

OFFERING MEMORANDUM



Non-Rent Control-Fully Renovated-4.76% Cap Rate

1556 W. 227TH STREET
TORRANCE, CA 90501



AGGREGATE INVESTMENT
PARTNERS

AGGREGATEIP.COM

CONFIDENTIALITY AGREEMENT

1556 W. 227TH STREET
TORRANCE, CA 90501

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SECTION 1

1556 W. 227TH STREET, TORRANCE, CA 90501



OFFERING MEMORANDUM

EXECUTIVE SUMMARY

ADDRESS

1556 W. 227TH STREET
TORRANCE, CA 90501

APN

7347-015-045

UNITS

6

GROSS SF

4,241 SF

LOT SF

7,198 SF

YEAR BUILT

1986



EXECUTIVE SUMMARY





THE OPPORTUNITY

1556 W. 227TH STREET, TORRANCE, CA 90501



Fully renovated property with upgraded electric, flooring, counter-tops, bathrooms, and paint



On-site laundry room-Machines owned by current owner



Office space with possibility to convert into a storage space for additional income



Quartz counter-tops, new luxury vinyl tile , and ceiling fans



New appliances and back splashes



Some of the windows have been replaced



Fully occupied investment with new leases. All tenants are well qualified meeting strong tenant criteria.

