32 Units in Gardena

14715 Chadron Ave., Gardena, CA 90249

STREAM®

THE SWANSON
APARTMENT TEAM

Contacts

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Angel Bautista
Associate
949.864.6998
angel.bautista@streamrealty.com
Lic. 02248989

STREAM®


Redondo
Beach
Hermosa
Beach
405
Alondra Park
El Camino College
El Camino
Village
14715 Chadron Ave
Fuerza Gym

Property Information

32
UNITS

20,480 SF
BUILDING SIZE

31,240 SF
LOT SIZE

1959
YEAR BUILT

Property Highlights

- Located in Gardena, CA (LA County RSO)
- Turnkey Property with 100% Upgraded Units
- (16) 2 Bedroom / 1 Bath and (16) 1 Bedroom / 1 Bath
- Huge 31,240 Sq. Ft. Lot
- Significant Capital Improvements Throughout
- Ample Parking with Carports, Open Spaces and a Gated Entry
- Walk / Bike to El Camino College
- ADU Potential (Up to 6 - see plans on pages 19-25)









Financial Analysis

Rent Roll

UNIT #	UNIT TYPE	SF	CURRENT RENT	YEAR 1 (3% INCREASE)	PRO FORMA
14715 CHADRON AVENUE					
1	2 Bedroom / 1 Bath	750	$2,350	$2,395	$2,395
2	1 Bedroom / 1 Bath	525	$1,706	$1,757	$1,995
3	1 Bedroom / 1 Bath	525	$1,900	$1,957	$1,995
4	2 Bedroom / 1 Bath	750	$2,350	$2,395	$2,395
5	2 Bedroom / 1 Bath	750	$2,420	$2,395	$2,395
6	1 Bedroom / 1 Bath	525	$1,886	$1,942	$1,995
7	1 Bedroom / 1 Bath	525	$1,850	$1,906	$1,995
8	2 Bedroom / 1 Bath	750	$2,325	$2,395	$2,395
9	2 Bedroom / 1 Bath	750	$2,350	$2,395	$2,395
10	1 Bedroom / 1 Bath - Vacant	525	$1,895	$1,952	$1,995
11	1 Bedroom / 1 Bath	525	$1,850	$1,906	$1,995
12	2 Bedroom / 1 Bath	750	$2,325	$2,395	$2,395
13	2 Bedroom / 1 Bath - Manger	750	$2,068	$2,130	$2,395
14	1 Bedroom / 1 Bath - Vacant	525	$1,895	$1,952	$1,995
15	1 Bedroom / 1 Bath	525	$1,835	$1,890	$1,995
16	2 Bedroom / 1 Bath	750	$2,386	$2,395	$2,395
14719 CHADRON AVENUE					
17	2 Bedroom / 1 Bath	750	$2,350	$2,395	$2,395
18	1 Bedroom / 1 Bath	525	$1,713	$1,764	$1,995
19	1 Bedroom / 1 Bath	525	$1,870	$1,926	$1,995
20	2 Bedroom / 1 Bath	750	$2,395	$2,395	$2,395
21	2 Bedroom / 1 Bath	750	$2,325	$2,395	$2,395
22	1 Bedroom / 1 Bath	525	$1,881	$1,937	$1,995
23	1 Bedroom / 1 Bath	525	$1,845	$1,900	$1,995
24	2 Bedroom / 1 Bath	750	$1,870	$1,926	$2,395
25	2 Bedroom / 1 Bath	750	$2,325	$2,395	$2,395
26	1 Bedroom / 1 Bath	525	$1,845	$1,900	$1,995
27	1 Bedroom / 1 Bath	525	$1,995	$1,995	$1,995
28	2 Bedroom / 1 Bath	750	$2,237	$2,304	$2,395
29	2 Bedroom / 1 Bath	750	$2,350	$2,395	$2,395
30	1 Bedroom / 1 Bath - Vacant	525	$1,895	$1,952	$1,995
31	1 Bedroom / 1 Bath	525	$1,850	$1,906	$1,995
32	2 Bedroom / 1 Bath	750	$2,350	$2,395	$2,395
	Totals	20,400	$33,096	$33,881	$35,120
	Plus Misc. (Credit Check, Late Fees, Etc.)		$100	$100	$100
	Plus Laundry Est.		$400	$400	$400
	Plus Pet Fees ($25/Pet for 25% of Building)		Optional	$200	$200
	Plus RUBS ($125/Unit/Mth)		$4,000	$4,000	$4,000
	Total Monthly Income		$70,987	$72,736	$74,940
	Annualized		X 12	X 12	X 12
	Total Annual Income		$851,843	$872,838	$899,280

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		$66,487	$68,036	$70,240
Annualized		X 12	X 12	X 12
Gross Annual Rents		$797,843	$816,438	$842,880
Plus Misc.		$1,200	$1,200	$1,200
Plus Laundry		$4,800	$4,800	$4,800
Plus Pets	$25/Pet	Optional	$2,400	$2,400
Plus RUBS	$125/Unit/Mth	$48,000	$48,000	$48,000
Gross Annual Income		$851,843	$872,838	$899,280
Less Vacancy	3%	$(25,555)	$(26,185)	$(26,978)
Annual Gross Operating Income		$826,288	$846,652	$872,302

