



535 W 15TH ST. SAN PEDRO, CA 90731
4 UNITS IN CENTRAL SAN PEDRO





Proudly Presents

"535 Fifteen"



GIA SILVA

President

562-572-4978

Gia@intihomes.com

DRE CA Lic #01408839



LOCATION HIGHLIGHTS

This investment opportunity features a 4-unit property located in Central San Pedro, a coastal neighborhood known for its strong sense of community, harbor-driven economy, and ongoing revitalization. Positioned just minutes from the waterfront and the Port of Los Angeles, this area blends historic character with new development, creating a compelling environment for both residents and investors.

Central San Pedro is experiencing renewed energy with continued investment along Pacific Avenue and the waterfront corridor, including the highly anticipated West Harbor project. The area is home to a growing mix of local restaurants, cafes, breweries, and neighborhood-serving businesses, attracting a diverse population of working professionals, port employees, and long-time residents who value its coastal accessibility and authentic feel.

With close proximity to the Port of Los Angeles, downtown San Pedro, and convenient freeway access connecting to the greater South Bay and Long Beach, the location offers both lifestyle appeal and economic stability. This combination of coastal proximity, local investment, and consistent rental demand positions Central San Pedro as an increasingly attractive market with strong upside potential for multifamily investors.



LOCATION HIGHLIGHTS

- ✓ Coastal community with strong rental demand
- ✓ Minutes to the waterfront, downtown San Pedro, and harbor attractions
- ✓ Ongoing revitalization with the West Harbor redevelopment project
- ✓ Stable tenant pool supported by nearby industries and local businesses
- ✓ Convenient access to major freeways connecting to Long Beach, South Bay, and greater Los Angeles

PROPERTY HIGHLIGHTS

- ✓ All units are month-to-month
- ✓ Low maintenance building
- ✓ All units have a private balcony
- ✓ Five carport spaces and 4 uncovered spaces
- ✓ Spacious, well-designed units with functional layouts

OFFER SUMMARY

Address	535 W 15 th St.
Asking Price	\$1,500,000
# of Units	4
Price Per Unit	\$375,000
Unit Mix	(4) 2/1
Building Area	4,144 SF
Price Per Foot	\$361.97
Land Area	6,761 SF
Year Built	1981
Parking	5 carport, 4 uncovered



RENT ROLL

Unit #	Type	Outdoor Space	Current Rent	Pro Forma Rent	Washer & Dryer in Unit	Parking	Security Deposit
1	2 bed, 1 bath	Private Balcony	\$2,749.38	\$2,900	Yes	1 carport space	\$4,876
2	2 bed, 1 bath	Private Balcony	\$2,417	\$2,900	Yes	1 carport space	\$1,000
3	2 bed, 1 bath	Private Balcony	\$2,300	\$2,850	No	1 carport space	\$500
4	2 bed, 1 bath	Private Balcony	\$2,832	\$2,950	Yes	1 carport space	\$2,832
Totals			\$10,298.38	\$11,600			

FINANCIALS

Building Details & Financial Indicators

Address	535 W 15 th St.
APN	7454-032-023
Unit Mix	(4) 2/1
Electric & Gas	Separate metered
Water	Master meter
Year Built	1981
Building Size	4,144 SF
Lot Size	6,761 SF
Current Cap Rate	6.08%
Pro Forma Cap Rate	7.04%
Current GRM	12.34
Pro Forma GRM	10.96
Price Per Unit	\$375,000

Annual Income	Current	Pro Forma
Scheduled Rental Income	\$123,580.56	\$139,200
Other Income - Laundry	\$480	\$480
Total Scheduled Gross Income	\$124,060.56	\$139,680
Less: Vacancy Reserve (2%)	(\$2,481.21)	(\$2,793.60)
Gross Operating Income (GOI)	\$121,579.35	\$136,886.40
Total Operating Expenses	(\$30,379)	(\$31,250)
Net Operating Income (NOI)	\$91,200.35	\$105,636.40

Annual Operating Expenses	Current	Pro Forma
New Taxes	\$18,750	\$18,750
Insurance	\$4,629	\$5,500
Maintenance & Repairs (\$50/mo per unit)	\$2,400	\$2,400
Utilities	\$4,600	\$4,600
Total Operating Expenses	\$30,379	\$31,250

EXTERIOR



COMPARABLES SUMMARY: SALES

	Property Address	Year Built	# of Units	Price	\$/Unit	SF	\$/SF	GRM	Cap Rate	DOM	Closed Date
1	789 W 18 th St. San Pedro, CA	1963	4	\$1,277,300	\$319,325	4,684	\$272.69	15.10	4.31%	74	12/17/25
2	1012 W 18 th St. San Pedro, CA	1966	4	\$1,160,000	\$290,000	4,739	\$244.78	13.02	5.35%	7	3/23/26
3	1085 W 19 th St. San Pedro, CA	1963	4	\$1,350,000	\$337,500	3,979	\$339.28	13.35	5.32%	37	11/10/25
4	730 W 5 th St. San Pedro, CA	1920	4	\$1,299,999	\$324,999	4,194	\$309.97	14.17	4.94%	458	Active
5	719 Oro Terrace San Pedro, CA	1960	4	\$1,699,000	\$424,750	4,058	\$418.68	13.98	5.01%	34	Active





