

8 UNIT APARTMENT COMPLEX IN A HIGH-DEMAND LOCATION

1625 LOMITA BLVD, HARBOR CITY, CA 90710



LYON STAHL
INVESTMENT REAL ESTATE

OLGA WRIGHT

Vice President of Investments

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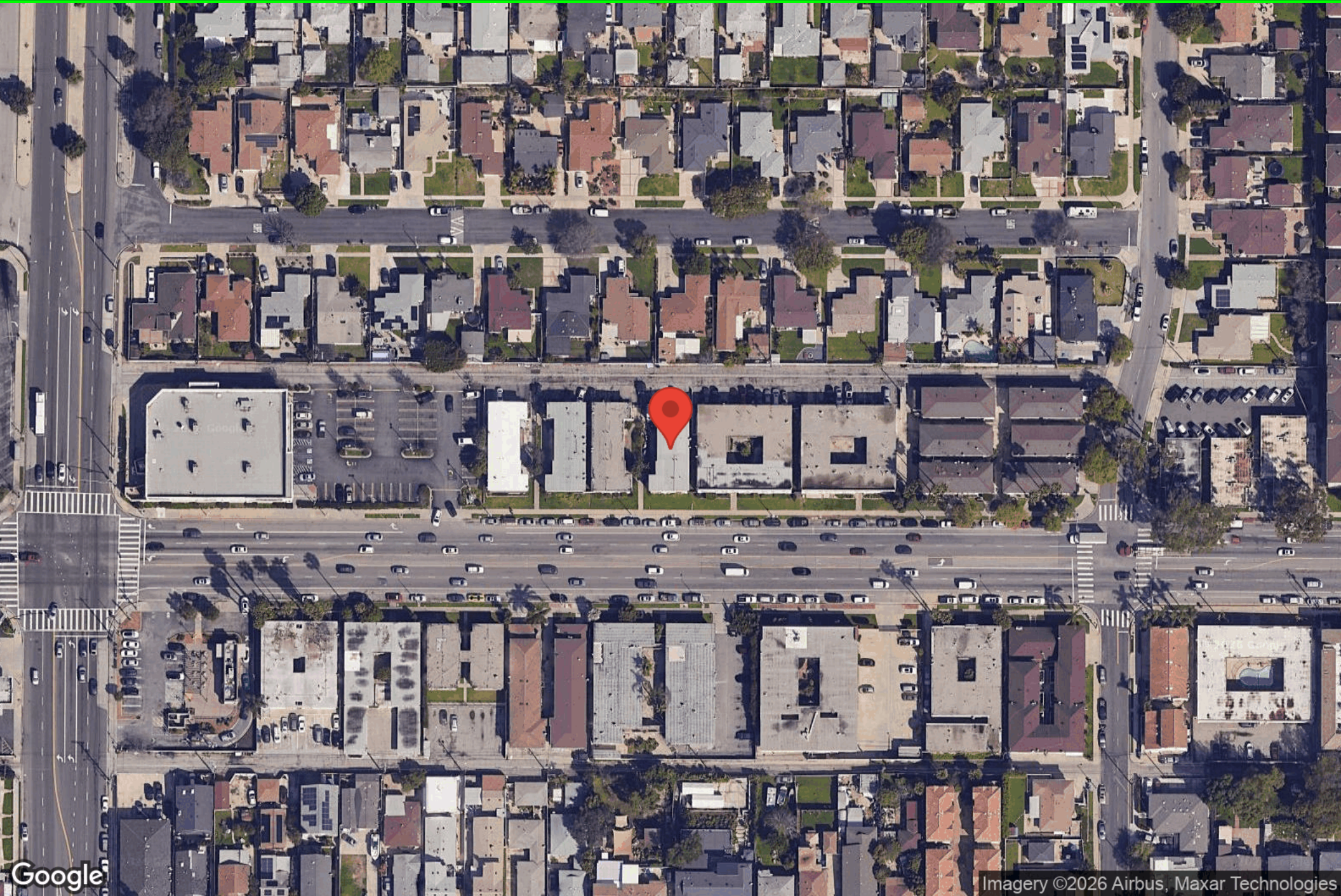
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DRE #01315042

