



OFFERING MEMORANDUM

1612 W 146TH ST

Gardena, CA 90247

Marcus & Millichap

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Activity ID #e38bd768918ffec67796f85573f1fab0

..... 1612 W 146TH ST

EXCLUSIVELY
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Marcus & Millichap

1612 W 146TH ST

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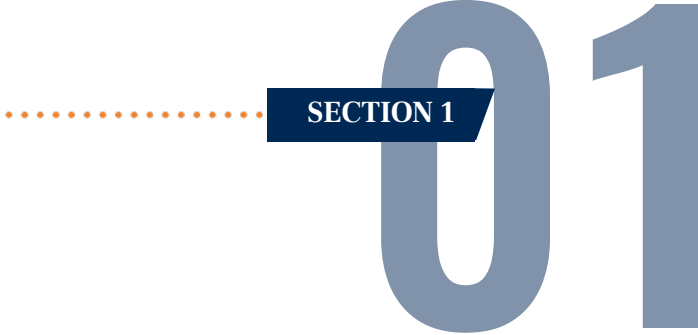
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SECTION 1



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap



OFFERING SUMMARY

1612 W 146TH ST



Listing Price
\$3,499,000



Cap Rate
4.50%



of Units
6

FINANCIAL

Listing Price	\$3,499,000
NOI	\$157,412
Cap Rate	4.50%
Price/SF	\$317.80
Price/Unit	\$583,167

OPERATIONAL

Gross SF	11,010 SF
# of Units	6
Lot Size	0.46 Acres (20,068 SF)
Year Built	2008



1612 W 146TH ST

Gardena, CA 90247

INVESTMENT OVERVIEW

The Weir Group of Marcus & Millichap is pleased to present 1612 W 146th Street, a rare opportunity to acquire six condo-quality townhome units in Gardena, California. Built in 2008, the property offers significantly newer construction than much of the surrounding multifamily inventory and combines strong rental fundamentals with a unique individual unit exit strategy. The property consists of six townhome-style residences, each situated on its own separate APN, providing an investor with the flexibility to operate the property as a rental community or sell the units individually in the future. This structure creates a compelling opportunity to capture potential retail condominium values and provides an alternative exit strategy beyond a traditional multifamily disposition. Each residence is individually metered for water, electricity, and gas, minimizing landlord utility responsibility and creating an efficient operating structure. The condo-quality construction and townhome-style layouts further differentiate the asset from conventional apartment inventory in the Gardena submarket. Located outside the City of Los Angeles, the property is not subject to Los Angeles City Rent Stabilization Ordinance (RSO). With newer 2008 construction, six separate APNs, individually metered utilities, and the ability to sell units individually, 1612 W 146th Street represents a highly differentiated South Bay investment opportunity offering both current income and compelling long-term exit flexibility.

INVESTMENT HIGHLIGHTS

Six Condo-Quality Townhome Units Built in 2008

Six Separate APNs – Each townhome is individually parceled, providing maximum flexibility for future ownership and disposition

Individual Unit Sell-Off Potential – Ability to sell the six townhomes individually, creating a compelling alternative exit strategy and potential value-add opportunity

Separately Metered Utilities – Each unit is individually metered for water, electricity and gas, minimizing landlord utility responsibility

Modern Townhome Construction – Newer 2008 construction offers a significant advantage over much of the surrounding multifamily inventory

Not Subject to City of Los Angeles Rent Stabilization Ordinance (RSO) – Located in Gardena, outside Los Angeles City jurisdiction

Flexible Investment Strategy – Opportunity to operate as a traditional rental investment, sell units individually over time, or pursue a bulk disposition to an investor/homebuilder

Desirable South Bay Location – Centrally located in Gardena with convenient access throughout the South Bay and greater Los Angeles region

