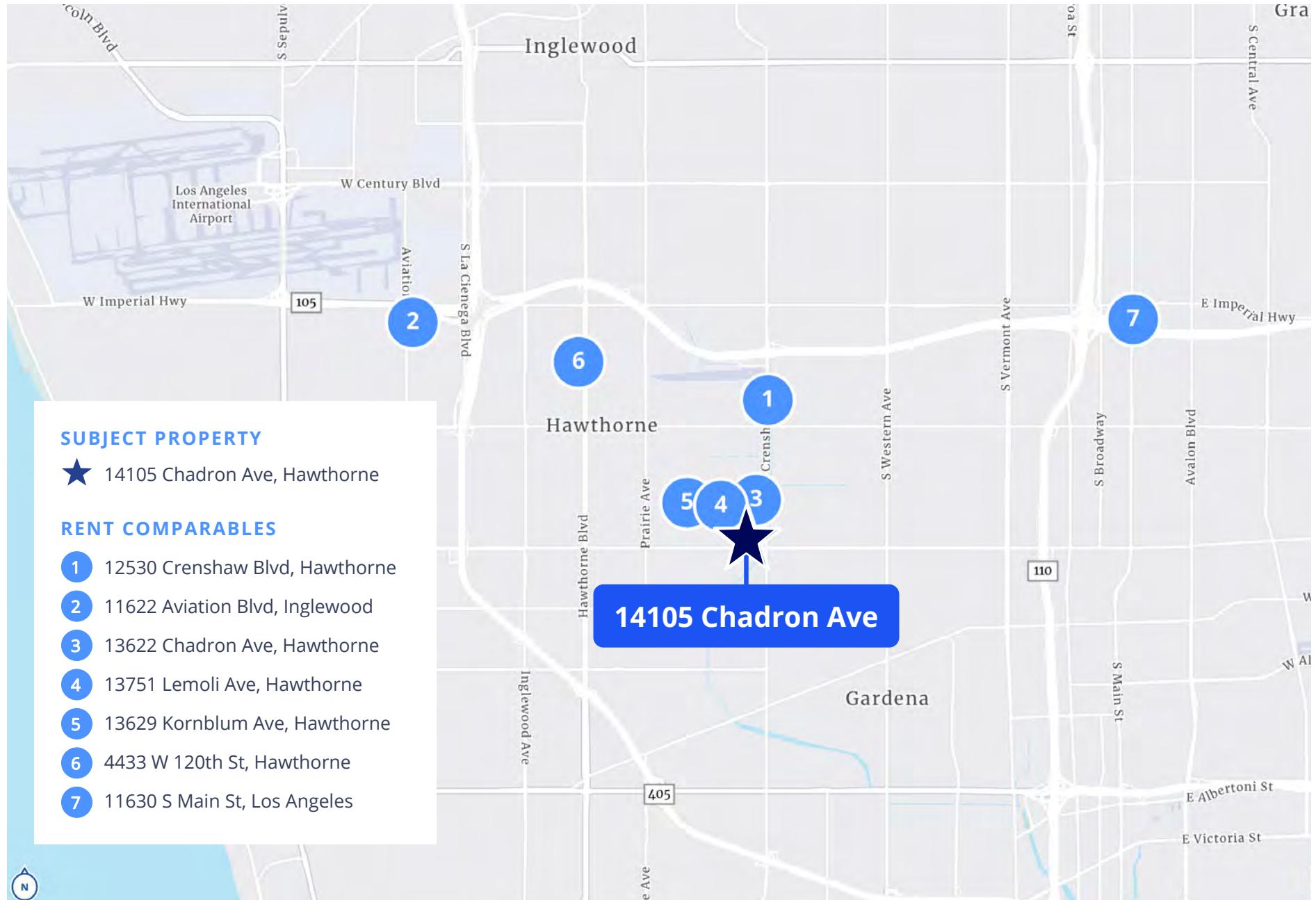


Rent Comparables Map | Multifamily



Rent Comparables | Multifamily



CHADRON TERRACE GARDEN
14105 CHADRON AVE | HAWTHORNE, CA 90250

Year Built	No. of Units
2016	113
ONE BEDROOMS	
\$1,384 - \$2,063 for 750 SF (1 + 1)	
\$1,384 - \$1,517 for 850 SF (1 + 1)	
TWO BEDROOMS	
\$1,700 - \$2,800 for 1,035 SF (2+2)	
THREE BEDROOMS	
\$2,287 - \$3,000 for 1,280 SF (3+2)	
\$2,640 - \$3,295 for 1,307 SF (3+2)	
Community amenities: Serene and spacious courtyard featuring resort-style fountain, lush landscaping and seating areas, clubhouse and multiuse room, fitness center, floors with inviting landings, high vaulted ceilings and open-air sections creating a light and airy atmosphere, multiple laundry facilities, controlled access community, elevators, onsite security, gated and ample surface lot parking, convenience store on-site, mail and package locker system, no pets allowed	
Apartment amenities: Contemporary and generously sized floor plans, large private patios and balconies, hardwood flooring, 10-foot vaulted ceilings, select units with high skylight towers, granite kitchen and bathroom countertops, dishwasher, refrigerator, oven and range, air-conditioning and heating	
Notes: Market Rate Apartments	

