

1541 W 224TH ST
& 1535 W 224TH ST
TORRANCE, CA
5 UNITS IN THE HARBOR GATEWAY NEIGHBORHOOD



1541 W 224TH
1535 W 224TH

Exclusively Listed By:

Clear | Think

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



THE OFFERING



Aggregate Offering Summary

Address	1541 & 1535 W 224th St Torrance, CA
Price	\$1,800,000
Rentable SF	4,154
Lot Size	14,402
Units	5
Year Built	1961
Price/SF	\$433.31
Price/Unit	\$360,000
CAP	3.43%
Market Cap	5.0%
GRM	17.23
Market GRM	16.34

Investment HIGHLIGHTS



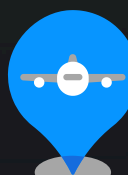
ADU Development Potential – 14,402 sq ft LARD2 zoning supports additional 2BR detached ADUs. ADU rents project at \$2,600+/mo each. Strong Yield on development cost ~10.9% – strongly accretive above the investment hurdle.



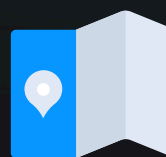
Dual-Parcel Structure – Two adjacent lots (7,200 and 7,202 sq ft) with independent APNs allow each parcel to be financed, sold, or developed separately – maximum exit flexibility for a long-term hold or phased strategy.



Significant Rent Upside – Below-Market Tenancy Current blended rent ~\$1,740/mo per unit vs. market rate of \$2,400–\$2,600/mo.



Conventional residential financing for each property rather than commercial loans – higher LTV, better rates, 30-year terms, and a larger buyer pool than a single commercial asset.



South Bay / Harbor Gateway Location Direct access to the 110 Freeway. Minutes from the Port of Los Angeles, LAX, Downtown Los Angeles, and the South Bay employment corridor – strong long-term rental demand from a broad tenant base.