PROPERTY EXPENSES		EXPENSES		
Less Property Taxes	1.2209%	$(99,505)	$(99,505)	$(99,505)
Less Property Tax Assessments	Actual	$(13,741)	$(13,741)	$(13,741)
Less On-Site Management	⅓ of Rent Est.	$(8,272)	$(8,520)	$(9,580)
Less Payroll	16 Hrs/Mth	$(3,840)	$(3,840)	$(3,840)
Less Professional Management	5.00%	$(41,314)	$(42,333)	$(43,615)
Less Landscaping	$300/Mth	$(3,600)	$(3,600)	$(3,600)
Less Insurance	$1.50/SF Est.	$(30,720)	$(30,720)	$(30,720)
Less Common Electric	2026 Annualized	$(2,915)	$(2,915)	$(2,915)
Less Common Gas (Two Boilers)	2026 Annualized	$(9,411)	$(9,411)	$(9,411)
Less Water	2026 Annualized	$(23,685)	$(23,685)	$(23,685)
Less Trash	2026 Annualized	$(21,624)	$(21,624)	$(21,624)
Less Maintenance/Repairs	$500/Unit	$(16,000)	$(16,000)	$(16,000)
Less Turnover	$250/Unit	$(8,000)	$(8,000)	$(8,000)
Less Licenses/Permits/Pets/Misc.	$250/Mth Est.	$(3,000)	$(3,000)	$(3,000)
Less Reserves	$250/Unit	A Lender will Require	A Lender will Require	A Lender will Require
Total Expenses		$(285,627)	$(286,894)	$(289,236)
Net Operating Income		$540,660	$559,759	$583,065
Less New Debt Service		$(381,314)	$(381,314)	$(381,314)
Cash Flow		$159,346	$178,444	$201,751
Cash on Cash Return		5.59%	6.26%	7.08%
Plus Principal Reduction		$65,085	$69,099	$73,361
Total Return on Investment		$224,431	$247,543	$275,112
Percentage of Total Return on Investment		7.87%	8.69%	9.65%

Offering Summary

	LISTING PRICE
	$8,150,000
$ / UNIT	**$254,688**
SALES COMP SUMMARY AVG. $ / UNIT	$306,179
ACTUAL CAP RATE	**6.63%**
YEAR 1 CAP RATE	6.87%
PRO FORMA CAP RATE	7.15%
SALES COMP SUMMARY AVG. CAP RATE	5.98%
ACTUAL GRM	**9.57**
YEAR 1 GRM	9.34
PRO FORMA GRM	9.06
SALES COMP SUMMARY AVG. GRM	10.96
$ / SQ. FT.	**$398**
SALES COMP SUMMARY AVG. $ / SQ. FT.	$436

Financing Assumptions

DOWN PAYMENT	$2,850,000	35%
LOAN AMOUNT	$5,300,000	65%
INTEREST RATE	6.00%	
YEAR AMORITZED	30	
DEBT COVERAGE	1.42	
TERMS	Fixed	
DATE OF QUOTE	June 2026	
EXPENSES PER UNIT	$8,965	

Market Comparables

Sales Comparables

★ **14715 Chadron Ave, Gardena** — **Subject Property**

UNITS	32	CAP	6.63%
PRICE	$8,150,000	GRM	9.57
PRICE/UNIT	$254,688	BUILT	1959
PRICE/SF	$398	UNIT MIX	(32)2Bd/1Ba

1 **15915-15919 S Harvard Blvd, Gardena** — **Sold 1/21/26**

UNITS	16	CAP	N/A
PRICE	$6,018,234	GRM	N/A
PRICE/UNIT	$376,140	BUILT	1960
PRICE/SF	$695	UNIT MIX	(2)2Bd/1Ba, (14)1Bd/1Ba

2 **1666 W 158th St, Gardena** — **Sold 1/21/26**

UNITS	11	CAP	N/A
PRICE	$3,302,369	GRM	10.49
PRICE/UNIT	$300,215	BUILT	1959
PRICE/SF	$612	UNIT MIX	(11)1Bd/1Ba

3 **1615 W 145th St, Gardena** — **Sold 9/19/25**

UNITS	10	CAP	N/A
PRICE	$3,250,000	GRM	10.38
PRICE/UNIT	$325,000	BUILT	1961
PRICE/SF	$322	UNIT MIX	(2)3Bd/2Ba, (5)2Bd/2Ba, (3)1Bd/1Ba

Sales Comparables

4 212 E Tamarack Ave, Inglewood — Sold 5/1/26

UNITS	12	CAP	6.65%
PRICE	$3,090,000	GRM	10.68
PRICE/UNIT	$257,500	BUILT	1960
PRICE/SF	$315	UNIT MIX	(1)3Bd/1Ba, (5)2Bd/1Ba

5 427 E Tamarack Ave, Inglewood — Sold 3/5/26

UNITS	12	CAP	5.31%
PRICE	$3,375,000	GRM	11.59
PRICE/UNIT	$281,250	BUILT	1964
PRICE/SF	$268	UNIT MIX	(6)2Bd/2Ba, (6)1Bd/1Ba

