

Torrance Triplex

2022 Cabrillo Ave., Torrance, CA 90501



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Cabrillo Ave

W 220th St



Property Information



3
UNITS



1,992 SF
BUILDING SIZE



6,901 SF
LOT SIZE



1941
YEAR BUILT

Property Highlights

- Prime Torrance location (no local rent control – subject only to AB 1482)
- Unit mix: (2) 2BD / 1BA + (1) 1BD / 1BA
- Large central courtyard with ADU potential (buyer to verify)
- On-site parking: three garages + driveway
- Value-add through rent increases and RUBS
- Additional upside via ADU development
- Strong demographics with ~\$102K average household income (1-mile radius)









Financial Analysis

Offering Summary

	LISTING PRICE
	\$1,087,000
\$ / UNIT	\$362,333
SALES COMP AVG. \$ / UNIT	\$379,233
JULY 2026 CAP RATE	5.00%
YEAR 1 CAP RATE	5.63%
PRO FORMA CAP RATE	6.37%
SALES COMP AVG. CAP RATE	4.39%
JULY 2026 GIM	13.49
YEAR 1 GIM	12.41
PRO FORMA GIM	11.33
SALES COMP AVG. GRM	15.34
\$ / SQ. FT.	\$546
SALES COMP AVG. \$ / SQ. FT.	\$565



Financing Assumptions

DOWN PAYMENT	\$525,000	48%
LOAN AMOUNT	\$562,000	52%
INTEREST RATE	6.50%	
YEAR AMORITZED	30	
DEBT COVERAGE RATIO	1.28	
TERMS	Fixed	
DATE OF QUOTE	May 2026	

Rent Roll

UNIT #	UNIT TYPE	SF	AS OF JULY 2026	YEAR 1 (5% + CPI)	PRO FORMA
1	1 Bedroom / 1 Bath	500	\$1,725	\$1,863	\$2,195
2	2 Bedroom / 1 Bath	746	\$2,403	\$2,595	\$2,795
3	2 Bedroom / 1 Bath	746	\$2,561	\$2,766	\$2,795
Totals		1,992	\$6,689	\$7,224	\$7,785
Plus Misc. (Credit Check, Late Fees, Parking, Etc.)			\$25	\$25	\$25
Plus Pets (\$50/Pet)			Optional	\$50	\$50
Plus RUBS			Optional	Optional	\$135
Total Monthly Income			\$6,714	\$7,299	\$7,995
Annualized			X 12	X 12	X 12
Total Annual Income			\$80,568	\$87,589	\$95,940

Operating Statement

PROPERTY INCOME		AS OF JULY 2026	YEAR 1	PRO FORMA
Gross Monthly Rental Income		\$6,689	\$7,224	\$7,785
Plus Misc.		\$25	\$25	\$25
Plus Pets	\$50/Pet	Optional	\$50	\$50
Plus RUBS		Optional	Optional	\$135
Total Gross Monthly Income		\$6,714	\$7,299	\$7,995
Annualized		X 12	X 12	X 12
Gross Potential Annual Rental Income		\$80,568	\$87,589	\$95,940
Less Vacancy	3%	\$(2,417)	\$(2,628)	\$(2,878)
Annual Gross Operating Income		\$78,151	\$84,962	\$93,062