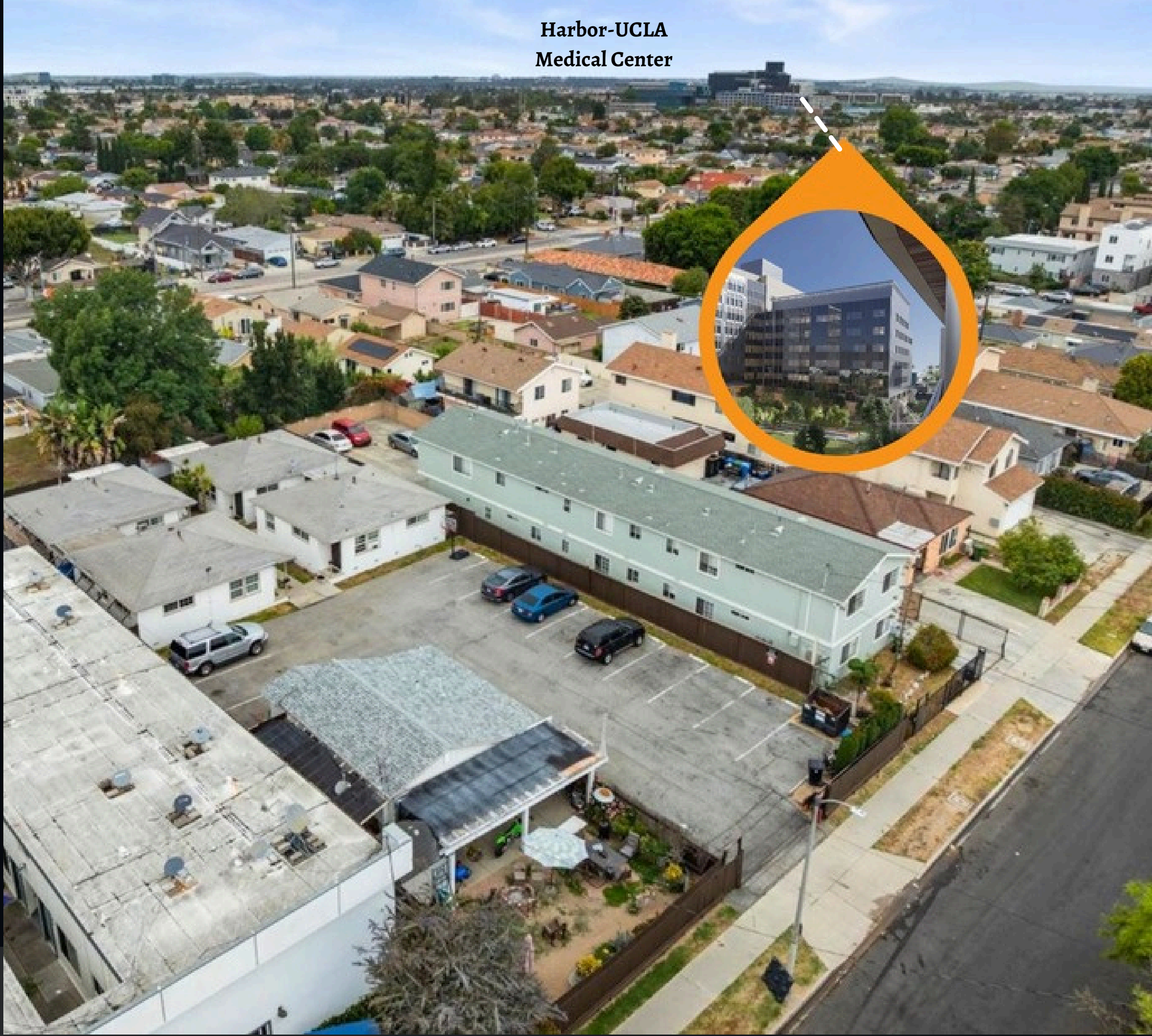
Local Amentities

Shopping

Ralphs	0.9 mi
Gas	0.5 mi
Lowe's	0.5 mi
7-Eleven	0.7 mi
Walmart	2.9 mi
Del Amo Mall	3.0 mi

Eats & Drinks

McDonalds	0.6 mi
Phin Coffee & Kitchen	0.9 mi
Starbucks	1.0 mi
Louis Burgers IV	1.1 mi
Wienerschnitzel	1.2 mi
Jack n Box	1.5 mi
Chik-Fil-A	1.5 mi
In-N-Out	1.5 mi

