

**7 UNITS 1636 W. 219TH ST.**  
**TORRANCE, CA 90501**

**ASKING PRICE**  
**\$2,000,000**



PRS Properties  
5150 E. Pacific Coast Hwy #200  
Long Beach, CA 90804  
[www.apartment-specialists.com](http://www.apartment-specialists.com)

Steve Gamez  
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- FIRST TIME ON MARKET SINCE 1998
- ALL ELECTRIC BUILDING
- APPROXIMATELY 60% UPSIDE IN RENTS
- EXCELLENT UNIT MIX
- LAUNDRY ROOM/EQUIPMENT INCLUDED
- PLENTY OF PARKING
- NEW ELECTRICAL PANEL
- HIGH DEMAND RENTAL AREA

## THE PROPERTY



- EXCELLENT SOUTH BAY LOCATION
- EASY ACCESS TO FREEWAYS
- CLOSE PROXIMITY TO MAJOR EMPLOYERS
- LOW VACANCY RATE
- MEDIAN INCOME OVER 75K
- WEATHER IS RATED 9.4 OUT OF 10 BY [BESTPLACES.NET](https://www.bestplaces.net)

## THE AREA



# FINANCIAL SUMMARY

## GENERAL INFORMATION

Price	\$1,995,000
Year Built	1962
Units	7
Building Sq. Ft	5019
Lot Sq. Ft	10802
Price / Sq. Ft	\$397.48
Price / Lot Sq Ft	\$184.68
Price / Unit	\$285,000
Current GRM	17.9
@ Market GRM	11.08
Current Cap Rate	3.07
@ Market Cap Rate	6.42

	Actual	Pro Forma
<b>Income</b>		
Gross Scheduled Rents	\$111,000	\$180,000
Laundry Income	3600	3600
Less Vacancy @ 3%	(\$3,330)	(\$5,508)
<b>Effective Gross Income</b>	<b>\$111,270</b>	<b>\$178092</b>
	<b>Actual</b>	<b>Market</b>
	\$24,937	\$24,937
	\$1,661	\$1,661
	\$11,465	\$17,809
	\$11,800	\$11,800
<b>Total Expenses</b>	<b>\$49,863</b>	<b>\$49,863</b>
<b>Net Operating Income</b>	<b>\$61,407</b>	<b>\$128,229</b>



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# RENT ROLL

UNIT #	Bedrooms	BATHS
Unit #1	3	1
Unit #2	1	1
Unit #3	2	1
Unit #4	2	1
Unit #5	2	1
Unit #6	2	1
Unit #7	3	1
	TOTAL	

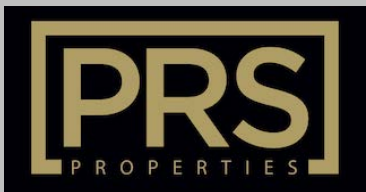
ACTUAL RENT	MARKET RENTS
2750	2750
850	1500
1200	2750
1100	2000
1150	2000
1150	2000
1050	2000
9,250	15,000



