

**PRICING AND
FINANCIAL ANALYSIS**
PREPARED December 2024



Jason Conroy
Agent for Owner
(310) 498-8360



ANNUALIZED OPERATING DATA

INCOME		Current		Market	
Gross Potential Rental Income		\$1,438,884		\$1,746,480	
Laundry Income Actual		\$17,057		\$16,627	
Pet Rent Income Actual		\$8,098		\$8,503	
RUBS Income (est.)		\$0		\$38,807	
Gross Potential Income		\$1,464,040		\$1,810,417	
Less Vacancy/Manager Unit	4.0%	\$57,555	3.0%	\$52,394	
Effective Gross Income		\$1,406,484		\$1,758,022	
Expenses	34%	\$503,343	25%	\$451,972	
Net Operating Inc. (Cash Flow Before Debt Service)		\$903,142		\$1,306,050	
Cap Rate		5.0%		7.3%	

FINANCIAL OVERVIEW

Ocean House Apartments
24065 Ocean Ave.
Torrance, CA 90505

PROPERTY SUMMARY

Price		\$17,999,999
Down Payment	100%	\$17,999,999
Number of Units		54
Price/Unit		\$333,333
Rentable Square Feet		48,156
Price/SF		\$374
CAP Rate - Current		5.02%
CAP Rate w/AB 1482 8.9% rent incr.		5.61%
CAP Rate - Pro Forma		7.26%
GIM - Current		12.29
GIM - w/AB 1482 6% rent incr.		11.40
GIM - Pro Forma		9.94
Year Built		1962
Lot Size Square Feet		55,059
Assessor Parcel Number		7534-006-018

EXPENSES

		Current		Market	
New Real Estate Taxes (est.)	1.117%	\$201,084	1.117%	\$201,084	
Direct Assessments		\$6,379		\$6,379	
Insurance (est.)	\$0.45 / SF	\$21,800	\$0.45 / SF	\$21,800	
Electric (Actual)	\$119 / unit	\$6,418	\$119 / unit	\$6,418	
Gas (Actual)	\$326 / unit	\$17,619	\$326 / unit	\$17,619	
Water & Sewer (Actual)	\$580 / unit	\$31,300	\$580 / unit	\$31,300	
Trash (Actual)	\$319 / unit	\$17,209	\$319 / unit	\$17,209	
Landscaping (Actual)	\$1,133 / mo	\$13,596	\$1,133 / mo	\$13,596	
Pool/Water Feature Service	\$425 / mo	\$5,100	\$425 / mo	\$5,100	
Telephone/Data	\$323 / mo	\$3,882	\$323 / mo	\$3,882	
General & Admin	\$629 / mo	\$7,554	\$629 / mo	\$7,554	
On-Site Payroll (Est.)	\$4,877 / mo	\$58,527	\$1,500 / mo	\$18,000	
Reserves (Est.)	\$300 / unit	\$16,200	\$200 / unit	\$10,800	
Repairs & Maintenance (Est.)	\$879 / unit	\$47,447	\$550 / unit	\$29,700	
Management Fee (Est.)	3.50% / EGI	\$49,227	3.50% / EGI	\$61,531	
Total Expenses		\$503,343		\$451,972	
Expenses / unit		\$9,321		\$8,370	
Expenses / SF		\$10.45		\$9.39	
% of GPI		34.4%		25.0%	

SCHEDULED INCOME

# of				Current			Market		
Units	Unit Type	Approx. SF	Total SF	Rent Range	Rent / SF	Monthly Income	Rents	Rent / SF	Monthly Income
14	1B/1B	625	8,750	\$1,620 - \$2,175	\$3.09	\$27,022	\$2,150	\$3.44	\$30,100
1	1B/1.5B	775	775	\$1,905 - \$1,905	\$2.46	\$1,905	\$2,300	\$2.97	\$2,300
2	2B/1B	920	1,840	\$2,089 - \$2,500	\$2.49	\$4,589	\$2,800	\$3.04	\$5,600
34	2B/1.5B	949	32,250	\$2,085 - \$2,750	\$2.44	\$78,576	\$2,885	\$3.04	\$98,090
2	2B/2B	1,045	2,090	\$2,235 - \$2,280	\$2.16	\$4,515	\$3,075	\$2.94	\$6,150
1	3B/1.5B	1,180	1,180	\$3,300 - \$3,300	\$2.80	\$3,300	\$3,300	\$2.80	\$3,300
54	Total/Wtd Avg	868	46,885			\$119,907			\$145,540

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PREPARED December 2024



gardner
management
Ltd.

