2912-2924 W. 141ST PLACE
2921-2925 ROSECRANS AVENUE
GARDENA

Shield
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY

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PROPERTY **DESCRIPTION**

PROPERTY SUMMARY

Property Address:	2912-2924 W. 141st Pl & 2921-2925 Rosecrans Ave, Gardena, CA 90249
Parcels:	5
Zoning:	GAR4
Year Built:	1959/1960
Units:	32
Rentable Square Feet:	38,590
Lot Size (SF):	38,990
Parking:	32 Parking Spaces

UTILITIES

Electric:	Individually Metered
Gas:	Individually Metered

ASSET

32-unit apartment property located in Gardena. No local rent control – defaults to AB 1482. The property is situated on 5 separate parcels, each with its own APN. With a combined 38,990-SF lot, the property features an outstanding unit mix of (22) 3-bedroom/2-bathroom units, (7) 2-bedroom/2-bathroom units, and (3) studio/1-bathroom units.

The asset has undergone over $1,500,000 in capital expenditures during the past five years, including approximately $774,000 in interior and in-unit renovations. A majority of the units have been renovated with new kitchens, bathrooms, and flooring. There have also been extensive electrical upgrades, including updated interior electrical panels for a majority of the units. Five of the six roofs are new. Furthermore, the property features new main sewer lines, updated plumbing, new hot water heaters, on-site laundry facilities and a total of 32 parking spaces.

LOCATION

2912-2924 W. 141st Place & 2925 W. Rosecrans Avenue are located just north of Rosecrans Avenue, approximately 1 mile from SpaceX and 3 miles from SoFi Stadium and Intuit Dome. With direct access to the 110 Freeway, the investment possesses immediate transit to the many surrounding employment hubs of the South Bay and Downtown Los Angeles.

FINANCIALS

This 38,590-SF asset presents stable in-place rents as well as legitimate rental upside. The asset contains a current cap rate of 6.44% and current GRM of 10.09 and a pro-forma cap rate of 7.32% and pro-forma GRM of 9.19.

Disclosure:

Gardena is not subject to local rent control; however, Gardena has Rent Mediation.

INVESTMENT HIGHLIGHTS

- Desirable Gardena Location – Approximately 1 Mile from SpaceX and 3 Miles from SoFi Stadium & Intuit Dome
- Total of 32 Units Situated on 5 Separate Parcels – Each with their Own APN
- 6.44% Current Cap Rate & 10.09 Current GRM
- 7.32% Pro-Forma Cap Rate & 9.19 Pro-Forma GRM
- Outstanding Unit Mix (22) 3-Bedroom/2-Bathroom Units, (7) 2-Bedroom/2-Bathroom Units & (3) Studio /1-Bathroom Units
- Over $1,500,000 in Capital Expenditures Over the Past 5 Years, Including Approximately $774,000 in Interior and In-Unit Renovations
- Majority of the Units Renovated with New Kitchens, Bathrooms & Flooring
- Extensive Electrical Upgrades – Majority of Units Contain Updated Interior Subpanels
- New Roofs on 5 of the 6 Buildings
- New Main Sewer Lines, New Hot Water Heaters & Upgraded Plumbing
- On-Site Laundry Facilities & Total of 32 Parking Spaces
- 38,590-SF of Livable Rental Square Footage on a Large 38,990-SF Combined Lot
- No Local Rent Control – Defaults to AB 1482*

CAPITAL IMPROVEMENTS

2912–2924 W. 141st Place & 2921–2925 Rosecrans Avenue, Gardena | Capital Expenditure Period: November 2021 to Present

TOTAL CAPITAL INVESTED (GROSS)	INTERIOR / IN-UNIT SHARE	CAPITAL EXPENDITURE PERIOD
$1,504,126	**51.4%**	**November 2021 to Present**

INVESTMENT BY CATEGORY

Interior / In-Unit Renovations	**$773,603**	51.4%
Roofing	**$204,686**	13.6%
Sewer & Main Drain Replacement	**$187,753**	12.5%
Exterior, Stucco & Painting	**$118,789**	7.9%
Demolition, Site Work & Cleanup	**$81,248**	5.4%
Structural, Concrete & Metalwork	**$50,648**	3.4%
Wall Heaters	**$29,637**	2.0%
Water Heaters	**$26,436**	1.7%
Exterior & Common-Area Lighting	**$22,500**	1.5%
Life Safety & Compliance (Common)	**$5,325**	0.4%
General Building & Common-Area	**$3,500**	0.2%

