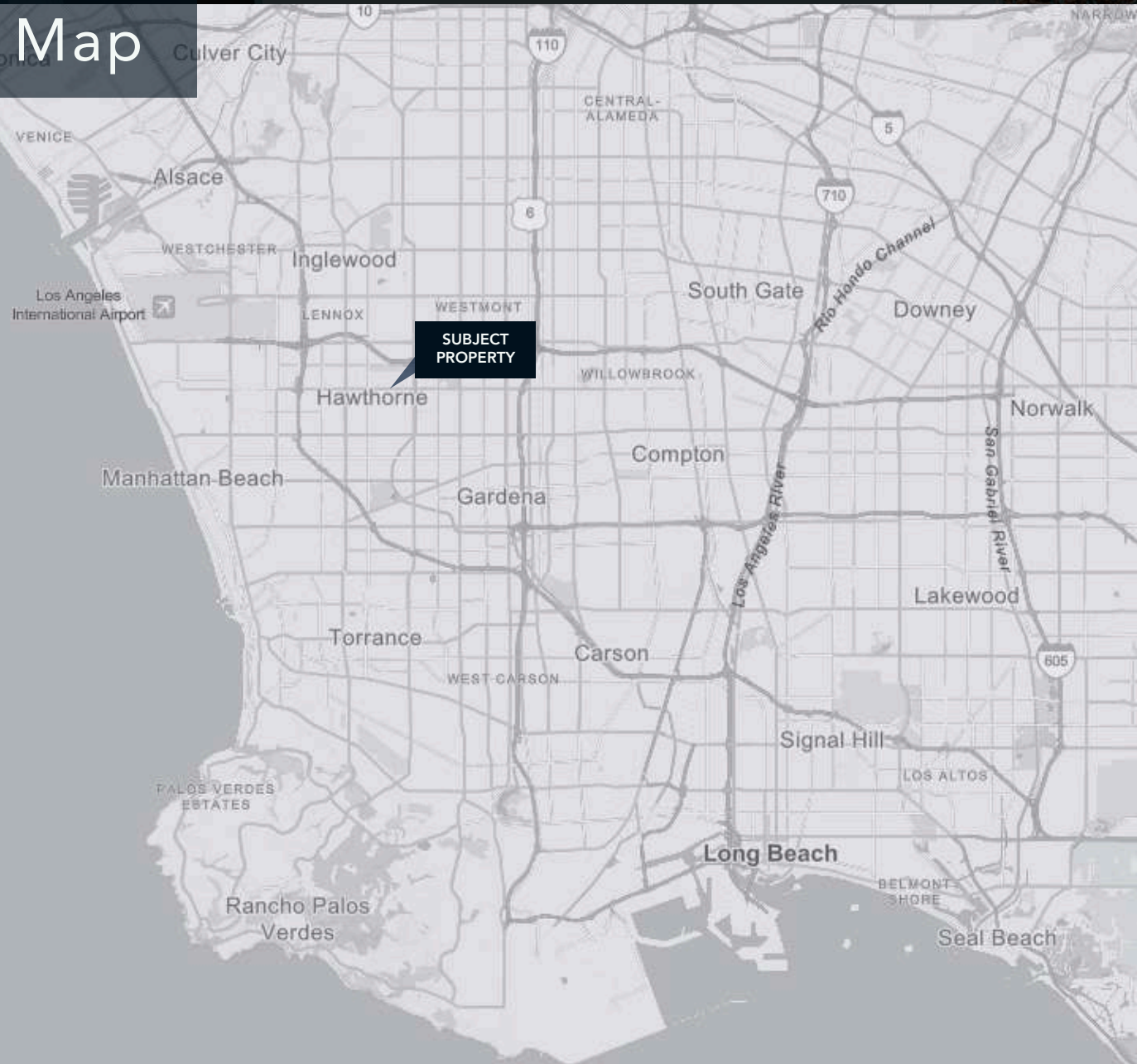
Median Household
Income
\$78,300



% High Income
Households
11.5%

**All information gathered from the most recent United States Census data*

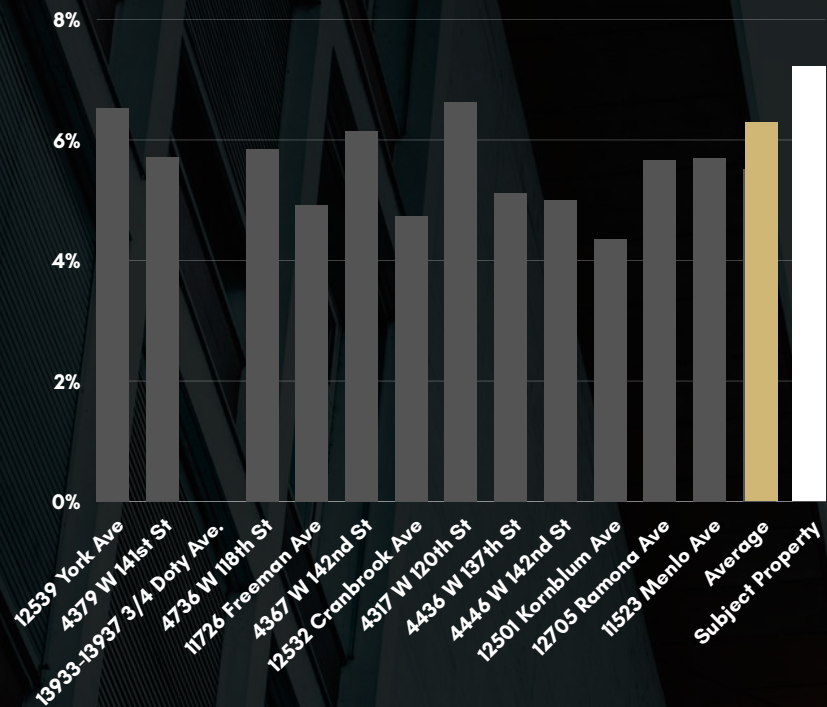
Regional Map



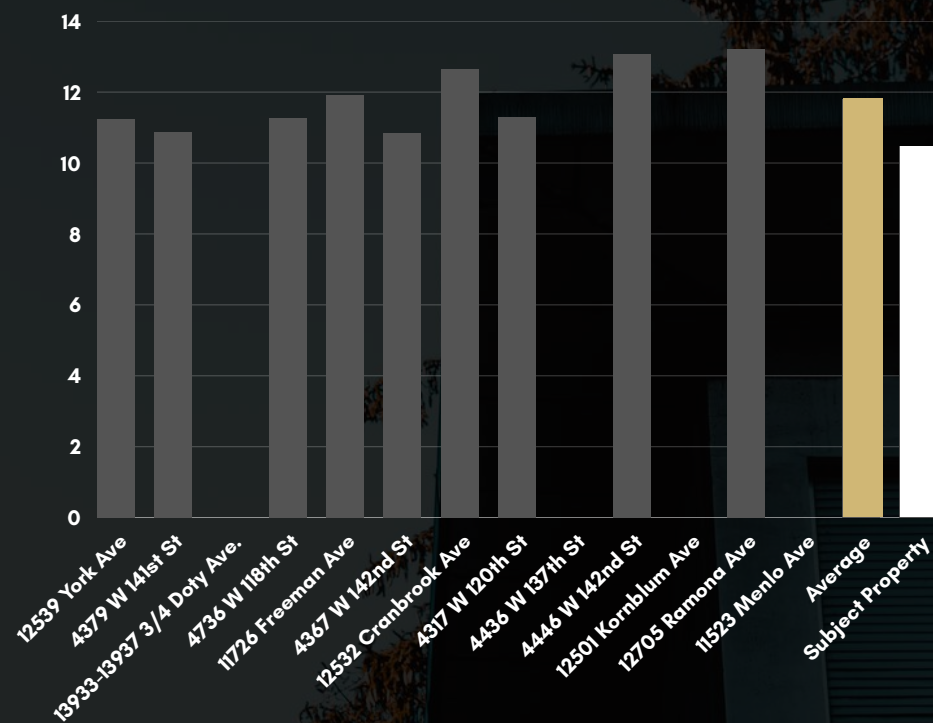
Sale Comparables - 12527 Cranbrook Ave

Property	Sold Date	# of units	Building SF	Sale Price	PPU	PPSF	GRM	Cap Rate	Year Built
12539 York Ave, Hawthorne, CA 90250	1/21/2026	5	5,211	\$1,800,000	\$360,000	\$345.42	11.24	6.52%	1962
4379 W 141st St, Hawthorne, CA 90250	11/4/2025	6	6,507	\$1,680,000	\$280,000	\$258.18	10.86	5.71%	1963
13933-13937 3/4 Doty Ave, Hawthorne, CA 90250	9/19/2025	7	4,530	\$2,525,000	\$360,714	\$557.40	N/A	N/A	1959
4736 W 118th St, Hawthorne, CA 90250	8/20/2025	5	5,580	\$1,570,000	\$314,000	\$281.36	11.26	5.85%	1963
11726 Freeman Ave, Hawthorne, CA 90250	8/15/2025	6	4,564	\$1,400,000	\$233,333	\$306.75	11.9	4.91%	1964