SECTION 2



PROPERTY INFORMATION

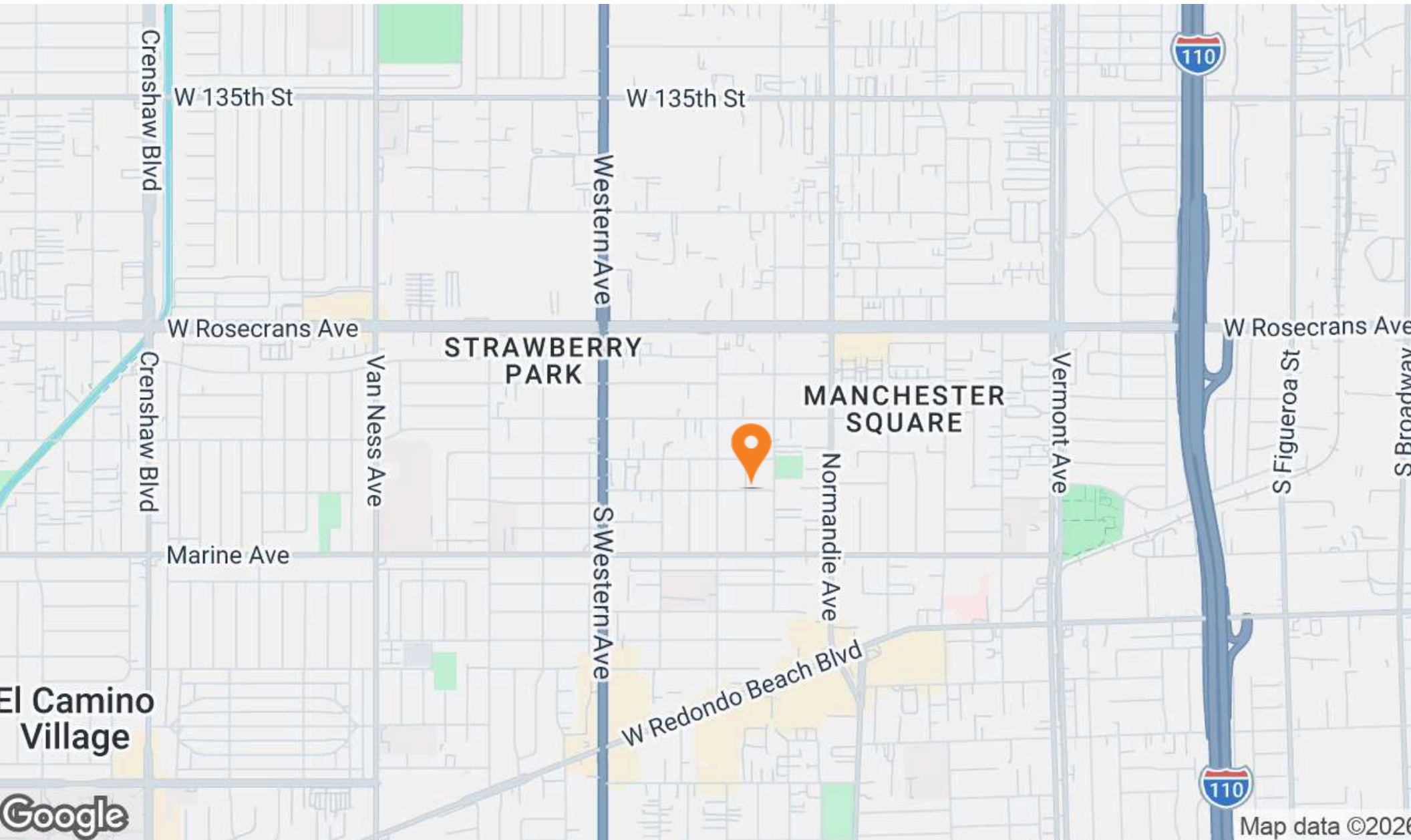
Regional Map
Local Map

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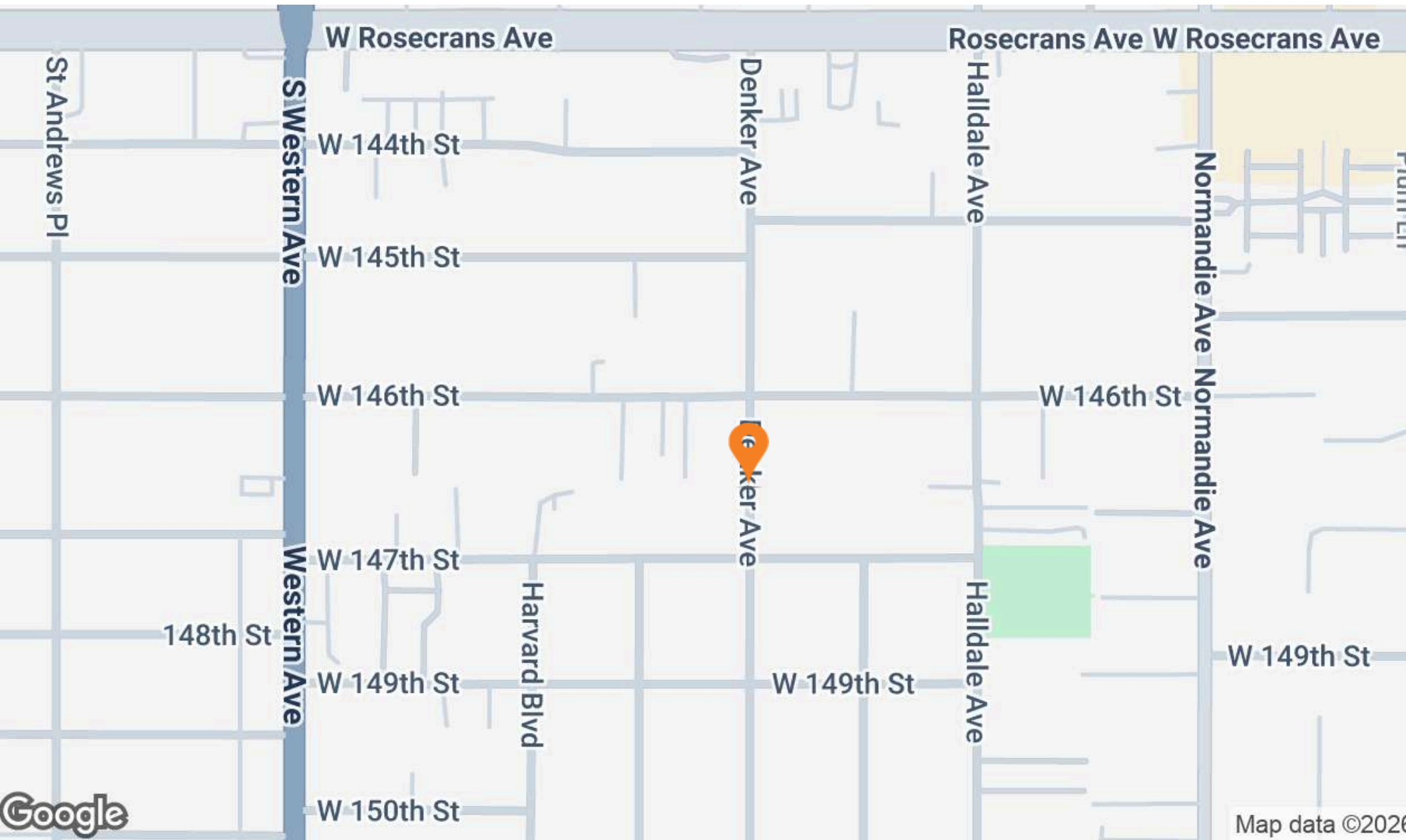
1612 W 146TH ST

