



1210
W. 144TH STREET

an exclusively offered fourplex
in Gardena, California

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INVESTMENT ANALYSIS

Marcus & Millichap

EXECUTIVE SUMMARY

PRICING INFORMATION

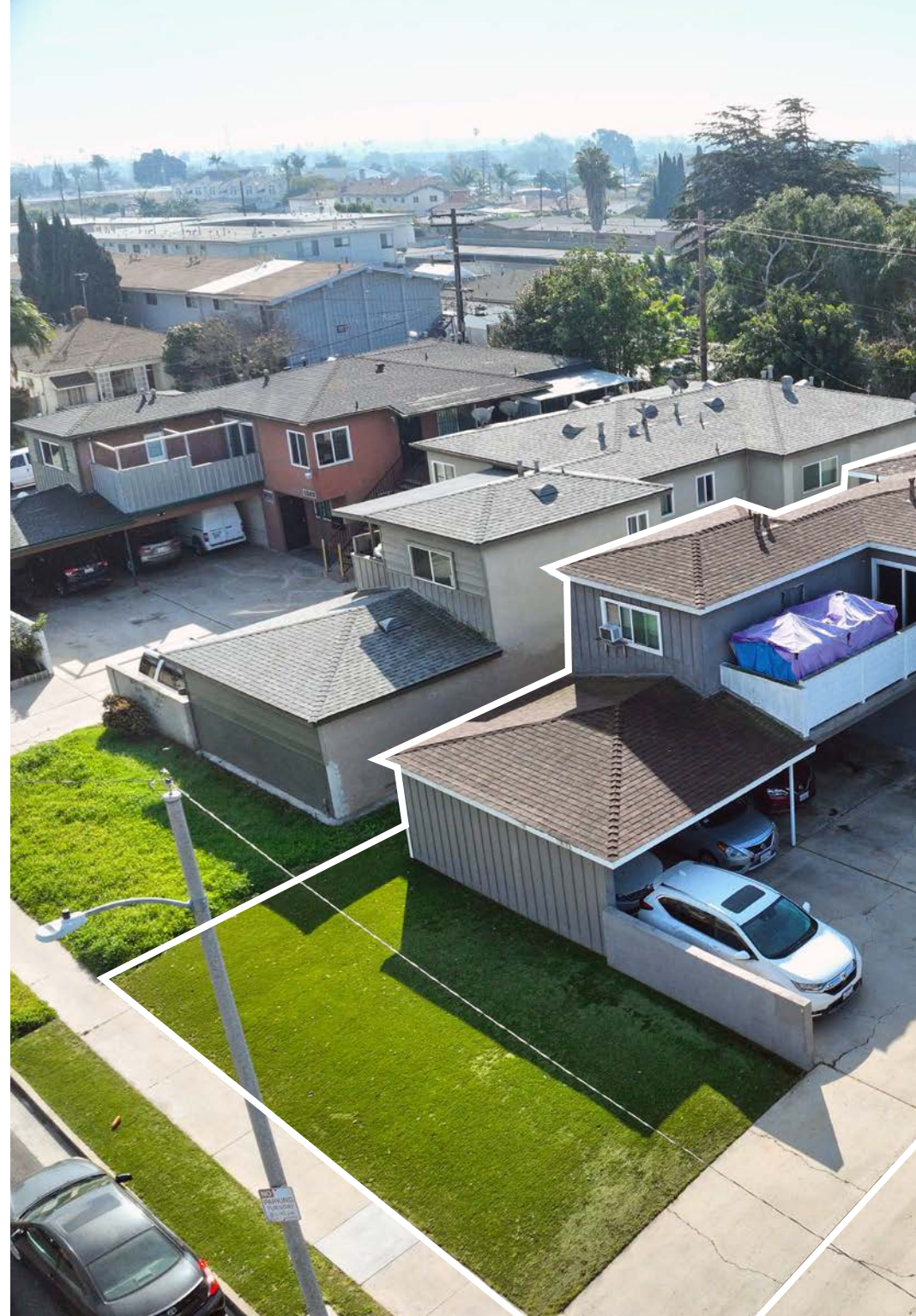
Offering Price	\$1,485,000
Price/Unit	\$371,250
Price/SF	\$451
Cap Rate (Current)	4.91%
Cap Rate (Market)	5.34%

PROPERTY DETAILS

Address	1210 W 144Th Street, Gardena, CA 90247
Units	4
Building SF	3,290
Year Built	1958
Lot SF	5,663
APN	6114-034-022
Zoning	GAR3

