

25220-25226 Bigelow Rd

Torrance, CA 90505



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SECTION 1

Investment Overview

PROPERTY SUMMARY

REGIONAL MAP

LOCAL MAP

Marcus & Millichap

PROPERTY SUMMARY // 25220-25226 Bigelow Rd

PROPERTY DESCRIPTION

The Weir Group is pleased to present our newest exclusive listing in the highly sought-after community of Waleria in South Torrance. This trophy property is on the market for the first time in 40 years and is a rare opportunity to own real estate in a highly desirable location with a low supply of multifamily housing. Located on the border of Rolling Hills Estates, it is within minutes of schools, Whole Foods, Trader Joe's, Home Depot, Costco, and the exclusive Rolling Hills Country Club.

This unique property is comprised of two separate fourplexes on two separate APNs. Each building has two 2-bedroom units and two 1-bedroom units, making it an ideal unit mix that will always stay full! The property has been meticulously cared for and has a "pride of ownership" feel to it. There is a 1:1 parking ratio with plenty of street parking for tenants. This is a rare opportunity to own an exceptional investment property that will generate strong returns into the future!

DO NOT DISTURB TENANTS. DRIVE BY ONLY.

PROPERTY HIGHLIGHTS

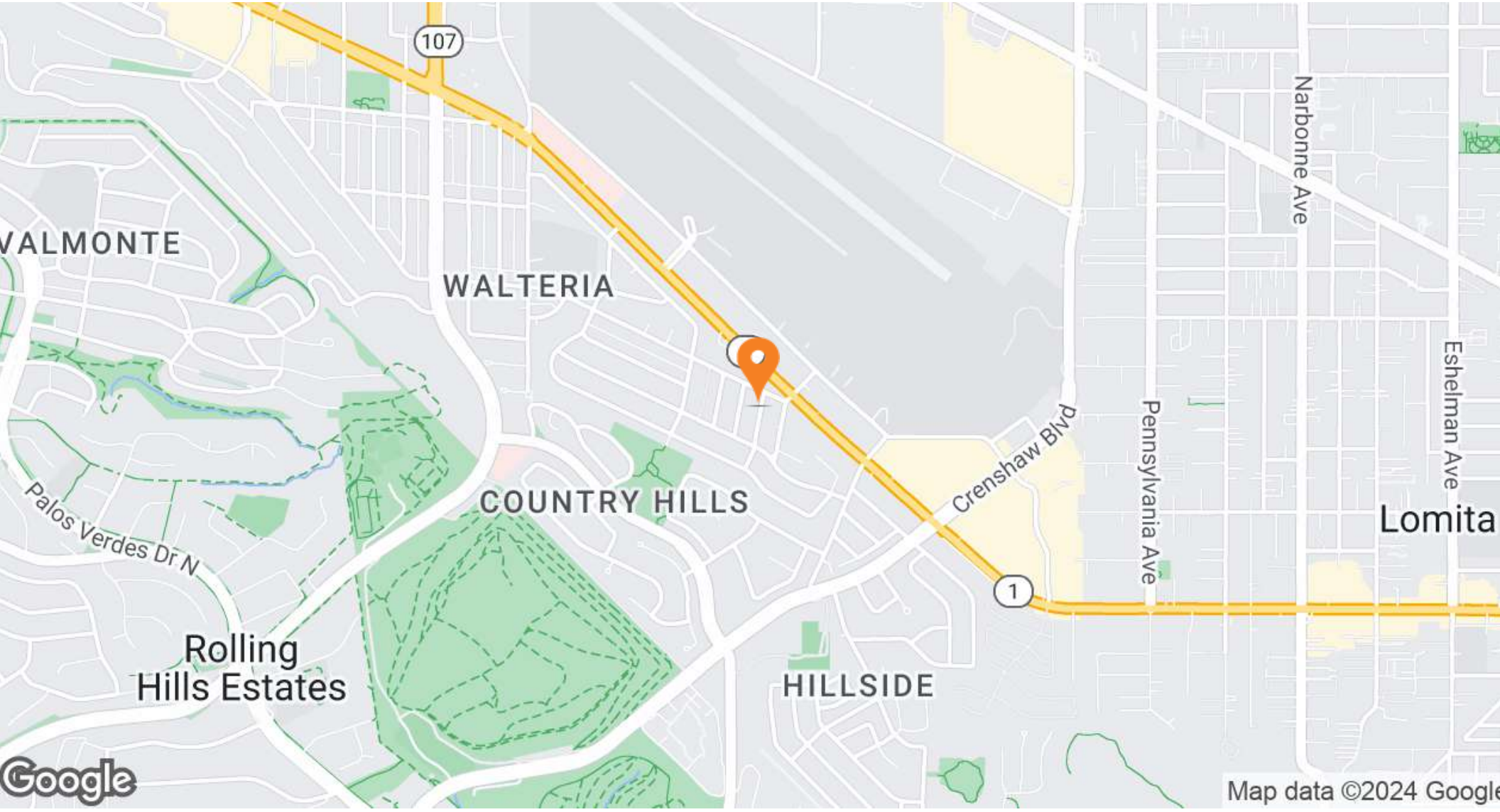
- Near Rolling Hills Country Club, Whole Foods, & PCH
- Highly Sought After Torrance Location (Waleria)
- Located in the Highly-Rated Torrance School District
- Pride of Ownership Trophy Asset
- Rarely Traded Submarket
- On the Market for the First Time in Over 40 Years
- Can Qualify For Residential or Commercial Financing**