8 UNIT APARTMENT COMPLEX

AERIAL MAP

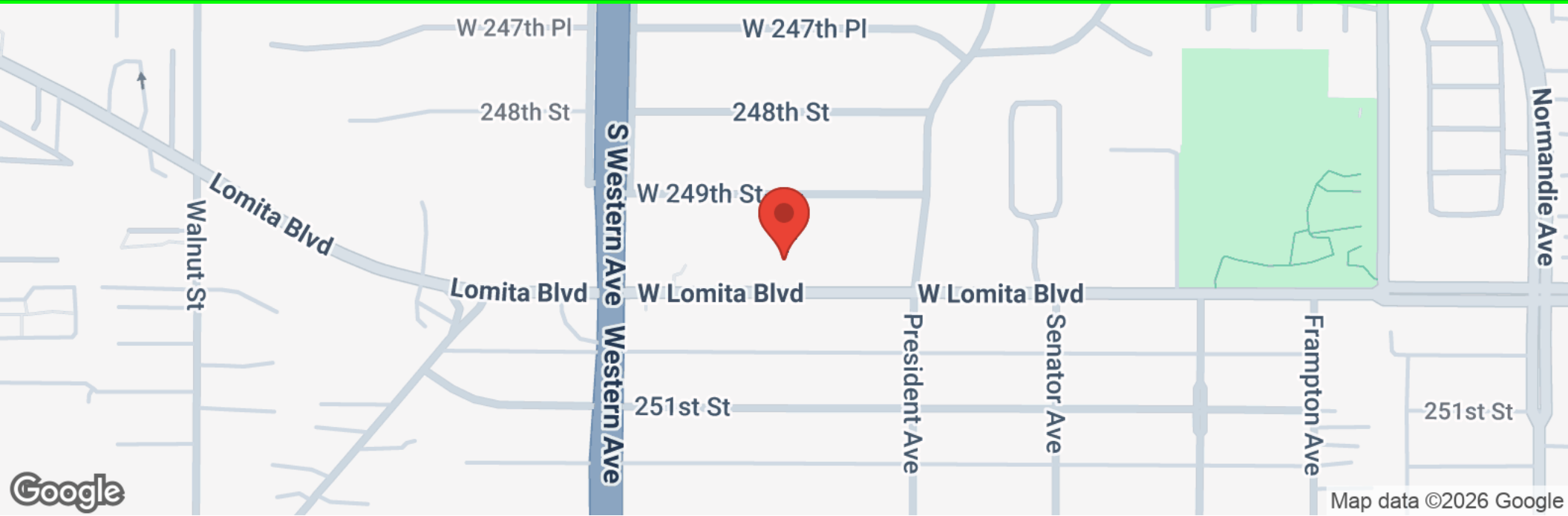
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Google

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LOCATION MAPS



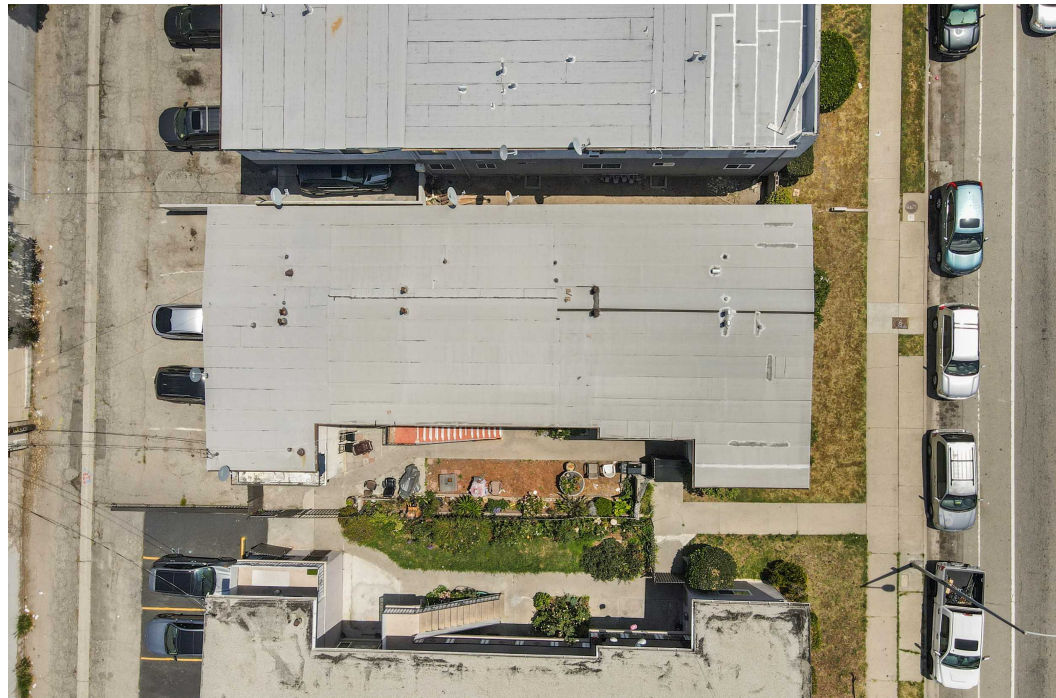
INVESTMENT SUMMARY

SECTION 1

8 UNIT APARTMENT COMPLEX

PROPERTY PHOTOS

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8 UNIT APARTMENT COMPLEX

PROPERTY PHOTOS

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INVESTMENT REAL ESTATE



PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS:

- Excellent Unit Mix of Four Singles and Four One-Bedroom Units
- Property has On-Site Common Laundry with Leased Equipment
- Rents Have Substantial Upside
- Parking Spaces in the Rear of the Building
- Separately Metered for Gas and Electric
- Strategic Rental Location

