

2859 W 235th St
Torrance, CA 90505

\$1,985,000



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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 moststable and in-demand rental submarkets.

**PROPERTY
PHOTOGRAPHS**



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	6.0000%
AMORTIZATION	30
DEBT COVERAGE RATIO	0.67

INCOME AND EXPENSES

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	3-BED / 2-BATH		\$3,100	\$ 3,600
1	2-BED / 2- BATH		\$ 2,325	\$ 2,900
1	2-BED / 2- BATH		\$ 1,450	\$ 2,900
1	2-BED / 1- BATH		\$ 1,400	\$ 2,700

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

INCOME AND EXPENSES—After Rent Increases

RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	3-BED / 2-BATH		\$ 3,100	\$ 3,600
1	2-BED / 2- BATH		\$2,325	\$ 2,900
1	2-BED / 2- BATH		\$ 1,450	\$ 1,450
1	2-BED / 1- BATH		\$ 1,400	\$ 2,700

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



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

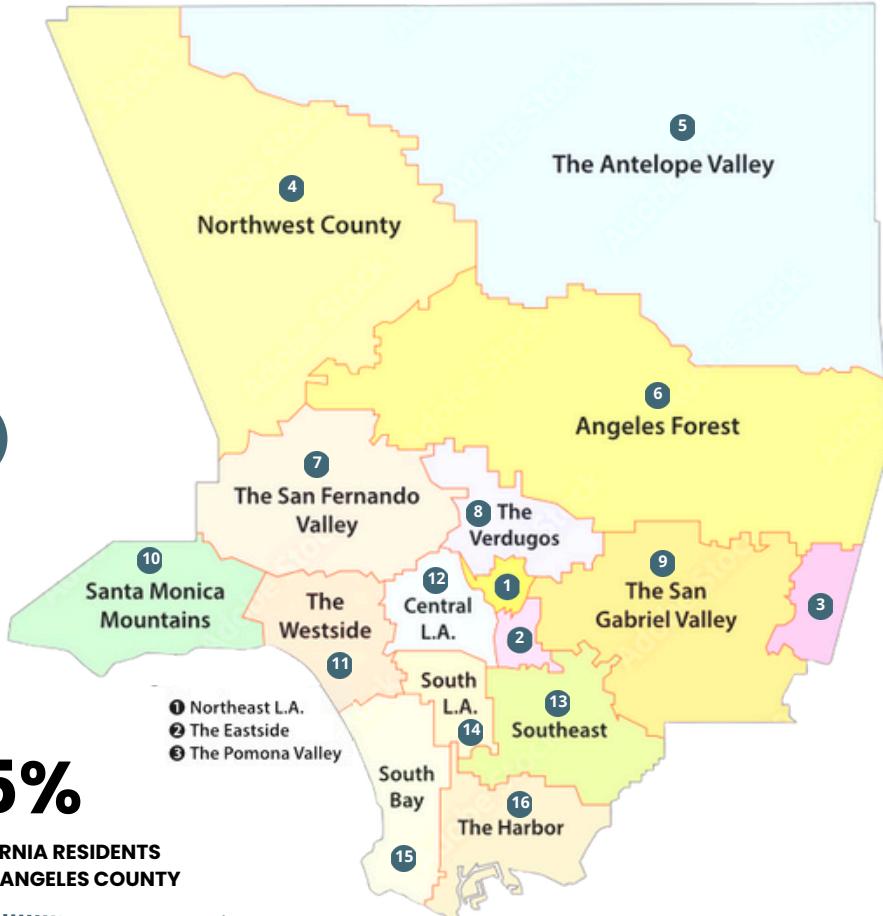
DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES),
IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF
NEIGHBORHOODS GEOGRAPHIC REGIONS:

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



LOS ANGELES
CALIFORNIA
9.83 MILLION
39.24 MILLION

25%
OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM

THE STIEGLER TAKAHASHI INVESTMENT GROUP

LYONSTAHL
INVESTMENT REAL ESTATE



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MEET THE TEAM



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