6 15923 S Harvard Blvd, Gardena — Sold 1/21/26

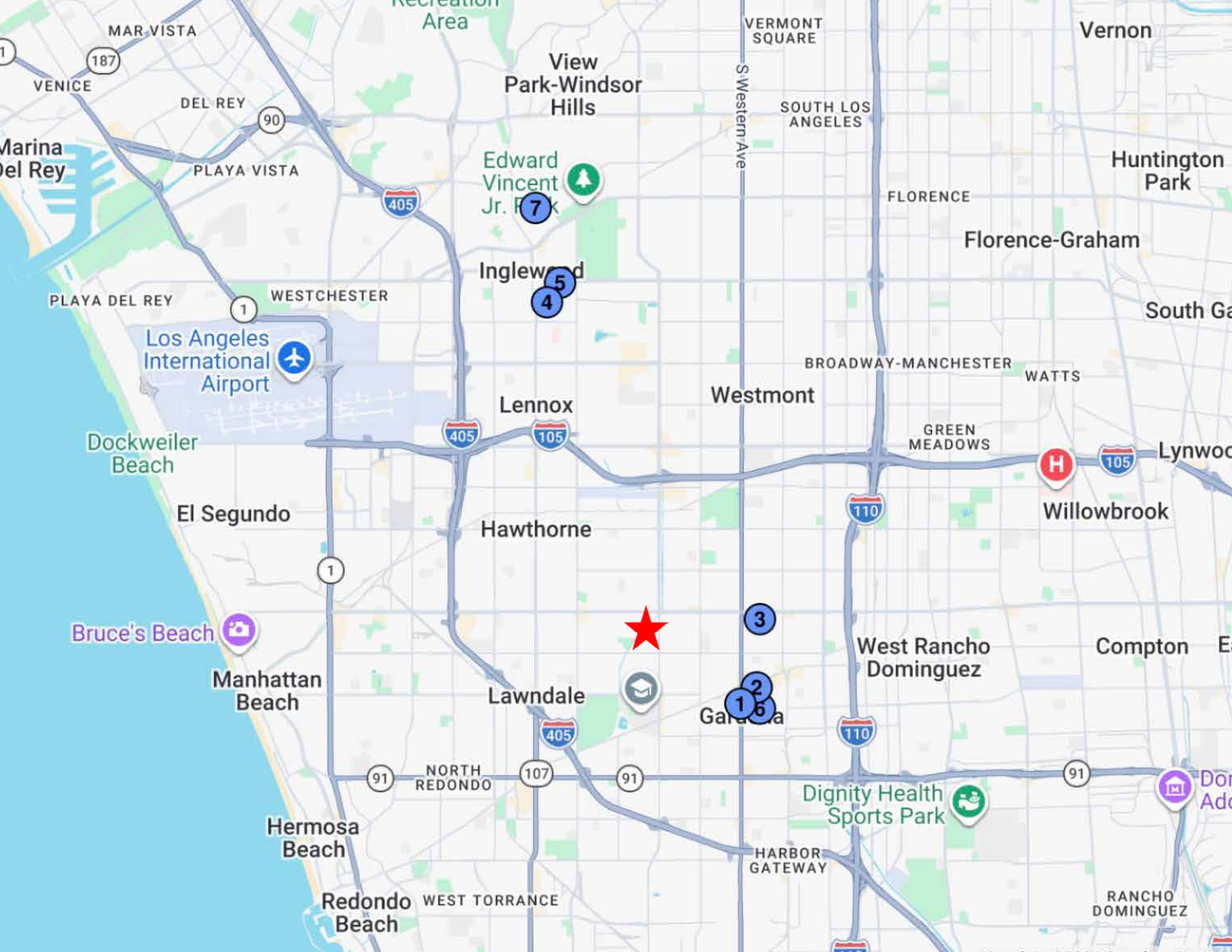
UNITS	16	CAP	N/A
PRICE	$5,279,396	GRM	N/A
PRICE/UNIT	$329,962	BUILT	1951
PRICE/SF	$624	UNIT MIX	(16)1Bd/1Ba

7 331 Stepney St, Inglewood — Sold 4/6/26

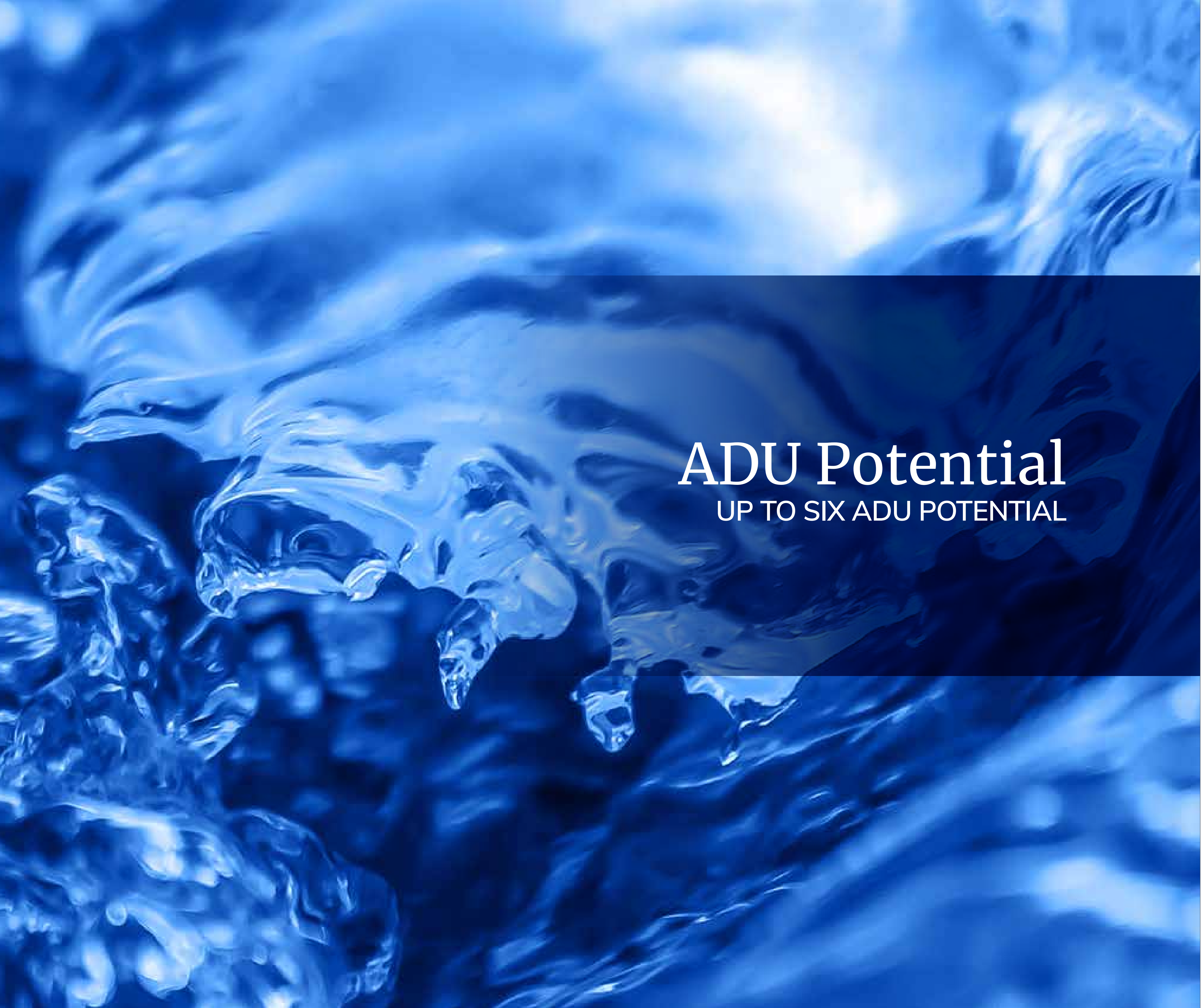
UNITS	10	CAP	5.99%
PRICE	$2,731,881	GRM	11.66
PRICE/UNIT	$273,188	BUILT	1961
PRICE/SF	$217	UNIT MIX	(1)2Bd/1.5Ba, (6)2Bd/1Ba, (1)1Bd/1Ba, (1)Studios

Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	$/SF	$/UNIT
1	15915-15919 S Harvard Blvd, Gardena	1/21/26	16	$6,018,234	N/A	N/A	$695	$376,140
2	1666 W 158th St, Gardena	1/21/26	11	$3,302,369	N/A	10.49	$612	$300,215
3	1615 W 145th St, Gardena	9/19/25	10	$3,250,000	NA	10.38	$322	$325,000
4	212 E Tamarack Ave, Inglewood	5/1/26	12	$3,090,000	6.65%	10.68	$315	$257,500
5	427 E Tamarack Ave, Inglewood	3/5/26	12	$3,375,000	5.31%	11.59	$268	$281,250
6	15923 S Harvard Blvd, Gardena	1/21/26	16	$5,279,396	N/A	N/A	$623.89	$329,962
7	331 Stepney St, Inglewood	3/6/26	10	$2,731,881	5.99%	11.66	$217	$273,188
		Total Average	12	$3,863,840	5.98%	10.96	$436	$306,179



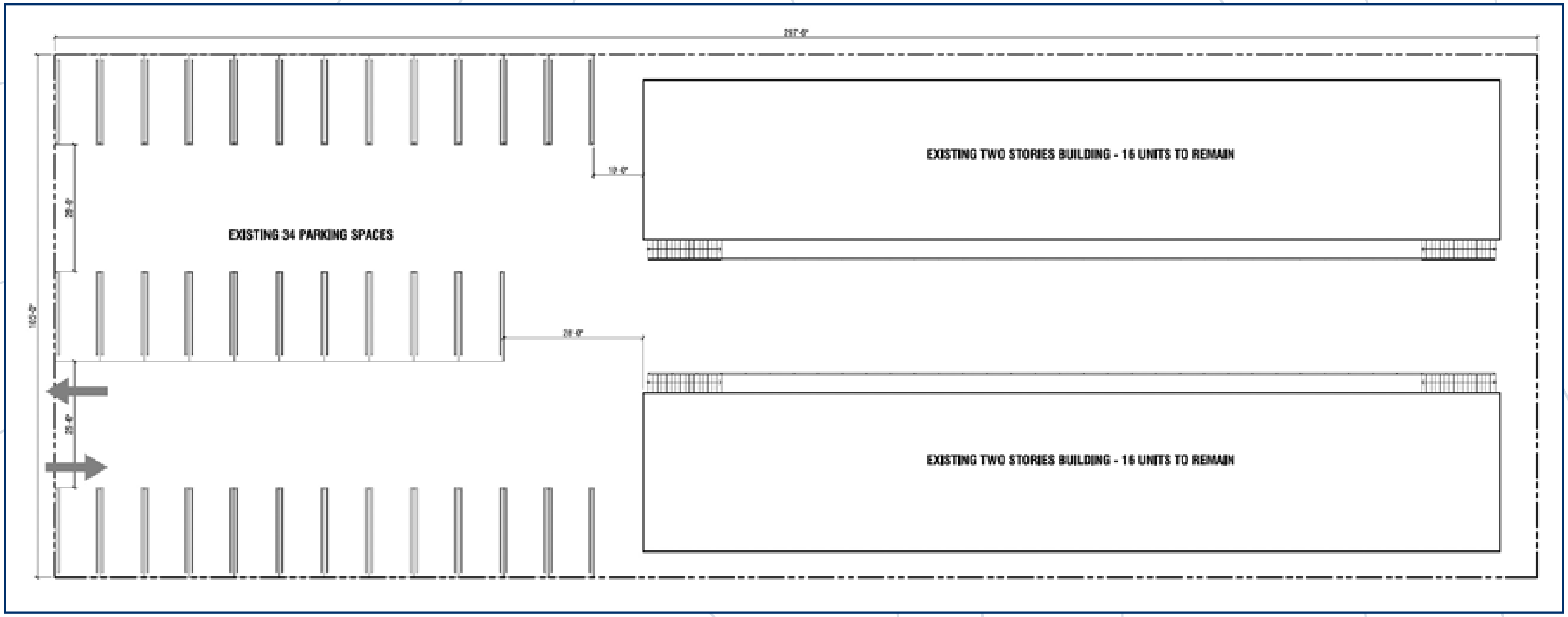
Recreation Area
MAR VISTA
VENICE
DEL REY
Marina Del Rey
PLAYA VISTA
View Park-Windsor Hills
VERMONT SQUARE
S Western Ave
SOUTH LOS ANGELES
Vernon
Huntington Park
Edward Vincent Jr. Park
FLORENCE
Florence-Graham
Inglewood
PLAYA DEL REY
WESTCHESTER
South Ga
Los Angeles International Airport
BROADWAY-MANCHESTER
WATTS
Lennox
Westmont
GREEN MEADOWS
Dockweiler Beach
Lynwoo
Willowbrook
El Segundo
Hawthorne
Bruce's Beach
West Rancho Dominguez
Compton
Manhattan Beach
Lawndale
Gardena
NORTH REDONDO
Dignity Health Sports Park
Hermosa Beach
HARBOR GATEWAY
Redondo Beach
WEST TORRANCE
RANCHO DOMINGUEZ