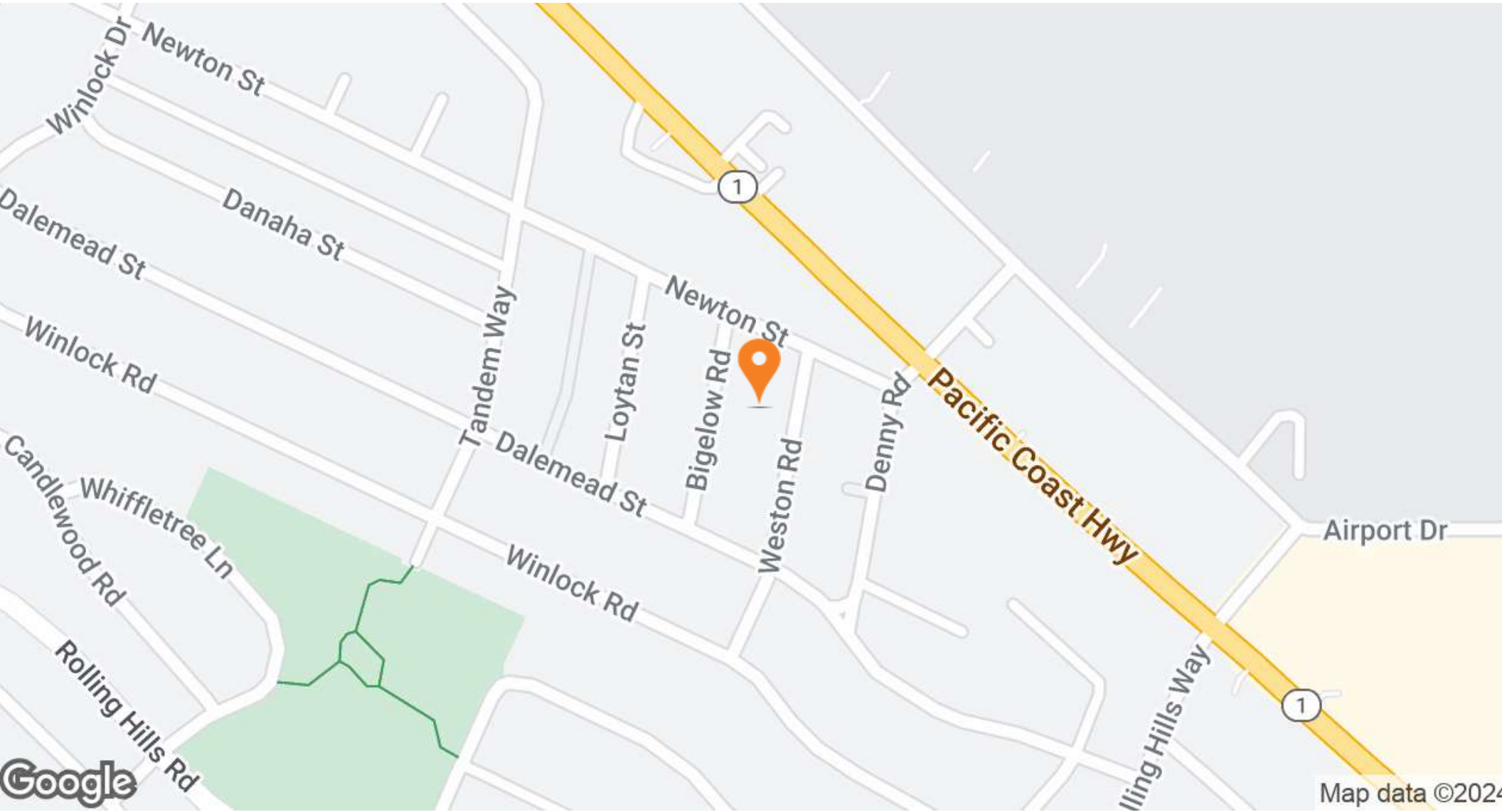
OFFERING SUMMARY

Listing Price:	\$3,600,000
NOI:	\$137,328
Cap Rate:	3.81%
GRM:	17.57
Total Return:	3.81%
Price/Unit:	\$450,000
Price/SF:	\$636.94
Rent/SF:	\$36.26

25220-25226 Bigelow Rd // REGIONAL MAP



LOCAL MAP // 25220-25226 Bigelow Rd











OPERATING INSTRUCTIONS

WASHER

- 1 Add detergent (See diagram)
- 2 Load Laundry (See diagram)
- 3 Choose Cycle (See diagram)
- 4 Set Water Temperature (See diagram)
- 5 Make Payment (See diagram)

DRYER

- 1 Clean Lint Filter (See diagram)
- 2 Load Laundry (See diagram)
- 3 Choose Cycle (See diagram)
- 4 Set Fabric Selector (See diagram)
- 5 Make Payment (See diagram)
- 6 Press START (See diagram)

WASHING OR DRYING OF BEDDING MATERIAL NOT RECOMMENDED FOR PROMPT SERVICE PROVIDE THE MACHINE NUMBER

AWWS (800) 247-1100
ALL VALLEY WASH & DRY, INC.
SERVING ALL OF CALIFORNIA

AWWS ASSUMES NO RESPONSIBILITY FOR RESULTS TO ANY AND ALL ITEMS WASHED BY THE WASHERS, SPECIFIC TO LAUNDRY EQUIPMENT. WE RESERVE THE RIGHT TO CHANGE OPERATING PROCEDURES WITHOUT NOTICE. ALL UNPAID ACCOUNTS TO BE PAID TO THE NEXT BUSINESS DAY.

QUANTUM TOP LOAD WASH OPTIONS

HEAVY SOIL PREMIUM WASH
Use for the most difficult stains. Washes with extra detergent. Compatible with fabric softener.

MEDIUM SOIL NORMAL WASH
Use for normal soiling. Washes with extra detergent. Compatible with fabric softener.

SMALL LOAD
Use for small loads. Washes with extra detergent. Compatible with fabric softener.

AWWS (800) 247-1100

PLEASE DO NOT LEAVE
TOP OF THE WASHER OR
DRYER FOR THE NEXT PERSON.

THE DRYER FILTER MUST BE
CLEANED AFTER EACH USE.

YOUR COOPERATION IS
GREATLY APPRECIATED.

THANK YOU.

ATTENTION RESIDENTS
Important Laundry News!

We have avoided raising the laundry prices for as long as possible.

Due to the increase in operating costs, utility costs and maintenance expenses, we are adjusting the washing prices on the Washers and Dryers.

The machine will allow us to maintain a high level of service and should keep the price at or slightly below market level.

Thank you for your understanding and consideration.

AWWS
ALL VALLEY WASH & DRY, INC.









