



2144 W 182nd St
Torrance, CA 90504



TABLE OF CONTENTS

4

PROPERTY SUMMARY

Overview
Investment Highlights
Location Highlights

8

FINANCIALS

Rent Roll
Overview & Assumptions
Cash Flow Projections

11

DEMOGRAPHICS

Area Demographics
Projected Growth

14

TORRANCE

About Torrance

EXCLUSIVELY PRESENTED BY:



**HIROKO NISHIKAWA
NAUMANN**

REALTOR

Mobile: (310)951-8233

hirokonaumann@gmail.com

License #: 01848521



RE/MAX ESTATE PROPERTIES

124 Washington Blvd
Marina del Rey, CA 90292

Office: 3105775300

<https://www.remax.com/real-estate-agents/hiroko-n>



PROPERTY SUMMARY

Offering Price	\$2,690,000.00
Building SqFt	6,802 SqFt
Lot Size (acres)	0.18
Levels	2
Units	7.00
Year Built	1963
County	Los Angeles
Parcel ID / APN	4096-024-005

INVESTMENT SUMMARY

RE/MAX ESTATE PROPERTIES is pleased to present the exclusive opportunity to acquire to 2144 W 182nd St multi-family building comprised of 7 units ideally located in the heart of North Torrance, California.

Boasting an optimal mix of four 2-bedroom units and three 1-bedroom units, all currently leased, this property promises immediate income generation.

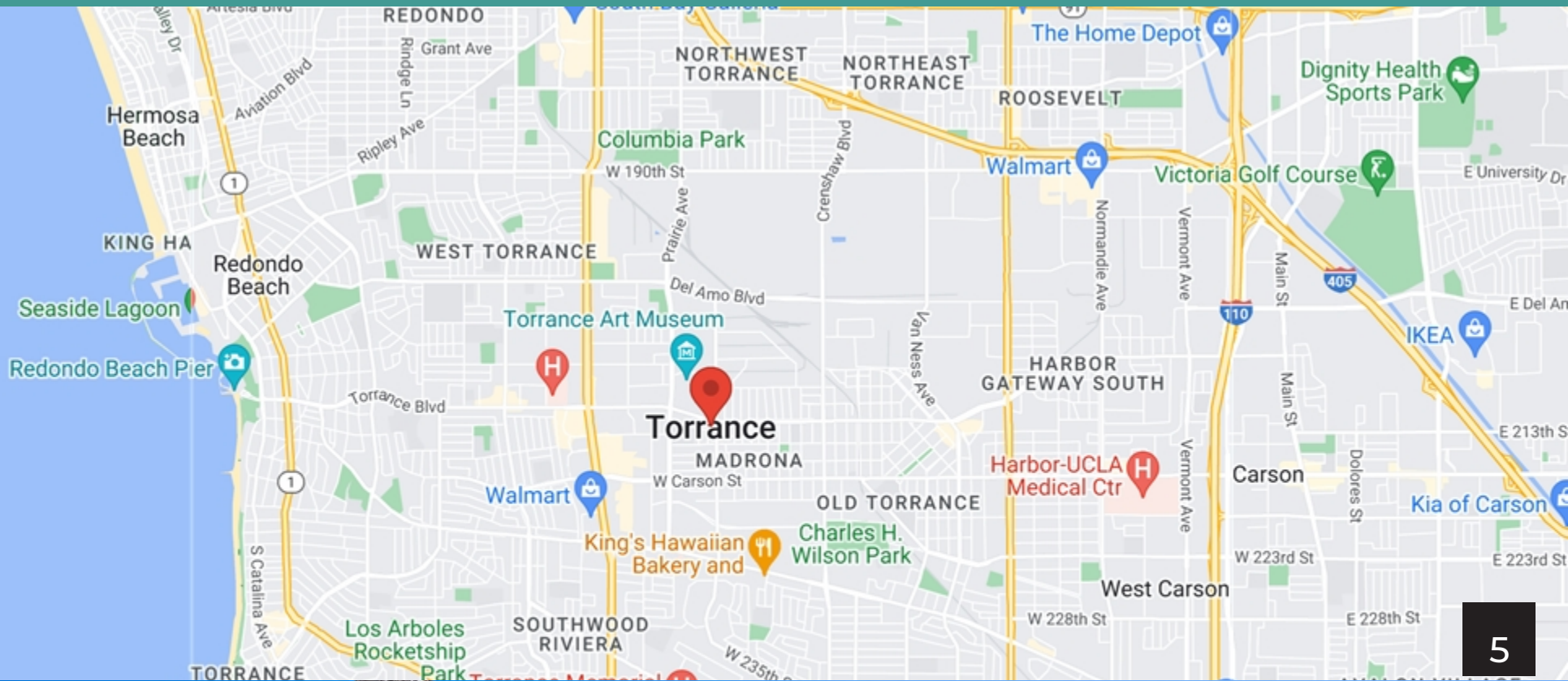
Unit includes a mix of spacious 2-bed/2-bath units, including one with a fireplace and another upgraded to feature engineered flooring, potentially convertible into a 3-bedroom layout. Additionally, there are three large 1-bed/1-bath units on the second floor.

