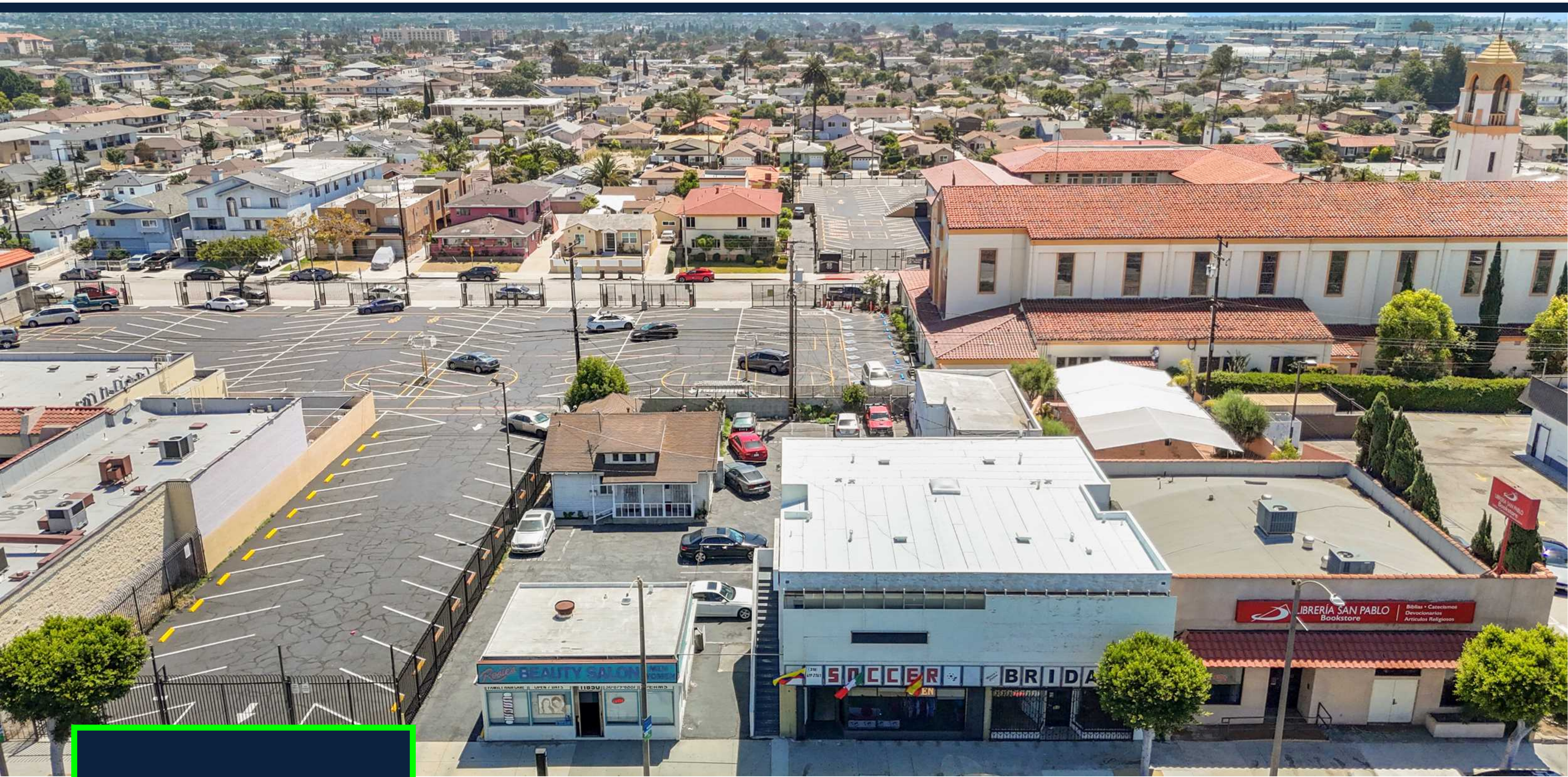
11850 HAWTHORNE BLVD, HAWTHORNE, CA 90250