SECTION 2

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

FINANCIAL DETAILS // 25220-25226 Bigelow Rd

As of April, 2024

Unit	Unit Type	Square Feet	Current Rent	Current Rent / SF	Potential Rent	Potential Rent / SF
01	2 Bedroom 1 Bathroom		\$2,265		\$2,950	
02	2 Bedroom 1 Bathroom		\$2,262		\$2,950	
03	2 Bedroom 1 Bathroom		\$2,201		\$2,950	
04	2 Bedroom 1 Bathroom		\$2,150		\$2,950	
05	1 Bedroom 1 Bathroom		\$2,075		\$2,350	
06	1 Bedroom 1 Bathroom		\$2,075		\$2,350	
07	1 Bedroom 1 Bathroom		\$2,025		\$2,350	
08	1 Bedroom 1 Bathroom		\$2,025		\$2,350	
Total		Square Feet: 5,652	\$17,078	\$3.02	\$21,200	\$3.75

25220-25226 Bigelow Rd // FINANCIAL DETAILS

INCOME	Current		Year 1		Notes	Per Unit	Per SqFt
Gross Potential Rent	\$254,400		\$254,400			\$31,800	\$45.01
Loss to Lease	(\$49,464)					\$0	\$0.00
Gross Scheduled Rent	\$204,936		\$254,400			\$31,800	\$45.01
Other Income	\$1,200		\$1,200			\$150	\$0.21
Effective Gross Income	\$206,136		\$255,600			\$31,950	\$45.22
EXPENSES	Current		Year 1		Notes	Per Unit	Per SqFt
Real Estate Taxes	\$39,960		\$39,960		[1.11%]	\$4,995	\$7.07
Insurance	\$4,549		\$4,549			\$569	\$0.80
Utilities	\$5,592		\$5,592			\$699	\$0.99
Repairs & Maintenance	\$3,200		\$3,200			\$400	\$0.57
Trash	\$3,400		\$3,400			\$425	\$0.60
Pest Control	\$600		\$600			\$75	\$0.11
Landscaping	\$1,200		\$1,200			\$150	\$0.21
Management Fee	\$10,307	5.00%	\$12,780	5.00%		\$1,598	\$2.26
Total Expenses	\$68,808		\$71,281			\$8,910	\$12.61
Expenses as % of EGI	33.38%		27.89%				
Net Operating Income	\$137,328		\$184,319			\$23,040	\$32.61

FINANCIAL DETAILS // 25220-25226 Bigelow Rd

SUMMARY

Price	\$3,600,000	
Down Payment	\$3,600,000	100%
Number of Units	8	
Price Per Unit	\$450,000	
Price Per SqFt	\$636.94	
Gross SqFt	5,652 SF	
Lot Size	0.28 Acres	
Year Built	1966	

RETURNS	Current	Year 1
Cap Rate	3.81%	5.12%
GRM	17.57	14.15
Cash on Cash	3.81%	5.12%

FINANCING	1st Loan
Loan Amount	-
Loan Type	All Cash
Interest Rate	-

Loan information subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
4	2 Bedroom 1 Bathroom		\$2,220	\$2,950
4	1 Bedroom 1 Bathroom		\$2,050	\$2,350

OPERATING DATA

INCOME	Current		Year 1	
Gross Scheduled Rent	\$204,936		\$254,400	
Other Income	\$1,200		\$1,200	
Effective Gross Income	\$206,136		\$255,600	
Less: Expenses	(\$68,808)	33.6%	(\$71,281)	28.0%
Net Operating Income	\$137,328		\$184,319	
Cash Flow	\$137,328	3.81%	\$184,319	5.12%
TOTAL RETURN	\$137,328	3.81%	\$184,319	5.12%

EXPENSES	Current	Year 1
Real Estate Taxes	\$39,960	\$39,960
Insurance	\$4,549	\$4,549
Utilities	\$5,592	\$5,592
Repairs & Maintenance	\$3,200	\$3,200
Trash	\$3,400	\$3,400
Pest Control	\$600	\$600
Landscaping	\$1,200	\$1,200
Management Fee	\$10,307	\$12,780
Total Expenses	\$68,808	\$71,281
Expenses Per Unit	\$8,601	\$8,910
Expenses Per SqFt	\$12.17	\$12.61

SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER SF CHART

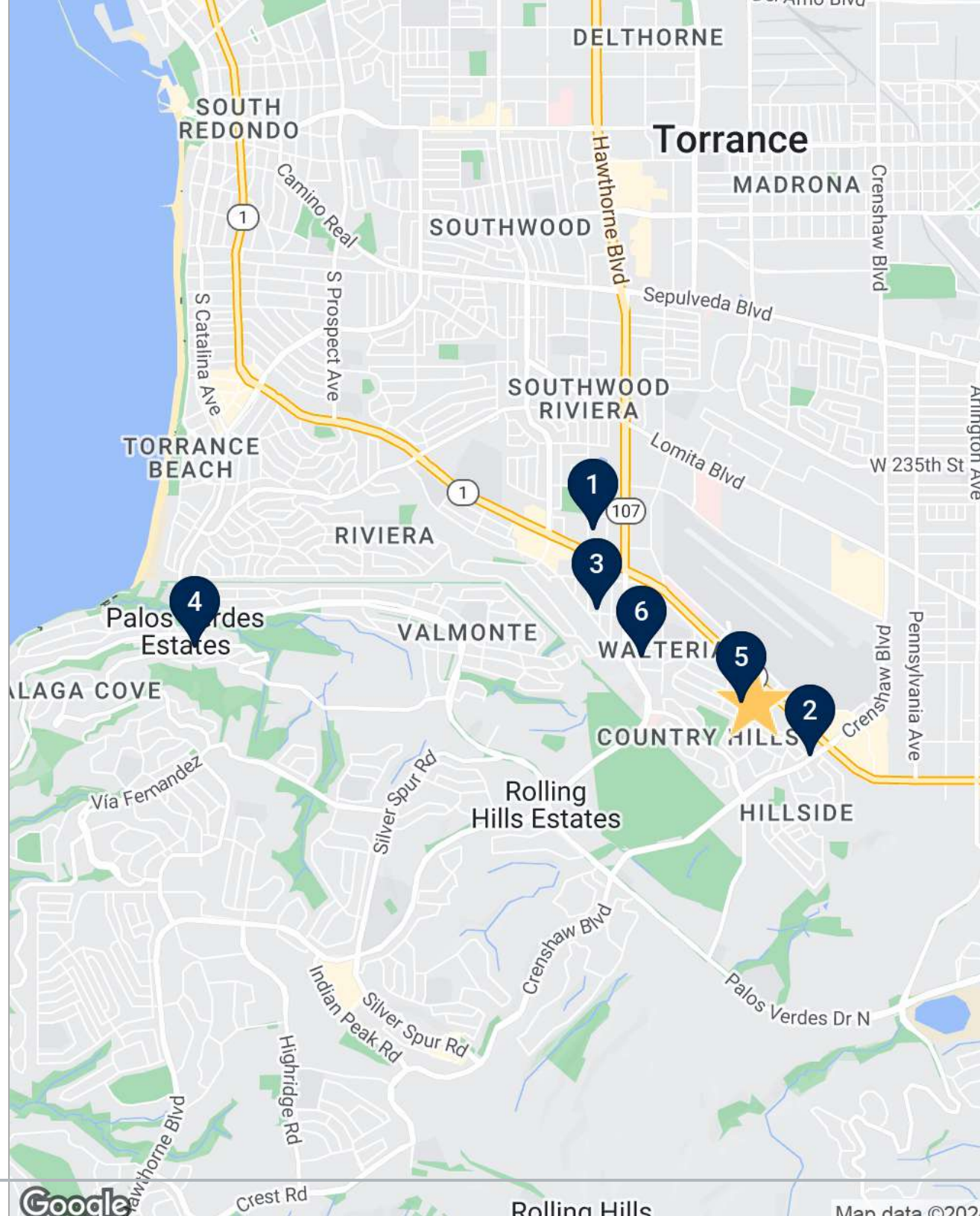
PRICE PER UNIT CHART

SALE COMPS






ADD_A_SUBHEADING_(7).PDF

SALE COMPS MAP

