



OFFERING MEMORANDUM

13406 VERMONT AVE

Gardena, CA 90247

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH0130200

Marcus & Millichap

13406 VERMONT AVE

EXCLUSIVELY
LISTED BY

JONATHAN WEIR

Senior Managing Director Investments

South Bay

Direct: 424.405.3855

Jonathan.Weir@marcusmillichap.com

CalDRE #02038545



Marcus & Millichap

13406 VERMONT AVE

TABLE OF CONTENTS


5 EXECUTIVE SUMMARY

8 PROPERTY INFORMATION

22 FINANCIAL ANALYSIS

26 SALE COMPARABLES


Marcus & Millichap



01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

13406 VERMONT AVE



Listing Price
\$3,415,000



Cap Rate
5.72%



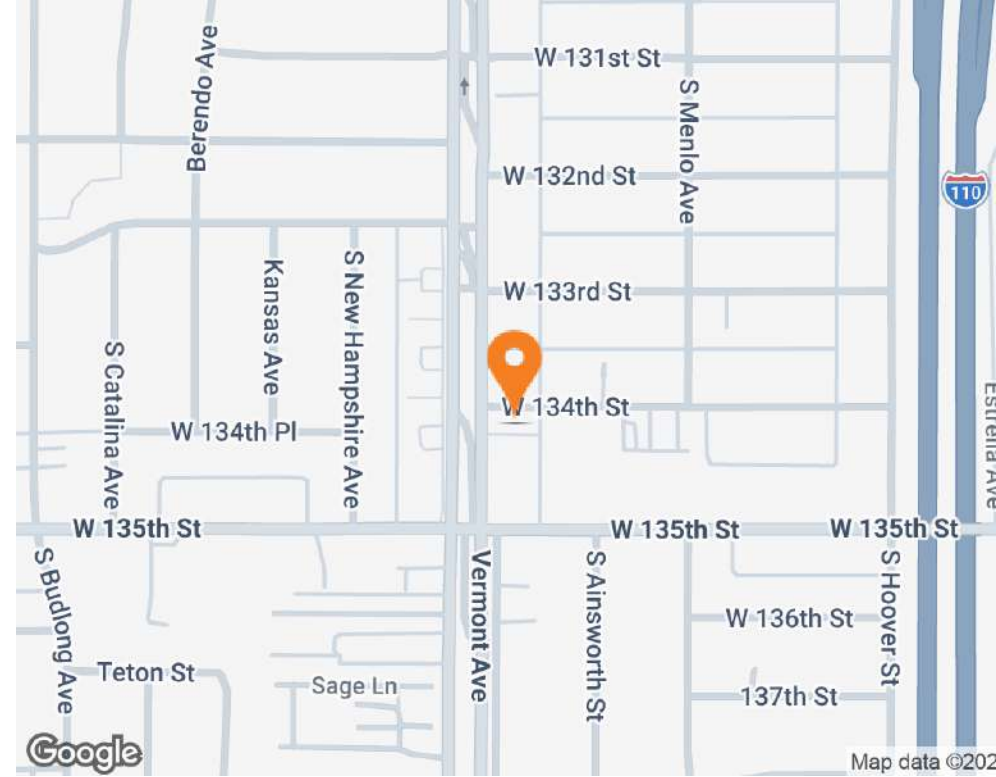
of Units
10

FINANCIAL

Listing Price	\$3,415,000
NOI	\$195,335
Cap Rate	5.72%
Price/SF	\$342.39
Price/Unit	\$341,500

OPERATIONAL

Gross SF	9,974 SF
# of Units	10
Lot Size	0.21 Acres (9,280 SF)
Year Built	1962



13406 VERMONT AVE

Gardena, CA 90247

INVESTMENT OVERVIEW

13406 S Vermont Avenue presents a rare opportunity to acquire a substantially improved 10-unit multifamily asset in the heart of Gardena. The property features an exceptional unit mix consisting of eight spacious three-bedroom units and two newly constructed ADUs, a highly sought-after configuration that is seldom available in the South Bay market. Ownership has completed extensive capital improvements, including five fully renovated units, two brand-new ADUs, upgraded electrical and plumbing systems, and a new roof installed in 2022. Additionally, a RUBS program has been implemented to help offset utility expenses and improve operating efficiency. With a combination of strong in-place income, low operating expenses, and future rental upside, 13406 S Vermont Avenue offers investors the opportunity to acquire a turnkey asset positioned for long-term growth in one of Los Angeles County's most resilient rental markets.