KEY SCOPE OF WORK

- Majority of units remodeled – kitchens, bathrooms, flooring & drywall
- New roofing & roof framing for 5 of the 6 buildings
- New sewer mains & replacement water heaters
- Extensive electrical upgrades – majority of units have updated interior subpanels
- Upgraded plumbing and lighting
- Exterior stucco, wash & paint; new windows & doors
- Structural, concrete, fencing & new wall heaters

DETAILED BREAKDOWN

CATEGORY	AMOUNT	% TOTAL
Interior / In-Unit Renovations	$773,603	51.4%
Roofing	$204,686	13.6%
Sewer & Main Drain Replacement	$187,753	12.5%
Exterior, Stucco & Painting	$118,789	7.9%
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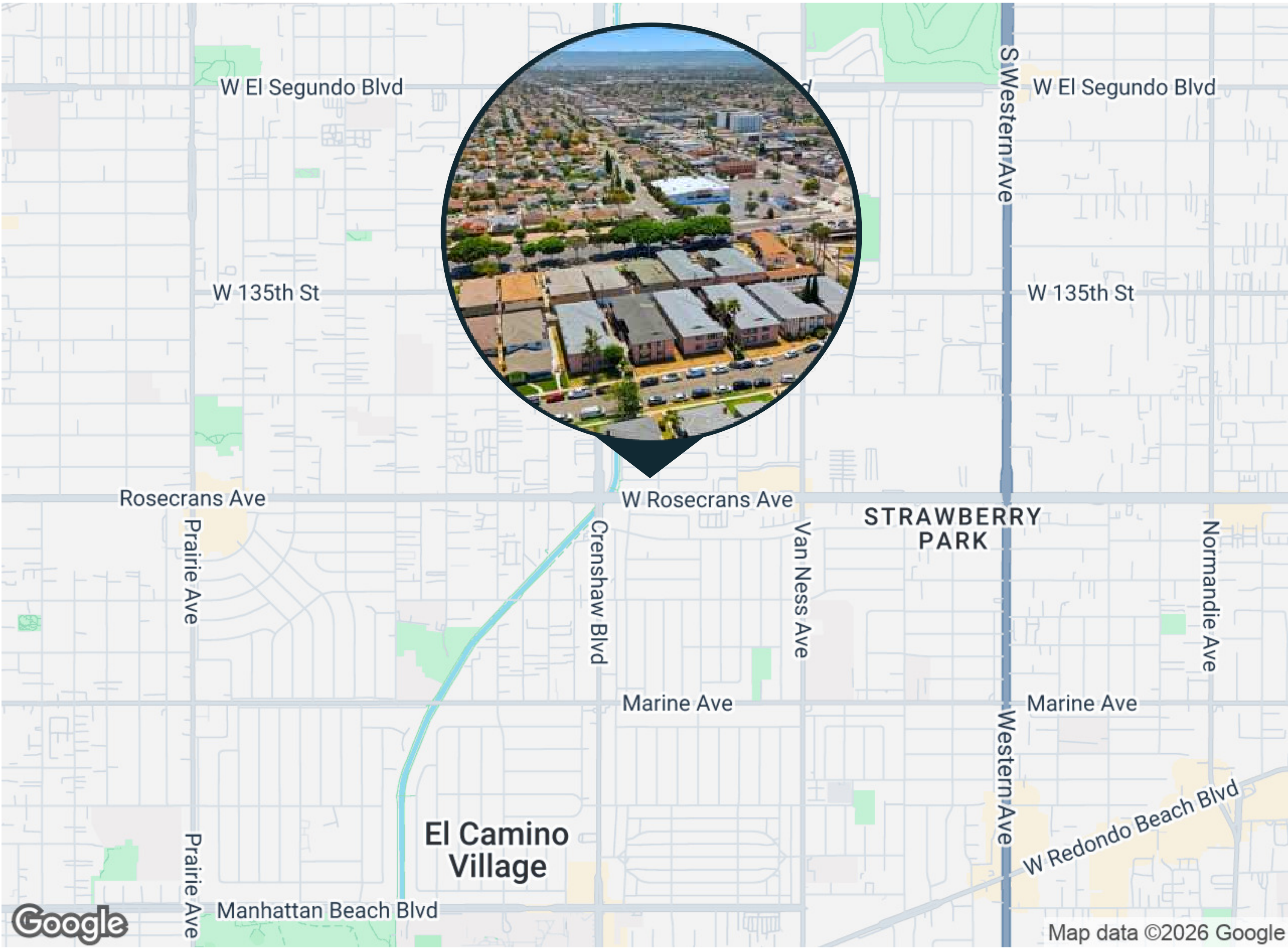
Water Heaters	$26,436	1.7%
Exterior & Common-Area Lighting	$22,500	1.5%
Life Safety & Compliance (Common)	$5,325	0.4%
General Building & Common-Area	$3,500	0.2%
TOTAL CAPITAL INVESTED	**$1,504,126**	**100.0%**

Figures may reflect estimates.