REGIONAL MAP



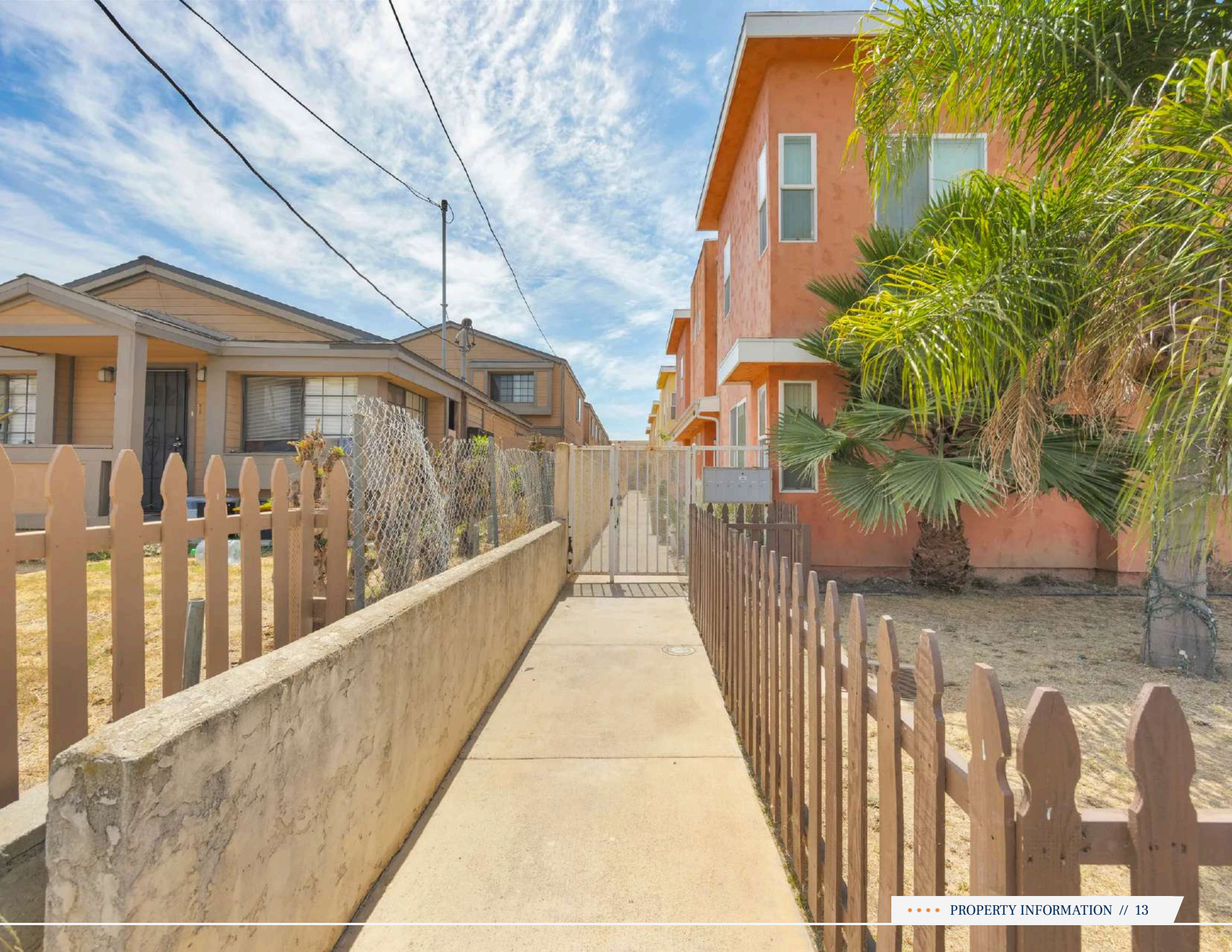
1612 W 146TH ST

LOCAL MAP

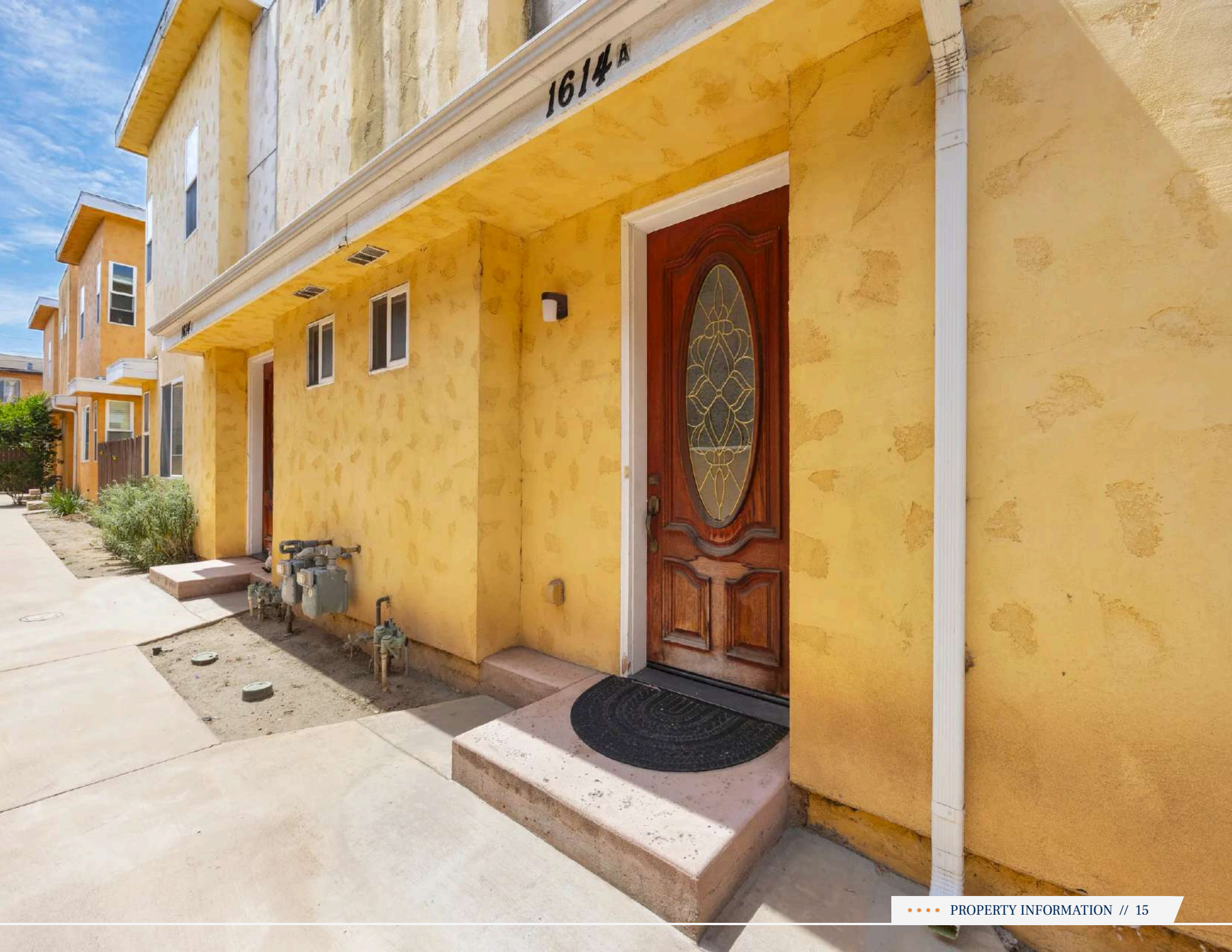






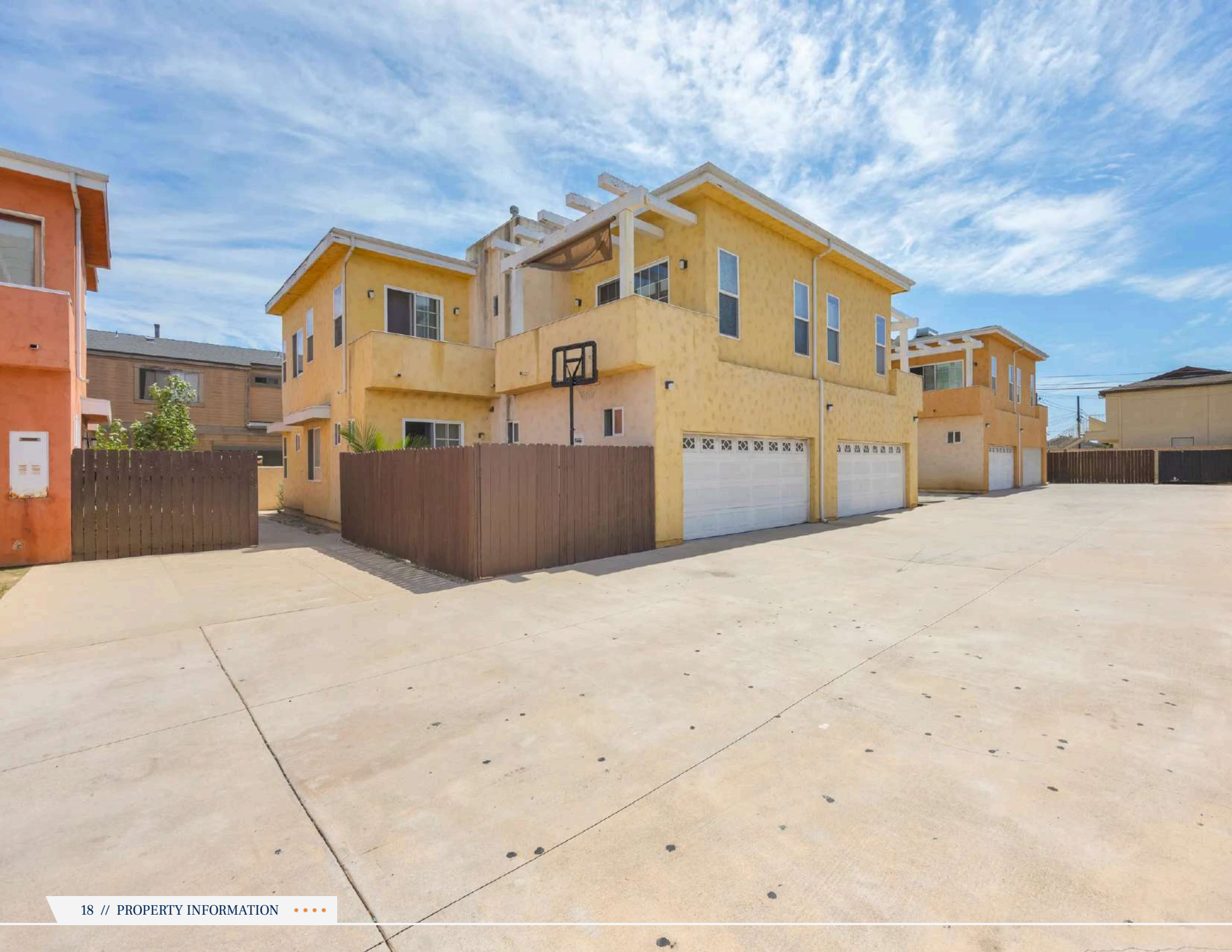










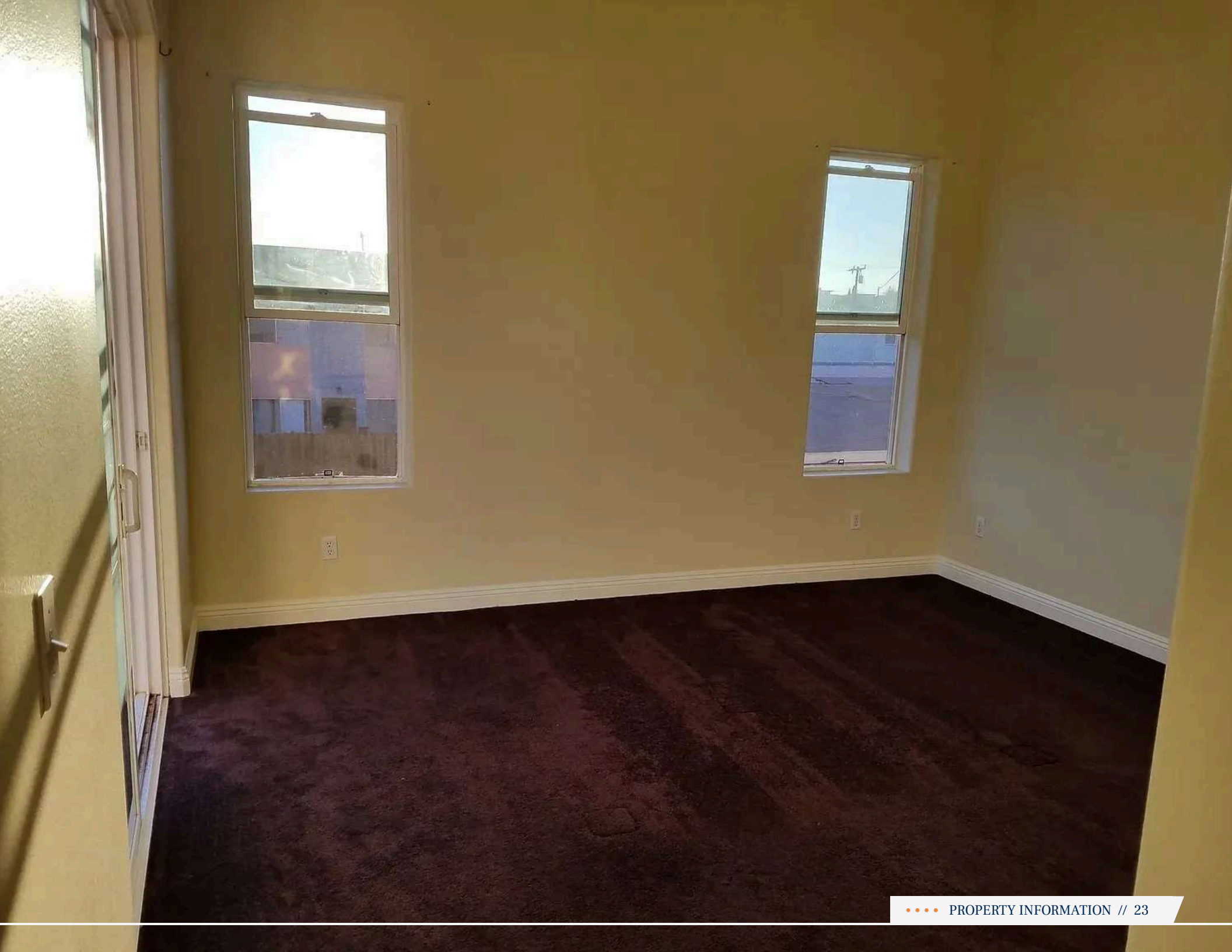








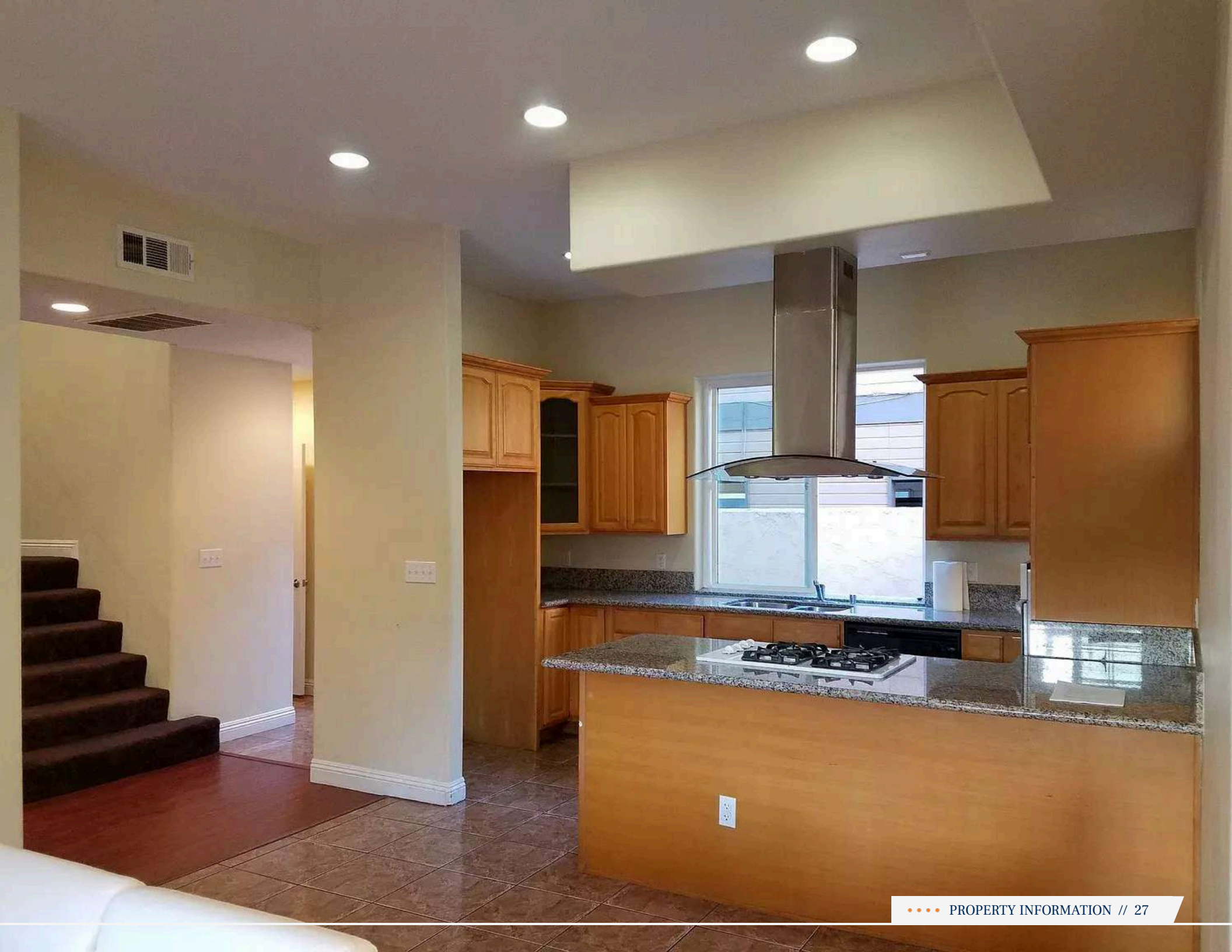




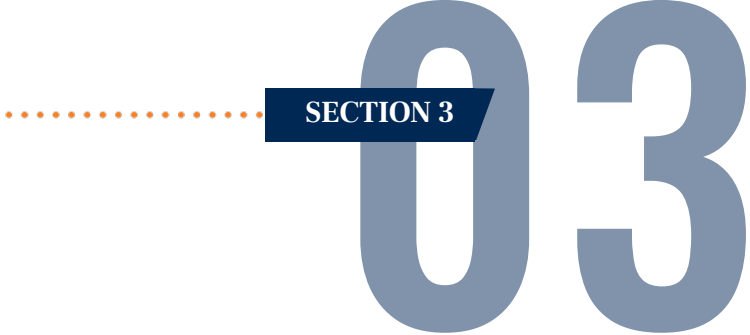












SECTION 3



FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap



1612 W 146TH ST

FINANCIAL DETAILS

As of October, 2026

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Notes
01	3 Bedroom 2.5 Bathroom		\$3,025		\$3,850	Eligible for Increase
02	3 Bedroom 2.5 Bathroom		\$3,050		\$3,850	In Eviction
03	3 Bedroom 2.5 Bathroom		\$3,500		\$3,850	
04	3 Bedroom 2.5 Bathroom		\$3,700		\$3,850	
05	3 Bedroom 2.5 Bathroom		\$3,850		\$3,850	VACANT
06	3 Bedroom 2.5 Bathroom		\$3,850		\$3,850	VACANT
Total		Square Feet: 11,010	\$20,975	\$1.91	\$23,100	\$2.10

1612 W 146TH ST

FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$277,200		\$277,200			\$46,200	\$25.18
Loss to Lease	(\$25,500)					\$0	\$0.00
Gross Scheduled Rent	\$251,700		\$277,200			\$46,200	\$25.18
Economic Vacancy	(\$12,585)	5.00%	(\$13,860)	5.00%		(\$2,310)	(\$1.26)
