

835 W. Rosecrans Avenue

95 Units | Gardena, CA 90247



REMAX

COMMERCIAL & INVESTMENT REALTY

"Serving Southern California for over 20 years"

STEVE LAMPE (310) 880-1151 | slampe@remaxcir.com | DRE #01164364

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Executive Vice President

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DESIGN BY CRESC



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EXECUTIVE SUMMARY

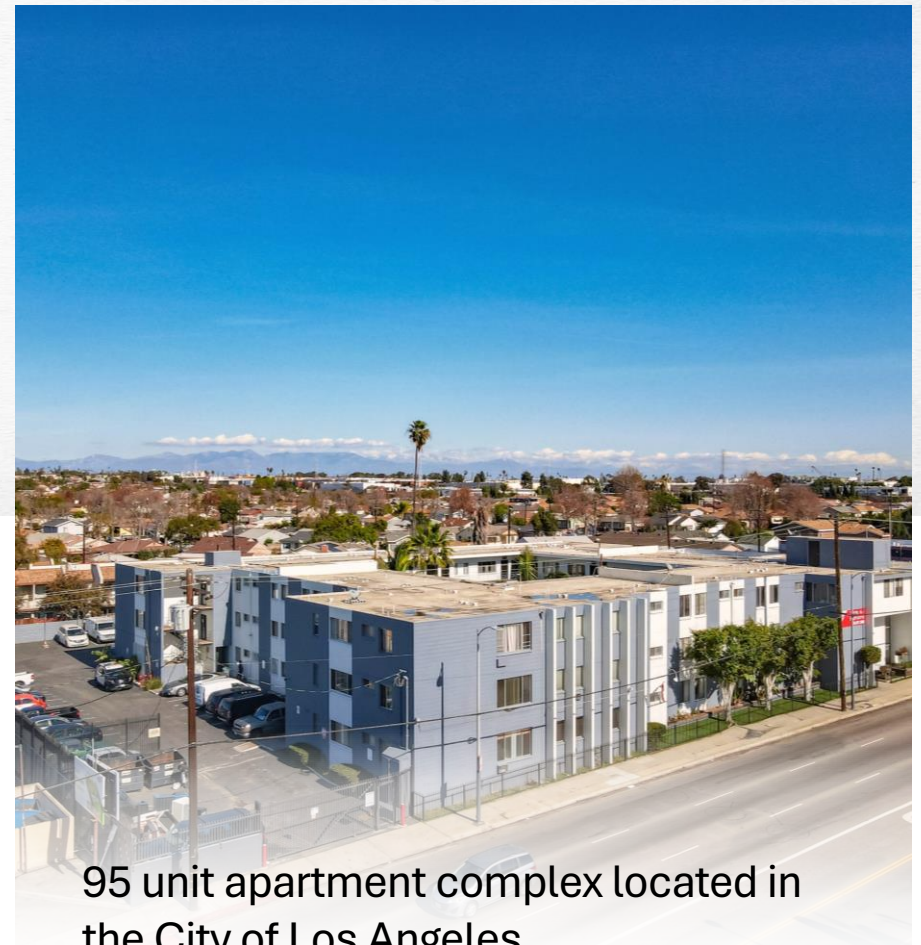
PROPERTY SUMMARY

PRICING

OFFERING PRICE		\$15,780,000
PRICE/UNIT		\$166,105
PRICE/SF		\$353.08
GRM	9.75	8.62
CAP RATE	5.79%	7.00%
	Current	Market

THE ASSET

Units	95
Year Built	1966
Gross SF	44,692
Lot SF	53,990
APN	6119-015-016
Floors	3



95 unit apartment complex located in the City of Los Angeles (Gardena Post Office).



Property Overview

The subject property is a 95 unit apartment complex located in the City of Los Angeles (Gardena Post Office). The property has secured gated parking for 85 vehicles. The unit mix consists of a 2 bedroom 1 bath manager's unit, 57 1 bedroom 1 bath units, and 37 Singles. This is an all electric building, and the building is master metered. The amenities include a large courtyard with a swimming pool, a workout room equipped with various equipment, and laundry facilities onsite. The property has gone through renovation of many of the units and the exterior was painted in 2026. Many of the rents have upside potential, with a majority of the unit rents at market due to the strong demand in the area for apartment rentals.

Location Overview

Gardena is centrally located in the South Bay submarket of Los Angeles, with many employers in the area due to its proximity to the Ports of Los Angeles and Long Beach. Rosecrans Apartments has convenient access to downtown Los Angeles and Long Beach via the 110 and 405 Freeways as well as the 105 Freeway.