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RENT ROLL			Current					Market		
Unit	Unit Type	Unit SF	Monthly			AB 1482	Notes	Monthly	Monthly	Annual
			Monthly Rent	Rent / SF	Annual Rent	8.9% Increase		Rent	Rent / SF	Rent
1	2/1.50	985	\$2,262	\$2.30	\$27,144	\$29,560		\$2,900	\$2.94	\$34,800
2	2/1.50	950	\$2,695	\$2.84	\$32,340	\$34,800		\$2,900	\$3.05	\$34,800
3	2/1.50	950	\$2,160	\$2.27	\$25,920	\$28,227		\$2,900	\$3.05	\$34,800
4	2/1.50	950	\$2,575	\$2.71	\$30,900	\$33,650		\$2,900	\$3.05	\$34,800
5	2/1.50	950	\$2,160	\$2.27	\$25,920	\$28,227		\$2,900	\$3.05	\$34,800
6	2/2.00	1,045	\$2,280	\$2.18	\$27,360	\$29,795		\$3,075	\$2.94	\$36,900
7	2/1.50	940	\$2,160	\$2.30	\$25,920	\$28,227		\$2,850	\$3.03	\$34,200
8	2/1.50	925	\$2,286	\$2.47	\$27,432	\$29,873		\$2,850	\$3.08	\$34,200
9	2/1.50	925	\$2,195	\$2.37	\$26,340	\$28,684		\$2,850	\$3.08	\$34,200
10	2/1.00	920	\$2,089	\$2.27	\$25,068	\$27,299		\$2,800	\$3.04	\$33,600
11	2/1.50	925	\$2,145	\$2.32	\$25,740	\$28,031		\$2,850	\$3.08	\$34,200
12	1/1.00	625	\$1,950	\$3.12	\$23,400	\$25,483		\$2,150	\$3.44	\$25,800
13	1/1.00	625	\$1,958	\$3.13	\$23,496	\$25,587		\$2,150	\$3.44	\$25,800
14	1/1.00	625	\$1,985	\$3.18	\$23,820	\$25,800		\$2,150	\$3.44	\$25,800
15	1/1.00	625	\$1,620	\$2.59	\$19,440	\$21,170		\$2,150	\$3.44	\$25,800
16	1/1.00	625	\$1,895	\$3.03	\$22,740	\$24,764		\$2,150	\$3.44	\$25,800
17	1/1.00	625	\$1,775	\$2.84	\$21,300	\$23,196		\$2,150	\$3.44	\$25,800
18	1/1.00	625	\$1,958	\$3.13	\$23,496	\$25,587		\$2,150	\$3.44	\$25,800
19	2/1.50	925	\$2,500	\$2.70	\$30,000	\$32,670		\$2,850	\$3.08	\$34,200
20	2/1.50	925	\$2,500	\$2.70	\$30,000	\$32,670		\$2,850	\$3.08	\$34,200
21	2/1.50	990	\$2,349	\$2.37	\$28,188	\$30,697		\$2,900	\$2.93	\$34,800
22	2/1.50	935	\$2,245	\$2.40	\$26,940	\$29,338		\$2,850	\$3.05	\$34,200
23	2/1.50	935	\$2,695	\$2.88	\$32,340	\$34,200		\$2,850	\$3.05	\$34,200
24	2/1.50	935	\$2,154	\$2.30	\$25,848	\$28,148		\$2,850	\$3.05	\$34,200
25	2/1.50	1,020	\$2,725	\$2.67	\$32,700	\$35,610		\$3,050	\$2.99	\$36,600
26	3/1.50	1,180	\$0	\$0.00	\$0	\$0	Manager Unit	\$3,300	\$2.80	\$39,600
27	1/1.50	775	\$1,905	\$2.46	\$22,860	\$24,895		\$2,300	\$2.97	\$27,600

