

Capri Apartments

1615 W Lomita Blvd, Los Angeles, CA 90710



Marcus & Millichap

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An aerial photograph of a suburban neighborhood with numerous single-story houses and some larger multi-unit buildings. A large, light-colored building with a flat roof is highlighted with a red outline in the lower center of the image. The background shows a clear blue sky and distant city skyline.

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SECTION 1

Investment Overview

PROPERTY SUMMARY

REGIONAL MAP

LOCAL MAP

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PROPERTY SUMMARY // Capri Apartments

PROPERTY DESCRIPTION

JUST LISTED: The Weir Group is pleased to present our newest exclusive offering at 1615 W Lomita Blvd, a value-add multifamily opportunity in Harbor City. Hitting the market for the first time in 44 years, this property offers investors an exceptional combination of low basis on both price-per-unit and price-per-foot, with significant room to unlock upside. The asset features a diverse unit mix of studios, 1-bedrooms, 2-bedrooms, and 3-bedrooms, catering to a wide tenant demographic. With an estimated 60% upside in rents, this property is ideal for investors seeking to reposition a well-located building with strong fundamentals and long-term appreciation potential. Don't miss this rare chance to acquire a stabilized asset with built-in value and upside. For more information, please reach out.

PROPERTY HIGHLIGHTS

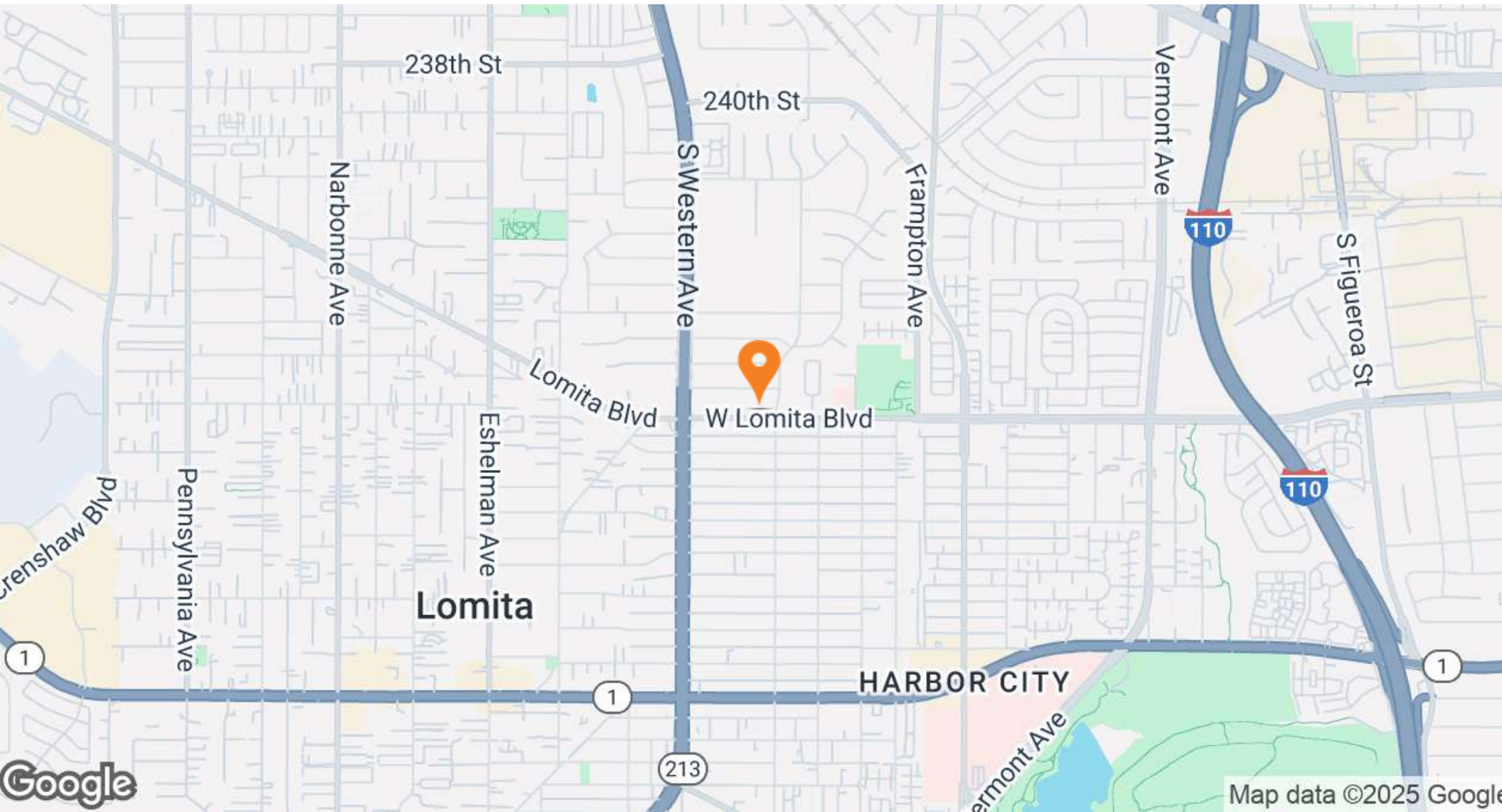
- Value-Add (Estimated 60% Upside)
- Low Basis on Both PPU and PPFT
- First Time Being Sold in 44 Years
- Diverse Mix of Studios, 1's, 2's, and 3's