VALUE-ADD OPPORTUNITY | MIX-USE PROPERTY IN PRIME LOCATION



LYONSTAHL
INVESTMENT REAL ESTATE

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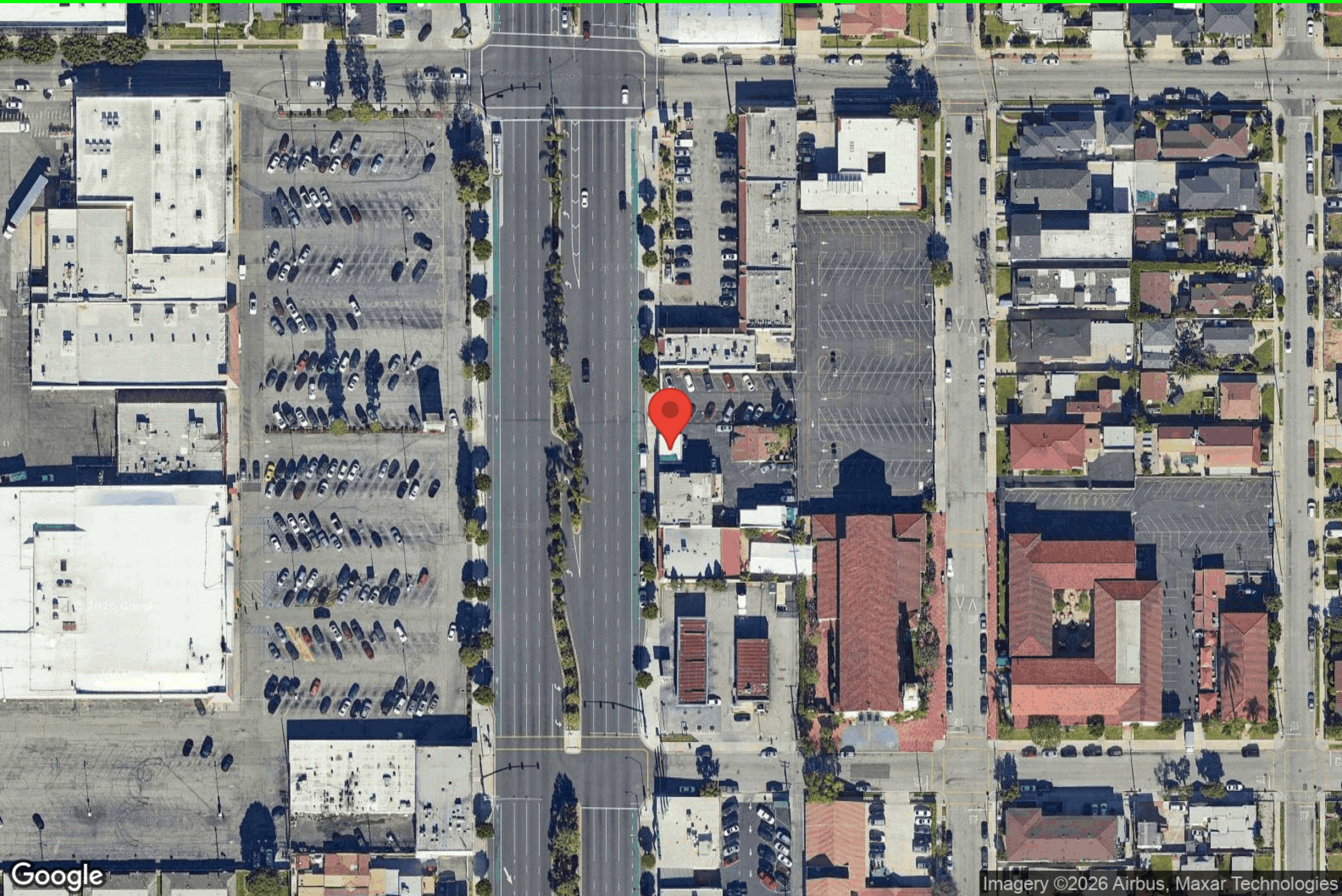
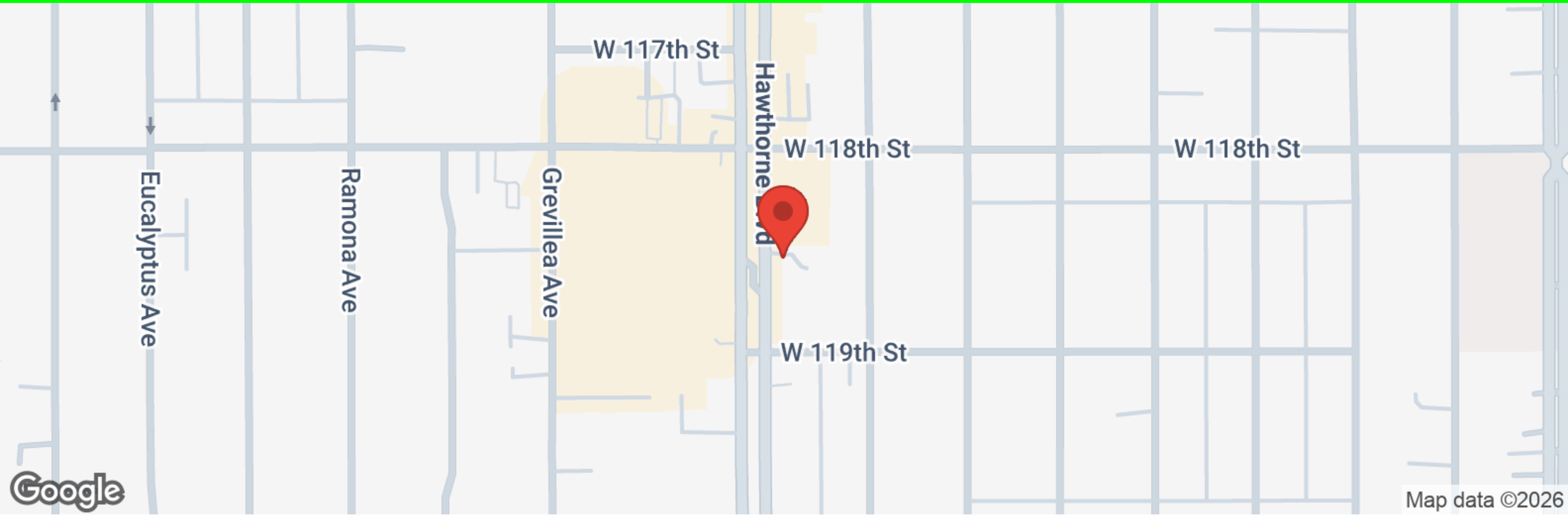
AERIAL MAP