4367 W 142nd St, Hawthorne, CA 90250	8/4/2025	6	6,491	\$1,790,000	\$298,333	\$275.77	10.83	6.15%	1964
12532 Cranbrook Ave, Hawthorne, CA 90250	7/29/2025	7	6,912	\$1,750,000	\$250,000	\$253.18	12.65	4.73%	1966
4317 W 120th St, Hawthorne, CA 90250	7/11/2025	5	4,463	\$1,610,000	\$322,000	\$360.74	11.29	6.63%	1963
4436 137th St, Hawthorne, CA 90250	7/1/2025	6	6,122	\$1,710,000	\$285,000	\$279.32	N/A	5.11%	1963
4446 W 142nd St, Hawthorne, CA 90250	6/26/2025	5	5,256	\$1,700,000	\$340,000	\$323.44	13.06	5.00%	1962
12501 Kornblum Ave, Hawthorne, CA 90250	6/12/2025	7	6,861	\$1,800,000	\$257,143	\$262.35	N/A	4.36%	1987
12705 Ramona Ave, Hawthorne, CA 90250	6/6/2025	11	9,752	\$2,615,000	\$237,727	\$268.15	13.22	5.67%	1968
11523 Menlo Ave, Los Angeles, CA 90044	4/23/2025	5	5,484	\$1,445,000	\$289,000	\$263.49	N/A	5.70%	1963
				Averages	\$294,404	\$310	11.81	5.51%	
12527 Cranbrook Ave, Hawthorne, CA 90250		7	5,030	\$2,250,000	\$321,429	\$447	10.58	7.12%	1950/2026

