



PROPERTY OVERVIEW

- ✓ **Property Address:** 12522 Cranbrook Ave. Hawthorne, CA 90250
- ✓ **Property Type:** Single-Family – 3br/ 2ba 1445sf with 7000sf lot
- ✓ **Property Condition:** Poor- Needs major rehab and reconstruction.
- ✓ **Area:** Fair- Hawthorne close to beaches and LAX. Predominately Multi-family neighborhood—Close to parks and Freeways.
- ✓ **Market Value*:** Comparables support a value of \$300,000.
- ✓ **Notable Information:** This gated property sits on a large lot, has ample parking space. Spanish tile flooring covers the entirety of the house as well. Located directly between the 105 and 405 freeways. Contains unpermitted construction although property is zoned R3.

** Market Value is determined by taking the median price point for recent comparable sales within the last 9 months and 1/2 mile from the subject*



THE INVESTMENT OPPORTUNITY

Quick Flip Opportunity Details:

- | | |
|--|--|
| ✓ Purchase Price: \$220,000 | ✓ Total Investment to Value: 83% |
| ✓ After Repair Value: \$300,000 | ✓ Liquidation Strategy: Quick Rehab Resale or Build-Out |
| ✓ Price to Value: 73% | ✓ Estimated Cash Return: \$50,000 less fees |
| ✓ Estimated Rehab Costs: 30,000 | ✓ Estimated Gross Return on Investment: 16% |
| ✓ Total Investment: \$250,000 | |

Investment Outlook: Rehab of the property is profitable but we believe this property is best utilized as a multi-family unit. The property is surrounded by other apartment buildings and the zoning should make for a great return or cash flow.

**The views expressed herein are only opinions. You are encouraged to do your own due diligence prior to making any investment decision.*

For more information about this or any of our investment opportunities please contact us at 800-915-6860 or invest@arrowcapitalgroup.com

12522 Cranbrook Ave. Hawthorne, CA 90250 Investment Analyzer

Buy/Flip Analysis

Property Information

| | | | | | | | |
|-----------------|----------------------|-----------------|-------|-------------------|-----------|---------------------|------|
| Location | 12522 Cranbrook Ave. | | | Year Built | 1941 | Condition: | Fair |
| Type: | Single Family | Sq. Ft.: | 1,445 | Lot Size: | 7,000 | Area Rating: | B |
| Bed/Bath | 3/2 | Other | | Purchased: | 2/10/2011 | Sold: | n/a |

| | |
|----------------------|-----------|
| Market Value: | \$300,000 |
| Buy price: | \$220,000 |
| Price/Value | 73.3% |

* Market data available upon request

| Conservative | | Expected | |
|---|------------------|---|------------------|
| Project Investment and Costs | | Project Investment and Costs | |
| Buy Price: | \$220,000 | Buy Price: | \$220,000 |
| *Rehab: | \$35,000 | *Rehab: | \$30,000 |
| Property Taxes Paid: | \$1,800 | Property Taxes Paid: | \$938 |
| Eviction/CFK: | \$0 | Eviction/CFK: | \$0 |
| Legal Filings: | \$40 | Legal Filings: | \$40 |
| Closing Costs: | \$3,000 | Closing Costs: | \$3,000 |
| Deed/Ins/Utilities: | \$900 | Deed/Ins/Utilities: | \$900 |
| Total Investment: | \$260,740 | Total Investment: | \$254,878 |
| Investment to Value Ratio: | 86.91% | Investment to Value Ratio: | 84.96% |
| *Rehab cost breakdown available upon request | | *Rehab cost breakdown available upon request | |
| Profit Projection | | Profit Projection | |
| Sales Price: | \$295,000 | Sales Price: | \$300,000 |
| Sales Commission: | \$5,900 | Sales Commission: | \$6,000 |
| Total Investment: | \$260,740 | Total Investment: | \$254,878 |
| Projected Gross Profit: | \$28,360 | Projected Gross Profit: | \$39,123 |
| *Sales Expense is 2% of estimated sales price | | *Sales Expense is 2% of estimated sales price | |
| Total Project return: | 10.88% | Total Project return: | 15.35% |
| **Projected Annual Return | 38.07% | **Projected Annual Return: | 53.72% |