RENT ROLL			Current				AB 1482		Market		
Unit	Unit Type	Unit SF	Monthly		Annual Rent	8.9% Increase	Notes	Monthly Rent	Monthly Rent / SF	Annual Rent	
			Monthly Rent	Rent / SF							
101	2/1.50	950	\$2,130	\$2.24	\$25,560	\$27,835		\$2,900	\$3.05	\$34,800	
102	2/1.50	950	\$2,145	\$2.26	\$25,740	\$28,031		\$2,900	\$3.05	\$34,800	
103	2/1.50	950	\$2,085	\$2.19	\$25,020	\$27,247		\$2,900	\$3.05	\$34,800	
104	2/1.50	950	\$2,135	\$2.25	\$25,620	\$27,900		\$2,900	\$3.05	\$34,800	
105	2/1.50	950	\$2,200	\$2.32	\$26,400	\$28,750		\$2,900	\$3.05	\$34,800	
106	2/2.00	1,045	\$2,235	\$2.14	\$26,820	\$29,207		\$3,075	\$2.94	\$36,900	
107	2/1.50	940	\$2,175	\$2.31	\$26,100	\$28,423		\$2,850	\$3.03	\$34,200	
108	2/1.50	925	\$2,210	\$2.39	\$26,520	\$28,880		\$2,850	\$3.08	\$34,200	
109	2/1.50	925	\$2,448	\$2.65	\$29,376	\$31,990		\$2,850	\$3.08	\$34,200	
110	2/1.00	920	\$2,500	\$2.72	\$30,000	\$32,670		\$2,800	\$3.04	\$33,600	
111	2/1.50	925	\$2,382	\$2.58	\$28,584	\$31,128		\$2,850	\$3.08	\$34,200	
112	1/1.00	625	\$2,175	\$3.48	\$26,100	\$25,800		\$2,150	\$3.44	\$25,800	
113	1/1.00	625	\$2,095	\$3.35	\$25,140	\$25,800		\$2,150	\$3.44	\$25,800	
114	1/1.00	625	\$1,850	\$2.96	\$22,200	\$24,176		\$2,150	\$3.44	\$25,800	
115	1/1.00	625	\$2,145	\$3.43	\$25,740	\$25,800		\$2,150	\$3.44	\$25,800	
116	1/1.00	625	\$1,861	\$2.98	\$22,332	\$24,320		\$2,150	\$3.44	\$25,800	
117	1/1.00	625	\$1,950	\$3.12	\$23,400	\$25,483		\$2,150	\$3.44	\$25,800	
118	1/1.00	625	\$1,805	\$2.89	\$21,660	\$23,588		\$2,150	\$3.44	\$25,800	
119	2/1.50	925	\$2,745	\$2.97	\$32,940	\$34,200		\$2,850	\$3.08	\$34,200	
120	2/1.50	925	\$2,210	\$2.39	\$26,520	\$28,880		\$2,850	\$3.08	\$34,200	
121	2/1.50	990	\$2,160	\$2.18	\$25,920	\$28,227		\$2,900	\$2.93	\$34,800	
122	2/1.50	935	\$2,165	\$2.32	\$25,980	\$28,292		\$2,850	\$3.05	\$34,200	
123	2/1.50	935	\$2,210	\$2.36	\$26,520	\$28,880		\$2,850	\$3.05	\$34,200	
124	2/1.50	935	\$2,170	\$2.32	\$26,040	\$28,358		\$2,850	\$3.05	\$34,200	
125	2/1.50	1,020	\$2,750	\$2.70	\$33,000	\$35,937		\$3,050	\$2.99	\$36,600	
126	2/1.50	1,020	\$2,330	\$2.28	\$27,960	\$30,448		\$3,050	\$2.99	\$36,600	
127	2/1.50	935	\$2,120	\$2.27	\$25,440	\$27,704		\$2,850	\$3.05	\$34,200	
54 units		46,885	\$116,607	\$2.49	\$1,399,284	\$1,514,141		\$145,550	\$3.10	\$1,746,600	

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