

1852 260th Street |
Lomita, CA 90717

Two Detached Homes on One Lot – Rare Vacant Duplex Opportunity



Flexible Income Property with Unlimited Potential

Welcome to **1852 260th Street**, a rare duplex in **Lomita Pines** offering two detached homes on a single 5,934 sq ft lot. Both units are **completely vacant**, allowing the new owner to **set market rents, rehab for higher returns**, or **occupy one and rent the other** for steady income.

This is a unique opportunity to acquire a turnkey investment property with immediate upside potential in one of the South Bay's most desirable residential neighborhoods.



 Delivered Vacant | Income Flexibility | Prime Lomita Location

At a Glance



Offered Price

\$995,000



Building Area

1,062 sq ft



Lot Size

5,934 sq ft



Year Built

1959

Front Home

- 2 Bedrooms / 1 Bathroom
- Private garage & yard
- Separate entrance

Rear Home

- 1 Bedroom / 1 Bathroom
- Private garage & yard
- Independent unit

Zoning: LOR1* | Delivered: Vacant – Ready for Repositioning



Rare South Bay Duplex with Upside



Detached Homes

Two separate residences with private yards and garages provide flexibility and privacy for tenants



Separate Meters

Individual gas and electric meters simplify utility management (shared water)



Prime Location

Quiet Lomita Pines neighborhood, minutes from Torrance and PCH with excellent accessibility



Owner-Occupant Friendly

Live in one unit while collecting rent from the other – perfect for house hacking strategy



100% Vacant Delivery

Complete control from day one – set market rents or renovate without tenant constraints

Income Performance

Current Financials

List Price	\$995,000
Gross Income	\$60,000
Expenses	\$13,834
Net Operating Income	\$46,167
Cap Rate	4.64%
GRM	16.58
Price/SqFt	\$904.55

Pro Forma Rents

Front Unit (2BD/1BA)

\$3,000/month

Rear Unit (1BD/1BA)

\$2,000/month

Total Potential Monthly Rent: \$4,795–\$5,000

Significant upside potential with market-rate repositioning and strategic improvements.

Competitive Pricing in a Strong Market

\$1.01M

Median Sold Price

Lomita, July 2025

\$1.08M

Median List Price

Current market average

1.18

Months of Inventory

Strong seller's market

20

Days on Market

Median time to sale

Priced below the Lomita median at **\$995,000**, this duplex represents a **high-value entry point** in one of the South Bay's most stable rental markets. The current seller's market conditions, combined with limited inventory, create a compelling opportunity for investors seeking cash flow and appreciation.

AVM Value: \$933,000 – indicating strong pricing relative to automated valuation models.





Desirable Lomita Pines Neighborhood

Located in a peaceful residential pocket near Torrance, Redondo Beach, and Palos Verdes, 1852 260th Street offers the perfect blend of suburban tranquility and urban convenience. Tenants enjoy proximity to shopping, dining, and freeway access — while owners benefit from market stability, consistent demand, and long-term appreciation potential.

The Lomita Pines area is known for its tree-lined streets, low crime rates, and strong community character, making it highly desirable for long-term renters and owner-occupants alike.

Nearby Highlights

- Torrance Crossroads Shopping (10 min)
- Easy access to 110 Freeway & PCH
- Short drive to Redondo Beach
- Close to Harbor-UCLA Medical Center
- Major employment centers nearby
- Excellent schools and parks

Vacancy = Control + Opportunity

With both units delivered vacant, this is your chance to maximize value and returns from day one. Unlike most multifamily properties that come with existing tenants and lease obligations, you have complete freedom to execute your investment strategy.



Rehab & Re-Lease

Modernize interiors and re-lease at market rates for immediate rent growth and stronger NOI



Owner-Occupy Strategy

Live in one home while offsetting your mortgage with rental income from the other unit



Add an ADU

Explore ADU possibilities or expand the footprint to increase rental income (verify with city)



Modernize for Appreciation

Strategic improvements drive higher long-term value and attract quality tenants

- This is one of the few Lomita duplexes offering **true flexibility from day one** – a rare advantage in today's competitive market.



Proposed Financing Example

Financing Assumptions

- **Down Payment:** \$248,750 (25%)
- **Loan Amount:** \$746,250
- **Interest Rate:** 6.5%
- **Monthly P&I:** \$4,717
- **Annual Debt Service:** \$56,602
- **Debt Coverage Ratio:** 0.82

Analysis

While the initial DCR of 0.82 reflects modest leverage, this property offers substantial potential to improve cash flow through:

- Strategic rent increases to market rates
- Value-add renovations and improvements
- Potential ADU development for additional income
- Owner-occupancy to reduce housing costs

Conservative financing provides stability while leaving room for value creation and equity growth.

Why 1852 260th St Makes Sense

Two Detached Homes

Separate structures with private garages and yards provide superior tenant appeal and flexibility

100% Vacant

Both units vacant – set your own rents, renovate without constraints, or implement your ideal strategy

Multiple Value Paths

Opportunity for rehab, rent growth, owner occupancy, or ADU expansion – maximize returns your way

Strong South Bay Location

Lomita Pines offers consistent demand, stable appreciation, and access to major employment centers

Compelling Value

Priced below comparable duplex sales at \$995,000 – exceptional entry point in a seller's market

Delivered Vacant – Ready for Your Vision



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Financial Analysis

Investment Overview

Price	\$ 995,000
Price Per Unit	\$ 497,500.00
Price Per SF	\$ 936.91
Cap Rate	4.64%
GRM	16.58
Proforma CAP Rate	4.64%
Proforma GRM	16.58

Property Information

Buiding Size	1,062
Lot Size	5,934
Number of Units	2
Year Built	1959
Zoning	LARD1.5
Parking	2

Proposed Financing (Buyer to verify)

Down Payment	\$ 248,750.00
Approximate Loan Amount	\$ 746,250.00
Interest Rate	6.50%
Debt Coverage Ratio (DCR)	0.82
Payment (Principal & Interest)	
Monthly	\$ 4,717
Annual	\$ 56,601.69

Unit Mix and Rent Schedule

Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma Rent
1	2B + 1BA	\$2,000.00	\$2,000.00	\$ 2,000.00	\$ 2,000.00
2	1B + 1BA	\$3,000.00	\$3,000.00	\$ 3,000.00	\$ 3,000.00
6	Total units		Actual Rent \$ 5,000.00	Proforma Rent \$	5,000.00

Income

		Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 5,000.00	Per month	\$ 60,000.00
Other Income/laundry	\$ -	Per month	\$ -
Gross Scheduled Income			\$ 60,000.00
Vacancy Factor	0%		\$ -
Effective Gross Income			\$ 60,000.00

Expenses

		Current	Proforma
Operating Expenses (Current/Potential)			
New Property Taxes	1.23%	\$ 12,238.50	\$ 12,238.50
Insurance		\$ 995.00	\$ 995.00
Utilities: Common Electricity		\$ -	\$ -
Utilities: Trash, Sewer & Water (DWP)		\$ 600.00	\$ 600.00
Management	0.00%	\$ -	\$ -
Maintenance Repair & Misc		\$ -	\$ -
Landscaping		\$ -	\$ -
Total Operating Expenses	23%	\$ 13,834	\$ 13,834

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