INVESTMENT HIGHLIGHTS

Rare 10-Unit Asset Featuring Eight 3-Bedroom Units and Two Newly Constructed ADUs

Five Fully Renovated Units Plus Two Brand-New ADUs

Extensive Capital Improvements Including Fully Upgraded Electrical and Plumbing Systems

New Roof Installed in 2022

RUBS Program Implemented, Minimizing Landlord Utility Expenses

Eight On-Site Parking Spaces

SECTION 2

02

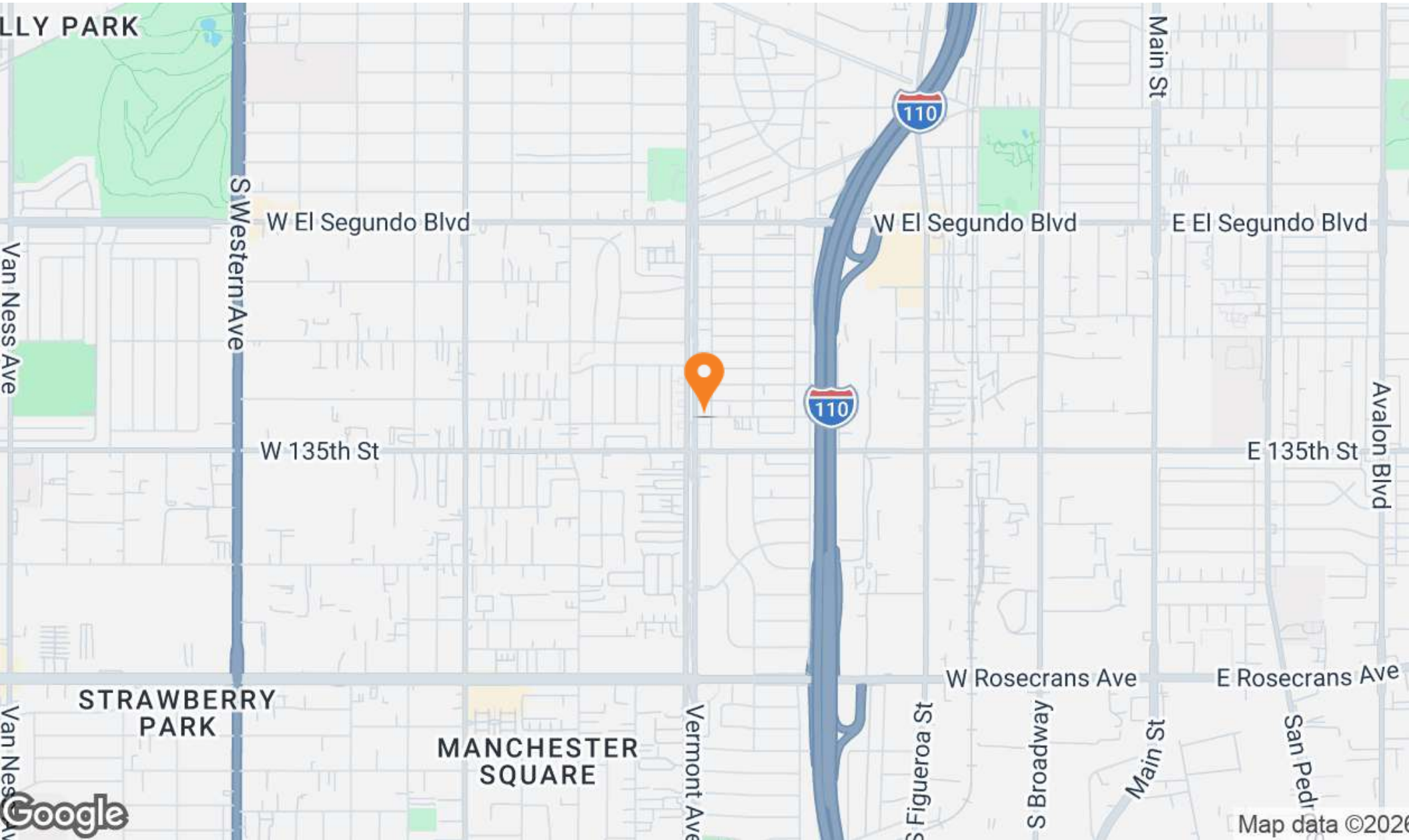
PROPERTY INFORMATION

Regional Map
Local Map

Marcus & Millichap

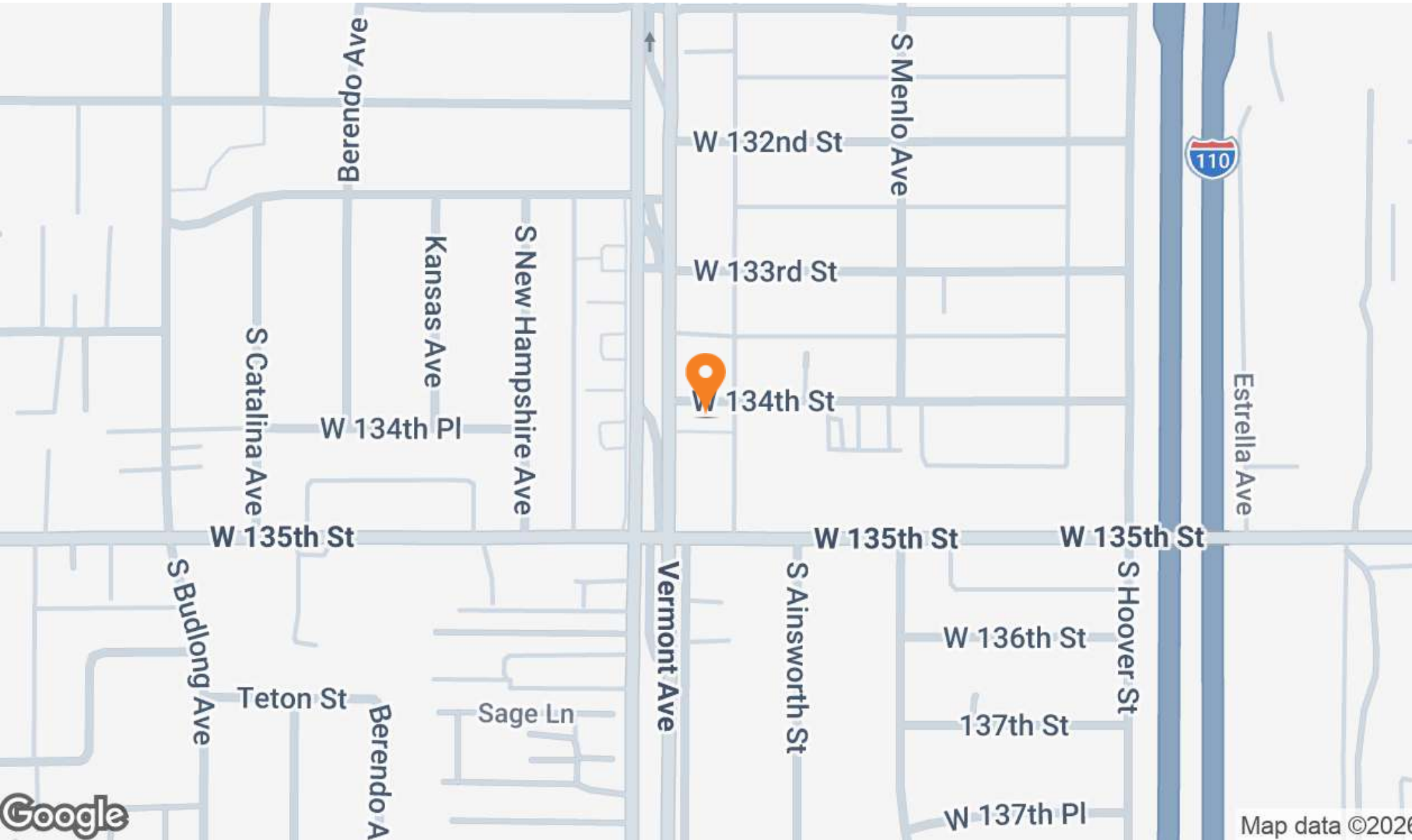
13406 VERMONT AVE

REGIONAL MAP



13406 VERMONT AVE

LOCAL MAP

























SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap

13406 VERMONT AVE

FINANCIAL DETAILS

As of June, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 1.5 Bathroom		\$2,595		\$3,275	
02	3 Bedroom 1.5 Bathroom		\$1,821		\$3,275	
03	3 Bedroom 1.5 Bathroom		\$2,912		\$3,275	
04	3 Bedroom 1.5 Bathroom		\$1,674		\$3,275	
05	3 Bedroom 1.5 Bathroom		\$1,877		\$3,275	
06	3 Bedroom 1.5 Bathroom		\$2,845		\$3,275	
07	3 Bedroom 1.5 Bathroom		\$2,775		\$3,275	
