EXCLUSIVE MULTIFAMILY INVESTMENT OFFERING

715 S WALKER AVENUE

SAN PEDRO | LOS ANGELES, CALIFORNIA 90731



8 RESIDENCES | 8,334 SF | 15 PARKING SPACES

Six 2-bedroom residences + Two 1-bedroom residences

Reported scheduled rent: $14,962.28 per month | $179,547.36 annualized

July 2025 rent: $13,446.28/month | New rent: $14,962.28/month

Historical scheduled rent growth: +11.27% | Buyer to verify

Property Overview

PROPERTY	**8-unit multifamily | 6 two-bedroom / 2 one-bedroom**
SIZE	**Approx. 8,334 SF building | 6,750 SF lot (verify)**
YEAR / PARKING	**1977 | 15 spaces reported (verify)**
APN	**7459-021-023 (verify)**
CURRENT SCHEDULED RENT	**$14,962.28 / month | $179,547.36 / year**

Investment Highlights

Eight rental residences with balconies, common laundry facilities and reported gated access.
Location provides access to the San Pedro and Port of Los Angeles employment area.
Ownership reports recent interior and roof-coating improvements documented by invoices.
Additional opportunities may exist through selective upgrades and lawful future leasing.

Documented Historical Rent Growth

JULY 2025 ACQUISITION	**$13,446.28 per month**
NEW SCHEDULED RENT	**$14,962.28 per month**
INCREASE	**+$1,516 per month | +11.27%**

Rent totals are ownership-provided and subject to verification against dated rent rolls, leases and collection records. No future rent growth is represented or guaranteed.

Historical Rent Comparison

JULY 2025 MONTHLY RENT	**$13,446.28**
JULY 2025 ANNUALIZED	**$161,355.36**
NEW MONTHLY RENT	**$14,962.28**
NEW ANNUALIZED RENT	**$179,547.36**
MONTHLY INCREASE	**+$1,516.00**
ANNUAL INCREASE	**+$18,192.00**
SCHEDULED RENT GROWTH	**+11.27%**

Income Qualification

The above figures compare ownership-provided scheduled rent at the July 2025 purchase with the new ownership-provided rent roll. They are not independently verified and do not establish actual collections, operating income, net income or property value.

Buyer Underwriting

Buyers should obtain dated unit-level rent rolls, signed leases, collections, trailing-12-month income and expense records, property taxes, insurance, utilities and reserves. No NOI, capitalization rate or future rental increase is projected in this memorandum.

Long-Term Value-Add Opportunities

MEANINGFUL LONG-TERM VALUE-ADD POTENTIAL

The property may offer opportunities for long-term income improvement through selective unit modernization, property enhancements and future lawful leasing activity. Any potential improvement depends on tenant turnover, market conditions, renovation costs and applicable rent regulations. No specific rent increase is projected.

Verified Arithmetic | Ownership-Provided Rent Rolls

JULY 2025 PURCHASE	**$13,446.28 / month**
NEW RENT ROLL	**$14,962.28 / month**
HISTORICAL CHANGE	**+$1,516 / month | +11.27%**

Tenant Protection & Underwriting Considerations

No assumption is made that any tenant will vacate or that vacancy may be required. Buyers must verify leases, rent rolls, market rents, lawful rent-setting requirements, local and state tenant protections, relocation obligations, capital expenditures and achievable timing. Future results may differ materially from current expectations.

Renovation & Roof Scope

INTERIOR CONTRACT	$95,455 | Invoice 2025-49 dated Sept. 17, 2025
ROOF / HVAC CHANGE	$64,750 | Invoice 2025-49-1 dated Sept. 21, 2025
ELECTRICAL CHANGE	$6,000 | Invoice 2025-49-A dated Sept. 21, 2025
TOTAL INVOICED	$166,205 (not proof of payment; potential overlapping scopes to reconcile)

Unit 102 renovation

Invoiced scope includes demolition of prior kitchen and bathroom finishes, removal of carpeting, installation of customer-supplied laminate flooring and baseboards, plumbing fixture installations, kitchen cabinetry, countertops and backsplash, bathroom tile, painting, and split-system air-conditioning with three room outlets. A separate change order describes six ceiling lights, one sconce and 220V service for A/C.

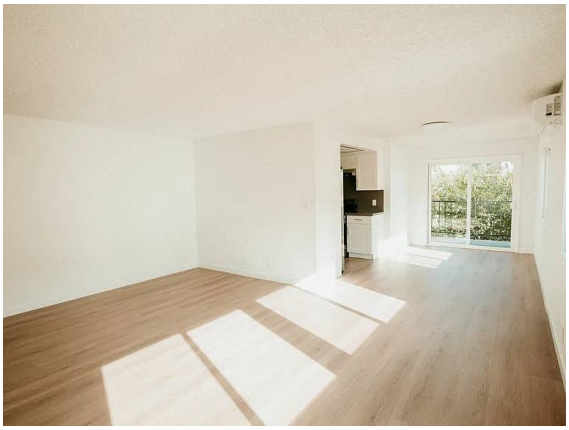
Roof restoration — not a roof replacement

The roof-related change order describes removal of old antennas and fixtures, cleaning and sanding of the existing flat roof, three layers of silicone sealing across the flat roof, and repairs to existing gutters. The invoice also includes demolition and A/C line items. Roof images appear consistent with a white-coated roof; photos do not establish waterproofing performance, permits, warranty or remaining useful life.

Appliances & materials

Photos depict a stainless-look side-by-side refrigerator, range and dishwasher, along with modern cabinetry and fixtures. The main contractor invoice explicitly refers to several customer-provided items, including flooring, plumbing fixtures and countertop slabs. Separate appliance receipts and their purchase totals have not been supplied; no additional appliance cost is included in the $166,205 contractor total.

Renovated Interior



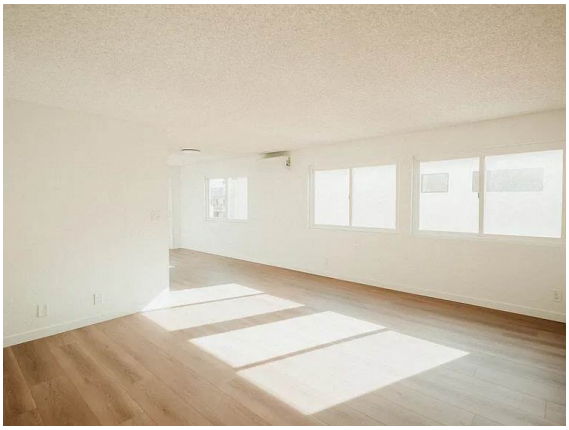






Representative photographs supplied by ownership. Confirm unit identification and current condition before public distribution.

Additional Interior & Roof Views









Images show representative finishes and roof-coating appearance; not a substitute for inspection.

Investment Considerations

Potential Value Creation

Long-term opportunities may include selective upgrades and future lawful leasing activity, subject to applicable tenant protections and market conditions.

Items for Buyer Verification

- July 2025 and new dated unit-level rent rolls; signed leases; current rent ledger
- Trailing-12-month income and expenses; property taxes and insurance
- Contractor invoices, proof of payment, permits and any roof warranties
- Building and lot area, unit mix, parking count, APN and current condition
- Rights to use photographs and accuracy of unit identifications
- Local rent regulations and any restrictions on improvements or re-leasing

Important Notice

Information is preliminary and derived from ownership-provided rent figures, contractor invoices and property materials. It has not been independently verified. No representation is made regarding future vacancy, rental income, NOI, cap rate, improvement performance or resale value. Buyers should independently investigate all material facts and consult qualified legal, tax and property professionals.