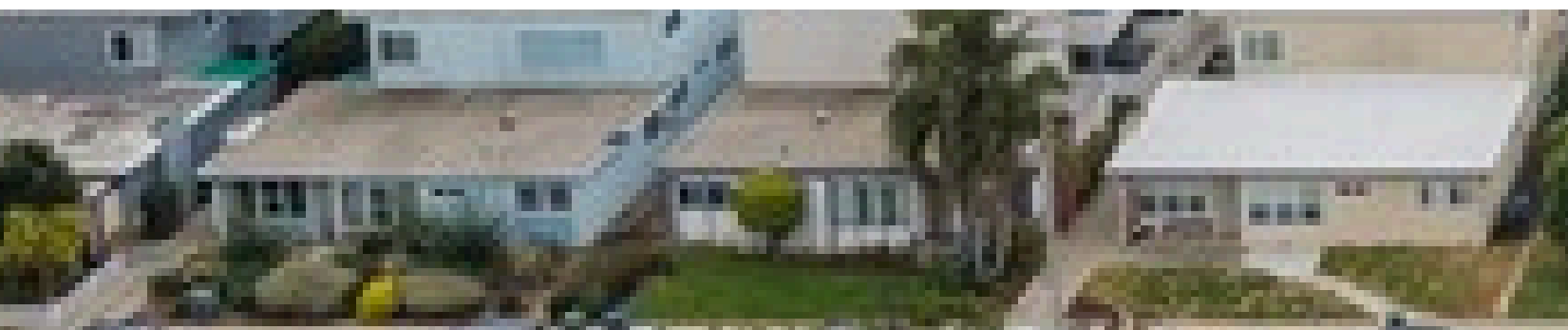




OFFER MEMORANDUM

2128 W 157th Street, Gardena, CA 90249

List Price: \$1,550,000

5 unit apartment building located in desirable Gardena neighborhood! Unit one features 3 bed, 1.75 bath front unit with new oven (2024), small patio and updated forced air heater installed 2010. Unit two is a ground floor unit featuring 2 beds, 1.5 baths, new bathroom flooring (2024) with a patio on ground floor. Laminate wood floors in bedrooms and hallway (2026). Unit three is a lower level unit featuring 2 beds, 1.5 baths with a patio on ground floor. Laminate wood floors in bedrooms and hallway (2026). Unit four is an upper unit with 2 beds plus den, 1.5 baths with a balcony, and 2018 wall heater. New Vinyl plank flooring (2026), new blinds (2026), New dual pane windows/ patio door (2026). Upper Level Unit with opportunity to get market rent. Plus great opportunity to get full market rent on the newly updated Unit 5 – upper level unit with 2 beds, 1.5 baths – new windows, vinyl plank flooring, new paint, new kitchen counter, sink, faucet, disposal, new bathroom vanity, new light fixtures, and balcony. New blinds (2026) Upper level unit. Other notable features include: New Main Electrical Panel (2026), New sub panels in all units (2026), New exterior paint (May 2024), Updated Roof (November 2021), Central Water heater, laundry area with new washer (2025)/ and new dryer (2024) (owned-will stay with the property), rear steps and balconies sealed. Balconies inspected and repaired, carport at rear with alley access, 5 parking spaces, located behind the Target. Conveniently located near popular Gardena dining spots, grocery stores, restaurants, essential stores, and easy access to freeways.

CONTACT ALTA PROPERTIES

Thomas Okabe

Real Estate Broker, DRE 00716799

☎ 310-418-9162

✉ Altaprop@sbcglobal.net

Melissa Okabe

Real Estate Broker Associate, DRE 02036508

☎ 310-245-2564

✉ melissaokabe.re@gmail.com



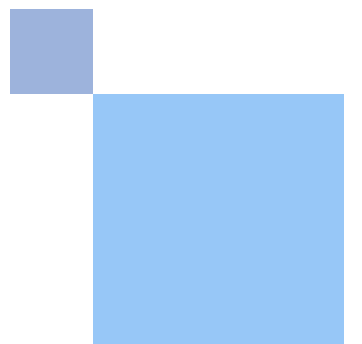
Office: 1605 W. Redondo Beach Blvd, Ste 205, Gardena CA 90247