08	3 Bedroom 1.5 Bathroom		\$3,406		\$3,500	
09	1 Bedroom		\$1,795		\$1,850	
10	1 Bedroom		\$1,750		\$1,850	
Total		Square Feet: 9,974	\$23,449	\$2.35	\$30,125	\$3.02

13406 VERMONT AVE

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$361,500		\$361,500			\$36,150	\$36.24
Loss to Lease	(\$80,106)					\$0	\$0.00
Gross Scheduled Rent	\$281,394		\$361,500			\$36,150	\$36.24
Economic Vacancy	(\$8,442)	3.00%	(\$10,845)	3.00%		(\$1,085)	(\$1.09)
Effective Rental Income	\$272,952		\$350,655			\$35,066	\$35.16
Other Income	\$14,100		\$14,100			\$1,410	\$1.41
Effective Gross Income	\$287,052		\$364,755			\$36,476	\$36.57
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$40,980		\$40,980		[1.20%]	\$4,098	\$4.11
Insurance	\$6,768		\$6,768			\$677	\$0.68
Utilities	\$21,316		\$21,316			\$2,132	\$2.14
Repairs & Maintenance	\$6,500		\$6,500			\$650	\$0.65
Pest Control	\$600		\$600			\$60	\$0.06
Landscaping	\$1,200		\$1,200			\$120	\$0.12
Management Fee	\$14,353	5.00%	\$18,238	5.00%		\$1,824	\$1.83
Total Expenses	\$91,717		\$95,602			\$9,560	\$9.59
Expenses as % of EGI	31.95%		26.21%				