PRO FORMA SUMMARY



Investment Summary

Price	\$1,480,000
Year Built	1958
Units	8
Price/Unit	\$185,000
RSF	4,770
Price/RSF	\$310.27
Lot Size	5,901 sf
Floors	2
APN	7439-025-024
Cap Rate	5.77%
Market Cap Rate	11.56%
GRM	11.55
Market GRM	6.7

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
2 Bed 1 Bath	1	\$1,317	\$1,317	\$2,800	\$2,800
2 Bed 1 Bath	1	\$1,333	\$1,333	\$2,800	\$2,800
0 Bed 1 Bath	1	\$916	\$916	\$1,750	\$1,750
2 Bed 1 Bath	1	\$1,951	\$1,951	\$2,800	\$2,800
0 Bed 1 Bath	1	\$1,377	\$1,377	\$1,750	\$1,750
0 Bed 1 Bath	1	\$952	\$952	\$1,750	\$1,750
0 Bed 1 Bath	1	\$1,333	\$1,333	\$1,750	\$1,750
2 Bed 1 Bath	1	\$1,435	\$1,435	\$2,800	\$2,800
Totals	8		\$10,614		\$18,200

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$127,368	\$218,400
- Less: Vacancy	(\$3,821)	(\$10,920)
+ Misc. Income	\$720	\$2,400
Effective Gross Income	\$124,267	\$209,880
- Less: Expenses	(\$38,864)	(\$38,864)
Net Operating Income	\$85,403	\$171,016

Annualized Expenses

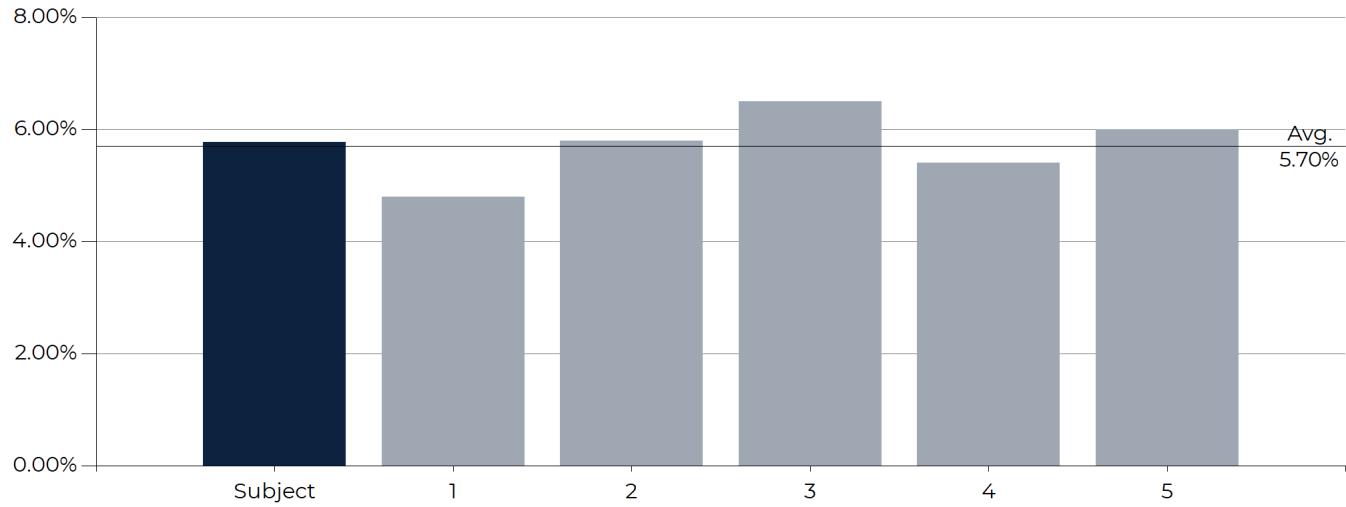
Description	Actual	Market
Property Tax - new	\$17,464	\$17,464
Maintenance-est.	\$5,200	\$5,200
Building Insurance	\$5,400	\$5,400
Utilities-est.(\$1,200/unit)	\$9,600	\$9,600
Landscaping	\$1,200	\$1,200
Total Expenses	\$38,864	\$38,864
Expenses Per RSF	\$8.15	\$8.15
Expenses Per Unit	\$4,858	\$4,858