Investment Highlights

- Large Stabilized core asset in South Bay
- Recent renovations - great curb appeal
- Many units still below market
- Well located near freeways and employers
- On site parking for majority of units
- 98% occupied with upside in rents (RSO)









835 W. Rosecrans Avenue



02 FINANCIAL ANALYSIS

Financial Analysis

PRICING

OFFERING PRICE	\$15,780,000	
PRICE/UNIT	\$166,105	
PRICE/SF	\$353.08	
GRM	9.75	8.67
CAP RATE	10.05%	11.54%
	Current	Market

THE ASSET

Units	95
Year Built	1966
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APN	6119-015-016
Floors	3

MONTHLY RENT SCHEDULE

# of Units	Type	Current	Total	Market	Total
1	2+1	\$2,250	\$2,250	\$2,250	\$2,250
57	1+1	\$1,516	\$86,412	\$1,675	\$95,475
37	Single	\$1,163	\$43,031	\$1,425	\$52,725
Total Scheduled Rent			\$131,693		\$150,450

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$1,580,316	\$1,805,400
Less: Vacancy/Deductions	2% (\$31,606)	3% (\$54,162)
Misc. Income	\$37,656	\$25,762
Effective Gross Income	\$1,586,366	\$1,777,000

ANNUALIZED EXPENSES

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$7,074	\$7,074
Expenses/SF	\$15.04	\$15.04
% of GOI	42.4%	37.8%

RETURN

	Current	Market
NOI	\$914,366	\$1,105,000

Operating Data





	CURRENT	YEAR 1	YEAR 2
Year Ending	2026	2027	2028
Income			
Rental Income	\$1,580,316	\$1,627,725	\$1,676,557
Laundry	\$9,192	\$9,376	\$9,563
Storage & Parking	\$2,604	\$2,656	\$2,709
Renters Insurance	\$5,268	\$5,373	\$5,481
Other Fee Income	\$20,592	\$20,592	\$20,592
Gross Scheduled Income	\$1,617,972	\$1,665,723	\$1,714,903
Turnover Vacancy	(\$31,606)	(\$32,555)	(\$33,531)
Gross Operating Income	\$1,586,366	\$1,633,168	\$1,681,371
Expenses			
Total Operating Expenses	(\$672,000)	(\$673,344)	(\$674,691)
Operating Expense Ratio	42.36%	41.23%	40.13%
Net Operating Income	\$914,366	\$959,824	\$1,006,681
Cap Rate	5.79%	6.08%	6.37%