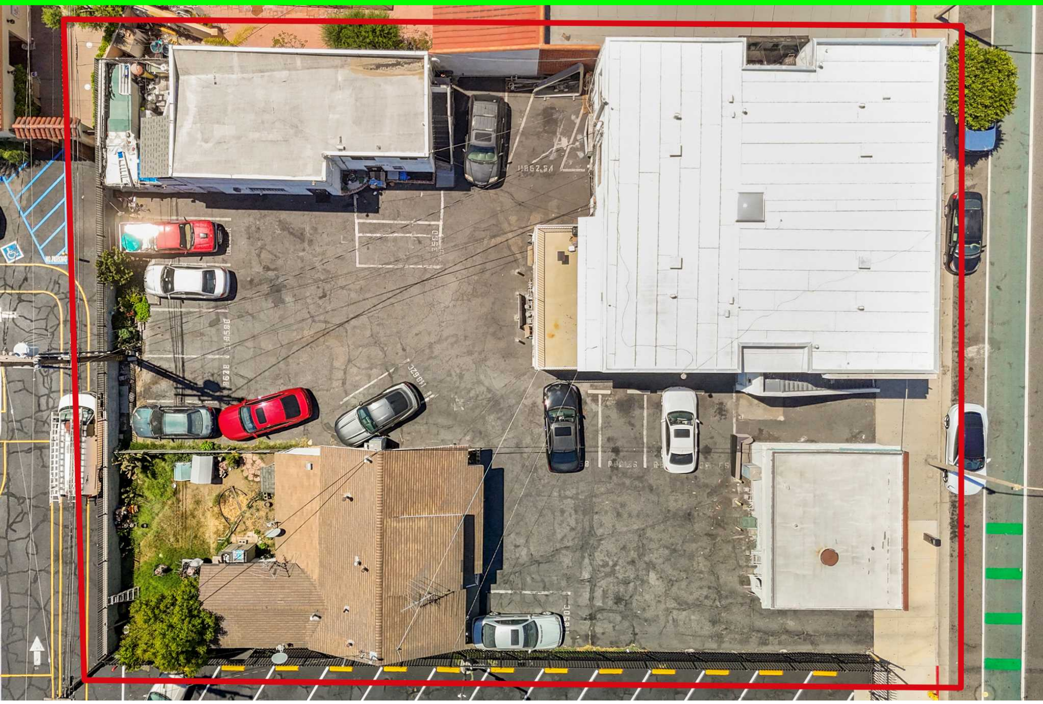


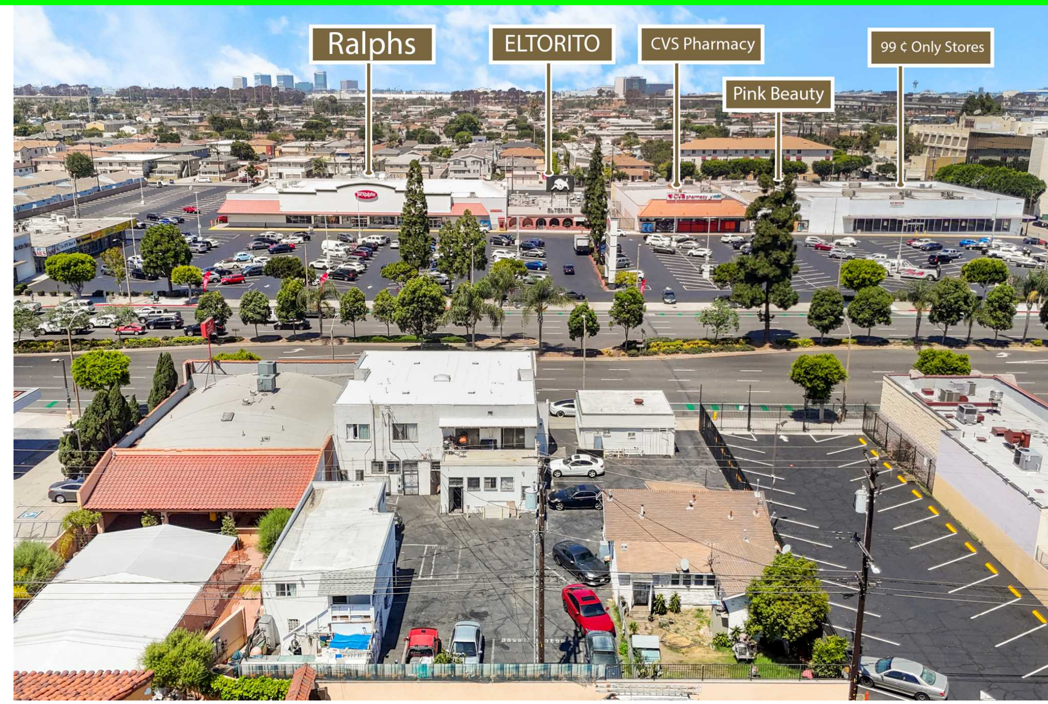
LOCATION MAPS



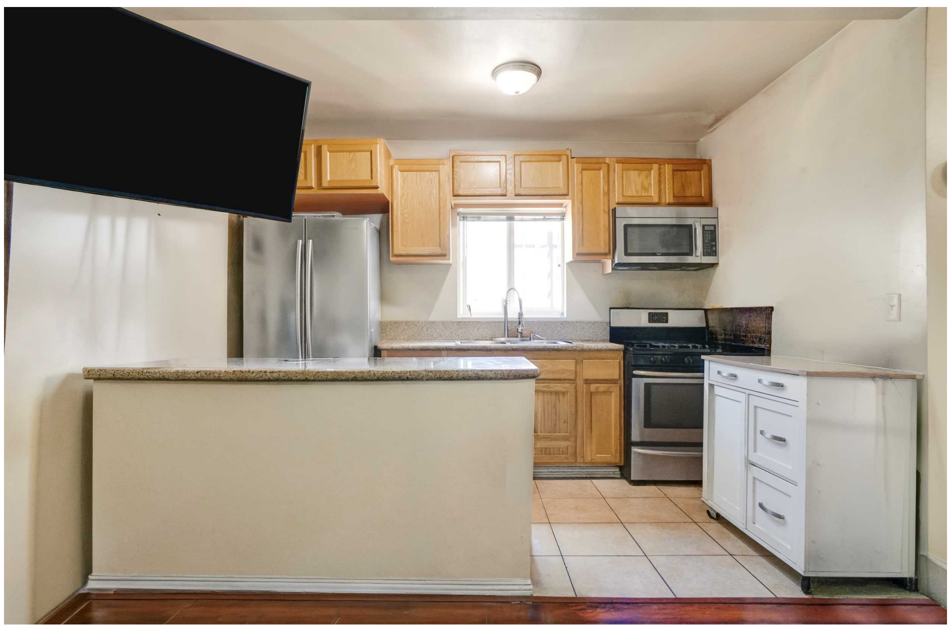
PROPERTY PHOTOS

LYONSTAHL INVESTMENT REAL ESTATE





PROPERTY HIGHLIGHTS



Investment Highlights

- 11-Unit Mixed-Use Investment Opportunity consisting of 6 one-bedroom units, 2 studios, and 3 retail storefronts in a high-visibility Hawthorne Boulevard location.
- Prime South Bay Location on Hawthorne Boulevard, one of the area's major commercial corridors, providing excellent exposure and convenient access to employment centers throughout Hawthorne, El Segundo, and the South Bay.
- Large 13,274 SF Lot with approximately 16,375 SF of improvements, offering a rare combination of residential, commercial, and on-site parking.
- Huge Value-Add Opportunity with strong current income and the potential to increase to approximately $273,120 annually.
- Vacant Retail Space creates immediate leasing upside and flexibility for a new owner. An excellent opportunity for owner-user looking to buy with SBA loan
- Strong In-Place Cash Flow with a current CAP rate of approximately 5.36% and projected market CAP rate approaching 6.96%.
- NOT subject to LA City Rent Control—only AB 1482, allowing annual rent increases of 5% plus CPI and a faster path to realizing the property’s rental upside