ADU Potential

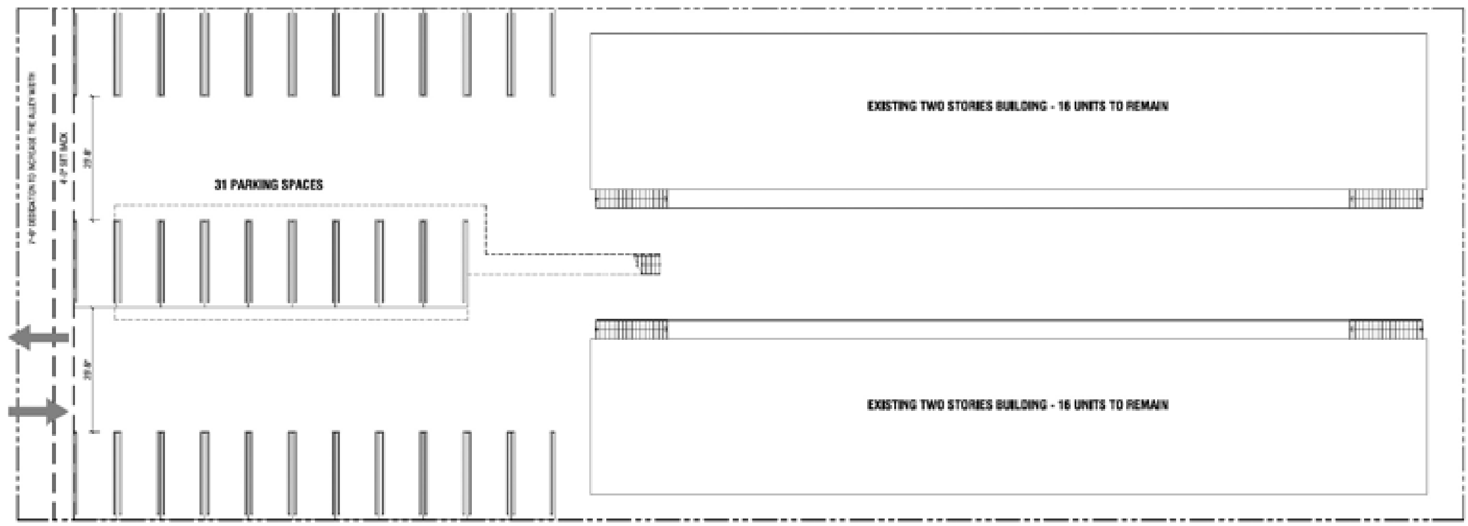
UP TO SIX ADU POTENTIAL

Existing Site Layout

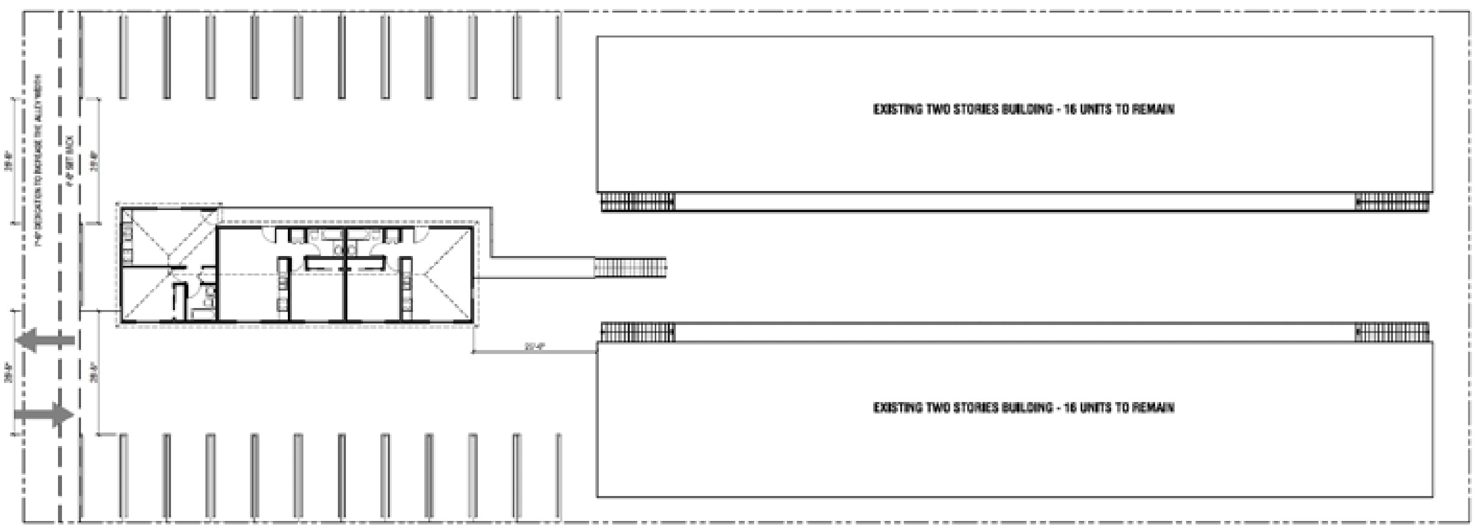


Option 1 (3 Units):
Proposed Site Layout 1st & 2nd Levels

