



OFFERING MEMORANDUM

**2728 Arlington Unit A & B
2730 Arlington Ave**

Torrance, CA 90501

3 UNITS

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PROPERTY OVERVIEW

Price	\$1,600,000
Number of Units	3
Year Built	1959
Building Size	3,262sf
Lot Size	10,147sf
APN	7357-007-014



- The property consists of a front single-family home and a duplex (#A & B).
- There are three tenants currently residing on the property.
- Each unit includes its own washer/dryer, private garage, and patio.
- The roof of the front house was replaced in 2024.
- Within a 5-minute walk to an elementary school and 2 different parks.



PROPERTY PHOTOS



FRONT HOUSE KITCHEN



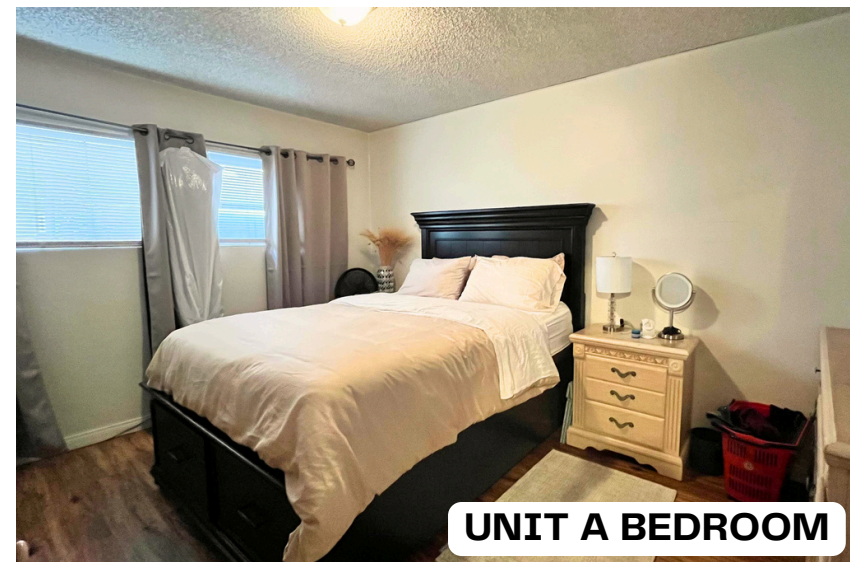
UNIT A KITCHEN&DINING



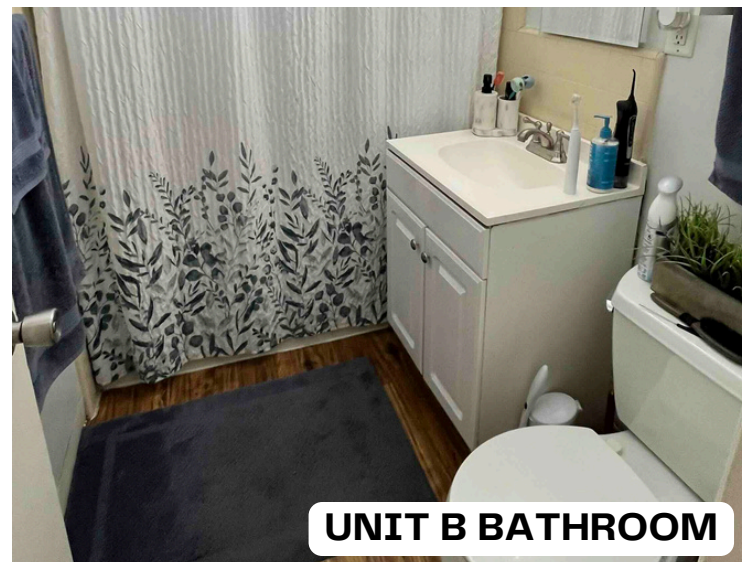
UNIT A KITCHEN&DINING



UNIT A LIVING



UNIT A BEDROOM



UNIT B BATHROOM



GARAGE

FINANCIAL

Rent Roll

Unit	Type	Size	Current rent	Market rent
2730 (House)	2bed/2bath	1,450sf	\$2,781	\$3,400
2728- A	2bed/1bath	906sf	\$2,163	\$2,600
2728- B	2bed/1bath	906sf	\$2,008.50	\$2,600
		Monthly	\$6,952.50	\$8,400
		Annualy	\$83,430	\$100,800



FINANCIAL

2025 Actual Expenses

Taxes	\$17,110
Repair/Maintenance	\$350
Insurance	\$1,020
Water and sewer	\$824
Trash	\$6,211
Landscaping	\$960
City registration	\$100
Total Expense	\$26,575

※Some owners self-manage the property, so management fees are not included in the expenses.



CITY OF TORRANCE

Located in the heart of the South Bay region of Los Angeles County, Torrance is widely recognized for its exceptional quality of life, strong local economy, and welcoming residential character. Home to approximately 145,000 residents, Torrance offers a unique balance of suburban comfort, coastal accessibility, and urban convenience, making it one of the most desirable communities in Southern California.

The real estate market in Torrance appeals to a broad range of homeowners and investors alike. The city features a diverse mix of housing options, including charming single-family homes, modern townhomes, condominiums, and income-producing multifamily properties. With its highly regarded neighborhoods, strong rental demand, and long-term market stability, Torrance continues to attract residents seeking both lifestyle and investment potential.

Residents enjoy an abundance of recreational amenities and outdoor spaces throughout the city. Torrance is home to numerous parks, sports facilities, and community centers, including the expansive Wilson Park, known for its farmers market, walking paths, and family-friendly atmosphere. The city also offers convenient access to the Pacific coastline through Torrance Beach, a quieter and more relaxed alternative to many of Los Angeles' busier beach communities.

For shopping, dining, and entertainment, Torrance provides an impressive variety of options. The Del Amo Fashion Center, one of the largest shopping malls in the United States, serves as a major retail destination featuring luxury brands, popular retailers, restaurants, and entertainment venues. Throughout the city, residents can also enjoy a vibrant culinary scene ranging from casual local eateries to highly regarded international dining experiences, particularly known for its strong Japanese and Asian food culture.

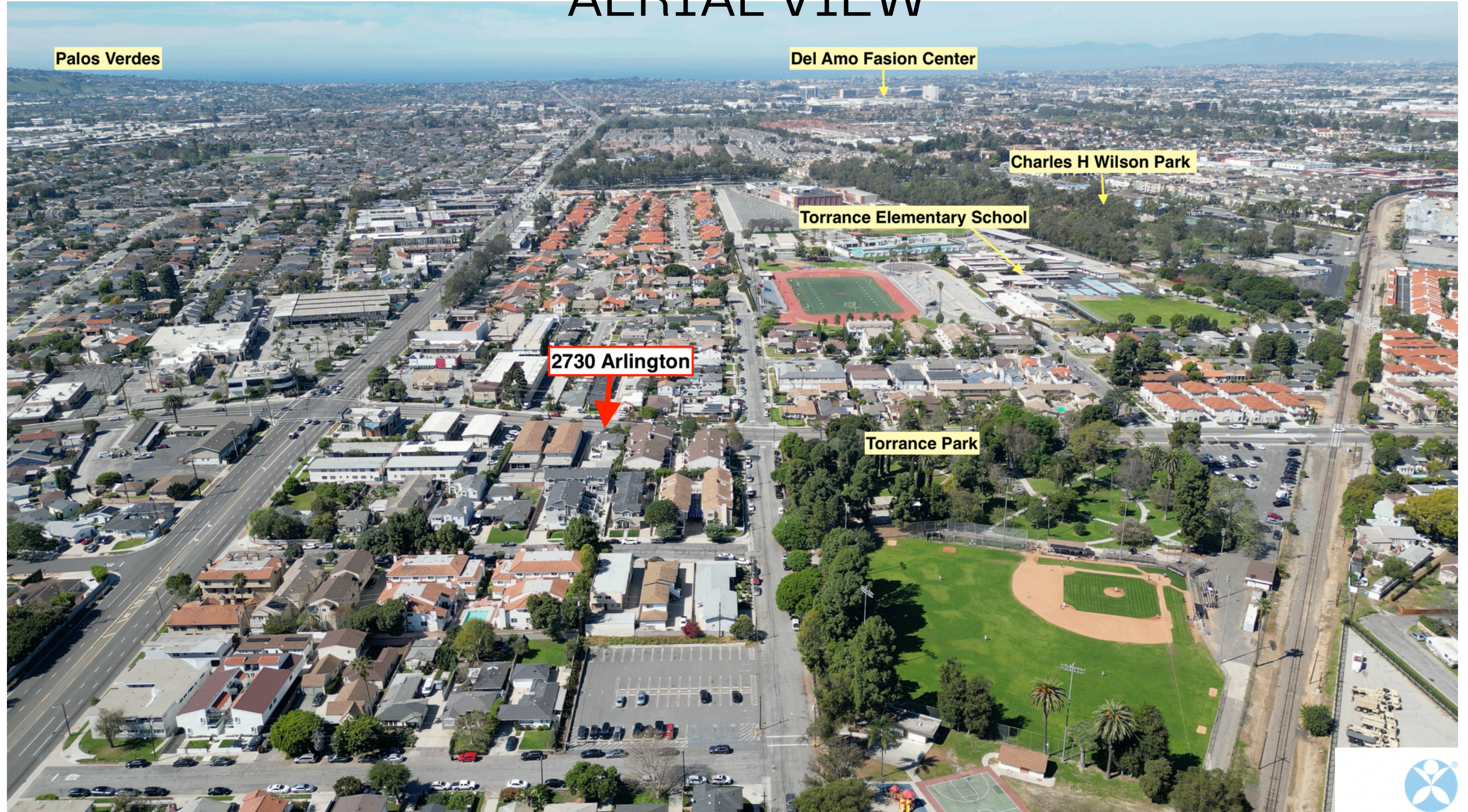
Education and community services are key strengths of Torrance. The city is known for its highly rated public schools, well-maintained infrastructure, and strong emphasis on public safety. Its community-oriented atmosphere, combined with numerous local events and cultural programs, contributes to a stable and family-friendly environment.

Economically, Torrance benefits from a diverse employment base that includes healthcare, aerospace, technology, automotive, and professional services industries. Major employers and corporate headquarters located throughout the South Bay contribute to the city's economic resilience and steady demand for housing. Torrance's strategic location also offers convenient access to major freeways, Los Angeles International Airport, and employment centers across Los Angeles County.

With its coastal climate, established neighborhoods, and strong sense of community, Torrance continues to be one of the premier residential and investment markets in the South Bay. Its combination of lifestyle amenities, economic stability, and long-term desirability makes Torrance an exceptional place to live, work, and invest in Southern California.



AERIAL VIEW



Palos Verdes

Del Amo Fashion Center

Charles H Wilson Park

Torrance Elementary School

2730 Arlington

Torrance Park



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