Effective Rental Income	\$239,115		\$263,340			\$43,890	\$23.92
Effective Gross Income	\$239,115		\$263,340			\$43,890	\$23.92

EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$44,787		\$44,787		[1.28%]	\$7,465	\$4.07
Insurance	\$10,500		\$10,500			\$1,750	\$0.95
Repairs & Maintenance	\$5,100		\$5,100			\$850	\$0.46
Marketing & Advertising	\$5,760		\$5,760			\$960	\$0.52
Pest Control	\$600		\$600			\$100	\$0.05
Landscaping	\$1,800		\$1,800			\$300	\$0.16
Operating Reserves	\$1,200		\$1,200			\$200	\$0.11
Management Fee	\$11,956	5.00%	\$13,167	5.00%		\$2,195	\$1.20
Total Expenses	\$81,703		\$82,914			\$13,819	\$7.53
Expenses as % of EGI	34.17%		31.49%				
Net Operating Income	\$157,412		\$180,426			\$30,071	\$16.39

1612 W 146TH ST

FINANCIAL DETAILS

SUMMARY		
Price	\$3,499,000	
Down Payment	\$3,499,000	100%
Number of Units	6	
Price Per Unit	\$583,167	
Price Per SqFt	\$317.80	
Gross SqFt	11,010 SF	
Lot Size	0.14 Acres	
Year Built	2008	

RETURNS	Current	Year 1
Cap Rate	4.50%	5.16%
GRM	13.90	12.62
Cash on Cash	4.50%	5.16%
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
6	3 Bedroom 2.5 Bathroom		\$3,496	\$3,850

