



7 UNIT APARTMENT PROPERTY
4205 & 4209 W 139th Street, Hawthorne, CA 90250

FOR SALE
MULTIFAMILY



- HUGE 17,000+ sq ft lot with sought-after single-story units consisting of 4 – 1BR/1BA and 3 – 2BR/1BA
- Excellent Hawthorne location off Hawthorne Blvd and Rosecrans Ave
- Ample onsite parking including (6) enclosed garages and additional open parking spaces
- Onsite laundry plus select in unit washers/dryers

BRIAN ESTES
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RE/MAX COMMERCIAL & INVESTMENT REALTY
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Each Office Independently Owned and Operated.

Property Description

7 Unit Apartment Property

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Offering Summary

4205-4209 West 139th Street consists of 7 very well-maintained units situated on an extra-large 17,394 square foot lot all in a sought-after pocket of Hawthorne. The property originally consisted of a 2BR/1BA single family residence built in 1921 before being improved with a duplex in 1947 and (4) units built in 1951. All units are fully legal and permitted and the property is in excellent condition overall. The unit mix consists of (3) 2 – Bedrooms / 1 – Bath and (4) 1 – Bedroom / 1 – Bath. Total square footage of the units stands at 4,992 sq ft. The huge 17,394 sq ft lot is a rare feature and offers various highest and best use future options. There is ample parking in the form of (6) single car garages plus 6 additional open spaces including four tandem. There is potential for a new owner to convert some or all garages to ADU(s) and still have adequate onsite parking. Each unit is individually metered for utilities. There is an onsite laundry facility for tenant convenience p. some units have their own washer/dryer. 4205-4209 West 139th Street has an ideal single-story layout with fewer shared walls which is a highly sought after amenity for tenants. Plumbing at the subject property is all copper with new ABS drains in all but one or two units.

West 139th Street is an excellent location in the city of Hawthorne. The property is just off Rosecrans Ave and Hawthorne Blvd which offers convenient access to the 405 and surrounding areas. Also nearby are Walmart, Target, Urth Café, Best Buy, Home Depot and many other shopping and dining options. There is no local rent control in the City of Hawthorne, so the property is only subject to AB 1482. There is a ton of upside in current rents allowing a new owner to easily increase revenue while continuing to improve the subject property. 4205-4209 West 139th Street will appeal to almost any buyer, from those in a 1031 exchange, first time buyers, to the most seasoned investor.

Financial Summary

7 Unit Apartment Property



Investment Summary

Price	\$1,900,000
Year Built	1921
Units	7
Price/Unit	\$271,429
RSF	4,992
Price/RSF	\$380.61
Lot Size	17,394 sf
Floors	1
APN	4045-013-009
Cap Rate	3.86%
Market Cap Rate	6.39%
GRM	15.18
Market GRM	10.88

Financing Summary

Loan 1 (Fixed)	\$570,000
Initial Equity	\$1,330,000
Interest Rate	6.25%
Term	30 years
Monthly Payment	\$3,510
DCR	1.74

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bedroom 1 Bath	4	\$1,288	\$5,152	\$1,750	\$7,000
2 Bedroom 1 Bath	3	\$1,743	\$5,229	\$2,500	\$7,500
Totals	7		\$10,381		\$14,500

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$124,572	\$174,000
- Less: Vacancy	(\$3,737)	(\$5,220)
+ Misc. Income	\$600	\$600
Effective Gross Income	\$121,435	\$169,380
- Less: Expenses	(\$48,065)	(\$48,065)
Net Operating Income	\$73,370	\$121,315
- Debt Service	(\$42,115)	(\$42,115)
Net Cash Flow after Debt Service	\$31,255	\$79,200
+ Principal Reduction	\$6,679	\$6,679
Total Return	\$37,934	\$85,879

Annualized Expenses

Description	Actual	Market
Property Tax	\$21,997	\$21,997
Building Insurance	\$8,818	\$8,818
Utilities & Trash	\$3,600	\$3,600
Management	\$5,000	\$5,000
Maintenance & Repairs	\$5,250	\$5,250
Gardener & Cleaning	\$2,400	\$2,400
Misc./Reserves	\$1,000	\$1,000
Total Expenses	\$48,065	\$48,065
Expenses Per RSF	\$9.63	\$9.63
Expenses Per Unit	\$6,866	\$6,866

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RENT ROLL

7 Unit Apartment Property



Building #	Unit #	Unit Type	Unit SF	Rent
4209	A	1 Bedroom 1 Bath	450	\$1,350
4209	B	1 Bedroom 1 Bath	450	\$1,350
4209	C	1 Bedroom 1 Bath	450	\$1,245
4209	D	1 Bedroom 1 Bath	450	\$1,205
4205	A	2 Bedroom 1 Bath	570	\$2,255
4205	B	2 Bedroom 1 Bath	570	\$1,450
4205	C	2 Bedroom 1 Bath	700	\$1,525
TOTAL			3,640	\$10,380