RECENT SALES

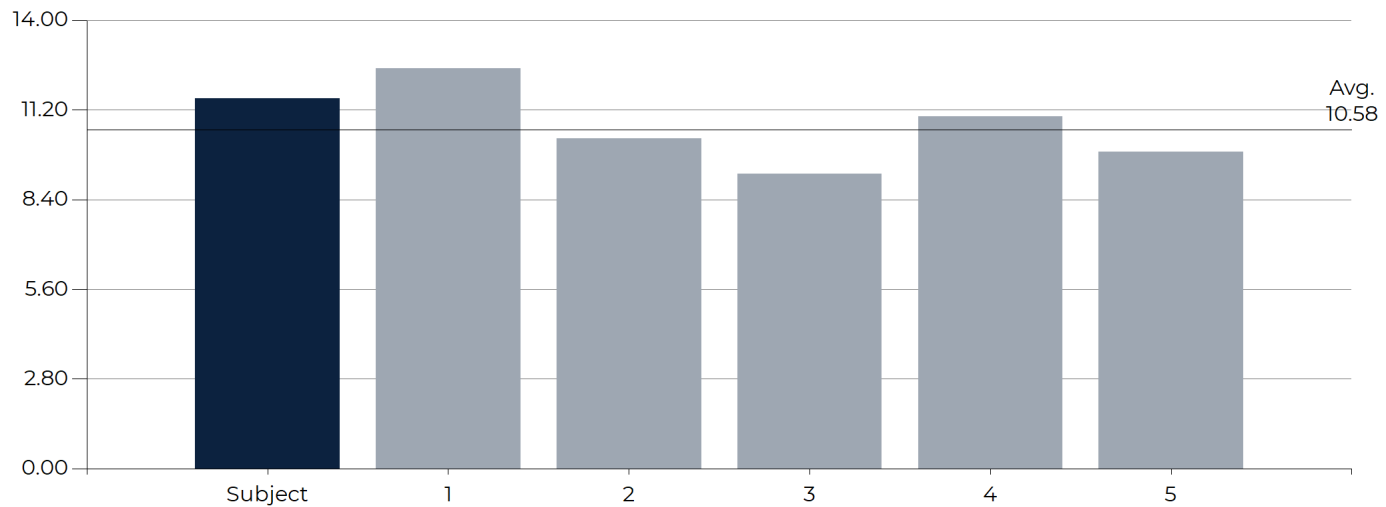
SECTION 2

SALE COMPARABLES

Cap Rate

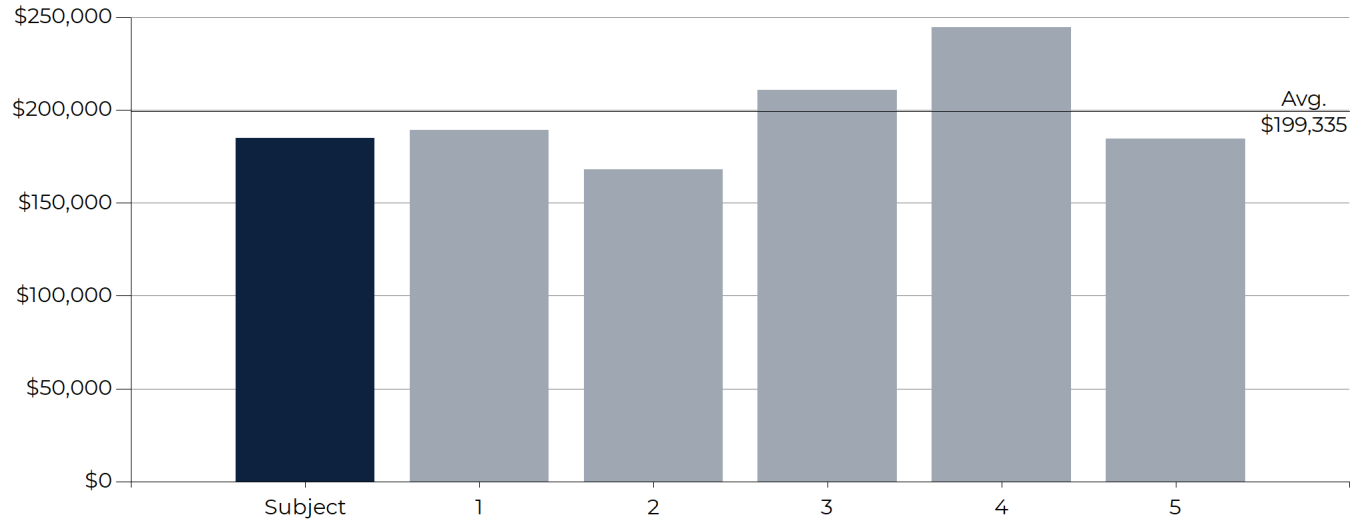


Gross Rent Multiplier

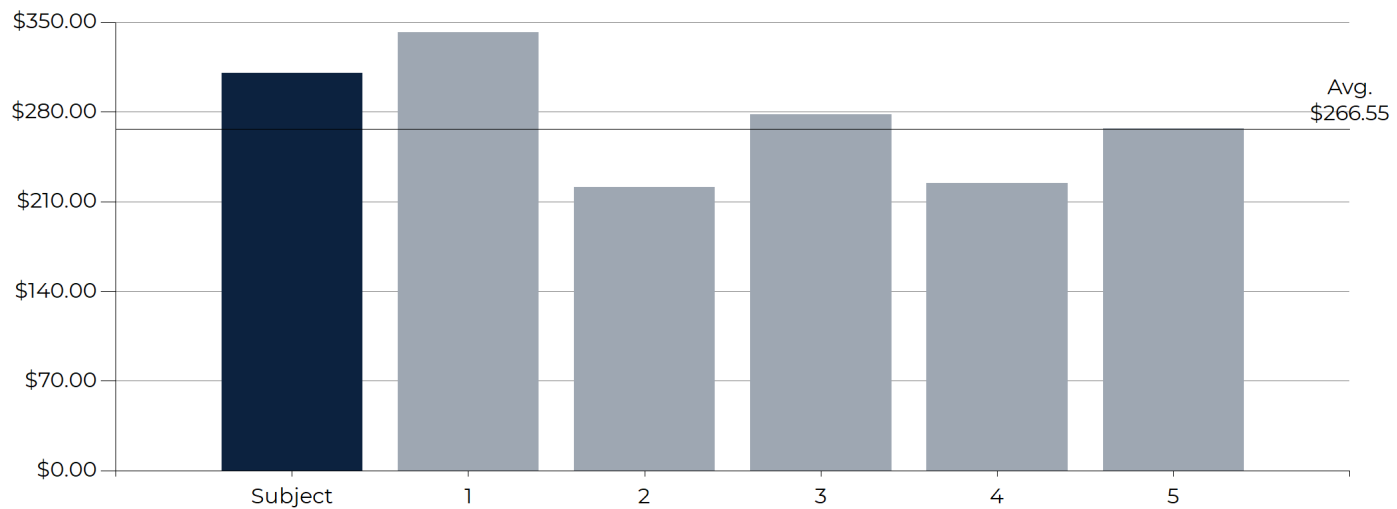


SALE COMPARABLES

Price per Unit



Price per SF



SALE COMPARABLES



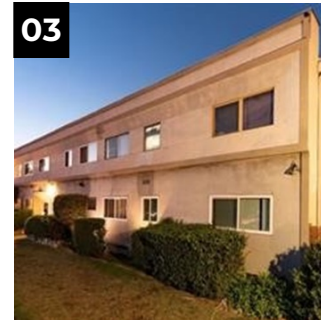
SP	8 unit Apartment Complex 1625 West Lomita Boulevard, Harbor City, CA 90710			
Sale Price	\$1,480,000	Cap Rate	5.77%	
Units	8	GRM	11.55	
Price/Unit	\$185,000	Year Built	1958	
Price/SF	\$310.27			
Lot Size	5,901			



01	1666 West Lomita Blvd, Harbor City, CA 90710			
Sale Price	\$2,650,000	GRM	12.5	
Units	14	Year Built	1962	
Price/Unit	\$189,286	Sale Date	2/24/2026	
Price/SF	\$342.29			
Cap Rate	4.8%			



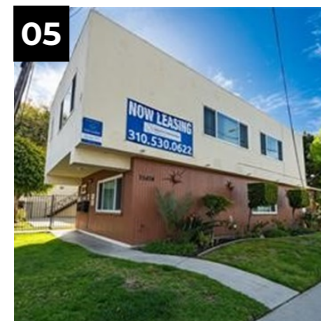
02	1615 W Lomita Blvd, Harbor City, CA 90710			
Sale Price	\$2,350,000	GRM	10.3	
Units	14	Year Built	1961	
Price/Unit	\$167,857	Sale Date	10/2/2025	
Price/SF	\$221.28			
Cap Rate	5.8%			



03	1623 West Lomita Blvd, Harbor City, CA 90710			
Sale Price	\$2,950,000	GRM	9.2	
Units	14	Year Built	1961	
Price/Unit	\$210,714	Sale Date	9/30/2025	
Price/SF	\$277.78			
Cap Rate	6.5%			

