



GLOBAL PLATINUM  
PROPERTIES

Offering Memorandum

7-UNIT BUILDING IN SAN PEDRO

PRICED AT JUST OVER \$171K PER UNIT  
1309 MESA ST., SAN PEDRO CA 90731



# 7-unit building in San Pedro

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01

Executive Summary

Investment Summary

Unit Mix Summary

7-UNIT BUILDING IN SAN PEDRO



## OFFERING SUMMARY

ADDRESS	1309 Mesa St. San Pedro CA 90731
COUNTY	Los Angeles
MARKET	San Pedro
SUBMARKET	Los Angeles Harbor
BUILDING SF	4,102 SF
LAND SF	4,500 SF
NUMBER OF UNITS	7
YEAR BUILT	1912
APN	7456015028
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$999,000
PRICE PSF	\$243.54
PRICE PER UNIT	\$142,714
OCCUPANCY	97.00%
NOI (CURRENT)	\$47,159
NOI (Pro Forma)	\$148,706
CAP RATE (CURRENT)	4.72%
CAP RATE (Pro Forma)	14.89%
GRM (CURRENT)	13.73
GRM (Pro Forma)	5.63

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	39,868	95,527	198,380
2020 Median HH Income	\$51,894	\$76,750	\$70,893
2020 Average HH Income	\$72,431	\$107,728	\$104,476



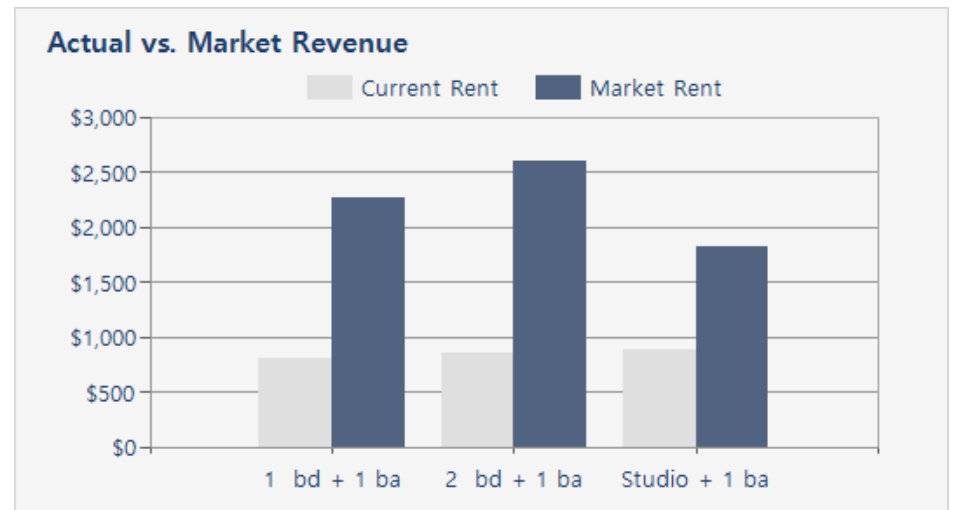
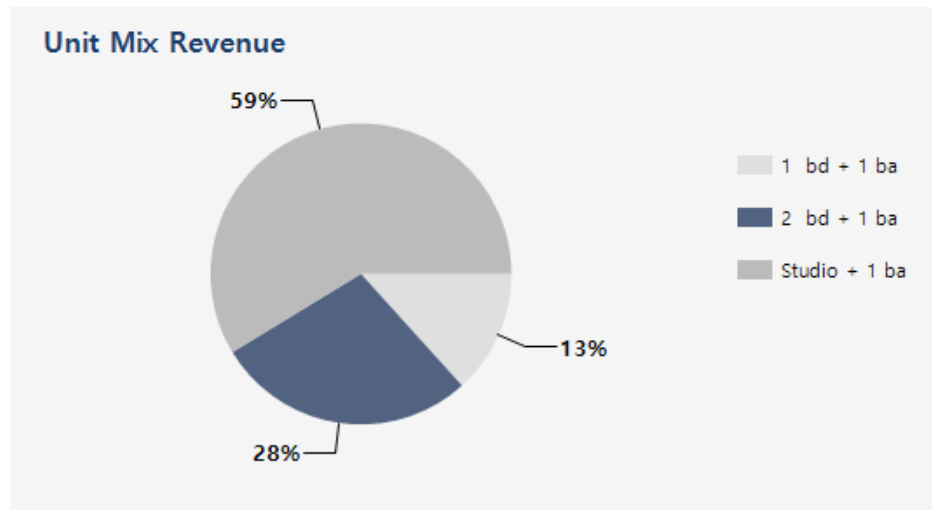
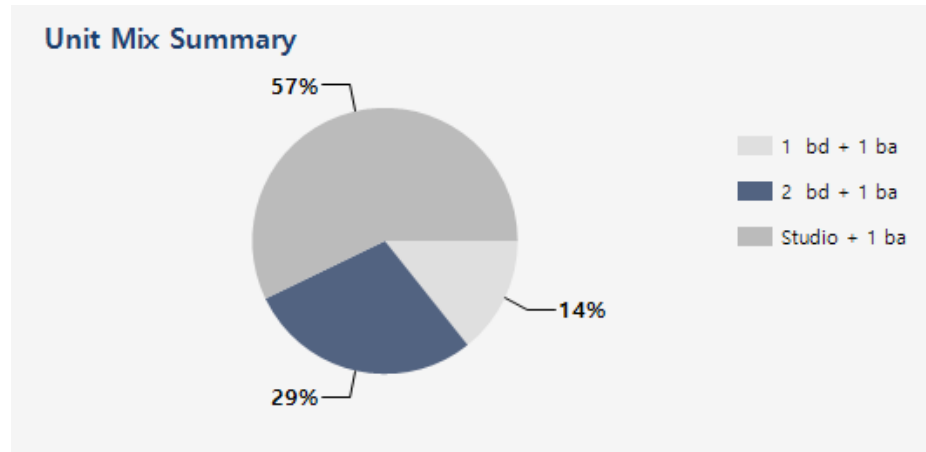
## SAN PEDRO

