MULTIFAMILY INVESTMENT OPPORTUNITY IN SAN PEDRO

823 WEST 25TH STREET
SAN PEDRO, CA 90731

CBRE

EXCLUSIVELY LISTED AT $2,749,000

CBRE

OFFERING SUMMARY

10 units in a Prime San Pedro location.

A tried-and-true investment option on one of San Pedro's better-known streets. 25th is the main thoroughfare connecting downtown San Pedro to the beautiful cliffs and lookouts along Palos Verdes Dr. South.

The building has been well-maintained and rehabbed as needed (newer roof in 2024). San Pedro is a sound investment market with a vacancy factor of almost zero annually, with two of the county's largest employers nearby, the Ports of LA and Long Beach.

$2,749,000
PRICE

$288
PRICE / SQ. FOOT

$247,295
TOTAL SCHEDULED GROSS INCOME

$164,840
NET OPERATING INCOME

6.00%
CAP RATE

RENT ROLL

CURRENT RENT ROLL				
Unit #	Bedrooms	Bathrooms	Square Footage	Rental Amount
823	2	1	917	$ 2,250
825	2	1	917	$ 1,838
827-1	3	2	1,912	$ 1,659
827-2	2	1	930	$ 1,339
827-3	2	1	930	$ 1,730
827-4	3	2	1,550	$ 3,300
827-5	1	1	690	$ 1,147
827-6	1	1	690	$ 1,850
829	2	1	917	$ 2,265
831	2	1	917	$ 2,178
TOTAL				$ 19,556

PROFORMA RENT ROLL				
Unit #	Bedrooms	Bathrooms	Square Footage	Rental Amount
823	2	1	917	$ 2,650
825	2	1	917	$ 2,650
827-1	3	2	1,912	$ 3,400
827-2	2	1	930	$ 2,650
827-3	2	1	930	$ 2,650
827-4	3	2	1,550	$ 3,400
827-5	1	1	690	$ 2,100
827-6	1	1	690	$ 2,100
829	2	1	917	$ 2,650
831	2	1	917	$ 2,650
TOTAL				$ 26,900

FINANCIAL OVERVIEW

SCHEDULED

INCOME	
Scheduled Gross Income:	$ 234,672
RUBS/Admin/Pet Income:	$11,923
Laundry Income:	$ 700
Total Scheduled Gross Income:	$ 247,295
Vacancy Rate (3%):	$ 7,040
Effective Operating Income:	$ 240,255

EXPENSES	
Property Taxes (NEW):	$ 34,775
Property Insurance:	$ 9,000
Utilities & Trash:	$ 18,500
Repairs & Maintenance:	$ 7,040
Lanscaping/Pest/Other:	$ 3,600
Reserves/License/Permits:	$ 2,500

*New property tax, actual utilities, other line items are industry std.

**on-site manager's rent concession included included in rent roll amount, if applicable.

Total Expenses:	$ 75,415
Net Operating Income:	$164,840
Annual Debt Service at 5.75%:	$137,367
Net Cash Flow:	$27,473