PROPERTY PHOTOS

1556 W. 227TH STREET, TORRANCE, CA 90501



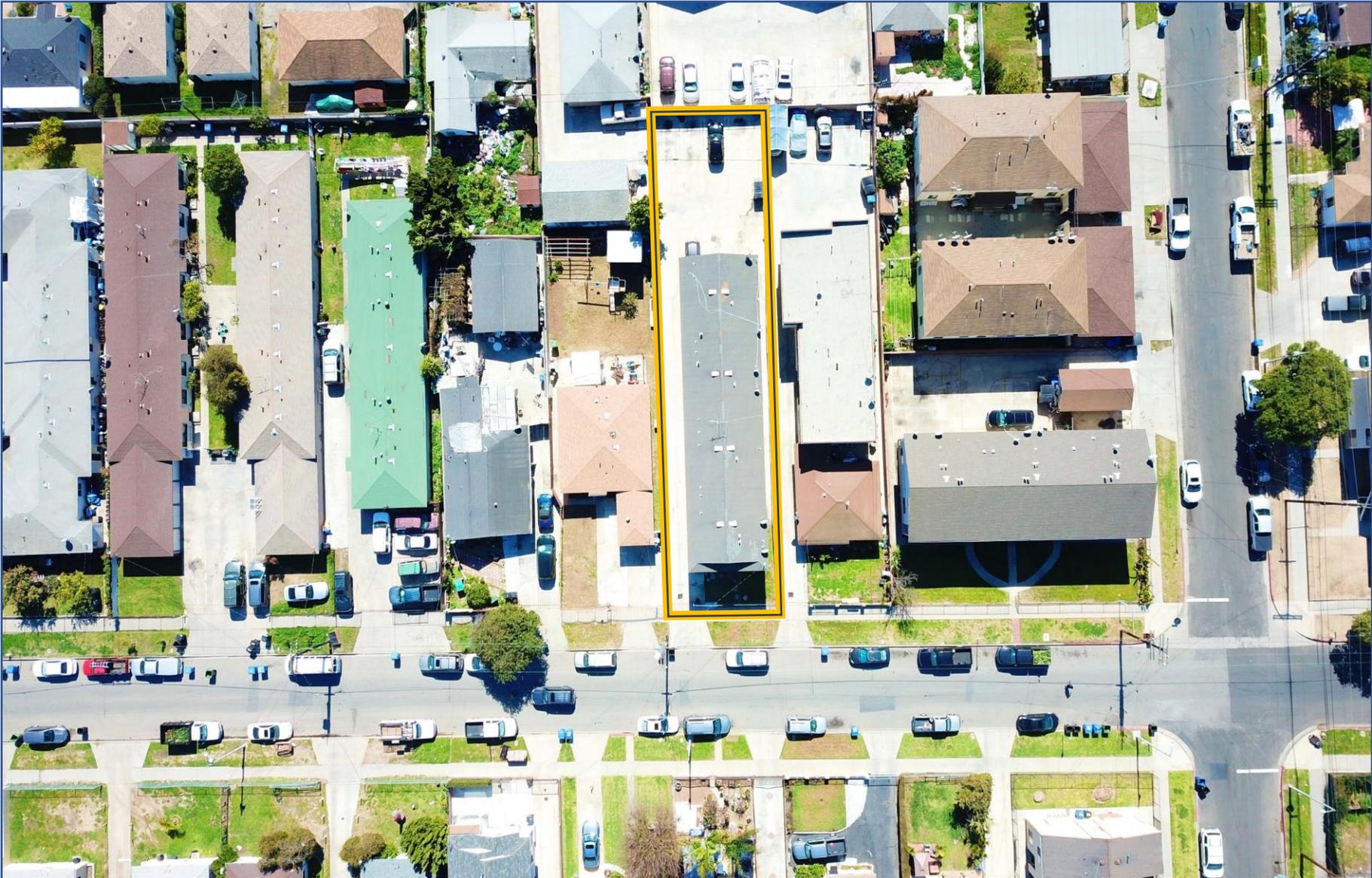
OFFERING MEMORANDUM



AERIAL VIEW

1556 W. 227TH STREET, TORRANCE, CA 90501

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LOCATION MAP

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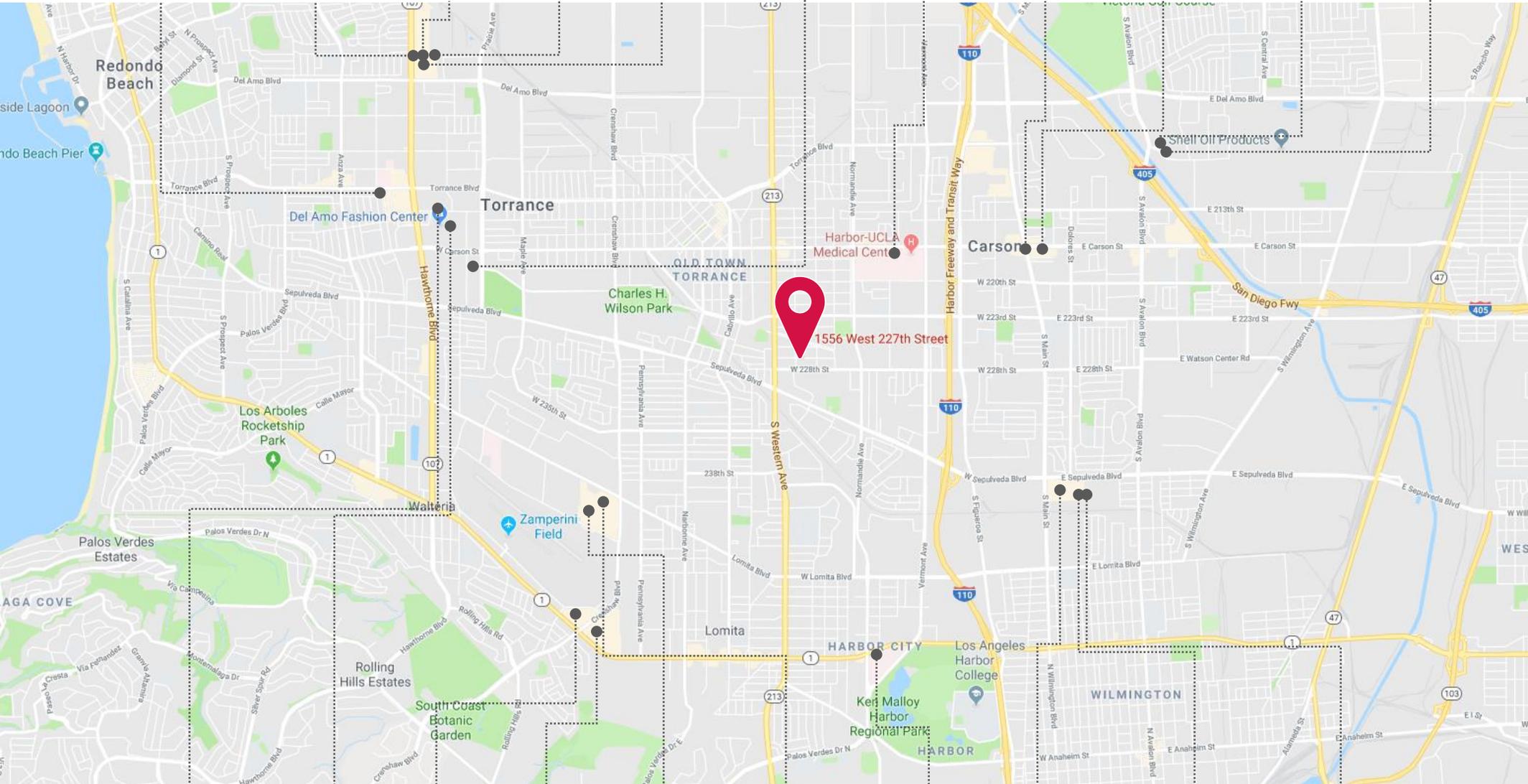
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TRADER JOE'S