** Projected Annual returns are based on a 3 1/2 month sales cycle.

**All Projections are estimated figures solely for example purposes and should not be construed as accurate. You are encouraged to conduct your own due diligence prior to making any investment decision.*



Lawyers Title

INSURANCE CORPORATION

Primary Owner: THE BANK OF NEW YORK MELLON, ; THE BANK OF NEW YORK,

Secondary Owner:

Mail Address: 1800 TAPO CANYON RD
SIMI VALLEY CA 93063

Site Address: 12522 CRANBROOK AVE
HAWTHORNE CA 90250

County: LOS ANGELES

Assessor Parcel Number: 4049-004-035

Housing Tract Number: 9681

Lot Number: 5

Page Grid: 733-E1

Legal Description: Lot: 5 Block: 5 Tract No: 9681 Abbreviated Description: LOT:5 BLK:5 CITY:REGION/CLUSTER: 14/14122 TR#:9681 TRACT NO 9681 1/2 VAC ALLEY ADJ ON E AND LOT 5 BLK 5 City/Muni/Twp: REGION/CLUSTER: 14/14122

Property Characteristics

| | | |
|------------------|-------------------|--------------------------------------|
| Bedrooms : 3 | Year Built : 1941 | Square Feet : 1,445 SF |
| Bathrooms : 2 | Garage : | Lot Size : 6,996 SF / 0.16 AC |
| Total Rooms : | Fireplace : | Number of Units : 1 |
| Zoning : HAR3YY | Pool : | Use Code : Single Family Residential |
| No of Stories : | | |
| Building Style : | | |

Sale Information

| | | |
|--------------------------------|--|----------------------|
| Transfer Date : 05/13/2010 | Seller : HERNANDEZ, CARLOS; HERNANDEZ, DELMY | |
| Transfer Value : \$267,750 | Document # : 10-0656396 | Cost/Sq Feet : \$185 |
| Title Company : LANDSAFE TITLE | | |

Assessment & Tax Information

| | | |
|------------------------------|------------------------------|-----------------------|
| Assessed Value : \$378,600 | Percent Improvement : 19.99% | Homeowner Exemption : |
| Land Value : \$302,900 | Tax Amount : \$4,651.94 | Tax Rate Area : 4-261 |
| Improvement Value : \$75,700 | Tax Account ID : | Tax Status : Current |
| Market Improvement Value : | Market Land Value : | Market Value : |
| Tax Year : 2010 | | |

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Lawyers Title

INSURANCE CORPORATION

Comparable Sales Data

THE BANK OF NEW YORK MELLON, ; THE BANK OF NEW YORK,
 12522 CRANBROOK AVE, HAWTHORNE 90250-4705
 APN: 4049-004-035 LOS ANGELES COUNTY

