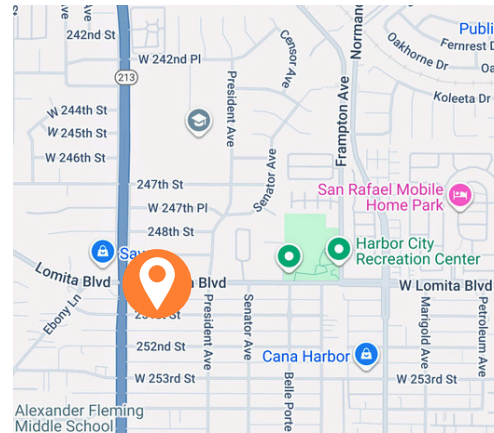


# Exclusive Offering

## 1651 251<sup>st</sup> Street, Harbor City, CA

Property Can Be Delivered Vacant at Closing



### Property Details

Property Address	1651 251 <sup>st</sup> Street, Harbor City, CA
No. of Units	2
Unit Mix	1 3BD/2BA + 1 2BD/1BA
Total Bldg SF	1,880 SF
Lot Size	5,956 SF
Year Built	1963

### Pricing Details

List Price	\$850,000
Price Per Unit	\$425,000
Price Per SF	\$452

### Investment Highlights

- Excellent opportunity to acquire two homes on one lot; one is a three-bed/two-bath and the other is a two-bed/one-bath
- Property can be delivered vacant; ideal owner-user opportunity
- Competitively priced at \$452 per sqft, well-below comparable sales and Harbor City's average single-family price per sqft
- Amenities include in-unit laundry hookups, garages, and patios
- 27 Percent rental upside
- Located in the desirable inland South Bay rental market on the border of Harbor City and Lomita



Exclusively listed by  
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## SINGLE-FAMILY HOME COMPARABLE SALES

Property Address	Bd/Ba	SqFt	Lot SF	Yr Built	Sales Price	Price/SF	Sale Date
24234 President Ave	3/2	1,263	4,959	1961	\$735,000	\$582	02/10/26
24200 Post Master	3/2	1,263	6,666	1961	\$785,000	\$622	03/02/26
949 Fernrest Dr	3/2	1,646	5,338	1968	\$910,000	\$553	01/28/26
1408 238 <sup>th</sup> St	3/2	1,265	5,802	1971	\$745,000	\$589	12/05/25
Average						\$587	

Source: CRMLS.

## RENT ROLL

Unit No.	Unit Type	Current Rent	Pro Forma Rent	Potential Upside
1651*	3BD/2BA	\$2,500	\$2,795	12%
1653*	2BD/1BA	\$1,598	\$2,395	50%
Total	4	\$4,098	\$5,190	27%

\*Can Be Delivered Vacant



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