Net Operating Income	\$195,335		\$269,153			\$26,915	\$26.99

13406 VERMONT AVE

FINANCIAL DETAILS

SUMMARY		
Price	\$3,415,000	
Down Payment	\$3,415,000	100%
Number of Units	10	
Price Per Unit	\$341,500	
Price Per SqFt	\$342.39	
Gross SqFt	9,974 SF	
Lot Size	0.21 Acres	
Year Built	1962	

RETURNS	Current	Year 1
Cap Rate	5.72%	7.88%
GRM	11.56	9.09
Cash on Cash	5.72%	7.88%
Debt Coverage Ratio	-	-
Debt Yield	-	-

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-
Debt Service	-
Amortization	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
8	3 Bedroom 1.5 Bathroom		\$2,488	\$3,303
2	1 Bedroom		\$1,773	\$1,850

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$281,394		\$361,500	
Less: Vacancy	(\$8,442)	3.0%	(\$10,845)	3.0%
Gross Rental Revenue	\$272,952		\$350,655	
Other Income	\$14,100		\$14,100	
Effective Gross Income	\$287,052		\$364,755	
Less: Expenses	(\$91,717)	32.0%	(\$95,602)	26.2%
Net Operating Income	\$195,335		\$269,153	
Debt Service	\$0		\$0	
Cash Flow	\$195,335	5.72%	\$269,153	7.88%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$195,335	5.72%	\$269,153	7.88%

