

4 Units

Income Generating Quadraplex

16701 BERENDO AVE, GARDENA

Well Maintained Asset in a High
Demand Rental Market

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EXECUTIVE SUMMARY

Price	\$1,249,000
Units	4
Year Built	1964
Square Footage	2,766
Lot Square Footage	5,012
GRM	13.01
GRM at Market	11.31
Cap Rate	5.28%
Cap Rate at Market	6.35%
Price/Square Foot	\$452
Price/Unit	\$312,250

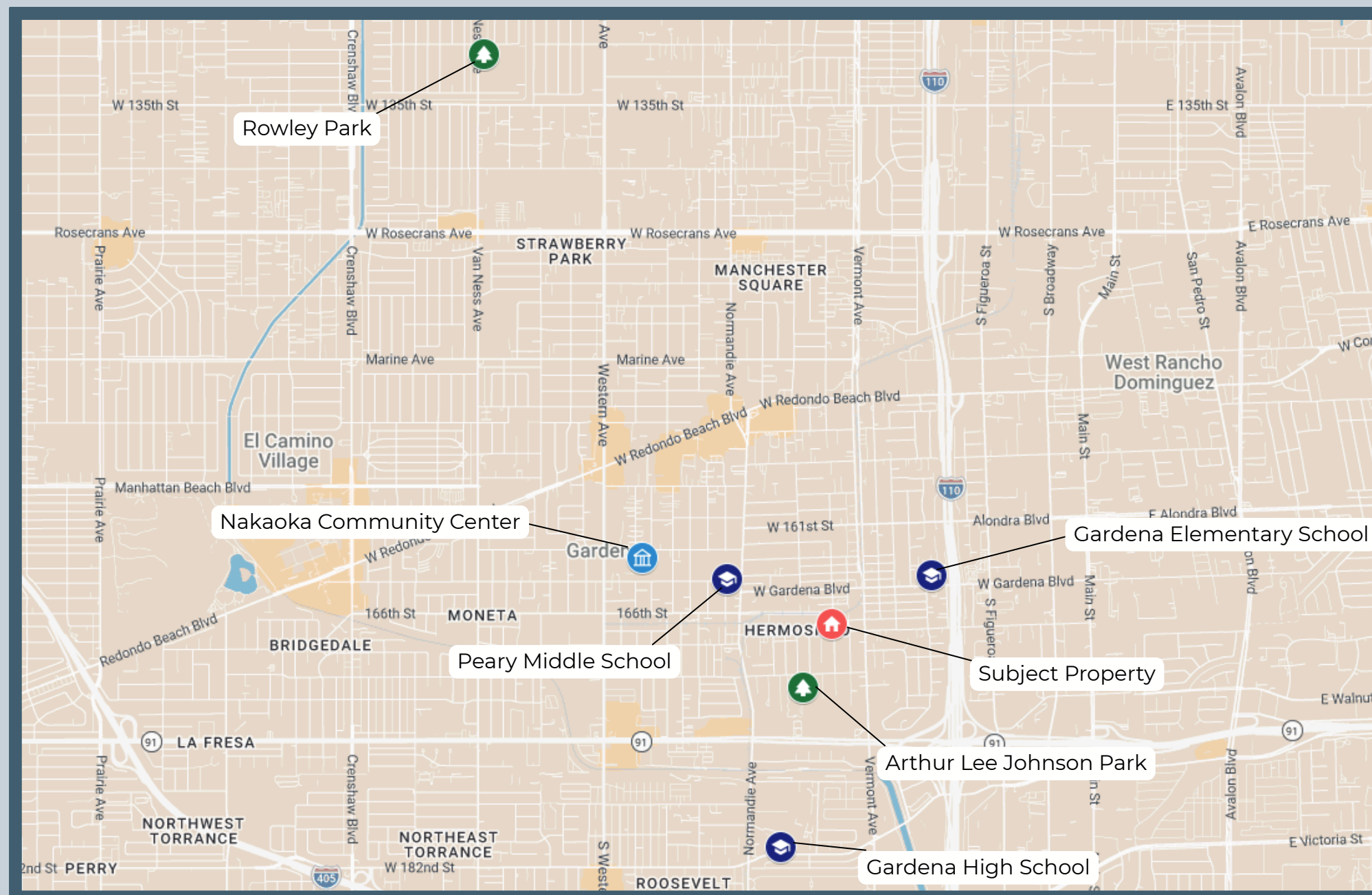


INVESTMENT HIGHLIGHTS

Located in the heart of Central Gardena's strong and in-demand rental submarket, 16701 S. Berendo Avenue presents a rare opportunity for owner-occupants and investors alike. The property has been well maintained, with recent Cap Ex including a brand-new roof, a freshly sealed upper deck and all units partially remodeled with new flooring. A buyer looking to house-hack can occupy one unit with three additional units able to generate strong rental income to offset the mortgage payment. Add further upside with three garages offering strong potential for ADU conversion, subject to city permitting and approval.



