

*Click Links for
Virtual Tour!*
3757 3759

2 UNITS

3757-3759 W 182nd St
Torrance, CA 90504



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INVESTMENT OVERVIEW

SUMMARY

3757 - 3759 W 182nd St, Torrance, CA 90504

ASKING PRICE **\$1,350,000**

UNITS **2**

UNIT MIX **1 (4-BED / 2-BATH) 1 (2-BED / 1 BATH)**

TOTAL BUILDING SQ. FT. **2,290**

TOTAL LOT SQ. FT. **5,565**

YEAR BUILT **1953**

ZONING **TORR-LM**

APN **4088-017-002**

HIGHLIGHTS

- **Newly Renovated Duplex in turnkey condition**
- **Prime Northwest Torrance Location with strong tenant demand**
- **Two Separate Residences - 4BD/2BA front house & 2BD/1BA rear unit**
- **Corner Lot + 4 Garage Spaces - rare for the submarket**
- **Separately Metered Utilities for streamlined operations**
- **Major plumbing upgrade completed - brand-new 4" ABS sewer line at 3757 from all in-home drains to the city, plus a newly installed sewer line inside 3759**

THE OFFERING



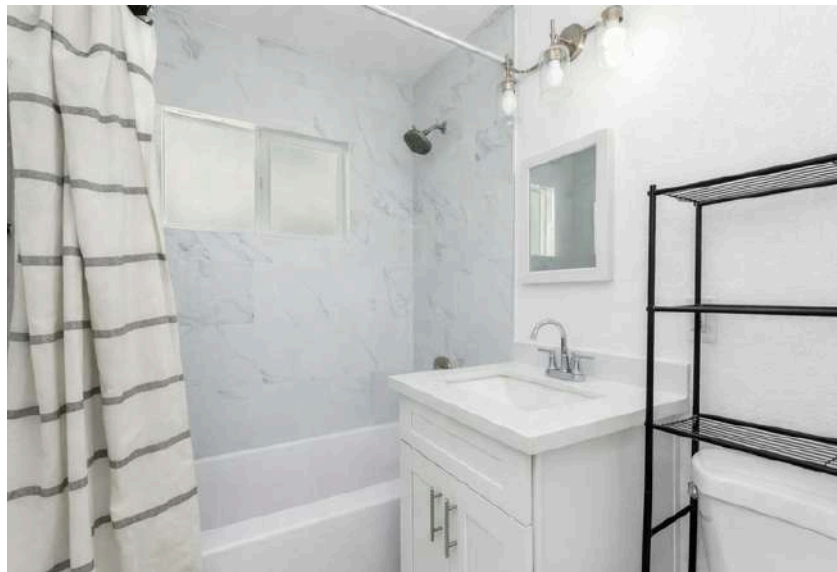
The Stiegler Takahashi Group is proud to present this newly renovated, turnkey duplex in the heart of Northwest Torrance, where strong tenant demand meets rare investment opportunity. Featuring a 4-bedroom, 2-bath front house and a 2-bedroom, 1-bath rear unit on a coveted corner lot with four garage spaces, this property is built for both comfort and convenience. Separately metered utilities make management a breeze, while recent major plumbing upgrades, including a brand-new 4" ABS sewer line at 3757 and an updated line inside 3759—ensure worry-free living. With modern upgrades, a prime location, and exceptional rental potential, this duplex is a standout in the Torrance market.



**PROPERTY
PHOTOGRAPHS**



3757
PHOTOGRAPHS



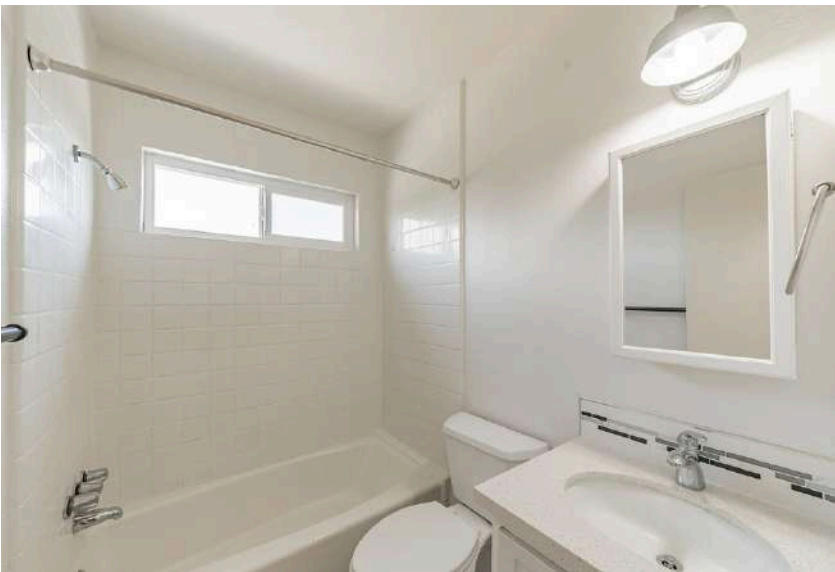
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PHOTOGRAPHS