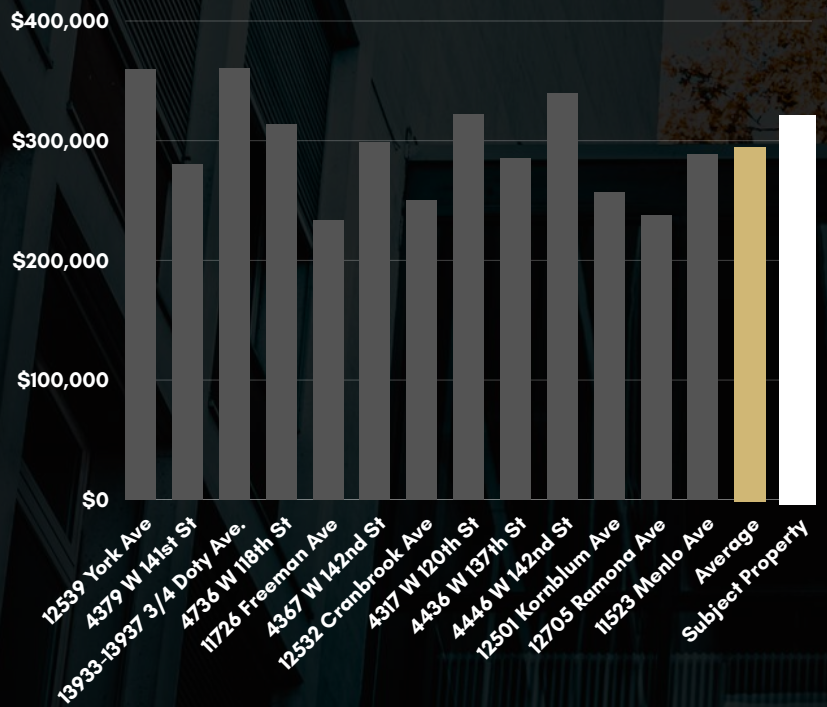
CAPITALIZATION RATE



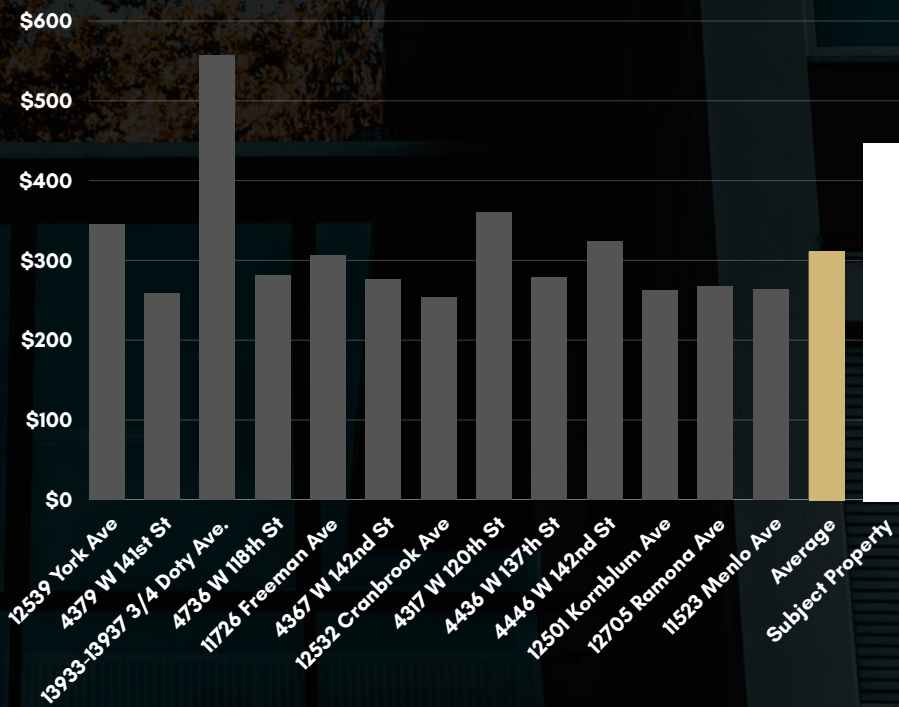
GRM



PRICE/UNIT



PRICE/SF





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