- Surrounded by Major Employers including SpaceX, Boeing, Northrop Grumman, Raytheon and numerous aerospace and technology companies supporting long-term housing demand.

PRO FORMA SUMMARY

LYONSTAHL INVESTMENT REAL ESTATE

Investment Summary

Price	$2,500,000
Year Built	1932
Units	11
Price/Unit	$227,273
RSF	16,375
Price/RSF	$152.67
Lot Size	13,274 sf
Floors	1
APN	4047-017-009
Cap Rate	5.81%
Market Cap Rate	7.2%
GRM	11.05
Market GRM	9.58

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
Beauty Salon	1	$2,000	$2,000	$2,000	$2,000
Soccer Store	1	$2,600	$2,600	$2,600	$2,600
Store - Vacant	1	$2,600	$2,600	$1,150	$1,150
1Bed 1Bath	6	$1,597	$9,582	$2,000	$12,000
Studios	2	$1,037	$2,074	$2,000	$4,000
Totals	**11**		**$18,856**		**$21,750**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$226,272**	**$261,000**
- Less: Vacancy	$0	$0
Effective Gross Income	**$226,272**	**$261,000**
- Less: Expenses	($80,928)	($80,928)
Net Operating Income	**$145,344**	**$180,072**

Annualized Expenses

Description	Actual	Market
Building Insurance	$18,831	$18,831
Maintenance	$4,950	$4,950
Landscaping	$1,200	$1,200
Management	$10,747	$10,747
New Taxes	$32,000	$32,000
Utilities	$13,200	$13,200
Total Expenses	**$80,928**	**$80,928**
Expenses Per RSF	**$4.94**	**$4.94**
Expenses Per Unit	**$7,357**	**$7,357**

