

OFFERING MEMORANDUM

25901 VIANA AVE

Lomita, CA 90717

Marcus & Millichap

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Activity ID #ZAD0130104

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OFFERING SUMMARY

25901 VIANA AVE

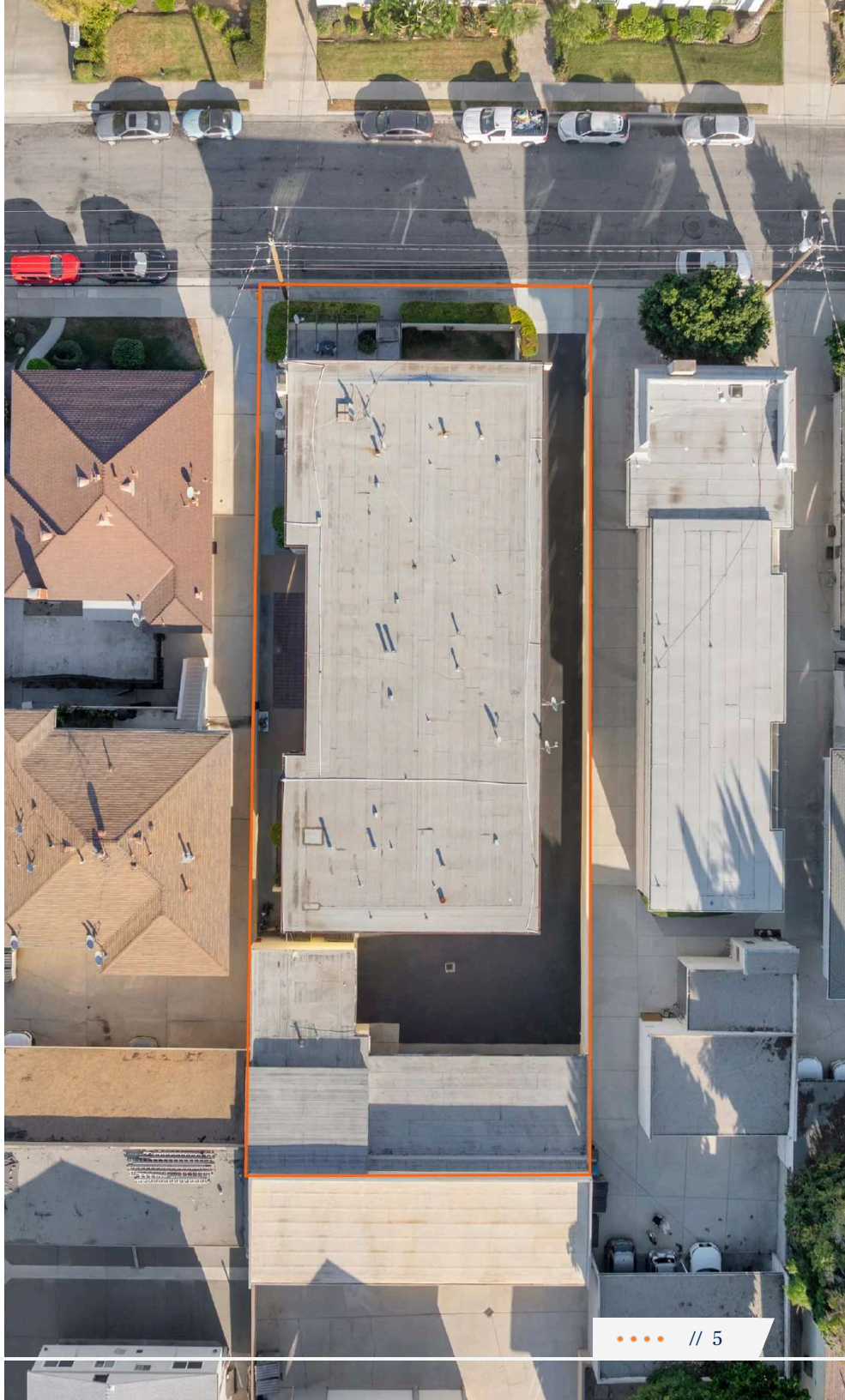
Listing Price	Cap Rate	# of Units
$3,500,000	**4.31%**	**10**

FINANCIAL

Listing Price	$3,500,000
NOI	$150,816
Cap Rate	4.31%
Price/SF	$435.76
Price/Unit	$350,000