Property Photos

7 Unit Apartment Property

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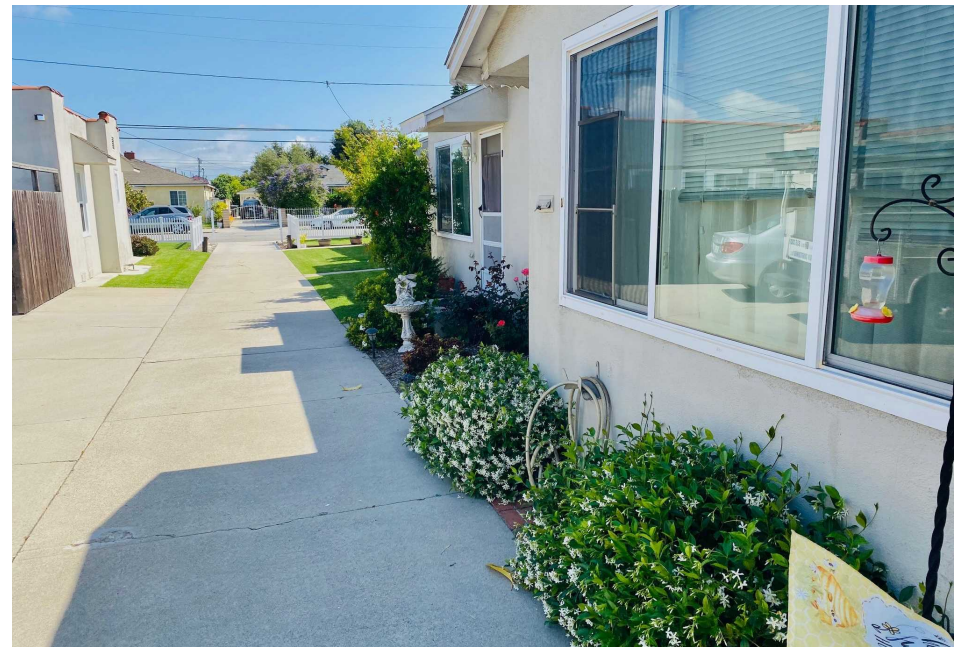
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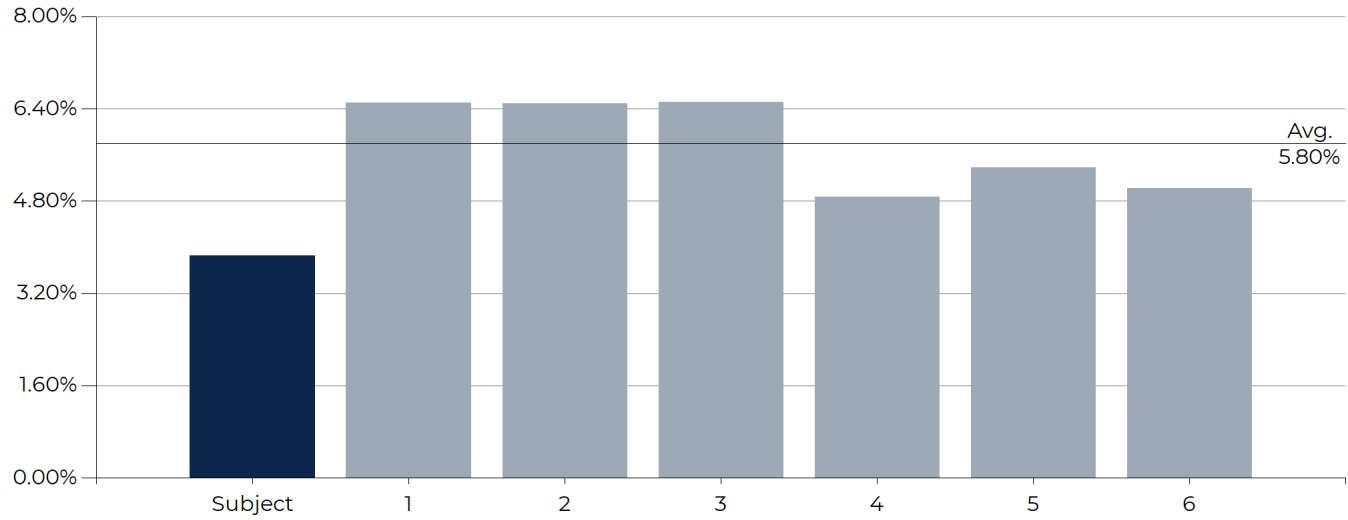
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Sale Comparables