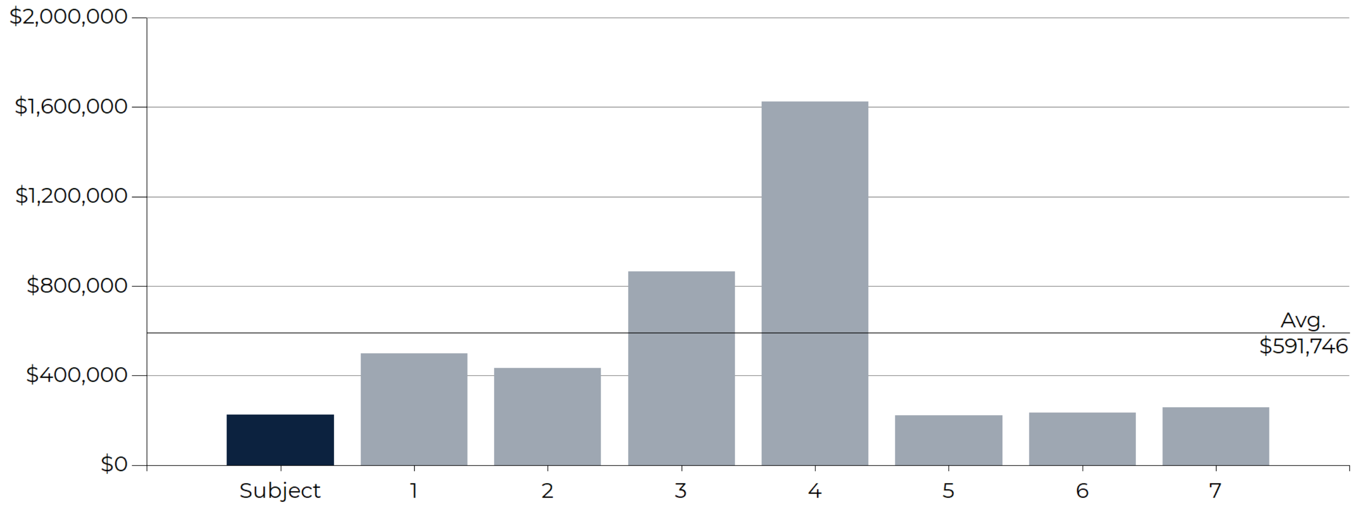
RENT ROLL

Unit#	Type	Tenant/Use	Current Rent	Market Rent	Notes
1	Store	Salon	$2,000	$2,600	
2	Store	Soccer	$2,600	$2,600	
3	1+1		$1,150	$2,100	
4	1+1		$2,000	$2,100	
5	1+1		$2,000	$2,100	
6	1+1		$1,090	$2,100	
7	1+1		$1,240	$2,100	
8	1+1		$2,100	$2,100	Owner - Vacant at COE
9	Studio		$895	$1,180	
10	Studio		$1,180	$1,180	
11	Store	Bridal	$2,600	$2,600	Vacant 8/1/26

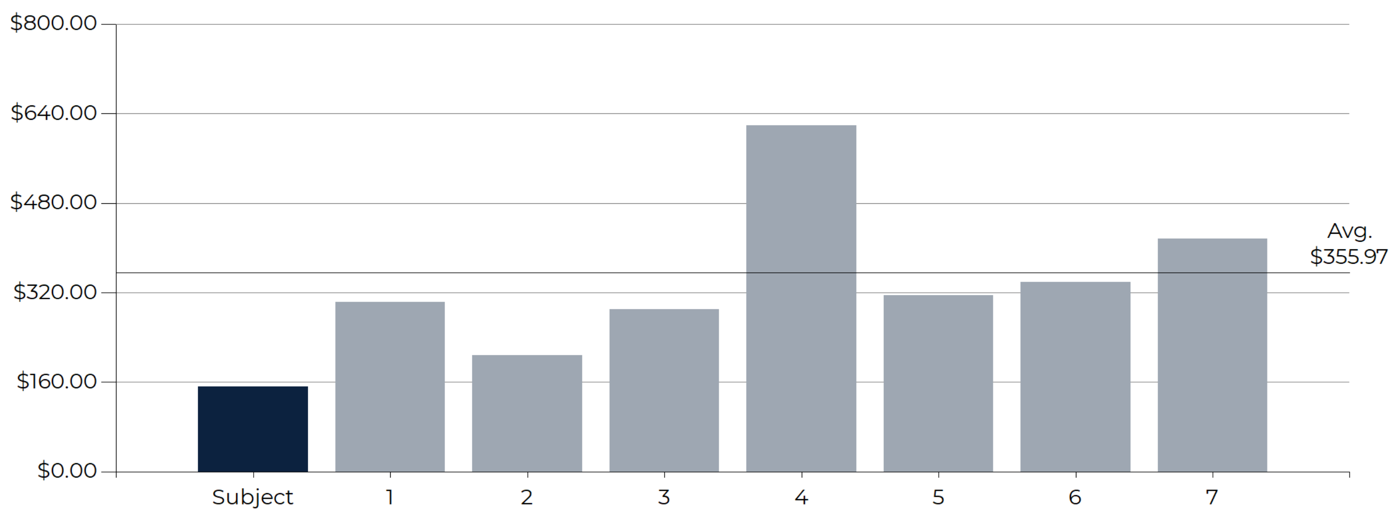
SALE COMPARABLES

LYONSTAHL INVESTMENT REAL ESTATE

Price per Unit



Price per SF



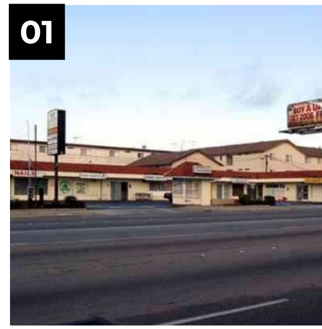
SALE COMPARABLES

SP

11850 Hawthorne Blvd
11850 Hawthorne Boulevard, Hawthorne, CA 9025

Sale Price	$2,500,000	**Cap Rate**	5.81%
Units	11	**GRM**	11.05
Price/Unit	$227,273	**Year Built**	1932
Price/SF	$152.67		
Lot Size	13,274		

