THE MAPLE TOWNHOMES

22904 Maple Avenue, Torrance, CA 90505-2729









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EXECUTIVE SUMMARY

22904 Maple Avenue, Torrance, CA 90505-2729





OFFERING SUMMARY

Sale Price:	$2,075,000
Building Size:	4,938 SF
Lot Size:	6,000 SF
Number of Units:	4
Price / SF:	$420.21
Cap Rate:	4.14%
NOI:	$85,994
Year Built:	1968
Zoning:	Torr-md

PROPERTY OVERVIEW

We are pleased to present the Maple Townhomes - a multifamily 4 unit complex ideally located in the highly desirable Southwest Torrance neighborhood adjacent to the New Horizons South Bay subdivision. This pride-of-ownership fourplex presents an exceptional investment opportunity with nearly 5,000 rentable square feet and a highly sought-after unit mix consisting of one 3-bedroom/2-bath unit townhome style unit, two 2-bedroom/1.5-bath townhome-style units, and one 2-bedroom/2-bath walk-up unit. The spacious floor plans are complemented by in-unit washer and dryer hookups in every unit, enhancing tenant appeal and retention. Operational efficiencies include separate electric metering, new upgraded electric subpanels (2025) and a RUBS (Ratio Utility Billing System) program, helping to minimize landlord utility & property insurance expenses and maximize net income. The three townhome units enjoy private fenced patios and the walkup unit enjoys a large private balcony space. With upside in rents, garage parking and a premier South Bay location known for strong rental demand, this well-maintained asset offers savvy investors a combination of quality, functionality, and long-term value.

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COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Pride of Ownership South West Torrance Location
- Adjacent to New Horizons South Bay Development
- Spacious Fourplex Nearly 5000 rentable square feet
- Ideal Unit: 1 (3+2), 2 (2+1.5), 1 (2+2) Some Townhomes
- In Unit Washer & Dryer Hookups All Units
- New Electrical Subpanels (2025)
- Separately Metered for Electric
- Tenant on RUBS - Low Landlord Utility Cost
- Private Fenced Patios (3 units)
- Private Large Balcony Space (1 unit)
- 5 Enclosed Garages

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

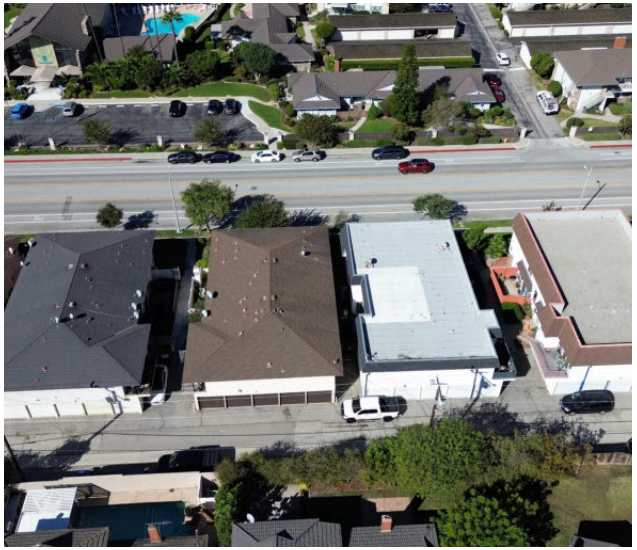
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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	2	1.5	$2,670	$2,795
2	2	1.5	$2,720	$2,795
3	3	2.5	$3,295	$3,495
4	2	2	$2,295	$2,795
TOTALS			**$10,980**	**$11,880**
AVERAGES			**$2,745**	**$2,970**

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INCOME & EXPENSES

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INCOME SUMMARY	ACTUALS	PROFORMA
Rent Income	$130,560	$142,560
Utility Reimbursement (RUBS)	$10,359	-
Utility Reimbursement	-	$10,359
Vacancy Cost	($2,635)	($2,851)
GROSS INCOME	**$138,283**	**$150,067**

EXPENSES SUMMARY	ACTUALS	PROFORMA
Property Taxes (1.25%)	$25,938	$25,938
Insurance - Property	$2,693	$2,693
Electric	$2,328	$2,328
Water & Sewer	$3,270	$3,270
Trash	$7,960	$7,960
Landscape	$2,600	$2,600
Tree Trimming	$800	$800
Taxes, Licenses, Fees	$200	$200
Maintenance & Repairs Est (est 5%)	$6,500	$6,500
OPERATING EXPENSES	**$52,289**	**$52,289**