UTILITIES

Electricity	Separately Metered
Gas	Separately Metered
Water	Master Metered





INVESTMENT DESCRIPTION

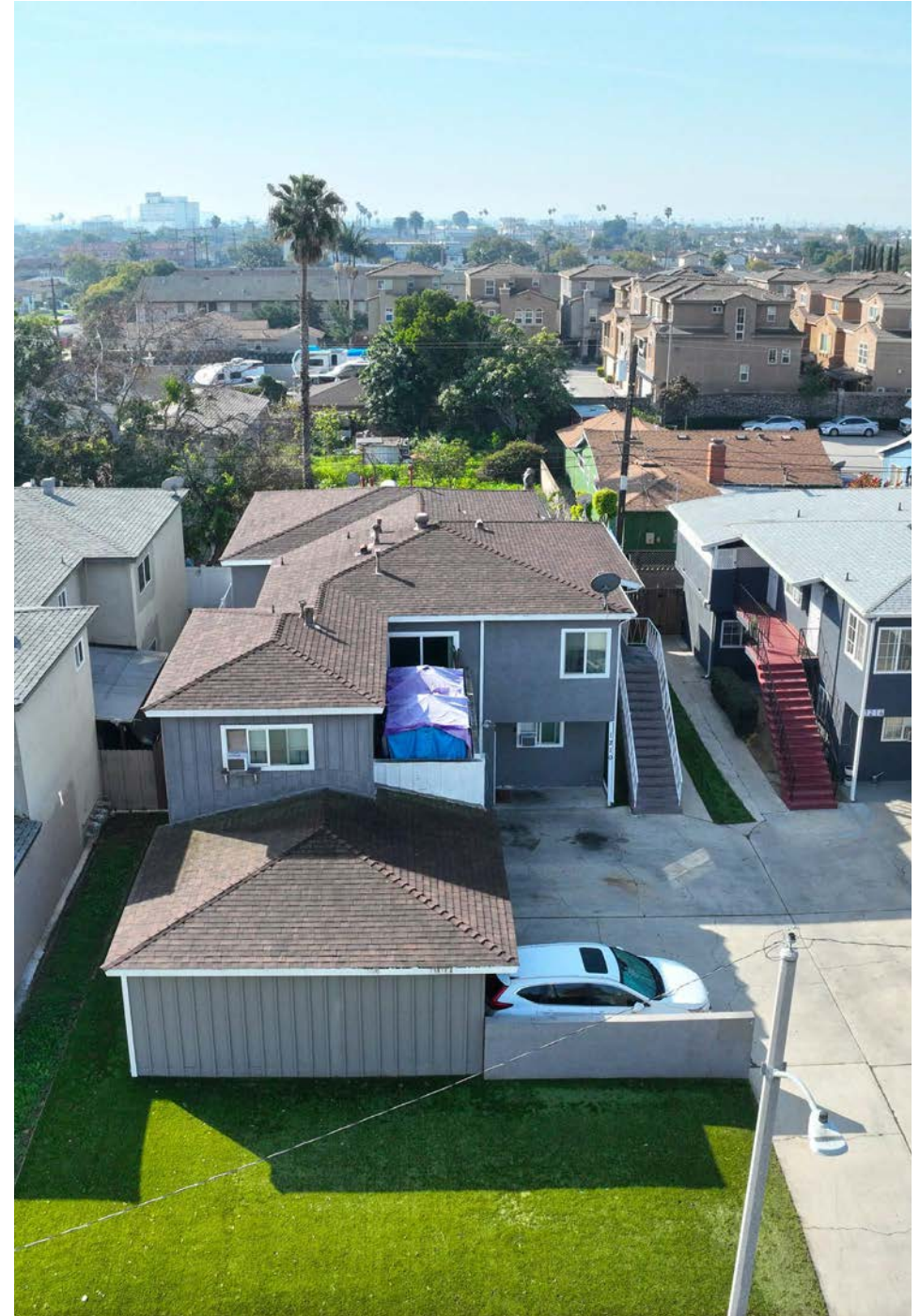
Marcus & Millichap is pleased to present to market 1210 West 144th Street, a fourplex in Gardena, California. The property is a two-story 1958 construction with two two-bedroom/one-bath and two one-bedroom/one-bath units. Each unit has its own individual water heater, carport parking space with storage, and balcony or patio. The property is separately metered for gas and electricity, helping to minimize owner expenses.

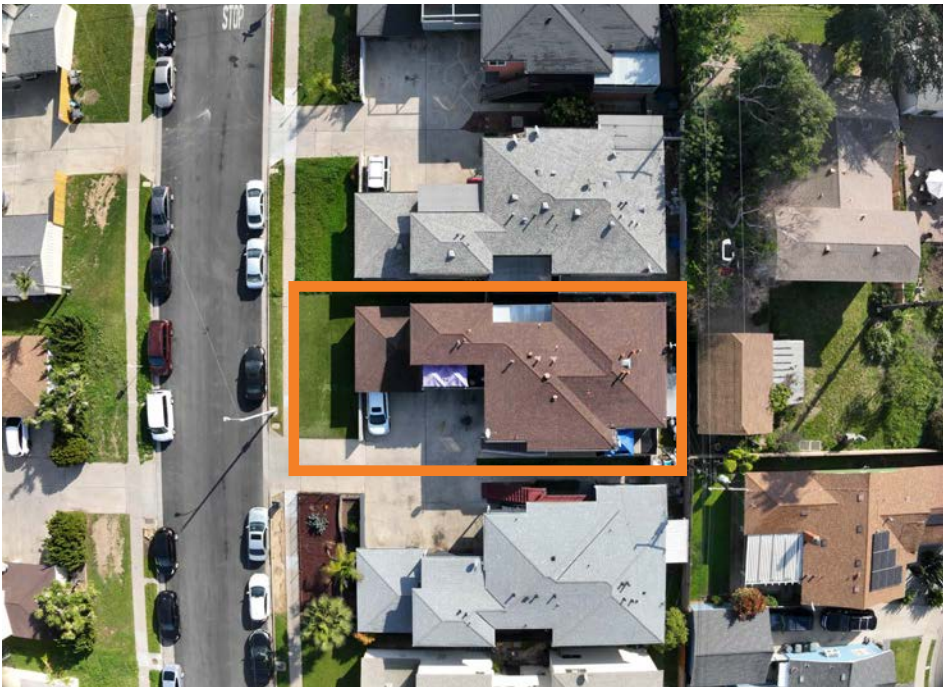
This asset presents an attractive opportunity for an investor seeking stable in-place income with potential upside. Current rents are seven percent below market, offering rental upside through strategic management and turnover. Furthermore, one unit will be delivered vacant, offering a new investor the opportunity to reposition the unit and lease up at market rate.

Gardena continues to demonstrate strong multifamily demand fundamentals, driven by its central location, proximity to major employment hubs, and access to key transportation corridors including the 110 and 405 freeways. The city benefits from consistent rental demand due to its relative affordability compared to neighboring coastal markets, limited new multifamily supply, and a diverse workforce base. These factors support long-term occupancy stability and rental growth potential for investors.