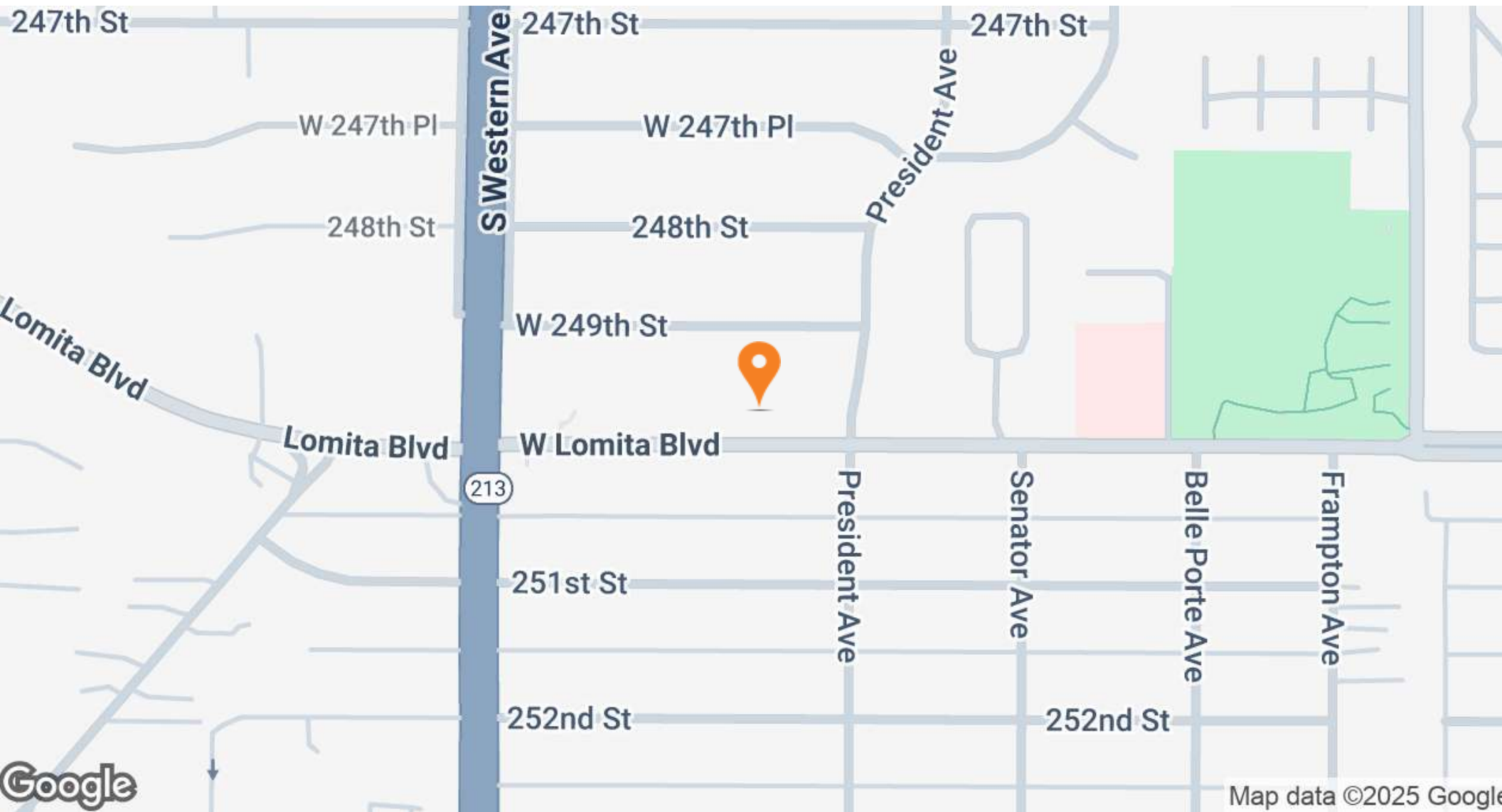
OFFERING SUMMARY

Listing Price:	\$2,475,000
NOI:	\$129,902
Cap Rate:	5.25%
GRM:	11.17
Total Return:	5.25%
Price/Unit:	\$176,785
Price/SF:	\$233.05
Rent/SF:	\$20.86

Capri Apartments // REGIONAL MAP



LOCAL MAP // Capri Apartments





















SECTION 2

Financial Analysis

FINANCIAL DETAILS

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Capri Apartments // FINANCIAL DETAILS

As of May, 2025

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	3 Bedroom 1 Bathroom		\$1,699		\$2,800	
02	3 Bedroom 1 Bathroom		\$1,630		\$2,800	
03	2 Bedroom 2 Bathroom		\$2,075		\$2,300	
04	2 Bedroom 2 Bathroom		\$1,611		\$2,300	
05	2 Bedroom 2 Bathroom		\$1,435		\$2,300	
06	2 Bedroom 2 Bathroom		\$1,393		\$2,300	
07	2 Bedroom 1 Bathroom		\$1,448		\$2,100	
08	1 Bedroom 1 Bathroom		\$1,406		\$1,895	
09	1 Bedroom 1 Bathroom		\$1,059		\$1,895	
10	1 Bedroom 1 Bathroom		\$1,040		\$1,895	
11	1 Bedroom 1 Bathroom		\$1,000		\$1,895	
12	1 Bedroom 1 Bathroom		\$998		\$1,895	
13	Bachelor		\$811		\$1,450	
14	Studio		\$860		\$1,500	
Total		Square Feet: 10,620	\$18,465	\$1.74	\$29,325	\$2.76

FINANCIAL DETAILS // Capri Apartments

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$351,900		\$351,900			\$25,136	\$33.14
Loss to Lease	(\$130,323)					\$0	\$0.00
Gross Scheduled Rent	\$221,577		\$351,900			\$25,136	\$33.14