PROPERTY EXPENSES

		EXPENSES		
Less New Property Taxes	1.1033%	\$(11,993)	\$(11,993)	\$(11,993)
Less Tax Assessments	Actual	\$(698)	\$(698)	\$(698)
Less Insurance	\$1.50/Sq. Ft.	\$(2,988)	\$(2,988)	\$(2,988)
Less Water	2025 Actual	\$(961)	\$(961)	\$(961)
Less Trash	2026 Estimate	\$(3,000)	\$(3,000)	\$(3,000)
Less Landscape	\$100/Mth	\$(1,200)	\$(1,200)	\$(1,200)
Less Maintenance/Repairs	\$600/Unit	\$(1,800)	\$(1,800)	\$(1,800)
Less Turnover	\$250/Unit	\$(750)	\$(750)	\$(750)
Less Pest, Permits, Misc.	\$400/Yr	\$(400)	\$(400)	\$(400)
Total Expenses		\$(23,791)	\$(23,791)	\$(23,791)
Net Operating Income		\$54,360	\$61,171	\$69,271
Less New Debt Service		\$(42,627)	\$(42,627)	\$(42,627)
Cash Flow		\$11,734	\$18,544	\$26,644
Cash on Cash Return		2.23%	3.53%	5.08%
Plus Principal Reduction		\$6,282	\$6,282	\$6,282
Total Return on Investment		\$18,015	\$24,826	\$32,926
Percentage of Total Return on Investment		3.43%	4.73%	6.27%



Market Comparables



Sales Comparables



2022 CABRILLO AVE., TORRANCE

SUBJECT PROPERTY

UNITS	3	CAP	5.00%
PRICE	\$1,087,000	GRI	13.49
PRICE/UNIT	\$362,333	BUILT	1941
PRICE/SF	\$546	UNIT MIX	(2)2Bd/1Ba, (1)1Bd/1Ba



1

3706 Redondo Beach Blvd, Torrance

Sold 12/9/25

UNITS	4	CAP	5.00%
PRICE	\$1,603,000	GRM	14.03
PRICE/UNIT	\$400,750	BUILT	1958
PRICE/SF	\$456	UNIT MIX	(4)2Bd/1Ba



2

1300 W 218th St, Torrance

Sold 10/31/25

UNITS	4	CAP	4.50%
PRICE	\$1,300,000	GRM	16.36
PRICE/UNIT	\$325,000	BUILT	1943
PRICE/SF	\$578	UNIT MIX	(4)1Bd/1Ba



3

1903 Cabrillo Ave, Torrance

Sold 10/7/25

UNITS	4	CAP	3.38%
PRICE	\$1,350,000	GRM	15.80
PRICE/UNIT	\$337,500	BUILT	1945
PRICE/SF	\$645	UNIT MIX	(1)2Bd/1Ba, (2)1Bd/1Ba, (1)Studio

Sales Comparables



4 1750 Cabrillo Ave, Torrance

Sold 3/17/25

UNITS	3	CAP	4.00%
PRICE	\$1,050,000	GRM	16.10
PRICE/UNIT	\$350,000	BUILT	1943
PRICE/SF	\$567	UNIT MIX	(1)2Bd/1Ba, (2)1Bd/1Ba



5 1723 Cabrillo Ave, Torrance

Sold 10/7/25

UNITS	3	CAP	6.50%
PRICE	\$1,160,000	GRM	12.89
PRICE/UNIT	\$386,667	BUILT	1944
PRICE/SF	\$626	UNIT MIX	(1)2Bd/1Ba, (2)1Bd/1Ba