03

MARKET COMPARABLES

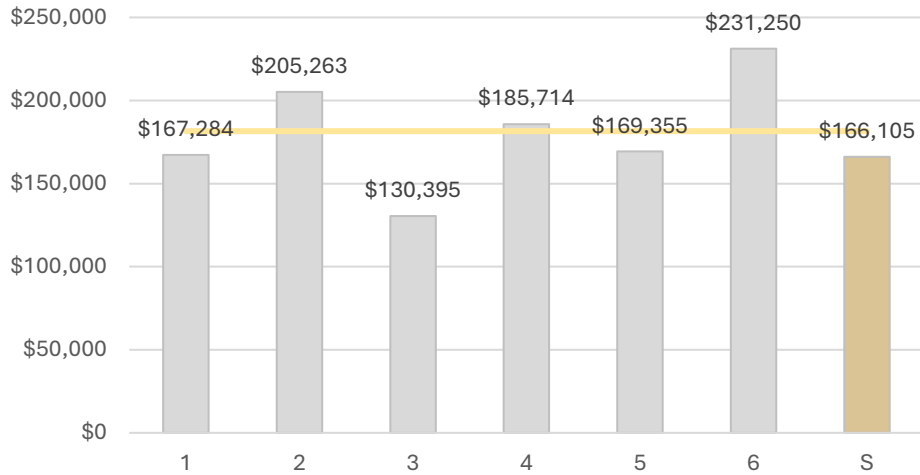


SALES COMPARABLES

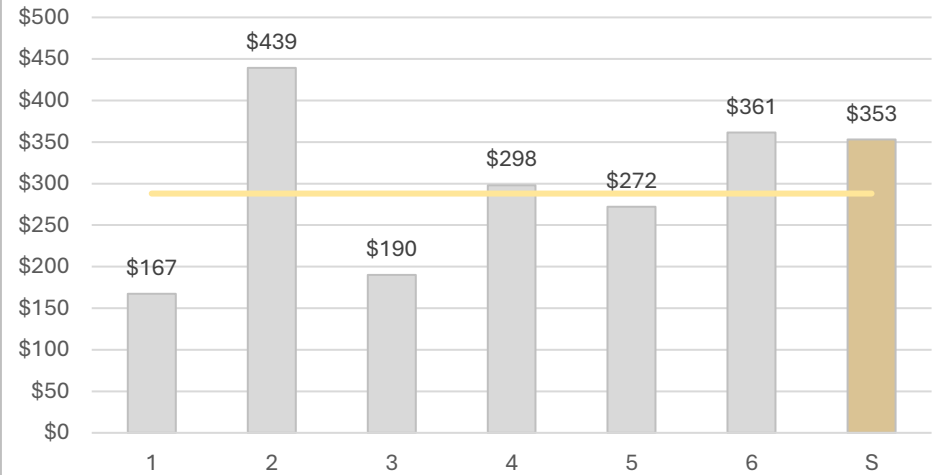
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 3351 Marine Ave Gardena, CA 90249	81	1960	81,001	46 - Studio 31 - 1+1 4 - 2+1	1/12/2026	\$13,550,000	\$167,284	\$167.28	7.07%	8.18
	2 15120 S Normandie Ave Gardena, CA 90247	38	1963	17,763	22 - Studio 15 - 1+1 1 - 3+2	12/24/2025	\$7,800,000	\$205,263	\$439.12	6.44%	10.05
	3 14815 Crenshaw Blvd Gardena, CA 90249	38	1963	26,056	34 - 1+1 4 - 2+1	12/18/2025	\$4,955,000	\$130,395	\$190.17	6.95%	9.50
	4 1029 Magnolia Ave Gardena, CA 90247	28	1973	17,456	28 - Studio	3/7/2025	\$5,200,000	\$185,714	\$297.89	5.06%	10.61
	5 14424 S Budlong Ave Gardena, CA 90247	31	1973	19,292	31 - Studio	3/25/2025	\$5,250,000	\$169,355	\$272.13	5.26%	9.74
	6 14715-14719 Chadron Ave Gardena, CA 90249	32	1959	20,480	16 - 1+1 16 - 2+1	4/17/2025	\$7,400,000	\$231,250	\$361.33	6.53%	10.07
AVERAGES		41	1965	30,341				\$181,543	\$287.99	6.22%	9.69
	S Subject 835 W. Rosecrans Avenue Gardena, CA 90247	95	1966	44,692	1 - 2+1 57 - 1+1 37 - Single	On Market	\$15,780,000	\$166,105	\$353.08	7.00%	8.62