01



13991 Prairie Ave
13991 Prairie Avenue, Hawthorne, CA 90250

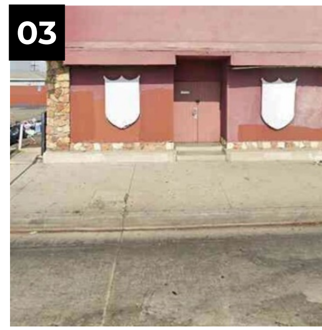
Sale Price	$1,500,000	**Year Built**	1977
Units	3	**Sale Date**	3/5/2026
Price/Unit	$500,000		
Price/SF	$303.15		
Lot Size	13,068		

02

13419 Crenshaw Blvd
13419 Crenshaw Boulevard, Hawthorne, CA 9025

Sale Price	$432,981	**Year Built**	1957
Units	1	**Sale Date**	3/13/2026
Price/Unit	$432,981		
Price/SF	$208.16		
Lot Size	8,276		

03



13443 Crenshaw Blvd
13443 Crenshaw Boulevard, Hawthorne, CA 9025

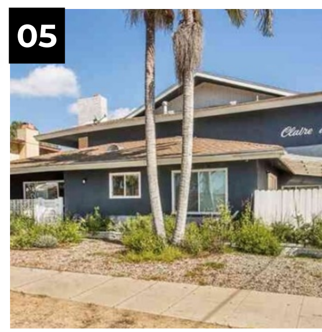
Sale Price	$867,019	**Year Built**	1957
Units	1	**Sale Date**	3/13/2026
Price/Unit	$867,019		
Price/SF	$290.36		
Lot Size	7,528		

04

4567 W El Segundo Blvd
4567 West El Segundo Boulevard, Hawthorne, C

Sale Price	$1,625,000	**Year Built**	1963
Units	1	**Sale Date**	1/21/2026
Price/Unit	$1,625,000		
Price/SF	$619.05		
Lot Size	10,890		

05



12128 Ramona Ave
12128 Ramona Avenue, Hawthorne, CA 90250

Sale Price	$2,000,000	**Year Built**	1963
Units	9	**Sale Date**	5/27/2026
Price/Unit	$222,222		
Price/SF	$315.31		
Lot Size	8,712		

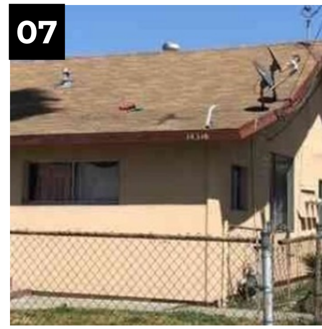
SALE COMPARABLES

06

12443 York Ave
12443 York Avenue, Hawthorne, CA 90250

Sale Price	$1,175,000	**Year Built**	1947
Units	5	**Sale Date**	12/22/2025
Price/Unit	$235,000		
Price/SF	$339.60		
Lot Size	6,534		