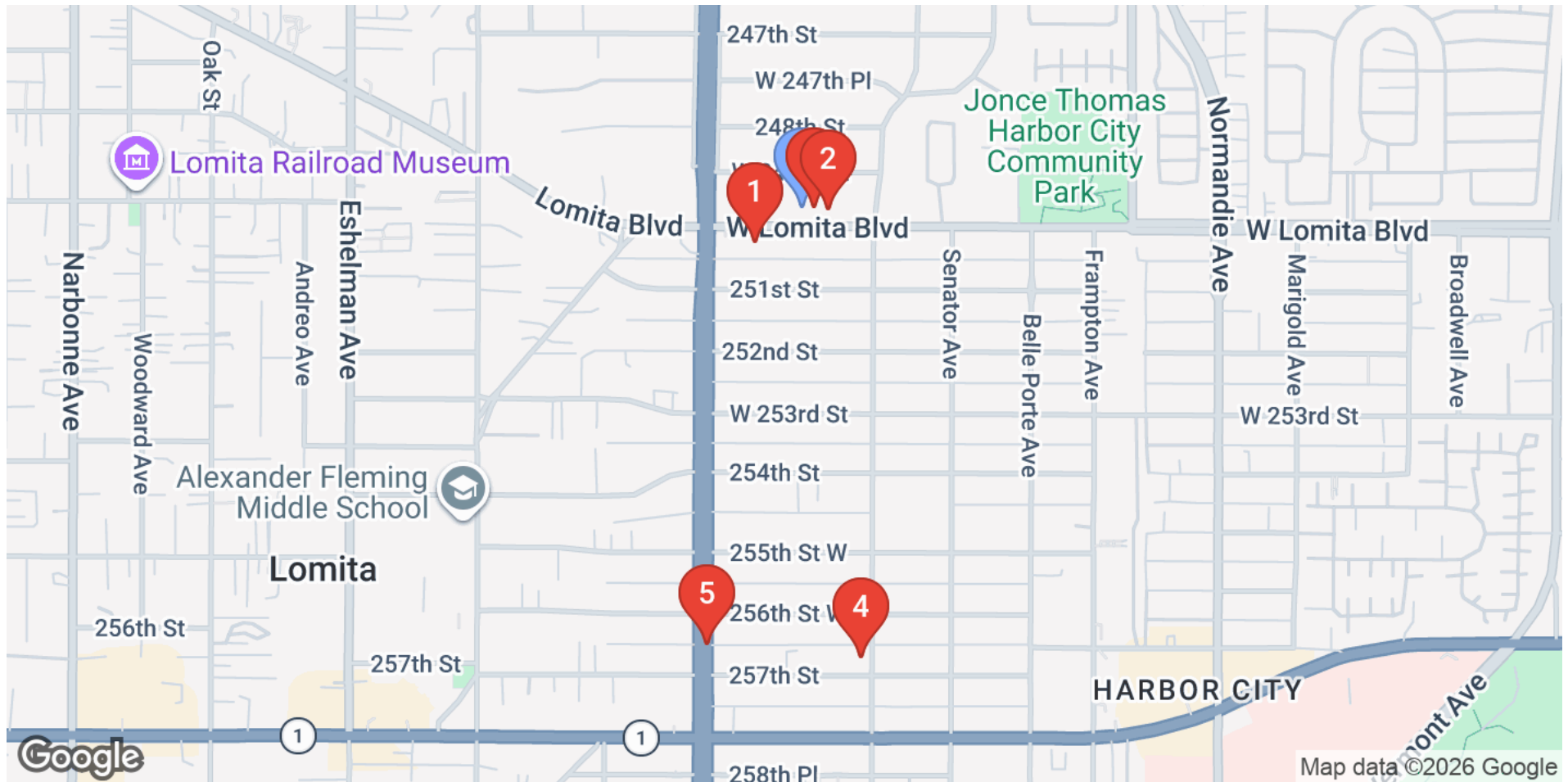


04	25633 President Avenue, Harbor City, CA 90710			
Sale Price	\$2,200,000	GRM	11.0	
Units	9	Year Built	1965	
Price/Unit	\$244,444	Sale Date	9/11/2025	
Price/SF	\$224.22			
Cap Rate	5.4%			



05	25424 Western Avenue, Harbor City, CA 90710			
Sale Price	\$1,475,000	GRM	9.9	
Units	8	Year Built	1960	
Price/Unit	\$184,375	Sale Date	5/30/2025	
Price/SF	\$267.21			
Cap Rate	6.0%			

SALE COMPARABLES



- S** 1625 West Lomita Boulevard
Harbor City, CA, 90710
\$1,480,000
- 1** 1666 West Lomita Blvd
Harbor City, CA, 90710
\$2,650,000
- 2** 1615 W Lomita Blvd
Harbor City, CA, 90710
\$2,350,000
- 3** 1623 West Lomita Blvd
Harbor City, CA, 90710
\$2,950,000
- 4** 25633 President Avenue
Harbor City, CA, 90710
\$2,200,000
- 5** 25424 Western Avenue
Harbor City, CA, 90710
\$1,475,000