INVESTMENT HIGHLIGHTS

- Gardena Fourplex With Desirable Floor Plans: Unit mix of two 2BD/1BA and two 1BD/1BA units, each with a private balcony or patio, individual water heater, and carport parking with storage
- Stable In-Place Cash Flow With Potential Upside: Excellent acquisition opportunity for an investor looking for a stabilized asset with upside potential as units turnover
- One Unit Will Be Delivered Vacant: Offering a new investor the opportunity to reposition and lease at market rate
- Strong Rental Market Fundamentals: Central location with proximity to major employment hubs and freeway access, combined with relative affordability and limited new supply supports consistent demand and long-term growth



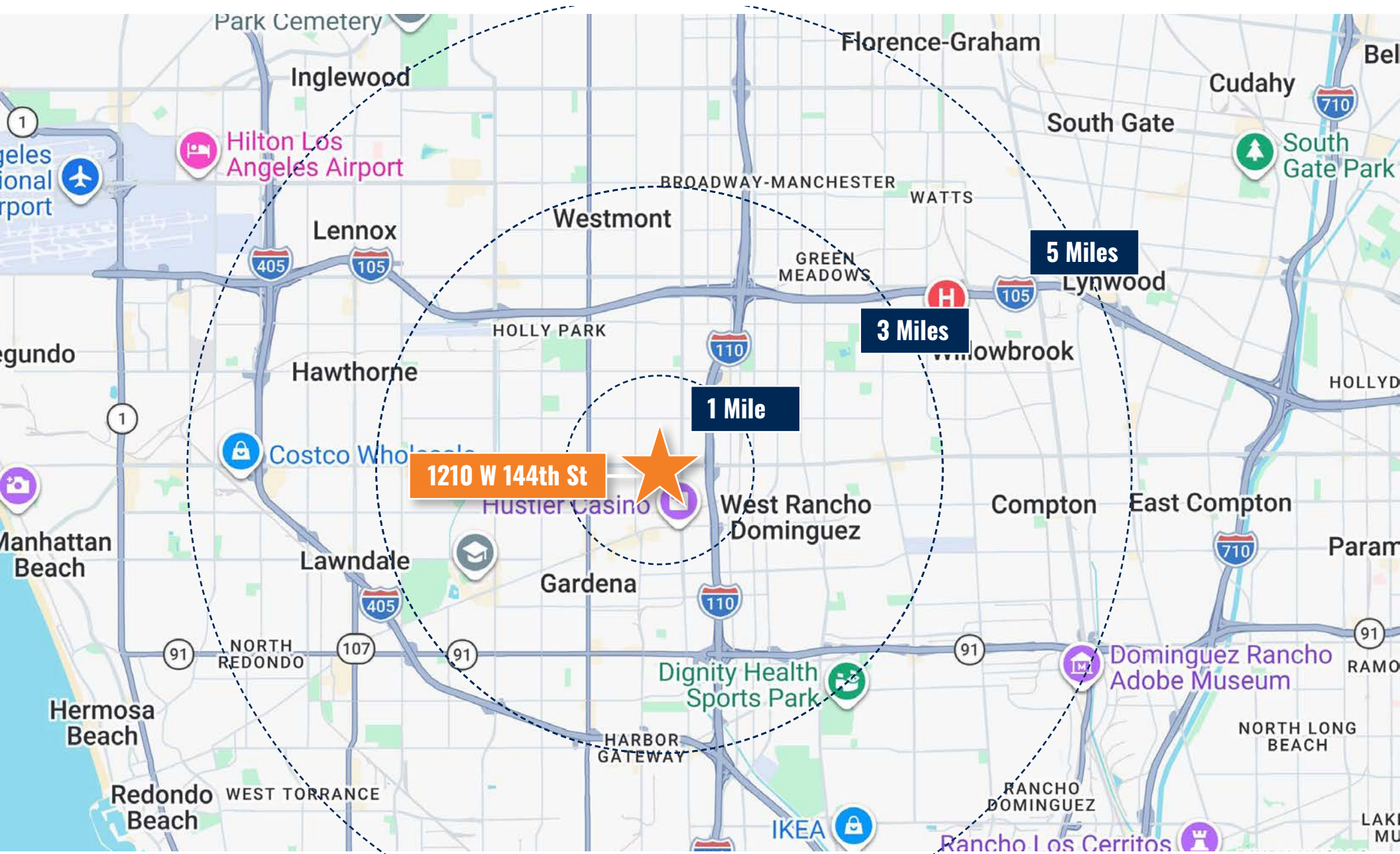




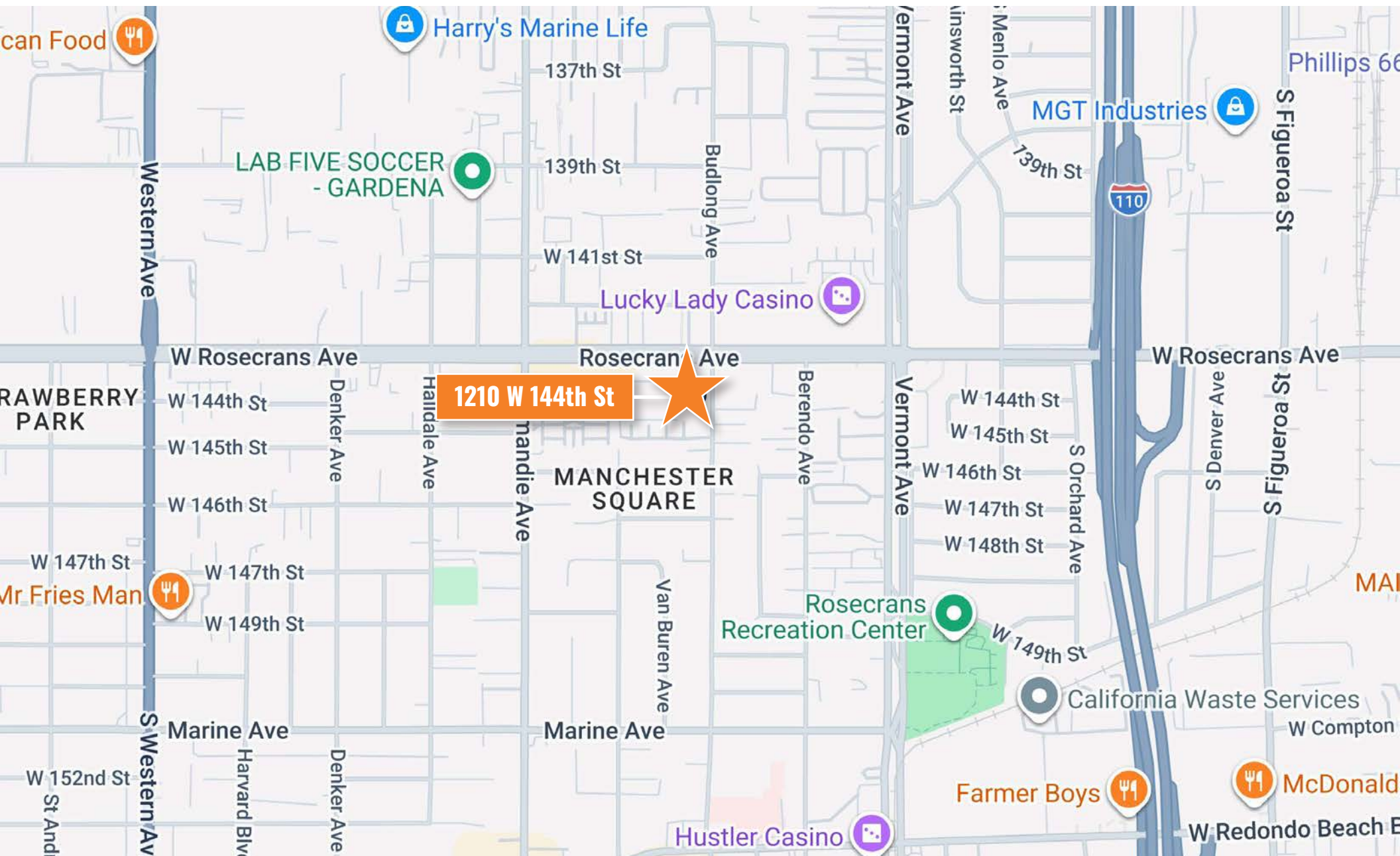


SUBJECT PROPERTY

PROPERTY LOCATION



PROPERTY LOCATION



PRICING SUMMARY

PRICING & PROPERTY DETAILS

Address	1210 W 144th Street Gardena, CA 90247
List Price	\$1,485,000
No. of Units	4
Rentable SF	3,290
Price/Unit	\$371,250
Price/SF	\$451
Lot Size (SF)	5,663
Year Built	1958

VITAL DATA CURRENT PRO FORMA

NOI	\$72,984	\$79,258
Cap Rate	4.91%	5.34%
GRM	14.00	13.19



INCOME & EXPENSES

NO. OF UNITS	UNIT TYPE	% OF UNITS	AVG. CURRENT RENT	TOTAL RENT	PRO FORMA RENT	TOTAL RENT
2	1 BR / 1 BA	50%	\$2,059	\$4,117	\$2,095	\$4,190
2	2 BR / 1 BA	50%	\$2,362	\$4,724	\$2,595	\$5,190
4	Total			\$8,841		\$9,380

ANNUALIZED EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$18,633	\$18,633
Insurance	\$4,113	\$4,113
Utilities	\$3,200	\$3,200
Repairs & Maint.	\$2,700	\$2,700
Contract Services	\$700	\$700
Turnover Costs	\$1,000	\$1,000
Total	\$30,345	\$30,345
Per Unit	\$7,586	\$7,586
Per SF	\$9.22	\$9.22
% EGI	29.37%	27.69%

ANNUALIZED OPERATING DATA	CURRENT	PRO FORMA
All Units at Market Rent	\$112,560	\$112,560
Less: Loss to Lease	\$6,468	\$0
Gross Potential Rent	\$106,092	\$112,560
Less: Vacancy Allowance	\$3,183	\$3,377