2128 W 157TH STREET, GARDENA, CA 90249

PROPERTY OVERVIEW

- **Address: 2128 W 157th Street, Gardena, CA 90249**
- **APN: 4063014005**
- **Number of Units: 5**
- **Building Type: Apartment**
- **Loan Type: Commercial**
- **ZONE R3**
- **Year Built: 1960**
- **Building Height: 2 stories**
- **Building Size: 4821 sf**
- **Lot Size: 6303 sf lot**
- **Parking: 5 parking spots / carport**
- **Alley: Yes**
- **Rent Control: No**
- **Operating Expenses: \$25,282**
- **Gross Scheduled Income: \$131,160.00**
- **NOI: \$105,878.00**



5 UNIT APARTMENT IN GARDENA PROPER



2128 W 157TH STREET, GARDENA, CA 90249



BUILDING UPGRADES & FEATURES

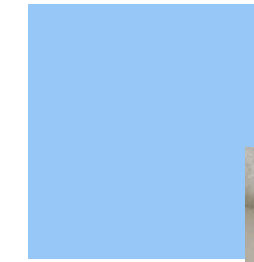


- **New Main Electrical Panel (2026), New sub panels in all units (2026)**
- **New exterior paint (May 2024)**
- **Updated Roof (November 2021)**
- **Central Water heater**
- **Rear steps and balconies sealed, Balconies inspected and repaired**
- **Laundry area with new washer (2025)/ New dryer (2024) (owned- will stay with the property)**
- **Carport at rear with alley access, 5 parking spaces,**
- **Conveniently located near popular Gardena dining spots, grocery stores, restaurants, essential stores**
- **Located behind the Target, Easy access to freeways**



INFORMATION ON THE UNITS

- **Unit #1: 3 bed, 1.75 bath front unit with new oven (2024), small patio and updated forced air heater installed 2010. / Month to Month/ Move in 3/28/2021 / Rent: \$2468.00 / Last increase 5/1/26 / Security deposit \$2100.00**
- **Unit #2: 2 beds, 1.5 baths, new bathroom flooring (2024) with a patio on ground floor. Laminate wood floors in bedrooms and hallway (2026) / Month to Month. / Move in 4/2017 / Rent: \$1905.00 / Last increase 5/1/26 / Security deposit \$1600.00**



INFORMATION ON THE UNITS CONTINUED

- **Unit #3:** 2 beds, 1.5 baths with a patio on ground floor. Laminate wood floors in bedrooms and hallway (2026) / (Tenant brought own stove)/ Month to Month. / Move in 10/15/ 2019/ Rent: \$2057.00/ Last increase 5/1/26/ Security deposit \$1700.00
- **Unit #4:** 2 beds, 1.5 baths with a balcony, den, and 2018 new wall heater. New Vinyl plank flooring (2026), new blinds (2026), New dual pane windows/ patio door (2026). Upper Level Unit. / Vacant / \$2300.00 projected
- **Unit #5:** 2 beds, 1.5 baths – new windows, vinyl plank flooring, new paint, new kitchen counter, sink, faucet, disposal, new bathroom vanity, new light fixtures, and balcony. New blinds (2026) Upper level unit. / Vacant. / \$2200.00 projected