**This exceptional 7-Unit property represents a rare investment opportunity with outstanding rental income potential. Currently delivering a robust cap rate of over 4.7%, it stands out as a prime addition to any portfolio. Built in 1912, this historic asset encompasses 4,102 square feet of thoughtfully designed living space, situated on a generous 4,500-square-foot lot with convenient alley access. The property features two charming, well-maintained 2-bedroom, 1-bath units alongside five inviting studio apartments, offering a diverse and flexible rental mix. Perfectly positioned within strolling distance to the vibrant Main Channel Waterfront, South Pacific Avenue's retail and dining hotspots, and 22nd Street Park, it combines unparalleled convenience with an exceptional lifestyle. San Pedro, one of Los Angeles' most promising emerging beach communities, seamlessly blends historic allure with dynamic growth potential, making this property a compelling opportunity for savvy investors seeking long term returns and appreciation!**

- Excellent investment opportunity with potential for high rental income
- Diverse unit mix of two 2-bedroom units and five studio units
- Spacious living space of 4,102 square feet on a large lot of 4,500 square feet
- Prime location within walking distance to Main Channel Waterfront, South Pacific Avenue retail and dining, and 22nd Street Landing restaurant



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	1	\$806	\$806	\$2,263	\$2,263
2 bd + 1 ba	2	\$850	\$1,699	\$2,600	\$5,200
Studio + 1 ba	4	\$890	\$3,560	\$1,832	\$7,326
Totals/Averages	7	\$866	\$6,065	\$2,113	\$14,789







02

Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Local Business Map
- Drive Times

## San Pedro

- Located walking distance to one of the most exciting water-front redevelopment projects in Los Angeles. The \$150 million first wave of the redevelopment led by The Ratkovich Company and Jerico Development would include more than 150,000 square feet of new shops and restaurants, 30,000 square feet of office space for maritime-relates businesses, and the restoration of 89,000 square feet of the existing wharf and floating dock space. Other exciting projects in the area include The VUE (a 16-story condo property about a mile away) and a 37-unit apartment building, including 16 apartments for very low-income households, on a San Pedro property on the Los Angeles Waterfront, not far from the Battleship USS Iowa Museum. San Pedro is the most affordable water-front real estate markets in the Los Angeles area, buy now before the secret gets out!