Economic Vacancy	(\$6,647)	3.00%	(\$10,557)	3.00%		(\$754)	(\$0.99)
Effective Rental Income	\$214,930		\$341,343			\$24,382	\$32.14
Other Income	\$6,840		\$6,840			\$489	\$0.64
Effective Gross Income	\$221,770		\$348,183			\$24,870	\$32.79
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$29,700		\$29,700		[1.20%]	\$2,121	\$2.80
Insurance	\$16,680		\$16,680			\$1,191	\$1.57
Utilities	\$22,000		\$22,000			\$1,571	\$2.07
Repairs & Maintenance	\$9,100		\$9,100			\$650	\$0.86
General & Administrative	\$1,500		\$1,500			\$107	\$0.14
Pest Control	\$600		\$600			\$43	\$0.06
Landscaping	\$1,200		\$1,200			\$86	\$0.11
Management Fee	\$11,089	5.00%	\$17,409	5.00%		\$1,244	\$1.64
Total Expenses	\$91,869		\$98,189			\$7,014	\$9.25
Expenses as % of EGI	41.43%		28.20%				
Net Operating Income	\$129,902		\$249,994			\$17,857	\$23.54

Capri Apartments // FINANCIAL DETAILS

SUMMARY		
Price	\$2,475,000	
Down Payment	\$2,475,000	100%
Number of Units	14	
Price Per Unit	\$176,786	
Price Per SqFt	\$233.05	
Gross SqFt	10,620 SF	
Lot Size	0.27 Acres	
Year Built	1961	

RETURNS	Current	Year 1
Cap Rate	5.25%	10.10%
GRM	11.17	7.03
Cash on Cash	5.25%	10.10%

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	Market Rents
2	3 Bedroom 1 Bathroom		\$1,665	\$2,800
4	2 Bedroom 2 Bathroom		\$1,628	\$2,300
1	2 Bedroom 1 Bathroom		\$1,448	\$2,100
5	1 Bedroom 1 Bathroom		\$1,101	\$1,895
1	Bachelor		\$811	\$1,450
1	Studio		\$860	\$1,500