SALES COMPARABLES

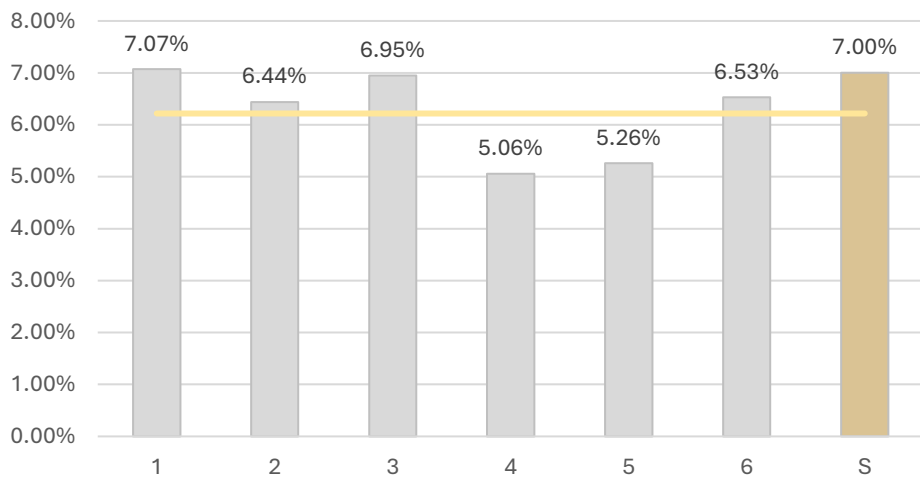
PRICE/UNIT



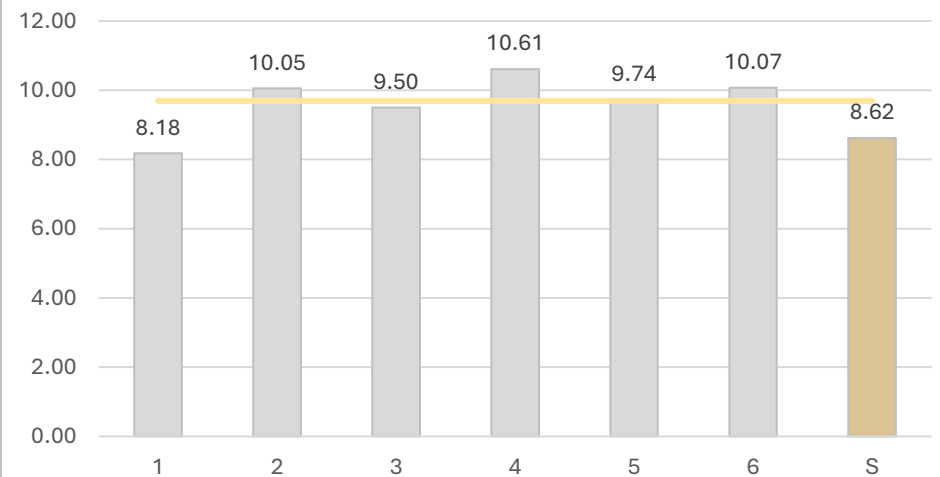
PRICE/SF



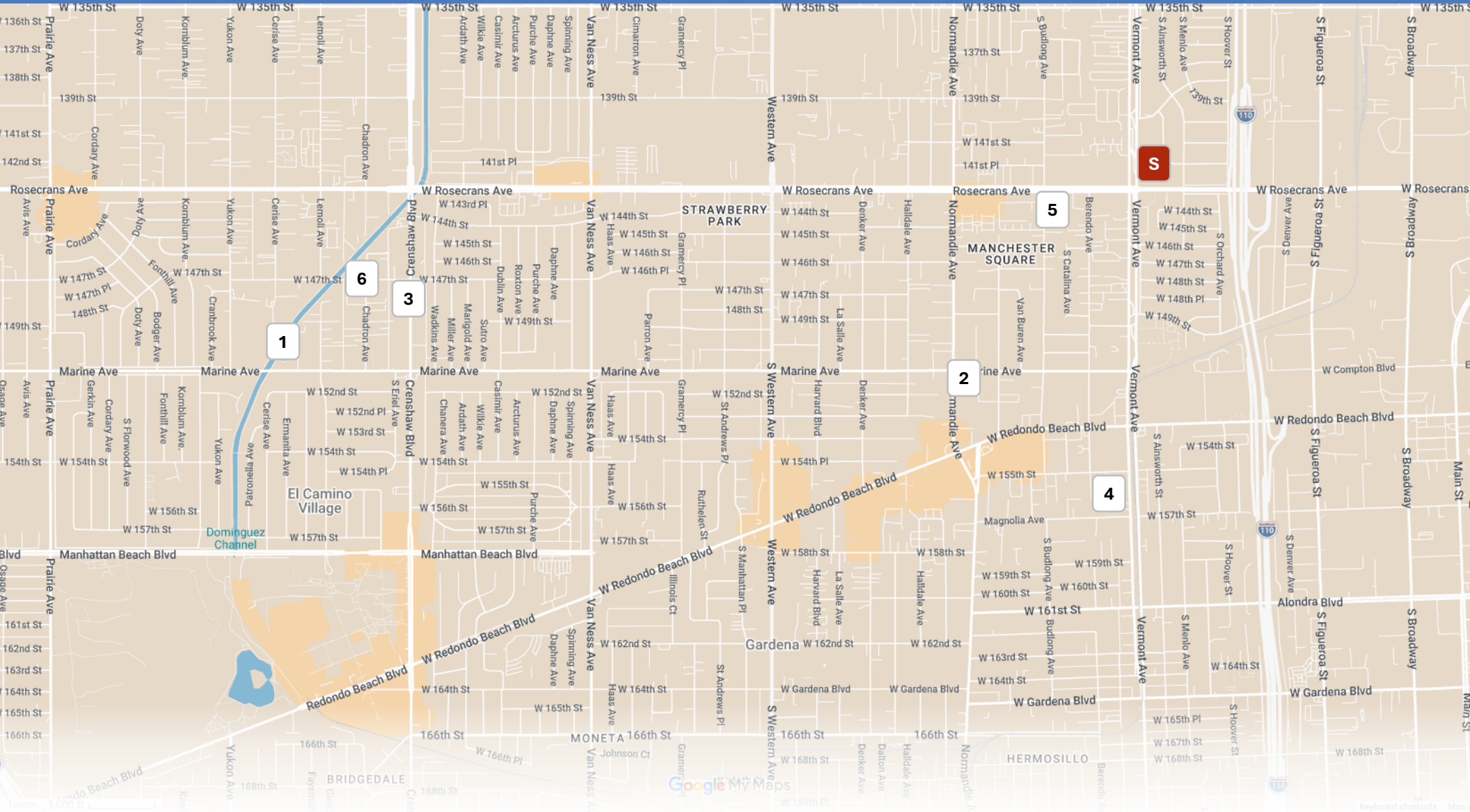
CAP RATE



GRM



SALES COMPARABLES





04
LOCATION OVERVIEW

The Location



61,027
Population

20,391
Households

\$64,015
Avg HH Income

Gardena, CA

THE FREEWAY CITY

Located in the heart of the South Bay, Gardena is known as a high quality business environment. A multi-cultural community which has historically been a haven for Japanese immigrants and descendants, Gardena is home to a number of high profile companies, especially catering to those headquartered in the Asia Pacific region. Top employers in the city include Memorial Hospital of Gardena, Hustler Casino, The Boring Company (owned by Elon Musk), United Parcel Service, Hitco Carbon Composites, Southwest Offset Printing and Nissin Foods.



SUBJECT AMENITIES



The Freeway City

With its ideal, centralized location, Gardena is particularly well-situated to conduct business throughout. Gardena's close proximity to the major Southern California freeways, the 405, 104, 110, 91, provides easy and convenient access to the Los Angeles International Airport and the Ports of Long Beach and Los Angeles. The Gardena Bus Lines, or G-Trans links with regional bus transportation as well as with Metrolink and Amtrak passenger rail.



Demographics

POPULATION

61,027

HOUSING UNITS

22,393

HOUSING

Gardena's attractive, family-oriented neighborhoods provide a wide variety of housing options for all residents. There are 22,393 residential units available in the City. About one-half of the residential units are single family units. The City has 280 subsidized senior housing units in three senior communities. The apartments/multi-family housing have very livable densities. About 15% of the housing stock in the City was built in the last 25 years. The majority of the residential neighborhoods are mature with lush landscaping, well maintained buildings, and large family-sized yards. The persons per household ratio is 2.78. The City has a 3.6% vacancy rate.

LABOR POOL

Home to a large labor pool, Gardena can provide employers with qualified and well educated workers. Nearly 27% of adults age 25 and older have four years' college. The work force is extremely diverse, including men and women with a wide variety of job capabilities, from entry-level to technical and to supervisory and management skills. The city's One Stop Employment and Training Center can assist employers in filling a variety of jobs customized to their specific needs including, but not limited to, clerical, office administration, accounting, computer operators, retail sales, truck drivers and other technicians.