OPERATIONAL

Gross SF	8,032 SF
# of Units	10
Lot Size	0.25 Acres (11,086 SF)
Year Built	1962



25901 VIANA AVE

Lomita, CA 90717

INVESTMENT OVERVIEW

The Weir Group of Marcus & Millichap is pleased to present 25901 Viana Avenue, a well-located multifamily investment opportunity in the heart of the South Bay. Situated on a quiet residential cul-de-sac, the property backs directly to the exclusive Rolling Hills Country Club and is located just half a mile from Rolling Hills Plaza, providing residents convenient access to shopping, dining, entertainment, and everyday amenities. The property consists of 10 units totaling approximately 8,032 square feet, providing spacious floor plans that average approximately 803 square feet per unit. Having remained under the same ownership for 31 years, the offering represents a rare opportunity to acquire a long-held multifamily asset in a highly desirable South Bay location. 25901 Viana Avenue offers investors a compelling value-add opportunity with multiple avenues to drive NOI growth. A new owner can implement a RUBS program to recover utility expenses, increase existing rents toward market levels, and strategically renovate unit interiors as they naturally turn. This approach provides the opportunity to improve operating performance over time while minimizing the need for an extensive upfront renovation program. With its desirable South Bay location, large floor plans, long-term ownership history, and clearly defined value-add strategy, 25901 Viana Avenue presents an attractive opportunity to acquire and reposition a well-located multifamily asset in one of Southern California's most sought-after rental markets.

INVESTMENT HIGHLIGHTS

Prime Cul-de-Sac Location Adjacent to Rolling Hills Country Club – Situated on a quiet residential cul-de-sac, with the property backing directly to the exclusive Rolling Hills Country Club

Premier South Bay Location – Ideally situated just half a mile from Rolling Hills Plaza, offering convenient access to premier shopping, dining, entertainment, and everyday amenities

Large, Spacious Floor Plans – The property features **8,032 square feet of total building area**, averaging approximately **803 square feet per unit**

Long-Term Ownership – Offered for sale for the first time in **31 years**, presenting a rare opportunity to acquire a long-held South Bay multifamily asset

Compelling Value-Add Opportunity – Opportunity to enhance cash flow through the implementation of a **RUBS program**, bringing existing rents to market levels, and **renovating unit interiors as units naturally turn**, providing multiple avenues for long-term NOI growth