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS

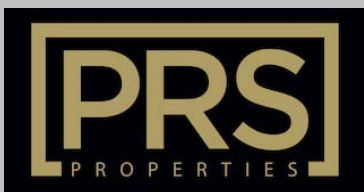


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# AERIAL PHOTOS



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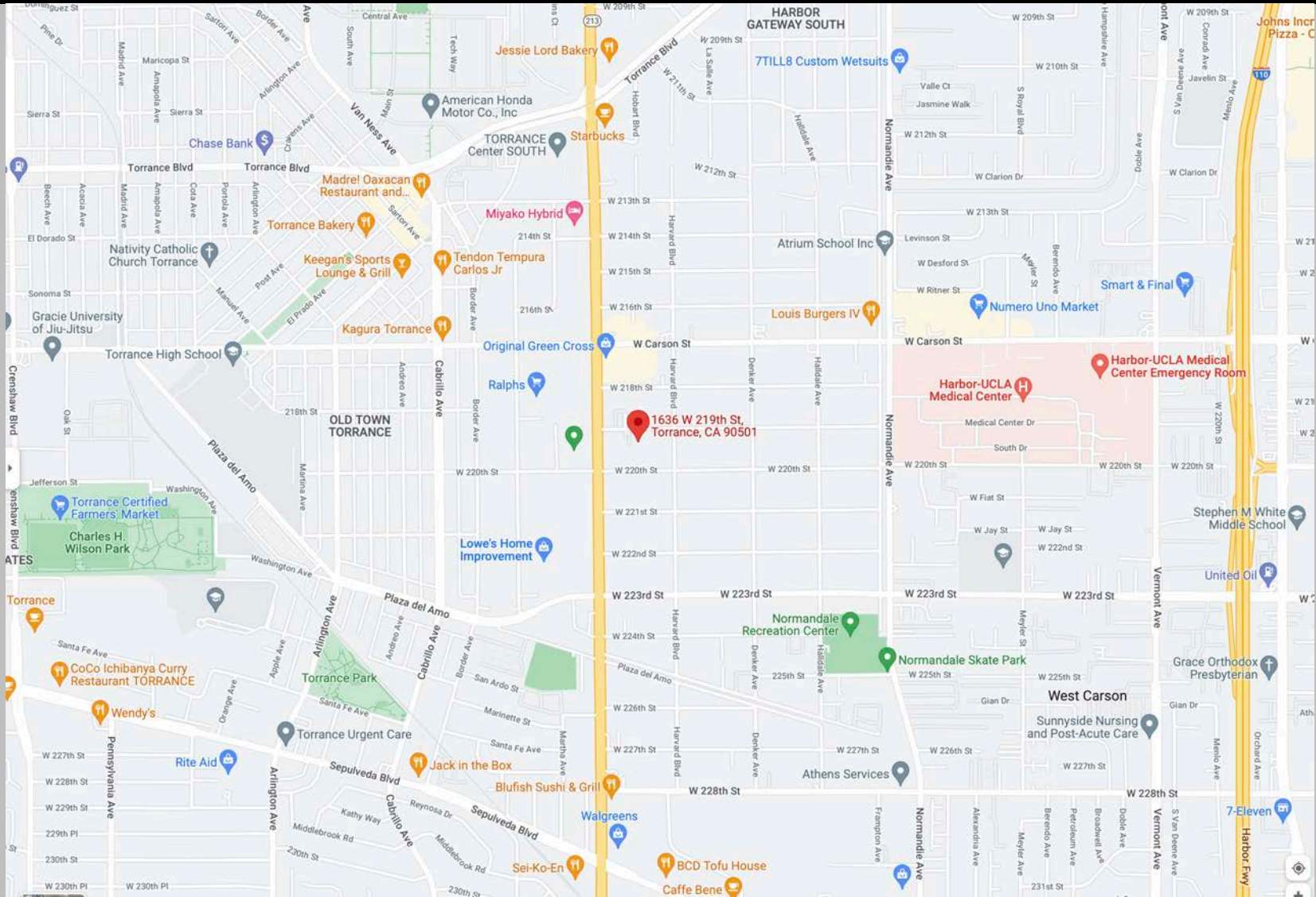
# SALES COMPARABLES

Property Address	Price	Units	\$ Per Sq Ft	\$ Per Unit	CAP RATE	GRM	Closing Date
1636 W. 219th St. (Subject)	\$1,995,000	7	\$397	\$285k	3.24	16.8	TBD
1527 Torrance Blvd.	\$1,370,000	5	\$340	\$274k	3.2	15.28	5/25/22
1547 Torrance Blvd.	\$1,860,000	7	\$344	\$265k	5.7	15.92	6/28/21
20814 Harvard Blvd.	\$1,540,000	5	\$313	\$308k	4.0	16.3	9/24/21

# RENT COMPARABLES

Property Address	Bedrooms	Baths	Sq Ft	Rent
1631 W 224th St	1	1	650	\$1,695
1351W 227th St	2	1	900	\$1,800
1565 W 207th St	2	1	1000	\$2295
1549 W 224th St	3	1.5	918	\$2,700

# STREET MAP



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