



## OFFERING MEMORANDUM

# Chadron Terrace Garden Apartments

14105 Chadron Avenue | Hawthorne, CA 90250

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# Table of Contents

Executive Summary	3
Investment Highlights	4
Amenities & Features	5
Property Photos	7
Market Overview	17
Financial Overview	27
Market Comps	35



# Executive Summary

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The City of Hawthorne has a vibrant past and present as the former home to Northrop Grumman and the current home to aerospace giant, SpaceX. Hawthorne is also home to the 2016 constructed, 113 luxury unit, Chadron Terrace Garden apartments representing commercial real estate at its finest! This Y2K constructed, 100+ unit multifamily building is not only a very rare investment opportunity in Hawthorne and adjacent South Bay cities, but also one of the most prized and sought-after forms of multifamily real estate in these changing times.



## THE LOCATION

14105 Chadron Avenue, Hawthorne, CA 90250 (Los Angeles County) is approximately 4 miles south of SoFi Stadium (hosting the 2026 FIFA World Cup and 2028 Olympics), 5 miles east of the sandy beaches of Manhattan Beach, 7 miles southeast of Los Angeles International Airport (LAX), and 14 miles southwest of Downtown Los Angeles.

## EXEMPT FROM RENT CONTROL

Chadron Terrace Garden is currently exempt from city and statewide rent-control. Rent increase amounts are at the discretion of the owner. Chadron Terrace Garden currently has approximately 42% rental upside potential. Current rents are approximately \$2.15 per sq. ft. as opposed to market/proforma rents at \$3.05 per sq. ft.

## THE UNIT MIX

- (22) One-bedroom, One-bathroom apartments ranging from 750 to 850 square feet
- (53) Two-bedroom, Two-bathroom apartments at 1,035 square feet each
- (33) Three-bedroom, Two-bathroom apartments ranging from 1,280 to 1,307 square feet
- (5) commercial spaces ranging from 446 to 1,355 square feet

# Investment Highlights

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## THE INVESTMENT

Just as tenants are proud to call Chadron Terrace Garden their home, investors will be proud to call Chadron Terrace Garden their newest acquisition. This property represents what most investors seek in today's changing environment. Chadron Terrace Garden offers investors:

- Exemption from rent control, 2016 construction, and a vibrant location
- Massive units, mostly 2-bedrooms and 3-bedrooms, luxurious amenities
- Attractive pricing at \$342.95 per building square foot for 2016 construction
- Attractive pricing at \$420,354 per unit for 2016 construction in which over 75% of the property are 2- and 3-bedroom apartments ranging from 1,035 to 1,307 square feet
- Value-add investment opportunity including approximately 42% rental upside
- Proforma GRM 10.90 / Proforma CAP 6.54%
- Pride of ownership, immaculate design and construction, professional management
- Limited competition given its newer construction and overall size and scale
- Market rate housing with other potential uses such as senior and affordable housing
- Economic growth and a surge in developments continue to drive Hawthorne's prominence

## THE AGENTS

For all your acquisition questions and needs pertaining to Chadron Terrace Garden, please contact the listing agents direct at (310) 978-7707 for Aaron Fierstein and (310) 622-1912 for Bridget Behmke of Colliers International. We look forward to working with you and appreciate your interest. Also, as a friendly reminder, please do not trespass onto the property or disturb the tenants and management as this is a confidential sale. Thank you very much for your cooperation and understanding.

# Amenities & Features

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## APARTMENT AMENITIES

750 to 1,307 sq. ft. floorplans with 10- to 15-foot-high ceilings, hardwood floors, recessed lighting, central air & heating, dishwashers, stoves, and built-in microwaves provided, some units with an open kitchen design, marble countertops, soft-close cabinets, walk-in closets, spacious bedrooms, 70 to 80 square foot balconies with unobstructed views for most units including 13 units that have private wrap-around patios at approximately 300 square feet each.

## COMMERCIAL AMENITIES

A local mini mart/convenience store occupying 1,355 sq. ft. is located on the ground floor. Additionally, a few commercial spaces are currently available that may be ideal for barbershops and beauty salons, fitness training, packaging/mail centers, and other service-oriented establishments.

## UTILITIES

Gas and electricity are individually metered; All utilities including water are on a RUBs/utility bill-back program. Every unit is equipped with an on-demand tankless water heater and the property is equipped with solar paneling.





## LAUNDRY FACILITIES

Two laundry rooms per residential floor. Total of 6 laundry rooms, 12 washers/12 dryers, landlord owned

## GATED PARKING

2:1 parking ratio; 227 total on-site parking spaces with room to add 8 more parking spaces. On-site parking is currently comprised of 32 tuck-under spaces, 36 uncovered spaces, and 159 under-croft spaces

## INTERIOR LOUNGES

(3) 425 square-foot interior lounges (1 per floor) with views of the inner courtyard

## RECREATION ROOM

Approximately 1,260 square-foot entertaining space equipped with a kitchen, bathroom, and A/V hookups. Outside the recreation room is a spacious, manicured lawn and water fountain available for additional outdoor entertainment use

## FITNESS ROOM

Approximately 685 square-foot fitness room equipped with exercise equipment and an attached bathroom

## ELEVATOR, LOBBY, AND LEASING OFFICE

A spacious entrance and lobby leads to the property's 446 square-foot leasing office and elevator to 3 stories of luxury apartment homes, 36 on each floor

## HALLWAYS

6 to 7-foot-wide interior hallways, 1-foot-wide luxury crown-molding, durable wood laminate flooring, and artwork displayed throughout the hallways

## INNER COURTYARD

The immensely sized inner courtyard is a serene and tranquil open-air space with a gorgeous cascading water fountain as the focal point. Lush water conservation landscaping lines the walkways and the surrounding space. There are multiple sitting areas for lounging and several patio furniture sets for entertaining and dining al fresco

# HAWTHORNE Market Overview

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78

Walk Score  
out of 100

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75

Bike Score  
out of 100

Hawthorne, California is experiencing a dynamic transformation driven by commercial growth and civic investment. The city has welcomed a wave of new businesses that reflect its evolving identity as a vibrant, mixed-use community. Local breweries like Common Space Brewery and Los Angeles Ale Works attract both residents and visitors seeking unique experiences and amenities.

Hawthorne is investing heavily in infrastructure to support its growth. The

City Hall expansion project includes new council chambers, a large event terrace, a multi-level parking structure, and a public park with performance spaces and playgrounds. These enhancements aim to improve accessibility, ease congestion, and create more community gathering spaces. Together, these commercial and civic developments signal a strategic push to revitalize Hawthorne's urban core and foster a more connected environment in the South Bay region.

Additionally, a 25-acre mixed use development site where the Hawthorne Mall currently stands has a permanent injunction order in effect requiring all entitlements to be completed and/or the existing structure to be demolished by August 31, 2026. This is exciting news as what the Hollywood Park redevelopment did for Inglewood, a soon-to-be redevelopment of the Hawthorne Mall will positively impact the city of Hawthorne.