1



AIRO AT SOUTH BAY
12530 CRENSHAW BLVD | HAWTHORNE, CA 90250

Year Built	No. of Units
2021	230
ONE BEDROOMS	
\$2,970 for 680 SF (1 + 1) A1	
\$2,700 for 729 SF (1 + 1) A3	
\$2,650 - \$2,675 for 666 SF (1 + 1) A2	
TWO BEDROOMS	
\$3,750 for 1,137 SF (2+2) B2	
\$3,625 - \$3,675 for 1,132 SF (2+2) B3.2	
Community amenities: Resort-style pool deck and hot tub, spacious fitness center, Wi-Fi in all indoor and outdoor amenity spaces, outdoor courtyard with grills, fireplaces and TVs, social lounge with open seating and kitchen area, co-working spaces with private workrooms and conference rooms, controlled access community, gated parking with elevators, VIP package locker system, dog-friendly	
Apartment amenities: Private balconies, wood-style flooring, modern lighting & premium fixtures, stainless steel appliances, dishwasher, microwave, disposal, granite countertops, two-toned flat cabinets, tiled kitchen backsplash, oversized double-pane windows, nest thermostat, full size washer & dryer	
Notes: 1.2 Miles N of Subject Property Market Rate and Affordable Apartments	

2



BELL SOUTH BAY
11622 AVIATION BLVD | INGLEWOOD, CA 90304

Year Built	No. of Units
2016	264
ONE BEDROOMS	
\$3,385 for 783 SF (1+1) A1D	
\$3,055 - \$3,135 for 645 SF (1+1) A1A	
\$2,935 - \$3,135 for 669 SF (1+1) A1B	
TWO BEDROOMS	
\$4,415 for 1,135 SF (2+2) B2H	
\$3,760 for 1,023 SF (2+2) B2D	
\$3,485 - \$3,745 for 939 SF (2+2) B2A	
\$3,580 - \$3,625 for 1,013 SF (2+2) B2C	
Community amenities: Resort-inspired pool with cabanas, spa, outdoor courtyard with grill area, fireplaces and seating, 24-hour fitness center and yoga studio, outdoor Wi-Fi, pet play area, entertainment center with game room with billiards, business center, conference room, and co-working spaces, controlled access and security systems, private parking garage, electric vehicle charging stations, guest parking, bicycle racks, storage units, package lockers, cat and dog-friendly	
Apartment amenities: Private balconies and patios, loft layouts, wood-style plank, vinyl and porcelain tile flooring, vaulted ceilings, pendant lighting, eat-in kitchens with islands, breakfast bars, stainless steel appliances, dishwasher, Makassaro vertical grain cabinets, polished quartz double vanities, walk-in closets, double-pane windows, faux wood blinds, French doors, high-speed internet access, wall heater and air conditioning, washer & dryer	
Notes: 4.8 Miles NW of Subject Property Market Rate Apartments	

Rent Comparables | Multifamily



CHADRON TERRACE GARDEN
14105 CHADRON AVE | HAWTHORNE, CA 90250

Year Built	No. of Units
2016	113
ONE BEDROOMS	
\$1,384 - \$2,063 for 750 SF (1 + 1)	
\$1,384 - \$1,517 for 850 SF (1 + 1)	
TWO BEDROOMS	
\$1,700 - \$2,800 for 1,035 SF (2+2)	
THREE BEDROOMS	
\$2,287 - \$3,000 for 1,280 SF (3+2)	
\$2,640 - \$3,295 for 1,307 SF (3+2)	
Community amenities: Serene and spacious courtyard featuring resort-style fountain, lush landscaping and seating areas, clubhouse and multiuse room, fitness center, floors with inviting landings, high vaulted ceilings and open-air sections creating a light and airy atmosphere, multiple laundry facilities, controlled access community, elevators, onsite security, gated and ample surface lot parking, convenience store on-site, mail and package locker system, no pets allowed	
Apartment amenities: Contemporary and generously sized floor plans, large private patios and balconies, hardwood flooring, 10-foot vaulted ceilings, select units with high skylight towers, granite kitchen and bathroom countertops, dishwasher, refrigerator, oven and range, air-conditioning and heating	
Notes: Market Rate Apartments	