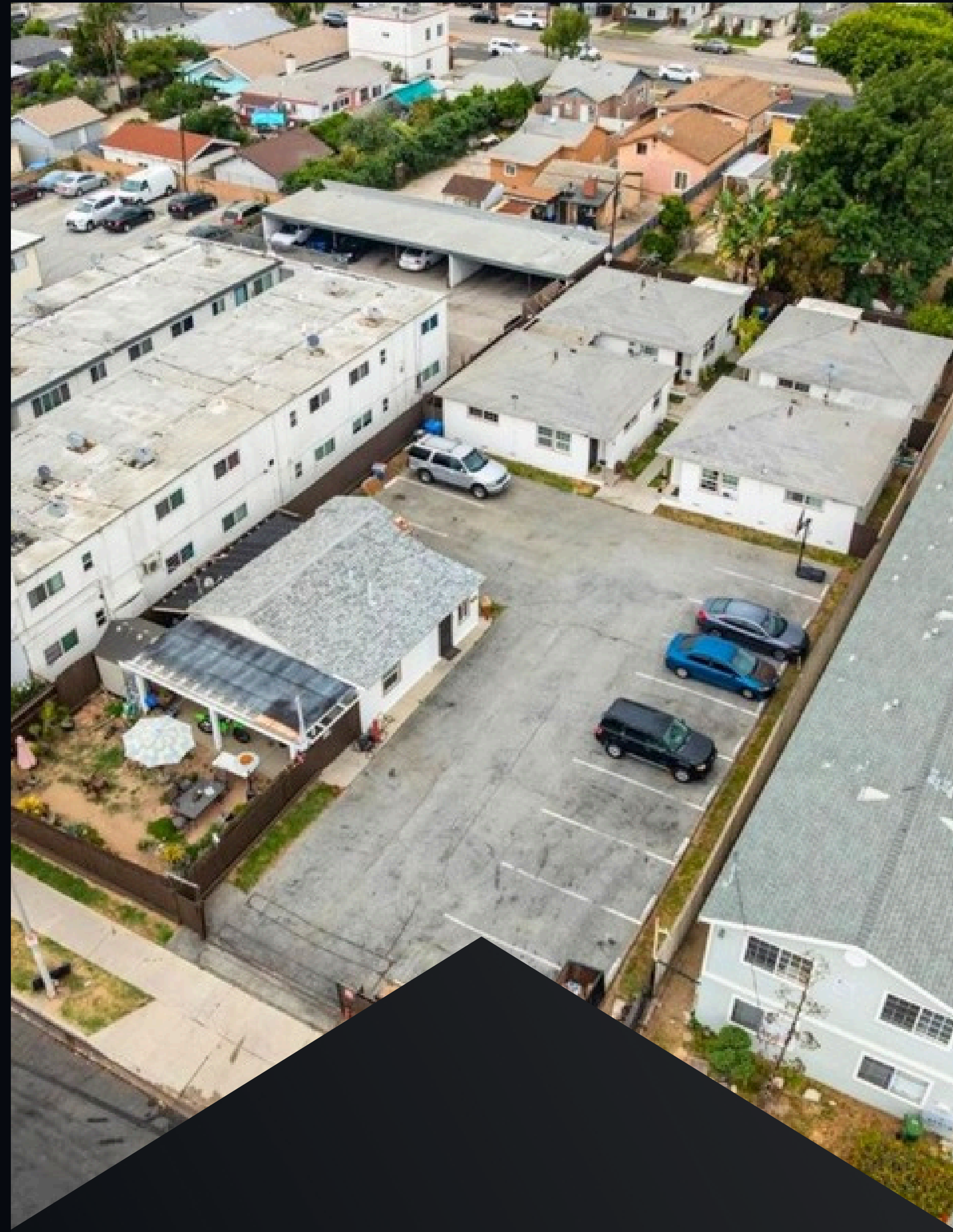


Harbor-UCLA
Medical Center









Financial Overview

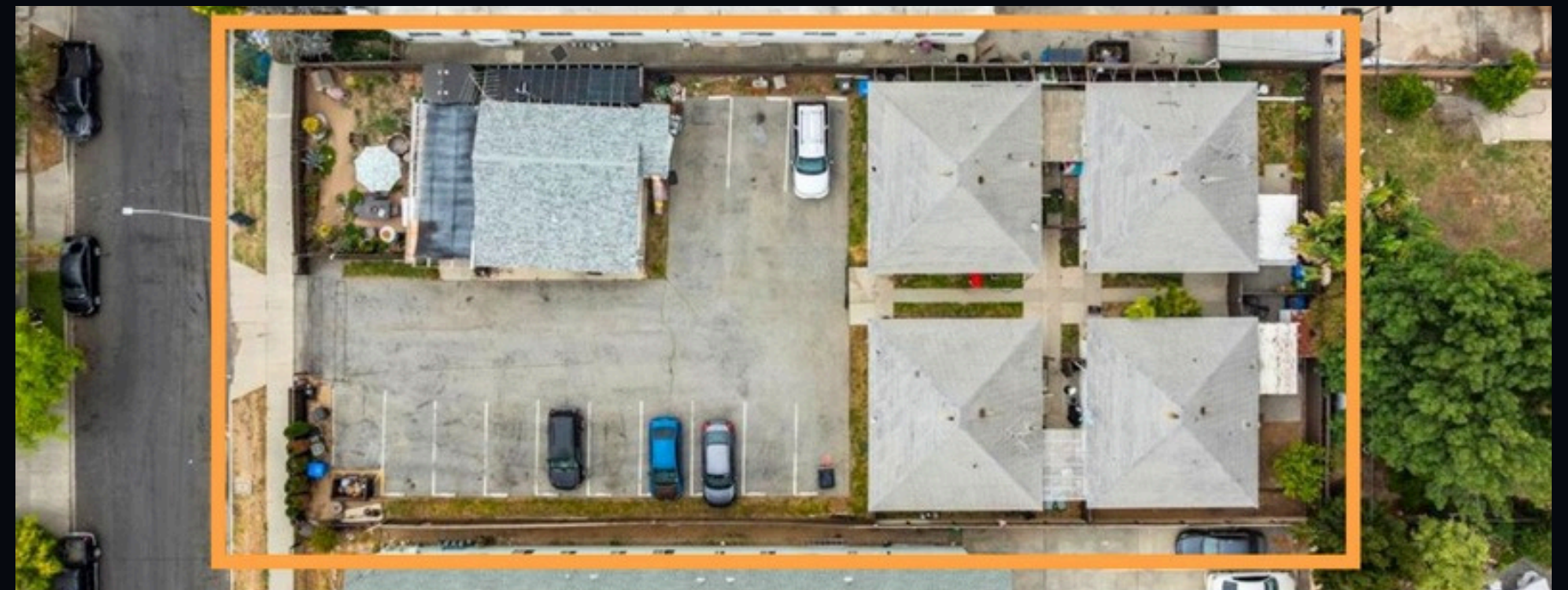
Pricing Summary

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Pricing Summary

Down Payment	\$450,000
Loan Amount	\$1,350,000
Interest Rate	6.625%
Monthly Payment	\$8,644
Loan To Value (LTV)	75%
Loan Term	30 yrs
Ammortization	30 yrs

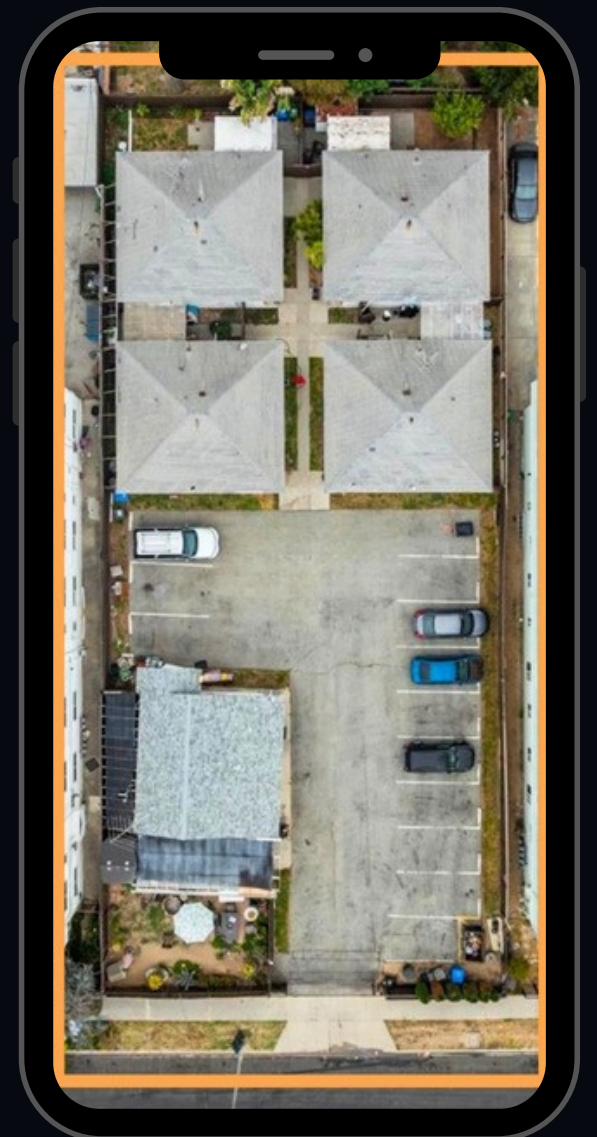


Scheduled Income

No. Units	Unit Type	Current Avg.		Market Avg.	
		Monthly Rent	Monthly Income	Monthly Rent	Monthly Income
5	2 Bed/ 1 Bath	\$1,741	\$8,706	\$2,360	\$11,800
		Monthly Gross	\$8,706	11,800	
		Annual Gross	\$104,467	\$141,600	

Rent Roll

No. Units	Unit Type	Current Rent	Market Rent
1	2 Bed/ 1 Bath	\$1,710	\$2,600
2	2 Bed/ 1 Bath	\$2,369	\$2,300
3	2 Bed/ 1 Bath	\$1,481	\$2,300
4	2 Bed/ 1 Bath	\$1,634	\$2,300
5	2 Bed/ 1 Bath	\$1,510	\$2,300