## Asking Rent and Vacancy Trends





Submarket occupancy rate averaged **97.3%** over the last three years



Average household income is **\$126,490** within a three-mile radius



Population is **713,004** within a five-mile radius



Submarket rents projected to rise **12.4%** over the next five years

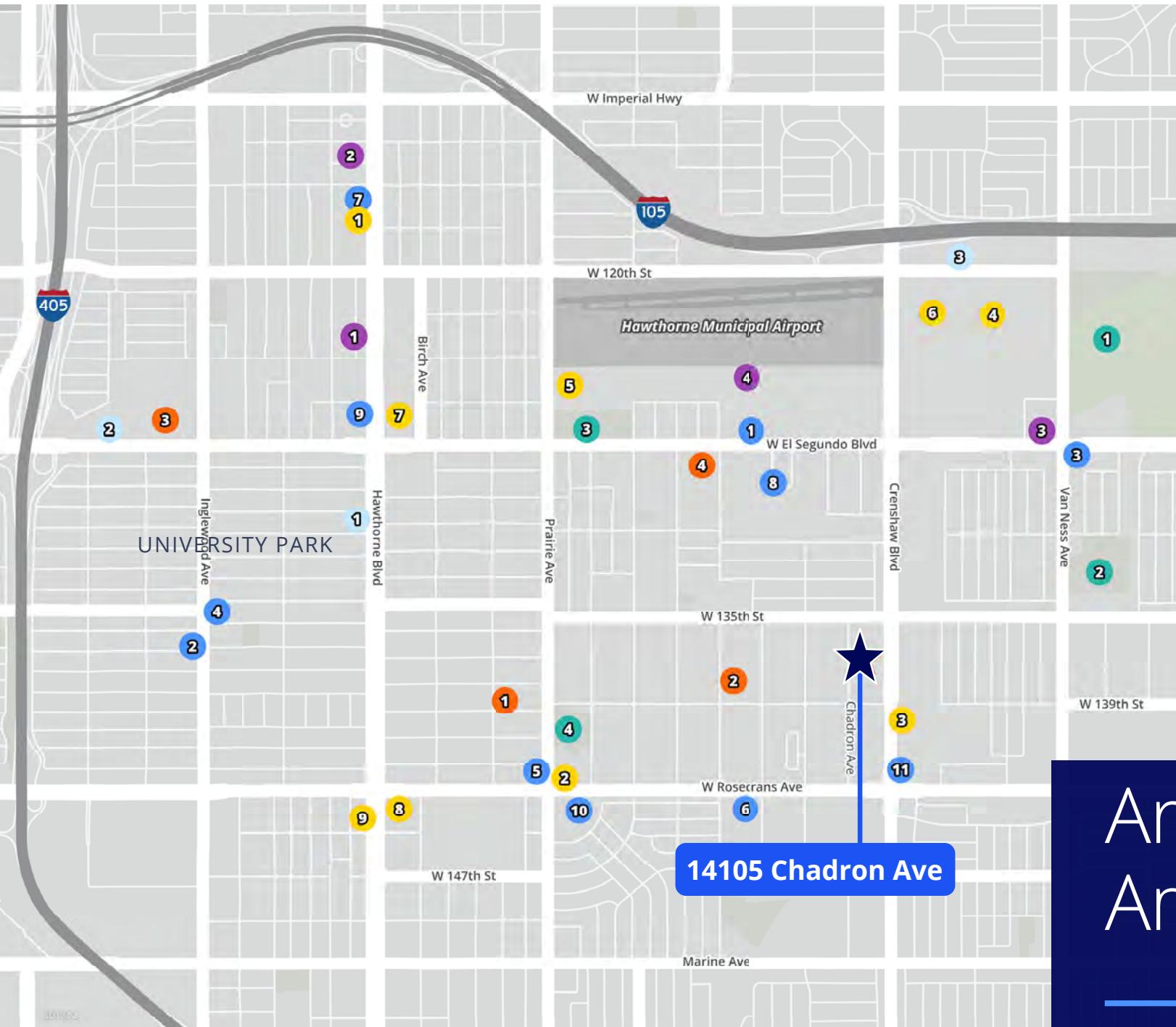


Employee base of **373,130** within a five-mile radius of the property



Hawthorne home values projected to rise **16.9%** over the next five years





#### FOOD & DRINK

- Common Space Brewery
- Zam Zam Market
- Oh My Burger
- Mandy's Family Restaurant
- Thai Lai Restaurant
- B&R Burgers
- El Torito
- Los Angeles Ale Works
- Tata's Café
- Waleeto's Pizza
- Starbucks

#### SHOPPING

- Ralph's
- Walgreens
- Ace Hardware
- Target
- Costco
- Lowe's
- Superior Grocers
- Target
- Sprouts

#### RECREATION

- Chester Washington Golf Course
- Rowley Park
- Hawthorne Memorial Park
- Jim Thorpe Park

#### FITNESS

- Planet Fitness
- Coast Fitness
- 24 Hour Fitness

#### MEDICAL

- Hawthorne Medical Clinic
- La Vida Multispecialty Medical Center
- Bayside Medical Center
- One Medical

#### EDUCATION

- Jefferson Elementary School
- Bud Carson Middle School
- Hawthorne High School
- Kornblum School

**14105 Chadron Ave**

# Area Amenities

El Segundo

Los Angeles International Airport

SoFi Stadium

**14105 Chadron Ave**



# HAWTHORNE Market Overview

## Education

The Hawthorne School District serves the Hawthorne area, while several private, magnet, and charter options are also available to the area. The K-12 schools assigned to Chadron Terrace Apartments:

- Zela Davis Elementary School – Grades K-5
- Bud Carson Middle School – Grades 6-8
- Leuzinger High School – Grades 9-12

The apartments also have access to higher education with El Camino College located 2.4 miles away, Loyola Marymount University located 9.5 miles away, and the University of Southern California (USC) located 11 miles away.

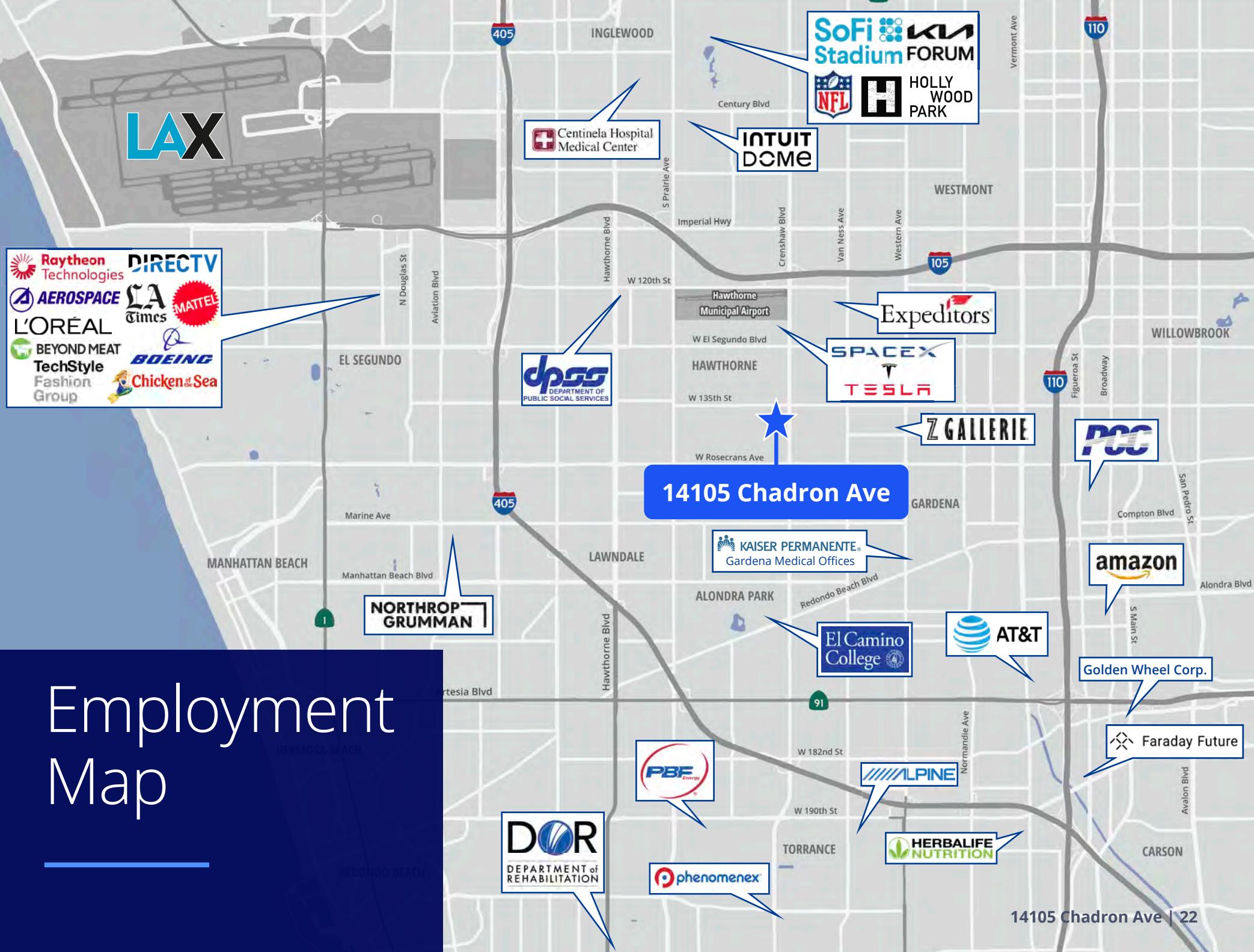


Offering Memorandum

## Employment

Household Income	1-mile	3-mile	5-mile
Average Household Income	\$93,634	\$111,856	\$126,490
Top Employers (5-mile)	# of Employees		
Raytheon			14,289
Northrop Grumman			3,840
Faraday Future			3,000
Mattel			2,900
DirecTV			2,723
LA County Department of Public Social Services			2,368
The Aerospace Corporation			2,292
Chicken of the Sea			2,200
AT&T, Inc.			2,076
Herbalife Nutrition			1,940
NFL Media			1,926
The Boeing Company			1,540
Centinela Hospital Medical Center			1,500
Golden Wheel Corp			1,500
Honda			1,258
Los Angeles World Airports			1,029
Phenomenex			1,000
Expeditors			933
Alpine Electronics of America, Inc.			903
Precision Castparts Corp.			840
SpaceX			815
Los Angeles Times			800
Kaiser Permanente			704

# Employment Map



# Notable Area Developments



## **City Hall Expansion & Civic Center Upgrades**

4455 W 126th St  
Hawthorne, CA 90250

A multi-year initiative aims to modernize City Hall and consolidate civic services, revitalizing the downtown core. The goal: create a vibrant “live, work, play” hub to stimulate private investment and mixed-use development. The redevelopment of City Hall and its Civic Center, located at the corner of 126th Street and Hawthorne Boulevard will begin construction this year. Key upgrades include a state-of-the-art facility designed to improve public service delivery and accommodate future administrative needs. Civic Center Park will be a newly landscaped public space adjacent to the new City Hall, intended to serve as a community gathering area and enhance the aesthetic appeal.