PROFORMA

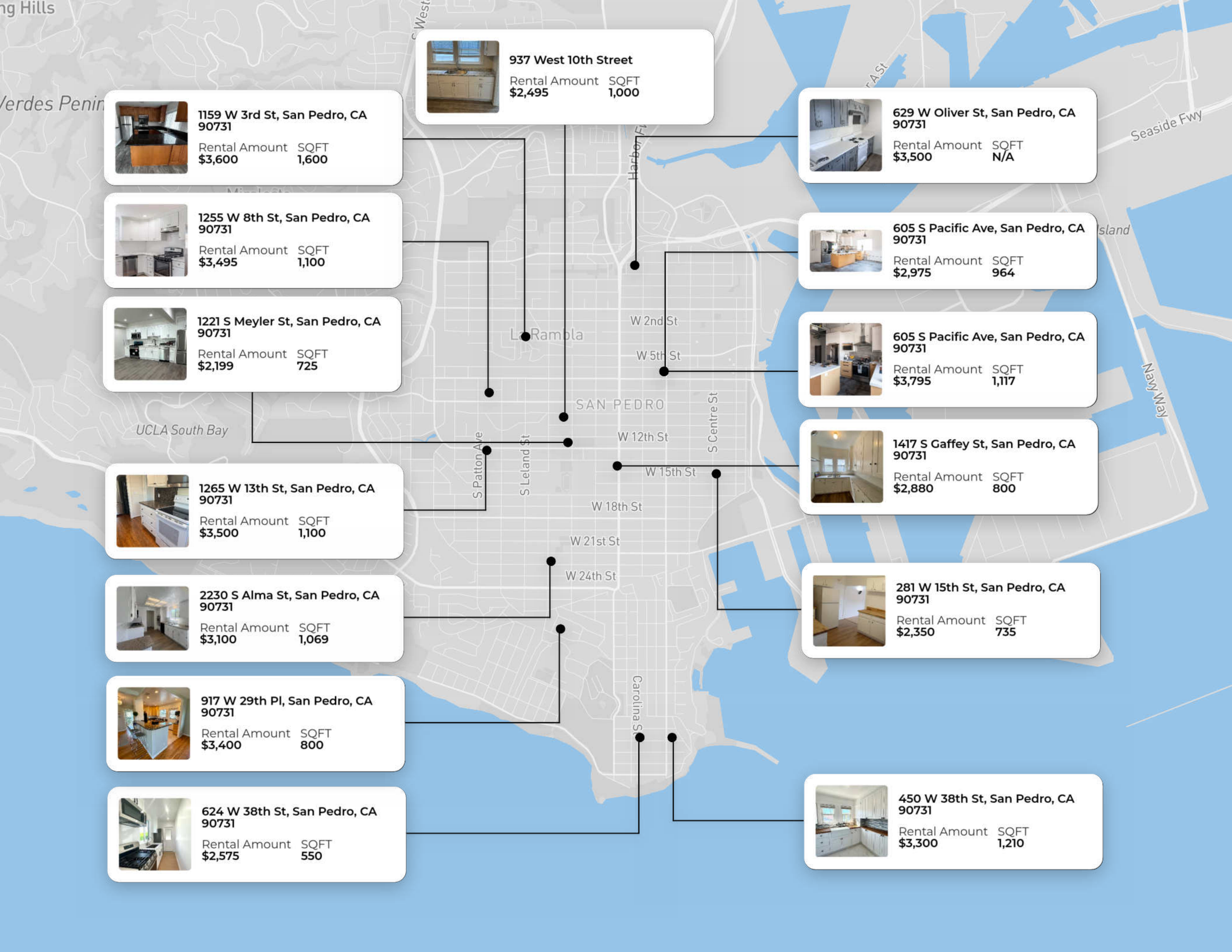
INCOME	
Scheduled Gross Income:	$ 322,800
RUBS/Admin/Pet Income:	$11,923
Laundry Income:	$ 700
Total Scheduled Gross Income:	$ 335,423
Vacancy Rate (3%):	$ 9,684
Effective Operating Income:	$ 325,739

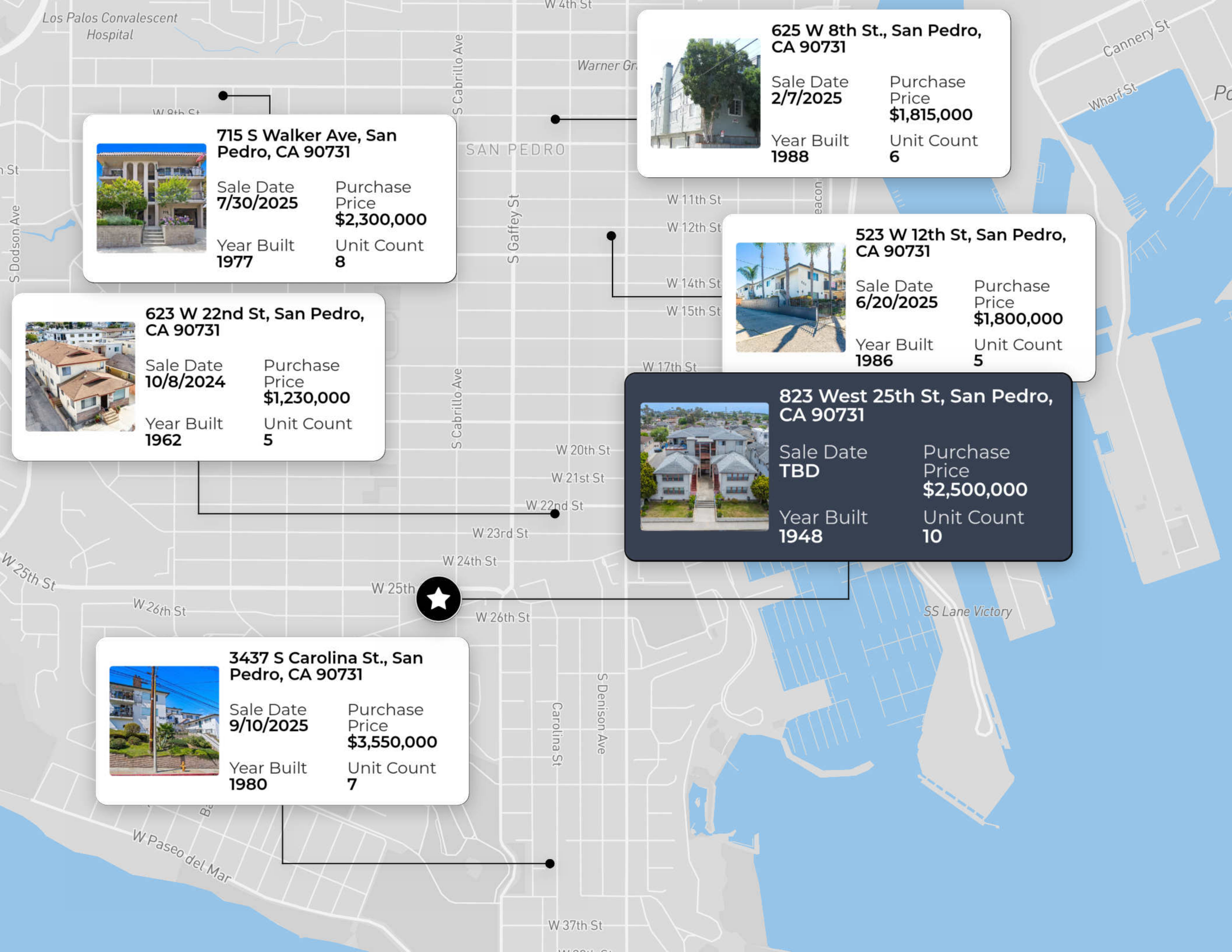
EXPENSES	
Property Taxes (NEW):	$ 34,775
Property Insurance:	$ 9,000
Utilities & Trash:	$ 18,500
Repairs & Maintenance:	$ 13,030
Lanscaping/Pest/Other:	$ 3,600
Reserves/License/Permits:	$ 2,500