MARKET OVERVIEW

SECTION 3

AREA OVERVIEW

PROPERTY LOCATION

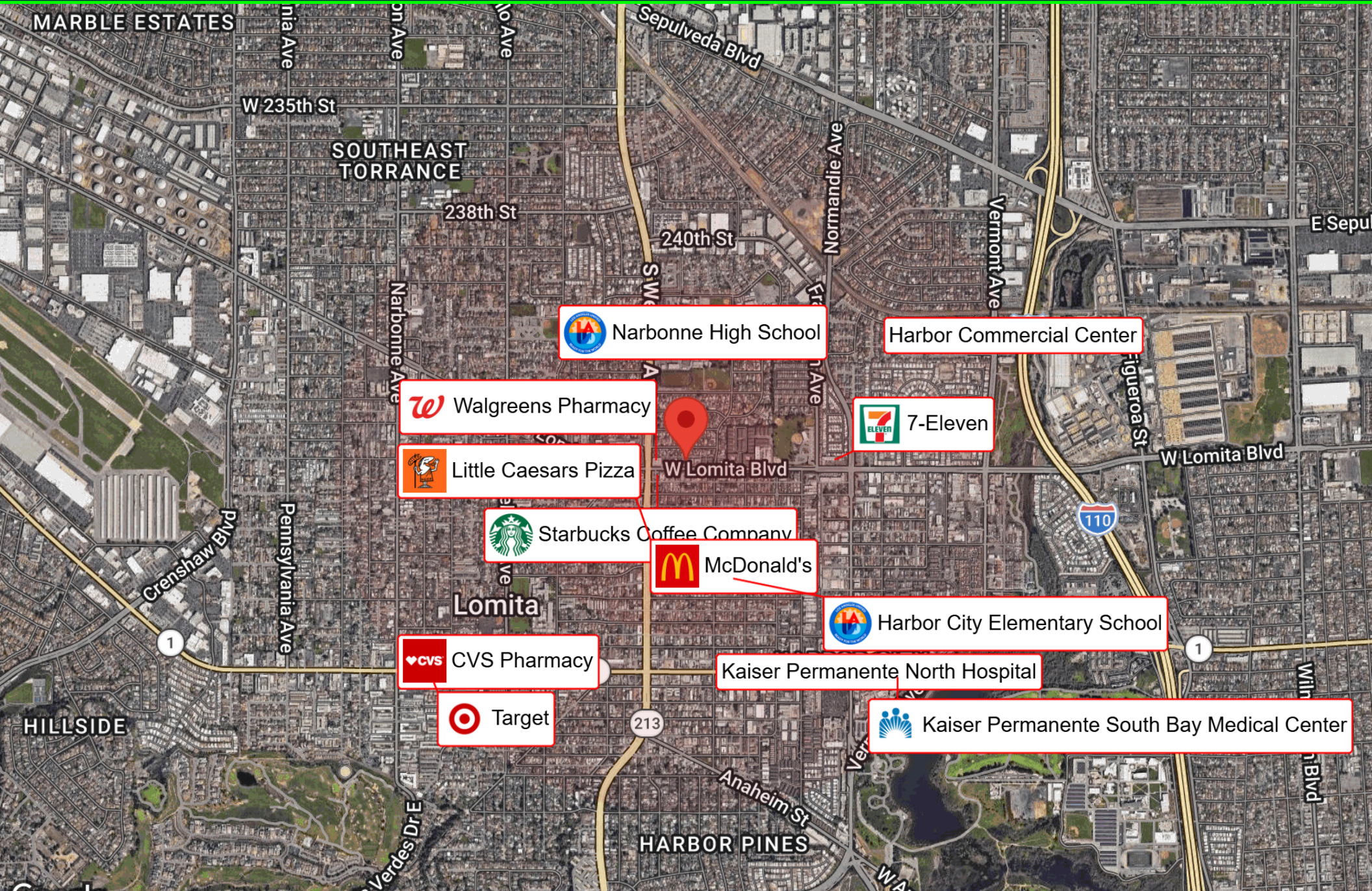
Located in a strong rental pocket of Harbor City, 1615 Lomita Blvd offers investors excellent connectivity and long-term tenant demand drivers. The property is centrally located with quick access to the 110 Freeway, Pacific Coast Highway, and major South Bay employment hubs including Kaiser Permanente South Bay Medical Center, the Port of Los Angeles, Torrance Memorial, and numerous logistics, healthcare, and industrial employers throughout the Harbor Area.


The property also benefits from close proximity to the recently revitalized Ken Malloy Harbor Regional Park, offering lakes, walking trails, and recreation that continue to improve neighborhood appeal. Nearby retail corridors, dining, and everyday conveniences along Lomita Blvd and PCH further support stable occupancy and rental growth.

Bordering Lomita — a desirable South Bay community known for higher home values and strong residential appeal — the location benefits from spillover demand from tenants seeking more affordable rental options while remaining close to quality neighborhoods and employment centers. With convenient access to Torrance, San Pedro, and the broader South Bay, the area continues to attract a diverse tenant base supporting long-term investment stability.