## **Hawthorne Mall Redevelopment**

12000 Hawthorne Blvd  
Hawthorne, CA 90250

The vacant Hawthorne Mall is a 25-acre, mixed-use site in which Kaiser Permanente previously expressed interest in. As of now, a permanent injunction order is in effect requiring all entitlements to be completed and/or the existing structure to be demolished by August 31, 2026. This is exciting news as what the Hollywood Park redevelopment did for Inglewood, a soon-to-be redevelopment of the Hawthorne Mall will positively impact the city of Hawthorne.

## **Hawthorne High School**

4859 W El Segundo Blvd  
Hawthorne, CA 90250

Hawthorne High School is undergoing a major athletic upgrade, including new synthetic turf football/soccer, baseball, softball, and multi-use fields, additional basketball courts, modern bleachers, LED lighting, a digital scoreboard, and improved parking with ADA access. A new 5,400 SF team/concessions building and planned renovations to the aquatics facility (pool, seating, and locker rooms) round out the expansion.

## **Dodgers Dream Field at Jim Thorpe Park**

14100 Prairie Ave  
Hawthorne, CA 90250

On May 17, 2025, the City of Hawthorne celebrated the unveiling of Dodgers Dreamfield 64 & 65 at Jim Thorpe Park. This project was a collaborative effort between the Los Angeles Dodgers Foundation (LADF), Kershaw's Challenge, and the City of Hawthorne, with support from sponsors including the LA84 Foundation and Security Benefit.

## Notable Area Developments Continued



### Cordary Ave & Rosecrans Ave

100 UNITS

Hawthorne, CA

A 40,267 SF vacant lot adjacent to the NW corner of Cordary Avenue and Rosecrans Avenue in Hawthorne is slated to become a 100-unit affordable housing project.

### Apollo

265 UNITS

12888 Crenshaw Blvd  
Gardena, CA

Apollo is a residential development featuring 265 units, currently under construction. Scheduled to open in December 2025, the eight-story project is located just south of SpaceX on Crenshaw Blvd, offering good connectivity and access to nearby commercial areas. Resident amenities will include a pool deck, a fitness center, and multiple courtyards.

### Hilton Garden Inn & Home2 Suites

254 UNITS

11519 Acacia Ave  
Hawthorne, CA

This dual-branded hotel development includes 254 keys, combining Hilton Garden Inn's full-service offerings with Home2 Suites' extended-stay model. Positioned in Hawthorne, it is in the final planning stages and will cater to both business and leisure travelers, benefiting from proximity to LAX and major freeways.

### Tru by Hilton

81 KEYS

4334 Imperial Hwy  
Hawthorne, CA

Tru by Hilton is a five-story, 81-key hotel project under construction and slated for completion in 2026. Located on Imperial Highway, it's well-situated for airport access and regional tourism at more affordable prices, competing with similar brands such as Comfort Inn.

## Notable Area Developments Continued



### Melia Townhomes

68 UNITS

4519-4520 El Segundo Blvd  
Hawthorne, CA

Melia Townhomes is a residential project offering 68 units, targeting families and professionals seeking ownership opportunities in the area. The project will consist of modern, three-story townhomes in a mix of two-, three-, and four-bedroom layouts, accompanied by parking for more than 140 vehicles, with a strong focus on community living with private amenities.



### Hotel Project

57 KEYS

11410 Menlo Ave  
Hawthorne, CA

This unnamed six-story, 57-key hotel project is planned for a former vehicle storage lot just south of the I-105 Freeway. In addition to hotel rooms, the project proposes incorporating an indoor lounge, patio dining space, rooftop terrace, and a fitness center.



### Kali Hotel

300 KEYS

1001 Stadium Dr  
Inglewood, CA

Set to open in 2026, The Kali Hotel is a major hospitality development with 300 keys, situated near SoFi Stadium in Inglewood. The 13-story project will feature 20,000 SF of meeting space, a pool and yoga deck, as well as a spa, fitness center, and three food and beverage concepts on site. It will operate under Marriott's Autograph collection, capitalizing on the growing entertainment and sports infrastructure around Hollywood Park.



### Cocoon 121

121 UNITS

13126 S Western Ave  
Gardena, CA

Currently under construction in Gardena, Cocoon 121 is a 121-unit apartment complex that will feature smaller 350 SF-sized apartments, all featuring a bathroom and kitchen. The property will deliver in 2026 and will feature notable amenities such as a courtyard, pool, and fitness center.

## Notable Area Developments Continued



### Hampton by Hilton & Home2 Suites

195 KEYS

15239 Hawthorne Blvd |  
Lawndale, CA

This former used car dealership site, located at the northwest corner of 153rd Street and Hawthorne Avenue, is slated for the construction of a five-story, 195-room hotel, which will be divided between a Hampton Inn and a Home2 Suites. Plans also call for 206 parking spaces, located in a surface lot and two subterranean garage levels, as well as guest amenities and a pool deck.



### Jefferson Westchester

222 UNITS

939 W Manchester Blvd  
Inglewood, CA

Jefferson Westchester is an eight-story Class A mixed-use residential development under construction that will consist of 222 units. Retail space totaling 3,500 SF and a three-level, mostly subterranean parking garage is planned for the site. The apartment unit mix will consist of studio, one-, and two-bedroom layouts, all featuring stainless steel appliances and in-unit washer-dryer sets.

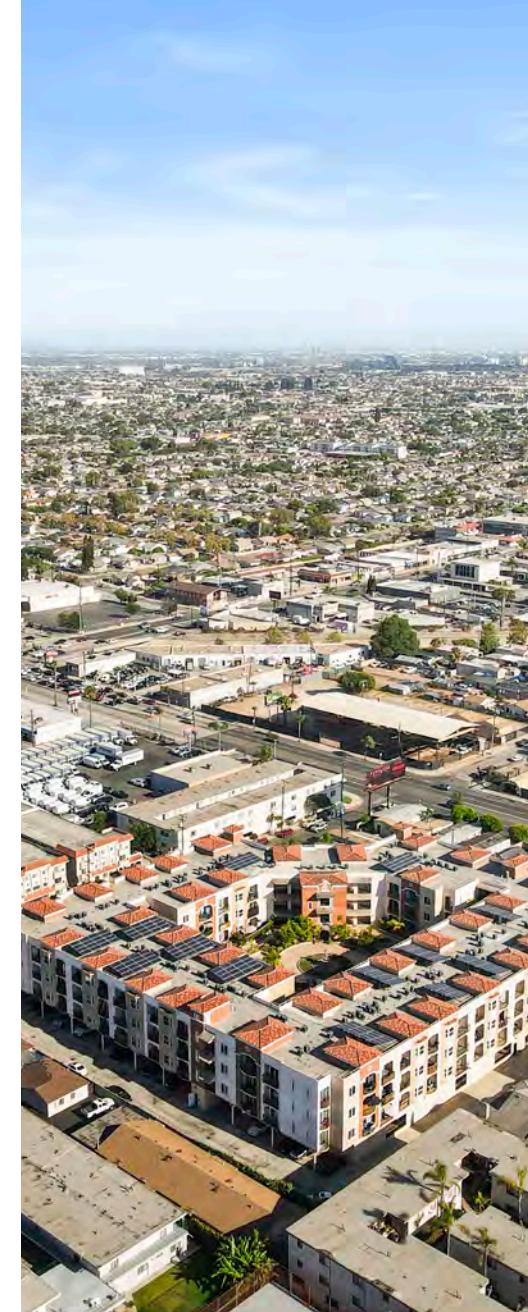


### Arya Hotel – Autograph Collection

300 KEYS

3820 W 102nd St  
Inglewood, CA

The Arya Hotel is a five-story luxury hospitality project under Marriott's Autograph Collection, featuring 300 keys. Positioned near SoFi Stadium and just south of the Intuit Dome, the new home of the L.A. Clippers is in the final planning stages, hoping to deliver in 2027, providing upscale accommodations for area event attendees.