Other Income	\$420	\$420
Effective Gross Income	\$103,329	\$109,603
Less: Expenses	\$30,345	\$30,345
Net Operating Income	\$72,984	\$79,258

RENT ROLL

UNIT NO.	UNIT TYPE	CURRENT RENT	PRO FORMA RENT
1*	1 BR / 1 BA	\$2,095	\$2,095
2	2 BR / 1 BA	\$2,170	\$2,595
3	1 BR / 1 BA	\$2,022	\$2,095
4	2 BR / 1 BA	\$2,554	\$2,595
4	Total	\$8,841	\$9,380

*Vacant

10-YEAR CASH FLOW

	MAY-27	MAY-28	MAY-29	MAY-30	MAY-31	MAY-32	MAY-33	MAY-34	MAY-35	MAY-36
Income										
All Units at Market Rent	\$117,062	\$121,745	\$126,615	\$131,679	\$136,946	\$142,424	\$148,121	\$154,046	\$160,208	\$166,616
Gain (Loss)-to-Lease	(\$5,951)	(\$5,475)	(\$5,037)	(\$4,634)	(\$4,263)	(\$3,922)	(\$3,608)	(\$3,319)	(\$3,054)	(\$2,810)
Gross Potential Rent	\$111,112	\$116,270	\$121,578	\$127,046	\$132,684	\$138,502	\$144,513	\$150,727	\$157,154	\$163,807
Vacancy Allowance	(\$3,333)	(\$3,488)	(\$3,647)	(\$3,811)	(\$3,981)	(\$4,155)	(\$4,335)	(\$4,522)	(\$4,715)	(\$4,914)
Other Income	\$433	\$446	\$459	\$473	\$487	\$502	\$517	\$532	\$548	\$564
Effective Gross Income	\$108,211	\$113,228	\$118,390	\$123,707	\$129,190	\$134,849	\$140,694	\$146,737	\$152,987	\$159,457
Expenses										
Real Estate Taxes	\$19,005	\$19,385	\$19,773	\$20,169	\$20,572	\$20,983	\$21,403	\$21,831	\$22,268	\$22,713
Insurance	\$4,113	\$4,236	\$4,363	\$4,494	\$4,629	\$4,768	\$4,911	\$5,058	\$5,210	\$5,366
Utilities	\$3,200	\$3,296	\$3,395	\$3,497	\$3,602	\$3,710	\$3,821	\$3,936	\$4,054	\$4,175
Repairs & Maint.	\$2,700	\$2,781	\$2,864	\$2,950	\$3,039	\$3,130	\$3,224	\$3,321	\$3,420	\$3,523
Contract Services	\$700	\$721	\$743	\$765	\$788	\$811	\$836	\$861	\$887	\$913
Turnover Costs	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305
Total Expenses	\$30,718	\$31,449	\$32,199	\$32,967	\$33,755	\$34,561	\$35,388	\$36,236	\$37,105	\$37,995
Net Operating Income	\$77,493	\$81,778	\$86,191	\$90,740	\$95,435	\$100,287	\$105,306	\$110,501	\$115,883	\$121,462