## Strong Rental Demand

- - San Pedro is a coastal community with a mix of working professionals, families, and maritime industry workers.
  - With the Port of Los Angeles nearby, there is a steady influx of people needing rental housing.

## Potential for Appreciation

- - San Pedro is undergoing revitalization, including the West Harbor development, which aims to transform the waterfront with entertainment, dining, and retail.
  - As infrastructure improves, property values are expected to increase.

## Affordability Compared to Other LA Areas

- - Compared to places like Long Beach, Redondo Beach, or downtown Los Angeles, San Pedro offers relatively lower property prices with strong rental income potential.

## High Cash Flow Potential

- - Multifamily properties typically generate consistent rental income, and San Pedro's rental market remains strong due to limited housing supply and growing demand.
  - A low vacancy rate makes it easier to maintain steady cash flow.

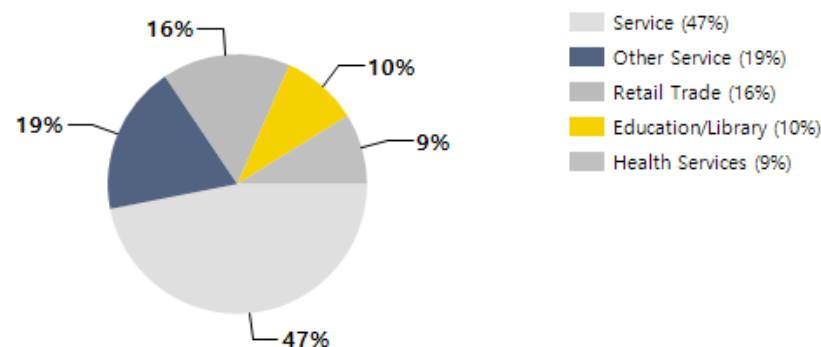
## Diverse Tenant Pool

- - With a mix of young professionals, families, and retirees, there is less risk of tenant turnover.
  - The area's proximity to major employers in trade, logistics, and tourism further stabilizes demand.

## Proximity to Attractions & Job Centers

- - The San Pedro waterfront, Cabrillo Beach, USS Iowa, and Vincent Thomas Bridge add to the area's appeal.
  - Easy access to Long Beach, downtown LA, and the South Bay makes it a desirable location for renters.
  - The West Harbor project (set to replace Ports O' Call Village) and planned infrastructure improvements may further increase property values and rental demand.