With a history of consistent occupancy and a strong rental demand evidenced by all units almost always rented, this property presents a compelling investment opportunity in a sought-after location. Don't miss out on this rare investment opportunity!



INVESTMENT HIGHLIGHTS

- Ideal unit mix includes four spacious 2-bed/2-bath units and three large 1-bed/1-bath units. Among the 2-bed/2-bath units, one features a cozy fireplace, and another has been upgraded with engineered flooring, offering the potential for conversion into a 3-bedroom layout. All three 1-bed/1-bath units are located on the second floor, enjoying abundant natural light.
- Recent exterior painting and refurbished staircase railings and back patio areas have enhanced tenant satisfaction, reflecting a commitment to property upkeep and tenant comfort.
- Well-maintained with over 6,800 sq ft of living space, featuring five garage spaces and two covered carports.
- All units have the individual water heaters, engineering wood floor, fireplaces in select unit and over-sized closets.
- Investors seeking a rare gem in an unbeatable location, with incredible value-add potential, will surely recognize this once-in-a-lifetime opportunity.



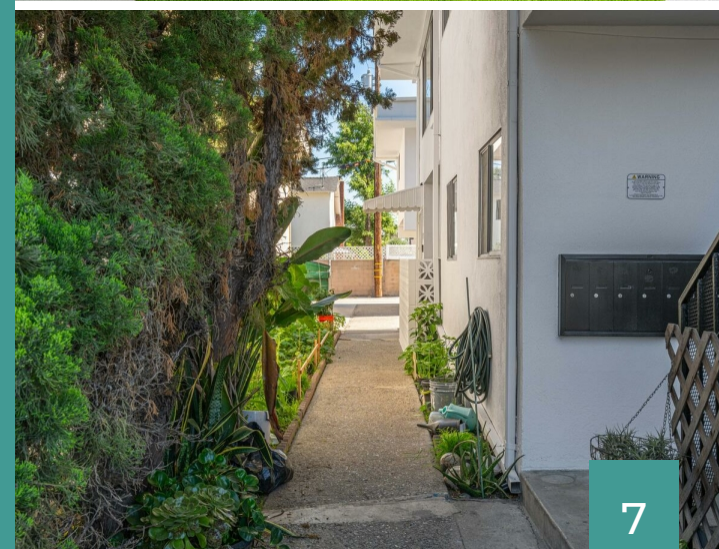
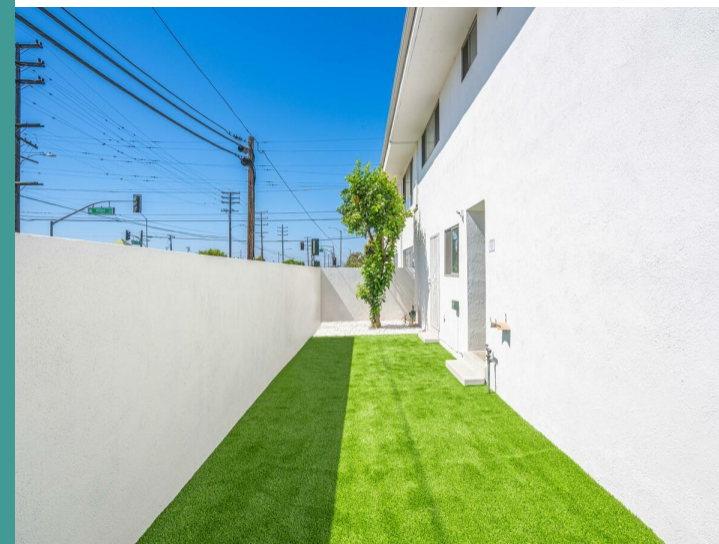