Marshalls Walmart



NORDSTROM



TRADER JOE'S



STAPLES



SECTION 2

1556 W. 227TH STREET, TORRANCE, CA 90501



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FINANCIAL ANALYSIS

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Price		\$1,715,000
Price/Unit		\$285,833
Price/SF		\$404.39
GRM	14.73	14.73
Cap	4.76%	4.93%
	<i>Current Rents</i>	<i>Market Rents</i>

Down	50%	\$857,500
Loan	50%	\$857,500
Ammort Years		30
Interest Rate		4.30%
Payments		(\$4,244)

Units	6
Year Built	1986
Gross SF	4,241
Lot SF	7,198
APN:	7347-015-045

MONTHLY RENT SCHEDULE

# of Units	Type	Current	Current Total	Market	Total
4	1 Bed / 1 Bath	\$1,500.00	\$6,000.00	\$1,500.00	\$6,000.00
1	2 Bed / 2 Bath	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00
1	2 Bed / 1 Bath	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00
6			\$9,700.00		\$9,700.00

ANNUALIZED INCOME

		Current	Market
Gross Potential Rent		\$116,400	\$116,400
Less Vacancy	2%	(\$2,328)	(\$2,328)
Storage Income	Estimated	\$0	\$3,000
Laundry Income	Estimated	\$1,090	\$1,090
Effective Gross Income		\$115,162	\$118,162

EXPENSES

	Assumption	Current	Market
Real Estate Taxes	1.196046%	\$20,512.19	\$20,512.19
Insurance	2019 Actual	\$1,750.00	\$1,750.00
Utilities	\$900 per Unit	\$5,400.00	\$5,400.00
Rubbish	\$250 per Unit	\$3,000.00	\$3,000.00
Repairs & Maintenance	2% of EGI	\$2,300.00	\$2,300.00
Landscaping	\$50 per Month	\$600.00	\$600.00
Total Expenses		\$33,562.19	\$33,562.19
Expenses/Unit		\$5,593.70	\$5,593.70
Expenses/SF		\$7.91	\$7.91
% of EGI		29.14%	28.40%

NOI		\$81,599.81	\$84,599.81
Less Debt		(\$50,922.27)	(\$50,922.27)
Cashflow		\$30,677.54	\$33,677.54
Cash on Cash		3.58%	3.93%
DSCR		1.60	1.66

RENT ROLL

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Unit	Type	Rent	Status
1	2 Bed / 1 Bath	\$1,800	Occupied
2	2 Bed / 2 Bath	\$1,900	Occupied
3	1 Bed / 1 Bath	\$1,500	Occupied
4	1 Bed / 1 Bath	\$1,500	Occupied
5	1 Bed / 1 Bath	\$1,500	Occupied
6	1 Bed / 1 Bath	\$1,500	Occupied

SECTION 4

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LOCATION



TORRANCE, CA

Torrance is a city in the South Bay (southwestern) region of Los Angeles County, California, United States. Torrance has 1.5 miles (2.4 km) of beaches on the Pacific Ocean. Torrance has a moderate year-round climate with warm temperatures, sea breezes, low humidity and an average rainfall of 12.55 inches per year.

Since its incorporation in 1921, Torrance has grown rapidly. Its estimated 2013 population was 147,478. This residential and light high-tech industries city has 90,000 street trees and 30 city parks. Known for its low crime rates, the city consistently ranks among the safest cities in Los Angeles County. Torrance is the birthplace of the American Youth Soccer Organization (AYSO). In addition, the city of Torrance has the second-highest percentage of Japanese demographic in California (8.9%).