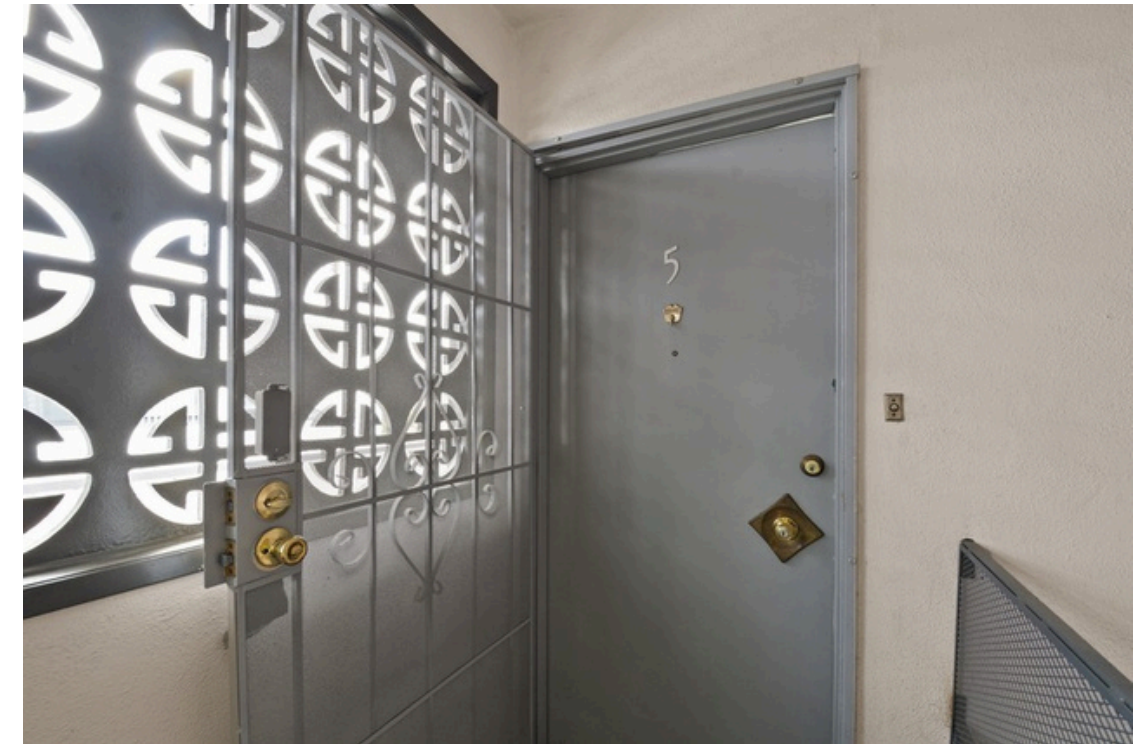
UNIT 4 (VACANT)

2 BEDS, 1.5 BATHS, DEN, BALCONY



UNIT 5 (VACANT)

2 BEDS, 1.5 BATHS, BALCONY



2128 W 157TH STREET, GARDENA, CA 90249



INCOME



Last Rent Increase: 5/1/26

- **Unit #1: Actual \$2,468 / Pro Forma \$3100**
- **Unit #2: Actual \$1,905 / Pro Forma \$2200**
- **Unit #3: Actual \$2,057 / Pro Forma \$2200**
- **Unit #4: Vacant/ \$2300 expected**
- **Unit # 5: Vacant / \$2200 expected**

Summary:

Gross Scheduled Income: \$131,160.00 / Annually



EXPENSES

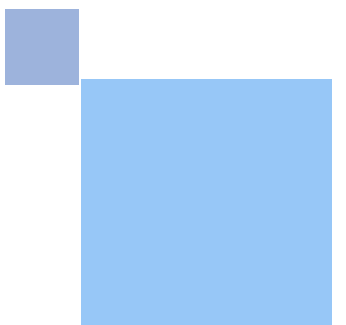
Total Operating Expenses: \$25,282

Breakdown:

- **Electric: \$590**
- **Gas: \$1,407**
- **Property Management: \$5,300**
- **Trash: \$2,554**
- **Gardener: \$1,960**
- **Insurance: \$9,691**
- **Water/Sewer: \$3,780**

(Tenant pays gas, electricity)

