



Offering Memorandum

543 W SANTA CRUZ ST,
SAN PEDRO, CA 90731

circa



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TABLE OF CONTENTS



04 OFFERING & EXECUTIVE
SUMMARY

05 FINANCES

12 LOCATION OVERVIEW

INVESTMENT CONTACTS

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OFFERING & EXECUTIVE SUMMARY

04

Welcome to this charming duplex nestled in the coastal community of San Pedro! The spacious front house offers 4 bedrooms and 3 bathrooms with 1,806 sq. ft. of living space, an in-unit laundry area and kitchen. Step out onto the upstairs balcony to enjoy the coastal breeze and views of the Vincent Thomas Bridge.



Address
543 W Santa Cruz St,
San Pedro, CA 90731



Price
\$1,100,000



Use
Investment/
Owner User



Year Built
1989

Between the two units, you'll find a welcoming courtyard, perfect for outdoor dining, storage, or entertaining with fruit trees. The second unit, located above the garages, is 956 sq. ft and features 2 bedrooms, 2 bathrooms with a spacious living room, dining area, and large kitchen.

Additional property highlights include a generous storage room that can double as a gym, two deep-set garages with tandem parking, and a carport. Fruit trees on the property are lime, guava, orange, and a hybrid apple of 4 varieties.

This property presents an excellent investment opportunity in a vibrant, growing area! San Pedro is on the cusp of significant development and with the upcoming Olympics provides a great opportunity.

PROPERTY FACTS

No. of Units	2
Property Type	Multifamily
Property Subtype	Apartment
Building Class	B
Lot Size	0.11 AC
Building Size	4,999 SF
No. Stories	2
Parking Ratio	1.2/1,000 SF

UNIT MIX INFORMATION

Description	No. Units	SF
4+3	1	1,806
2+2	1	956

INVESTMENT HIGHLIGHTS

- Recently painted exterior
- Refinished wood-floors, newer carpet
- Recently painted interior of front house
- Updated Bathrooms throughout

CBSA	Los Angeles-Long Beach-Glendale, CA
APN/Parcel ID	7451-007-024
Land Use	Duplex
Zoning	X
Flood Zone	06037C2031G
TOTAL SIZE	2,904 SF



ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$804,229	\$788,460	\$773,000
Assessed Value - Land	\$492,109	\$482,460	\$473,000
Assessed Value - Improved	\$312,120	\$306,000	\$300,000
Yoy Assessed Change (\$)	\$15,769	\$15,460	
Yoy Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$9,398		
2022	\$9,525	\$127	1.35%
2023	\$9,989	\$464	4.87%

Special Assessment	Tax Amount
Safe Clean Water83	\$63.95
Flood Control 62	\$21.75
Laco Vectr Cntrl80	\$18.97
Lacity Park Dist21	\$22.98
LA Stormwater 21	\$17.34
Rposd Measure A 83	\$52.56
Trauma/emerg Srv86	\$145.20
Total Of Special Assessments	\$342.75

PROFORMA FINANCIAL SUMMARY

Purchase Price	\$1,100,000
Annual Gross Income	\$78,000
Taxes	\$13,200 (Estimate)
Operating Expenses	\$6,300 (Estimate)
Potential Net Operating Income	\$58,500
Proforma Cap Rate	5.32%

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LOCATION OVERVIEW

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Total Population	33,194	118,902	229,648
2029 Population	32,297	115,439	222,537
Pop Growth 2024-2029	(2.70%)	(2.91%)	(3.10%)
Average Age	39	41	41
2024 Total Households	12,124	42,755	79,336
HH Growth 2024-2029	(2.79%)	(3.16%)	(3.29%)
Median Household Inc	\$52,455	\$78,293	\$81,248
Avg Household Size	2.60	2.60	2.80
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$715,151	\$807,790	\$779,789
Median Year Built	1964	1963	1965

SAN PEDRO, CALIFORNIA

San Pedro, California, is a vibrant coastal neighborhood located at the southern tip of Los Angeles. Known for its rich maritime history, San Pedro is home to the Port of Los Angeles, one of the busiest ports in the world, which significantly contributes to the local economy and culture.

The waterfront area features beautiful parks, such as Cabrillo Beach, where visitors can enjoy sunbathing, picnicking, and various water activities. The historic downtown area is full of charm, offering a mix of unique shops, art galleries, and a variety of restaurants. Highlights include the renowned San Pedro Fish Market, famous for its fresh seafood, and the USS Iowa Museum, a must-visit for history buffs.

San Pedro also serves as a gateway to the nearby Channel Islands, providing excellent opportunities for kayaking, hiking, and whale watching. The community is diverse, reflecting a rich tapestry of cultures through its annual events and festivals. With stunning ocean views, a deep-rooted history, and a lively community atmosphere, San Pedro is a unique destination for both residents and visitors, blending the beauty of coastal living with a rich cultural experience.

NEARBY PLACES



Family Dollar



7-Eleven



Ono Hawaiian BBQ



McDonald's



Del Taco



Kentucky Fried Chicken



Starbucks



State Farm





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