SECTION 1

01

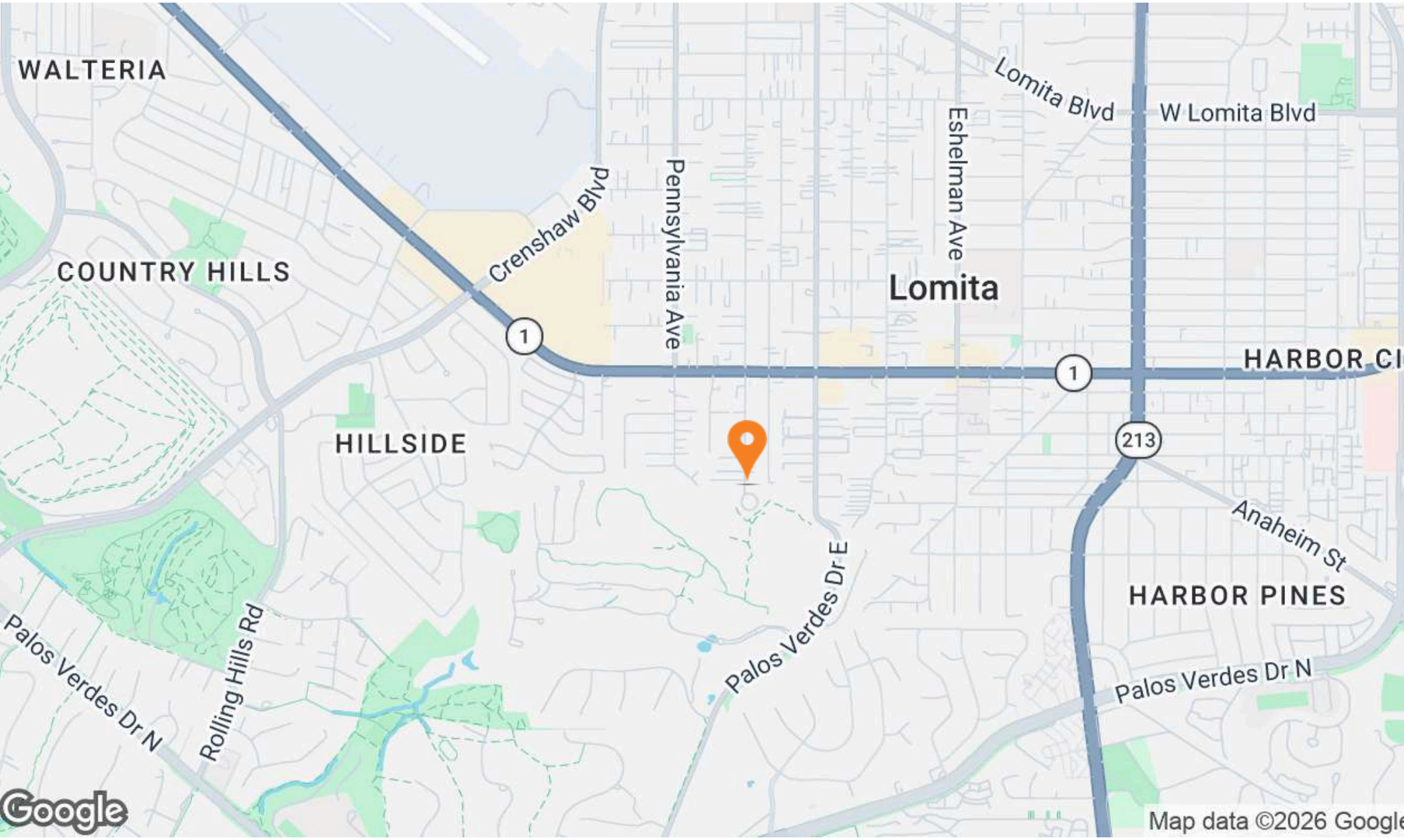
PROPERTY INFORMATION

Regional Map
Local Map

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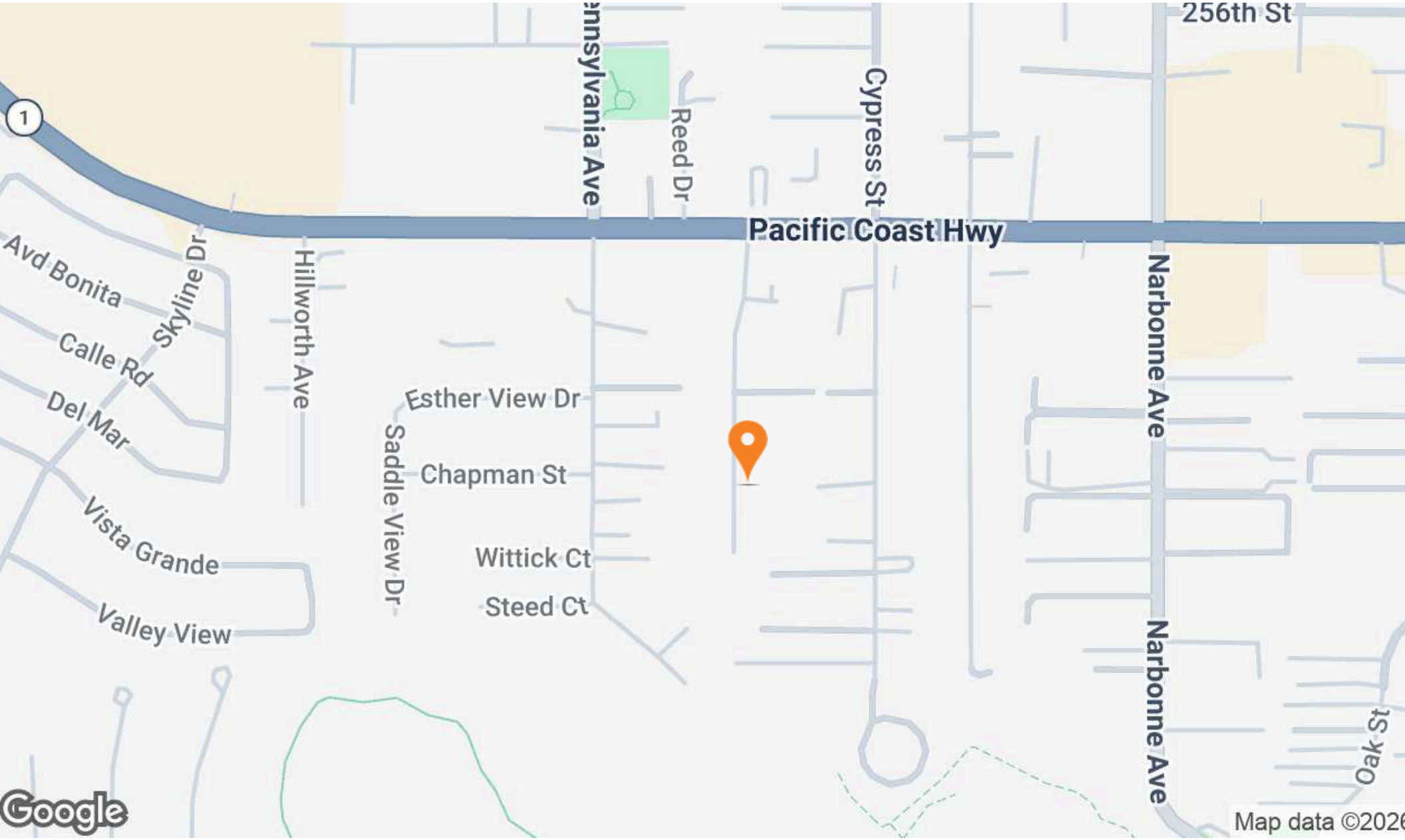
25901 VIANA AVE