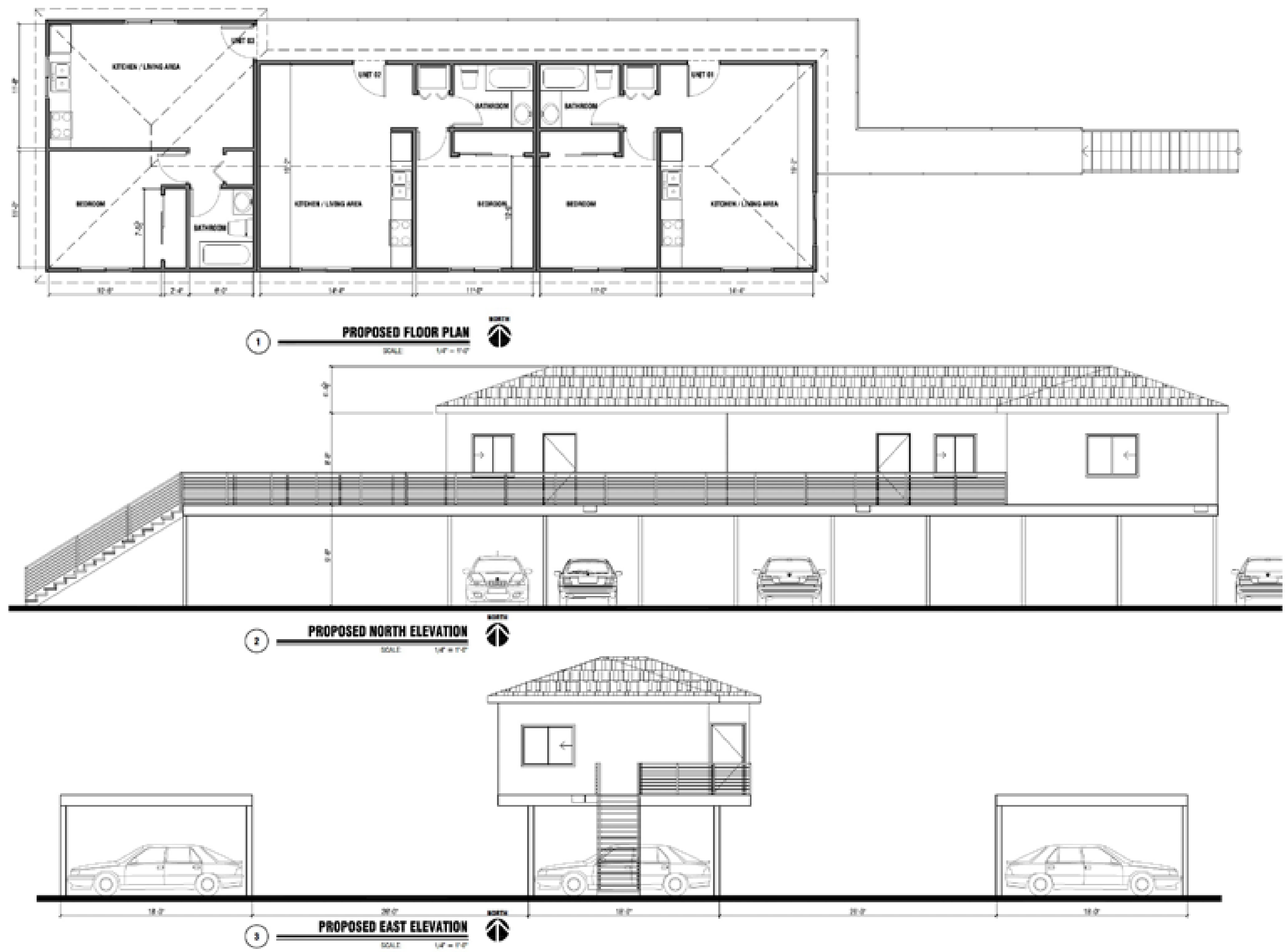
1st
Floor



2nd
Floor

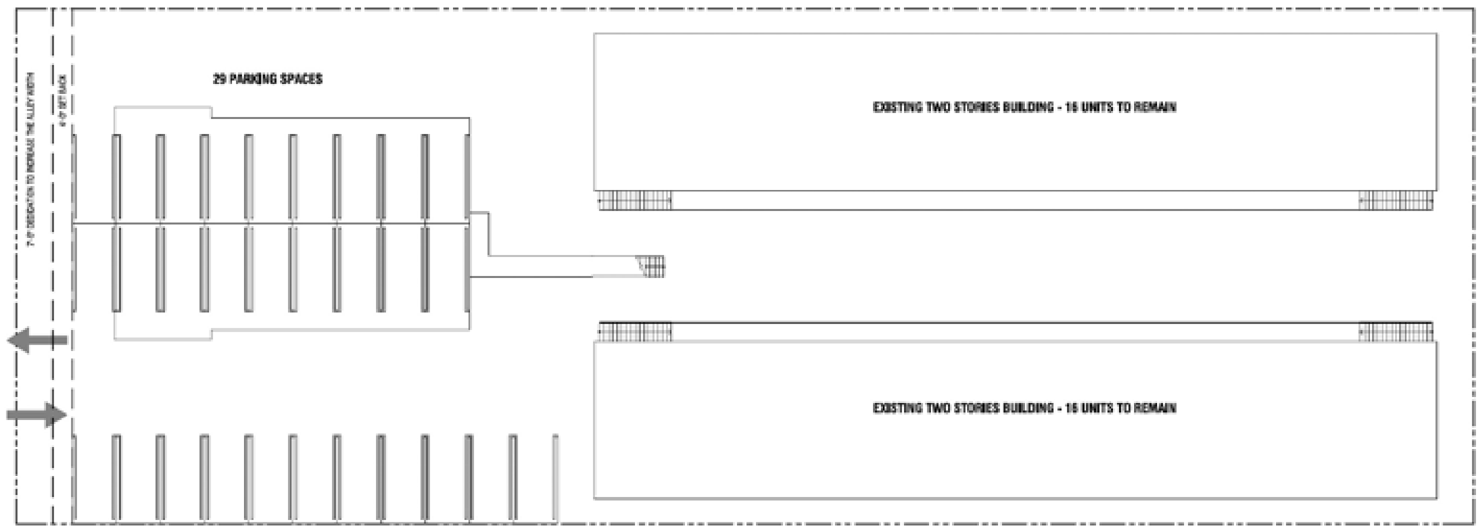


Option 1 (3 Units):
Proposed Floor Plan & Elevations

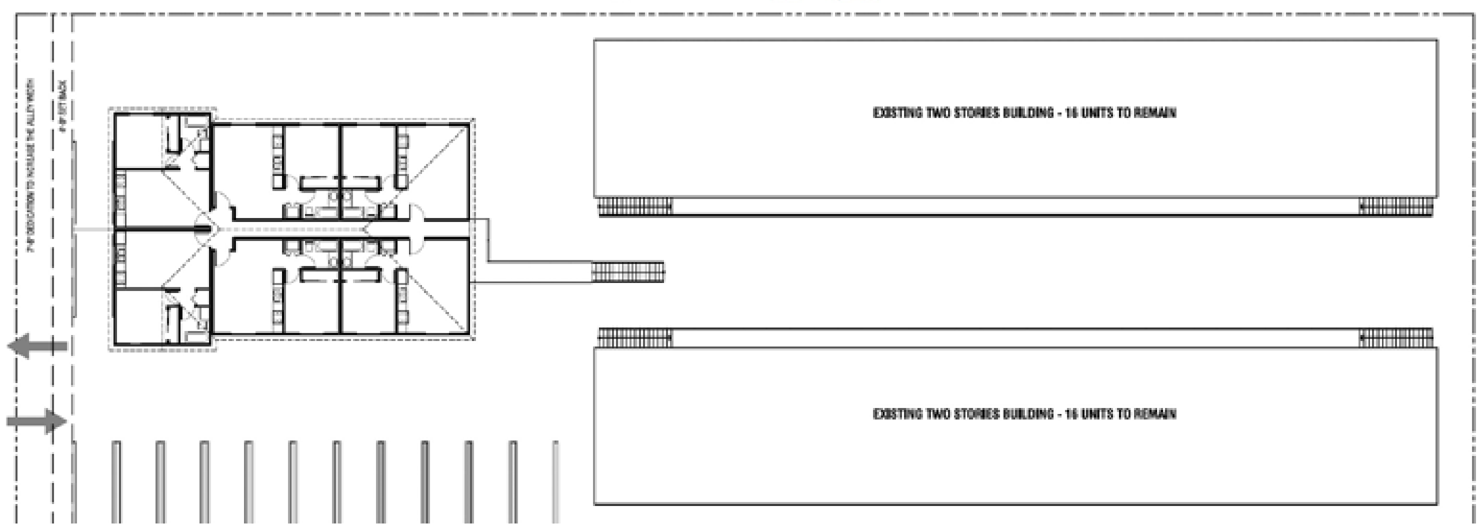


