



CORONA DEL SOL APARTMENTS - 60 UNITS

25711 Frampton Avenue, Harbor City, CA 90710

- Excellent opportunity to acquire a large core asset in the South Bay
- Well maintained by the original developer owner since 1976
- Rents are significantly below market for a Master Metered building.
- Attractive GRM of 9.65 on current rent roll
- Gas & Electric Utilities are Master Metered
- Amenities include, courtyard, pool, and laundry room, large gated parking lot with 90 parking stalls providing additional income potential.

CONTACT:

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PROPERTY SUMMARY

25711 Frampton Avenue



Property Summary

Building SF:	36,176
Lot Size:	56,511 SF
Parking Ratio:	1.5 to 1
Parking:	90
Price:	\$11,000,000
Year Built:	1976
Zoning:	LAR3

Property Overview

The subject property is a 60-unit apartment building situated on a 56,511 square foot lot zoned R3, located in the South Bay of Los Angeles, in Harbor City. The improvements consist of a two-story wood-frame & stucco apartment complex that was built in 1976. There are 57 one-bedroom one-bath units and 3 two-bedroom units. The property is gated and has nicely landscaped walkways within the common areas. There is a large maintenance room in the center on the ground floor with a bathroom and two additional maintenance closets for cleaning and gardening supplies. There are 90 parking spaces on grade level and a laundry room on the premises for the tenants, as well as a pool (which is currently drained and covered). The utilities are master metered for both gas and electric utilities, which the landlord pays for, and a majority of the rents are below market. The property is subject to the City of Los Angeles RSO (Rent Stabilization Ordinance), which limits rent increase on existing tenants to 3% per year currently.

Location Overview

The property is on Frampton Avenue and is adjacent to a newly constructed Starbucks, which is at the NWC of PCH (Pacific Coast Highway) and Frampton Avenue. There is a U.S. Post Office a half block away on Frampton, as well as a mixture of commercial and residential buildings. The property is in close proximity to major employers such as the Port of Los Angeles, Kaiser Hospital, Home Depot, Target, and many other retail stores along PCH. Harbor Regional Park, Harbor Park Golf Course, Harbor Community College, Harbor City Little League, LA Waterfront Development, and the 110 Freeway are all within 2 miles, just minutes away. The population density is very high, with 30,000 residents within a 1-mile radius and over 200,000 residents within a 3-mile radius, which results in a strong rental market with high demand for apartments in the Harbor City submarket.

PROPERTY PHOTOS

25711 FRAMPTON AVENUE



PROPERTY PHOTOS

25711 FRAMPTON AVENUE



EXECUTIVE SUMMARY

25711 FRAMPTON AVENUE



Acquisition Costs

Purchase Price, Points and Closing Costs	\$11,000,000
Investment - Cash	\$11,000,000

Investment Information

Purchase Price	\$11,000,000
Price per Unit	\$183,333
Price per SF	\$312.86
Expenses per Unit	(\$7,159)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$1,138,500
Total Vacancy and Credits	(\$45,127)
Operating Expenses	(\$429,550)
Net Operating Income	\$663,823
Debt Service	\$0
Cash Flow Before Taxes	\$663,823

Financial Indicators

Cash-on-Cash Return Before Taxes	6.03%
Debt Coverage Ratio	N/A
Capitalization Rate	6.03%
Gross Rent Multiplier	9.66
Gross Income / Square Feet	\$32.38
Gross Expenses / Square Feet	(\$12.22)
Operating Expense Ratio	39.29%

FINANCIAL RATIOS | INCOME & EXPENSE SUMMARY



25711 Frampton Avenue



Investment Summary

Price	\$11,000,000
Year Built	1976
Units	60
Price/Unit	\$183,333
RSF	35,160
Price/RSF	\$312.86
Lot Size	56,511 sf
Floors	2
APN	7410-028-090
Cap Rate	6.03%
Year 1 Cap Rate	6.26%
GRM	9.66
Year 1 GRM	9.4

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Year 1	Total
1 +1	57	\$18,537	\$1,056,588	\$19,080	\$1,087,560
2 +1	2	\$18,696	\$37,392	\$19,200	\$38,400
2 +1.5	1	\$34,200	\$34,200	\$34,200	\$34,200
Totals	60		\$1,128,180		\$1,160,160

Annualized Income

Description	Actual	Year 1
Gross Potential Rent	\$1,128,180	\$1,160,160
- Less: Vacancy	(\$45,127)	(\$46,406)
+ Misc. Income	\$10,320	\$10,320
Effective Gross Income	\$1,093,373	\$1,124,074
- Less: Expenses	(\$429,550)	(\$435,700)
Net Operating Income	\$663,823	\$688,374