EXPENSES	Current	Year 1
Real Estate Taxes	\$40,980	\$40,980
Insurance	\$6,768	\$6,768
Utilities	\$21,316	\$21,316
Repairs & Maintenance	\$6,500	\$6,500
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Management Fee	\$14,353	\$18,238
Total Expenses	\$91,717	\$95,602
Expenses Per Unit	\$9,172	\$9,560
Expenses Per SqFt	\$9.20	\$9.59

SECTION 4

04

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

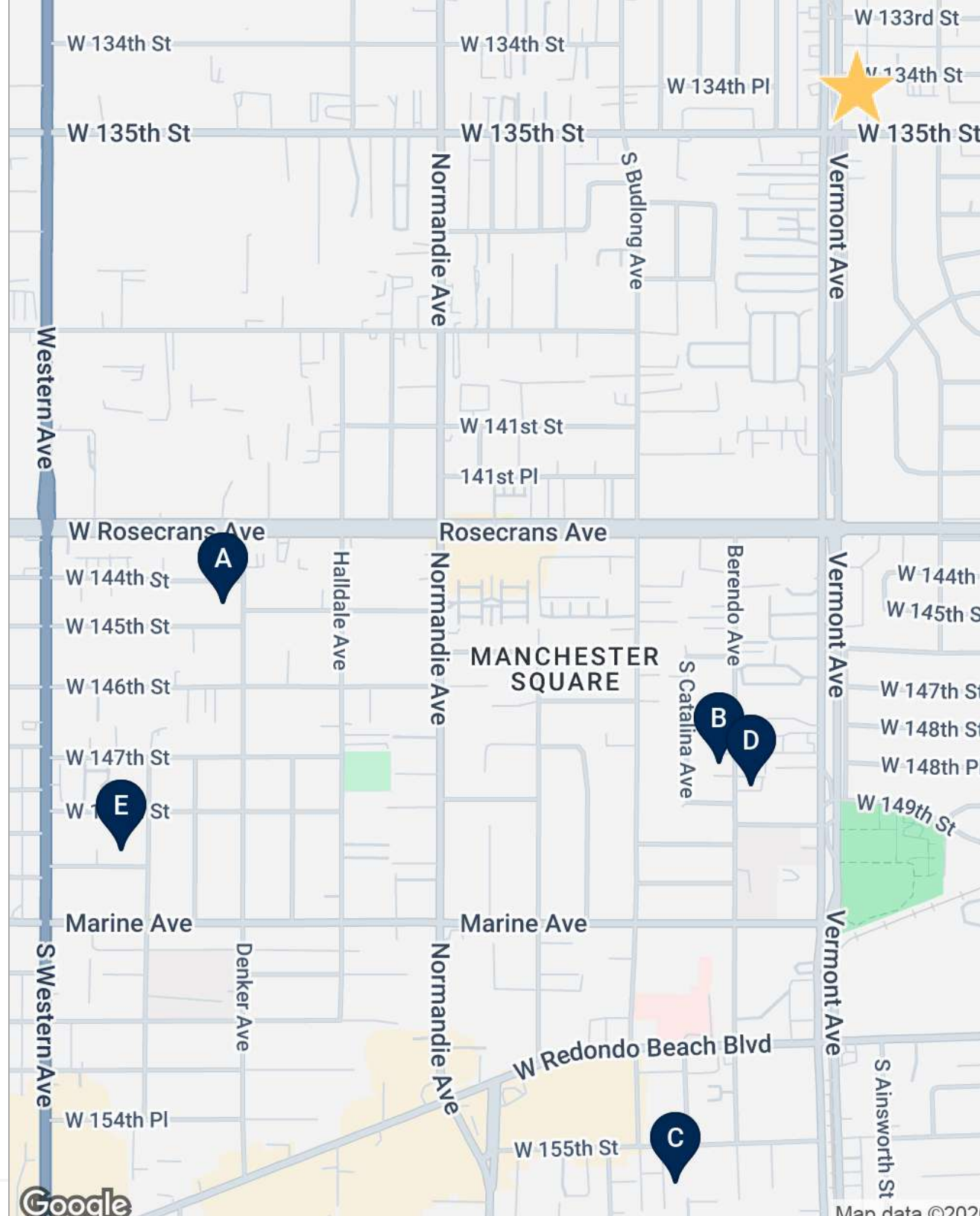
Marcus & Millichap

13406 VERMONT AVE

SALE COMPS MAP







SALE COMPS MAP

- ★ 13406 Vermont Ave
- A 1615 W 145th St
- B 14719 Berendo Ave
- C 15534 S Budlong Pl
- D 14734 Berendo Ave
- E 1713 W 150th St