## Major Industries by Employee Count

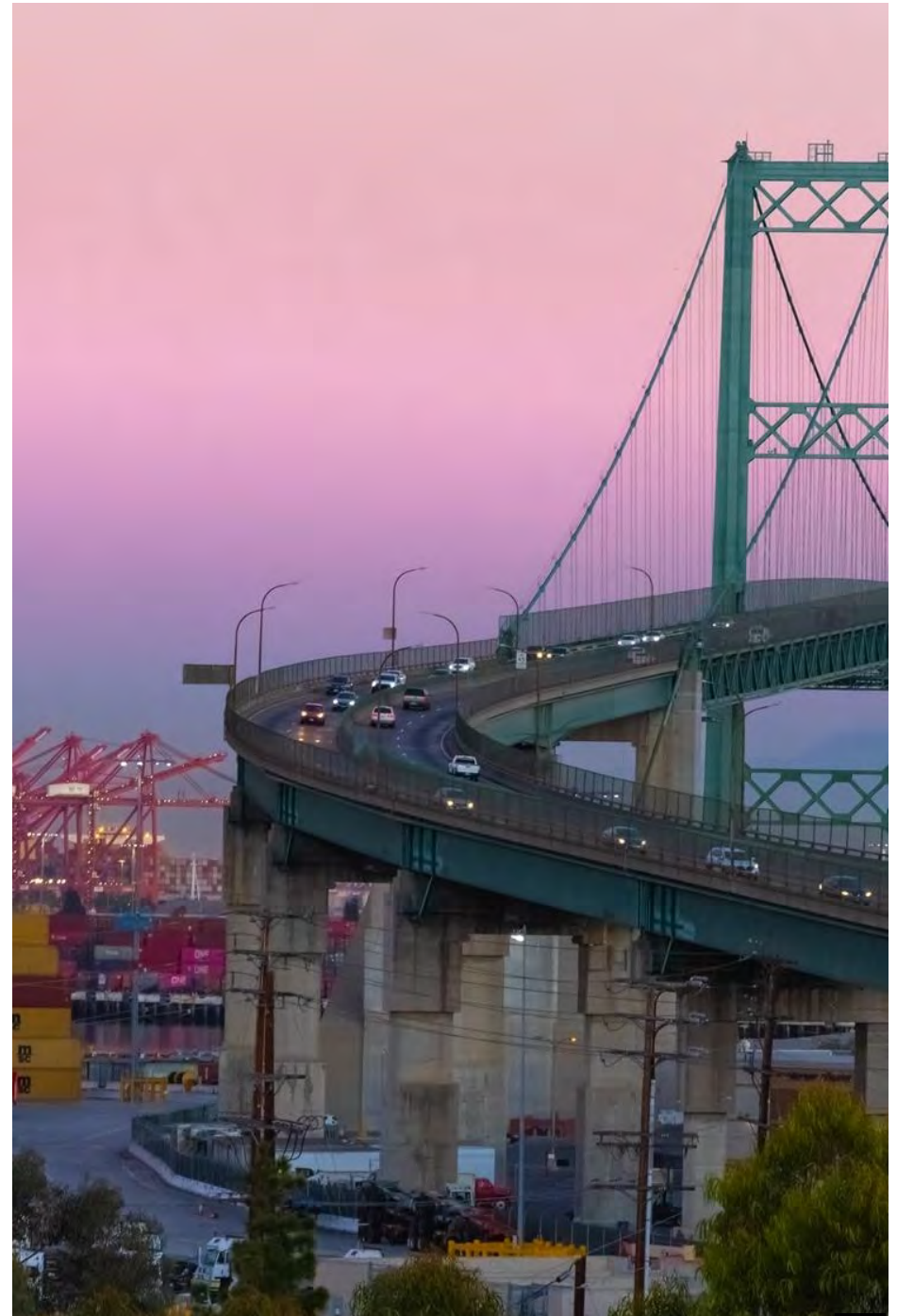
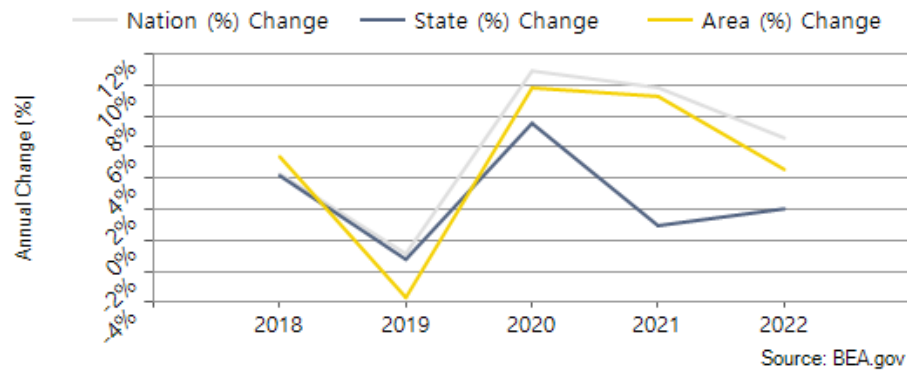




## Largest Employers

Los Angeles Unified School District	65,000
Los Angeles County Sheriff's Department	18,000
Los Angeles County Department of Children and Family Services	7,000
Los Angeles County Department of Public Health	4,000
Port of Los Angeles	3,000
Los Angeles County Department of Mental Health	3,000
Harbor-UCLA Medical Center	2,000
California State University, Dominguez Hills	1,000