Annualized Expenses

Description	Actual	Year 1
Accounting	\$2,180	\$1,200
Building Insurance	\$38,012	\$38,000
Grounds Maintenance & Janitorial	\$4,449	\$4,800
Licenses & Permits	\$6,401	\$1,200
Management Fees- Off Site	\$29,396	\$48,000
Manager On- Site	\$29,975	\$33,000
Repairs and Maintenance	\$50,384	\$42,000
Capital Reserves	\$15,000	\$15,000
Taxes - Real Estate	\$130,900	\$133,100
Trash Removal Service	\$17,115	\$18,000
Phones & Security System	\$12,509	\$8,400
Utility - Electricity DWP	\$76,347	\$76,000
Utility - Gas	\$16,882	\$17,000
Total Expenses	\$429,550	\$435,700
Expenses Per RSF	\$12.22	\$12.39
Expenses Per Unit	\$7,159	\$7,262

UNIT RENT ROLL

25711 FRAMPTON AVENUE



Unit	Description	Approx. SF	Current Rent	Pro Forma Rent	Comments
101	1 +1	580	\$1,364	\$1,364	
102	1 +1	580	\$1,232	\$1,232	
103	1 +1	580	\$1,295	\$1,295	
104	1 +1	580	\$1,650	\$1,650	
105	1 +1	580	\$1,421	\$1,421	
106	1 +1	580	\$1,421	\$1,421	
107	1 +1	580	\$1,684	\$1,684	
108	1 +1	580	\$1,369	\$1,369	
109	1 +1	580	\$1,500	\$1,500	
110	1 +1	580	\$1,526	\$1,526	
111	1 +1	580	\$1,253	\$1,253	
112	1 +1	580	\$1,474	\$1,474	
113	1 +1	580	\$1,232	\$1,232	
114	1 +1	580	\$1,550	\$1,550	
115	1 +1	580	\$1,500	\$1,500	
116	1 +1	580	\$1,295	\$1,295	
117	1 +1	580	\$1,526	\$1,526	
118	1 +1	580	\$1,358	\$1,358	
119	1 +1	580	\$1,815	\$1,815	
120	1 +1	580	\$1,358	\$1,358	
121	1 +1	580	\$1,700	\$1,700	
122	1 +1	580	\$1,700	\$1,700	
123	1 +1	580	\$1,700	\$1,700	
124	1 +1	580	\$1,579	\$1,579	
125	1 +1	580	\$1,327	\$1,327	
226	2 +1	675	\$1,705	\$1,705	
227	1 +1	580	\$1,789	\$1,789	
228	1 +1	580	\$1,385	\$1,385	
229	1 +1	580	\$1,526	\$1,526	
230	1 +1	580	\$1,316	\$1,316	
231	1 +1	580	\$1,033	\$1,033	
232	1 +1	580	\$1,700	\$1,700	
233	1 +1	580	\$1,600	\$1,600	
234	1 +1	580	\$1,700	\$1,700	
235	1 +1	580	\$1,526	\$1,526	
236	2 +1	675	\$1,411	\$1,411	
237	1 +1	580	\$1,775	\$1,775	
238	1 +1	580	\$1,750	\$1,750	
239	1 +1	580	\$1,575	\$1,575	
240	2 +1.5	750	\$2,850	\$3,000	Manager's Unit
241	1 +1	580	\$1,750	\$1,750	Vacant
242	1 +1	580	\$1,750	\$1,750	
243	1 +1	580	\$1,800	\$1,800	
244	1 +1	580	\$1,800	\$1,800	
245	1 +1	580	\$1,700	\$1,700	
246	1 +1	580	\$1,550	\$1,550	
247	1 +1	580	\$1,750	\$1,750	

UNIT RENT ROLL

25711 FRAMPTON AVENUE



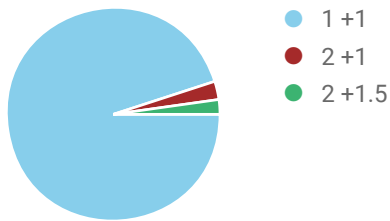
249	1 +1	580	\$1,444	\$1,444
250	1 +1	580	\$1,894	\$1,894
251	1 +1	580	\$1,421	\$1,421
252	1 +1	580	\$1,650	\$1,650
253	1 +1	580	\$1,295	\$1,295
254	1 +1	580	\$1,264	\$1,264
255	1 +1	580	\$1,700	\$1,700
256	1 +1	580	\$1,750	\$1,750 Vacant
257	1 +1	580	\$1,469	\$1,469
258	1 +1	580	\$1,750	\$1,750
259	1 +1	580	\$1,700	\$1,700
260	1 +1	580	\$1,358	\$1,358