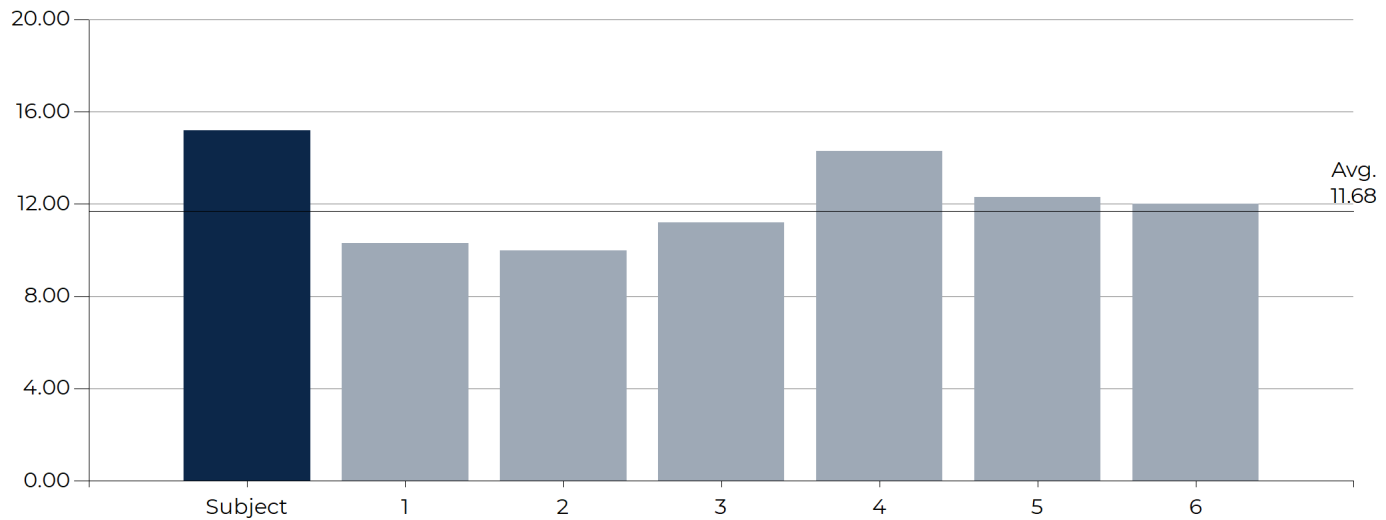
7 Unit Apartment Property



Cap Rate



Gross Rent Multiplier



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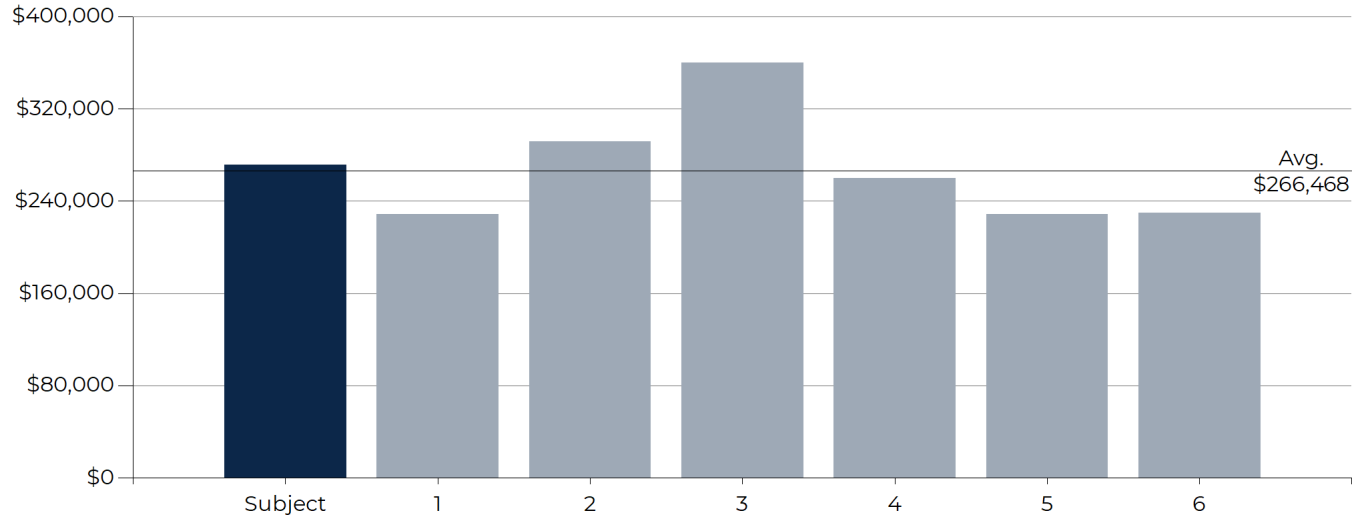
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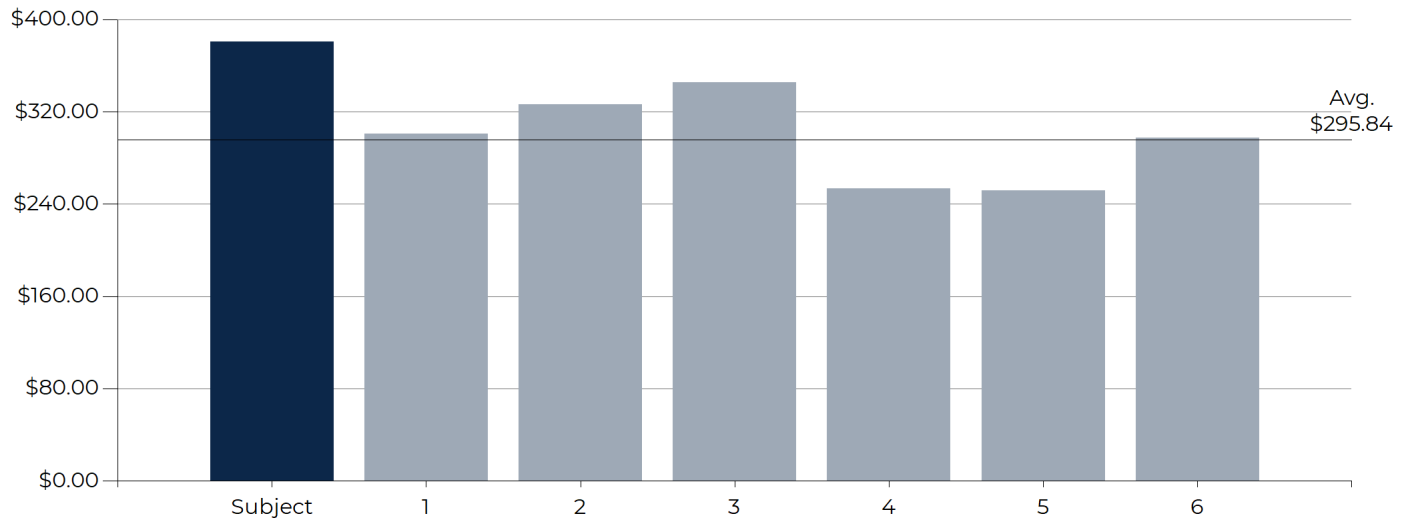
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Price per Unit



Price per SF



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Sale Comparables

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Sale Price	\$1,900,000
Units	7
Price/Unit	\$271,429
Price/SF	\$380.61
Lot Size	17,394
Cap Rate	3.86%
GRM	15.18
Year Built	1921

Units	Unit Type	Avg Rent	Size
4	1 Bedroom 1 Bath	\$1,288	
3	2 Bedroom 1 Bath	\$1,743	