OPERATING DATA

INCOME	Current		Year 1	
Gross Scheduled Rent	\$251,700		\$277,200	
Less: Vacancy	(\$12,585)	5.0%	(\$13,860)	5.0%
Effective Gross Income	\$239,115		\$263,340	
Less: Expenses	(\$81,703)	34.2%	(\$82,914)	31.5%
Net Operating Income	\$157,412		\$180,426	
Debt Service	\$0		\$0	
Cash Flow	\$157,412	4.50%	\$180,426	5.16%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$157,412	4.50%	\$180,426	5.16%

EXPENSES	Current	Year 1
Real Estate Taxes	\$44,787	\$44,787
Insurance	\$10,500	\$10,500
Repairs & Maintenance	\$5,100	\$5,100
Marketing & Advertising	\$5,760	\$5,760
Pest Control	\$600	\$600
Landscaping	\$1,800	\$1,800
Operating Reserves	\$1,200	\$1,200
Management Fee	\$11,956	\$13,167
Total Expenses	\$81,703	\$82,914
Expenses Per Unit	\$13,617	\$13,819
Expenses Per SqFt	\$7.42	\$7.53

SECTION 4



CONDOMINIUM SALE COMPARABLES

Sales Comparables Map
Sales Comparables Summary
Sales Comparables
SALE COMPARABLES
Sales Comparables Map
Sales Comparables Summary
Price per SF Chart
Price per Unit Chart
Sales Comparables

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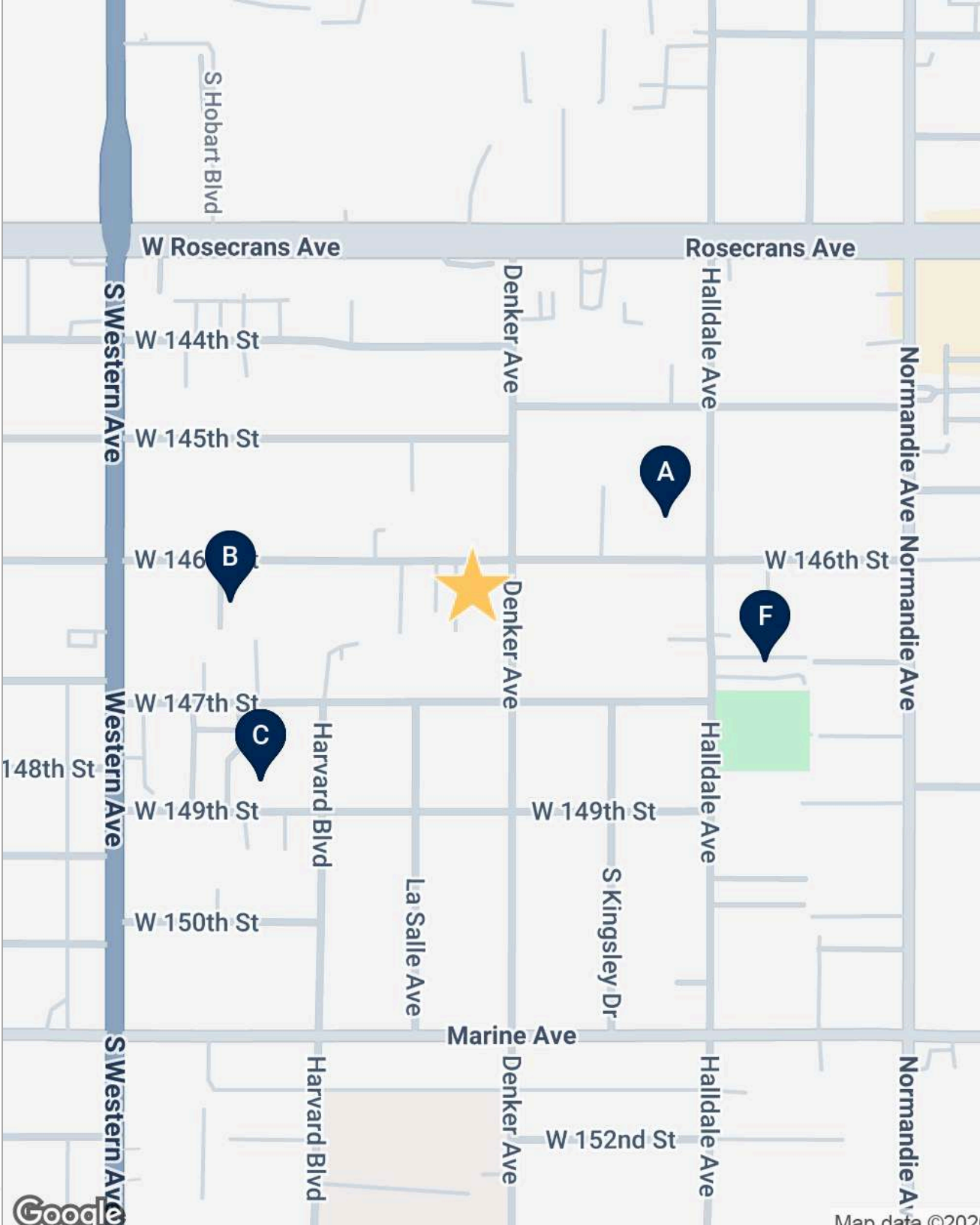


