

1136 W. 10th St., San Pedro

A rare opportunity to acquire a well-located 4-unit multifamily asset in the heart of coastal San Pedro



INMANTEAM
SOUTHBAY REAL ESTATE

Offering Memorandum
Exclusive Multi-Family Offering

Exclusively Listed By



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Summary



\$1,349,000

Asking Price

13.6 GRM

4.56%

Cap Rate

Address	1136 W. 10th St., San Pedro
APN	7458-009-016
Building Size	3,065 sq. ft.
Lot Size	6,752 sq ft
Year Built	1950
Subject to Rent Stabilization	Yes, LA rent control

4-Unit Multi-Family San Pedro, CA

This 4-unit apartment is located in the heart of San Pedro.

Fantastic 4-unit income property ideally located in the heart of San Pedro's highly desirable Vista Del Oro neighborhood. This well-maintained multifamily offering features a strong unit mix of two 1-bedroom apartments and two 2-bedroom apartments, providing excellent rental versatility and income potential. The property includes four on-site parking spaces located at the rear, community laundry, and individual secure storage areas for each unit.

The two rear units have been recently renovated. The end unit offers charming wood-beam ceilings, a fireplace, forced heating and air conditioning, a tankless water heater, and washer and dryer hookups. The rear 1-bedroom unit has been updated with vinyl flooring, an upgraded bathroom, and additional improvements.

Tenants pay all utilities except water and trash, supporting efficient operating expenses. Centrally located near schools, shopping, dining, and with easy freeway access, this property presents an excellent opportunity for both owner-users and investors alike. The property is also conveniently located near the new San Pedro waterfront development, West Harbor, an over \$150-million, 42-acre redevelopment featuring restaurants, shopping, fresh markets, office space, a scenic promenade, and an open-air amphitheater for live entertainment—adding long-term value and appeal to this exceptional income property.

Highlights

4 Unit Apartment Within minutes to West Harbor

an over \$150-million, 42-acre redevelopment featuring restaurants, shopping, fresh markets, office space, a scenic promenade, and an open-air amphitheater for live entertainment—adding long-term value and appeal to this exceptional income property.

Attractive In-Place Rents

The asset currently operates at a 4.56% cap rate and a 13.6 GRM,

Remodeled Owners Unit

The rear 2 bedroom unit features high wood beam ceilings, a wood burning fireplace, forced air heating, HVAC, tankless water heater, and washer/dryer hookups.