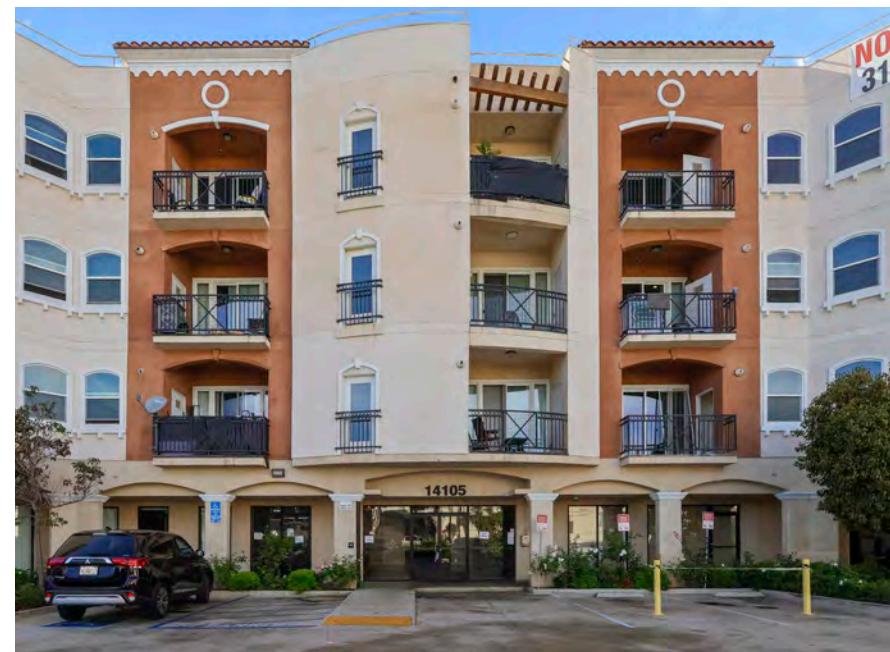
# Pricing & Financial Summary

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Property Summary		Financing Summary			
<b>Address</b>	14105 Chadron Avenue Hawthorne, CA 90250				TBD
<b>APN</b>	4052-022-015, -016				Proposed New
<b>Asking Price</b>	\$47,500,000				TBD
<b>Down Payment</b>	TBD				30 Years
<b>Number of Units</b>	113				
<b>Price/Unit</b>	\$420,354				
<b>Gross Square Feet</b>	138,504				
<b>Price/SF</b>	\$342.95				
<b>CAP Rate - Current</b>	4.00%				
<b>CAP Rate - Pro Forma</b>	6.54%				
<b>GRM - Current</b>	15.46				
<b>GRM - Pro Forma</b>	10.90				
<b>Year Built</b>	2016				
<b>Lot Size</b>	119,748				
<b>Type of Ownership</b>	Fee Simple				
Annualized Operating Income					
			Current	Pro Forma	
			<b>Gross Potential Rent</b>	\$3,072,516	
			<b>Other Income</b>	\$61,513	
			<b>Gross Potential Income</b>	\$3,134,029	
			<b>Less: Market Vacancy</b>	3.0%	\$130,710
			<b>Effective Gross Income</b>	\$3,041,854	
			<b>Less: Expenses</b>	37.54%	\$1,182,816
			<b>Net Operating Income</b>	\$1,900,016	
			<b>Debt Service</b>	\$0	
			<b>Net Cash Flow After Debt Service</b>	4.00%	\$3,104,983

## Operating Data

	<b>Current</b>	<b>ProForma</b>
Real Estate Taxes (1.208210%)	\$573,900	\$573,900
Direct Assessment Taxes	\$21,848	\$21,848
Property Insurance	\$178,371	\$178,371
Utilities (Water/Sewer)	\$25,467	\$25,467
Utilities (Trash)	\$56,211	\$56,211
Utilities (Electricity)	\$26,779	\$26,779
Utilities (Gas)	\$819	\$819
Repairs & Labor (Non Cap-Ex @ \$500 per unit)	\$56,500	\$56,500
Manager Rent Credit	\$25,200	\$28,800
Janitorial Services	\$21,370	\$21,370
Management Fee (3%)	\$91,256	\$128,634
Gardening	\$7,200	\$7,200
Pest Control	\$5,000	\$5,000
Elevator Maintenance	\$3,600	\$3,600
Telephone Expense	\$14,063	\$14,063
Security Camera / Fire / Alarm	\$5,914	\$5,914
Business License / Tax	\$9,919	\$9,919
Internet Service	\$3,253	\$3,253
Advertising	\$15,168	\$15,168
<b>Total Expenses</b>	<b>\$1,141,837</b>	<b>\$1,182,816</b>
<b>Expenses/unit</b>	<b>\$10,104.76</b>	<b>\$10,467.40</b>
<b>Expenses/SF</b>	<b>\$8.24</b>	<b>\$8.54</b>
<b>% of EGI</b>	<b>37.54%</b>	<b>27.59%</b>



# Rent Roll

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## Scheduled Income

\*Rent roll as of September 1, 2025 and subject to change

No. Units	Unit Type	Approx. SF	Current Rent	Rent/SF	Monthly Income	ProForma Rent	Rent/SF	Monthly Income
16	1 Bed 1 Bath	750	\$1,384-\$2,100	\$2.28	\$27,367	\$2,350-\$2,450	\$3.20	\$38,400
3	1 Bed 1 Bath XL Patio	750	\$1,571-\$1,950	\$2.32	\$5,221	\$2,500-\$2,500	\$3.33	\$7,500
3	1 Bed 1 Bath	850	\$1,384-\$1,517	\$1.68	\$4,285	\$2,450-\$2,550	\$2.94	\$7,500
43	2 Bed 2 Bath	1,035	\$1,700-\$2,750	\$2.09	\$93,094	\$3,100-\$3,200	\$3.04	\$135,450
2	2 Bed 2 Bath Tower	1,035	\$1,791-\$2,500	\$2.07	\$4,291	\$3,200-\$3,200	\$3.09	\$6,400
8	2 Bed 2 Bath XL Patio	1,035	\$1,716-\$2,750	\$1.97	\$16,351	\$3,250-\$3,250	\$3.14	\$26,000
23	3 Bed 2 Bath	1,280	\$2,287-\$3,000	\$2.09	\$61,583	\$3,775-\$3,875	\$2.99	\$87,975
2	3 Bed 2 Bath Tower	1,280	\$2,706-\$2,926	\$2.20	\$5,632	\$3,875-\$3,875	\$3.03	\$7,750
2	3 Bed 2 Bath XL Patio	1,280	\$2,500-\$3,000	\$2.15	\$5,500	\$3,925-\$3,925	\$3.07	\$7,850
6	3 Bed 2 Bath	1,307	\$2,640-\$3,300	\$2.35	\$18,395	\$3,800-\$3,900	\$2.95	\$23,100
1	Comm. (Leasing Off.)	446	\$0	\$0.00	\$0	\$0	\$0.00	\$0
1	Commercial	903	\$2,709	\$3.00	\$2,709	\$2,935-\$2,935	\$3.25	\$2,935
1	Commercial	1,101	\$3,303	\$3.00	\$3,303	\$3,578-\$3,578	\$3.25	\$3,578
1	Commercial	1,305	\$3,915	\$3.00	\$3,915	\$4,241-\$4,241	\$3.25	\$4,241
1	Commercial	1,355	\$4,397	\$3.25	\$4,397	\$4,404-\$4,404	\$3.25	\$4,404
<b>113</b>	<b>Total/Wtd. Avg.</b>	<b>1,055</b>		<b>\$2.15</b>	<b>\$256,043</b>		<b>\$3.05</b>	<b>\$363,083</b>

## Rent Roll Summary

\*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
100	commercial/vacant	-	-	1,101	\$3,303.00	-	-	\$3,578 - \$3,578	\$3,578.00	\$3.00	\$3.25
101	commercial/vacant	-	-	903	\$2,709.00	-	-	\$2,935 - \$2,935	\$2,935.00	\$3.00	\$3.25
102	leasing office	-	-	446	\$0.00	2/1/2017	-	\$0.00 - \$0.00	\$0.00	\$0.00	\$0.00
103	commercial/vacant	-	-	1,305	\$3,915.00	-	-	\$4,241 - \$4,241	\$4,241.00	\$3.00	\$3.25
104	commercial	-	Mini Market	1,355	\$4,396.70	9/1/2023	8/31/2026	\$4,404 - \$4,404	\$4,404.00	\$3.24	\$3.25
201	residential/vacant	3+2	balcony	1,307	\$3,300.00	-	-	\$3,800 - \$3,900	\$3,850.00	\$2.52	\$2.95
202	residential	3+2	balcony	1,280	\$2,790.00	6/1/2025	6/30/2026	\$3,775 - \$3,875	\$3,825.00	\$2.18	\$2.99
203	residential	1+1	XL patio	750	\$1,700.00	1/1/2022	12/31/2022	\$2,500 - \$2,500	\$2,500.00	\$2.27	\$3.33
204	residential	2+2	balcony	1,035	\$2,200.00	8/1/2024	7/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
205	residential/section 8	3+2	XL patio	1,280	\$3,000.00	2/1/2025	1/31/2026	\$3,925 - \$3,925	\$3,925.00	\$2.34	\$3.07
206	residential	1+1	balcony	750	\$2,000.00	10/5/2024	10/31/2025	\$2,350 - \$2,450	\$2,400.00	\$2.67	\$3.20
207	residential	2+2	balcony	1,035	\$2,200.00	8/1/2024	7/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
208	residential	3+2	balcony	1,280	\$2,790.00	9/1/2024	8/31/2025	\$3,775 - \$3,875	\$3,825.00	\$2.18	\$2.99
209	residential	2+2	XL patio	1,035	\$2,200.00	11/10/2023	11/30/2024	\$3,250 - \$3,250	\$3,250.00	\$2.13	\$3.14
210	residential	2+2	balcony	1,035	\$2,500.00	12/1/2024	11/30/2025	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
211	residential	2+2	XL patio	1,035	\$2,200.00	10/6/2023	10/31/2024	\$3,250 - \$3,250	\$3,250.00	\$2.13	\$3.14
212	residential	2+2	balcony	1,035	\$2,800.00	9/22/2022	9/30/2023	\$3,100 - \$3,200	\$3,150.00	\$2.71	\$3.04
213	residential/section 8	2+2	XL patio	1,035	\$1,716.00	3/3/2017	3/31/2018	\$3,250 - \$3,250	\$3,250.00	\$1.66	\$3.14
214	residential	1+1	balcony	750	\$2,062.50	5/1/2019	4/30/2020	\$2,350 - \$2,450	\$2,400.00	\$2.75	\$3.20
215	residential	1+1	XL patio	750	\$1,950.00	3/12/2022	3/31/2023	\$2,500 - \$2,500	\$2,500.00	\$2.60	\$3.33
216	residential/section 8	2+2	balcony	1,035	\$1,700.00	6/1/2017	5/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
217	residential	3+2	balcony	1,280	\$3,000.00	12/1/2024	11/30/2025	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
218	residential/section 8	3+2	balcony	1,280	\$2,339.00	10/25/2019	10/31/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
219	residential/section 8	2+2	XL patio	1,035	\$1,791.00	7/1/2019	6/30/2020	\$3,250 - \$3,250	\$3,250.00	\$1.73	\$3.14
220	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
221	residential/section 8	1+1	XL patio	750	\$1,571.00	8/19/2021	8/31/2022	\$2,500 - \$2,500	\$2,500.00	\$2.09	\$3.33