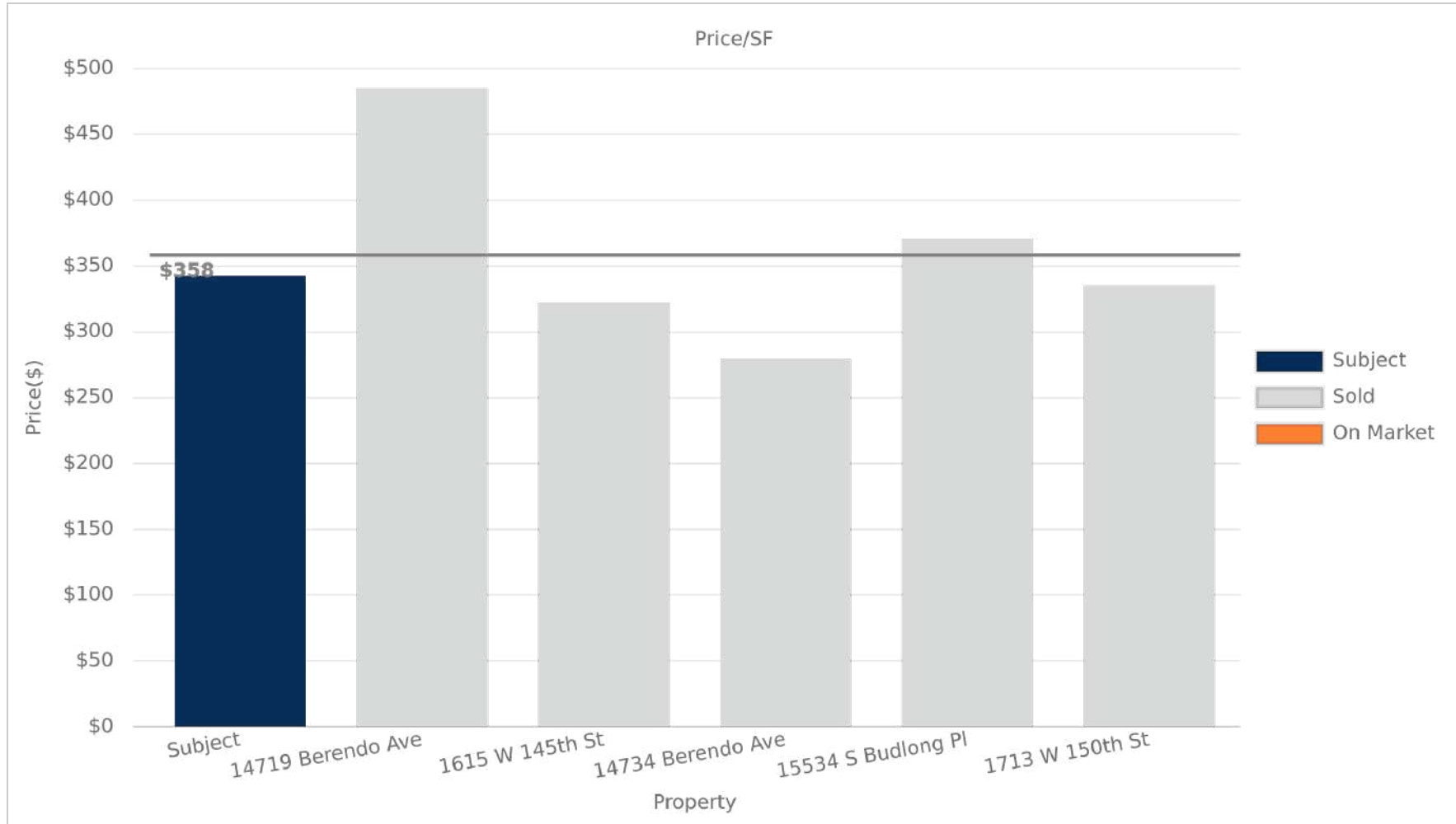
13406 VERMONT AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	13406 Vermont Ave Gardena, CA 90247	\$3,415,000	9,974 SF	\$342.39	0.21 AC	\$341,500	5.72%	10	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	1615 W 145th St Gardena, CA 90247	\$3,250,000	10,101 SF	\$321.75	0.3 AC	\$325,000	-	10	09/19/2025
	14719 Berendo Ave Gardena, CA 90247	\$2,200,000	4,538 SF	\$484.80	0.17 AC	\$314,285	6.02%	7	02/11/2025
	15534 S Budlong Pl Gardena, CA 90247	\$1,875,000	5,053 SF	\$371.07	0.17 AC	\$312,500	-	6	12/05/2025
	14734 Berendo Ave Gardena, CA 90247	\$1,774,000	6,348 SF	\$279.46	0.26 AC	\$295,666	5.59%	6	11/21/2025
	1713 W 150th St Gardena, CA 90247	\$1,450,000	4,326 SF	\$335.18	0.17 AC	\$290,000	6.00%	5	05/26/2026
	AVERAGES	\$2,109,800	6,073 SF	\$358.45	0.21 AC	\$307,490	5.87%	7	-