07

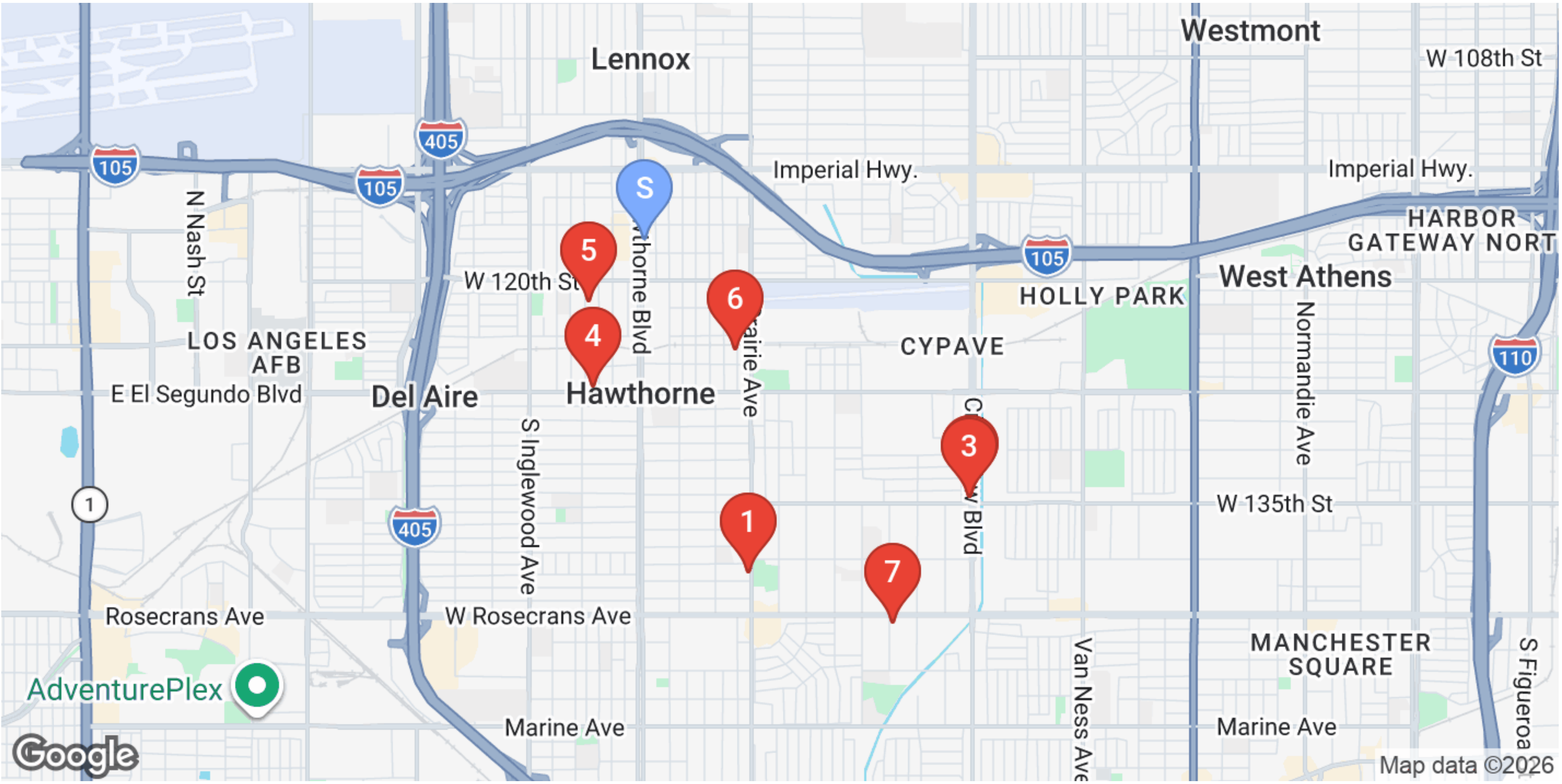


14316 Cerise Ave
14316 Cerise Avenue, Hawthorne, CA 90250

Sale Price	$1,300,000	**Year Built**	1940
Units	5	**Sale Date**	12/5/2025
Price/Unit	$260,000		
Price/SF	$416.13		
Lot Size	15,682		

SALE COMPARABLES

LYONSTAHL INVESTMENT REAL ESTATE



S 11850 Hawthorne Boulevard
Hawthorne, CA, 90250
$2,500,000

1 13991 Prairie Avenue
Hawthorne, CA, 90250
$1,500,000

2 13419 Crenshaw Boulevard
Hawthorne, CA, 90250
$432,981

3 13443 Crenshaw Boulevard
Hawthorne, CA, 90250
$867,019

4 4567 West El Segundo
Hawthorne, CA, 90250
$1,625,000

5 12128 Ramona Avenue
Hawthorne, CA, 90250
$2,000,000

6 12443 York Avenue
Hawthorne, CA, 90250
$1,175,000

7 14316 Cerise Avenue
Hawthorne, CA, 90250
$1,300,000

HAWTHORNE AREA OVERVIEW

Hawthorne has emerged as one of the South Bay's most dynamic investment markets, driven by a strong employment base, central location, and continued economic growth. Convenient access to the 105, 405, and 110 freeways places residents within easy reach of LAX, Downtown Los Angeles, El Segundo, and major employment centers throughout Southern California.

The city has gained national recognition as the headquarters of SpaceX and is home to numerous aerospace, defense, technology, and advanced manufacturing companies. Major employers including SpaceX, Boeing, Northrop Grumman, Raytheon, and Ring continue to attract a highly skilled workforce, supporting strong rental demand and long-term housing needs throughout the area.