INCOME & EXPENSE NOTES

Pro forma rents represent all units at adjusted market rents. Market rents are underwritten using comparable market rents and assume that the buyer will continue to upgrade the units to market levels, with similar features, upgrades, and amenities as surrounding area properties.

Pro forma vacancy loss is underwritten at 3%, which is common for an asset located in this area. Loss-to-lease is underwritten as market rents, less the properties current rent roll.

Real estate taxes are calculated on proposed pricing at an ad valorem rate of 1.175148% on the full value of the land and improvements and \$1,181.77 for special assessments which was obtained from the LA County Tax Assessor's Office.

Pro forma insurance is estimated at industry standards at \$1.25 per square foot.

Pro forma utilities is estimated at industry standards at \$800 per unit.

Pro forma repairs and maintenance expense is estimated at \$675 per unit. A standard amount for a building of this size, age, and condition.

Pro forma pest control expense is underwritten at \$0 per unit, pro forma landscaping expense is underwritten at \$175 per unit, and both are rolled into contract services.

Pro forma turnover cost is underwritten at \$250 per unit.

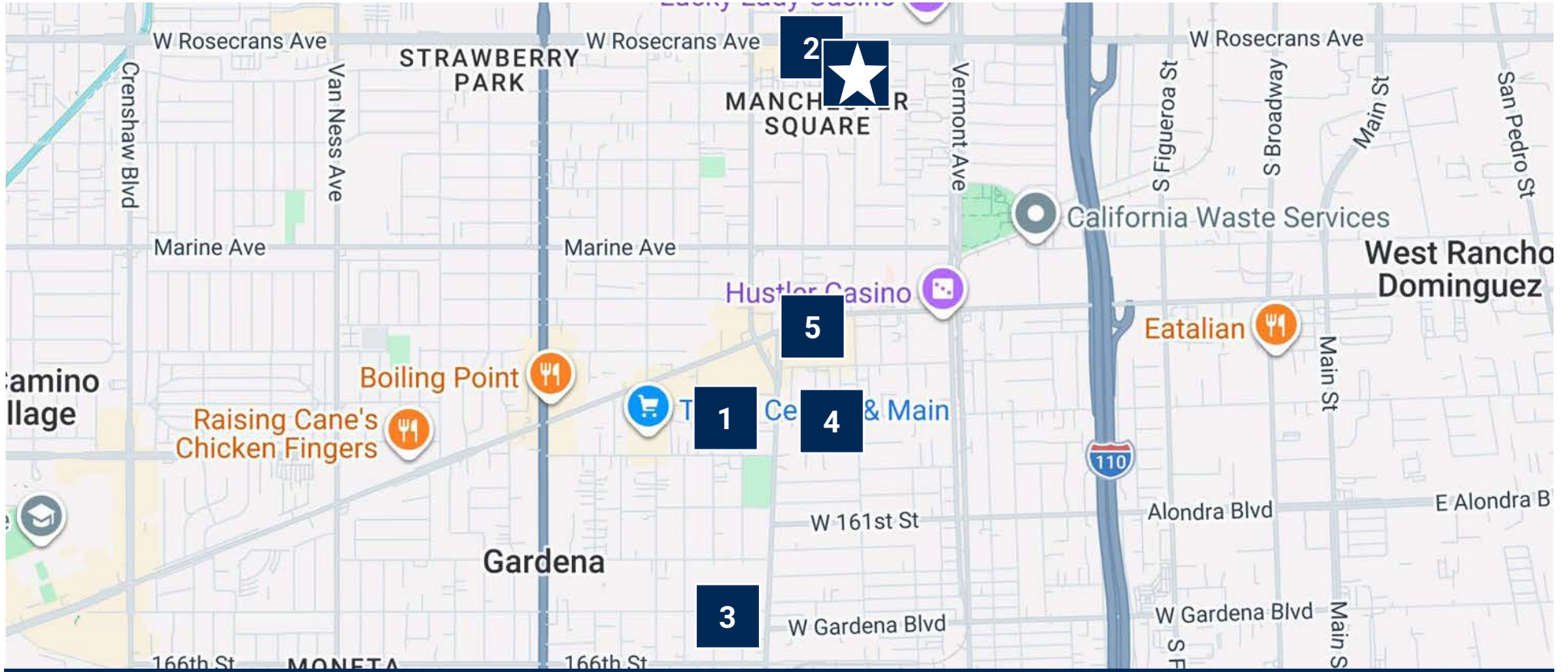
Pro forma replacements and reserves is underwritten at \$250 per unit, and represents industry standards for an asset of this size and age.



