



12128 Ramona Avenue

5 UNITS VACANT | **CALL FOR OFFERS 5/3**



VAN VUUREN
INVESTMENT GROUP

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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

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INVESTMENT OVERVIEW



The Van Vuuren Investment Group of Lyon Stahl are pleased to present 12128 Ramona Avenue, a value-add nine-unit* apartment complex on a quiet, low-density street in Hawthorne, California. Ideally positioned in the highly walkable Ramona neighborhood, the property offers residents convenient access to neighborhood amenities, employment hubs, and major transportation corridors, while providing investors an immediately actionable upside story through lease-up and repositioning.

The asset features a desirable unit mix of four (4) spacious 2-bedroom/1-bath units, three (3) 1-bedroom/1-bath units, and two (2) non-conforming studio units, together creating a versatile rental profile that appeals to singles, couples, and small families. Five units will be delivered vacant at closing, allowing a new owner to bring rents to market levels without relying on tenant turnover or costly buyouts. The property also offers seven on-site parking spaces, an increasingly scarce amenity in the submarket, further enhancing tenant demand and retention.

12128 Ramona Avenue is priced at an attractive 8.82 GRM and 7.42% cap rate on projected stabilized income, with a compelling basis of \$315.31 per square foot. The financials assume the lease-up of all vacant units at market rents, providing clear visibility into the path to stabilization and cash flow growth. This opportunity is particularly well suited for all-cash buyers, private money, and bridge financing buyers, as well as local operators and 1031 exchange investors seeking to redeploy capital into a non-Los Angeles rent control jurisdiction with strong underlying fundamentals. Please note this property does not qualify for conventional financing. Buyers are encouraged to confirm their financing ability prior to submitting an offer.

**Property is a legal 7 unit with 2 non-conforming units. The Seller purchased the property in its current configuration and has not done any conversions.*

INVESTMENT HIGHLIGHTS



(4) 2+1
(3) 1+1
(2) Studios*



SEVEN (7) COVERED
SPACES



7.54% CAP RATE
& 8.82 GRM

• **OFFERS ARE DUE BY SATURDAY, MAY 3RD, 2026 AT 5:00 PM PST.**

• **Immediate Upside** – Significant vacancy upside with five units delivered vacant, allowing immediate mark-to-market rent adjustments without tenant displacement.

• **High Yield Opportunity** – Attractive going-in metrics at 8.82 GRM and 7.54% cap rate based on stabilized operations, providing strong yield relative to comparable South Bay assets.

• **Attractive Unit Mix** – Diverse and functional unit mix including four 2-bedroom units, three 1-bedroom units, and two non-conforming studios, maximizing rental flexibility.

• **Prime Location** – minutes from SoFi Stadium, Intuit Dome, the Forum, SpaceX, Amazon Services, Ring, Boeing, Northrop Gruman, LAX, and the broader El Segundo aerospace and tech corridor

• **Low-Density Location** – The subject street consists of 87% Single Family Residences or Duplexes, enhancing tenant appeal and long-term desirability.

• **Ideal All-Cash or 1031 Exchange Purchase** – primed for buyers seeking immediate scale with upside potential. Opportunity to formalize non-conforming units (buyer to verify).

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PROPERTY OVERVIEW



PROPERTY DETAILS



Address	12128 Ramona Ave
City, State Zip	Hawthorne, CA 90250
APN	4041-005-011
Number of Units	9
Year Built	1963
Unit Mix	(4) 2+1 (3) 1+1 (2) Studios
Parking	(5) Carport & (2) Garage Spaces
Building Size (sf)	6,343
Lot Size (sf)	8,745
Zoning	HARIYY
Rent Control	AB 1482