REGIONAL MAP



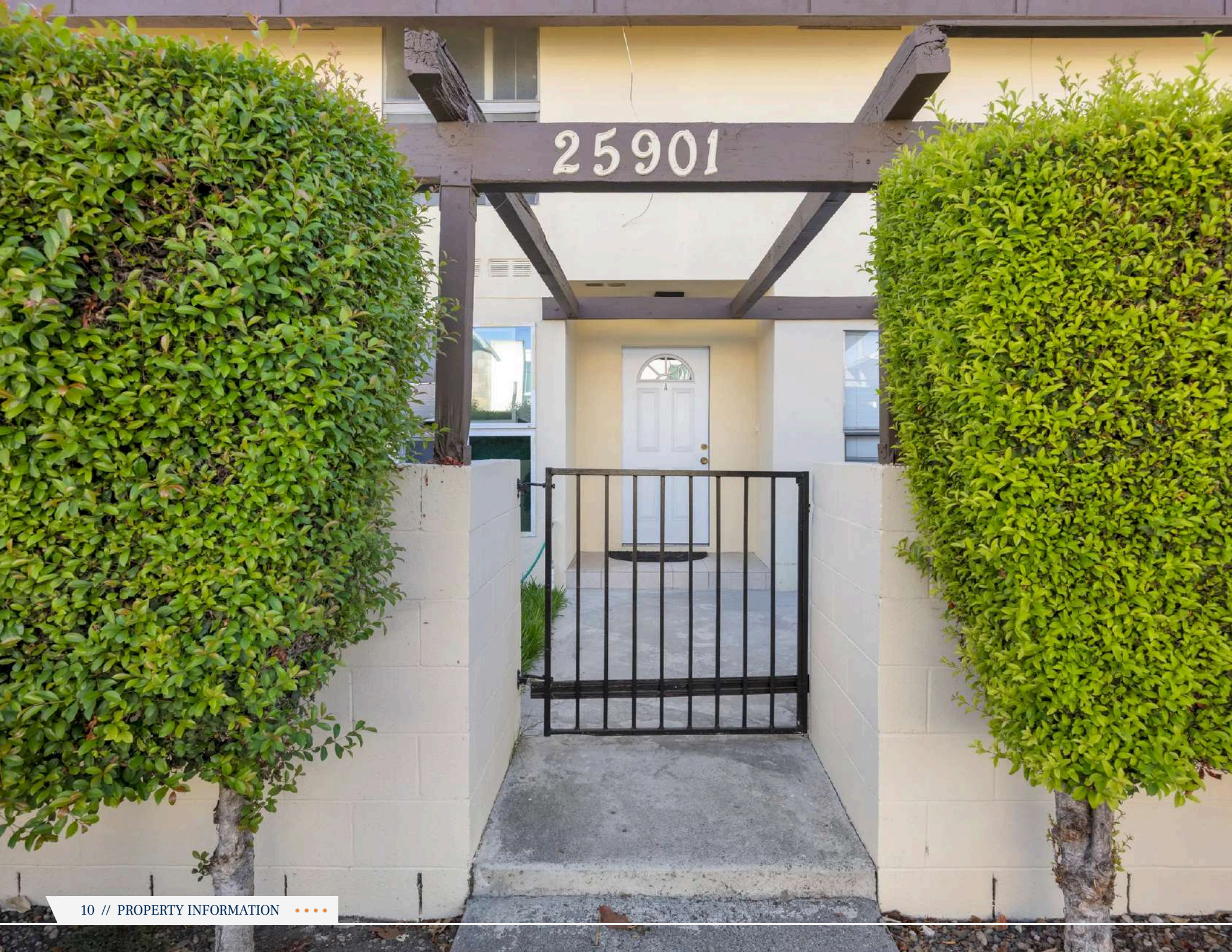
25901 VIANA AVE

LOCAL MAP




RH
ROLLING HILLS
COUNTRY CLUB


Rolling Hills Plaza


25901






NO DRUGS
NO DRINKING
NO HANGING
ON PREMISES


WELCOME


B


H


H
K













SECTION 2

02

FINANCIAL ANALYSIS

Financial Details

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25901 VIANA AVE

FINANCIAL DETAILS

As of September, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Dec 2027 Rent	Dec 2027 Rent / SF	Market Rent	Market Rent / SF
01	3 Bedroom 2 Bathroom		$3,152		$3,426		$3,395	
02	2 Bedroom 1 Bathroom		$2,609		$2,836		$2,650	
03	2 Bedroom 1 Bathroom		$2,718		$2,954		$2,650	
04	1 Bedroom 1 Bathroom		$1,631		$1,773		$1,995	
05	2 Bedroom 1 Bathroom		$2,337		$2,540		$2,650	
06	1 Bedroom 1 Bathroom		$1,141		$1,240		$1,995	
07	2 Bedroom 1 Bathroom		$1,935		$2,103		$2,650	
08	2 Bedroom 1 Bathroom		$2,337		$2,540		$2,650	
09	2 Bedroom 1 Bathroom		$1,935		$2,103		$2,650	
10	1 Bedroom 1 Bathroom		$1,631		$1,773		$1,995	
Total	Square Feet:	8,032	$21,426	$2.67	$23,290	$2.90	$25,280	$3.15