AREA HIGHLIGHTS



Convenient access to both the 110 and 91 freeways, along with local public transit options, offer seamless access throughout the South Bay and greater Los Angeles area.

Residents enjoy access to recreation and green space including Rowley Park, Arthur Lee Johnson Park and the Gardena/Nakaoka Community Center, along with local schools serving the area, including Gardena Elementary, Peary Middle School, and Gardena High School

Nearby Memorial Hospital of Gardena serves as the city's largest employer and a reliable source of healthcare jobs. The broader area is further anchored by a stable and diverse employment base, from Gardena-based aerospace manufacturers like Brek Manufacturing to major South Bay players such as SpaceX, Northrop Grumman, and Hydroform USA — a concentration of aerospace, transportation and manufacturing employment that continues to support consistent rental demand.

INVESTMENT SUMMARY

General Information

Purchase Price	\$1,249,000
Square Feet	2766
Lot Square Feet	5012
Number of Units	4
Price per Unit	\$312,250
Price per Sq Ft	\$452
Price per Lot Sq Ft	\$249
GRM on Current Rents	13.01
GRM on Market Rents	11.31
Cap Rate on Current Rents	5.28%
Cap Rate on Market Rents	6.35%
Year Built	1964

Financing

Loan Amount (75%)	\$936,750
Down Payment (25%)	\$312,250
Interest Rate	7.88%
Amortization	30
Monthly Payment	\$ (6,795)
Debt Coverage Ratio	0.81

Operating Information

Income	Current	Pro Forma
Gross Scheduled Rents	\$96,000	\$103,200
Less: Vacancy Allowance (3%)	\$ (2,880)	\$ (3,096)
Net Rental Income	\$93,120	\$100,104
Annual Parking Income	-	\$7,200
Annual Other Income	-	-
Effective Gross Income	\$93,120	\$107,304

Expenses	Current	Pro Forma
Taxes	\$15,613	\$15,613
Insurance	\$3,000	\$3,000
Repairs and Maintenance	\$4,656	\$5,365
Property Mgmt	-	-
Utilities	\$3,120	\$3,120
Pest Control	-	-
Gardening	\$840	\$840
City licensing and permits	-	-
Total Expenses	\$27,229	\$27,938
Net Operating Income	\$65,892	\$79,366

RENT ROLL

# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	\$2,100	\$2,350
1	2BD/1BA	\$2,200	\$2,350
1	1BD/1BA	\$1,900	\$1,950
1	1BD/1BA	\$1,800	\$1,950
TOTAL		\$8,000	\$8,600