| Comparable Sales Data | | | | | | | | | | |
|-----------------------|---------------------------|------------|-----------|-------|----------|-----------|------|----------|------|---------|
| No. | Address | Date | Price | \$/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool | Proxim. |
| | Subject Property | 05/13/2010 | \$267,750 | \$185 | 1,445 | /3/2 | 1941 | 6,996 SF | | |
| 1 | <u>4094 W 133RD ST</u> | 11/01/2010 | \$375,000 | \$266 | 1,407 | /3/2 | 1948 | 6,247 SF | | .77Mi. |
| 2 | <u>3226 W 133RD ST</u> | 08/09/2010 | \$370,000 | \$420 | 880 | /2/1 | 1940 | 5,597 SF | | .62Mi. |
| 3 | <u>13455 KORNBLUM AVE</u> | 01/14/2011 | \$330,000 | \$195 | 1,684 | /3/2 | 1968 | 5,306 SF | | .64Mi. |
| 4 | <u>3339 W 135TH ST</u> | 10/22/2010 | \$300,000 | \$269 | 1,115 | /3/2 | 1940 | 5,597 SF | | .67Mi. |
| 5 | <u>13307 FLORWOOD AVE</u> | 06/04/2010 | \$300,000 | \$177 | 1,692 | /3/2 | 1924 | 5,597 SF | | .57Mi. |
| 6 | <u>4099 W 130TH ST</u> | 06/16/2010 | \$300,000 | \$189 | 1,580 | /3/2 | 1963 | 5,898 SF | | .67Mi. |
| 7 | <u>3130 W 134TH ST</u> | 10/25/2010 | \$285,000 | \$270 | 1,052 | /2/2 | 1940 | 5,597 SF | | .73Mi. |
| 8 | <u>12540 YORK AVE</u> | 11/01/2010 | \$282,000 | \$208 | 1,352 | /2/1 | 1950 | 4,948 SF | | .51Mi. |
| 9 | <u>3812 W 119TH PL</u> | 07/07/2010 | \$280,000 | \$225 | 1,244 | /3/1 | 1946 | 5,750 SF | | .43Mi. |
| 10 | <u>3237 W 132ND ST</u> | 12/15/2010 | \$280,000 | \$243 | 1,148 | /2/1 | 1940 | 7,349 SF | | .54Mi. |

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Comparable Sales Data

| No. Address | Date | Price | \$/SF Bid/Area | RM/BR/Bth | YB | Lot Area | Pool | Proxim. |
|-------------|------|-------|----------------|-----------|----|----------|------|---------|
|-------------|------|-------|----------------|-----------|----|----------|------|---------|

| | | | | | | | | |
|-------------------------|------------|-----------|-------|-------|------|------|----------|--|
| Subject Property | 05/13/2010 | \$267,750 | \$185 | 1,445 | /3/2 | 1941 | 6,996 SF | |
|-------------------------|------------|-----------|-------|-------|------|------|----------|--|

| | | | | | | | | | |
|----------|-------------------------------|------------|-----------|-------|-------|------|------|----------|--------|
| 1 | <u>4094 W 133RD ST</u> | 11/01/2010 | \$375,000 | \$266 | 1,407 | /3/2 | 1948 | 6,247 SF | .77Mi. |
|----------|-------------------------------|------------|-----------|-------|-------|------|------|----------|--------|

HAWTHORNE, CA 90250-5908

APN: 4045-027-002 Document #: 10-1565779 Document Type: Grant Deed Price Code: F

Land Use: Single Family Residential

Legal: Lot: 179 Subdivision: BURLEIGH TRACT MapRef: MB13 PG118&119 Abbreviated Description: Lot: 179

Subdivision: BURLEIGH TRACT Map Ref: MB13 PG118&119 City/Muni/Twp: HAWTHORNE City/Muni/Twp: HAWTHORNE

Buyer Name: TORRES, SILVIA TORRES, FERNANDO

Seller Name: THE PAMELA V JOHNSON LIVING TRUST JOHNSON, PAMELA V

| | | | | | | | | | |
|----------|-------------------------------|------------|-----------|-------|-----|------|------|----------|--------|
| 2 | <u>3226 W 133RD ST</u> | 08/09/2010 | \$370,000 | \$420 | 880 | /2/1 | 1940 | 5,597 SF | .62Mi. |
|----------|-------------------------------|------------|-----------|-------|-----|------|------|----------|--------|

HAWTHORNE, CA 90250-6304

APN: 4053-015-007 Document #: 10-1098915 Document Type: Grant Deed Price Code: F

Land Use: Single Family Residential

Legal: Lot: 95 Tract No: 12216 MapRef: MB227 PG23&24 Abbreviated Description: Lot: 95 Tract No: 12216 Map Ref: MB227