AERIAL VIEW

SoFi Stadium
SPACEX
INTUIT DOME
TESLA
2924 W. 141st Pl
2920 W. 141st Pl
2916 W. 141st Pl
2912 W. 141st Pl
2921-2925 W. Rosecrans Ave

LOCATION


W El Segundo Blvd
W El Segundo Blvd
S Western Ave
W 135th St
W 135th St
Rosecrans Ave
W Rosecrans Ave
STRAWBERRY PARK
Prairie Ave
Crenshaw Blvd
Van Ness Ave
Normandie Ave
Marine Ave
Marine Ave
Western Ave
W Redondo Beach Blvd
El Camino Village
Prairie Ave
Manhattan Beach Blvd
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2916
APARTMENTS FOR RENT
AVAILABLE


2925
2921
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PROPERTY PHOTOS

FINANCIAL SUMMARY

RENT ROLL

			CURRENT	MARKET
UNIT NO.	STATUS	UNIT TYPE	MONTHLY RENT	MONTHLY RENT
2912#1	Occupied	3 Bed + 2 Bath	$3,166	$3,500
2912#2	Occupied	3 Bed + 2 Bath	$3,286	$3,500
2912#3	Occupied	3 Bed + 2 Bath	$3,031	$3,500
2912#4	Vacant	3 Bed + 2 Bath	$3,500	$3,500
2912#5	Occupied	2 Bed + 2 Bath	$2,394	$2,800
2916#1	Occupied	3 Bed + 2 Bath	$3,031	$3,500
2916#2	Occupied	3 Bed + 2 Bath	$3,049	$3,500
2916#3	Occupied	3 Bed + 2 Bath	$3,100	$3,500
2916#4	Occupied	3 Bed + 2 Bath	$3,116	$3,500
2916#5	Occupied	2 Bed + 2 Bath	$2,828	$2,800
2920#1	Occupied	3 Bed + 2 Bath	$3,300	$3,500
2920#2	Occupied	3 Bed + 2 Bath	$3,000	$3,500
2920#3	Occupied	3 Bed + 2 Bath	$3,200	$3,500
2920#4	Occupied	3 Bed + 2 Bath	$3,200	$3,500

RENT ROLL

2920#5	Vacant	2 Bed + 2 Bath	$2,800	$2,800
2921#7	Occupied	3 Bed + 2 Bath	$3,150	$3,500
2921#8	Occupied	3 Bed + 2 Bath	$3,323	$3,500
2921#9	Occupied	3 Bed + 2 Bath	$3,254	$3,500
2921#10	Vacant	3 Bed + 2 Bath	$3,500	$3,500
2921#11	Occupied	Studio + 1 Bath	$1,500	$1,650
2921#12	Occupied	Studio + 1 Bath	$1,435	$1,650
2924#1	Occupied	3 Bed + 2 Bath	$3,000	$3,500
2924#2	Occupied	3 Bed + 2 Bath	$3,000	$3,500
2924#3	Occupied	3 Bed + 2 Bath	$3,300	$3,500
2924#4	Vacant	3 Bed + 2 Bath	$3,500	$3,500
2924#5	Occupied	2 Bed + 2 Bath	$2,700	$2,800
2925#1	Occupied	3 Bed + 2 Bath	$3,400	$3,500
2925#2	Occupied	2 Bed + 2 Bath	$1,000	$2,800
2925#3	Occupied	3 Bed + 2 Bath	$3,483	$3,500
2925#4	Occupied	2 Bed + 2 Bath	$2,808	$2,800

RENT ROLL

2925#5	Occupied	2 Bed + 2 Bath	$2,640	$2,800
2925#6	Occupied	Studio + 1 Bath	$1,475	$1,650
		TOTAL	**$92,475**	**$101,550**