25901 VIANA AVE

FINANCIAL DETAILS

INCOME	Current		Dec 2027		Market		Notes	Per Unit	Per SqFt
Gross Potential Rent	$303,360		$303,360		$303,360			$30,336	$37.77
Loss to Lease	($46,248)		($23,879)					$0	$0.00
Gross Scheduled Rent	$257,112		$279,481		$303,360			$30,336	$37.77
Economic Vacancy	($7,713)	3.00%	($8,384)	3.00%	($9,101)	3.00%		($910)	($1.13)
Effective Rental Income	$249,399		$271,096		$294,259			$29,426	$36.64
Other Income	$1,800		$0		$27,000			$2,700	$3.36
Effective Gross Income	$251,199		$271,096		$321,259			$32,126	$40.00

EXPENSES	Current		Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	$40,950		$40,950		$40,950		[1.17%]	$4,095	$5.10
Insurance	$5,805		$5,805		$5,805			$581	$0.72
Utilities	$32,568		$32,568		$32,568			$3,257	$4.05
Repairs & Maintenance	$6,500		$6,500		$6,500			$650	$0.81
Pest Control	$800		$800		$800			$80	$0.10
Landscaping	$1,200		$1,200		$1,200			$120	$0.15
Management Fee	$12,560	5.00%	$14,905	5.50%	$16,063	5.00%		$1,606	$2.00
Total Expenses	$100,383		$102,728		$103,886			$10,389	$12.93
Expenses as % of EGI	39.96%		37.89%		32.34%				
Net Operating Income	$150,816		$168,369		$217,373			$21,737	$27.06

25901 VIANA AVE

FINANCIAL DETAILS

SUMMARY		
Price	$3,500,000	
Down Payment	$3,500,000	100%
Number of Units	10	
Price Per Unit	$350,000	
Price Per SqFt	$435.76	
Gross SqFt	8,032 SF	
Lot Size	0.26 Acres	
Year Built	1962	

RETURNS	Current	Dec 2027	Market
Cap Rate	4.31%	5.58%	6.21%
GRM	13.61	12.52	11.54
Cash on Cash	4.31%	5.58%	6.21%
Debt Coverage Ratio	-	-	-
Debt Yield	-	-	-

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

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

# of Units	Unit Type	SqFt/Unit	Current Rents	March 2026	Market Rents
1	3 Bedroom 2 Bathroom		$3,152	$3,426	$3,395
6	2 Bedroom 1 Bathroom		$2,312	$2,513	$2,650
3	1 Bedroom 1 Bathroom		$1,468	$1,595	$1,995

OPERATING DATA

INCOME	Current		Dec 2027		Market	
Gross Scheduled Rent	$257,112		$279,481		$303,360	
Less: Vacancy	($7,713)	3.0%	($8,384)	3.0%	($9,101)	3.0%
Gross Rental Revenue	$249,399		$271,096		$294,259	
Other Income	$1,800		$27,000		$27,000	
Effective Gross Income	$251,199		$271,096		$321,259	
Less: Expenses	($100,383)	40.0%	($102,728)	37.9%	($103,886)	32.3%
Net Operating Income	$150,816		$195,369		$217,373	
Debt Service	$0		$0		$0	
Cash Flow	$150,816	4.31%	$195,369	5.58%	$217,373	5.58%
Principal Reduction	$0		$0		$0	
TOTAL RETURN	$150,816	4.31%	$195,369	5.58%	$217,373	6.21%

EXPENSES	Current	Dec 2027	Market
Real Estate Taxes	$40,950	$40,950	$40,950
Insurance	$5,805	$5,805	$5,805
Utilities	$32,568	$32,568	$32,568
Repairs & Maintenance	$6,500	$6,500	$6,500
Pest Control	$800	$800	$800
Landscaping	$1,200	$1,200	$1,200
Management Fee	$12,560	$14,905	$16,063
Total Expenses	$100,383	$102,728	$103,886
Expenses Per Unit	$10,038	$10,273	$10,389
Expenses Per SqFt	$12.50	$12.79	$12.93