OPERATING DATA				
INCOME	Current		Year 1	
Gross Scheduled Rent	\$221,577		\$351,900	
Less: Vacancy	(\$6,647)	3.0%	(\$10,557)	3.0%
Gross Rental Revenue	\$214,930		\$341,343	
Other Income	\$6,840		\$6,840	
Effective Gross Income	\$221,770		\$348,183	
Less: Expenses	(\$91,869)	41.4%	(\$98,189)	28.2%
Net Operating Income	\$129,902		\$249,994	
Debt Service	\$0		\$0	
Cash Flow	\$129,902	5.25%	\$249,994	10.10%
Principal Reduction	\$0		\$0	
TOTAL RETURN	\$129,902	5.25%	\$249,994	10.10%

EXPENSES	Current	Year 1
Real Estate Taxes	\$29,700	\$29,700
Insurance	\$16,680	\$16,680
Utilities	\$22,000	\$22,000
Repairs & Maintenance	\$9,100	\$9,100
General & Administrative	\$1,500	\$1,500
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Management Fee	\$11,089	\$17,409
Total Expenses	\$91,869	\$98,189
Expenses Per Unit	\$6,562	\$7,014
Expenses Per SqFt	\$8.65	\$9.25

SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

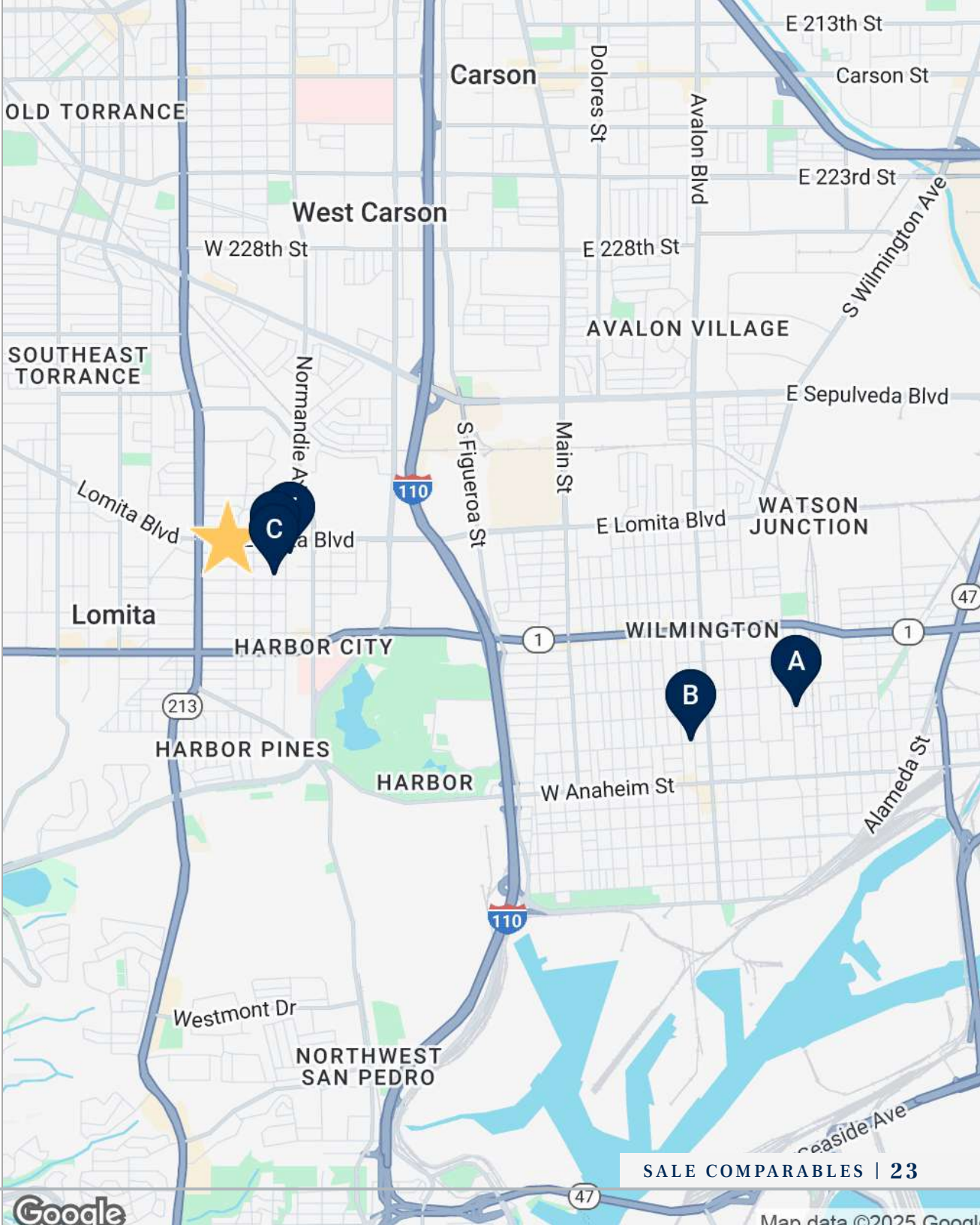
PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS

SALE COMPS MAP

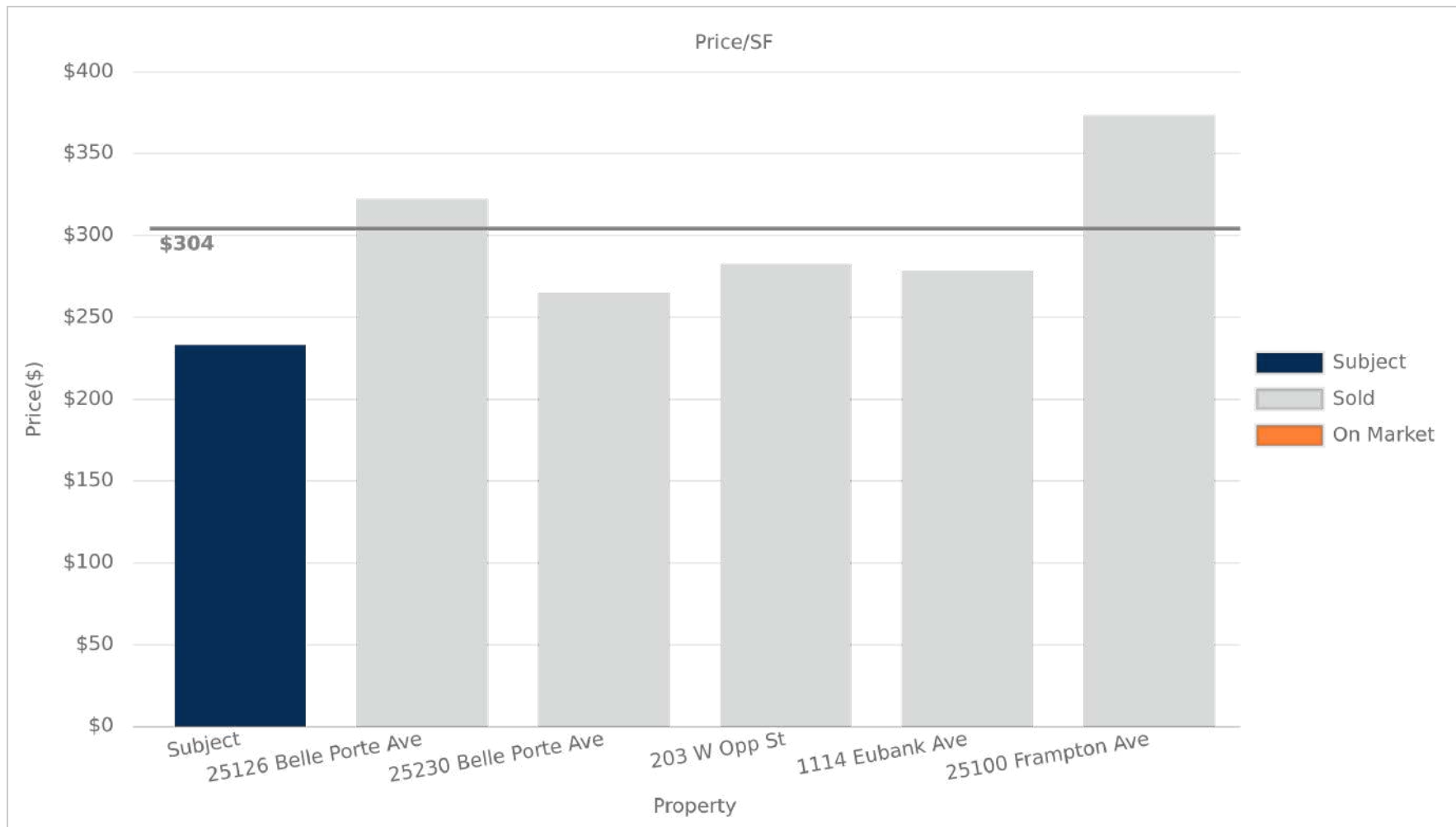
- ★ Capri Apartments
- A 1114 Eubank Ave
- B 203 W Opp St
- C 25230 Belle Porte Ave
- D 25126 Belle Porte Ave
- E 25100 Frampton Ave