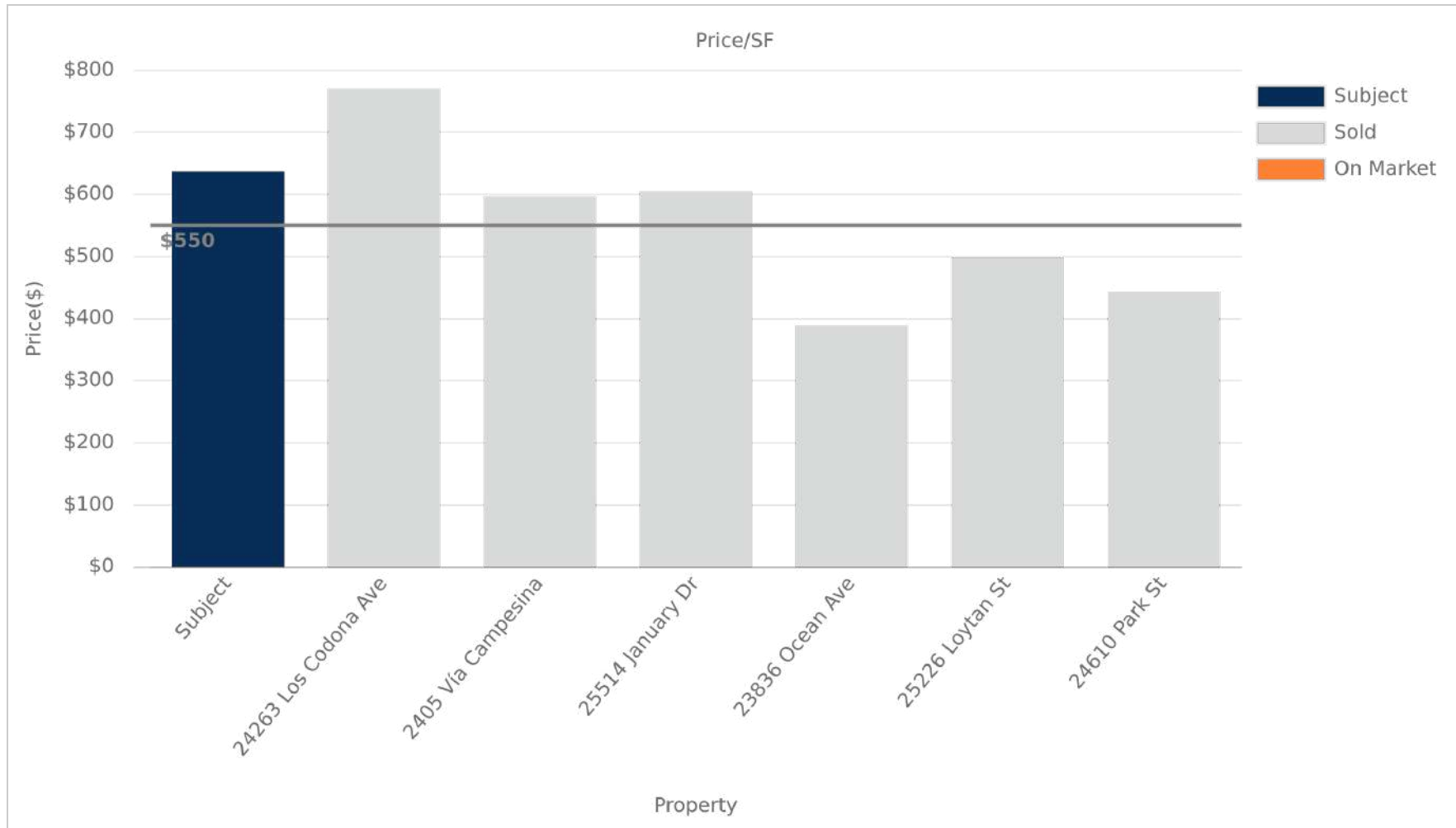
- ★ 25220-25226 Bigelow Rd
- 1 23836 Ocean Ave
- 2 25514 January Dr
- 3 24263 Los Codona Ave
- 4 2405 Via Campesina
- 5 25226 Loytan St
- 6 24610 Park St