4 Garages in the Rear with Storage Units

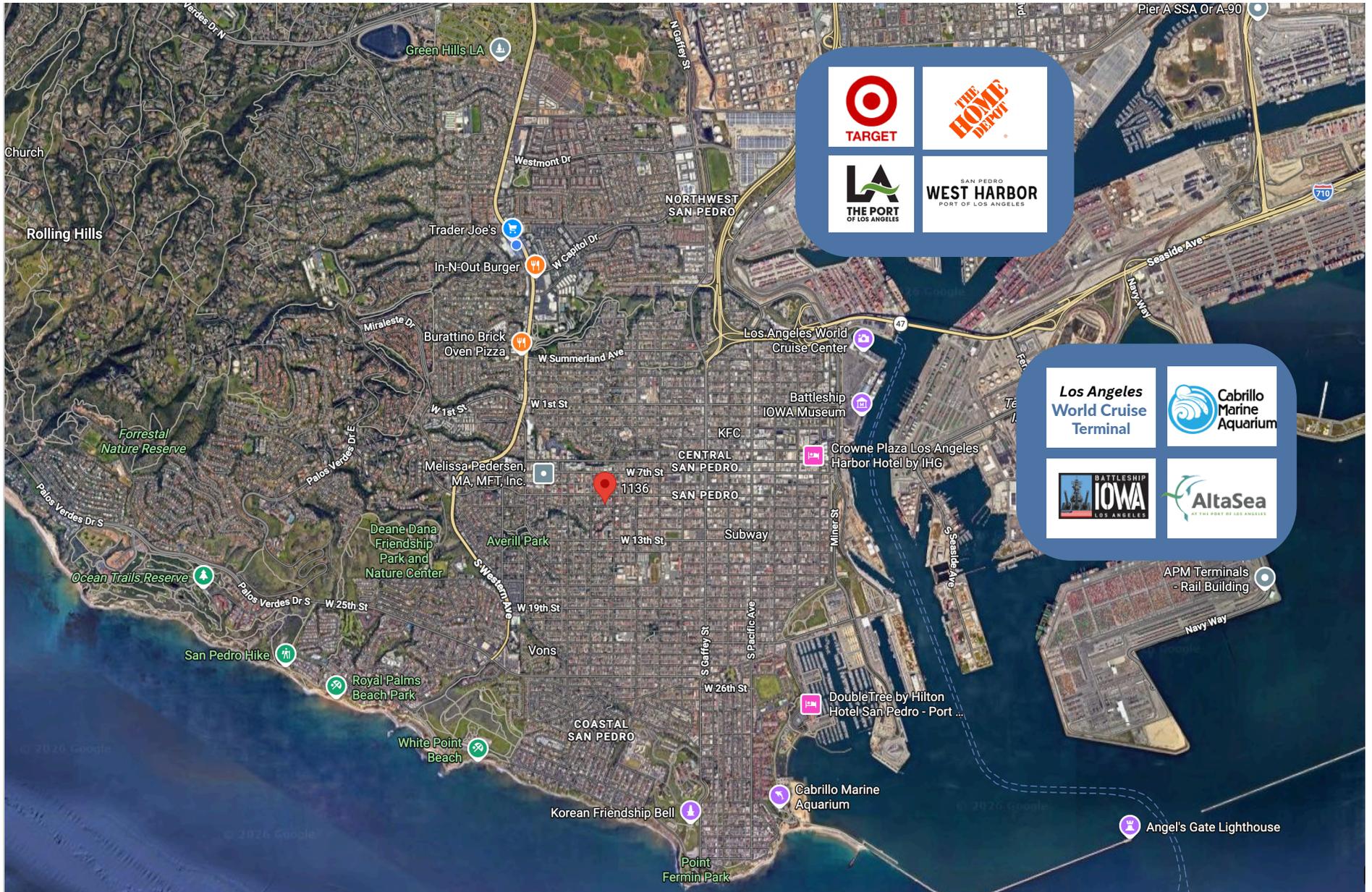
Community Laundry



Aerial View



Aerial View



Financial Analysis

PRICING DETAILS

Offering Price	\$1,349,000
Number of Units	4
Price Per Unit	\$337,250
Rentable Square Feet	3,065 sq. ft.
Price Per SF	\$440.13
GRM	13.6
CAP Rate	4.71%

ANNUALIZED OPERATING DATA STABILIZED RENTS

Scheduled Gross Income	\$99,168
Gross Operating Income	\$99,168
Less Expenses	\$35,598.42
NET OPERATING INCOME	\$63,569.58

EXPENSES

	Amount
Licenses/ City fees/ Rent Stabalization	\$426.76
Electricity community	\$720.34
maintenace/repairs	\$3,078.30
Insurance	\$6,394.00
Gas	\$323.28
Management	\$3,600.00
Gardener/ Landscaping	\$900.00
LADWP - Water & Sewer	\$3,293.24
Property taxes 1.25% @ \$1,349,000	\$16,862.50
Total	\$35,598.42

Area Overview

San Pedro, CA

San Pedro is a vibrant coastal community at the southern edge of Los Angeles, known for its rich maritime history, diverse culture, and scenic ocean views. With a blend of working-port heritage and an emerging arts and dining scene, the area offers everything from historic sites like the Battleship Iowa and waterfront parks to local shops, galleries, and community events that reflect its welcoming, laid-back spirit. San Pedro is also experiencing thoughtful growth, with major developments such as West Harbor bringing new waterfront dining, entertainment, and public space; AltaSea at the Port of Los Angeles, fostering ocean science, education, and innovation; new commercial properties; and a range of multifamily residential projects that are expanding housing options while strengthening the local economy and community. Together, these elements make San Pedro an appealing and dynamic place to live, work, and visit.



West Harbor

West Harbor is a 42-acre waterfront redevelopment in San Pedro, California, transforming the former Ports O' Call Village into a vibrant, walkable destination along the Los Angeles Waterfront. The project features a mile-long promenade, public docks, and hundreds of thousands of square feet dedicated to dining, retail, and entertainment. Planned and opening tenants include waterfront restaurants, breweries, the San Pedro Fish Market, harbor cruises, bike rentals, and immersive attractions. Future phases will add major draws such as a Ferris wheel, family-friendly amusement elements, and a proposed 6,200-seat open-air amphitheater. Designed to expand public access and celebrate the working harbor, West Harbor aims to become a signature destination for locals and visitors alike.



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