3



CHADRON APARTMENTS
13622 CHADRON AVE | HAWTHORNE 90250

Year Built	No. of Units
1989 / Reno. 2002	60
ONE BEDROOMS	
\$2,277 for 742 SF (1 + 1.5 TH) Princeton	
\$2,205 - \$2,220 for 742 SF (1 + 1) Stillman	
TWO BEDROOMS	
\$2,881 for 918 SF (2 + 2.5 TH) Harvard	
\$2,790 for 944 SF (2 + 2) Stanford	
Community amenities: Fitness center, courtyard with grills and seating, recreation room with pool table, gated controlled access, carport and covered parking, off street parking, laundry facilities, no pets allowed	
Apartment amenities: Private patios and balconies, plush carpeting and modern vinyl flooring, ceramic tile counters, energy efficient appliances, gas range stove, dishwasher, disposal, abundant cupboard and counter space, vertical window coverings, wall heater	
Notes: 0.4 Miles N of Subject Property Market Rate Apartments	

4



LEMOLI APARTMENTS
13751 LEMOLI AVE | HAWTHORNE, 90250

Year Built	No. of Units
1989	29
ONE BEDROOMS	
\$2,293 for 750 SF (1 + 1 TH) Mariposa	
\$2,157 for 665 SF (1 + 1) Willow	
TWO BEDROOMS	
\$2,573 - \$2,626 for 830 SF (2 + 1) Birch & Acacia	
THREE BEDROOMS	
\$3,471 for 1,065 SF (3 + 2) Maple, Dogwood & Oak	
\$3,253 - \$3,471 for 1,040 SF (3 + 2 TH) Elm	
\$3,203 for 1,065 SF (3 + 1) Ash	
Community amenities: Spacious outdoor grilling area with bench seating, private and gated community with controlled access, covered parking with storage, 24-hour emergency maintenance, no pets allowed	
Apartment amenities: Gourmet kitchens with gas stoves, energy efficient appliances, gas fireplaces, central air conditioning, washer & dryer hook ups	
Notes: 0.4 Miles NW of Subject Property Market Rate Apartments	

Rent Comparables | Multifamily



PALM VIEW VILLAGE
13629 KORNBLUM AVE | HAWTHORNE, 90250

Year Built	No. of Units
1970	44
ONE BEDROOMS	
\$1,925 - \$2,250 for 600 SF (1+1) Upstairs \$1,925 - \$2,250 for 645 SF (1+1) Downstairs \$1,975 - \$2,295 for 650 SF (1+1) w/ Office	
TWO BEDROOMS	
\$2,350 - \$2,650 for 680 SF (2+1) Upstairs \$2,400 - \$2,500 for 700 -780 SF (2+1) Downstairs	
Community amenities: Lushly landscaped property, courtyard, gated access, carport parking and parking garage, laundry facilities	
Apartment amenities: Fully renovated and bright units, private first-floor patios, hardwood and tile floors, oven/range, refrigerator, high speed internet access, heating	
Notes: 3.0 Miles NW of Subject Property Market Rate Apartments	



ARRIBA APARTMENTS
4433 W 120TH ST | HAWTHORNE, 90250

Year Built	No. of Units
1984	33
ONE BEDROOMS	
\$2,049 for NA SF (1+1)	
Community amenities: Sparkling pool with seating, outdoor social space with seating, courtyard, laundry facilities, gated entry, covered parking lot, off street parking, rentable storage space, no pets allowed	
Apartment amenities: Well-designed kitchens, granite countertops, high end fixtures, stainless steel energy efficient appliances, dishwasher, microwave and disposal, wood-like vinyl plank flooring, spacious closets, bathrooms feature designer tile, faucets and oversized shower heads, wall-mounted heating system	
Notes: 0.8 Miles NW of Subject Property Market Rate Apartments	



TRIPLE MAIN
11630 S MAIN ST | LOS ANGELES, 90061

Year Built	No. of Units
2024	84
ONE BEDROOMS	
\$2,335 - \$2,407 for 400-500 SF (1+1)	
TWO BEDROOMS	
\$2,960 - \$3,052 for 600-750 SF (2+1)	
THREE BEDROOMS	
\$3,798 - \$3,915 for 822 SF (3+1)	
Community amenities: Courtyard, onsite covered and off-street parking available, bike racks, laundry facilities, package receiving system, controlled access, high speed internet, no pets allowed	
Apartment amenities: Modern kitchen, all new stainless-steel appliances including microwaves, stoves and refrigerators, earth-toned backsplashes, spacious cabinet storage space, hardwood flooring, recessed lighting, bathrooms with new tiles, fixtures, and vanities, AC mini split	
Notes: 5.5 Miles NE of Subject Property Market Rate and Affordable Apartments	