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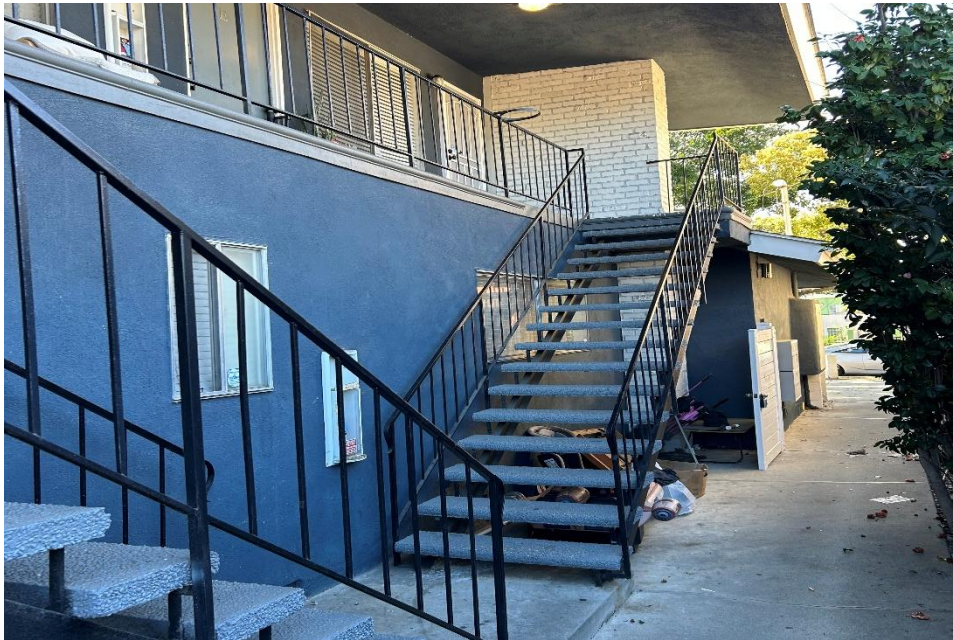
PROPERTY PHOTOS