Memorial Hospital of Gardena

MISSION STATEMENT

“We provide affordable, high-quality healthcare services to our communities with consistency and compassion. Memorial Hospital of Gardena is the only hospital located in the Gardena area and has proudly offered high-quality health care to the community for more than 70 years. We are designated as a Primary Stroke Center and accredited as a Geriatric Emergency Department, making us your hospital of choice for emergencies.”

70

YEARS OF SERVICE

175

IN-PATIENT BEDS

170

PHYSICIANS

For more than 70 years, Memorial Hospital of Gardena provides affordable, high-quality healthcare services to our communities with consistency and compassion. Memorial Hospital of Gardena is the only hospital located in the Gardena, and also serves the surrounding South Bay communities.

With 175 in-patient beds, services include Cardiology, Critical Care, an Emergency Department, Gastroenterology, Orthopedics, a Primary Stroke Center, Pulmonary, Radiology and Imaging, Rehabilitation, Surgical services and Urology.

Employment Hubs

The city of Gardena, has a diverse array of industries, including manufacturing, healthcare, retail, and hospitality. One of the largest employers in Gardena is the Memorial Hospital of Gardena, which provides healthcare services to the city and surrounding areas. Other major employers in the city include several manufacturing companies, such as Pacific Industrial Co. and Precision Dynamics Corporation, which produce a range of products including aerospace components, medical equipment, and identification wristbands. The city also has a strong retail sector, with several shopping centers and strip malls throughout the city. Popular retail destinations in Gardena include the Gardena Valley Shopping Center and the Pacific Square Shopping Center.



MEMORIAL HOSPITAL

735

HUSTLER CASINO

712

LUCKY LADY CASINO

410



835 W. Rosecrans Avenue



22



Gardena, CA 90247



15 Minutes
LAX AIRPORT



20 Minutes
TO DTLA



2.5 Million
SF OF RETAIL



400+
UNIQUE EATERIES



12 Craft
BREWERIES



405, 104, 110, 91
FREEWAYS

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