2144



LOCATION HIGHLIGHTS

- **Prime Location:** Situated on a corner lot at the intersection of 182nd St and Van Ness Ave, the property enjoys proximity to essential amenities such as the Nijiya Japanese market, transportation hubs, shopping centers, schools, and places of worship.
- **Accessibility:** Convenient access to major freeways including the 405, 110 and 91, ensuring ease of commute for tenants.
- **Community:** Torrance is renowned for its tranquil and secure neighborhoods, which offer a peaceful living environment ideal for families and professionals alike. These communities are complemented by a highly-regarded school system known for its exceptional academic programs and dedicated educators.
- **Conveniently location:** You'll find numerous grocery stores, Asian markets, diverse restaurants, banks, and shopping malls all within a 15-minute drive. Torrance boast a variety of features, including popular shopping centers like the Del Amo Fashion Center, beautiful parks, and community centers.
- **South Bay Life:** Just five miles from Redondo Beach, the area enjoys a pleasant coastal climate with excellent weather year-round, avoiding extreme heat. The proximity to the beach provides refreshing ocean breezes and ample opportunities for outdoor recreation and relaxation.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
1		1,056	\$26,004.00	\$24.63	Other Income - \$120.00	01/01/2010	-
2		1,470	\$27,600.00	\$18.78	Other Income - \$60.00	10/28/2022	-
3		1,056	\$26,004.00	\$24.63	Other Income - \$0.00	11/01/2014	-
4		635	\$23,940.00	\$37.70	Other Income - \$60.00	12/01/2023	-
5		778	\$22,020.00	\$28.30	Other Income - \$60.00	10/01/2019	-
6		625	\$22,740.00	\$36.38	Other Income - \$0.00	10/09/2020	-
7		1,005	\$26,400.00	\$26.27	Other Income - \$0.00	11/11/2023	-
Total Occupied		6625	\$174,708.00				
TOTAL		6625	\$174,708.00		\$300.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$2,690,000.00
PRICE PSF	\$406.04
YEAR 1 NOI	\$109,721.35
YEAR 1 CAP RATE	4.08%
YEAR 1 LEVERAGED CASH / CASH RETURN	4.08%

GENERAL INFORMATION

ANALYSIS PERIOD	5
ANALYSIS START DATE	09/23/2024
INCOME GROWTH RATE	5.00%
PROPERTY INSURANCE GROWTH RATE	3.00%
PROPERTY TAX GROWTH RATE	3.00%
MANAGEMENT FEE GROWTH RATE	3.00%
MARKET RENT/SF	\$29.70

EXIT

EXIT CAP	3.79%
----------	-------

OTHER INCOME BREAKDOWN

RUBS, LAUNDRY	\$12,000.00
TOTAL ADDITIONAL INCOME	\$12,000.00

EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$9,743.00
PROPERTY TAX	\$19,892.00
OTHER EXPENSES	\$55,513.00
TOTAL EXPENSES	\$85,148.00