NET OPERATING INCOME	**$85,994**	**$97,778**

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	ACTUALS	PROFORMA
Price	$2,075,000	$2,075,000
Price per SF	$420	$420
Price per Unit	$518,750	$518,750
GRM	15.75	14.56
CAP Rate	4.14%	4.71%
Cash-on-Cash Return (yr 1)	4.14%	4.71%
Total Return (yr 1)	$85,994	$97,778

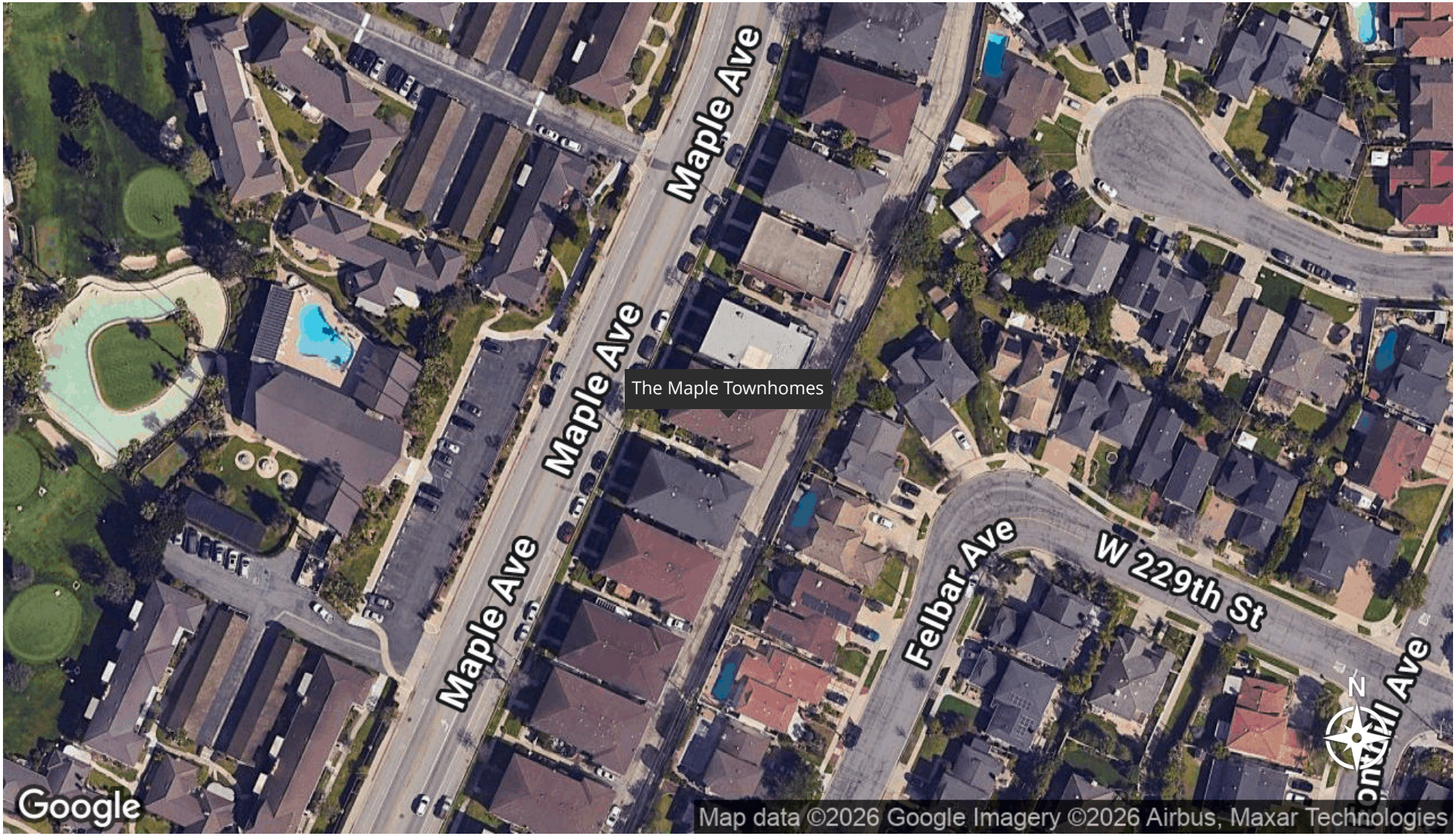
OPERATING DATA	ACTUALS	PROFORMA
Gross Scheduled Income	$131,760	$142,560
Other Income	$10,359	$10,359
Total Scheduled Income	$140,919	$152,919
Vacancy Cost	$2,635	$2,851
Gross Income	$138,283	$150,067
Operating Expenses	$52,289	$52,289
Net Operating Income	$85,994	$97,778
Pre-Tax Cash Flow	$85,994	$97,778