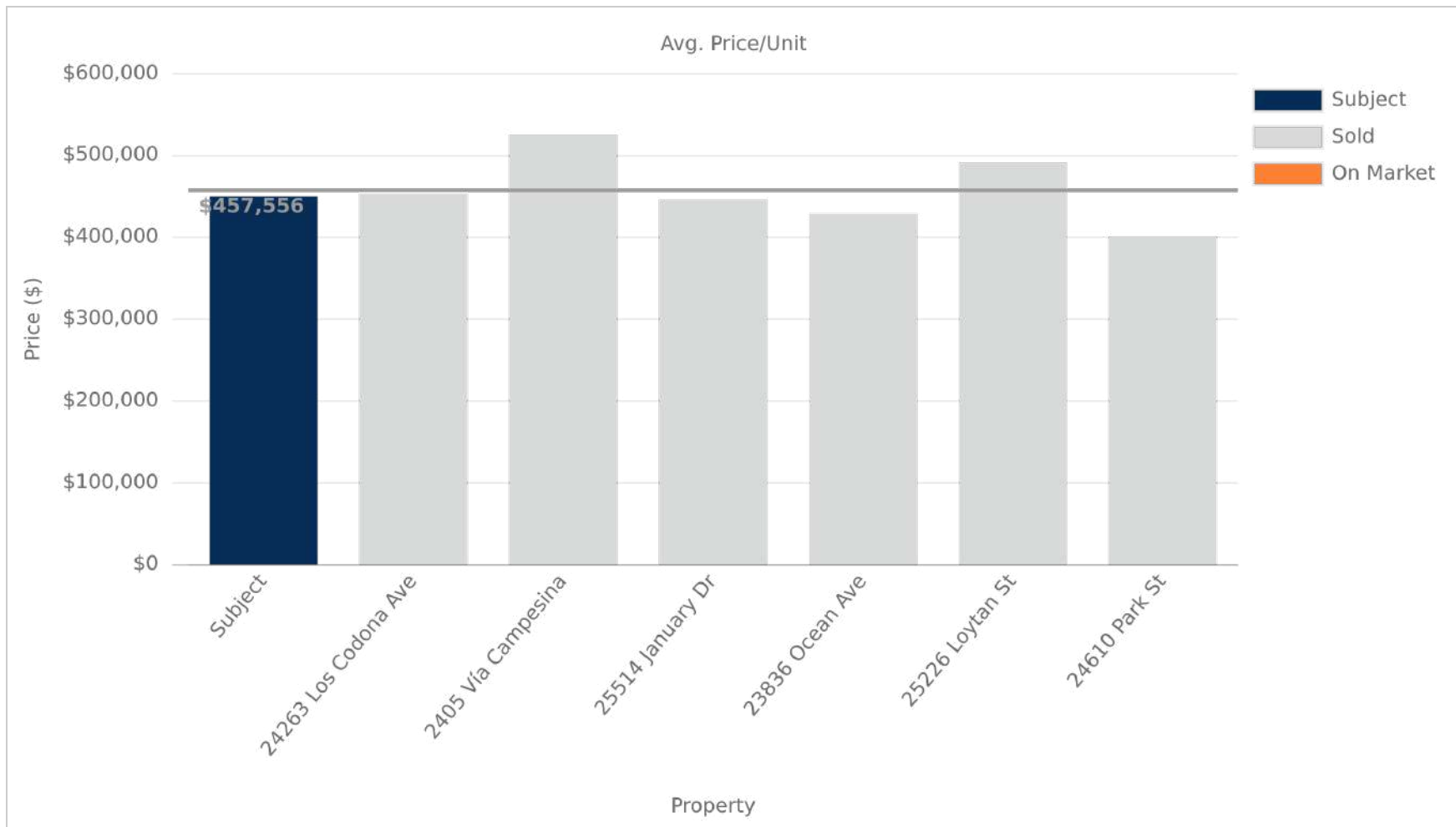
25220-25226 Bigelow Rd // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	25220-25226 Bigelow Rd Torrance, CA 90505	\$3,600,000	5,652 SF	\$636.94	0.28 AC	\$450,000	3.81%	8	-
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	23836 Ocean Ave Torrance, CA 90505	\$1,715,000	4,410 SF	\$388.89	0.14 AC	\$428,750	2.54%	4	11/29/2022
	25514 January Dr Torrance, CA 90505	\$1,785,000	2,950 SF	\$605.08	0.15 AC	\$446,250	3.79%	4	09/10/2021
	24263 Los Codona Ave Torrance, CA 90505	\$1,360,000	1,766 SF	\$770.10	0.18 AC	\$453,333	-	3	06/17/2021
	2405 Via Campesina Palos Verdes Estates, CA 90274	\$4,200,000	7,042 SF	\$596.42	0.14 AC	\$525,000	-	8	08/05/2021
	25226 Loytan St Torrance, CA 90505	\$2,455,000	4,926 SF	\$498.38	0.14 AC	\$491,000	-	5	02/24/2023
	24610 Park St Torrance, CA 90505	\$2,005,000	4,520 SF	\$443.58	0.18 AC	\$401,000	-	5	03/08/2024
	AVERAGES	\$2,253,333	4,269 SF	\$550.41	0.16 AC	\$457,555	3.17%	5	-