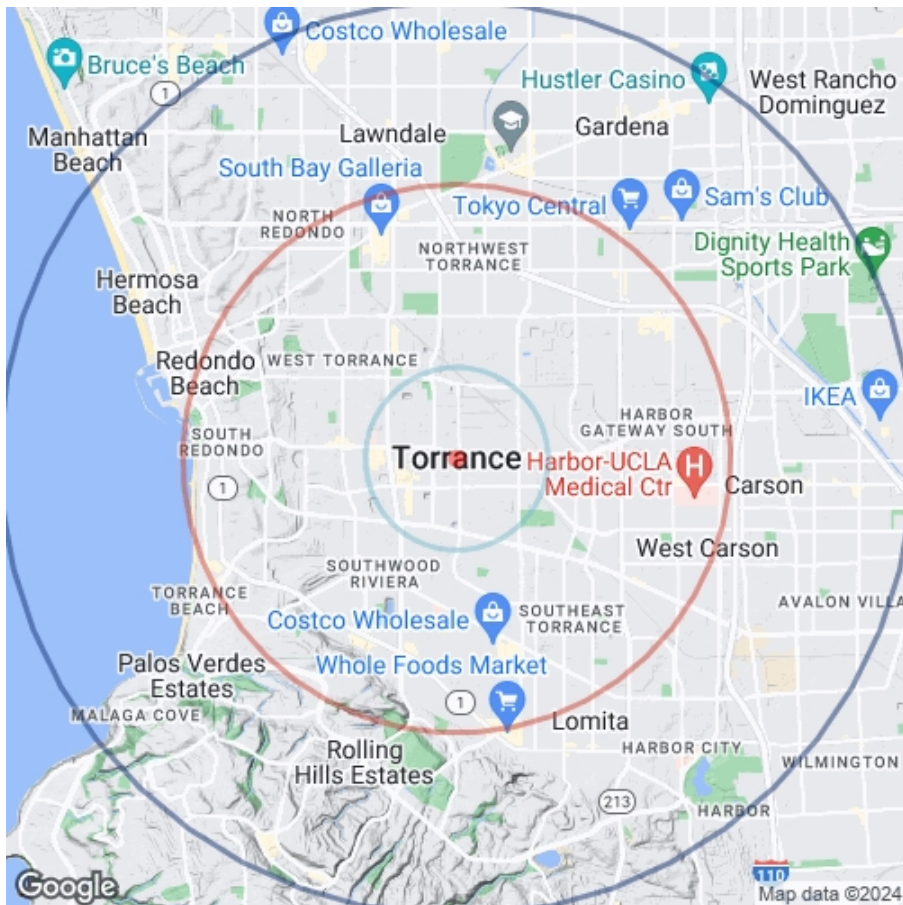
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$174,708.00	\$183,443.40	\$192,615.57	\$202,246.35	\$212,358.67	\$222,976.60
SCHEDULED BASE RENTAL REVENUE	\$174,708.00	\$183,443.40	\$192,615.57	\$202,246.35	\$212,358.67	\$222,976.60
OTHER INCOME	\$300.00	\$315.00	\$330.75	\$347.29	\$364.65	\$382.88
ADDITIONAL INCOME	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
TOTAL POTENTIAL GROSS REVENUE	\$187,008.00	\$195,758.40	\$204,946.32	\$214,593.64	\$224,723.32	\$235,359.48
EFFECTIVE GROSS REVENUE	\$187,008.00	\$195,758.40	\$204,946.32	\$214,593.64	\$224,723.32	\$235,359.48
OPERATING EXPENSES						
PROPERTY TAX	\$19,892.00	\$20,488.76	\$21,103.42	\$21,736.53	\$22,388.62	\$23,060.28
INSURANCE	\$9,743.00	\$10,035.29	\$10,336.35	\$10,646.44	\$10,965.83	\$11,294.81
CAM	\$55,513.00	\$55,513.00	\$55,513.00	\$55,513.00	\$55,513.00	\$55,513.00
TOTAL OPERATING EXPENSES	\$85,148.00	\$86,037.05	\$86,952.77	\$87,895.96	\$88,867.45	\$89,868.09
NET OPERATING INCOME	\$101,860.00	\$109,721.35	\$117,993.55	\$126,697.67	\$135,855.86	\$145,491.40
CAP RATE		4.08%	4.39%	4.71%	5.05%	5.41%