SALES COMPARABLES

Marcus & Millichap

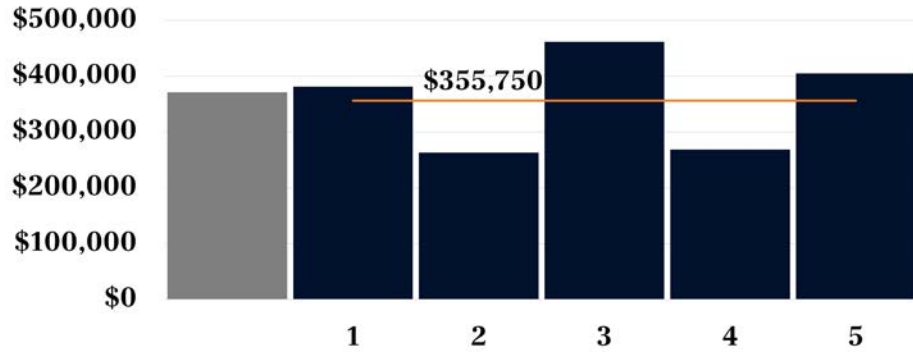
SALES COMPARABLES



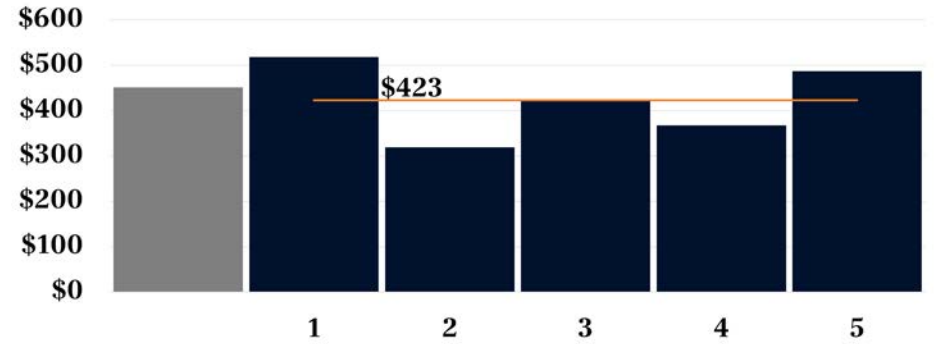
NO.	ADDRESS	PRICE	UNITS	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	SALE DATE
1	15702 Halldale Avenue	\$1,525,000	4	\$381,250	\$518	4.22%	14.67	8/12/2025
2	1231 W 144th Street	\$1,050,000	4	\$262,500	\$319	--	N/A	4/10/2025
3	16418 Halldale Avenue	\$1,385,000	3	\$461,667	\$422	4.03%	15.39	9/5/2025
4	1254 Magnolia Avenue	\$805,000	3	\$268,333	\$367	3.90%	15.88	3/12/2025
5	15712 S Raymond Avenue	\$810,000	2	\$405,000	\$487	3.42%	18.12	3/12/2025
Comparables Average				\$355,750	\$423	3.90%	16.02	
Subject	1210 W 144Th Street	\$1,485,000	4	\$371,250	\$451	4.91%	14.00	

SALES COMPARABLES

Price Per Unit



Price Per SF



SALES COMPARABLES



**15702 Halldale Avenue
Gardena, CA**

Sale Date	8/12/2025
Price	\$1,525,000
Units	4
Price/Unit	\$381,250
Price/SF	\$518.18
Cap Rate	4.22%
GRM	14.67
Year Built	1943

Unit Mix	
2	One-Bedroom
2	Two-Bedroom



**1231 W 144th Street
Gardena, CA**

Sale Date	4/10/2025
Price	\$1,050,000
Units	4
Price/Unit	\$262,500
Price/SF	\$319.15
Cap Rate	3.00%
GRM	15.73
Year Built	1957

Unit Mix	
2	One-Bedroom
2	Two-Bedroom



**16418 Halldale Avenue
Gardena, CA**

Sale Date	9/5/2025
Price	\$1,385,000
Units	3
Price/Unit	\$461,667
Price/SF	\$421.74
Cap Rate	--
GRM	--
Year Built	1930

Unit Mix	
3	Two-Bedroom

SALES COMPARABLES



**1254 Magnolia Avenue
Gardena, CA**

Sale Date	3/12/2025
Price	\$805,000
Units	3
Price/Unit	\$268,333
Price/SF	\$367.08
Cap Rate	--
GRM	--
Year Built	1926

Unit Mix	
3	One-Bedroom



**15712 S Raymond Avenue
Gardena, CA**

Sale Date	3/12/2025
Price	\$810,000
Units	2
Price/Unit	\$405,000
Price/SF	\$486.78
Cap Rate	--
GRM	--
Year Built	1954

Unit Mix	
2	Two-Bedroom





**RENT
COMPARABLES**

Marcus & Millichap

RENT COMPARABLES



NO.	ADDRESS	UNIT TYPE	UNIT SQFT	MONTHLY RENT	RENT PER SF
1	1120 W 115th St Gardena, CA 90247	1BD / 1BA	--	\$1,900	--
2	15130 S Raymond Ave Gardena, CA 90247	1BD / 1BA	--	\$1,900	--
3	1736 Marine Ave Gardena, CA 90247	1BD / 1BA	--	\$1,895	--
4	1238 W 144th St Gardena, CA 90247	2 BD / 1BA	790	\$2,295	\$2.91
5	16019 S Harvard Blvd Gardena, CA 90247	2 BD / 1BA	900	\$2,400	\$2.67
6	1845 W 166th St Gardena, CA 90247	2 BD / 1BA	700	\$2,495	\$3.56

RENT COMPARABLES



1120 W 115th St Gardena, CA 90247

1BD / 1BA

\$1,900



15130 S Raymond Ave Gardena, CA 90247

1BD / 1BA

\$1,900



1736 Marine Ave Gardena, CA 90247

1BD / 1BA

\$1,895



1238 W 144th St Gardena, CA 90247

2 BD / 1BA

\$2,295



16019 S Harvard Blvd Gardena, CA 90247

2 BD / 1BA

\$2,400



1845 W 166th St Gardena, CA 90247

2 BD / 1BA

\$2,495





MARKET OVERVIEW

Marcus & Millichap

MARKET OVERVIEW

SOUTH BAY - LONG BEACH

The South Bay-Long Beach area of southwestern Los Angeles County contains 21 miles of coastline between Long Beach and El Segundo, and includes Los Angeles International Airport, the Port of Los Angeles and the Port of Long Beach. The region boasts a population of more than 1.3 million and is projected to add roughly 20,000 residents over the next five years. Less than half of the area's households own their home, generating a large rental market. Entering 2024, local apartment vacancy was 5.0 percent.