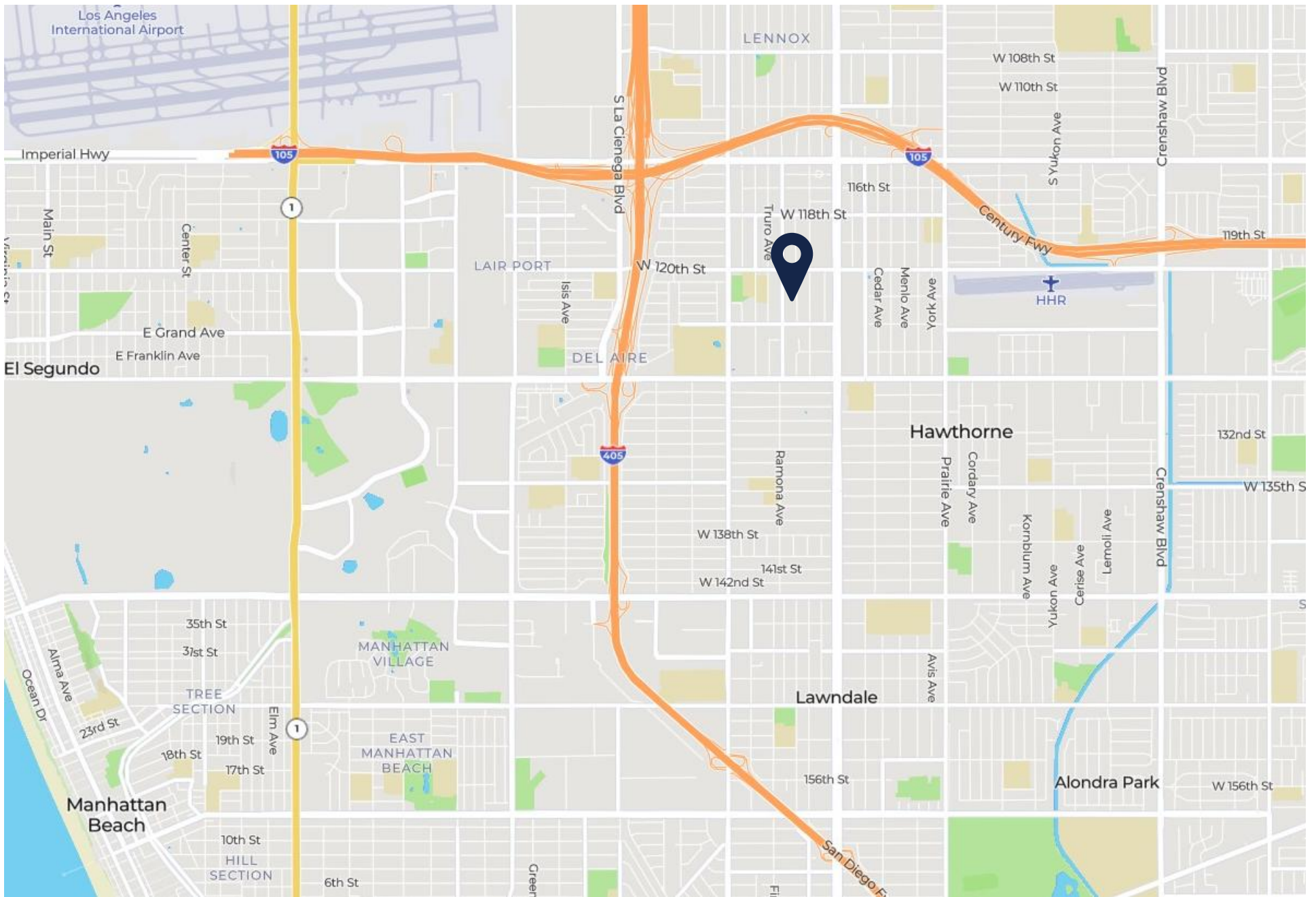
PROPERTY PHOTOS



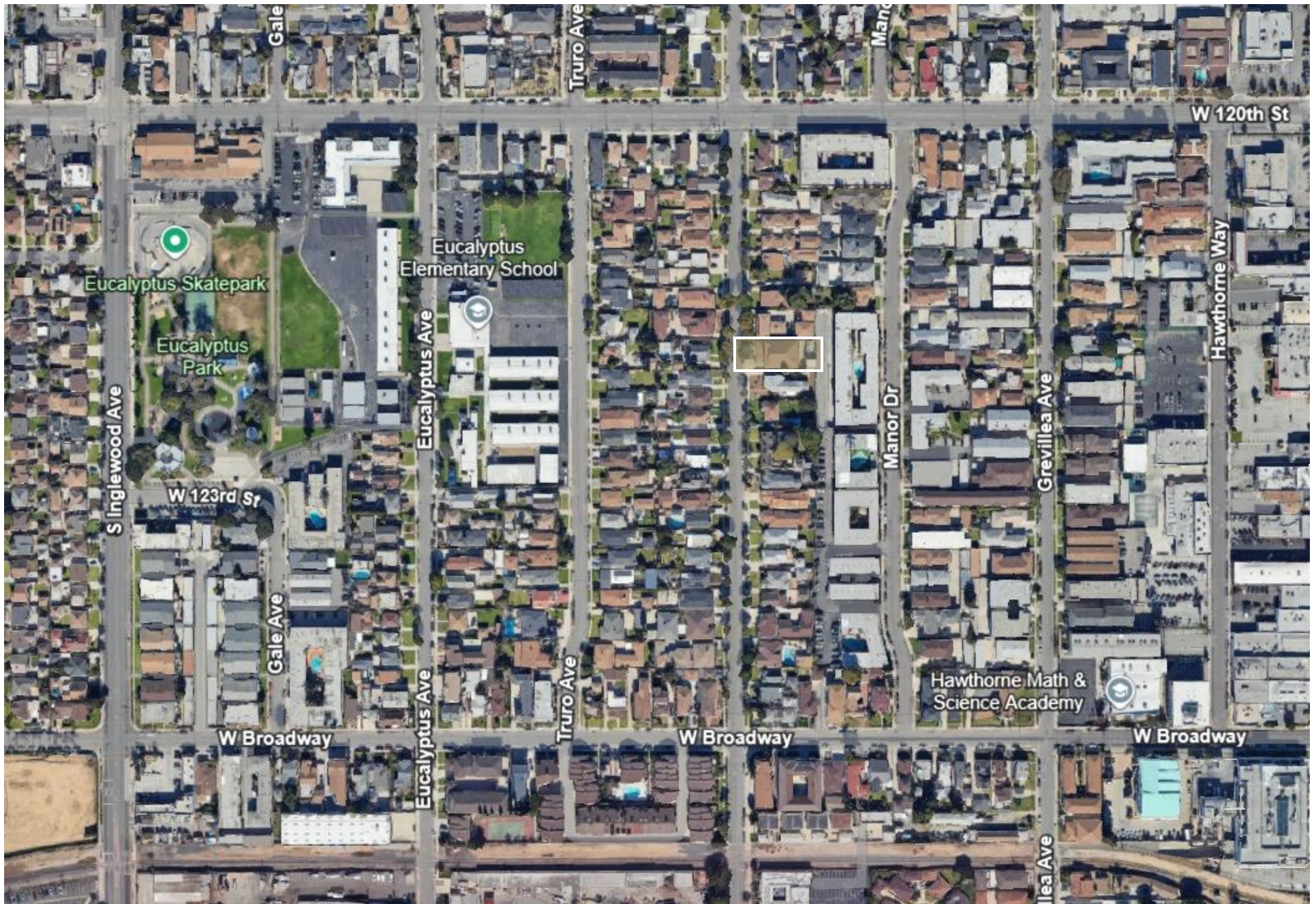
PROPERTY PHOTOS



LOCATION MAP



AERIAL MAP





FINANCIAL ANALYSIS

PRICING & FINANCIALS

Building Data/Financial Indicators

Price:	\$2,000,000
Address:	12128 Ramona Ave, Hawthorne 90250
No. of Units:	9
Year Built:	1963
Building Size SF:	6,343
Lot Size SF:	8,745
Price/Unit:	\$222,222
Price/SF:	\$315.31
Current CAP Rate:	7.42%
Market CAP Rate:	7.57%
Current GRM:	8.82
Market GRM:	8.69



No. Of Units	Unit Type	Current Avg Rent	Current Income	Market Avg Rent	Market Income
4	2 Bed 1 Bath	\$2,485	\$9,939	\$2,509	\$10,035
3	1 Bed 1 Bath	\$2,045	\$6,135	\$2,050	\$6,150
2*	Studio	\$1,413	\$2,825	\$1,500	\$3,000
TOTALS			\$18,709		\$19,185

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FINANCIAL ANALYSIS

Income		Current	Proforma
Gross Rental Income		\$226,788	\$226,800
Other Income		\$2,400	\$2,400
Gross Scheduled Income		\$229,188	\$229,200
Vacancy Reserve		(\$6,804)	(\$6,804)
Gross Operating Income		\$222,384	\$222,396
Expenses <i>(estimated)</i>			
Property Taxes + Direct Assessments	1.21175% + \$2,619	\$26,854	\$28,054