SECTION 3

03

SALE COMPARABLES

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

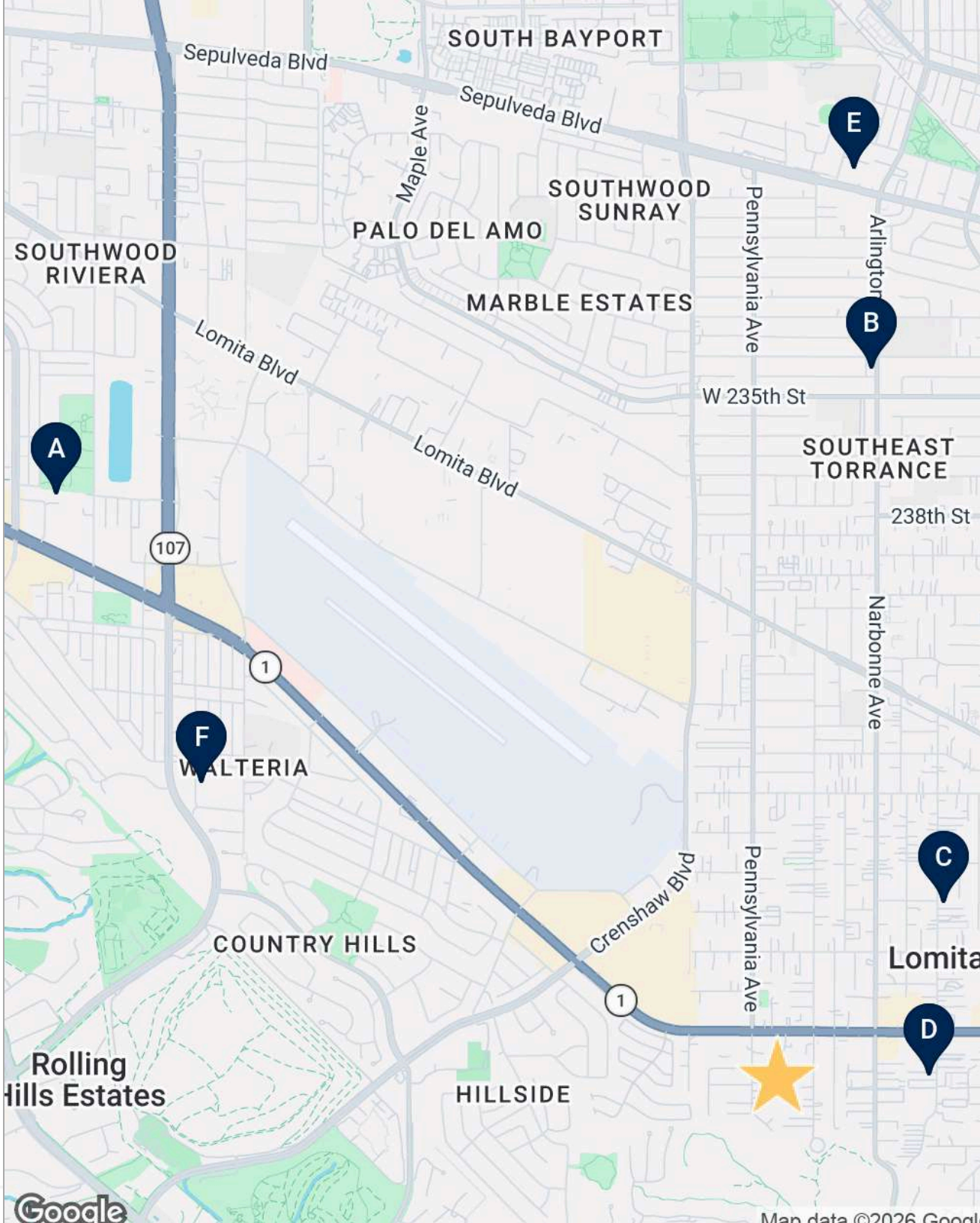
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25901 VIANA AVE

SALE COMPS MAP

SALE COMPS MAP

- 25901 Viana Ave
- A 4111 W 239th St
- B 23315 Arlington Ave
- C 25326 Oak St
- D 25907 Oak St
- E 2758 Orange Ave
- F 24610 Park St