INCOME & EXPENSE

Income	Current	Per Unit	Pro-Forma	Per Unit
Scheduled Rent Income	$1,109,701	$34,678	$1,218,600	$38,081
Other Income	$2,733	$85	$2,733	$85
GROSS POTENTIAL INCOME	$1,112,434	$34,763	$1,221,333	$38,166
Vacancy/Collection Allowance (GPR)	5.0% / $55,621	$55,621	5.0% / $61,066	$61,066
EFFECTIVE GROSS INCOME	$1,056,812	$33,025	$1,160,266	$36,258
Expenses				
Taxes (1.25%)	$140,000	$4,375	$140,000	$4,375
Insurance (Estimated)	$57,885	$1,808	$57,885	$1,808
Water & Sewer (Actual)	$33,492	$1,046	$33,492	$1,046
Electricity & Gas (Actual)	$6,331	$197	$6,331	$197
Trash (Actual)	$18,053	$564	$18,053	$564
Telephone (Actual)	$910	$28	$910	$28
Pest Control (Actual)	$498	$15	$498	$15
Management Fee (5% of EGI)	$52,847	$1,651	$58,020	$1,813
Gardener ($400/month)	$4,800	$150	$4,800	$150
Repairs & Maintenance ($400/unit)	$12,800	$400	$12,800	$400
Reserves & Replacements ($200/unit)	$8,000	$250	$8,000	$250
TOTAL EXPENSES	$335,618		$340,791	
Expenses Per SF	$8.70		$8.83	
Expenses Per Unit	$10,488		$10,649	
% Of EGI	31.8%		29.4%	
NET OPERATING INCOME	$721,330		$819,611	

FINANCIAL SUMMARY

Price	**$11,200,000**
Down (35%)	$3,920,000
Current Cap	6.44%
Pro-Forma Cap	7.32%
Price/Unit	$350,000
Price/SF	$290.23
Current GRM	10.09
Pro-Forma GRM	9.19

ANNUALIZED INCOME

		Current		Pro-Forma
INCOME				
Scheduled Rent Income		$1,109,701		$1,218,600
Other Income		$2,733		$2,733
Scheduled Gross Income		$1,112,434		$1,221,333
Less: Vacancy/Other Deductions	5.0%	$55,621	5.0%	$61,066
Effective Gross Income		$1,056,812		$1,160,266
Less: Operating Expenses	31.8%	$335,618	29.4%	$340,791
Net Operating Income		**$721,330**		**$819,611**
Debt Service		($537,891)		($537,891)
Pre-Tax Cash Flow	4.68%	$183,439	7.19%	$281,720
Principal Reduction		($85,307)		($85,307)
Total Return Before Taxes	6.86%	$268,746	9.36%	$367,027

PROPERTY INFORMATION

Address	2912 W. 141st Place
No. of Units	32
Year Built	1959/1960
Lot Size (SF)	38,990
Lot Size (AC)	0.9
Net Rentable SF:	38,590
APN	4059-019-005

ANNUALIZED EXPENSES

EXPENSES	**Current**	**Pro-Forma**
Taxes (1.25%)	$140,000	$140,000
Insurance (Estimated)	$57,885	$57,885
Water & Sewer (Actual)	$33,492	$33,492
Electricity & Gas (Actual)	$6,331	$6,331
Trash (Actual)	$18,053	$18,053
Telephone (Actual)	$910	$910
Pest Control (Actual)	$498	$498
Management Fee (5% Of EGI)	$52,847	$58,020
Gardener ($400/Month)	$4,800	$4,800
Repairs & Maintenance ($400/Unit)	$12,800	$12,800
Reserves & Replacements ($200/Unit)	$8,000	$8,000
Total Expenses	**$335,618**	**$340,791**
Expenses Per Unit	$10,488	$10,649
Expenses Per SF	$8.70	$8.83

FINANCING

Loan Amount	$7,280,000
Interest Rate	6.25%
Monthly Payment	$44,824
Loan-to-Value	65%
Amortization (Years)	30
Term	5 Year Fixed

		CURRENT		MARKET	
Unit Mix	**# of Units**	**Average Rent**	**Monthly Income**	**Average Rent**	**Monthly Income**
3 Bed 2 Bath	22	$3,222	$70,893	$3,500	$77,000
2 Bed 2 Bath	7	$2,452	$17,170	$2,800	$19,600
Studio 1 Bath	3	$1,470	$4,410	$1,650	$4,950
Current Occupancy:	87.5%	**Annual Current:**	**$1,109,700**	**Annual Market:**	**$1,218,600**