## Los Angeles County GDP Trend







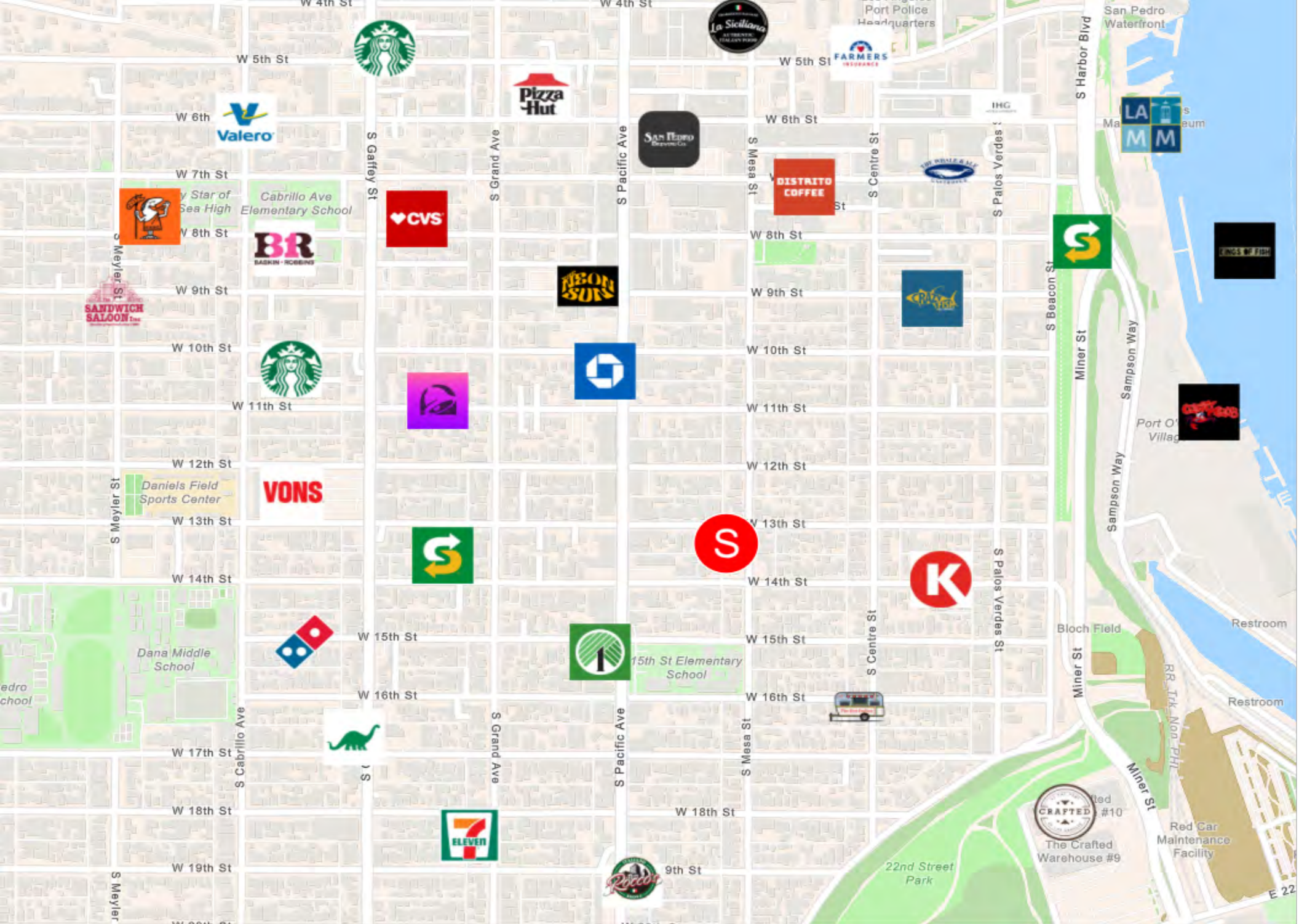




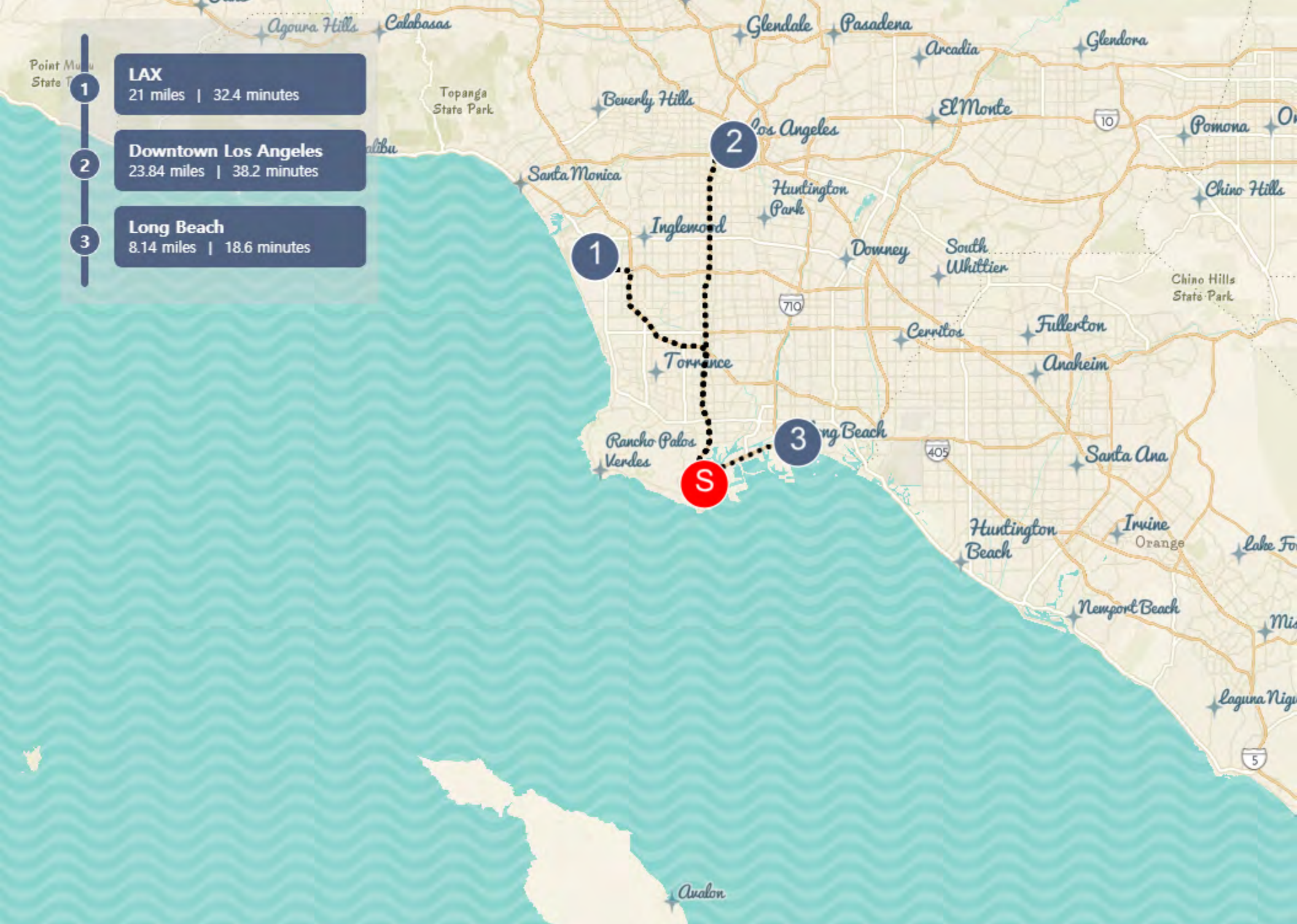
















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Property Description

Property Features

7-UNIT BUILDING IN SAN PEDRO



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## PROPERTY FEATURES

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NUMBER OF UNITS	7
BUILDING SF	4,102
LAND SF	4,500
YEAR BUILT	1912
# OF PARCELS	1
ZONING TYPE	LARD1.5
BUILDING CLASS	MODERATE
TOPOGRAPHY	FLAT
LOCATION CLASS	MULTIFAMILY
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	45X100

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## UTILITIES

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WATER	LANDLORD
TRASH	TENANT
GAS	TENANT
ELECTRIC	TENANT
RUBS	TENANT

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## CONSTRUCTION

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FOUNDATION	RAISED
FRAMING	WOOD FRAME
EXTERIOR	STUCCO
ROOF	SHINGLE
LANDSCAPING	GRASS