Population
1.3M

Growth 2023-2028*
1.8%



Households
489K

Growth 2023-2028*
2.1%



Median Age
39.5

U.S. Median
38.7



Median HH Income
\$87,900

U.S. Median
\$68,500

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Metro Highlights

- **Port Activity:** The Port of Los Angeles in San Pedro and the adjacent Port of Long Beach are the nation's busiest ports, underpinning employment in the transportation and warehousing sector.
- **Educated Labor Pool:** Educational attainment supports business services and health care-related hiring. The number of residents ages 25 and older with a bachelor's degree exceeds the U.S. mean.
- **Los Angeles International Airport:** The Inglewood-adjacent LAX Airport is undergoing a \$15 billion modernization program to improve operations and capacity. While some upgrades are already complete, the full project is expected to extend to 2030.

Economy Highlights

- Torrance and Hawthorne in the South Bay are hubs for the aerospace and defense technology industries, highlighted by the presence of Boeing, SpaceX, Honeywell Aerospace and Raytheon.
- A number of corporate headquarters are located in the area. Significant operations are held by American Honda Motor Co. in Torrance and Mattel in El Segundo, while auto parts manufacturer United Pacific and Molina Healthcare call Long Beach home. Several other Fortune 500 firms are based in the area — A-Mark Precious Metals in El Segundo and Skechers USA in Manhattan Beach.
- Major universities in the area include Long Beach State University and California State University, Dominguez Hills in Carson, which have a combined enrollment of more than 50,000 students.

LOCAL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	29,981	265,371	786,777
2025 Estimate			
Total Population	29,487	263,231	781,114
2020 Census			
Total Population	29,826	275,193	823,249
2010 Census			
Total Population	29,455	262,435	800,815
Daytime Population			
2025 Estimate	27,439	227,734	697,577
HOUSEHOLDS			
2030 Projection			
Total Households	10,695	91,606	257,698
2025 Estimate			
Total Households	10,475	90,448	254,639
Average (Mean) Household Size	2.8	3.0	3.2
2020 Census			
Total Households	10,068	88,327	249,049
2010 Census			
Total Households	9,731	83,200	235,165
Growth 2025-2030	2.1%	1.3%	1.2%
HOUSING UNITS			
Occupied Units			
2030 Projection	11,098	94,690	266,713
2025 Estimate	10,869	93,504	263,569
Owner Occupied	4,253	41,636	113,014
Renter Occupied	6,185	48,738	141,825
Vacant	394	3,056	8,929
Persons in Units			
2025 Estimate Total Occupied Units	10,475	90,448	254,639
1 Person Units	25.2%	24.5%	22.8%
2 Person Units	27.2%	26.5%	24.4%
3 Person Units	18.2%	17.2%	17.3%
4 Person Units	13.4%	14.0%	15.1%
5 Person Units	8.9%	9.1%	9.8%
6+ Person Units	7.2%	8.6%	10.6%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.0%	8.6%	9.2%
\$150,000-\$199,999	8.3%	9.3%	8.9%
\$100,000-\$149,999	19.1%	18.7%	18.0%
\$75,000-\$99,999	14.2%	12.7%	13.2%
\$50,000-\$74,999	15.9%	16.3%	15.6%
\$35,000-\$49,999	11.3%	10.7%	10.5%
\$25,000-\$34,999	8.0%	7.1%	7.4%
\$15,000-\$24,999	6.3%	6.6%	6.7%
Under \$15,000	8.7%	9.9%	10.5%
Average Household Income	\$95,850	\$97,158	\$95,451
Median Household Income	\$76,008	\$77,032	\$76,898
Per Capita Income	\$33,907	\$33,679	\$32,113
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	29,487	263,231	781,114
Under 20	23.4%	25.3%	27.2%
20 to 34 Years	21.1%	21.1%	21.4%
35 to 39 Years	7.5%	7.0%	7.1%
40 to 49 Years	13.2%	12.8%	12.9%
50 to 64 Years	19.6%	19.1%	18.4%
Age 65+	15.2%	14.8%	13.0%
Median Age	39.0	38.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	20,855	180,432	518,205
Elementary (0-8)	11.6%	12.8%	15.4%
Some High School (9-11)	9.3%	9.6%	11.4%
High School Graduate (12)	24.5%	24.1%	24.3%
Some College (13-15)	22.6%	22.2%	20.0%
Associate Degree Only	8.6%	8.4%	7.1%
Bachelor's Degree Only	17.5%	16.2%	15.1%
Graduate Degree	5.9%	6.7%	6.7%
Population by Gender			
2025 Estimate Total Population	29,487	263,231	781,114
Male Population	48.8%	48.3%	48.5%
Female Population	51.2%	51.7%	51.5%

INVESTMENT FORECAST

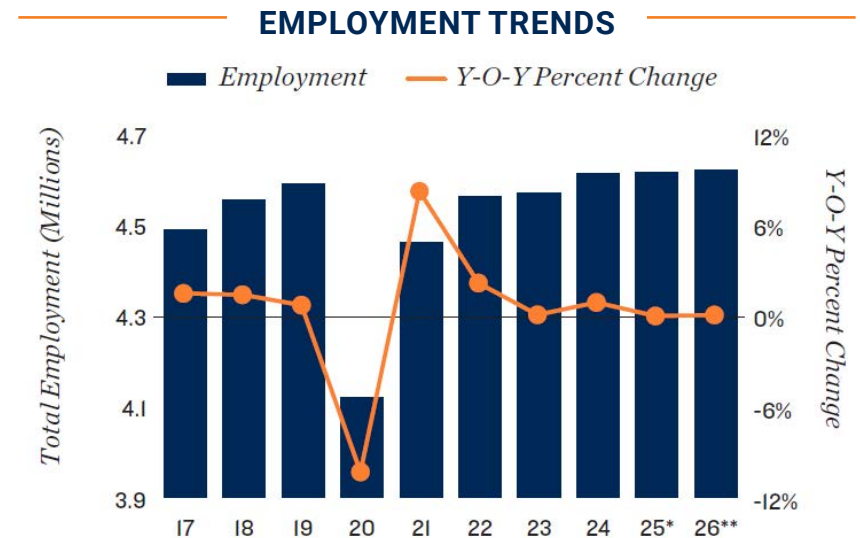
LOS ANGELES METRO 2026

Rental Demand Proves Steadfast, but Metro Faces Heightened Exposure to Broader Headwinds