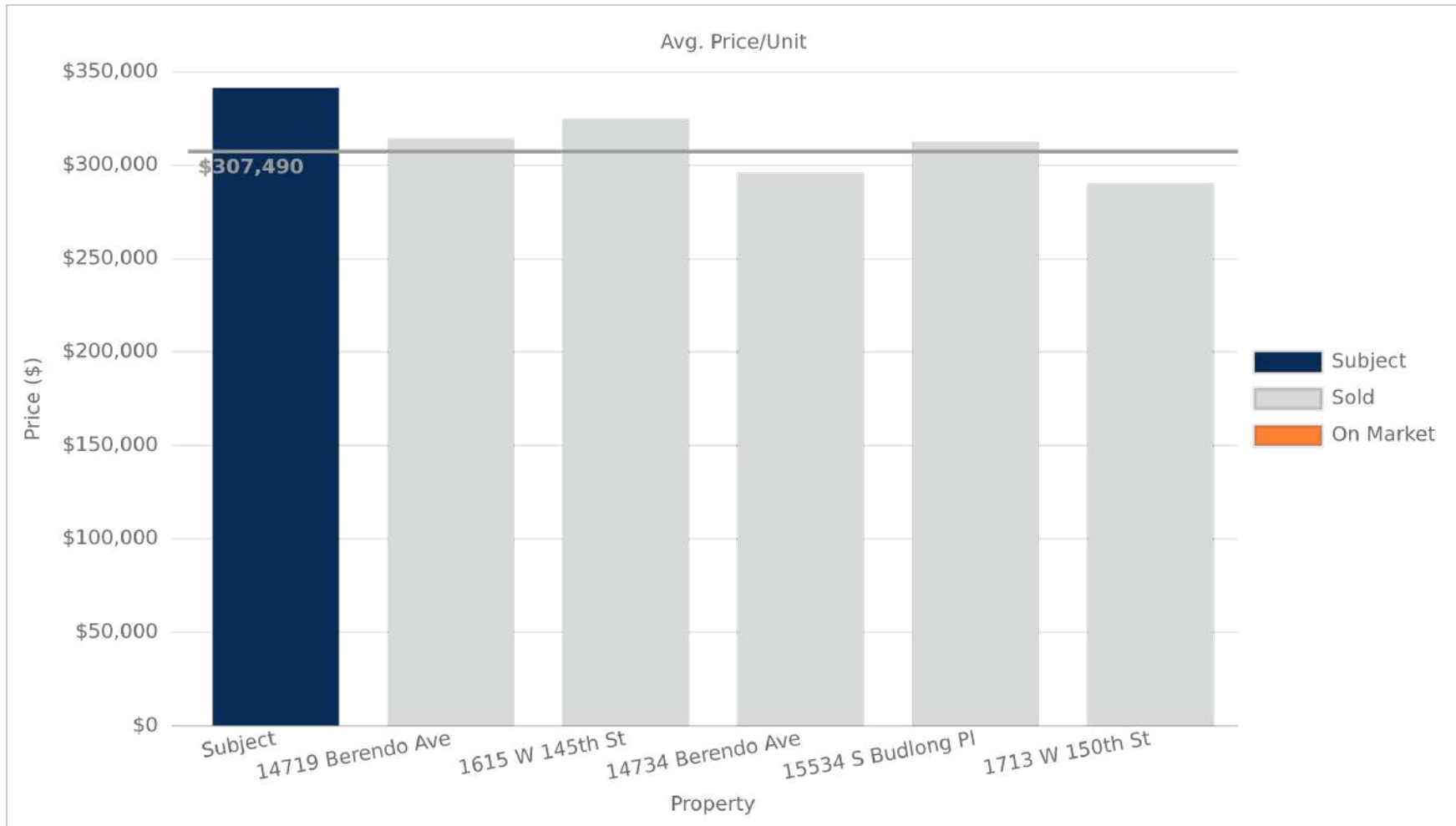
13406 VERMONT AVE

PRICE PER SF CHART



13406 VERMONT AVE

PRICE PER UNIT CHART



13406 VERMONT AVE

SALE COMPS



★ **13406 Vermont Ave**
Gardena, CA 90247

Listing Price:	\$3,415,000	Price/SF:	\$342.39
Property Type:	Multifamily	GRM:	11.56
NOI:	\$195,335	Cap Rate:	5.72%
Occupancy:	100%	Year Built:	1962
Number Of Units:	10	Lot Size:	0.21 Acres
Price/Unit:	\$341,500	Total SF:	9,974 SF



▲ **1615 W 145th St**
Gardena, CA 90247

Sale Price:	\$3,250,000	Price/SF:	\$321.75
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1961	COE:	09/19/2025
Number Of Units:	10	Lot Size:	0.3 Acres
Price/Unit:	\$325,000	Total SF:	10,101 SF

13406 VERMONT AVE

SALE COMPS



B 14719 Berendo Ave
Gardena, CA 90247

Sale Price:	\$2,200,000	Price/SF:	\$484.80
Property Type:	Multifamily	GRM:	10.47
NOI:	-	Cap Rate:	6.02%
Year Built:	1960	COE:	02/11/2025
Number Of Units:	7	Lot Size:	0.17 Acres
Price/Unit:	\$314,285	Total SF:	4,538 SF