12612 Kornblum Avenue, Hawthorne, CA 90250

1	Sale Price	\$1,600,000
	Units	7
	Price/Unit	\$228,571
	Price/SF	\$300.81
	Lot Size	6,669
	Cap Rate	6.51%
	GRM	10.3
	Year Built	1986
	Sale Date	4/14/2026
	Days-On-Mkt	189

Units	Unit Type	Avg Rent	Size
6	1 Bedroom 1 Bath		
1	3 Bedroom 2 Bath		

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Sale Comparables

7 Unit Apartment Property



4351 West 142nd Street, Hawthorne, CA 90250

Sale Price	\$1,750,000
Units	6
Price/Unit	\$291,667
Price/SF	\$326.37
Lot Size	8,698
Cap Rate	6.49%
GRM	10.0
Year Built	1950
Sale Date	2/18/2026
Days-On-Mkt	15

Units	Unit Type	Avg Rent	Size
5	2 Bedroom 1 Bath		
1	3 Bedroom 1 Bath		



12539 York Avenue, Hawthorne, CA 90250

Sale Price	\$1,800,000
Units	5
Price/Unit	\$360,000
Price/SF	\$345.42
Lot Size	6,561
Cap Rate	6.52%
GRM	11.2
Year Built	1962
Sale Date	1/28/2026
Days-On-Mkt	114

Units	Unit Type	Avg Rent	Size
4	2 Bedroom 1 Bath		
1	3 Bedroom 2 Bath		

Sale Comparables

7 Unit Apartment Property

4



4707 West 120th Street, Hawthorne, CA 90250

Sale Price	\$1,820,000
Units	7
Price/Unit	\$260,000
Price/SF	\$253.34
Lot Size	6,505
Cap Rate	4.87%
GRM	14.3
Year Built	1986
Sale Date	12/24/2025
Days-On-Mkt	84

Units	Unit Type	Avg Rent	Size
6	2 Bedroom 1 Bath		
1	2 Bedroom 2 Bath		

5



11922 Manor Drive, Hawthorne, CA 90250

Sale Price	\$1,600,000
Units	7
Price/Unit	\$228,571
Price/SF	\$251.69
Lot Size	7,179
Cap Rate	5.38%
GRM	12.3
Year Built	1961
Sale Date	11/5/2025
Days-On-Mkt	10

Units	Unit Type	Avg Rent	Size
2	1 Bedroom 1 Bath		
2	2 Bedroom 1 Bath		
3	2 Bedroom 2 Bath		

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Sale Comparables

7 Unit Apartment Property

6



11943 Grevillea Avenue, Hawthorne, CA 90250

Sale Price	\$2,300,000
Units	10
Price/Unit	\$230,000
Price/SF	\$297.43
Lot Size	8,731
Cap Rate	5.03%
GRM	12.0
Year Built	1984
Sale Date	9/5/2025
Days-On-Mkt	20