SALES COMPARABLES DATA

Subject Property

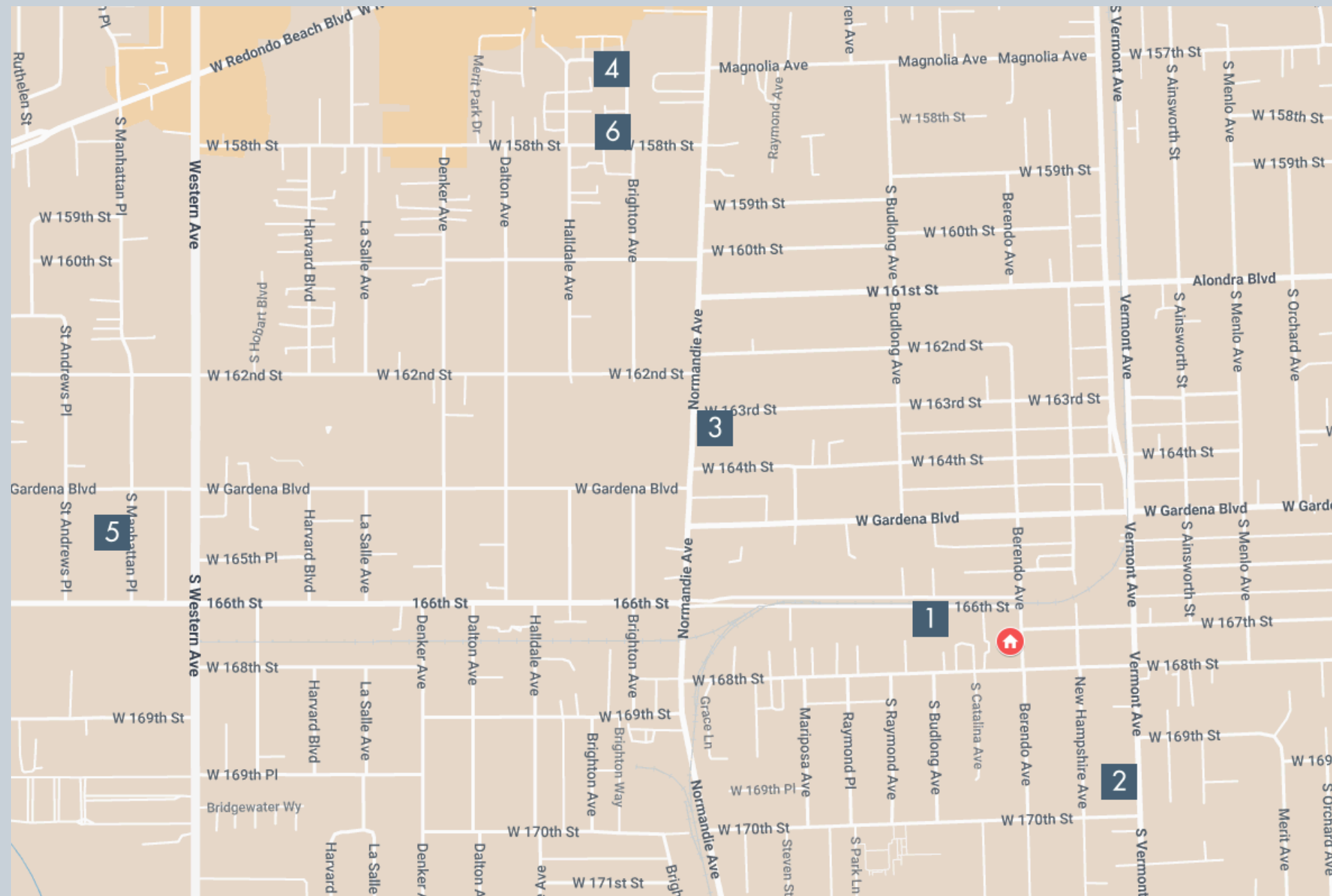
Address	Year Built	Sales Price	Units	Square Feet	Lot Square Feet	Gross Scheduled Income	GSI @ Market Rents	GRM	GRM @ Market Rents	Cap @ 35% exp	Cap @ Market Rents	Price per Unit	Price per Sq. Ft.	Price per Lot Sq. Ft	Upside in Rents
16701 S Berendo Ave	1964	\$1,249,000	4	2766	5012	\$96,000	\$103,200	13.0	12.1	5.00%	5.40%	\$312,250	\$452	\$249	8%

Closed Sales

Address	Year Built	Sales Price	Units	Square Feet	Lot Square Feet	Gross Scheduled Income	GSI @ Market Rents	GRM	GRM @ Market Rents	Cap @ 35% exp	Cap @ Market Rents	Price per Unit	Price per Sq. Ft.	Price per Lot Sq. Ft	Upside in Rents
1) 1148 W 166th ST	1956	\$900,000	4	2597	9406	\$66,120	\$103,740	13.6	8.7	4.80%	7.50%	\$225,000	\$347	\$96	57%
2) 16921 S Vermont AV	1977	\$1,225,000	4	4214	6198	\$92,040	\$120,000	13.3	10.2	4.90%	6.40%	\$306,250	\$291	\$198	30%
3) 1346 W 163rd ST	1954	\$1,230,000	4	2956	6760	\$89,580	\$98,400	13.7	12.5	4.70%	5.20%	\$307,500	\$416	\$182	10%
4) 15701 Brighton AV	1943	\$1,430,000	4	2974	8326	\$101,400	\$103,200	14.1	13.9	4.60%	4.70%	\$357,500	\$481	\$172	2%
5) 16421 S Manhattan Pl	1973	\$1,505,000	4	4130	7977	\$86,400	\$126,960	17.4	11.9	3.70%	5.50%	\$376,250	\$364	\$189	47%
6) 15717 Brighton	1943	\$1,525,000	4	3000	8254	\$107,520	\$105,360	14.2	14.5	4.60%	4.50%	\$381,250	\$508	\$185	-2%
							Average	14.4	11.9	4.60%	5.60%	\$325,625	\$401	\$170	