Insurance	\$1.25 per SF	\$7,929	\$7,929
Utilities	\$1,500 per unit	\$13,500	\$13,500
Trash Service	Actual	\$3,511	\$3,511
Repairs and Maintenance	\$650 per unit	\$5,850	\$5,850
Off-Site Management	5% of GOI	\$11,119	\$11,286
General & Admin	1% of Gross	\$2,268	\$2,302
Landscaping	\$100 per month	\$1,200	\$1,200
Miscellaneous/Reserves	\$200 per unit	\$1,800	\$1,800
Total Expenses		\$74,031	\$74,232
	% of GOI	33.29%	32.89%
	Per Net Sq Ft	\$11.67	\$11.70
	Per Unit	\$8,226	\$8,248
Net Operating Income		\$148,353	\$151,481

RENT ROLL

Unit #	Unit Type	Est. Size (Sf)	Current Rent	Market Rent	Notes
A	2 Bed 1 Bath		\$2,850	\$2,850	<i>w/d in-unit, private patio</i>
B	1 Bed 1 Bath		\$2,050	\$2,050	<i>Vacant</i>
C	2 Bed 1 Bath		\$2,299	\$2,395	
D	2 Bed 1 Bath		\$2,395	\$2,395	<i>Vacant</i>
E	1 Bed 1 Bath		\$2,035	\$2,050	
F	1 Bed 1 Bath		\$2,050	\$2,050	<i>Vacant</i>
G	2 Bed 1 Bath		\$2,395	\$2,395	<i>Vacant</i>
H*	Studio		\$1,500	\$1,500	<i>Vacant</i>
I*	Studio		\$1,350	\$1,500	
TOTALS		6,343	\$18,899	\$19,185	

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LYONSTAHL
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