DEMOGRAPHICS

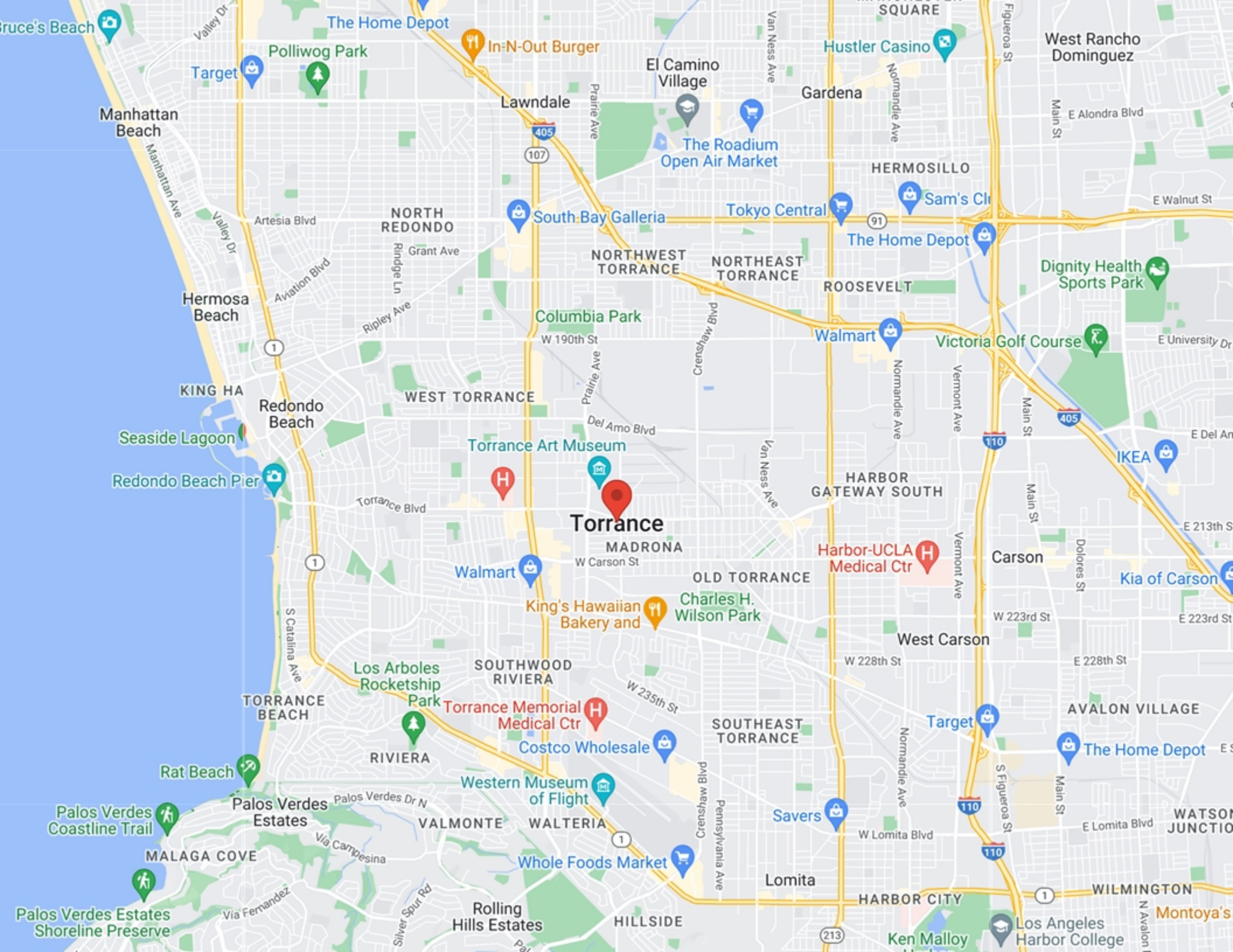
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,218	215,554	538,593
2010 Population	24,874	225,991	555,949
2024 Population	25,284	224,853	559,248
2029 Population	24,558	218,626	544,031
2024-2029 Growth Rate	-0.58 %	-0.56 %	-0.55 %
2024 Daytime Population	43,500	266,708	576,270

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	675	4,274	12,126
\$15000-24999	332	3,330	8,537
\$25000-34999	403	3,750	9,734
\$35000-49999	781	6,098	15,282
\$50000-74999	1,364	10,314	26,125
\$75000-99999	1,102	9,833	24,023
\$100000-149999	2,038	17,164	39,342
\$150000-199999	1,422	11,642	25,334
\$200000 or greater	2,140	20,582	46,883
Median HH Income	\$ 108,201	\$ 112,827	\$ 107,055
Average HH Income	\$ 146,032	\$ 156,172	\$ 152,269



