

2859 W 235th St
Torrance, CA 90505

\$1,985,000



JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770

(310) 403-9145 | STEPHEN@LYONSTAHL.COM



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INVESTMENT OVERVIEW

SUMMARY



2859 W 235th St. Torrance ,CA 90505

ASKING PRICE	\$1,985,000
UNITS	4
UNIT MIX	1 (3-BED / 2-BATH) 2 (2-BED / 2 BATH) 1 (2-BED / 1 BATH)
TOTAL BUILDING SQ. FT.	4,756
TOTAL LOT SQ. FT.	6,529
YEAR BUILT	1964
ZONING	TORR-MD
APN	7369-010-025

HIGHLIGHTS

- Unit Mix: (1) 3BD/2BA, (1) 2BD/1BA, and (2) 2BD/2BA Townhome-Style Units
- 4,756 SqFt Building on a 6,529 SqFt Corner Lot
- One Unit Fully Renovated
- Private Outdoor Patio Spaces for All Units
- 100% Electric Building with No Gas and Separately Metered Units
- 4 Enclosed Garage Spaces with EV Charging Outlets
- Approximately 50% Upside in Current Rents

THE OFFERING



Stiegler | Takahashi Group is pleased to present 2859 W 235th St, an exceptional 4-unit investment property situated on a desirable corner lot in prime Torrance, offering a strong unit mix of (1) 3BD/2BA, (1) 2BD/1BA, and (2) 2BD/2BA townhome-style units across 4,756 SqFt of living area on a 6,529 SqFt lot. One of the 2BD/2BA units has been fully renovated, and all units feature private outdoor patio spaces, enhancing tenant appeal and livability. The property includes 4 enclosed garage parking spaces with EV charging outlets and is a 100% electric building with no gas, with each unit separately metered, providing operational efficiency and reduced landlord utility exposure. With approximately 50% upside in current rents and close proximity to top-rated schools, parks, retail, and major South Bay employment centers, this offering presents an outstanding value-add investment opportunity in one of Torrance's most stable and in-demand rental submarkets.



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,985,000
UNITS	4
BUILDING SQ. FT.	4,756
LOT SQ FT	6,529
YEAR BUILT	1964
PRICE / UNIT	\$496,250
PRICE / SQ FT	\$417.37

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$57,029	\$101,552
CAP	2.87%	5.12%
GRM	19.99	13.67

PROPOSED FINANCING

DOWN PAYMENT	\$794,000
LOAN AMOUNT	\$1,191,000
INTEREST RATE	6.000%
AMORTIZATION	30
DEBT COVERAGE RATIO	0.67

LYON STAHL
INVESTMENT REAL ESTATE

OPERATING DATA

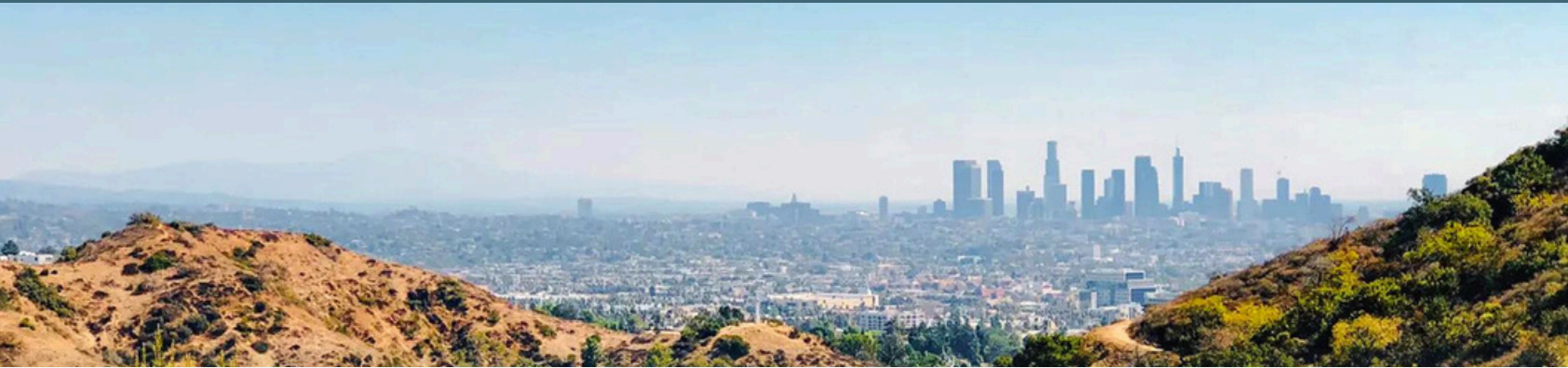
	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$94,656		\$121,200	
LESS: VACANCY RESERVE	\$ 2,840	3.0%	\$ 6,060	5.0%
GROSS OPERATING INCOME	\$91,816		\$ 115,140	
LESS: EXPENSES	\$ 36,065	38%	\$ 36,065	30%
NET OPERATING INCOME	\$ 55,752		\$79,075	
LESS: LOAN PAYMENTS PRE-TAX	\$ 39,570		\$ 39,570	
CASH FLOW	\$ 16,181	2.94%	\$ 39,905	7.18%
PRINCIPAL REDUCTION	\$ 6,754		\$ 6,754	
TOTAL RETURN BEFORE TAXES	\$ 22,935	4.17%	\$ 46,259	8.41%
CURRENT EXPENSES				
NEW TAXES (ESTIMATED)			\$ 24,813	
MAINTENANCE			\$ 3,972	
INSURANCE			\$ 5,707	
UTILITIES			\$ 3,600	
LANDSCAPING			\$ 1,200	
TOTAL EXPENSES:			\$ 39,291.70	
EXPENSES AS % SGI			39.57%	
PER NET SQ.FT.			\$ 8.26	
PER UNIT:			\$ 9,822.93	