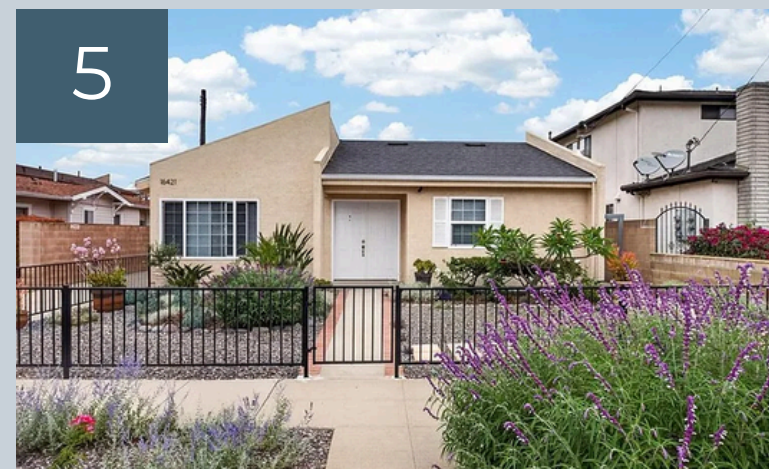
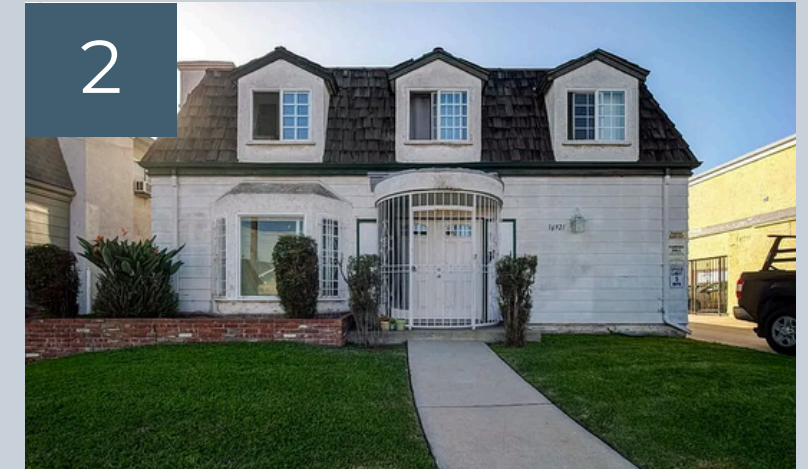
SALES COMPARABLES MAP & PHOTOS

Central Gardena Map

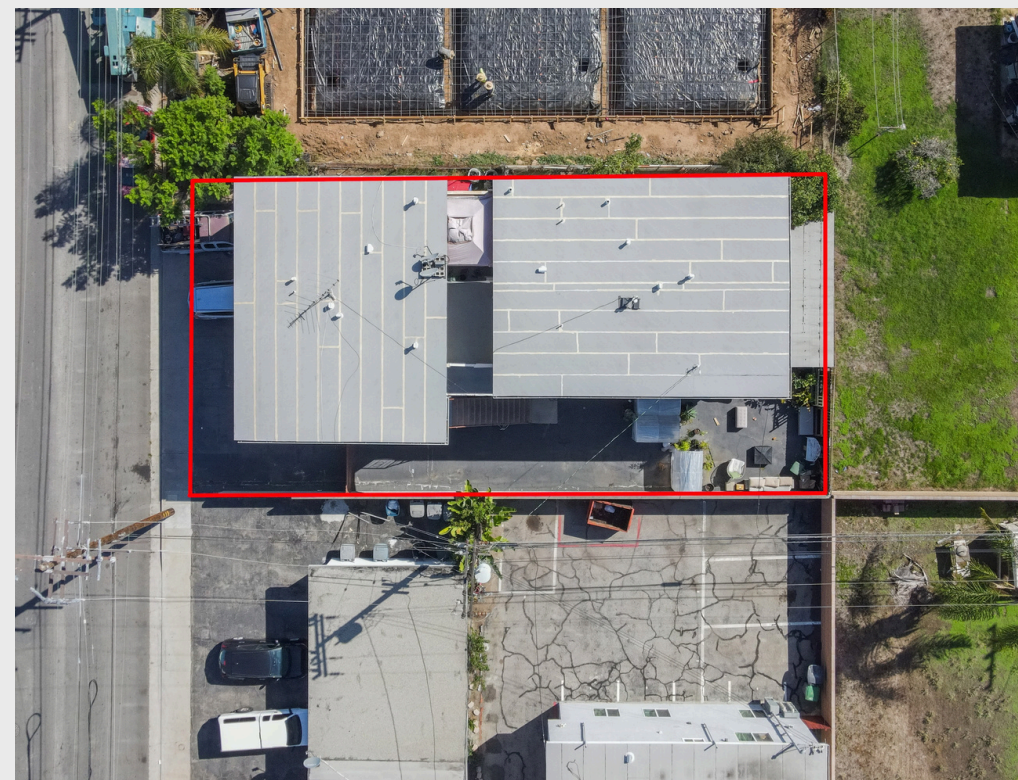


= Subject Property - 16701 S Berendo Ave

Sales Comps Photos



PROPERTY PHOTOS



PROPERTY PHOTOS



BROKER INFORMATION

For more information on this property, please contact:



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