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Financial Analysis

1541 W 224TH ST
 1535 W 224TH ST



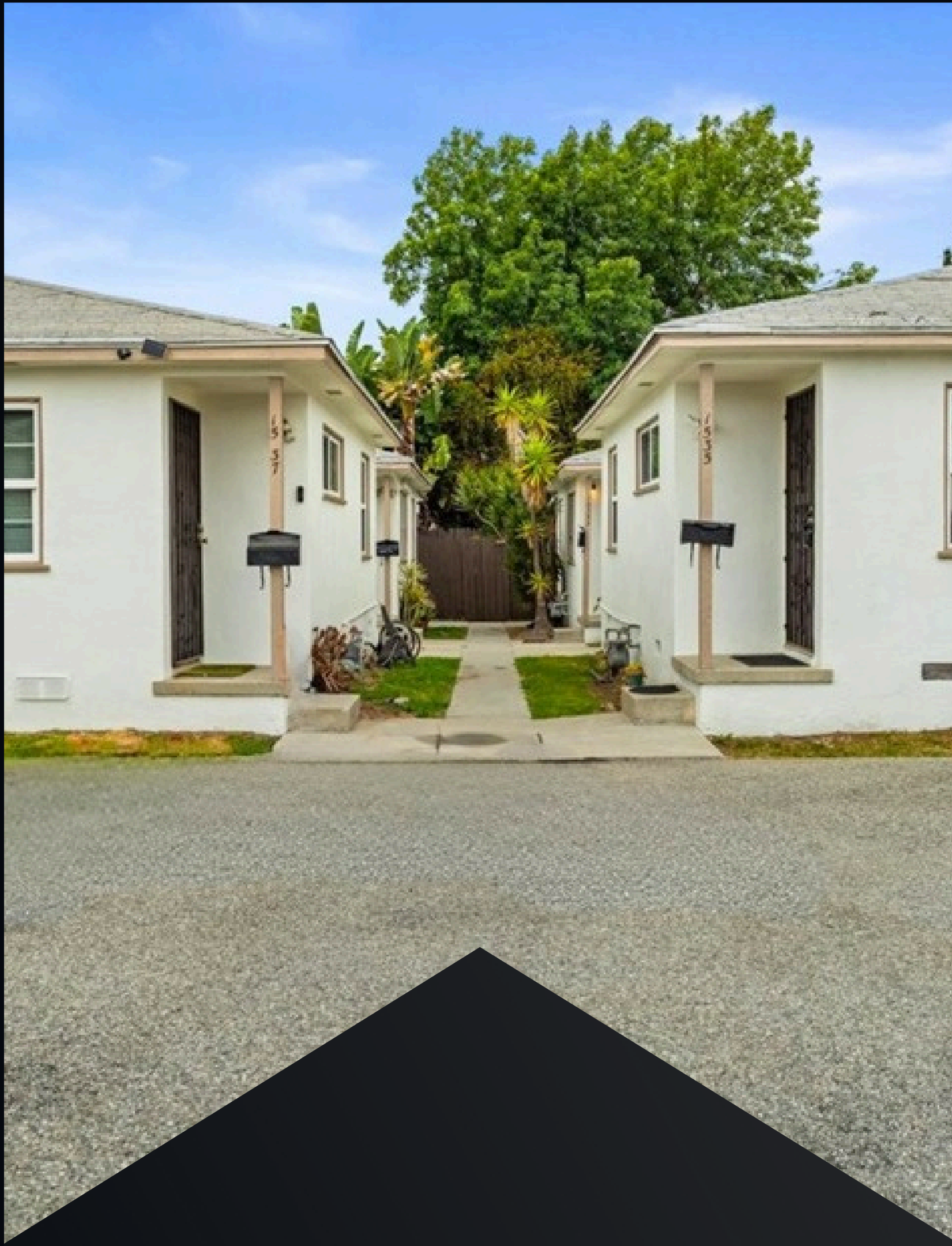
Annualized Income

Income	Current		Pro Forma	
Gross Annual Income	\$104,467		\$141,600	
Less: Vacancy/Deductions	\$3,134	3.00%	\$4,248	3.00%
Effective Operating Income	\$101,333		\$137,352	
Less: Operating Expenses	\$39,582	37.89%	\$37,838	26.72%
Net Operating Income	\$61,751		\$99,513	
Less: Debt Service	-		-	
Pre-Tax Cash Flow	\$61,751		\$99,513	
Total Return Before Taxes	\$61,751	3.63%	\$99,513	7.87%

Expenses

Expenses	Current	Pro Forma
Taxes (1.187%)	\$21,372	\$21,372
Insurance	\$5,894	\$5,894
Utilities	\$7,020	\$7,020
Electricity	\$0	\$0
Gas	\$0	\$0
Water	\$2,472	\$2,472
Optional Trash Bin	\$3,600	\$0
Landscape	\$1,020	\$1,020
Repairs & Maintenance (5%)	\$5,223	\$7,080
Total Expenses	\$39,582	\$37,838