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,425	83,658	198,310
2010 Total Households	10,048	85,785	201,057
2024 Total Households	10,257	86,988	207,387
2029 Total Households	10,227	86,927	207,362
2024 Average Household Size	2.43	2.54	2.65
2024 Owner Occupied Housing	4,556	45,168	108,014
2029 Owner Occupied Housing	4,634	45,800	109,990
2024 Renter Occupied Housing	5,701	41,820	99,373
2029 Renter Occupied Housing	5,594	41,128	97,372
2024 Vacant Housing	486	3,983	9,472
2024 Total Housing	10,743	90,971	216,859





Torrance

MADRONA
W Carson St

NORTH REDONDO
Grant Ave

NORTHWEST TORRANCE
Crenshaw Blvd

NORTHEAST TORRANCE
Crenshaw Blvd

ROOSEVELT
Normandie Ave

WEST TORRANCE
Del Amo Blvd

HARBOR GATEWAY SOUTH
Vermont Ave

OLD TORRANCE
W 223rd St

SOUTHWOOD RIVIERA
W 235th St

SOUTHEAST TORRANCE
Normandie Ave

VALMONTE
Via Campesina

WALTERIA
Crenshaw Blvd

Lomita
W Lomita Blvd

HARBOR CITY
S Figueroa St

Rolling Hills Estates
Silver Spur Rd

HILLSIDE
Pennsylvania Ave

Los Angeles Harbor College
N Avalon

WILMINGTON
E Lomita Blvd

Montoya's

Lawndale
Prairie Ave

Gardena
Normandie Ave

West Rancho Dominguez
Main St

Hermosa Beach
Aviation Blvd

KING HA
S Catalina Ave

Redondo Beach
Torrance Blvd

TORRANCE BEACH
S Catalina Ave

Rat Beach
Palos Verdes Dr N

Palos Verdes Estates
Via Fernandez

MALAGA COVE
Via Fernandez

Palos Verdes Coastline Trail
Palos Verdes Dr N

Palos Verdes Estates Shoreline Preserve
Via Fernandez

Lawndale
Prairie Ave

Gardena
Normandie Ave

West Rancho Dominguez
Main St

Hermosa Beach
Aviation Blvd

KING HA
S Catalina Ave

Redondo Beach
Torrance Blvd

TORRANCE BEACH
S Catalina Ave

Rat Beach
Palos Verdes Dr N

Palos Verdes Estates
Via Fernandez

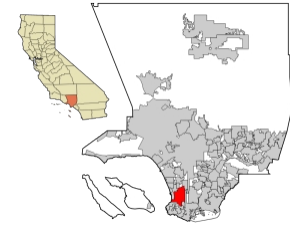
MALAGA COVE
Via Fernandez

Palos Verdes Coastline Trail
Palos Verdes Dr N

Palos Verdes Estates Shoreline Preserve
Via Fernandez

ABOUT TORRANCE

Torrance is a coastal city in the Los Angeles metropolitan area, located in southwest Los Angeles County, California, United States. The city is part of what is known as the South Bay region of the metropolitan area. A small section of the city, 1.5 miles (2.4 km), abuts the Pacific Ocean.



CITY OF TORRANCE

INCORPORATED 5/11/1921

AREA

CITY 20.5 SQ MI
LAND 20.5 SQ MI
ELEVATION 89 FT

POPULATION

POPULATION 147,067
RANK 8
DENSITY AUTO SQ MI



EXCLUSIVELY PRESENTED BY:



HIROKO NISHIKAWA NAUMANN

REALTOR

Mobile: (310)951-8233

hirokonaumann@gmail.com

License #: 01848521

RE/MAX ESTATE PROPERTIES



124 Washington Blvd
Marina del Rey, CA 90292

Office: 3105775300

<https://www.remax.com/real-estate-agents/hiroko-n>

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX ESTATE PROPERTIES and it should not be made available to any other person or entity without the written consent of RE/MAX ESTATE PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX ESTATE PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RE/MAX ESTATE PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX ESTATE PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has RE/MAX ESTATE PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RE/MAX ESTATE PROPERTIES ADVISOR FOR MORE
DETAILS.**