RENT
COMPARABLES

RENT SURVEY - GARDENA

LOCATION	BED	BATH	PARKING	MONTHLY RENT	AMENITIES
STUDIO					
2617 W. 141st Place	0	1	1	$1,850	On-site laundry, gated entry — same street as subject
15303 S. Budlong Avenue	0	1	1	$1,895	Renovated; updated kitchen & bath; on-site laundry; gated entry
2931 W. 141st Place	0	1	1	$2,295	Updated unit, on-site laundry, controlled access
2 BEDROOM					
16523 S. Denver Avenue	2	2	1	$2,895	Quartz counters; LVT flooring; updated kitchen; garage parking; on-site laundry
16607 S. Halldale Avenue	2	1	1	$2,650	Air conditioning; dishwasher; updated interiors; gated; on-site laundry
1246 W. Gardena Boulevard	2	2	1	$2,800	Newly renovated; in-unit W/D; quartz counters; pool; gated; controlled access
1818 W. El Segundo Boulevard	2	2	1	$3,200	Modern finishes; garage; fitness center; gated; controlled access
3 BEDROOM					
1239 W. Rosecrans Avenue	3	2.5	2	$3,300	Remodeled, updated fixtures, new bathrooms
15303 Ermanita Avenue	3	2	1	$3,895	Fully renovated; stainless appliances; in-unit W/D; gated; controlled access
1335 W. 139th Street	3	2	1	$3,500	Renovated; updated kitchen & bath; on-site laundry; controlled access
13513 Purche Avenue	3	2	1	$3,800	Updated interiors; stainless appliances; gated; on-site laundry; controlled access
1261–1281 W. Rosecrans Avenue	3	2	1	$3,895	Renovated; modern finishes; gated community; on-site laundry
13609 Van Ness Avenue	3	2	1	$3,500	Ground-floor apartment; private single-car garage; well-maintained building
7756 Taylor Lane	3	1	1	$3,000	On-site laundry, gated entry

AVERAGES	
STUDIO	$2,013
2 BEDROOM	$2,886
3 BEDROOM	$3,556

MARKET **OVERVIEW**

THE LOCATION

MAJOR EMPLOYERS & ATTRACTIONS

MAJOR EMPLOYERS NEAR THE PROPERTY

Employer	Employees	Distance · Location
SPACEX	~7,700 EMPLOYEES	1.3 MI · Hawthorne, CA
NISSIN FOODS USA	~800 EMPLOYEES	0.6 MI · Gardena, CA
NORTHROP GRUMMAN	~10,000 EMPLOYEES	2.9 MI · Redondo Beach, CA
AMERICAN HONDA	~2,500 EMPLOYEES	4.4 MI · Torrance, CA
EL CAMINO COLLEGE	~1,800 EMPLOYEES	1.3 MI · Torrance, CA
MEMORIAL HOSPITAL OF GARDENA	~349 EMPLOYEES	1.8 MI · Gardena, CA

Employee counts are estimates and may reflect a company's total site or regional headcount.

LOCAL ATTRACTIONS & DEMAND DRIVERS

DEL AMO FASHION CENTER

5.1 MI FROM PROPERTY

One of the largest shopping destinations in the U.S. at 2.6M+ sq. ft., anchored by Macy's, Nordstrom, and 200+ specialty stores.

SOFI STADIUM & INTUIT DOME

3.6 MI FROM PROPERTY

Home to the LA Rams, Chargers, and Clippers; SoFi Stadium will host the 2028 Olympic Opening & Closing Ceremonies.

GARDENA'S CASINO DISTRICT

2.0 MI FROM PROPERTY

Hustler Casino and Normandie Casino anchor a long-standing local revenue base that supports municipal services.

ACCESS TO BEACHES & COASTAL AMENITIES

5.3 MI FROM PROPERTY

Located just minutes from the vibrant Beach Cities of Manhattan Beach, Hermosa Beach, and Redondo Beach, offering convenient access to world-class beaches, renowned dining, boutique shopping, scenic oceanfront bike paths, and a wide variety of year-round recreational and entertainment options.