UNIT MIX REPORT

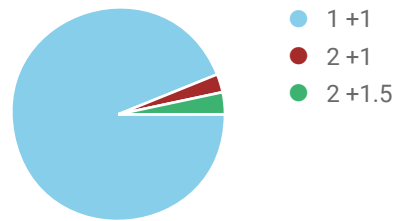
25711 FRAMPTON AVENUE

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
57	1 +1	580	\$1,545	\$88,049	\$1,590	\$90,630
2	2 +1	675	\$1,558	\$3,116	\$1,600	\$3,200
1	2 +1.5	750	\$2,850	\$2,850	\$2,850	\$2,850
60		35,160		\$94,015		\$96,680

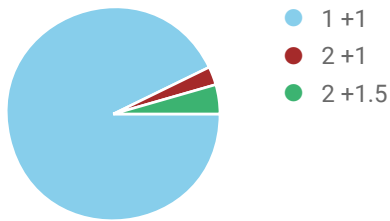
UNIT MIX



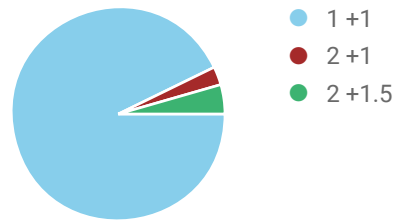
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