West Harbor

Port of Long Beach

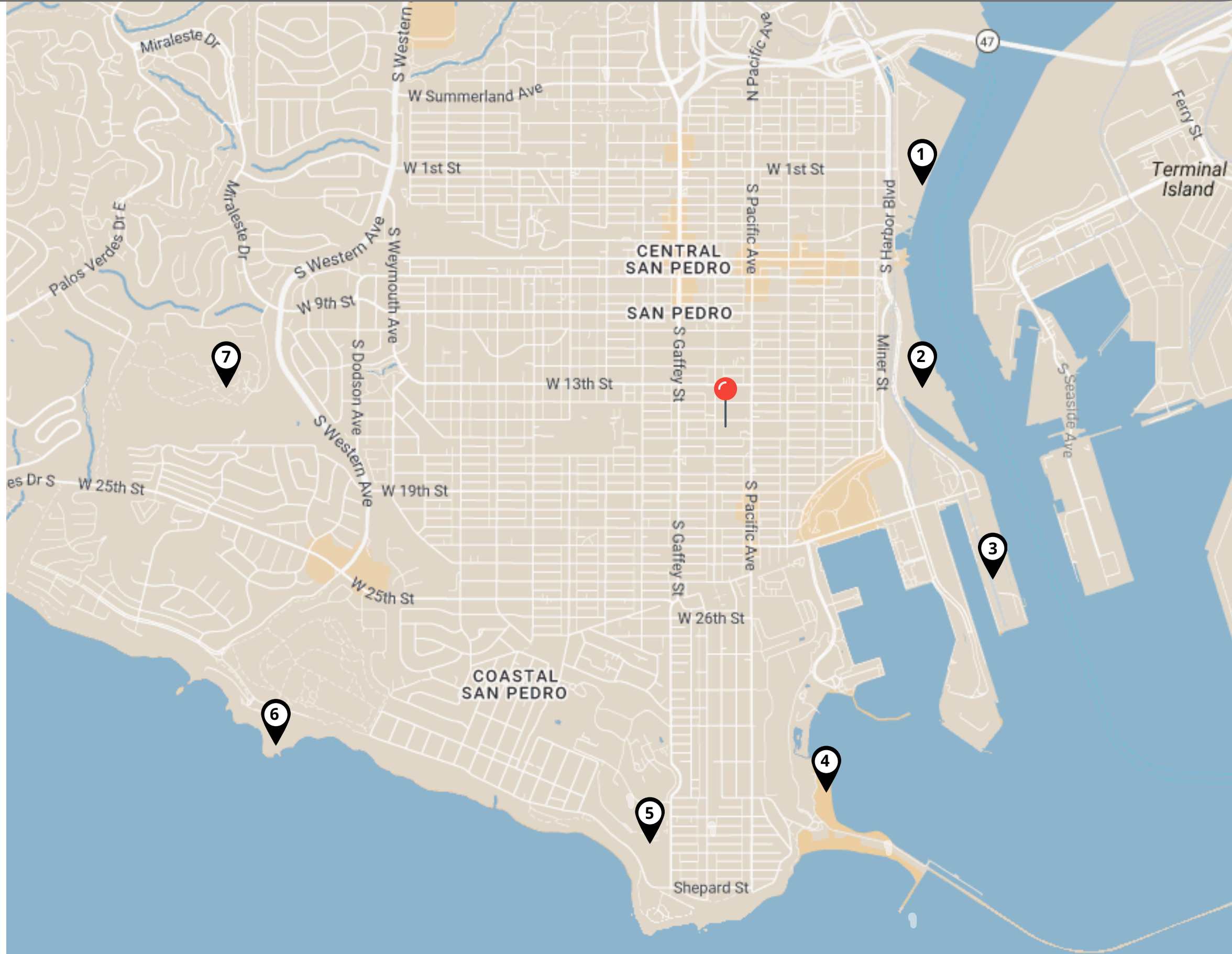
Port of Los Angeles

Cabrillo Beach



SAN PEDRO HIGHLIGHTS

- 1 Battleship IOWA Museum
- 2 West Harbor
- 3 Port of Los Angeles
- 4 Cabrillo Beach
- 5 Korean Friendship Bell
- 6 White Point Beach
- 7 Deane Dana Friendship Park & Nature Center



CONFIDENTIALITY

This Investment Offering Memorandum has been prepared by the INTI Realty (“Broker”) for use of prospective purchasers of (the “Property”). Neither the Broker nor the Owner of the Property (“Owner”) makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Although the information contained herein is believed to be correct, Owner and Broker, disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum have remained the same. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

The Offering Memorandum is a solicitation of interest and is not an offer to sell the Property. The Owner and Broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate the discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by the Owner, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel and any conditions to Owner’s obligations there under have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest of confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained the agreement of confidentiality) without prior written authorization of Owner and Broker and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker.