

Torrance Triplex

2210 W 229th Street, Torrance, CA 90501



STREAM®

THE SWANSON
APARTMENT TEAM



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Rolling Hills Estates

W 229th St



An aerial photograph of a river with rapids, showing turbulent water with white foam and deep blue currents. The image is used as a background for the title.

Property Information

Property Highlights

- Prime Torrance location (no local rent control – AB 1482 only)
- Desirable unit mix: (3) 2BD / 1.5BA
- On-site parking: three garages
- Value-add opportunity through rent increases and RUBS implementation
- Supported by strong demographics (~\$102K average household income, 1-mile radius)



3
UNITS



2,880 SF
BUILDING SIZE



4,321 SF
LOT SIZE



1964
YEAR BUILT

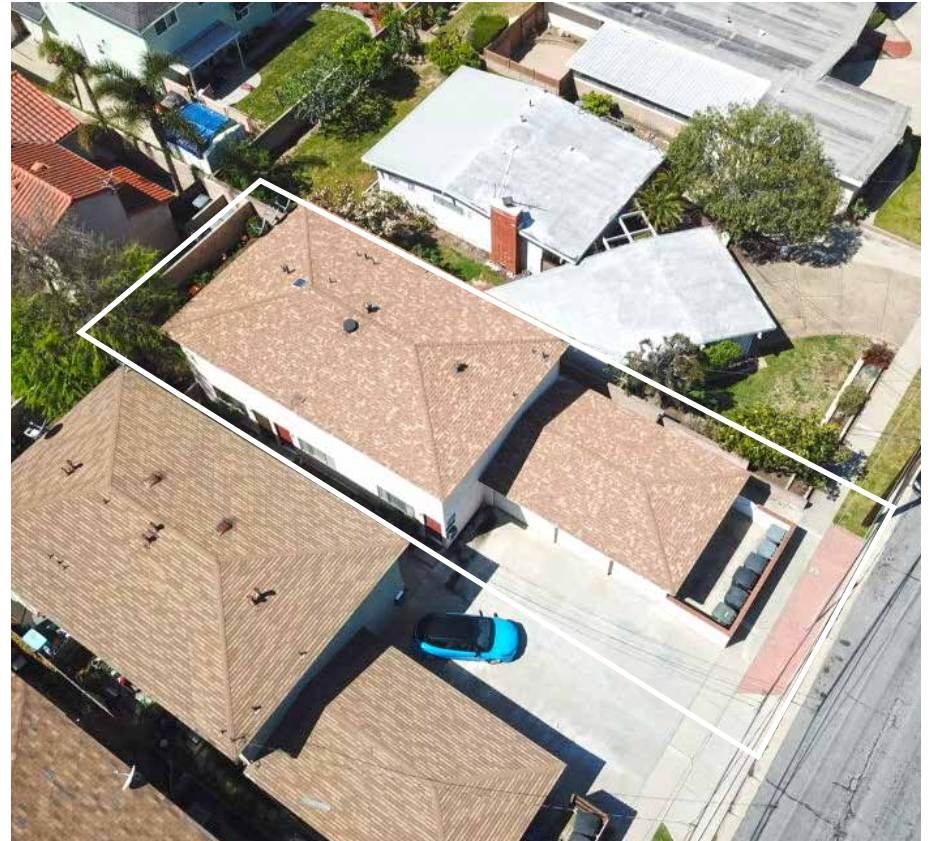




Financial Analysis

Offering Summary

	LISTING PRICE
	\$1,229,000
\$ / UNIT	\$409,667
SALES COMP AVG. \$ / UNIT	\$379,233
ACTUAL CAP RATE	4.34%
YEAR 1 CAP RATE	4.91%
PRO FORMA CAP RATE	6.20%
SALES COMP AVG. CAP RATE	4.39%
ACTUAL GRM	14.80
YEAR 1 GRM	13.70
PRO FORMA GRM	12.21
SALES COMP AVG. GRM	15.34
\$ / SQ. FT.	\$427
SALES COMP AVG. \$ / SQ. FT.	\$565



Financing Assumptions

DOWN PAYMENT	\$680,000	55%
LOAN AMOUNT	\$549,000	45%
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	CURRENT RENT	YEAR 1 (5% + CPI)	PRO FORMA
1A	2 Bedroom / 1.5 Bath	950	\$2,226	\$2,404	\$2,795
2B	2 Bedroom / 1.5 Bath (Vacant*)	950	\$2,495	\$2,695	\$2,795
3C	2 Bedroom / 1.5 Bath	950	\$2,200	\$2,376	\$2,795
Totals		2,850	\$6,921	\$7,475	\$8,385
Plus Misc. (Credit Check, Late Fees, Etc.)			\$25	\$25	\$25
Plus Laundry and Garage			Optional	Optional	Optional
Plus Pet Fees (\$50/Pet)			Optional	\$50	\$50
Plus RUBS			Optional	Optional	\$150
Total Monthly Income			\$6,946	\$7,550	\$8,610
Annualized			X 12	X 12	X 12
Total Annual Income			\$83,352	\$90,596	\$103,320

* Estimate used for new vacant lease rate.

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		\$6,921	\$7,475	\$8,385
Plus Misc.		\$25	\$25	\$25
Plus Laundry & Garage		Optional	Optional	Optional
Plus Pet Fees	\$50/Pet	Optional	\$50	\$50
Plus RUBS		Optional	Optional	\$450
Total Gross Monthly Income		\$6,946	\$7,550	\$8,910
Annualized		X 12	X 12	X 12
Gross Potential Annual Rental Income		\$83,352	\$90,596	\$106,920
Less Vacancy	3%	\$(2,501)	\$(2,718)	\$(3,208)
Annual Gross Operating Income		\$80,851	\$87,878	\$103,712

PROPERTY EXPENSES

		EXPENSES		
Less New Property Taxes	1.1033%	\$(13,560)	\$(13,560)	\$(13,560)
Less Tax Assessments	Actual	\$(716)	\$(716)	\$(716)
Less Insurance	\$1.50 Sq. Ft	\$(4,320)	\$(4,320)	\$(4,320)
Less Water	\$250/Mth Est.	\$(3,000)	\$(3,000)	\$(3,000)
Less Trash	\$290.46/Bi-Monthly	\$(1,743)	\$(1,743)	\$(1,743)
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		\$(27,489)	\$(27,489)	\$(27,489)
Net Operating Income		\$53,363	\$60,389	\$76,224
Less New Debt Service		\$(41,641)	\$(41,641)	\$(41,641)
Cash Flow		\$11,722	\$18,749	\$34,583
Cash on Cash Return		1.72%	2.76%	5.09%
Plus Principal Reduction		\$6,136	\$6,136	\$6,136
Total Return on Investment		\$17,858	\$24,885	\$40,719
Percentage of Total Return on Investment		2.63%	3.66%	5.99%



Market Comparables



Sales Comparables



★ 2210 W 229TH ST, TORRANCE		SUBJECT PROPERTY	
UNITS	3	CAP	4.34%
PRICE	\$1,229,000	GRM	14.80
PRICE/UNIT	\$409,667	BUILT	1964
PRICE/SF	\$427	UNIT MIX	(3)2Bd/1.5Ba



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

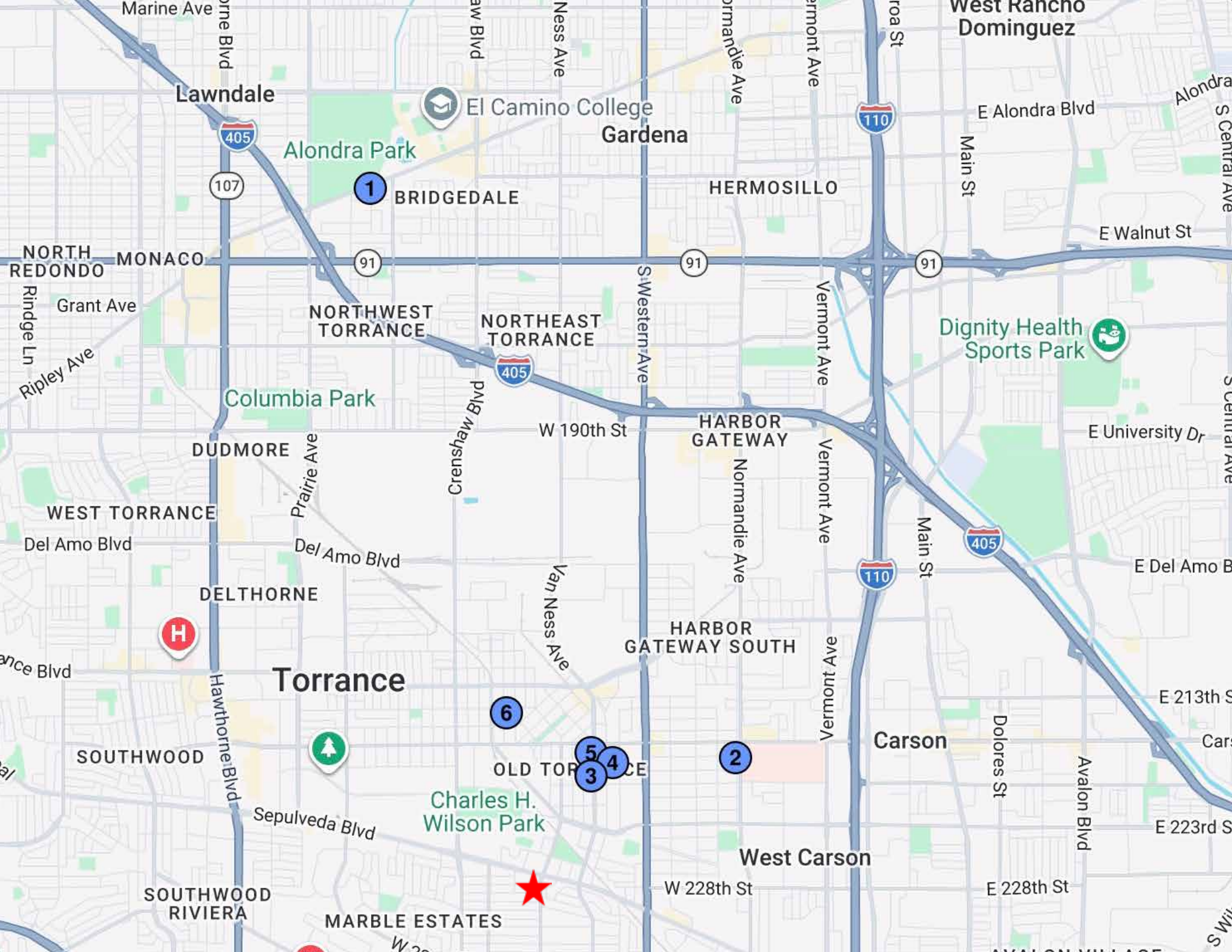


6	1414 Amapola Ave, Torrance	Sold 7/15/25
UNITS	3	CAP 2.95%
PRICE	\$1,426,450	GRM 16.86
PRICE/UNIT	\$475,483	BUILT 1923
PRICE/SF	\$521	UNIT MIX (1)3Bd/2Ba, (1)2Bd/1Ba, (1)1Bd/1Ba



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	\$1,229,000	4.34%	14.80	\$427	\$409,667



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