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
222	residential/section 8	1+1	balcony	750	\$1,384.00	4/1/2019	3/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
223	residential/section 8	2+2	XL patio	1,035	\$1,956.00	12/9/2020	12/31/2021	\$3,250 - \$3,250	\$3,250.00	\$1.89	\$3.14
224	residential	2+2	balcony	1,035	\$2,200.00	12/1/2023	11/30/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
225	residential/section 8	2+2	XL patio	1,035	\$1,970.00	11/8/2019	11/30/2020	\$3,250 - \$3,250	\$3,250.00	\$1.90	\$3.14
226	residential/section 8	2+2	balcony	1,035	\$1,700.00	4/1/2017	3/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
227	residential	2+2	XL patio	1,035	\$2,750.00	5/1/2023	4/30/2024	\$3,250 - \$3,250	\$3,250.00	\$2.66	\$3.14
228	residential	2+2	balcony	1,035	\$2,200.00	8/5/2024	8/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
229	residential	2+2	XL patio	1,035	\$1,768.00	5/1/2017	4/30/2018	\$3,250 - \$3,250	\$3,250.00	\$1.71	\$3.14
230	residential	3+2	balcony	1,280	\$2,790.00	9/1/2024	8/31/2025	\$3,775 - \$3,875	\$3,825.00	\$2.18	\$2.99
231	residential/section 8	3+2	balcony	1,280	\$3,000.00	9/1/2025	8/31/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
232	residential/section 8	3+2	balcony	1,280	\$2,287.00	5/8/2017	5/31/2018	\$3,775 - \$3,875	\$3,825.00	\$1.79	\$2.99
233	residential	3+2	XL patio	1,280	\$2,500.00	9/1/2024	8/31/2025	\$3,925 - \$3,925	\$3,925.00	\$1.95	\$3.07
234	residential/section 8	2+2	balcony	1,035	\$2,500.00	5/1/2025	4/30/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
235	residential/section 8	3+2	balcony	1,307	\$3,294.50	6/1/2021	6/30/2022	\$3,800 - \$3,900	\$3,850.00	\$2.52	\$2.95
236	residential/section 8	1+1	balcony	850	\$1,517.00	10/1/2020	10/31/2021	\$2,450 - \$2,550	\$2,500.00	\$1.78	\$2.94
301	residential	3+2	balcony	1,307	\$2,640.00	10/1/2023	9/30/2024	\$3,800 - \$3,900	\$3,850.00	\$2.02	\$2.95
302	residential/section 8	3+2	balcony	1,280	\$2,339.00	2/1/2019	1/31/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
303	residential/section 8	1+1	balcony	750	\$1,384.00	10/7/2019	10/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
304	residential	2+2	balcony	1,035	\$2,200.00	11/10/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
305	residential/section 8	3+2	balcony	1,280	\$2,735.00	5/24/2021	6/30/2022	\$3,775 - \$3,875	\$3,825.00	\$2.14	\$2.99
306	residential	1+1	balcony	750	\$1,815.00	2/20/2017	2/28/2018	\$2,350 - \$2,450	\$2,400.00	\$2.42	\$3.20
307	residential/section 8	2+2	balcony	1,035	\$1,870.00	6/1/2017	5/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.81	\$3.04
308	residential	3+2	balcony	1,280	\$2,640.00	11/1/2023	10/31/2024	\$3,775 - \$3,875	\$3,825.00	\$2.06	\$2.99
309	residential/section 8	2+2	balcony	1,035	\$1,791.00	12/1/2018	11/30/2019	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04
310	residential/section 8	2+2	balcony	1,035	\$1,700.00	7/8/2017	7/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
311	residential	2+2	balcony	1,035	\$2,300.00	9/1/2024	8/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.22	\$3.04

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
312	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
313	residential	2+2	balcony	1,035	\$2,400.00	10/1/2020	9/30/2021	\$3,100 - \$3,200	\$3,150.00	\$2.32	\$3.04
314	residential/vacant	1+1	balcony	750	\$2,100.00	-	-	\$2,350 - \$2,450	\$2,400.00	\$2.80	\$3.20
315	residential/manager	1+1	balcony	750	\$2,100.00	4/1/2023	-	\$2,350 - \$2,450	\$2,400.00	\$2.80	\$3.20
316	residential/section 8	2+2	balcony	1,035	\$1,775.00	12/3/2019	12/31/2020	\$3,100 - \$3,200	\$3,150.00	\$1.71	\$3.04
317	residential/section 8	3+2	balcony	1,280	\$2,516.00	9/1/2017	8/31/2018	\$3,775 - \$3,875	\$3,825.00	\$1.97	\$2.99
318	residential/section 8	3+2	balcony	1,280	\$2,573.00	10/1/2019	9/30/2020	\$3,775 - \$3,875	\$3,825.00	\$2.01	\$2.99
319	residential/section 8	2+2	balcony	1,035	\$1,700.00	9/1/2017	8/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
320	residential	2+2	balcony	1,035	\$2,200.00	10/6/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
321	residential/section 8	1+1	balcony	750	\$1,517.00	2/10/2020	2/28/2021	\$2,350 - \$2,450	\$2,400.00	\$2.02	\$3.20
322	residential/vacant	1+1	balcony	750	\$2,100.00	-	-	\$2,350 - \$2,450	\$2,400.00	\$2.80	\$3.20
323	residential	2+2	balcony	1,035	\$2,587.00	6/1/2018	5/31/2019	\$3,100 - \$3,200	\$3,150.00	\$2.50	\$3.04
324	residential/section 8	2+2	balcony	1,035	\$1,791.00	10/1/2019	9/30/2020	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04
325	residential	2+2	balcony	1,035	\$2,500.00	3/1/2025	2/28/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
326	residential/section 8	2+2	balcony	1,035	\$1,870.00	4/13/2017	4/30/2018	\$3,100 - \$3,200	\$3,150.00	\$1.81	\$3.04
327	residential/section 8	1+1	balcony	750	\$1,768.00	5/12/2017	7/31/2019	\$2,350 - \$2,450	\$2,400.00	\$2.36	\$3.20
328	residential/section 8	2+2	balcony	1,035	\$2,238.00	12/1/2018	11/30/2019	\$3,100 - \$3,200	\$3,150.00	\$2.16	\$3.04
329	residential/section 8	2+2	balcony	1,035	\$1,700.00	7/1/2017	6/30/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
330	residential	3+2	balcony	1,280	\$3,000.00	1/3/2025	1/31/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
331	residential	3+2	balcony	1,280	\$2,640.00	1/1/2024	12/31/2024	\$3,775 - \$3,875	\$3,825.00	\$2.06	\$2.99
332	residential/section 8	3+2	balcony	1,280	\$2,339.00	5/1/2019	4/30/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
333	residential	3+2	balcony	1,280	\$3,000.00	1/1/2025	12/31/2025	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
334	residential/section 8	2+2	balcony	1,035	\$1,700.00	6/1/2017	5/31/2018	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
335	residential/section 8	3+2	balcony	1,307	\$2,875.00	10/1/2020	10/31/2021	\$3,800 - \$3,900	\$3,850.00	\$2.20	\$2.95
336	residential/section 8	1+1	balcony	850	\$1,384.00	1/16/2019	1/31/2020	\$2,450 - \$2,550	\$2,500.00	\$1.63	\$2.94
401	residential/vacant	3+2	balcony	1,307	\$3,300.00	-	-	\$3,800 - \$3,900	\$3,850.00	\$2.52	\$2.95