- **Separate water meters: 5**
- **Separate gas meters: 5**



THE ECONOMY IN GARDENA

Economy

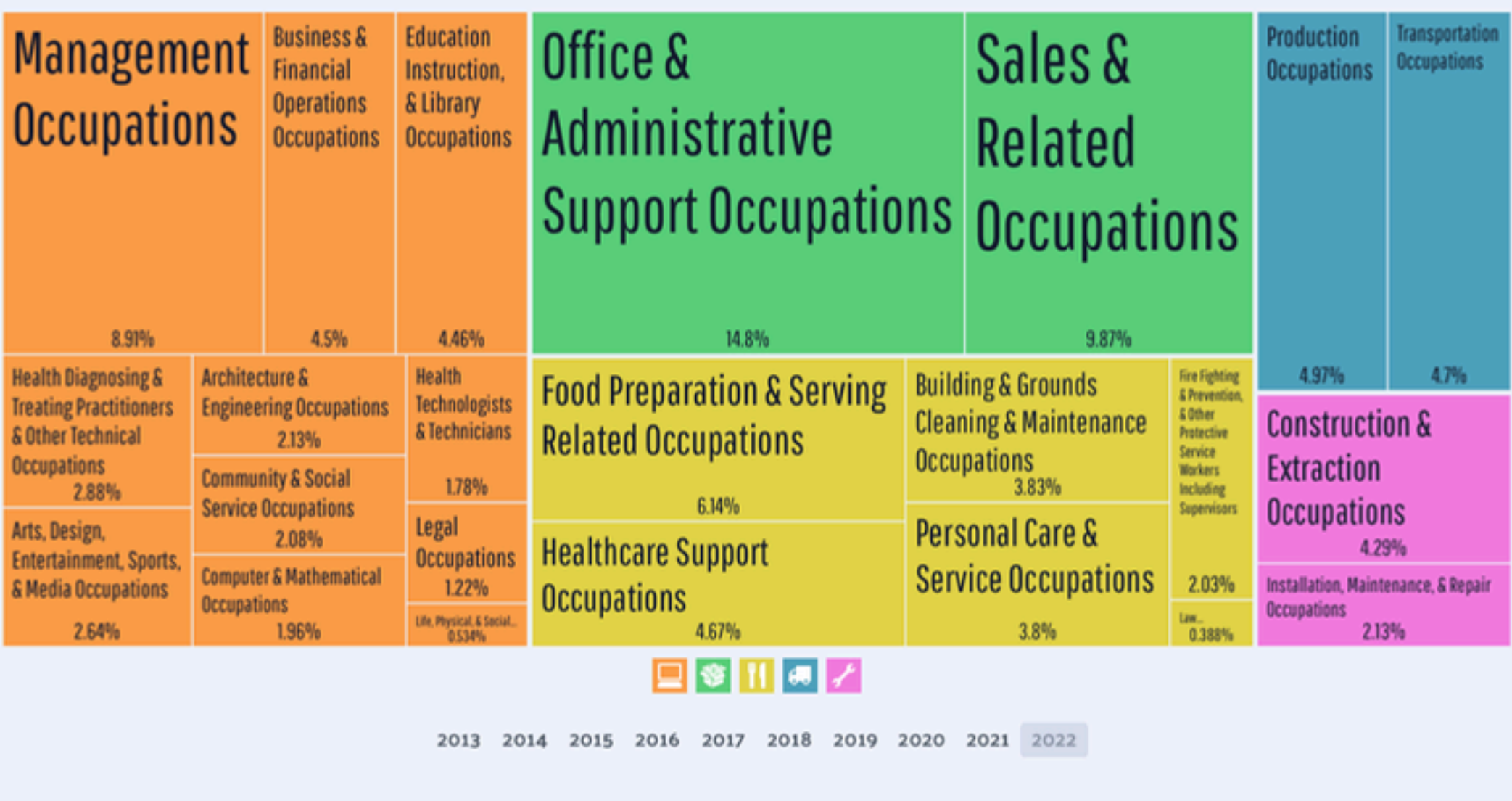
The economy of Gardena, CA employs 30.7k people. The largest industries in Gardena, CA are Health Care & Social Assistance (3,561 people), Retail Trade (3,286 people), and Manufacturing (3,105 people), and the

highest paying industries are Management of Companies & Enterprises (\$218,125), Utilities (\$92,250), and Finance & Insurance (\$76,116).

SOURCE: [HTTPS://DATAUSA.IO/PROFILE/GEO/GARDENA-CA?REDIRECT=TRUE](https://datausa.io/profile/geo/gardena-ca?redirect=true)

2128 W 157TH STREET, GARDENA, CA 90249





STATISTIC ON GARDENA

The most common job groups, by number of people living in Gardena, CA, are Office & Administrative Support Occupations (4,542 people), Sales & Related Occupations (3,030 people), and Management Occupations (2,736 people). This chart illustrates the share breakdown of the primary jobs held by residents of Gardena, CA.

Data from [the Census Bureau ACS 5-year Estimate](#).

TRANSPORTATION STATS

TRANSPORTATION

 TRANSIT/SUBWAY		
Crenshaw Station  	7 min drive	4.2 mi
Vermont Station  	7 min drive	4.4 mi
Marine/Redondo Station  	7 min drive	4.7 mi
Harbor Fwy Station  	8 min drive	5.3 mi
Avalon Station  	9 min drive	6.1 mi
 COMMUTER RAIL		
Los Angeles 	21 min drive	15.7 mi
Union Station       	23 min drive	15.8 mi
Commerce   	25 min drive	16.9 mi
Norwalk/Santa Fe Springs   	25 min drive	17.5 mi
Montebello/Commerce  	27 min drive	18.4 mi
 AIRPORT		
Los Angeles International 	16 min drive	10.5 mi
Long Beach (Daugherty Field) 	17 min drive	11.7 mi



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