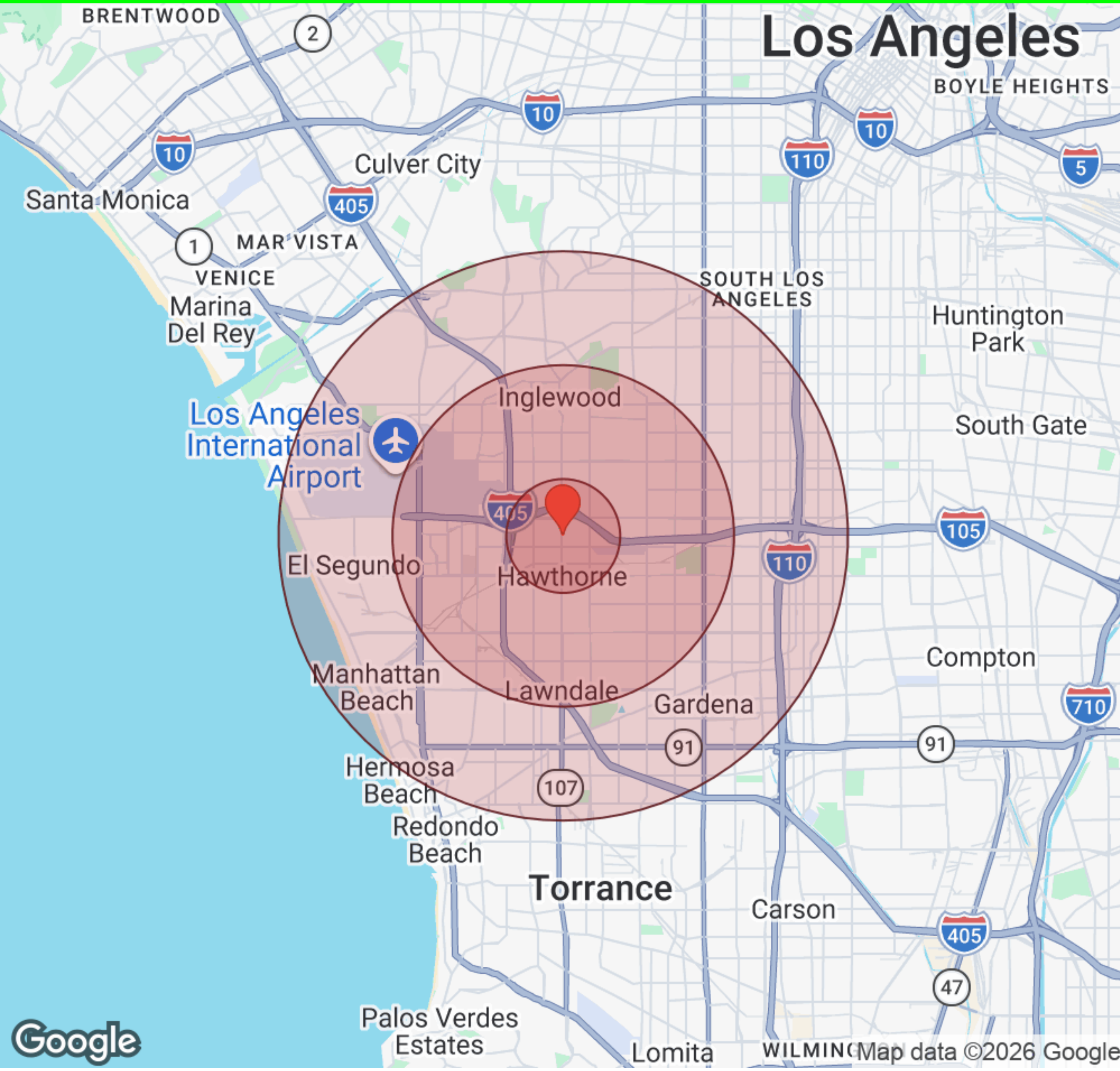
Residents enjoy a variety of shopping, dining, parks, and everyday amenities, along with convenient access to nearby South Bay beaches, SoFi Stadium, Intuit Dome, and the rapidly expanding entertainment and employment hubs of Inglewood and El Segundo. Hawthorne's central location and relative affordability compared to neighboring coastal communities make it an attractive choice for both renters and investors.

Ongoing public and private investment, a diverse employment base, and proximity to some of Southern California's largest job centers continue to strengthen Hawthorne's long-term outlook. The city's combination of accessibility, economic growth, and stable housing demand has positioned it as one of the South Bay's most attractive multifamily investment markets.

With strong rental fundamentals, continued job creation, and a strategic location near LAX and the region's aerospace corridor, Hawthorne offers investors stable cash flow, long-term appreciation potential, and a resilient multifamily market supported by a broad mix of industries and employers.

DEMOGRAPHICS

LYONSTAHL INVESTMENT REAL ESTATE



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	24,435	125,148	357,874
Female	24,989	133,231	376,242
Total Population	49,424	258,379	734,116

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,883	31,858	135,885
Black	6,638	66,119	177,069
Am In/AK Nat	44	310	808
Hawaiian	257	904	1,762
Hispanic	33,534	131,799	319,561
Asian	3,198	21,265	77,302
Multiracial	845	5,400	18,793
Other	20	749	2,863

Housing	1 Mile	3 Miles	5 Miles
Total Units	17,044	97,060	282,617
Occupied	15,869	90,258	261,975
Owner Occupied	4,243	34,749	115,739
Renter Occupied	11,626	55,509	146,236
Vacant	1,175	6,802	20,642

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	9,021	44,775	127,638
Ages 15 - 24	7,197	33,193	92,936
Ages 25 - 54	22,279	111,862	309,601
Ages 55 - 64	5,556	32,238	93,043
Ages 65+	5,372	36,312	110,899

Income	1 Mile	3 Miles	5 Miles
Median	$79,432	$85,106	$94,287
Under $15k	1,406	7,560	22,614
$15k - $25k	779	4,679	13,641
$25k - $35k	1,279	6,035	14,375
$35k - $50k	1,722	8,716	21,660
$50k - $75k	2,323	13,483	35,721
$75k - $100k	2,398	11,519	29,782
$100k - $150k	2,901	15,856	44,890
$150k - $200k	1,455	9,347	27,701
Over $200k	1,605	13,064	51,592

CONFIDENTIALITY AND

CONFIDENTIALITY AND DISCLAIMER

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