25901 VIANA AVE

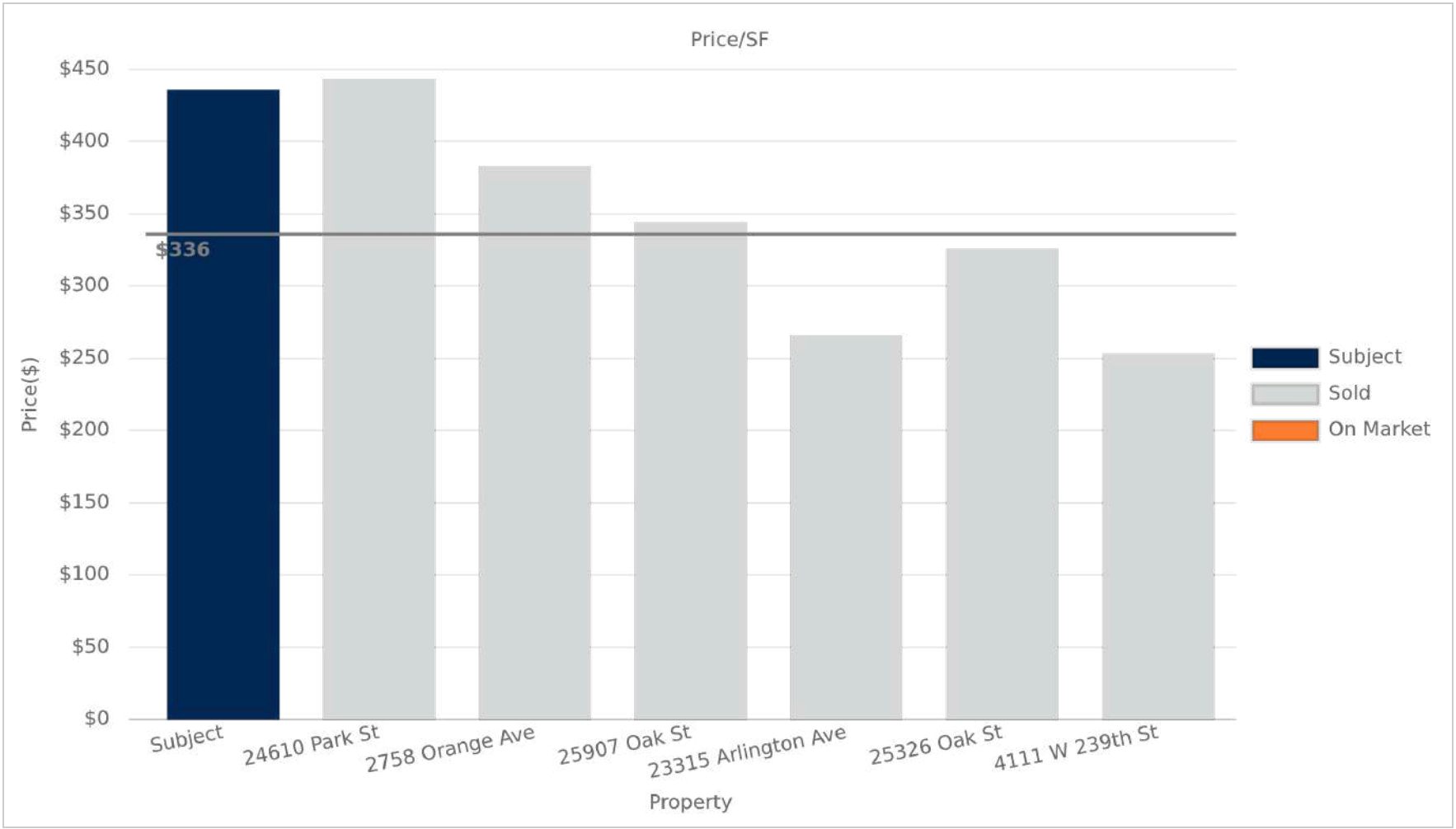
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	**25901 Viana Ave** Lomita, CA 90717	$3,500,000	8,032 SF	$435.76	0.25 AC	$350,000	4.31%	10	On Market

	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	**4111 W 239th St** Torrance, CA 90505	$21,000,000	82,944 SF	$253.18	1.7 AC	$350,000	-	60	07/24/2026
B	**23315 Arlington Ave** Torrance, CA 90501	$3,300,000	12,401 SF	$266.11	0.3 AC	$330,000	4.47%	10	11/04/2025
C	**25326 Oak St** Lomita, CA 90717	$1,600,000	4,914 SF	$325.60	0.16 AC	$320,000	-	5	01/16/2026
D	**25907 Oak St** Lomita, CA 90717	$8,015,000	23,312 SF	$343.81	0.95 AC	$348,478	5.79%	23	09/18/2025
E	**2758 Orange Ave** Torrance, CA 90501	$6,300,000	16,464 SF	$382.65	0.52 AC	$420,000	5.20%	15	03/12/2025
F	**24610 Park St** Torrance, CA 90505	$2,005,000	4,520 SF	$443.58	0.18 AC	$401,000	3.67%	5	03/08/2024
	AVERAGES	$7,036,667	24,093 SF	$335.82	0.64 AC	$361,579	4.78%	20	-