*New property tax, actual utilities, other line items are industry std.

**on-site manager's rent concession included included in rent roll amount, if applicable.

Total Expenses:	$ 81,404
Net Operating Income:	$244,335
Annual Debt Service at 5.75%:	$137,367
Net Cash Flow:	$106,968


937 West 10th Street
Rental Amount $2,495 SQFT 1,000
1159 W 3rd St, San Pedro, CA 90731
Rental Amount $3,600 SQFT 1,600
1255 W 8th St, San Pedro, CA 90731
Rental Amount $3,495 SQFT 1,100
1221 S Meyler St, San Pedro, CA 90731
Rental Amount $2,199 SQFT 725
1265 W 13th St, San Pedro, CA 90731
Rental Amount $3,500 SQFT 1,100
2230 S Alma St, San Pedro, CA 90731
Rental Amount $3,100 SQFT 1,069
917 W 29th Pl, San Pedro, CA 90731
Rental Amount $3,400 SQFT 800
624 W 38th St, San Pedro, CA 90731
Rental Amount $2,575 SQFT 550
629 W Oliver St, San Pedro, CA 90731
Rental Amount $3,500 SQFT N/A
605 S Pacific Ave, San Pedro, CA 90731
Rental Amount $2,975 SQFT 964
605 S Pacific Ave, San Pedro, CA 90731
Rental Amount $3,795 SQFT 1,117
1417 S Gaffey St, San Pedro, CA 90731
Rental Amount $2,880 SQFT 800
281 W 15th St, San Pedro, CA 90731
Rental Amount $2,350 SQFT 735
450 W 38th St, San Pedro, CA 90731
Rental Amount $3,300 SQFT 1,210
SAN PEDRO
La Rambla
UCLA South Bay
W 2nd St
W 5th St
W 12th St
W 15th St
W 18th St
W 21st St
W 24th St
S Patton Ave
S Leland St
S Centre St
Carolina St
Seaside Fwy
Navy Way



625 W 8th St., San Pedro, CA 90731
Sale Date
2/7/2025
Purchase Price
$1,815,000
Year Built
1988
Unit Count
6
715 S Walker Ave, San Pedro, CA 90731
Sale Date
7/30/2025
Purchase Price
$2,300,000
Year Built
1977
Unit Count
8
523 W 12th St, San Pedro, CA 90731
Sale Date
6/20/2025
Purchase Price
$1,800,000
Year Built
1986
Unit Count
5
623 W 22nd St, San Pedro, CA 90731
Sale Date
10/8/2024
Purchase Price
$1,230,000
Year Built
1962
Unit Count
5
823 West 25th St, San Pedro, CA 90731
Sale Date
TBD
Purchase Price
$2,500,000
Year Built
1948
Unit Count
10
3437 S Carolina St., San Pedro, CA 90731
Sale Date
9/10/2025
Purchase Price
$3,550,000
Year Built
1980
Unit Count
7
Los Palos Convalescent Hospital
W 4th St
SAN PEDRO
S Cabrillo Ave
S Gaffey St
S Dodson Ave
Cannery St
Wharf St
W 11th St
W 12th St
W 14th St
W 15th St
W 17th St
W 20th St
W 21st St
W 22nd St
W 23rd St
W 24th St
W 25th St
W 26th St
SS Lane Victory
Carolina St
S Denison Ave
W Paseo del Mar
W 37th St

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