FINANCING DATA	ACTUALS	PROFORMA
Down Payment	$2,075,000	$2,075,000

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AERIAL MAP

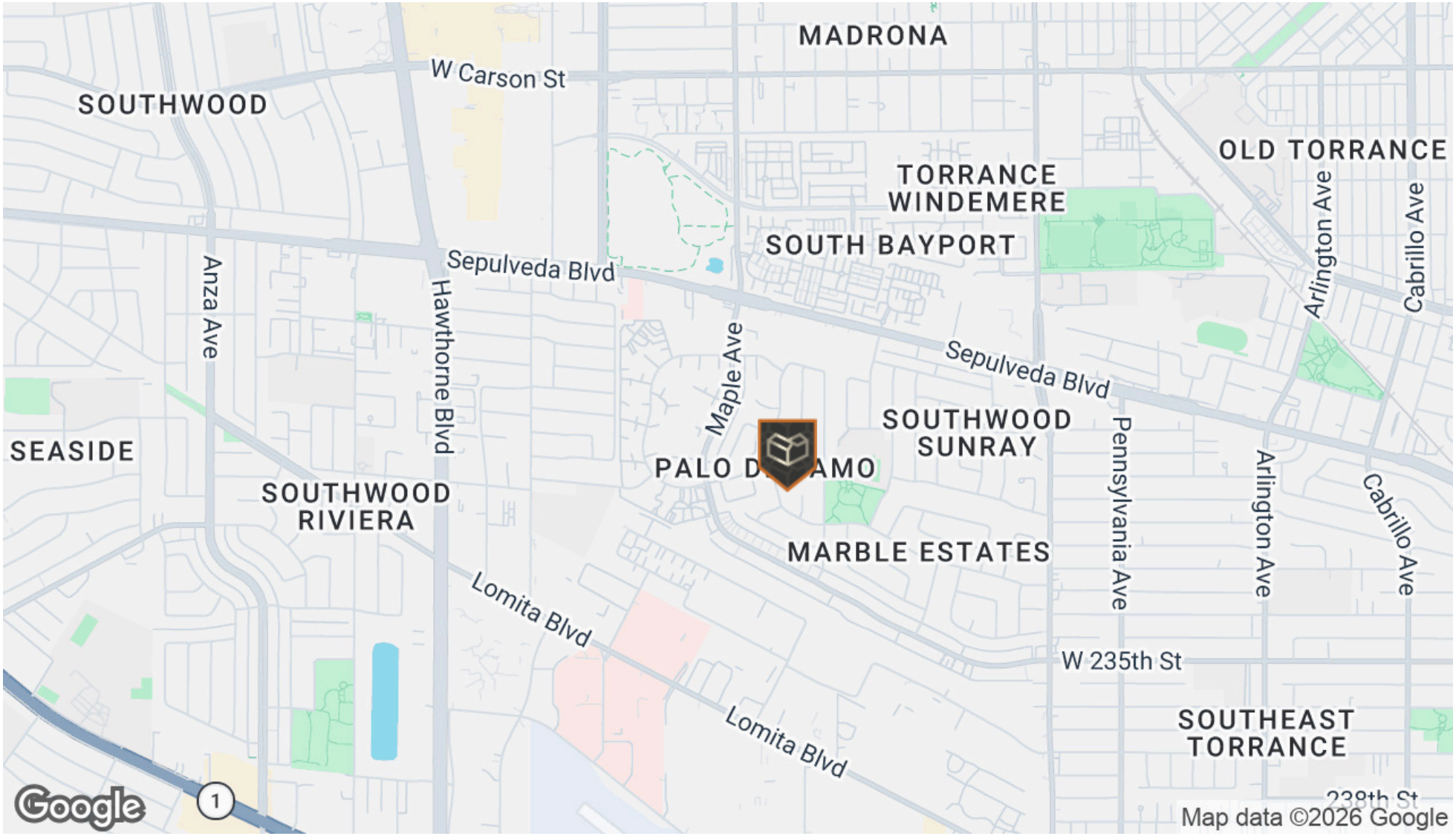
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LOCATION MAP