PRICE PER SF CHART // 25220-25226 Bigelow Rd



25220-25226 Bigelow Rd // PRICE PER UNIT CHART



SALE COMPS // 25220-25226 Bigelow Rd



★ **25220-25226 Bigelow Rd**
Torrance, CA 90505

Listing Price:	\$3,600,000	Price/SF:	\$636.94
Property Type:	Multifamily	GRM:	17.57
NOI:	\$137,328	Cap Rate:	3.81%
Occupancy:	100%	Year Built:	1966
Number Of Units:	8	Lot Size:	0.28 Acres
Price/Unit:	\$450,000	Total SF:	5,652 SF

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed/1 Bath	4	50.0	707	\$2,050	\$2.90
2 Bed/1 Bath	4	50.0	707	\$2,220	\$3.14
TOTAL/AVG	8	100%	707	\$2,135	\$3.02



1 **23836 Ocean Ave**
Torrance, CA 90505

Sale Price:	\$1,715,000	Price/SF:	\$388.89
Property Type:	Multifamily	GRM:	-
NOI:	\$43,496	Cap Rate:	2.54%
Year Built:	1964	COE:	11/29/2022
Number Of Units:	4	Lot Size:	0.14 Acres
Price/Unit:	\$428,750	Total SF:	4,410 SF

25220-25226 Bigelow Rd // SALE COMPS



2 25514 January Dr
Torrance, CA 90505

Sale Price:	\$1,785,000	Price/SF:	\$605.08
Property Type:	Multifamily	GRM:	18.72
NOI:	\$67,608	Cap Rate:	3.79%
Year Built:	1953	COE:	09/10/2021
Number Of Units:	4	Lot Size:	0.15 Acres
Price/Unit:	\$446,250	Total SF:	2,950 SF



3 24263 Los Codona Ave
Torrance, CA 90505

Sale Price:	\$1,360,000	Price/SF:	\$770.10
Property Type:	Multifamily	GRM:	-
NOI:	\$64,860	Cap Rate:	-
Year Built:	1937	COE:	06/17/2021
Number Of Units:	3	Lot Size:	0.18 Acres
Price/Unit:	\$453,333	Total SF:	1,766 SF

SALE COMPS // 25220-25226 Bigelow Rd



4 2405 Via Campesina
Palos Verdes Estates, CA 90274

Sale Price:	\$4,200,000	Price/SF:	\$596.42
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1955	COE:	08/05/2021
Number Of Units:	8	Lot Size:	0.14 Acres
Price/Unit:	\$525,000	Total SF:	7,042 SF



5 25226 Loytan St
Torrance, CA 90505

Sale Price:	\$2,455,000	Price/SF:	\$498.38
Property Type:	Multifamily	GRM:	17
NOI:	\$111,143	Cap Rate:	-
Year Built:	1957	COE:	02/24/2023
Number Of Units:	5	Lot Size:	0.14 Acres
Price/Unit:	\$491,000	Total SF:	4,926 SF



6 24610 Park St
Torrance, CA 90505

Sale Price:	\$2,005,000	Price/SF:	\$443.58
Property Type:	Multifamily	GRM:	-
NOI:	\$73,364	Cap Rate:	-
Year Built:	1964	COE:	03/08/2024
Number Of Units:	5	Lot Size:	0.18 Acres
Price/Unit:	\$401,000	Total SF:	4,520 SF



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