Units	Unit Type	Avg Rent	Size
8	1 Bedroom 1 Bath		
2	2 Bedroom 1 Bath		

Sale Comparables

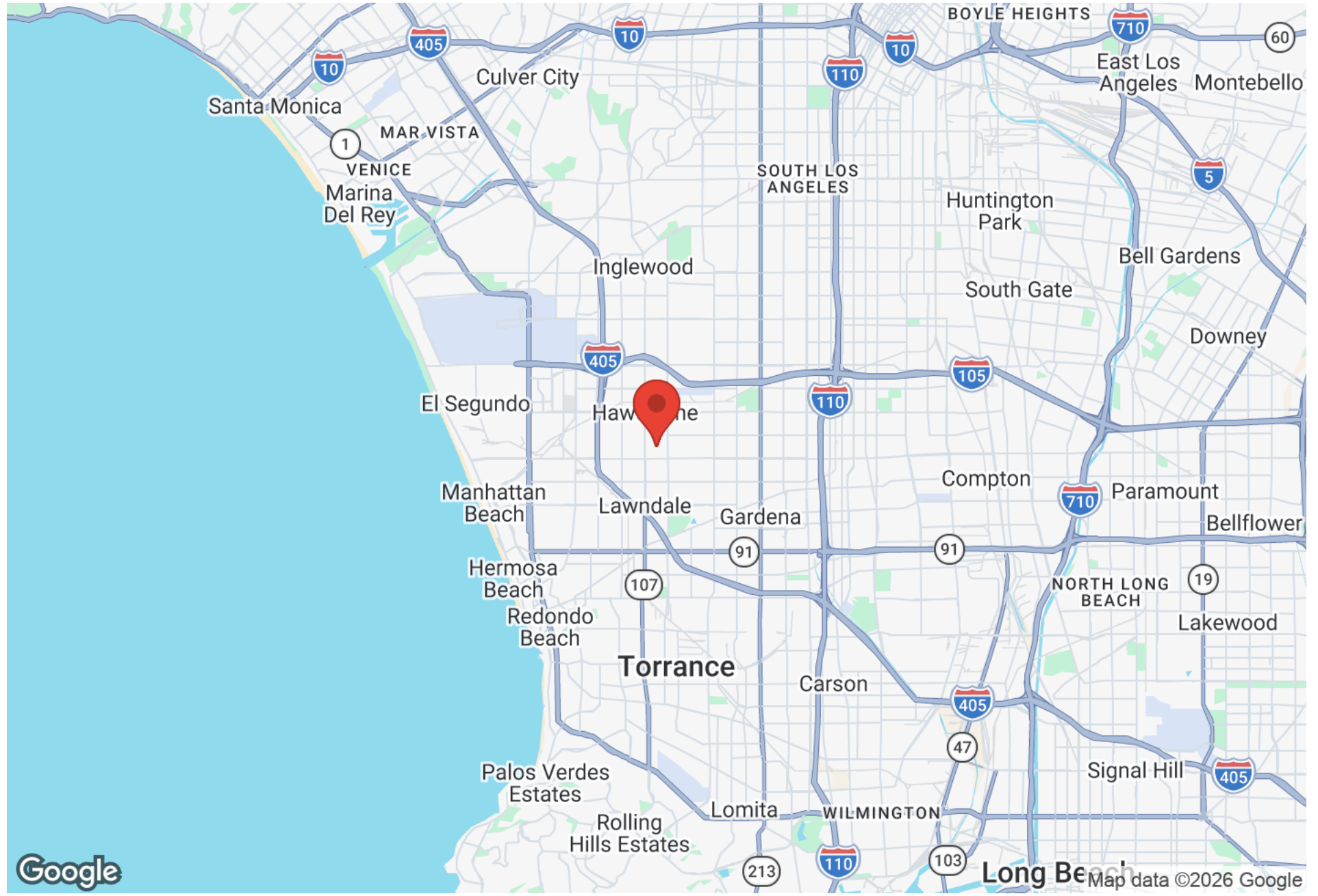
7 Unit Apartment Property



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| S 7 Unit Apartment Property
4205 & 4209 W 139th Street
Hawthorne, CA, 90250
\$1,900,000 | 1 12612 Kornblum Avenue
Hawthorne, CA, 90250
\$1,600,000 | 2 4351 West 142nd Street
Hawthorne, CA, 90250
\$1,750,000 | 3 12539 York Avenue
Hawthorne, CA, 90250
\$1,800,000 |
| 4 4707 West 120th Street
Hawthorne, CA, 90250
\$1,820,000 | 5 11922 Manor Drive
Hawthorne, CA, 90250
\$1,600,000 | 6 11943 Grevillea Avenue
Hawthorne, CA, 90250
\$2,300,000 | |