1612 W 146TH ST

CONDO COMPS MAP

CONDO COMPS MAP

- ★ 1612 W 146th St
- A 1509 W 146th St Unit 5
- B 1730 W 146th St Unit 7
- C 1715 W 149th St Unit B
- D 1715 W 149th St Unit D
- E 1715 W 149th St Unit C
- F 14630 Halldale Ave Unit 2



1612 W 146TH ST

CONDO COMPS SUMMARY

	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	# OF UNITS	YEAR BUILT	CLOSE
A	1509 W 146th St Unit 5 Gardena, CA 90247	\$595,000	1,378 SF	\$431.79	\$595,000	1	1990	08/29/2025
B	1730 W 146th St Unit 7 Gardena, CA 90247	\$575,000	1,175 SF	\$489.36	\$575,000	1	1981	09/19/2025
C	1715 W 149th St Unit B Gardena, CA 90247	\$795,000	1,989 SF	\$399.70	\$795,000	1	2025	03/06/2026
D	1715 W 149th St Unit D Gardena, CA 90247	\$795,000	1,983 SF	\$400.91	\$795,000	1	2025	12/10/2025
E	1715 W 149th St Unit C Gardena, CA 90247	\$799,000	1,993 SF	\$400.90	\$799,000	1	2025	01/09/2026
F	14630 Halldale Ave Unit 2 Gardena, CA 90247	\$598,000	1,149 SF	\$520.45	\$598,000	1	1988	03/19/2026
	AVERAGES	\$692,833	1,611 SF	\$440.52	\$692,833	1		-

1612 W 146TH ST

CONDO COMPS



A 1509 W 146th St Unit 5
Gardena, CA 90247

Sale Price:	\$595,000	Price/SF:	\$431.79
Year Built:	1990	COE:	08/29/2025
Number Of Units:	1	Total SF:	1,378 SF



B 1730 W 146th St Unit 7
Gardena, CA 90247

Sale Price:	\$575,000	Price/SF:	\$489.36
Year Built:	1981	COE:	09/19/2025
Number Of Units:	1	Total SF:	1,175 SF

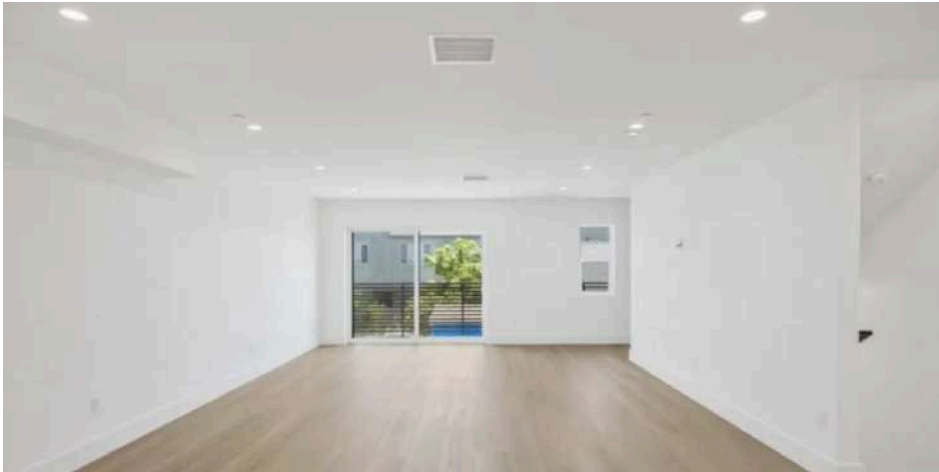
1612 W 146TH ST

CONDO COMPS



C 1715 W 149th St Unit B
Gardena, CA 90247

Sale Price:	\$795,000	Price/SF:	\$399.70
Year Built:	2025	COE:	03/06/2026
Number Of Units:	1	Total SF:	1,989 SF

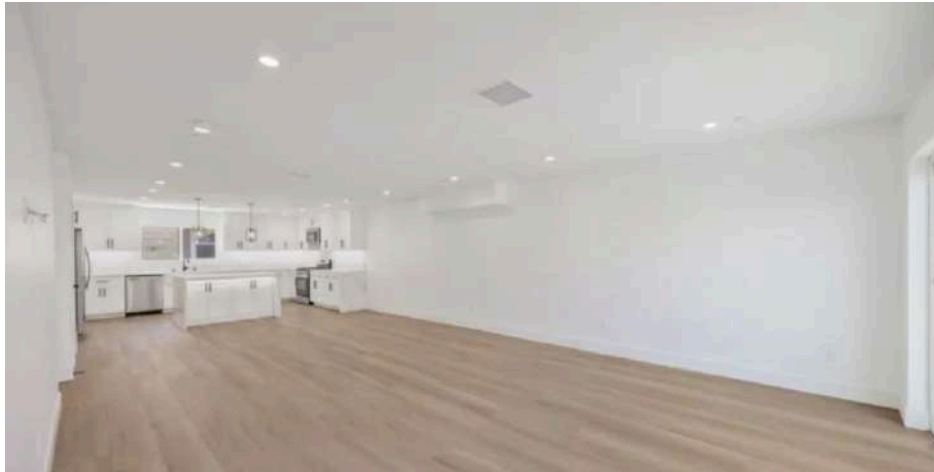


D 1715 W 149th St Unit D
Gardena, CA 90247

Sale Price:	\$795,000	Price/SF:	\$400.91
Year Built:	2025	COE:	12/10/2025
Number Of Units:	1	Total SF:	1,983 SF

1612 W 146TH ST

CONDO COMPS



E 1715 W 149th St Unit C
Gardena, CA 90247

Sale Price:	\$799,000	Price/SF:	\$400.90
Year Built:	2025	COE:	01/09/2026
Number Of Units:	1	Total SF:	1,993 SF



F 14630 Halldale Ave Unit 2
Gardena, CA 90247

Sale Price:	\$598,000	Price/SF:	\$520.45
Year Built:	1988	COE:	03/19/2026
Number Of Units:	1	Total SF:	1,149 SF

SECTION 5



SALE COMPARABLES

Sales Comparables Map
Sales Comparables Summary
Sales Comparables
SALE COMPARABLES
Sales Comparables Map
Sales Comparables Summary
Price per SF Chart
Price per Unit Chart
Sales Comparables