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PHOTOGRAPHS



3759
PHOTOGRAPHS



FINANCIAL ANALYSIS

PRICING ANALYSIS

PROPERTY METRICS

PRICE	\$1,350,000
UNITS	2
BUILDING SQ. FT.	2,290
LOT SQ FT	5,565
YEAR BUILT	1953
PRICE / UNIT	\$675,000
PRICE / SQ FT	\$589.52

INCOME DATA

	CURRENT	PRO FORMA
NOI	\$ 65,528	\$ 66,032
CAP	4.85%	4.89%
GRM	15.20	14.80

PROPOSED FINANCING

DOWN PAYMENT	\$513,000
LOAN AMOUNT	\$837,000
INTEREST RATE	5.800%
AMORTIZATION	30

RENT ROLL				
UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	4-BED / 2-BATH		\$ 4,350	\$4,500
1	2-BED / 1- BATH		\$ 3,050	\$ 3,100
MONTHLY SCHEDULED RENTAL INCOME			\$ 7,400	\$ 7,600
ANNUALIZED SCHEDULED GROSS INCOME			\$ 88,000	\$91,200

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.

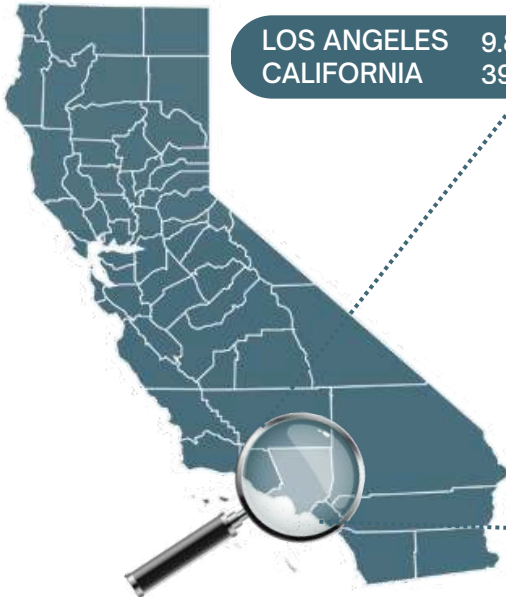
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. 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 |

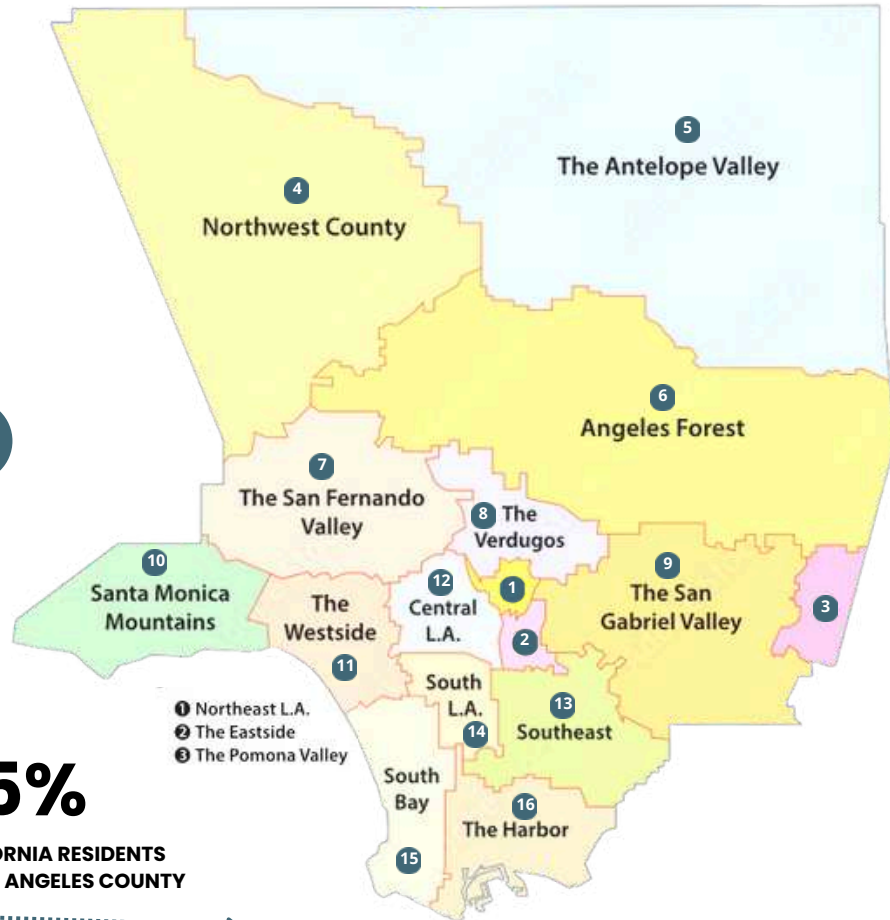


LOS ANGELES
CALIFORNIA

9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



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