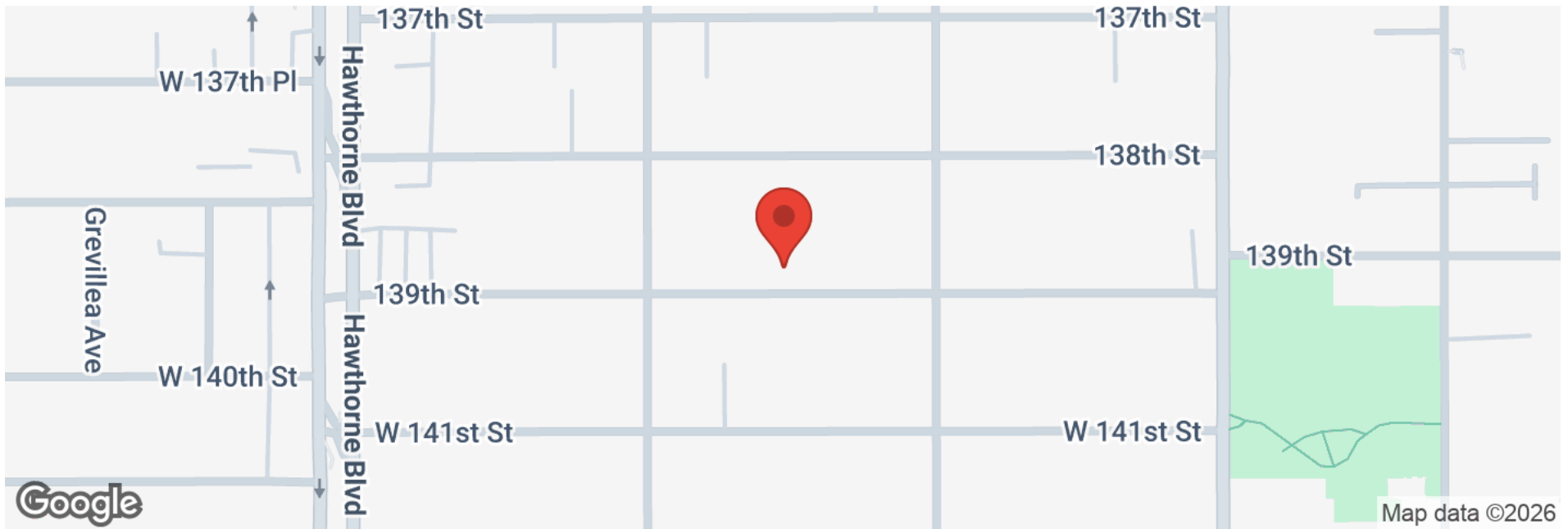
Regional Map

7 Unit Apartment Property



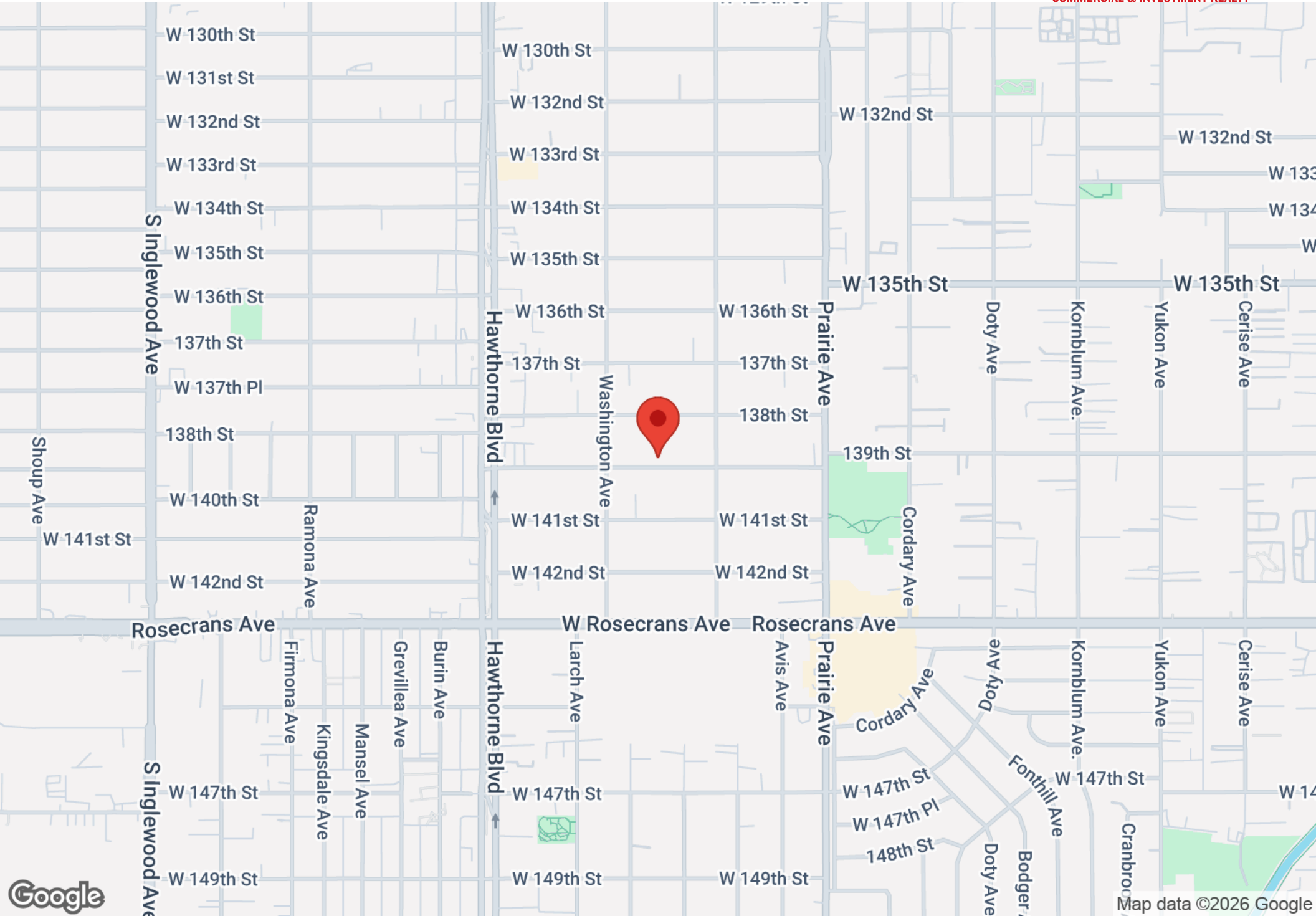
Location Maps

7 Unit Apartment Property



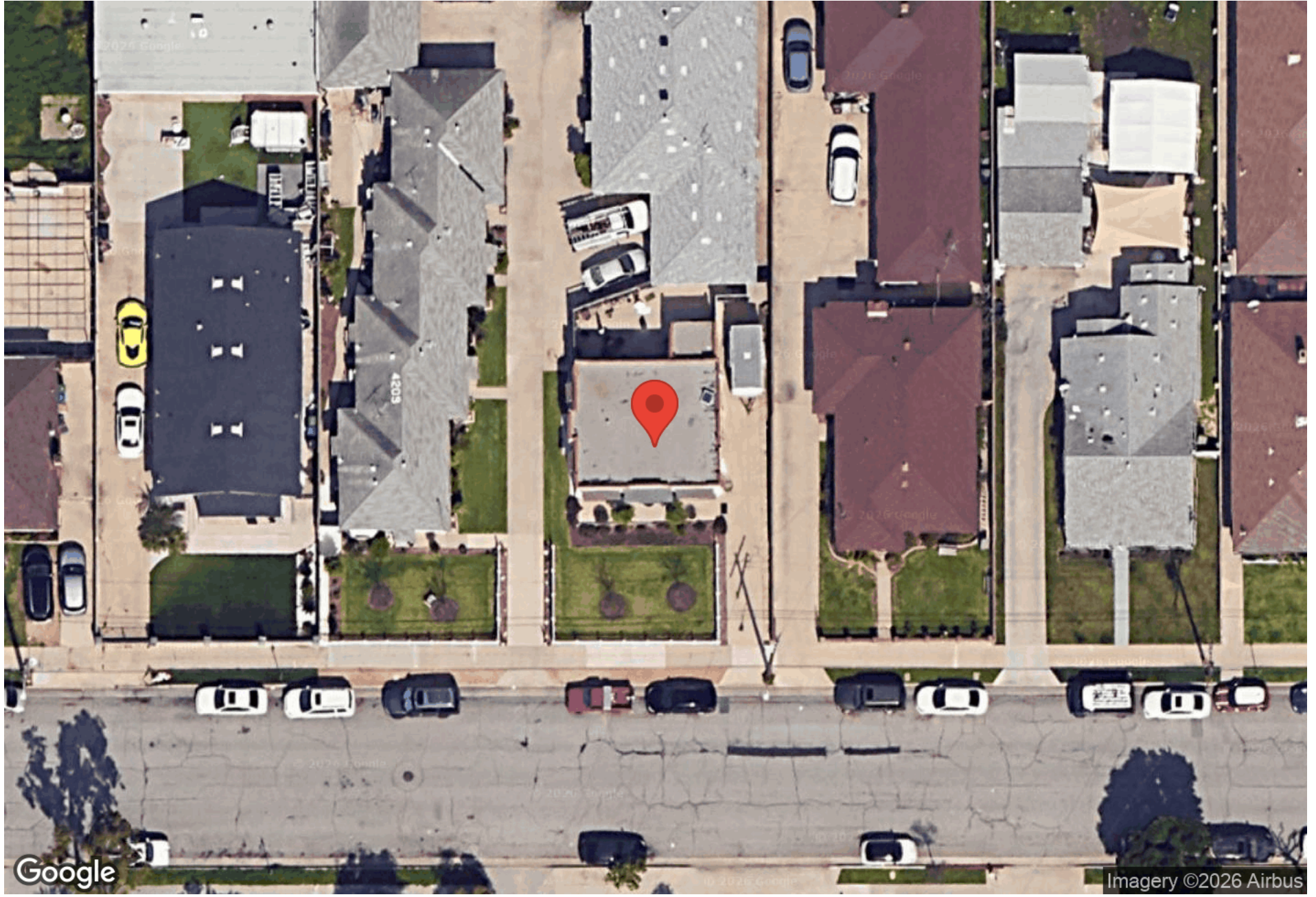
Business Map

7 Unit Apartment Property



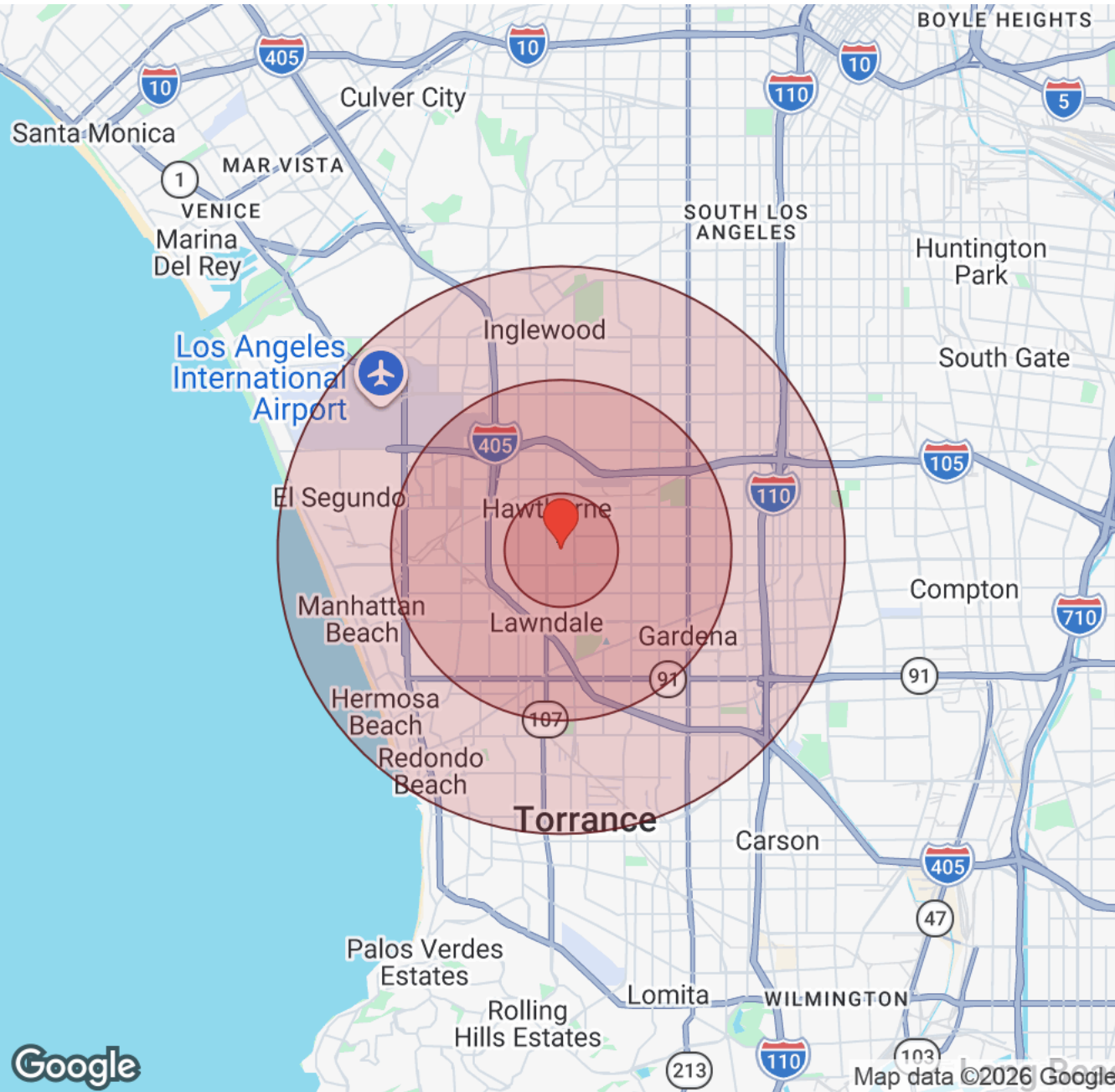
Aerial Map

7 Unit Apartment Property



Detailed Demographics

7 Unit Apartment Property



Population	1 Mile	3 Miles	5 Miles
Male	28,259	140,992	323,744
Female	29,638	146,465	338,157
Total Population	57,897	287,457	661,901

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,613	51,282	136,683
Black	11,979	48,638	137,278
Am In/AK Nat	58	316	794
Hawaiian	301	1,121	1,787
Hispanic	30,245	136,571	280,712
Asian	6,340	41,538	84,922
Multiracial	1,245	7,158	17,276
Other	116	862	2,515