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
402	residential	3+2	balcony+tower	1,280	\$2,926.00	5/4/2017	5/31/2018	\$3,875 - \$3,875	\$3,875.00	\$2.29	\$3.03
403	residential/section 8	1+1	balcony	750	\$1,384.00	10/7/2019	10/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
404	residential	2+2	balcony	1,035	\$2,300.00	9/10/2024	9/30/2025	\$3,100 - \$3,200	\$3,150.00	\$2.22	\$3.04
405	residential	3+2	balcony	1,280	\$2,640.00	12/15/2023	12/31/2024	\$3,775 - \$3,875	\$3,825.00	\$2.06	\$2.99
406	residential/section 8	1+1	balcony	750	\$1,384.00	5/1/2019	4/30/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
407	residential	2+2	balcony	1,035	\$2,170.00	12/15/2017	12/31/2018	\$3,100 - \$3,200	\$3,150.00	\$2.10	\$3.04
408	residential/section 8	3+2	balcony+tower	1,280	\$2,706.00	1/21/2022	1/31/2023	\$3,875 - \$3,875	\$3,875.00	\$2.11	\$3.03
409	residential	2+2	balcony	1,035	\$1,791.00	10/1/2019	9/30/2020	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04
410	residential/section 8	2+2	balcony	1,035	\$1,956.00	3/1/2021	2/28/2022	\$3,100 - \$3,200	\$3,150.00	\$1.89	\$3.04
411	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
412	residential/section 8	2+2	balcony	1,035	\$1,700.00	3/1/2019	2/29/2020	\$3,100 - \$3,200	\$3,150.00	\$1.64	\$3.04
413	residential	2+2	balcony	1,035	\$2,500.00	3/1/2025	2/28/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
414	residential/section 8	1+1	balcony	750	\$1,384.00	10/1/2019	9/30/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
415	residential	1+1	balcony	750	\$2,000.00	12/10/2024	12/31/2025	\$2,350 - \$2,450	\$2,400.00	\$2.67	\$3.20
416	residential	2+2	balcony	1,035	\$2,500.00	2/1/2025	1/31/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
417	residential	3+2	balcony	1,280	\$2,460.00	12/8/2017	12/31/2018	\$3,775 - \$3,875	\$3,825.00	\$1.92	\$2.99
418	residential	3+2	balcony	1,280	\$2,706.00	12/20/2017	12/31/2018	\$3,775 - \$3,875	\$3,825.00	\$2.11	\$2.99
419	residential	2+2	balcony	1,035	\$2,200.00	11/1/2023	10/31/2024	\$3,100 - \$3,200	\$3,150.00	\$2.13	\$3.04
420	residential	2+2	balcony	1,035	\$2,500.00	3/1/2025	2/28/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
421	residential/section 8	1+1	balcony	750	\$1,384.00	1/16/2019	1/31/2020	\$2,350 - \$2,450	\$2,400.00	\$1.85	\$3.20
422	residential	1+1	balcony	750	\$1,600.00	3/1/2018	2/28/2019	\$2,350 - \$2,450	\$2,400.00	\$2.13	\$3.20
423	residential	2+2	balcony	1,035	\$2,500.00	11/1/2024	10/31/2025	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
424	residential/vacant	2+2	balcony	1,035	\$2,750.00	-	-	\$3,100 - \$3,200	\$3,150.00	\$2.66	\$3.04
425	residential/section 8	2+2	balcony	1,035	\$2,264.00	8/18/2021	8/31/2022	\$3,100 - \$3,200	\$3,150.00	\$2.19	\$3.04
426	residential/vacant	2+2	balcony	1,035	\$2,750.00	-	-	\$3,100 - \$3,200	\$3,150.00	\$2.66	\$3.04
427	residential/section 8	2+2	balcony	1,035	\$1,791.00	10/10/2019	10/31/2020	\$3,100 - \$3,200	\$3,150.00	\$1.73	\$3.04

## Rent Roll Summary Continued

\*Rent roll as of September 1, 2025 and subject to change

Unit	Type	BD/BA	Amenity	Sq. Ft.	Rent	Lease from	Lease to	Proforma Range	Proforma Average	Current RPSF	Proforma RPSF
428	residential	2+2	balcony+tower	1,035	\$2,500.00	11/1/2024	10/31/2025	\$3,200 - \$3,200	\$3,200.00	\$2.42	\$3.09
429	residential	2+2	balcony	1,035	\$2,500.00	1/3/2025	1/31/2026	\$3,100 - \$3,200	\$3,150.00	\$2.42	\$3.04
430	residential	3+2	balcony	1,280	\$3,000.00	9/1/2025	8/31/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
431	residential	3+2	balcony	1,280	\$2,660.00	2/7/2018	2/28/2019	\$3,775 - \$3,875	\$3,825.00	\$2.08	\$2.99
432	residential/section 8	3+2	balcony	1,280	\$2,339.00	2/1/2019	1/31/2020	\$3,775 - \$3,875	\$3,825.00	\$1.83	\$2.99
433	residential	3+2	balcony	1,280	\$3,000.00	3/1/2025	2/28/2026	\$3,775 - \$3,875	\$3,825.00	\$2.34	\$2.99
434	residential/section 8	2+2	balcony+tower	1,035	\$1,791.00	12/16/2019	12/31/2020	\$3,200 - \$3,200	\$3,200.00	\$1.73	\$3.09
435	residential	3+2	balcony	1,307	\$2,985.40	5/25/2017	5/31/2018	\$3,800 - \$3,900	\$3,850.00	\$2.28	\$2.95
436	residential/section 8	1+1	balcony	850	\$1,384.00	2/1/2019	1/31/2020	\$2,450 - \$2,550	\$2,500.00	\$1.63	\$2.94
<b>113 units</b>				<b>119,167</b>	<b>\$256,042.10</b>						
<b>AVERAGES</b>				<b>1,055</b>	<b>\$2,265.86</b>						



Offering Memorandum

**108**  
RESIDENTIAL

**5**  
COMMERCIAL

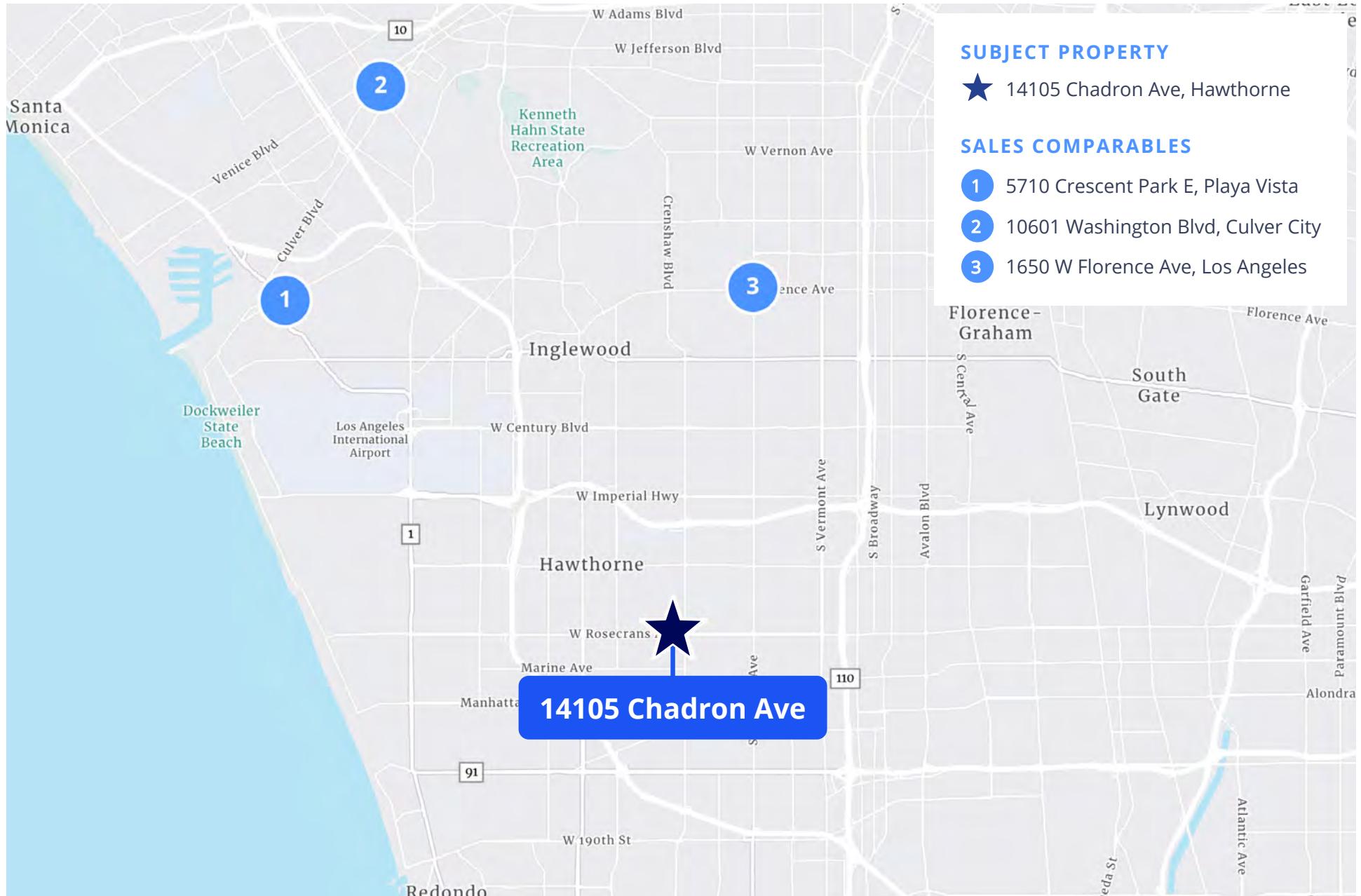
**22**  
ONE-BEDROOMS

**53**  
TWO-BEDROOMS

**33**  
THREE-BEDROOMS

**42%**  
APPROX. RENTAL UPSIDE

# Sales Comparables Map





**CHADRON TERRACE GARDEN**  
14105 CHADRON AVE  
HAWTHORNE, CA 90250

	Asking Price \$47,500,000	Price Per Unit \$420,354
Year Built 2016	No. of Units 113	
Bldg. SF 138,504	Price / SF \$342.95	GRM / Cap Rate 15.46 / 4.00%
Unit Mix: (22) 1+1, (53) 2+2, (33) 3+2, (5) Comm. 20% one-bedrooms, 47% two-bedrooms, 29% three-bedrooms, 4% commercial		