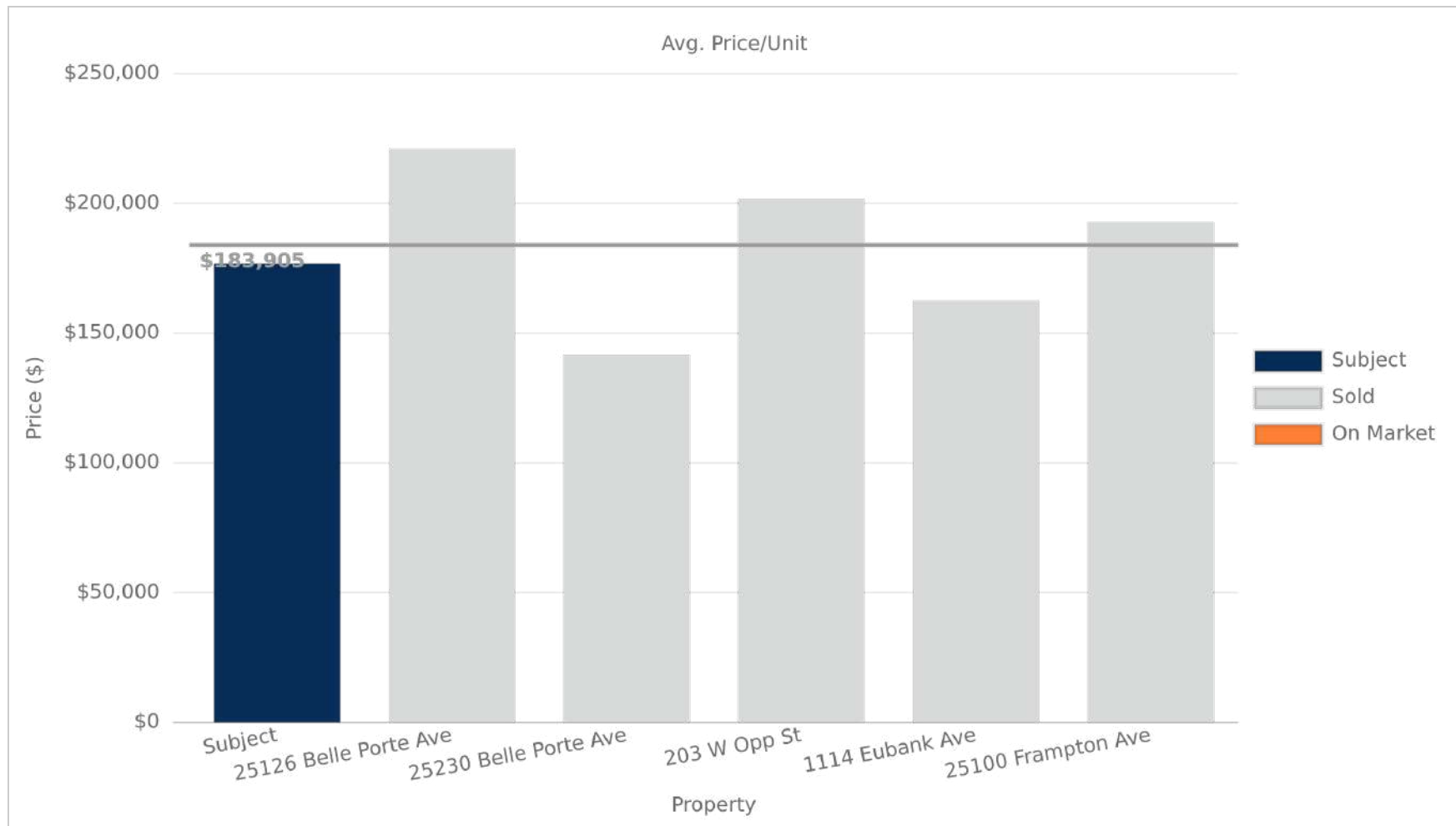
SALE COMPS SUMMARY // Capri Apartments

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	Capri Apartments 1615 W Lomita Blvd Los Angeles, CA 90710	\$2,475,000	10,620 SF	\$233.05	0.27 AC	\$176,786	5.25%	14	-
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	1114 Eubank Ave Wilmington, CA 90744	\$1,300,000	4,664 SF	\$278.73	0.18 AC	\$162,500	4.68%	8	01/08/2024
B	203 W Opp St Wilmington, CA 90744	\$1,815,000	6,424 SF	\$282.53	0.17 AC	\$201,666	5.65%	9	10/20/2023
C	25230 Belle Porte Ave Harbor City, CA 90710	\$850,000	3,210 SF	\$264.80	0.17 AC	\$141,666	4.00%	6	04/27/2022
D	25126 Belle Porte Ave Harbor City, CA 90710	\$2,650,000	8,229 SF	\$322.03	0.17 AC	\$220,833	-	12	04/06/2022
E	25100 Frampton Ave Harbor City, CA 90710	\$1,350,000	3,618 SF	\$373.13	0.23 AC	\$192,857	5.06%	7	03/22/2024
	AVERAGES	\$1,593,000	5,229 SF	\$304.25	0.18 AC	\$183,904	4.85%	8	-

Capri Apartments // PRICE PER SF CHART



PRICE PER UNIT CHART // Capri Apartments



Capri Apartments // SALE COMPS



Capri Apartments

1615 W Lomita Blvd, Los Angeles, CA 90710

Listing Price:	\$2,475,000	Price/SF:	\$233.05
Property Type:	Multifamily	GRM:	11.17
NOI:	\$129,902	Cap Rate:	5.25%
Occupancy:	100%	Year Built:	1961
Number Of Units:	14	Lot Size:	0.27 Acres
Price/Unit:	\$176,786	Total SF:	10,620 SF



1114 Eubank Ave

Wilmington, CA 90744

Sale Price:	\$1,300,000	Price/SF:	\$278.73
Property Type:	Multifamily	GRM:	12.02
NOI:	\$60,904	Cap Rate:	4.68%
Year Built:	1956	COE:	01/08/2024
Number Of Units:	8	Lot Size:	0.18 Acres