PG23&24

Buyer Name: BUSTAMANTE, MANUEL BUSTAMANTE, MIRIAM

Seller Name: SAUCEDO, GILBERT

| | | | | | | | | | |
|----------|----------------------------------|------------|-----------|-------|-------|------|------|----------|--------|
| 3 | <u>13455 KORNBLUM AVE</u> | 01/14/2011 | \$330,000 | \$195 | 1,684 | /3/2 | 1968 | 5,306 SF | .64Mi. |
|----------|----------------------------------|------------|-----------|-------|-------|------|------|----------|--------|

HAWTHORNE, CA 90250-6223

APN: 4050-021-020 Document #: 11-0086143 Document Type: Grant Deed Price Code: F

Land Use: Single Family Residential

Legal: Lot: 133 Tract No: 874 MapRef: MB17 PG110&111 Abbreviated Description: Lot: 133 Tract No: 874 Map Ref: MB17

PG110&111 City/Muni/Twp: HAWTHORNE City/Muni/Twp: HAWTHORNE

Buyer Name: TORRES, EDUARDO A

Seller Name: CACERES, GERMAN M CACERES, SILVIA D

| | | | | | | | | | |
|----------|-------------------------------|------------|-----------|-------|-------|------|------|----------|--------|
| 4 | <u>3339 W 135TH ST</u> | 10/22/2010 | \$300,000 | \$269 | 1,115 | /3/2 | 1940 | 5,597 SF | .67Mi. |
|----------|-------------------------------|------------|-----------|-------|-------|------|------|----------|--------|

HAWTHORNE, CA 90250-6342

APN: 4053-025-023 Document #: 10-1510795 Document Type: Grant Deed Price Code: F

Land Use: Single Family Residential

Legal: Lot: 178 Tract No: 12256 MapRef: MP229 PG9&10 Abbreviated Description: Lot: 178 Tract No: 12256 Map Ref: MP229

PG9&10 City/Muni/Twp: HAWTHORNE City/Muni/Twp: HAWTHORNE

Buyer Name: ERQUIZA, FERDINAND ERQUIZA, SALUD

Seller Name: GODOY, MARCOS S GODOY, FRANCISCA P

| | | | | | | | | | |
|----------|----------------------------------|------------|-----------|-------|-------|------|------|----------|--------|
| 5 | <u>13307 FLORWOOD AVE</u> | 06/04/2010 | \$300,000 | \$177 | 1,692 | /3/2 | 1924 | 5,597 SF | .57Mi. |
|----------|----------------------------------|------------|-----------|-------|-------|------|------|----------|--------|

HAWTHORNE, CA 90250-6149

APN: 4050-024-023 Document #: 10-0763372 Document Type: Grant Deed Price Code: F

Land Use: Single Family Residential

Legal: Lot: 23 Tract No: 8679 MapRef: MP105 PG49&50 Abbreviated Description: Lot: 23 Tract No: 8679 Map Ref: MP105

PG49&50 City/Muni/Twp: HAWTHORNE City/Muni/Twp: HAWTHORNE

Buyer Name: VALADEZ, DAISSY

Seller Name: RAMOS, JOSE E

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Comparable Sales Data

| No. Address | Date | Price | \$/SF | Bid/Area | RM/BR/Bth | YB | Lot Area | Pool | Proxim. |
|--|-------------------|------------------|--------------|--------------|-------------|-------------|-----------------|------|---------------|
| 6 <u>4099 W 130TH ST</u> HAWTHORNE, CA 90250-5212 | 06/16/2010 | \$300,000 | \$189 | 1,580 | /3/2 | 1963 | 5,898 SF | | .67Mi. |
| APN: 4045-024-007 Document #: 10-0822312 Document Type:Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:41 Tract No:1418 MapRef:MB18 PG147 Abbreviated Description:Lot:41 Tract No:1418 Map Ref:MB18 PG147City/Muni/Twp:HAWTHORNE City/Muni/Twp:HAWTHORNE Buyer Name: URBAN, BRIAN URBAN, JENNA M Seller Name: AURORA LOAN SERVICES LLC | | | | | | | | | |