LYON STAHL
INVESTMENT REAL ESTATE

OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$99,300		\$145,200	
LESS: VACANCY RESERVE	\$2,979	3.0%	\$ 4,356	5.0%
GROSS OPERATING INCOME	\$96,321		\$ 140,844	
LESS: EXPENSES	\$ 39,292	40%	\$ 39,292	27%
NET OPERATING INCOME	\$ 57,029		\$ 101,552	
LESS: LOAN PAYMENTS PRE-TAX	\$ 85,688		\$ 85,688	
CASH FLOW	\$ (28,658)	-3.61%	\$ 15,865	2.0%
PRINCIPAL REDUCTION	\$ 14,626		\$ 14,626	
TOTAL RETURN BEFORE TAXES	\$ (14,033)	-1.77%	\$ 30,490	3.84%
CURRENT EXPENSES				
NEW TAXES (ESTIMATED)			\$ 24,813	
MAINTENANCE			\$ 3,972	
INSURANCE			\$ 5,707	
UTILITIES			\$ 3,600	
LANDSCAPING			\$ 1,200	
PROPERTY MANAGEMENT (5%)			\$ 5,298	
TOTAL EXPENSES:			\$ 39,291.70	
EXPENSES AS % SGI			39.57%	
PER NET SQ.FT.			\$ 8.26	
PER UNIT:			\$ 9,822.93	

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 |

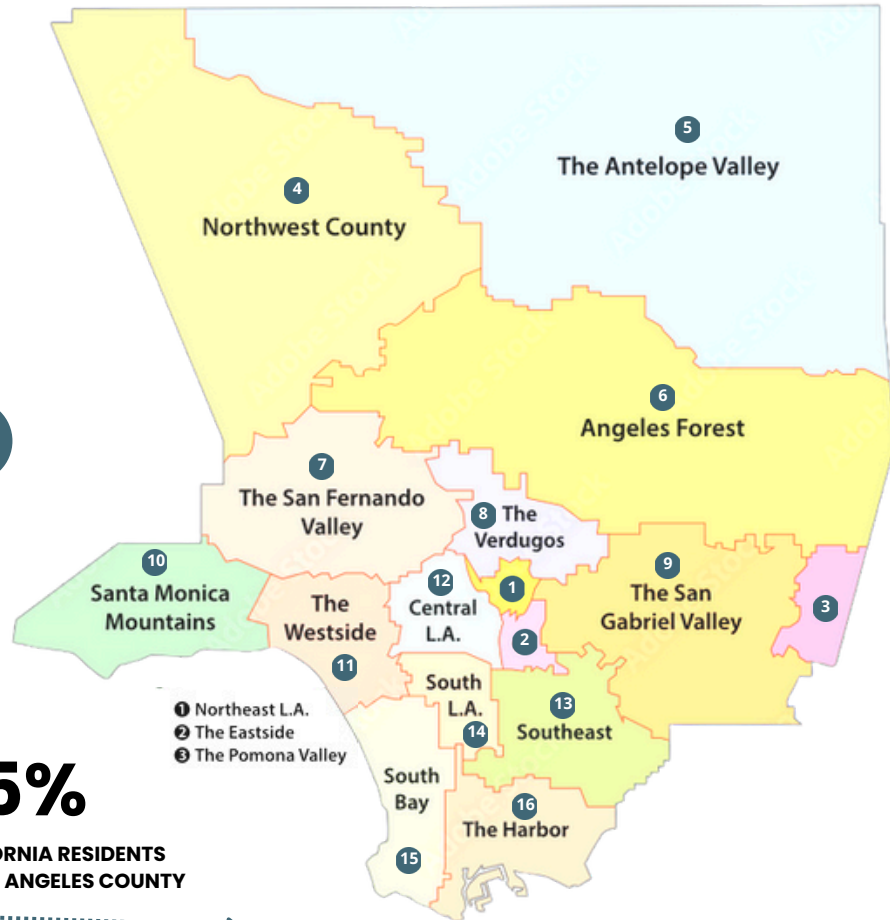


LOS ANGELES
CALIFORNIA

9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



**STEPHEN
TAKAHASHI**

FIRST VICE PRESIDENT

DRE 019944770
CELL: (310) 403-9145
OFFICE: (310) 890-5270
STEPHEN@LYONSTAHL.COM

MEET THE TEAM



**JOHNNIE
STIEGLER**

FIRST VICE PRESIDENT

DRE 01981957
CELL: (310) 447-2213
OFFICE: (310) 990-9685
JOHNNIE@LYONSTAHL.COM



**FLETCHER
NORSEEN**

ASSOCIATE AGENT



JOHNNIE STIEGLER

FIRST VICE PRESIDENT | DRE 01981957

(310) 447-2213 | JOHNNIE@LYONSTAHL.COM

STEPHEN TAKAHASHI

FIRST VICE PRESIDENT | DRE 01944770

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