Price/Unit:	\$162,500	Total SF:	4,664 SF

SALE COMPS // Capri Apartments



B 203 W Opp St
Wilmington, CA 90744

Sale Price:	\$1,815,000	Price/SF:	\$282.53
Property Type:	Multifamily	GRM:	10.67
NOI:	-	Cap Rate:	5.65%
Year Built:	1964	COE:	10/20/2023
Number Of Units:	9	Lot Size:	0.17 Acres
Price/Unit:	\$201,666	Total SF:	6,424 SF



C 25230 Belle Porte Ave
Harbor City, CA 90710

Sale Price:	\$850,000	Price/SF:	\$264.80
Property Type:	Multifamily	GRM:	-
NOI:	\$34,000	Cap Rate:	4.00%
Year Built:	1956	COE:	04/27/2022
Number Of Units:	6	Lot Size:	0.17 Acres
Price/Unit:	\$141,666	Total SF:	3,210 SF

Capri Apartments // SALE COMPS



D 25126 Belle Porte Ave
Harbor City, CA 90710

Sale Price:	\$2,650,000	Price/SF:	\$322.03
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1958	COE:	04/06/2022
Number Of Units:	12	Lot Size:	0.17 Acres
Price/Unit:	\$220,833	Total SF:	8,229 SF



E 25100 Frampton Ave
Harbor City, CA 90710

Sale Price:	\$1,350,000	Price/SF:	\$373.13
Property Type:	Multifamily	GRM:	12.86
NOI:	-	Cap Rate:	5.06%
Year Built:	1951	COE:	03/22/2024
Number Of Units:	7	Lot Size:	0.23 Acres
Price/Unit:	\$192,857	Total SF:	3,618 SF

An aerial photograph of a residential neighborhood, likely in South Bay, California. The image shows a dense collection of houses and apartment buildings. In the foreground, a large, multi-story building with a flat roof is highlighted with a red outline. The background shows a mix of greenery, palm trees, and more residential structures under a clear blue sky.

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