Rent Comparables

Rent Comparables

Subject Property



\$1,800,000

1541 & 1535 W 224th St

Torrance, CA 90501

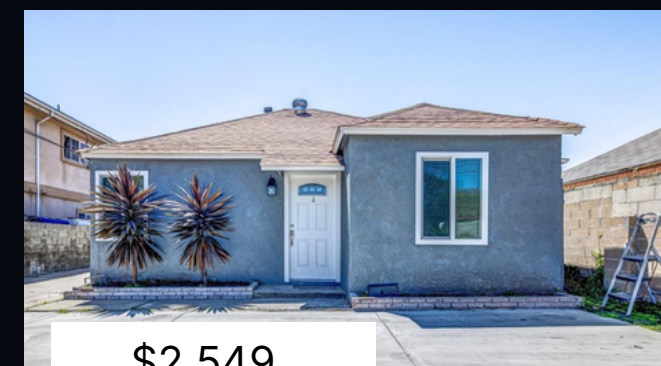
Sale Price	\$1,800,000
Rentable SF	4,154
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Units	5
Year Built	1961
Price/SF	\$433.31
Price/Unit	\$360,000
CAP	3.43%
Market Cap	5%
GRM	17.23
Market GRM	16.34
Unit Mix	5 - 2 Bd/1 Ba



\$2,650

1 1612 W 226th St. #B
TORRANCE, CA 90501

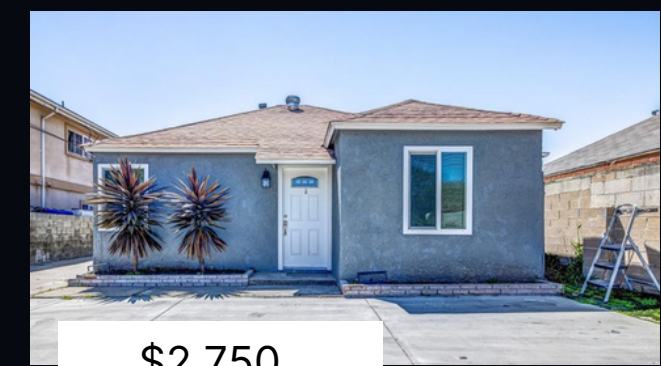
Unit Type	2 Bd/1 Ba
Unit SF	850
Price/SF	\$3.12



\$2,549

2 1612 W 226th St. #C
TORRANCE, CA 90501

Unit Type	2 Bd/1 Ba
Unit SF	850
Price/SF	\$3.00



\$2,750

3 1612 W 226th St
TORRANCE, CA 90501

Unit Type	2 Bd/1 Ba
Unit SF	850
Price/SF	\$3.24

Rent Comparables

Subject Property

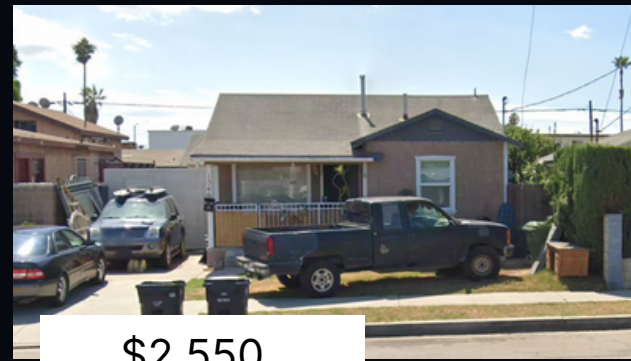


\$1,800,000

1541 & 1535 W 224th St

Torrance, CA 90501

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Price/Unit	\$360,000
CAP	3.43%
Market Cap	5%
GRM	17.23
Market GRM	16.34
Unit Mix	5 - 2 Bd/1 Ba