THE LOCATION

CITY OF GARDENA

HEART OF THE SOUTH BAY

Gardena is a 5.9-square-mile city in the South Bay region of Los Angeles County, incorporated in 1930 and located roughly 13 miles south of Downtown Los Angeles. The city has long been recognized for having one of the highest concentrations of Japanese American residents of any city in California — a legacy reflected in long-tenured local employers headquartered in Gardena today, including Nissin Foods USA and Marukai Corporation. Card-room gaming, anchored by Hustler Casino and Normandie Casino, has been one of the city's principal revenue sources since the 1930s, and Gardena has been recognized as an All-America City.

NEIGHBORHOOD QUICK FACTS

2020 Census Population	61,027
Number of Households	20,893
Median Household Income	$84,803
Renter-Occupied Housing	51.2%
City Land Area	5.9 Sq. Mi.
Year Incorporated	1930
Distance to Downtown LA	13 Mi.
Distance to LAX	~8 Mi.

STATEWIDE RENT CONTROL (AB 1482)

Gardena has not enacted a local rent-control ordinance. Residential rents are governed by California's statewide Tenant Protection Act of 2019 (AB 1482), which caps annual increases at 5% plus CPI (or 10%, whichever is lower).

NOTE: CITY-RUN RENT MEDIATION PROGRAM

Gardena maintains its own Rent Mediation Program, offering a dispute-resolution process for qualifying rent increases. Buyer to verify and independently research.

Sources: U.S. Census Bureau; City of Gardena; Gardena Municipal Code Ch. 14.04; California Civil Code § 1947.12. For informational purposes only — not legal advice; buyer to independently verify.

THE LOCATION

REGIONAL CONNECTIVITY

LOS ANGELES COUNTY — A TRILLION-DOLLAR ECONOMY

Gardena sits at the center of one of the largest and most diverse economies in the world. Los Angeles County is home to roughly 9.8 million residents across 88 cities and generated more than $1.0 trillion in GDP in 2024 — the second-largest county economy in the United States. That scale, combined with Gardena's freeway access via the 91, 110, and 405, keeps the property within easy reach of the region's largest job centers.

9.8M
Residents in LA County

88
Incorporated cities countywide

$1.0T
2024 County GDP — 2nd-largest in the U.S.

$500B+
Annual trade through the Port of Los Angeles

LOS ANGELES INTERNATIONAL AIRPORT (LAX)

LAX is roughly 8 miles from the property and is in the midst of a $30 billion, airport-wide capital improvement program — including a new Automated People Mover connecting the terminals directly to LA Metro rail — positioning it as a world-class gateway ahead of the 2028 Olympics.

PORT OF LOS ANGELES

The Ports of Los Angeles and Long Beach together form the busiest port complex in the United States, processing over $500 billion in goods annually and supporting roughly 1 in 9 jobs regionally — a durable economic anchor for the entire South Bay submarket.

Sources: County of Los Angeles; U.S. Bureau of Economic Analysis (2024); Los Angeles World Airports; Port of Los Angeles; Port of Long Beach.

THE LOCATION

HOLLYWOOD PARK, SOFI STADIUM & THE 2028 OLYMPICS

SOFI STADIUM & HOLLYWOOD PARK

Just 3.6 miles from the property, SoFi Stadium anchors Hollywood Park, a 300-acre mixed-use district in Inglewood combining a 500,000-sq.-ft. retail and entertainment core with new office and residential development. Home to the LA Rams and LA Chargers, the $5 billion venue hosted Super Bowl LVI in 2022 and, this summer, eight matches of the 2026 FIFA World Cup — including a Quarterfinal on July 10 — cementing its status as a global-caliber event venue.

70,240

Seats at SoFi Stadium
(expandable for major events)

INTUIT DOME

Opened in August 2024 next door to SoFi Stadium, the $2 billion Intuit Dome is the new home of the LA Clippers, seating roughly 18,000 fans. Together with SoFi Stadium and the surrounding Hollywood Park retail and residential district, it reinforces Inglewood — just minutes from Gardena — as one of the region's premier sports and entertainment destinations.

18,000

Seats at Intuit Dome, opened
August 2024

LOS ANGELES WILL HOST THE 2028 SUMMER OLYMPIC & PARALYMPIC GAMES — THE FIRST U.S. CITY TO DO SO A THIRD TIME

Projected to generate roughly $18 billion in regional economic impact and support approximately 90,000 full-time jobs, with SoFi Stadium and Hollywood Park serving as marquee venues just miles from the property.

Sources: SoFi Stadium; FIFA; Los Angeles Clippers; California Department of Transportation / SCAG regional economic forecast.

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