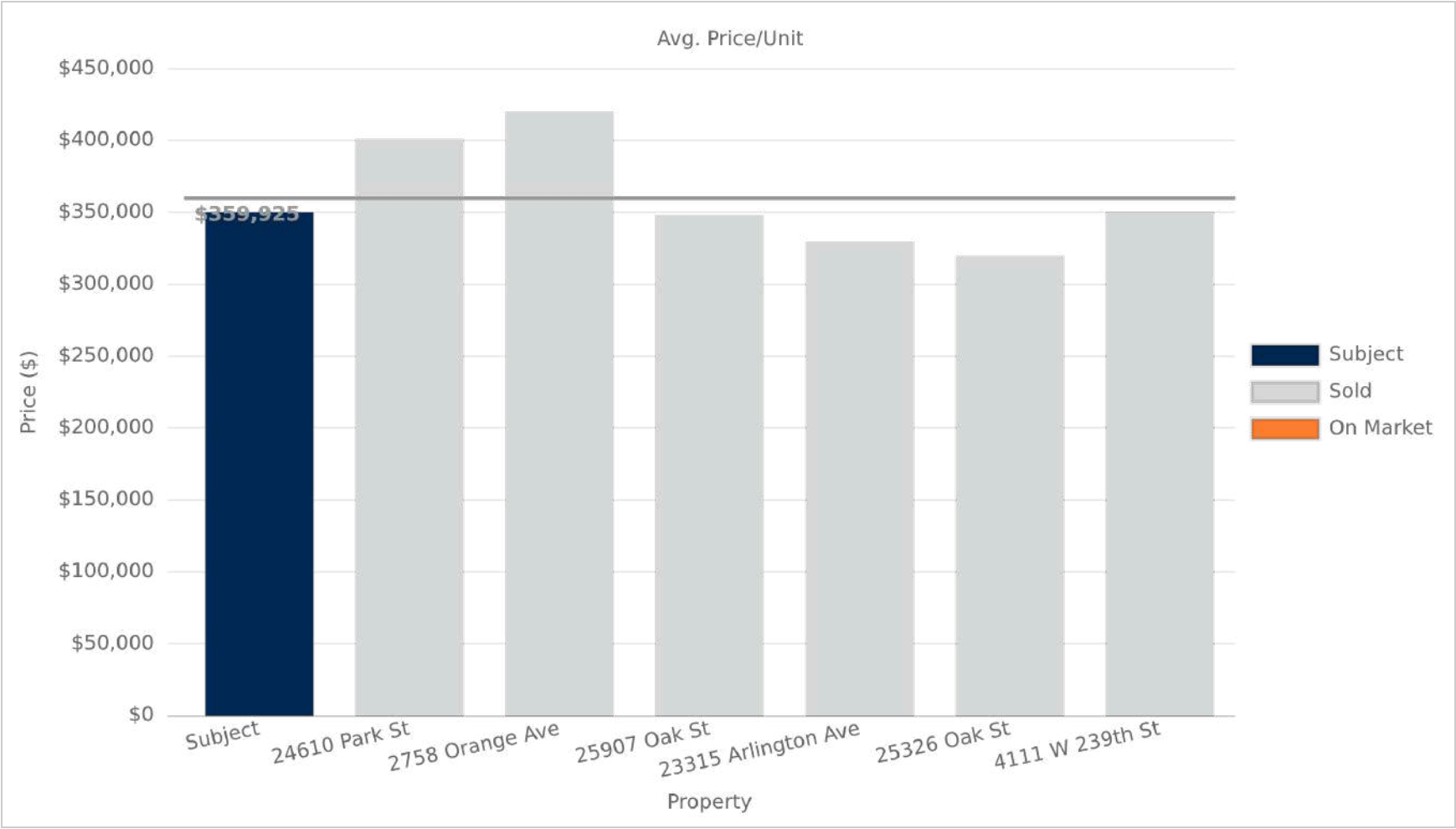
25901 VIANA AVE

PRICE PER SF CHART



25901 VIANA AVE

PRICE PER UNIT CHART



25901 VIANA AVE

SALE COMPS



25901 Viana Ave
Lomita, CA 90717

Listing Price:	$3,500,000	Price/SF:	$435.76
Property Type:	Multifamily	GRM:	13.61
NOI:	$150,816	Cap Rate:	4.31%
Occupancy:	100%	Year Built:	1962
Number Of Units:	10	Lot Size:	0.25 Acres
Price/Unit:	$350,000	Total SF:	8,032 SF



A 4111 W 239th St
Torrance, CA 90505

Sale Price:	$21,000,000	Price/SF:	$253.18
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1963	COE:	07/24/2026
Number Of Units:	60	Lot Size:	1.7 Acres
Price/Unit:	$350,000	Total SF:	82,944 SF

25901 VIANA AVE

SALE COMPS



B **23315 Arlington Ave**
Torrance, CA 90501

Sale Price:	$3,300,000	Price/SF:	$266.11
Property Type:	Multifamily	GRM:	13.81
NOI:	-	Cap Rate:	4.47%
Year Built:	1959	COE:	11/04/2025
Number Of Units:	10	Lot Size:	0.3 Acres
Price/Unit:	$330,000	Total SF:	12,401 SF



C **25326 Oak St**
Lomita, CA 90717

Sale Price:	$1,600,000	Price/SF:	$325.60
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1961	COE:	01/16/2026
Number Of Units:	5	Lot Size:	0.16 Acres
Price/Unit:	$320,000	Total SF:	4,914 SF

25901 VIANA AVE

SALE COMPS



D **25907 Oak St**
Lomita, CA 90717

Sale Price:	$8,015,000	Price/SF:	$343.81
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.79%
Year Built:	1964	COE:	09/18/2025
Number Of Units:	23	Lot Size:	0.95 Acres
Price/Unit:	$348,478	Total SF:	23,312 SF



E **2758 Orange Ave**
Torrance, CA 90501

Sale Price:	$6,300,000	Price/SF:	$382.65
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.20%
Year Built:	1964	COE:	03/12/2025
Number Of Units:	15	Lot Size:	0.52 Acres
Price/Unit:	$420,000	Total SF:	16,464 SF

25901 VIANA AVE

SALE COMPS



24610 Park St
Torrance, CA 90505

Sale Price:	$2,005,000	Price/SF:	$443.58
Property Type:	Multifamily	GRM:	15.89
NOI:	-	Cap Rate:	3.67%
Year Built:	1964	COE:	03/08/2024
Number Of Units:	5	Lot Size:	0.18 Acres
Price/Unit:	$401,000	Total SF:	4,520 SF

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