| | | | | | | | | | |
|---|-------------------|------------------|--------------|--------------|-------------|-------------|-----------------|--|---------------|
| 7 <u>3130 W 134TH ST</u> HAWTHORNE, CA 90250-6351 | 10/25/2010 | \$285,000 | \$270 | 1,052 | /2/2 | 1940 | 5,597 SF | | .73Mi. |
| APN: 4053-021-008 Document #: 10-1524528 Document Type:Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:146 Tract No:12216 MapRef:MB227 PG23&24 Abbreviated Description:Lot:146 Tract No:12216 Map Ref:MB227 PG23&24City/Muni/Twp:UNINCORPORATED City/Muni/Twp:UNINCORPORATED Buyer Name: RAMOS, RENE RAMOS, ENA P Seller Name: GOMEZ, ALFREDO GOMEZ, LESLIE M | | | | | | | | | |

| | | | | | | | | | |
|--|-------------------|------------------|--------------|--------------|-------------|-------------|-----------------|--|---------------|
| 8 <u>12540 YORK AVE</u> HAWTHORNE, CA 90250-4616 | 11/01/2010 | \$282,000 | \$208 | 1,352 | /2/1 | 1950 | 4,948 SF | | .51Mi. |
| APN: 4046-024-013 Document #: 10-1561398 Document Type:Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:29-31 Block:I Subdivision:TOWN OF HAWTHORNE MapRef:MB8 PG158 Abbreviated Description:Lot:29-31 Block:I Subdivision:TOWN OF HAWTHORNE Map Ref:MB8 PG158City/Muni/Twp:HAWTHORNE City/Muni/Twp:HAWTHORNE Buyer Name: ROSS, JULIA ITZA Seller Name: SD SEAPORT LP | | | | | | | | | |

| | | | | | | | | | |
|---|-------------------|------------------|--------------|--------------|-------------|-------------|-----------------|--|---------------|
| 9 <u>3812 W 119TH PL</u> HAWTHORNE, CA 90250-3226 | 07/07/2010 | \$280,000 | \$225 | 1,244 | /3/1 | 1946 | 5,750 SF | | .43Mi. |
| APN: 4048-011-023 Document #: 10-0923565 Document Type:Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:824 Tract No:2603 MapRef:MB26 PG64 Abbreviated Description:Lot:824 Tract No:2603 Map Ref:MB26 PG64City/Muni/Twp:HAWTHORNE City/Muni/Twp:HAWTHORNE Buyer Name: HERRERA JR, JORGE A HERRERA, ERIKA I Seller Name: CANTERBURY LOTS 68 LLC | | | | | | | | | |

| | | | | | | | | | |
|--|-------------------|------------------|--------------|--------------|-------------|-------------|-----------------|--|---------------|
| 10 <u>3237 W 132ND ST</u> HAWTHORNE, CA 90250-5503 | 12/15/2010 | \$280,000 | \$243 | 1,148 | /2/1 | 1940 | 7,349 SF | | .54Mi. |
| APN: 4053-007-020 Document #: 10-1854165 Document Type:Grant Deed Price Code: F Land Use: Single Family Residential Legal: Lot:44 Tract No:12216 MapRef:MB227 PG23&24 Abbreviated Description:Lot:44 Tract No:12216 Map Ref:MB227 PG23&24City/Muni/Twp:HAWTHORNE City/Muni/Twp:HAWTHORNE Buyer Name: LINGAO LINGAO, ENRICO LINGAO LINGAO, GLORIA T Seller Name: WELCH, DARLENE TRUST OF JAMES & DELIA CAMRON | | | | | | | | | |

Area Sales Analysis

| | | | |
|---------------------|------------------------|----------------------|----------------------|
| Total Area Sales | 10 | Median # of Bedrooms | 3 |
| Median Lot Size | 5,597 SF | Median # of Baths | 2 |
| Median Living Area | 1,298 SF | Median Year Built | 1943 |
| Price Range - 2 Yrs | \$280,000 to \$375,000 | Age Range | 43 years to 87 years |
| Median Value | \$300,000 | Median Age | 68 years |

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