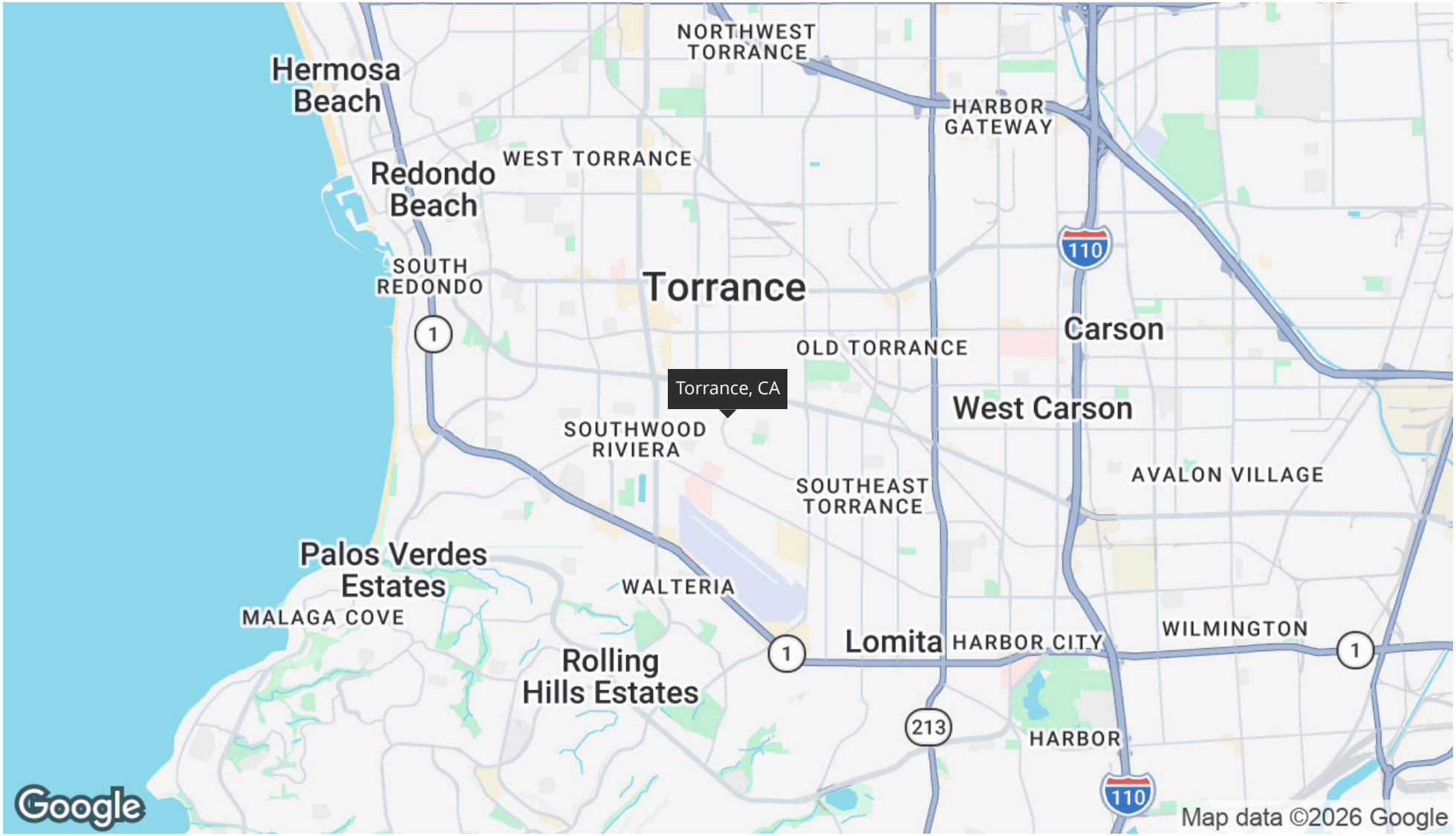
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REGIONAL MAP