LOCATION

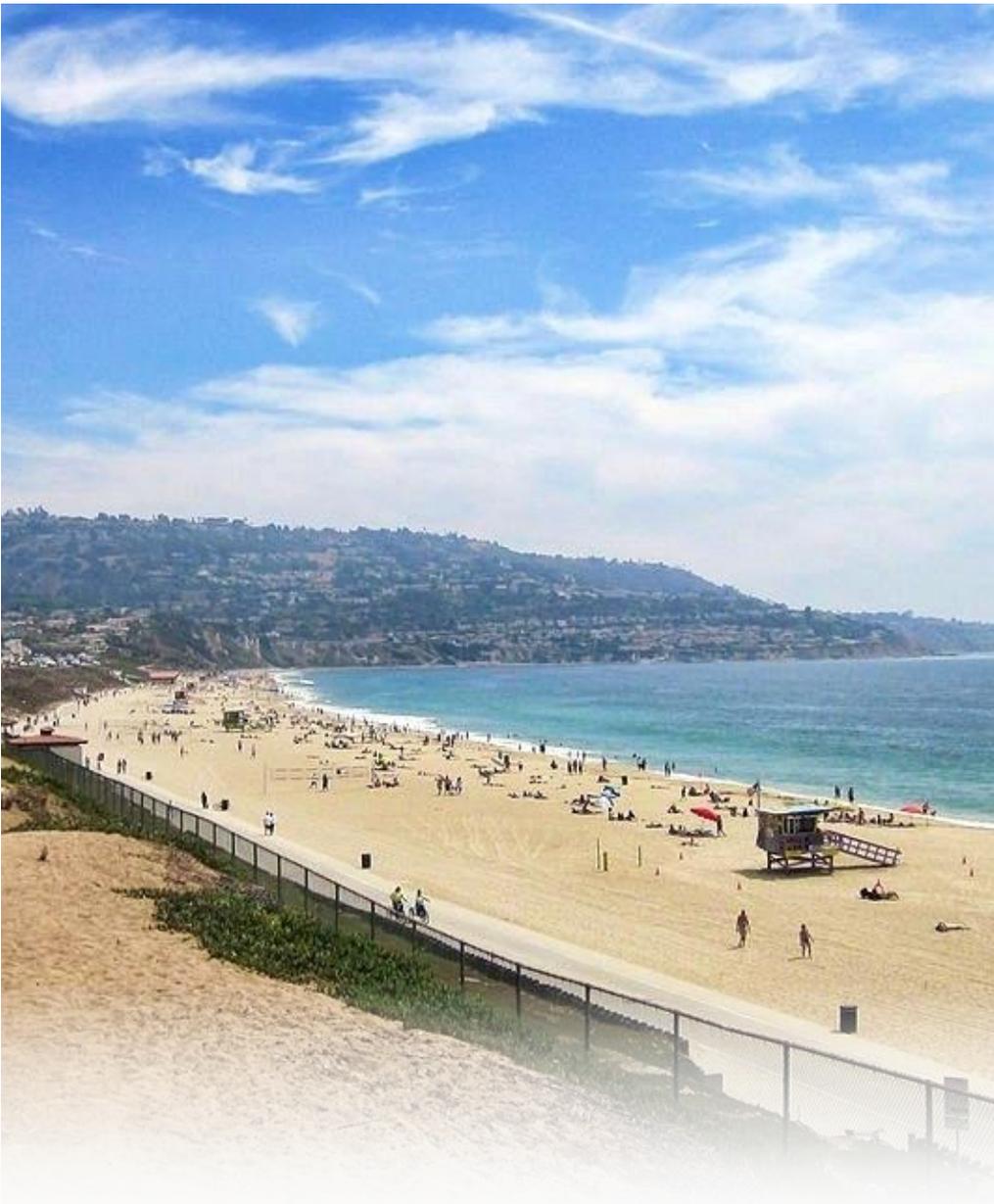
Torrance is a coastal community in southwestern Los Angeles County sharing the climate and geographical features common to the Greater Los Angeles area. Its boundaries are: Redondo Beach Boulevard and the cities of Lawndale and Gardena to the north; Western Avenue and the Harbor Gateway neighborhood of Los Angeles to the east; the Palos Verdes Hills with the cities of Lomita, Rolling Hills Estates and Palos Verdes Estates on the south; and the Pacific Ocean and city of Redondo Beach to the west. It is about 20 miles (32 km) southwest of Downtown Los Angeles.

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TRANSPORTATION

Highways and freeways in the region include I-110, I-405, SR 91, SR 107, and SR 1. The city is served by Torrance Transit, LACMTA Metro bus, and LADOT services. Zamperini Field (IATA: TOA ICAO: KTOA) is a general aviation airport. Commercial airlines service is within 15 minutes at Los Angeles International Airport and Long Beach Airport. Rail transport includes the which carries Union Pacific and BNSF along the Harbor Subdivision line.

INDUSTRIES

Torrance is home to the U.S. headquarters of Japanese automaker American Honda Motor Company. Robinson Helicopters are designed and built in Torrance as are Honeywell's Garrett turbochargers, used on automobile engines worldwide. Alcoa Fastening Systems is headquartered in Torrance, producing aerospace fasteners. Pacific Sales, Pelican Products, Verengo Solar, and Rapiscan Systems are among the other companies based in Torrance.

No.	Employer	Number of employees
1	American Honda Motor Co Inc.	4,001
2	Torrance Memorial Medical Ctr	3,001
3	Honda R&D Americas	2,000
4	Allied Signal Aerospace	1,200
5	Robinson Helicopter Co	1,200
6	Arconic	1,100
7	Conesvs Inc.	800
8	Exxon Mobil	800
9	J-Tech	800
10	Younger Optics	775

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Non-rent control 6 Units in Torrance

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COMMERCIAL™

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