**1**

**REVEAL PLAYA VISTA**  
5710 CRESCENT PARK EAST  
L.A. (PLAYA VISTA), CA 90094

Close of Escrow 4/24/24	Sold Price \$122,100,000	Price Per Unit \$570,561
Year Built 2003	No. of Units 214	
Bldg. SF 220,337	Price / SF \$554.15	GRM / Cap Rate NA / 4.30%
Unit Mix: (117) 1+1, (97) 2+2 55% one-bedrooms, 45% two-bedrooms 10.2 Miles NW of Subject Property		

**2**

**COBALT**  
10601 WASHINGTON BLVD  
CULVER CITY, CA 90232

Close of Escrow 2/16/24	Sold Price \$67,700,000	Price Per Unit \$501,481
Year Built 2019	No. of Units 135	
Bldg. SF 136,840	Price / SF \$494.74	GRM / Cap Rate NA / 5.30%
Unit Mix: (27) Studio+1, (53) 1+1, (55) 2+2 20% studios, 39% one-bedrooms, 41% two-bedrooms 11.4 Miles NW of Subject Property		

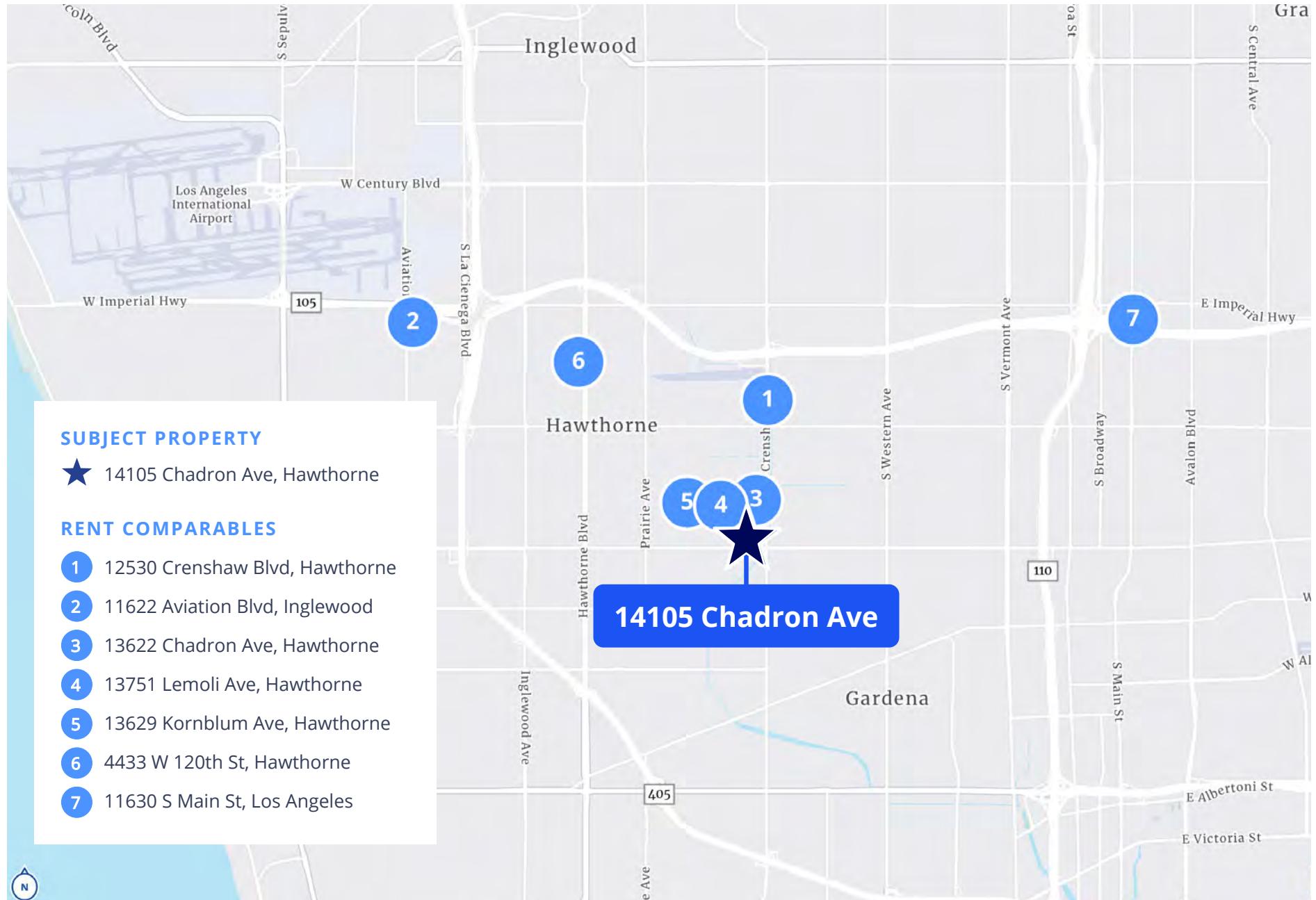
**3**

**ATLAS**  
1650 W FLORENCE AVE  
LOS ANGELES, CA 90047

Close of Escrow 1/19/24	Sold Price \$49,500,000	Price Per Unit \$386,719
Year Built 2022	No. of Units 128	
Bldg. SF 78,848	Price / SF \$627.79	GRM / Cap Rate NA / NA
Unit Mix: (128) 1+1 100% one-bedrooms / affordable housing 6.2 Miles N of Subject Property		

# Sales Comparables

# Rent Comparables Map | Multifamily



# Rent Comparables | Multifamily



**CHADRON TERRACE GARDEN**  
14105 CHADRON AVE | HAWTHORNE, CA 90250

Year Built	No. of Units
2016	113
<b>ONE BEDROOMS</b>	
\$1,384 - \$2,063 for 750 SF (1 + 1)	
\$1,384 - \$1,517 for 850 SF (1 + 1)	
<b>TWO BEDROOMS</b>	
\$1,700 - \$2,800 for 1,035 SF (2+2)	
<b>THREE BEDROOMS</b>	
\$2,287 - \$3,000 for 1,280 SF (3+2)	
\$2,640 - \$3,295 for 1,307 SF (3+2)	
<b>Community amenities:</b> 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	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> Market Rate Apartments	

1



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

Year Built	No. of Units
2021	230
<b>ONE BEDROOMS</b>	
\$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	
<b>TWO BEDROOMS</b>	
\$3,750 for 1,137 SF (2+2) B2	
\$3,625 - \$3,675 for 1,132 SF (2+2) B3.2	
<b>Community amenities:</b> 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	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> 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
<b>ONE BEDROOMS</b>	
\$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	
<b>TWO BEDROOMS</b>	
\$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	
<b>Community amenities:</b> 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	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> 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
<b>ONE BEDROOMS</b>	
\$1,384 - \$2,063 for 750 SF (1 + 1)	
\$1,384 - \$1,517 for 850 SF (1 + 1)	
<b>TWO BEDROOMS</b>	
\$1,700 - \$2,800 for 1,035 SF (2+2)	
<b>THREE BEDROOMS</b>	
\$2,287 - \$3,000 for 1,280 SF (3+2)	
\$2,640 - \$3,295 for 1,307 SF (3+2)	
<b>Community amenities:</b> 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	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> Market Rate Apartments	