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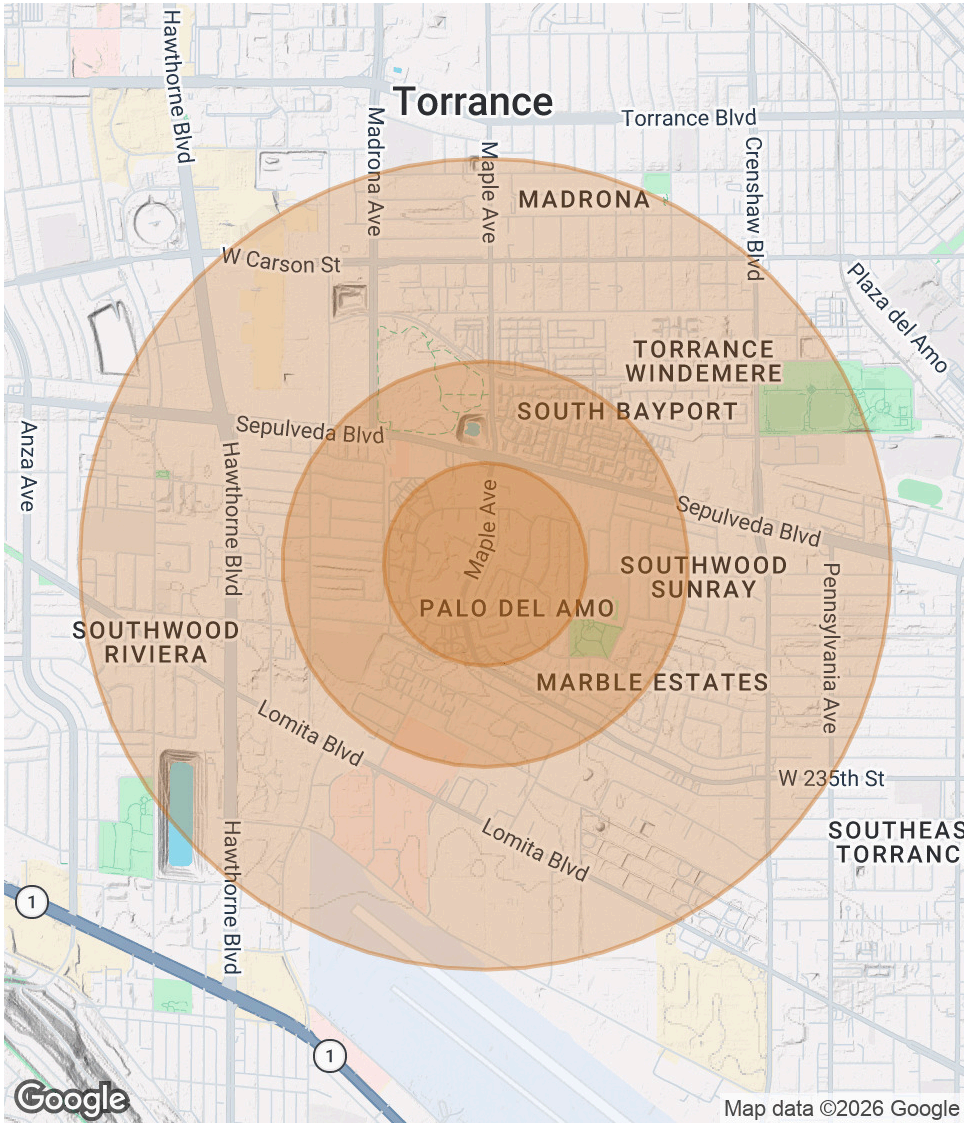
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,129	7,214	23,749
Average Age	53.4	46.3	44.9
Average Age (Male)	49.3	42.0	41.7
Average Age (Female)	54.6	48.7	46.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	509	2,823	9,143
# of Persons per HH	2.2	2.6	2.6
Average HH Income	$108,535	$132,079	$146,683
Average House Value	$858,242	$916,482	$998,184

2023 American Community Survey (ACS)



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