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Rent Roll

Rent Roll



Unit	Unit Mix	Current Rent	Market Rent
1	2 bd + 1 ba	\$839.00	\$2,600.00
2	Studio + 1 ba	\$701.00	\$1,800.00
3	1 bd + 1 ba	\$806.00	\$2,263.00
4	Studio + 1 ba	\$1,852.00	\$1,926.00
5	Studio + 1 ba	\$518.00	\$1,800.00
6	Studio + 1 ba	\$489.00	\$1,800.00
7	2 bd + 1 ba	\$860.00	\$2,600.00
Totals / Averages		\$6,065.00	\$14,789.00

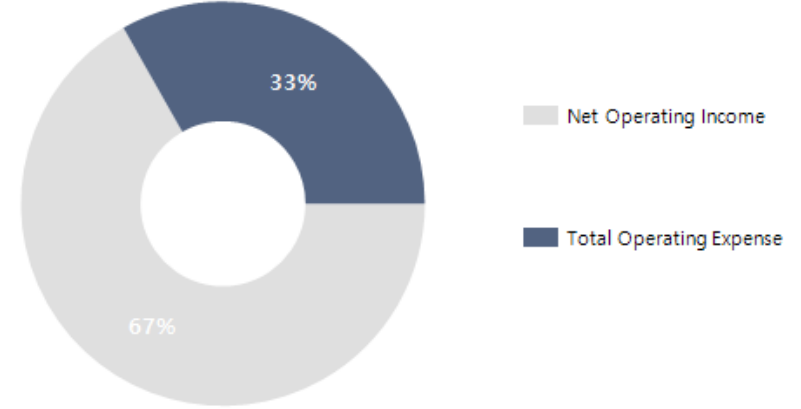




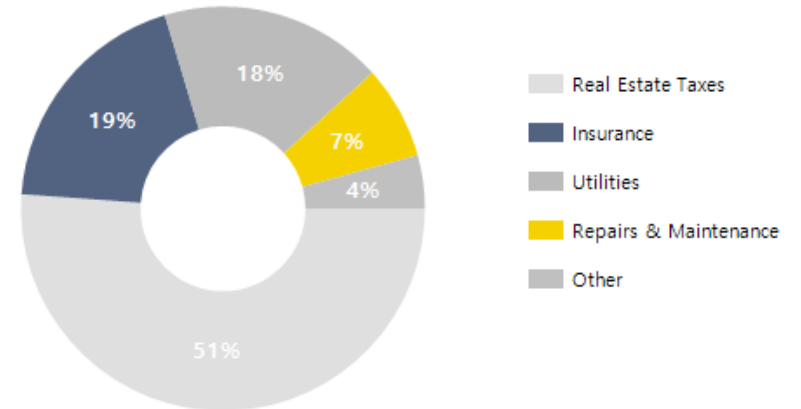
## REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$72,780	\$177,468
<b>Gross Potential Income</b>	<b>\$72,780</b>	<b>\$177,468</b>
General Vacancy	-3.00%	-3.00%
<b>Effective Gross Income</b>	<b>\$70,597</b>	<b>\$172,144</b>
Less Expenses	\$23,438 33.19%	\$23,438 13.61%
<b>Net Operating Income</b>	<b>\$47,159</b>	<b>\$148,706</b>



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$11,988	\$1,713	\$11,988	\$1,713
Insurance	\$4,500	\$643	\$4,500	\$643
Repairs & Maintenance	\$1,750	\$250	\$1,750	\$250
Utilities	\$4,200	\$600	\$4,200	\$600
Gardening	\$600	\$86	\$600	\$86
Pest Control	\$400	\$57	\$400	\$57
<b>Total Operating Expense</b>	<b>\$23,438</b>	<b>\$3,348</b>	<b>\$23,438</b>	<b>\$3,348</b>
Expense / SF	\$5.71		\$5.71	
% of EGI	33.19%		13.61%	



\*Expenses are estimated





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## Demographics

General Demographics



# 7-unit building in San Pedro

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