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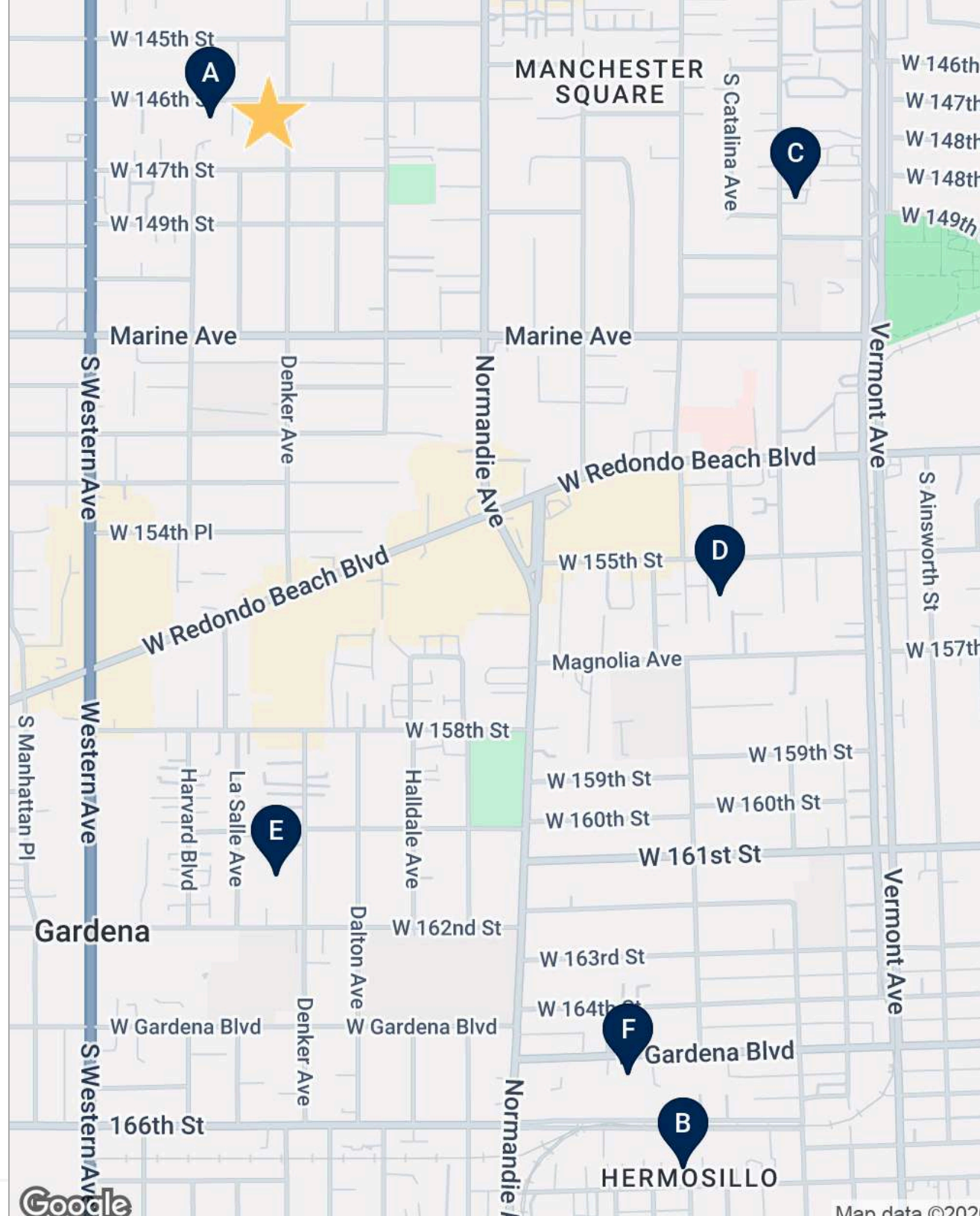


1612 W 146TH ST

SALES COMPARABLES MAP

SALE COMPS MAP

- ★ 1612 W 146th St
- A 1652 W 146th St
- B 1225 W 168th St
- C 14734 Berendo Ave
- D 15534 S Budlong Pl
- E 16105 Denker Ave
- F 1256 W Gardena Blvd