\$2,550

4 1546 W 223rd St
TORRANCE, CA 90501

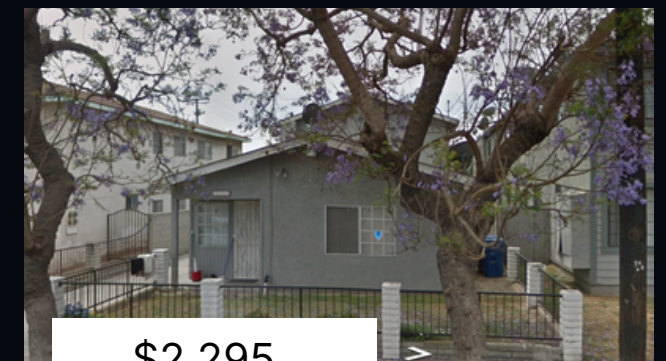
Unit Type	2 Bd/1 Ba
Unit SF	580
Price/SF	\$4.40



\$2,150

5 1613 W 227th St
TORRANCE, CA 90501

Unit Type	2 Bd/1 Ba
Unit SF	750
Price/SF	\$2.87



\$2,295

6 1604 W 227th St
TORRANCE, CA 90501

Unit Type	2 Bd/1 Ba
Unit SF	695
Price/SF	\$3.30





Market Overview

Market Overview

Torrance - Harbor Gateway

Torrance is one of the most economically vibrant cities in the South Bay, recognized for its strong industrial and corporate base, highly educated workforce, and exceptional quality of life. Strategically positioned in Los Angeles County, the city offers direct access to the I-405 and I-110 freeways, the Port of Long Beach/Los Angeles, LAX (19 mi), and LGB Airport (8 mi) — making it a prime location for businesses and residents alike.

Metro Highlights



Unmatched Freeway Access The I-110 (Harbor Freeway) and I-405 (San Diego Freeway) provide direct connectivity throughout Los Angeles County, with access to Downtown LA (~20 mi), LAX (~19 mi), and Long Beach (~10 mi).



South Bay Employment Hub Torrance serves as one of the South Bay's premier employment centers, home to major corporate campuses and headquarters including Toyota Financial Services, American Honda Motor Co., Northrop Grumman, SpaceX, King's Hawaiian, and Torrance Memorial Medical Center — one of the region's largest healthcare employers.



Port Proximity & Logistics Advantage The adjacent Ports of Los Angeles and Long Beach form the busiest container port complex in the United States, handling over \$400 billion in trade annually and supporting more than 2.6 million jobs nationwide. The property sits within the critical last-mile logistics corridor connecting port operations to regional distribution.



Market Overview



Torrance Economy

Torrance's economy employs approximately 69,600 workers, with the largest industries being Manufacturing (9,436), Health Care & Social Assistance (8,658), and Professional, Scientific & Technical Services (8,296). Companies like Toyota, Honda, Aerospace Corporation, and Northrop Grumman provide thousands of jobs, while other prominent employers include the Torrance Unified School District, Kaiser Permanente, and American Honda Motor Co.

South Bay wages grew 3.9% to \$159,767, with the manufacturing sector seeing particularly strong wage growth at 11.4% — a reflection of the area's deep industrial and aerospace talent base.

Demographics

Population	Ave Age	Ave Housing Value	Median Household Income
142K	42	\$1.07M	\$116,217
			

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Harbor UCLA Medical Center

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Harbor-UCLA Medical Center

Harbor-UCLA Medical Center is a 570-bed public teaching hospital affiliated with the David Geffen School of Medicine at UCLA, located less than one mile from the subject property at 1000 W. Carson Street. As the only Level I Trauma Center in South Los Angeles County, it serves more than 3 million residents annually — recording over 300,000 clinic visits and 90,000+ emergency visits each year.

In February 2024, Los Angeles County broke ground on the largest healthcare capital improvement project in its history — a \$1.8 billion replacement program that will construct six entirely new buildings on the 72-acre campus. The centerpiece is a new nine-story, 555,000 SF hospital tower housing 347 beds, including a dedicated ICU, neonatal care unit, and mental health wing, with project completion targeted for 2027.



This unprecedented public investment directly borders the subject property and signals long-term institutional commitment to the surrounding neighborhood. The reconstruction is already driving demand for workforce housing from the thousands of doctors, nurses, technicians, and construction workers tied to the campus — making this one of the most compelling neighborhood demand drivers in the South Bay.



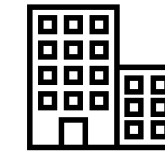
300K

Annual
Patient Visits



\$1.8B

Largest Healthcare Project
in LA County History



6

New Buildings
Completion 2027

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2026



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