

**7 UNITS**

**1256 Gardena Blvd**

**GARDENA, CA 90247**

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# INVESTMENT OVERVIEW

# SUMMARY

1256 Gardena Blvd, Gardena, CA 90247

ASKING PRICE

\$2,375,000

UNITS

7

UNIT MIX

7 (2-BED / 1.5-BATH)

TOTAL BUILDING SQ. FT.

7,538

TOTAL LOT SQ. FT.

9,776

YEAR BUILT

1964

ZONING

GACR

APN

6111-006-010

# HIGHLIGHTS

- Great Unit mix: (6) 2-bedroom/1.5-bath townhouse style units & (1) 2-bedroom/1.5-bath unit
- Great Condition: Copper plumbing throughout, 6 units have been renovated
- Great pocket of Gardena – Only Subject to 1482
- 9 parking spots available with ample street parking
- 5.51% CAP | 11.99 GRM



The Stiegler Takahashi Group is proud to present a rare investment opportunity in a prime pocket of Gardena. This well-maintained 7-unit property offers an ideal unit mix consisting of six spacious 2-bedroom, 1.5-bath townhouse-style units and one additional 2-bedroom, 1.5-bath unit. With copper plumbing throughout and six of the units already renovated, this asset is in excellent condition and primed for strong rental performance. The property is conveniently located in a highly desirable area and is only subject to AB 1482 rent control, offering more flexibility for investors. With nine on-site parking spots and ample street parking, tenants enjoy ease and convenience. Offering a solid 5.51% CAP rate and an 11.99 GRM, this is a standout investment with both immediate cash flow and long-term upside.



PROPERTY  
PHOTOGRAPHS



# PROPERTY PHOTOGRAPHS



# FINANCIAL ANALYSIS

## PROPERTY METRICS

PRICE	\$2,375,000
UNITS	7
BUILDING SQ. FT.	7,538
LOT SQ FT	9,776
YEAR BUILT	1926
PRICE / UNIT	\$339,286
PRICE / SQ FT	\$315.07

## INCOME DATA

	CURRENT	PRO FORMA
NOI	\$130,836	\$144,624
CAP	5.51%	6.09%
GRM	11.99	10.96

## PROPOSED FINANCING

DOWN PAYMENT	\$902,500
LOAN AMOUNT	\$1,472,500
INTEREST RATE	6.000%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.23



# LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange—is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

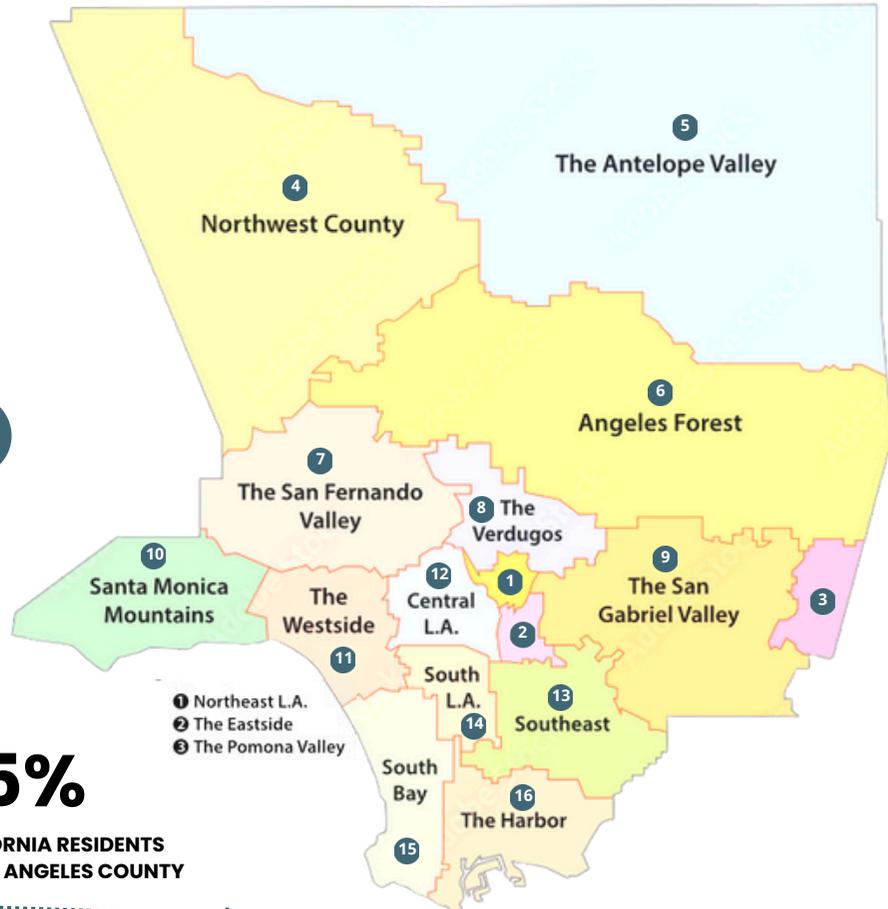
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion—placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

# LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- |                        |                            |
|------------------------|----------------------------|
| 1. NORTHEAST L.A.      | 9. SAN GABRIEL VALLEY      |
| 2. THE EASTSIDE        | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY       | 11. THE WESTSIDE           |
| 4. NORTHWEST COUNTY    | 12. CENTRAL L.A.           |
| 5. ANTELOPE VALLEY     | 13. SOUTHEAST              |
| 6. ANGELES FOREST      | 14. SOUTH LA               |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY              |
| 8. THE VERDUGOS        | 16. THE HARBOR             |



LOS ANGELES CALIFORNIA  
9.83 MILLION  
39.24 MILLION

## 25%

OF ALL CALIFORNIA RESIDENTS  
LIVE WITHIN LOS ANGELES COUNTY



# LISTING TEAM



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