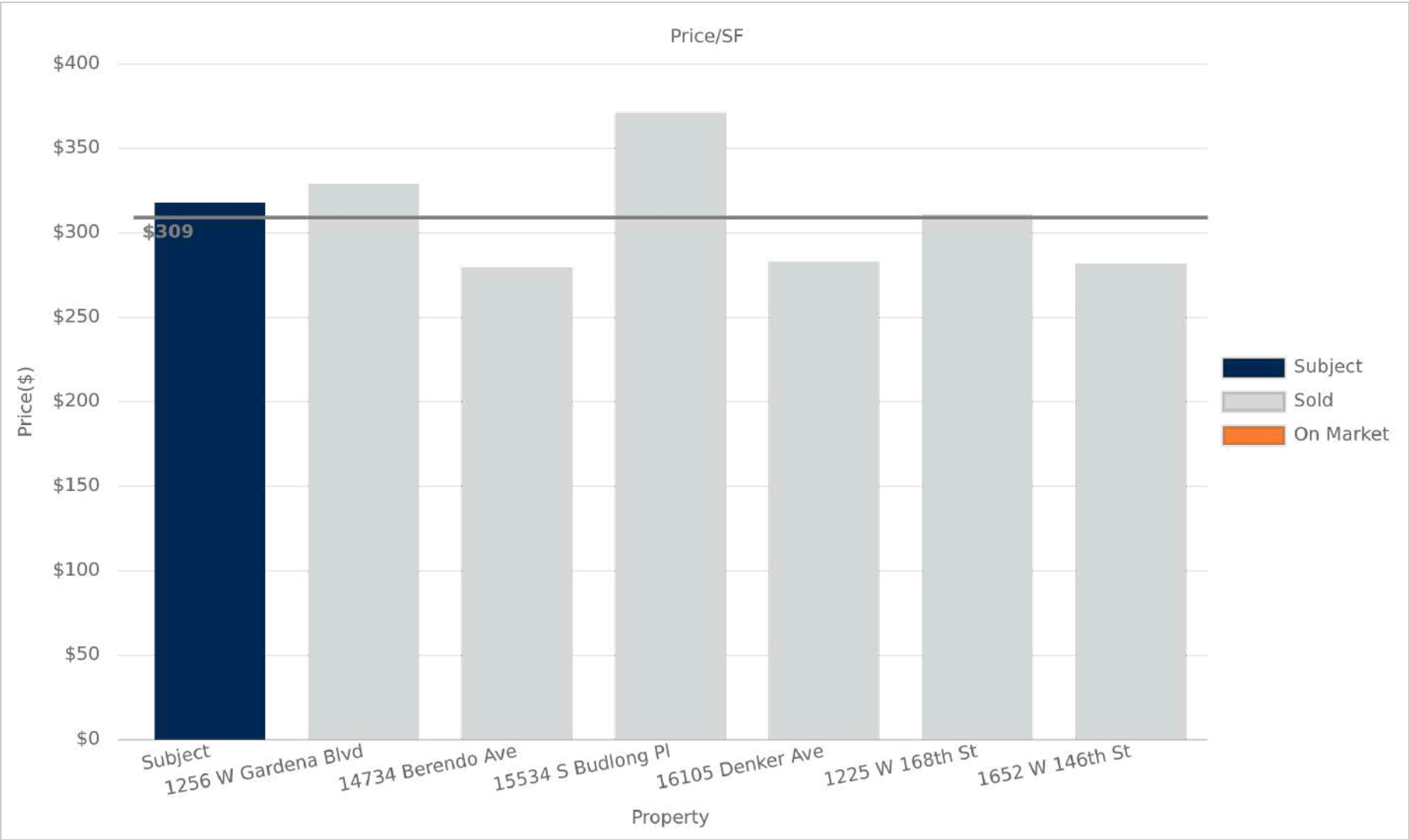
1612 W 146TH ST

SALES COMPARABLES SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	YEAR BUILT	CLOSE
★	1612 W 146th St Gardena, CA 90247	\$3,499,000	11,010 SF	\$317.80	0.46 AC	\$583,167	4.50%	6	2008	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	YEAR BUILT	CLOSE
A	1652 W 146th St Gardena, CA 90247	\$1,390,000	4,938 SF	\$281.49	0.23 AC	\$231,666	-	6	1989	06/17/2026
B	1225 W 168th St Gardena, CA 90247	\$2,210,000	7,109 SF	\$310.87	0.24 AC	\$368,333	5.20%	6	1991	05/22/2026
C	14734 Berendo Ave Gardena, CA 90247	\$1,774,000	6,348 SF	\$279.46	0.26 AC	\$295,666	5.59%	6	1959	11/21/2025
D	15534 S Budlong Pl Gardena, CA 90247	\$1,875,000	5,053 SF	\$371.07	0.17 AC	\$312,500	-	6	1960	12/05/2025
E	16105 Denker Ave Gardena, CA 90247	\$2,070,000	7,323 SF	\$282.67	0.26 AC	\$295,714	3.98%	7	1985	03/27/2026
F	1256 W Gardena Blvd Gardena, CA 90247	\$2,265,000	6,888 SF	\$328.83	0.22 AC	\$377,500	5.78%	6	1964	09/25/2025
	AVERAGES	\$1,930,667	6,277 SF	\$309.07	0.23 AC	\$313,563	5.14%	6		-

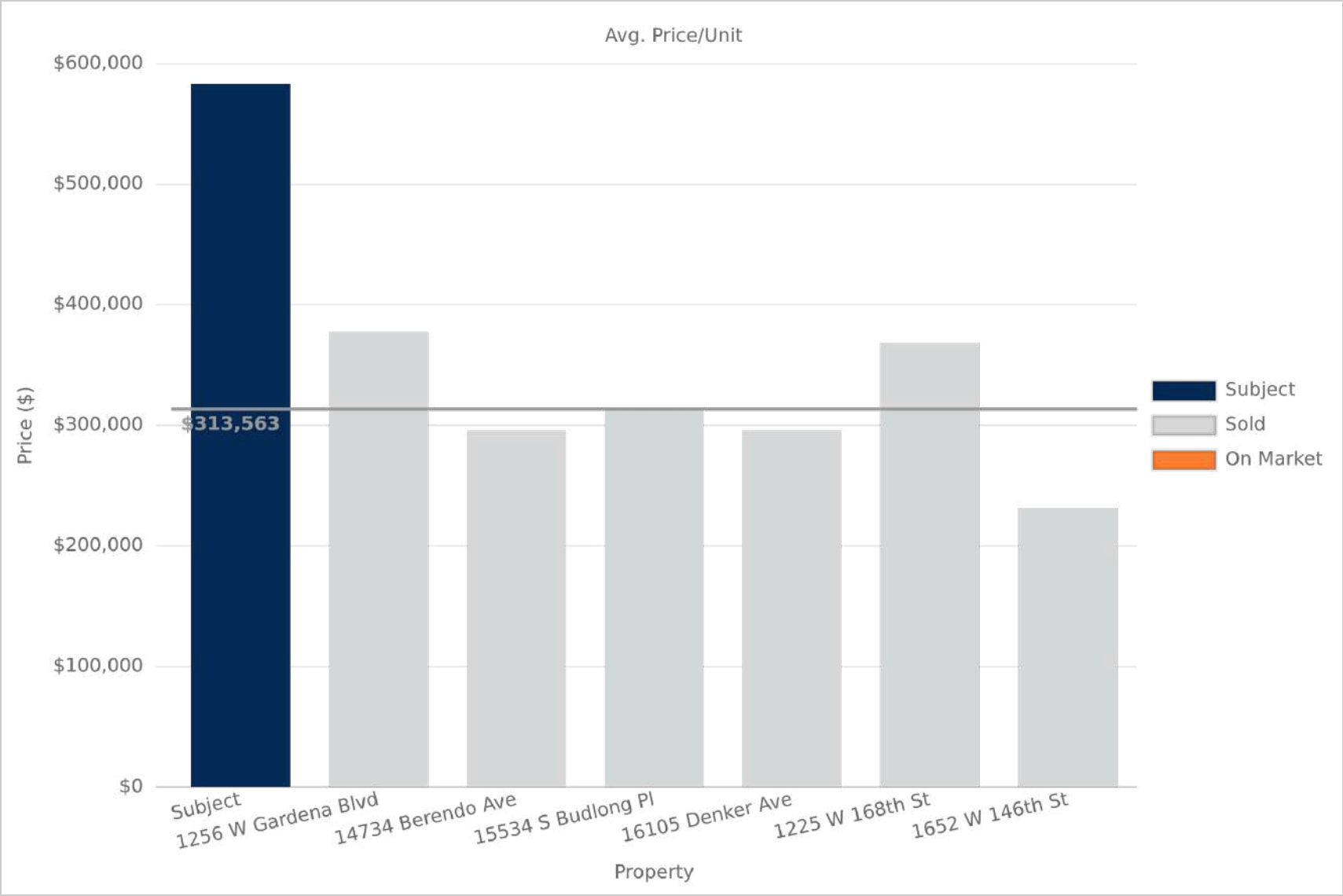
1612 W 146TH ST

PRICE PER SF CHART



1612 W 146TH ST

PRICE PER UNIT CHART



1612 W 146TH ST

SALES COMPARABLES



1612 W 146th St
Gardena, CA 90247

Listing Price:	\$3,499,000	Price/SF:	\$317.80
Property Type:	Multifamily	GRM:	13.9
NOI:	\$157,412	Cap Rate:	4.50%
Occupancy:	100%	Year Built:	2008
Number Of Units:	6	Lot Size:	0.46 Acres
Price/Unit:	\$583,167	Total SF:	11,010 SF



1652 W 146th St
Gardena, CA 90247

Sale Price:	\$1,390,000	Price/SF:	\$281.49
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1989	COE:	06/17/2026
Number Of Units:	6	Lot Size:	0.23 Acres
Price/Unit:	\$231,666	Total SF:	4,938 SF

1612 W 146TH ST

SALES COMPARABLES



B 1225 W 168th St
Gardena, CA 90247

Sale Price:	\$2,210,000	Price/SF:	\$310.87
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.20%
Year Built:	1991	COE:	05/22/2026
Number Of Units:	6	Lot Size:	0.24 Acres
Price/Unit:	\$368,333	Total SF:	7,109 SF



C 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

1612 W 146TH ST

SALES COMPARABLES



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



16105 Denker Ave
Gardena, CA 90247

Sale Price:	\$2,070,000	Price/SF:	\$282.67
Property Type:	Multifamily	GRM:	15.41
NOI:	-	Cap Rate:	3.98%
Year Built:	1985	COE:	03/27/2026
Number Of Units:	7	Lot Size:	0.26 Acres
Price/Unit:	\$295,714	Total SF:	7,323 SF

1612 W 146TH ST

SALES COMPARABLES



F 1256 W Gardena Blvd
Gardena, CA 90247

Sale Price:	\$2,265,000	Price/SF:	\$328.83
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	5.78%
Year Built:	1964	COE:	09/25/2025
Number Of Units:	6	Lot Size:	0.22 Acres
Price/Unit:	\$377,500	Total SF:	6,888 SF

..... 1612 W 146TH ST

EXCLUSIVELY
LISTED BY

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