6 1414 Amapola Ave, Torrance

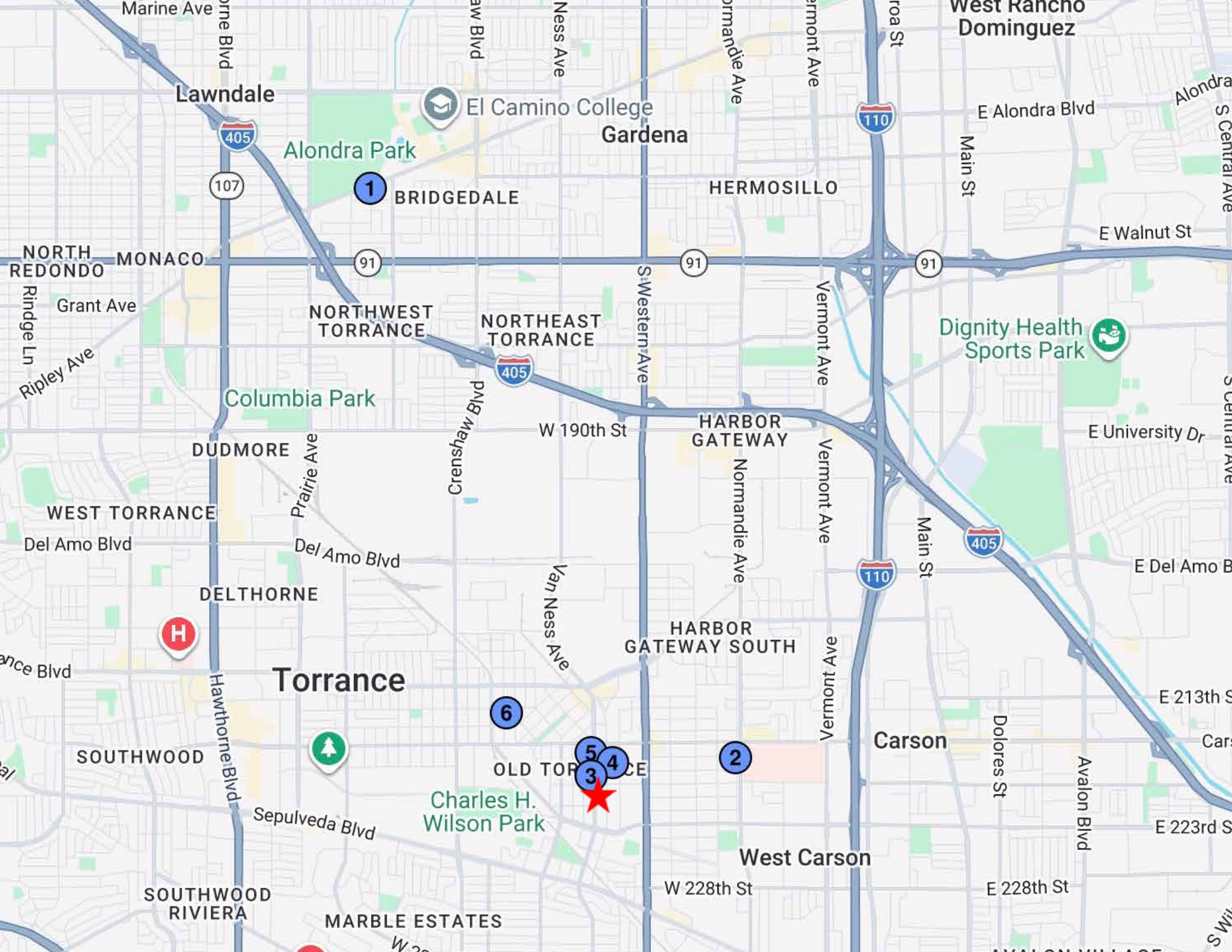
Sold 7/15/25

UNITS	3	CAP	2.95%
PRICE	\$1,426,450	GRM	16.86
PRICE/UNIT	\$475,483	BUILT	1923
PRICE/SF	\$521	UNIT MIX	(1)3Bd/2Ba, (1)2Bd/1Ba, (1)1Bd/1Ba



Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	\$/SF	\$/UNIT
1	3706 Redondo Beach Blvd, Torrance	12/9/25	4	\$1,603,000	5.00%	14.03	\$456	\$400,750
2	1300 W 218th St, Torrance	10/31/25	4	\$1,300,000	4.50%	16.36	\$578	\$325,000
3	1903 Cabrillo Ave, Torrance	10/7/25	4	\$1,350,000	3.38%	15.80	\$645	\$337,500
4	1750 Cabrillo Ave, Torrance	3/17/25	3	\$1,050,000	4.00%	16.10	\$567	\$350,000
5	1723 Cabrillo Ave, Torrance	10/7/25	3	\$1,160,000	6.50%	12.89	\$626	\$386,667
6	1414 Amapola Ave, Torrance	7/15/25	3	\$1,426,450	2.95%	16.86	\$521	\$475,483
		Total Average	3.5	\$1,314,908	4.39%	15.34	\$565	\$379,233
		Subject Property	3	\$1,087,000	5.00%	13.49	\$546	\$362,333



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