BUSINESS MAP



 Narbonne High School

Harbor Commercial Center


 Walgreens Pharmacy


 7-Eleven

 Little Caesars Pizza

 Starbucks Coffee Company

 McDonald's

 Harbor City Elementary School

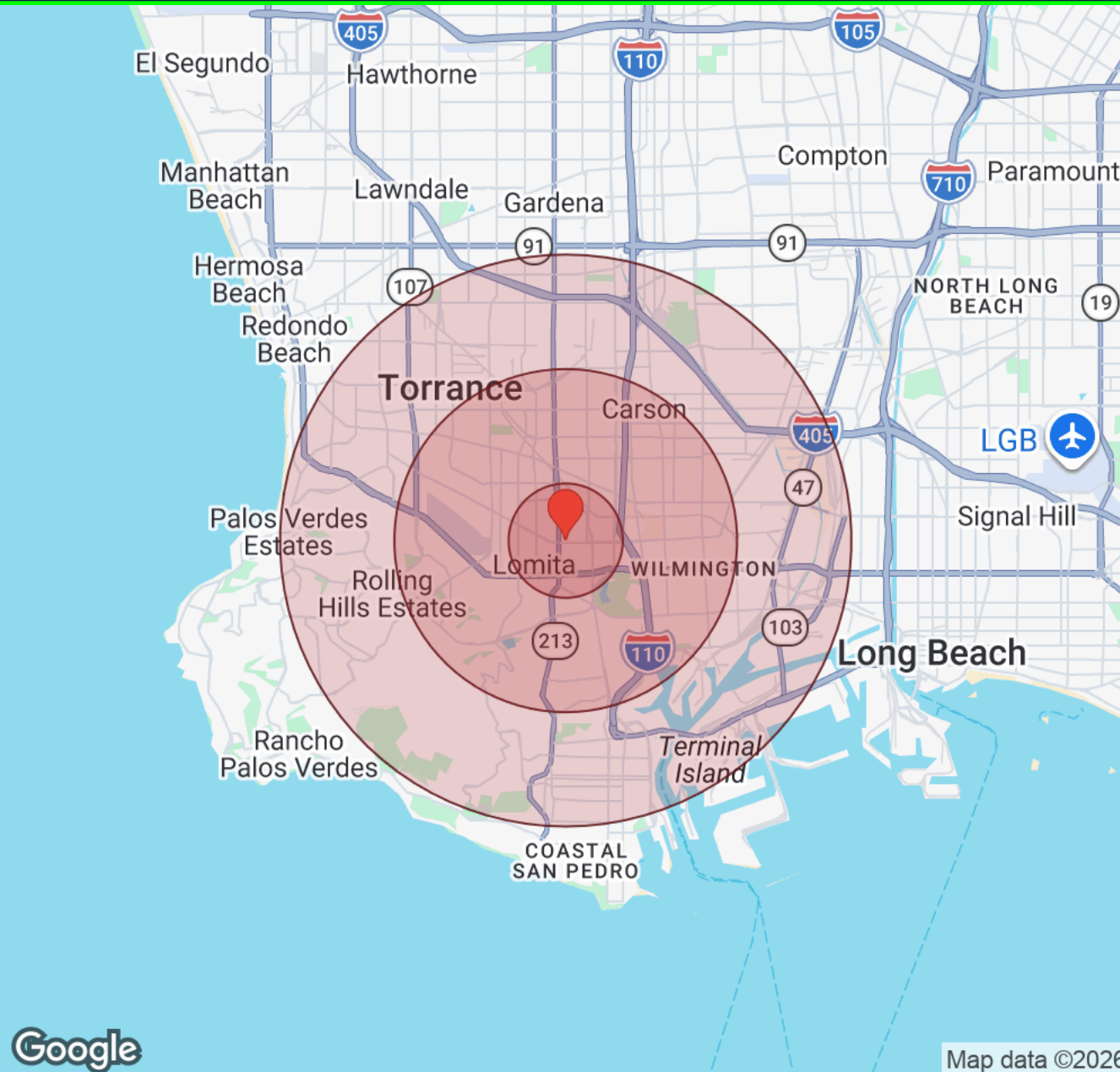
 CVS Pharmacy

Kaiser Permanente North Hospital

 Target

 Kaiser Permanente South Bay Medical Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	17,212	113,825	216,909
Female	18,110	115,247	220,544
Total Population	35,322	229,072	437,452

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,962	47,807	108,969
Black	3,451	15,302	33,159
Am In/AK Nat	39	275	525
Hawaiian	194	1,283	2,056
Hispanic	15,354	101,891	174,937
Asian	7,361	56,306	104,682
Multiracial	862	5,521	11,811
Other	99	687	1,269

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,005	84,858	169,354
Occupied	13,012	79,150	157,688
Owner Occupied	6,506	42,515	84,885
Renter Occupied	6,506	36,635	72,803
Vacant	993	5,709	11,666

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	5,813	37,972	72,165
Ages 15 - 24	4,033	26,932	50,057
Ages 25 - 54	14,209	91,654	170,880
Ages 55 - 64	4,947	30,690	59,780
Ages 65+	6,321	41,822	84,570

Income	1 Mile	3 Miles	5 Miles
Median	\$90,660	\$100,614	\$106,715
Under \$15k	883	5,277	10,541
\$15k - \$25k	690	3,420	7,243
\$25k - \$35k	910	4,531	7,670
\$35k - \$50k	1,233	6,843	12,171
\$50k - \$75k	1,784	9,768	19,354
\$75k - \$100k	1,605	9,550	17,666
\$100k - \$150k	2,246	14,194	28,521
\$150k - \$200k	1,406	9,328	18,187
Over \$200k	2,254	16,240	36,335

Distance: ● 1 Mile ● 3 Miles ● 5 Miles



Map data ©2026

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