C 15534 S Budlong Pl
Gardena, CA 90247

Sale Price:	\$1,875,000	Price/SF:	\$371.07
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1960	COE:	12/05/2025
Number Of Units:	6	Lot Size:	0.17 Acres
Price/Unit:	\$312,500	Total SF:	5,053 SF

13406 VERMONT AVE

SALE COMPS



D 14734 Berendo Ave
Gardena, CA 90247

Sale Price:	\$1,774,000	Price/SF:	\$279.46
Property Type:	Multifamily	GRM:	10.85
NOI:	-	Cap Rate:	5.59%
Year Built:	1959	COE:	11/21/2025
Number Of Units:	6	Lot Size:	0.26 Acres
Price/Unit:	\$295,666	Total SF:	6,348 SF



E 1713 W 150th St
Gardena, CA 90247

Sale Price:	\$1,450,000	Price/SF:	\$335.18
Property Type:	Multifamily	GRM:	10.08
NOI:	-	Cap Rate:	6.00%
Year Built:	1956	COE:	05/26/2026
Number Of Units:	5	Lot Size:	0.17 Acres
Price/Unit:	\$290,000	Total SF:	4,326 SF

13406 VERMONT AVE

EXCLUSIVELY
LISTED BY

JONATHAN WEIR

Senior Managing Director Investments

South Bay

Direct: 424.405.3855

Jonathan.Weir@marcusmillichap.com

CalDRE #02038545



Marcus & Millichap