Emerging and longstanding tailwinds limit the impact of near-term hurdles. After two years of moderate vacancy compression, Los Angeles' rental market will face several challenges in 2026 that could alter the trajectory of local demand. Home to the nation's fourth-largest immigrant population — more than 4 million people as of 2023 — the market will continue to be acutely affected by stricter immigration policies, which reduced the number of individuals arriving to the U.S. legally last year. The ongoing decline in local film- and entertainment-related jobs may also affect the metro's renter pool. Over the past three years, the number of Los Angelenos employed in the motion picture industry has declined by at least 40,000. Fortunately, the market will face limited supply pressure in 2026, as approximately 6,200 units are slated for delivery — the lowest total since 2015. This, along with the metro's longstanding barriers to homeownership, will counter the headwinds affecting the renter pool, keeping the metro in a low-vacancy state over the near term.

Private investor interest apparent. Los Angeles tallied the most transactions among major markets last year, with sub-\$5 million sales accounting for nearly 90 percent of deal flow. Home to below-average rent and Class C vacancy in the 3 percent to 4 percent range, Greater Inglewood, Long Beach, and other parts of South Bay should continue to attract upside-seeking buyers targeting assets that command similar capital infusions. Exhibiting comparable fundamentals, the San Gabriel and San Fernando valleys will represent additional centers of Class C trading in 2026, with investors often acquiring assets via 1031

exchange. In Los Angeles proper, investor demand for these assets will be impacted by recent changes to the city's rent stabilization ordinance, which now caps rent increases for apartments built before 1978 at 4 percent or 90 percent of CPI.



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2026 Market Forecast



+0.1%
employment
increase

EMPLOYMENT

Aided by healthcare hiring, Los Angeles registers a second straight year of modest job creation that translates to the addition of 6,000 positions.



6,200
units
will be completed

CONSTRUCTION

For the fifth consecutive year, local apartment inventory expands by less than 1 percent. Deliveries in Los Angeles proper account for nearly half the units added metrowide.



10
basis point
increase in vacancy

VACANCY

Supply and demand remain aligned despite the metro's exposure to several significant headwinds. As such, vacancy dips slightly to 4.3 percent — on par with the market's long-term average.

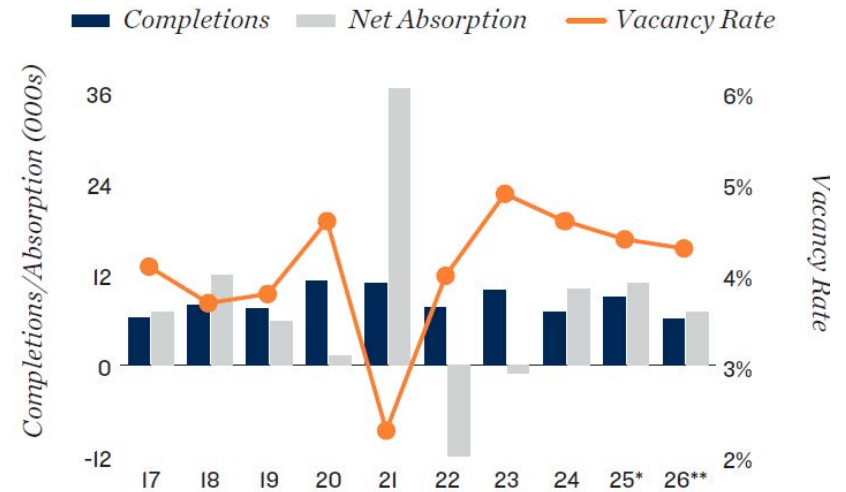


1.7%
increase in
effective rent

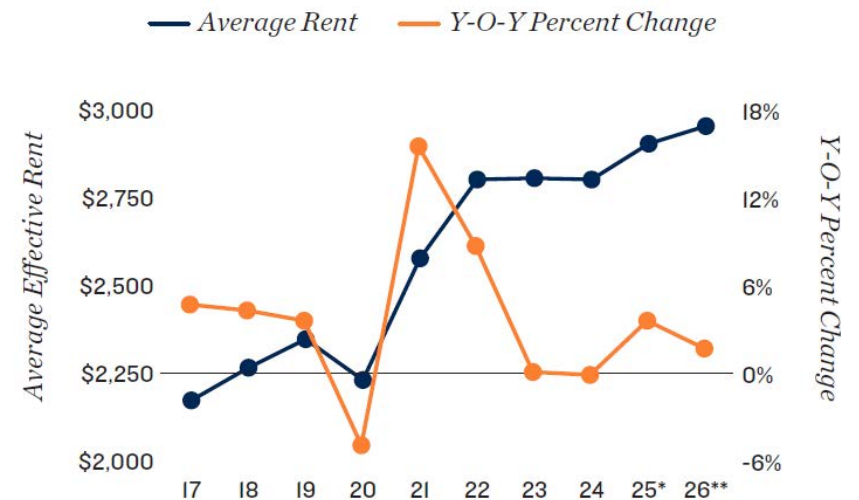
RENT

Four-year-low vacancy, fueled partially by encouraging renewal activity, supports moderate rent growth in 2026. The metro's average effective rate ends this year at \$2,950 per month.

SUPPLY & DEMAND



RENT TRENDS



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.



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