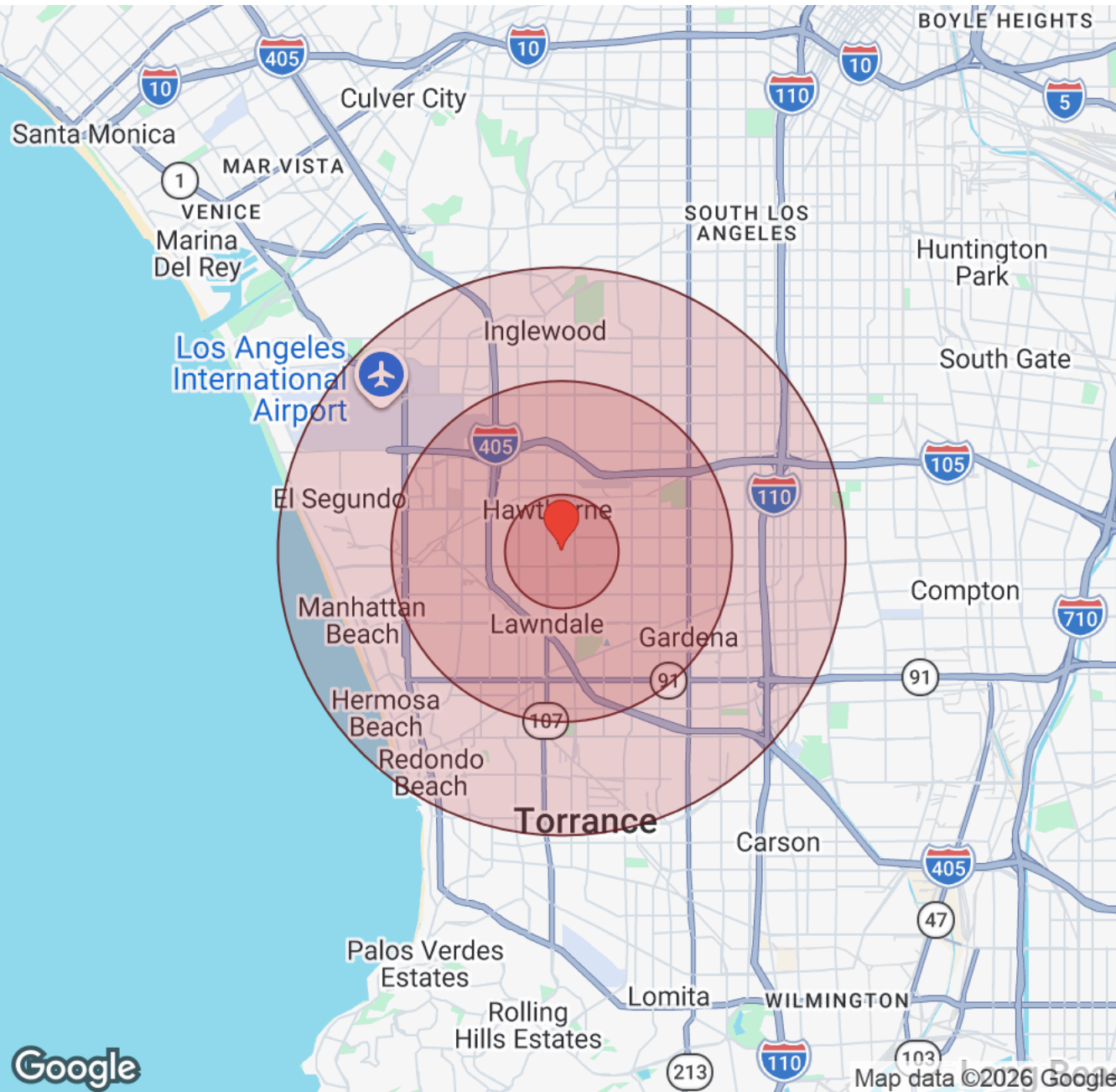
Housing	1 Mile	3 Miles	5 Miles
Total Units	21,776	107,975	258,420
Occupied	20,275	100,610	239,654
Owner Occupied	5,429	42,746	104,909
Renter Occupied	14,846	57,864	134,745
Vacant	1,501	7,366	18,766

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	3,218	15,357	34,607
Ages 5 - 9	3,632	17,346	39,744
Ages 10 - 14	3,732	17,783	40,645
Ages 15 - 19	3,901	18,311	41,345
Ages 20 - 24	3,721	17,384	37,911
Ages 25 - 29	4,580	20,415	45,190
Ages 30 - 34	5,350	23,625	52,853
Ages 35 - 39	4,517	22,084	50,496
Ages 40 - 44	4,197	20,479	46,108
Ages 45 - 49	3,777	18,830	42,638
Ages 50 - 54	3,842	18,954	44,107
Ages 55 - 59	3,593	18,280	43,387
Ages 60 - 64	3,218	17,285	41,045
Ages 65 - 69	2,387	14,004	33,859
Ages 70 - 74	1,765	10,586	25,720
Ages 75 - 79	1,172	7,558	18,840
Ages 80 - 84	702	4,805	11,951
Ages 85+	592	4,371	11,456

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Detailed Demographics

7 Unit Apartment Property



Income	1 Mile	3 Miles	5 Miles
Median	\$83,932	\$94,863	\$96,748
Under \$10k	802	4,214	11,792
\$10k - \$15k	731	2,807	7,128
\$15k - \$20k	476	2,250	5,823
\$20k - \$25k	423	2,178	6,133
\$25k - \$30k	501	2,550	5,825
\$30k - \$35k	858	3,125	6,750
\$35k - \$40k	921	3,179	6,847
\$40k - \$45k	662	3,050	7,058
\$45k - \$50k	624	2,586	5,763
\$50k - \$60k	1,537	5,859	13,010
\$60k - \$75k	1,581	8,736	19,841
\$75k - \$100k	2,859	12,298	27,424
\$100k - \$125k	2,071	10,599	23,532
\$125k - \$150k	1,651	7,865	17,575
\$150k - \$200k	1,807	11,098	26,023
Over \$200k	2,771	18,216	49,131

Distance: ● 1 Mile ● 3 Miles ● 5 Miles