Option 2 (6 Units): Proposed Site Layout 1st & 2nd Levels

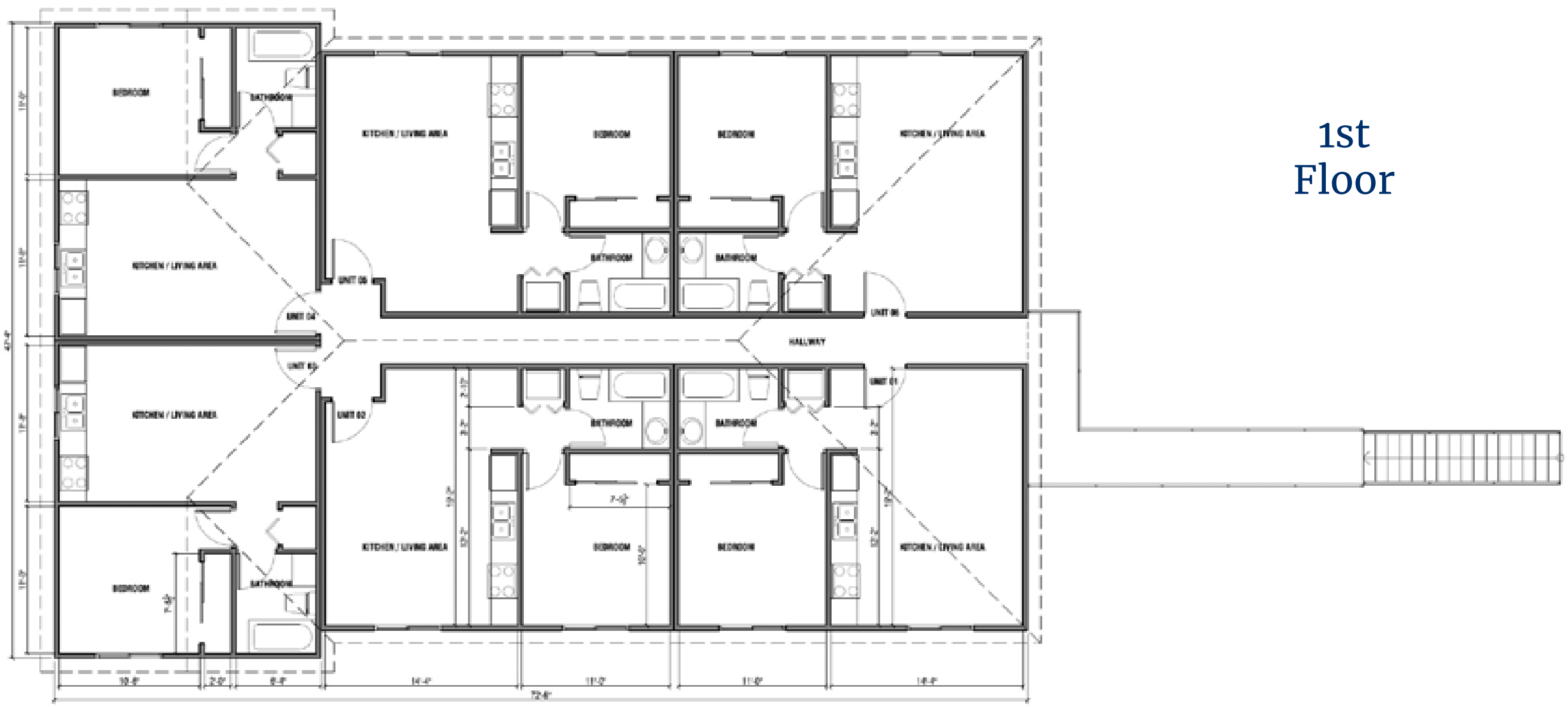
1st Floor



2nd Floor

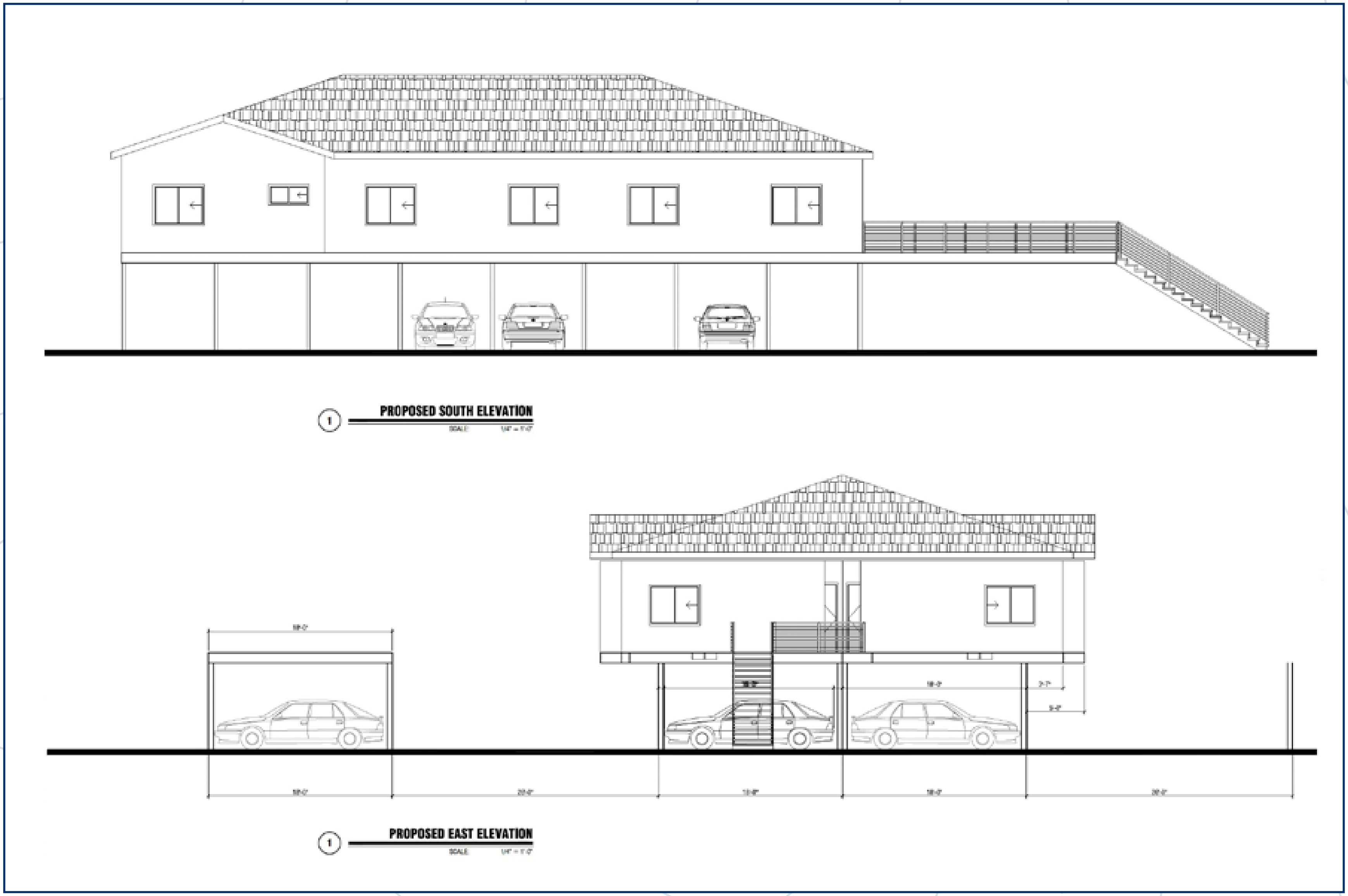


Option 2 (6 Units): Proposed Floor Plan



1st Floor

Option 2 (6 Units): Proposed Elevations



STREAM REALTY PARTNERS

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Angel Bautista
Associate
949.864.6998
angel.bautista@streamrealty.com
Lic. 02248989

STREAM®
streamrealty.com