3



**CHADRON APARTMENTS**  
13622 CHADRON AVE | HAWTHORNE 90250

Year Built	No. of Units
1989 / Reno. 2002	60
<b>ONE BEDROOMS</b>	
\$2,277 for 742 SF (1 + 1.5 TH) Princeton	
\$2,205 - \$2,220 for 742 SF (1 + 1) Stillman	
<b>TWO BEDROOMS</b>	
\$2,881 for 918 SF (2 + 2.5 TH) Harvard	
\$2,790 for 944 SF (2 + 2) Stanford	
<b>Community amenities:</b> 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	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> 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
<b>ONE BEDROOMS</b>	
\$2,293 for 750 SF (1 + 1 TH) Mariposa	
\$2,157 for 665 SF (1 + 1) Willow	
<b>TWO BEDROOMS</b>	
\$2,573 - \$2,626 for 830 SF (2 + 1) Birch & Acacia	
<b>THREE BEDROOMS</b>	
\$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	
<b>Community amenities:</b> 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	
<b>Apartment amenities:</b> Gourmet kitchens with gas stoves, energy efficient appliances, gas fireplaces, central air conditioning, washer & dryer hook ups	
<b>Notes:</b> 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
<b>ONE BEDROOMS</b>	
\$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	
<b>TWO BEDROOMS</b>	
\$2,350 - \$2,650 for 680 SF (2+1) Upstairs \$2,400 - \$2,500 for 700 -780 SF (2+1) Downstairs	
<b>Community amenities:</b> Lushly landscaped property, courtyard, gated access, carport parking and parking garage, laundry facilities	
<b>Apartment amenities:</b> Fully renovated and bright units, private first-floor patios, hardwood and tile floors, oven/range, refrigerator, high speed internet access, heating	
<b>Notes:</b> 3.0 Miles NW of Subject Property Market Rate Apartments	



**ARRIBA APARTMENTS**  
4433 W 120TH ST | HAWTHORNE, 90250

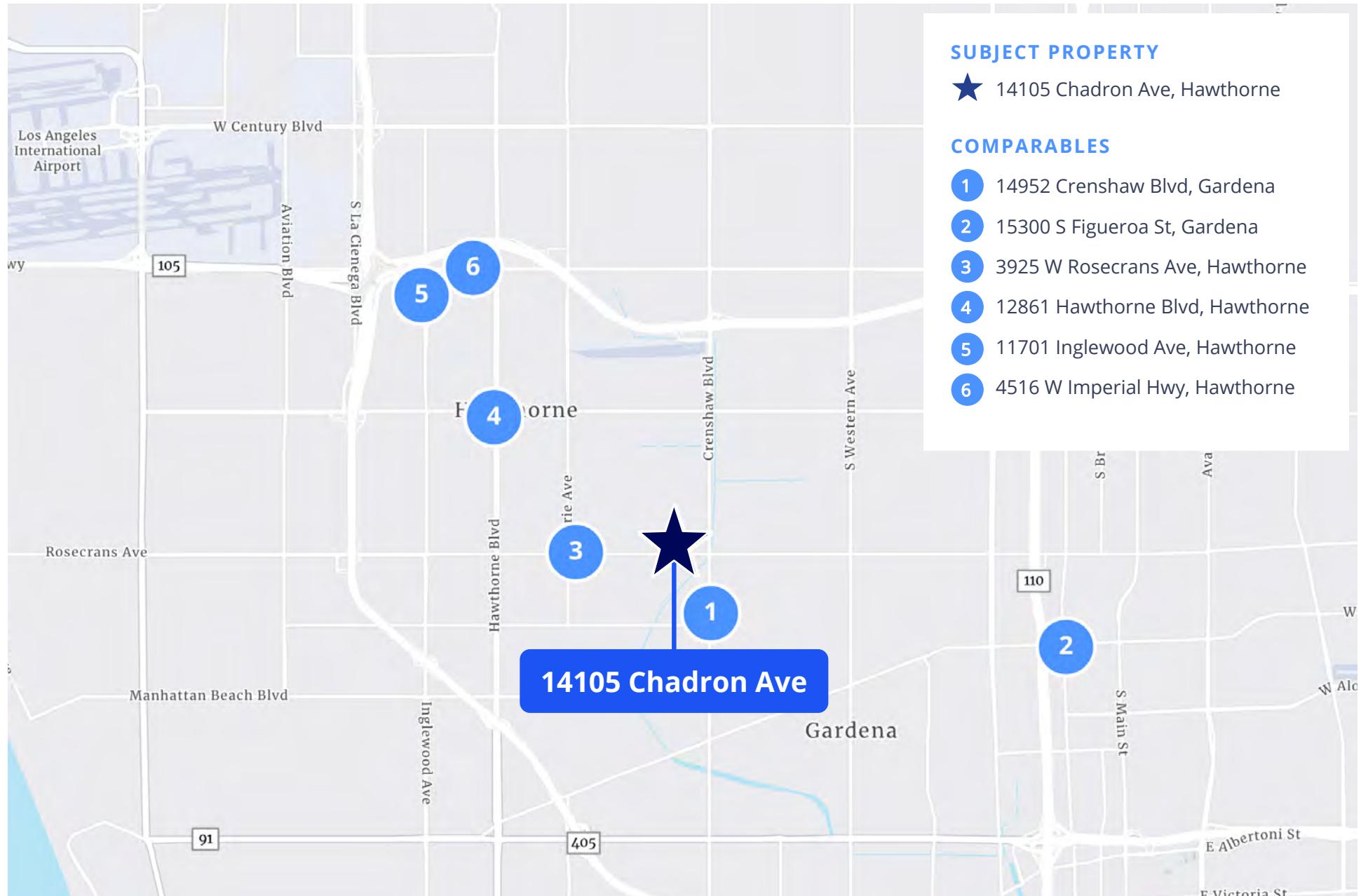
Year Built	No. of Units
1984	33
<b>ONE BEDROOMS</b>	
\$2,049 for NA SF (1+1)	
<b>Community amenities:</b> Sparkling pool with seating, outdoor social space with seating, courtyard, laundry facilities, gated entry, covered parking lot, off street parking, rentable storage space, no pets allowed	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> 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
<b>ONE BEDROOMS</b>	
\$2,335 - \$2,407 for 400-500 SF (1+1)	
<b>TWO BEDROOMS</b>	
\$2,960 - \$3,052 for 600-750 SF (2+1)	
<b>THREE BEDROOMS</b>	
\$3,798 - \$3,915 for 822 SF (3+1)	
<b>Community amenities:</b> Courtyard, onsite covered and off-street parking available, bike racks, laundry facilities, package receiving system, controlled access, high speed internet, no pets allowed	
<b>Apartment amenities:</b> 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	
<b>Notes:</b> 5.5 Miles NE of Subject Property Market Rate and Affordable Apartments	

# Rent Comparables Map | Retail + Office



# Rent Comparables | Retail + Office



**CHADRON TERRACE GARDEN**  
14105 CHADRON AVE | HAWTHORNE, CA 90250

Year Built	Floor	Avg. Unit Size
2016	1st Floor	1,166 SF
Unit Type	SF	Rent
Retail/Office	903 - 1,305	\$3.00/ SF MG
Retail	1,355	\$3.12/ SF MG

1



**14952 CRENSHAW BLVD**  
GARDENA, CA 90249

2



**15300 S FIGUEROA ST**  
GARDENA, CA 90248

Year Built	Floor	Avg. Unit Size
1988	1st Floor	800 SF
Unit Type	SF	Rent
<b>Retail Space:</b> Shell space ready for custom build-out: four 800 sf units or 3,200 sf total space available; lease rate does not include utilities, property expenses or building services 0.6 Miles S of subject property		

3



**3903 – 3925 W ROSECRANS AVE**  
HAWTHORNE, CA 90250A

Year Built	Floor	Avg. Unit Size
1988	1st Floor	800 SF
Unit Type	SF	Rent
<b>Retail Space:</b> Fully built out as professional services office; lease rate may not include utilities, property expenses or building services <b>Office Space:</b> Fully built out as professional services office, upper-level office; lease rate may not include utilities, property expenses or building services 2.3 Miles S of subject property		

Year Built	Floor	Avg. Unit Size
1988	1st Floor	1,100 SF
Unit Type	SF	Rent
Retail	1,100	\$3.00/ SF NNN
<b>Retail Space:</b> Fully built out as a professional services office; lease rate does not include utilities, property expenses or building services 0.9 Miles W of subject property		

# Rent Comparables | Retail + Office



**CHADRON TERRACE GARDEN**  
14105 CHADRON AVE | HAWTHORNE, CA 90250

Year Built	Floor	Avg. Unit Size
2016	1st Floor	1,166 SF
Unit Type	SF	Rent
Retail/Office	903 - 1,305	\$3.00/ SF MG
Retail	1,355	\$3.12/ SF MG

4



**12831 - 12861 HAWTHORNE BLVD**  
HAWTHORNE, CA 90250

5



**11701 INGLEWOOD AVE**  
HAWTHORNE, CA 90250

Year Built	Floor	Avg. Unit Size
1949	1st Floor	817 SF
Unit Type	SF	Rent
Retail	1,100	\$3.00/ SF NNN
Retail	675	\$3.00/ SF NNN
Retail	675	\$2.50/ SF NNN

**Retail Space:** Full build-out condition; lease rate does not include utilities, property expenses or building services  
2.6 Miles NW of subject property

6



**IMPERIAL PLAZA**  
4500 - 4516 W IMPERIAL HWY | HAWTHORNE, CA

Year Built	Floor	Avg. Unit Size
1985	1st Floor	1,000 SF
Unit Type	SF	Rent
Retail		
1,000		
\$2.25/ SF NNN		
<b>Retail Space:</b> (former salon space) – lease rate does not include utilities, property expenses or building services		
3.6 Miles NW of subject property		

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

# Chadron Terrace Garden Apartments

14105 Chadron Avenue | Hawthorne, CA 90250

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