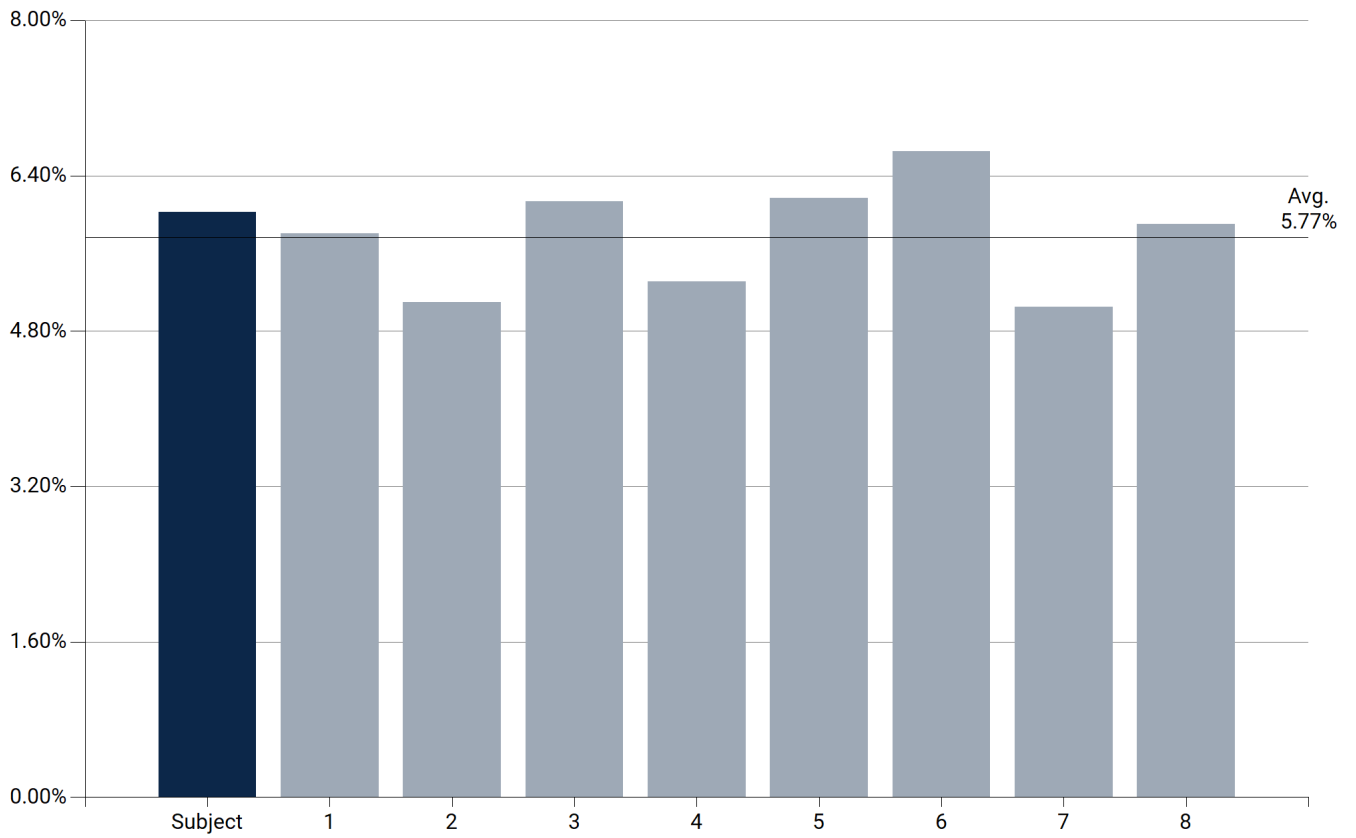


SALE COMPARABLES

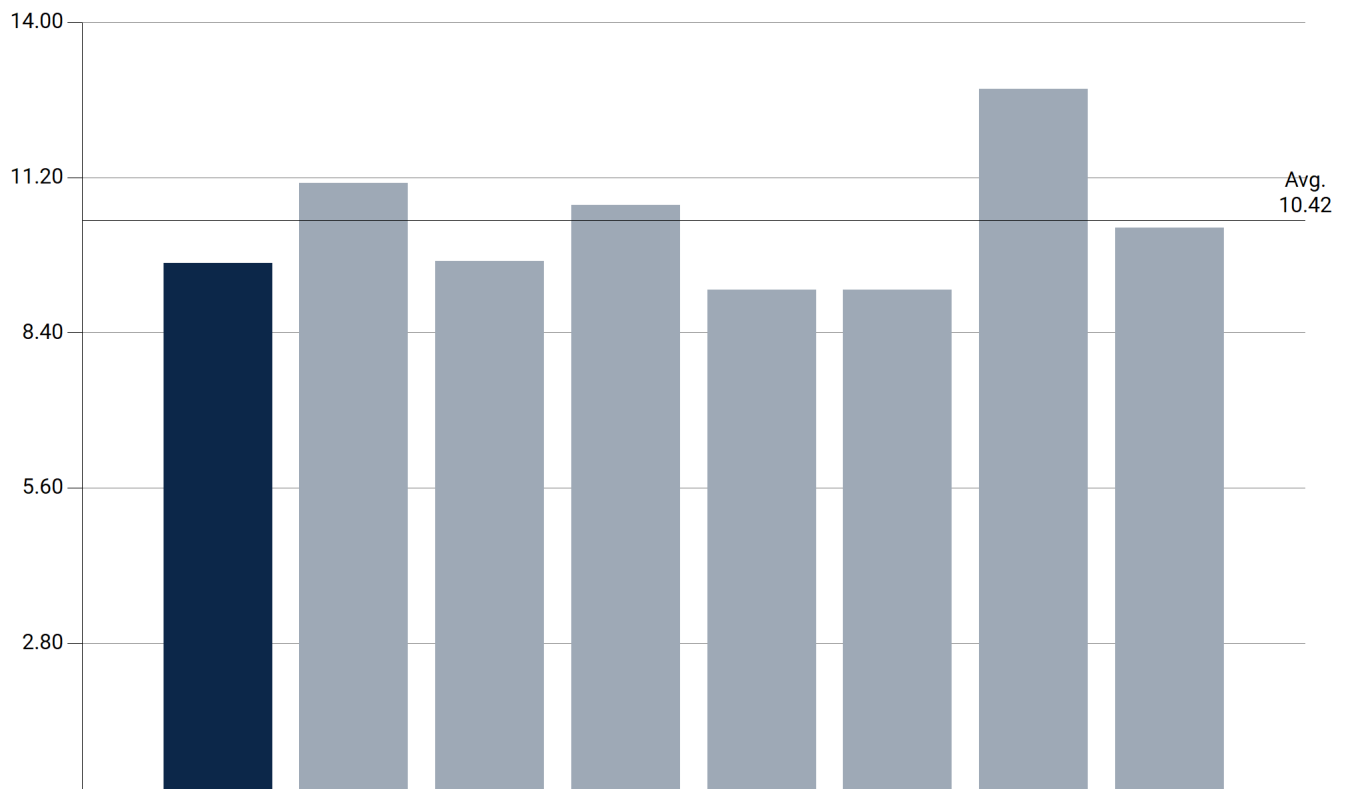
25711 FRAMPTON AVENUE



Cap Rate



Gross Rent Multiplier

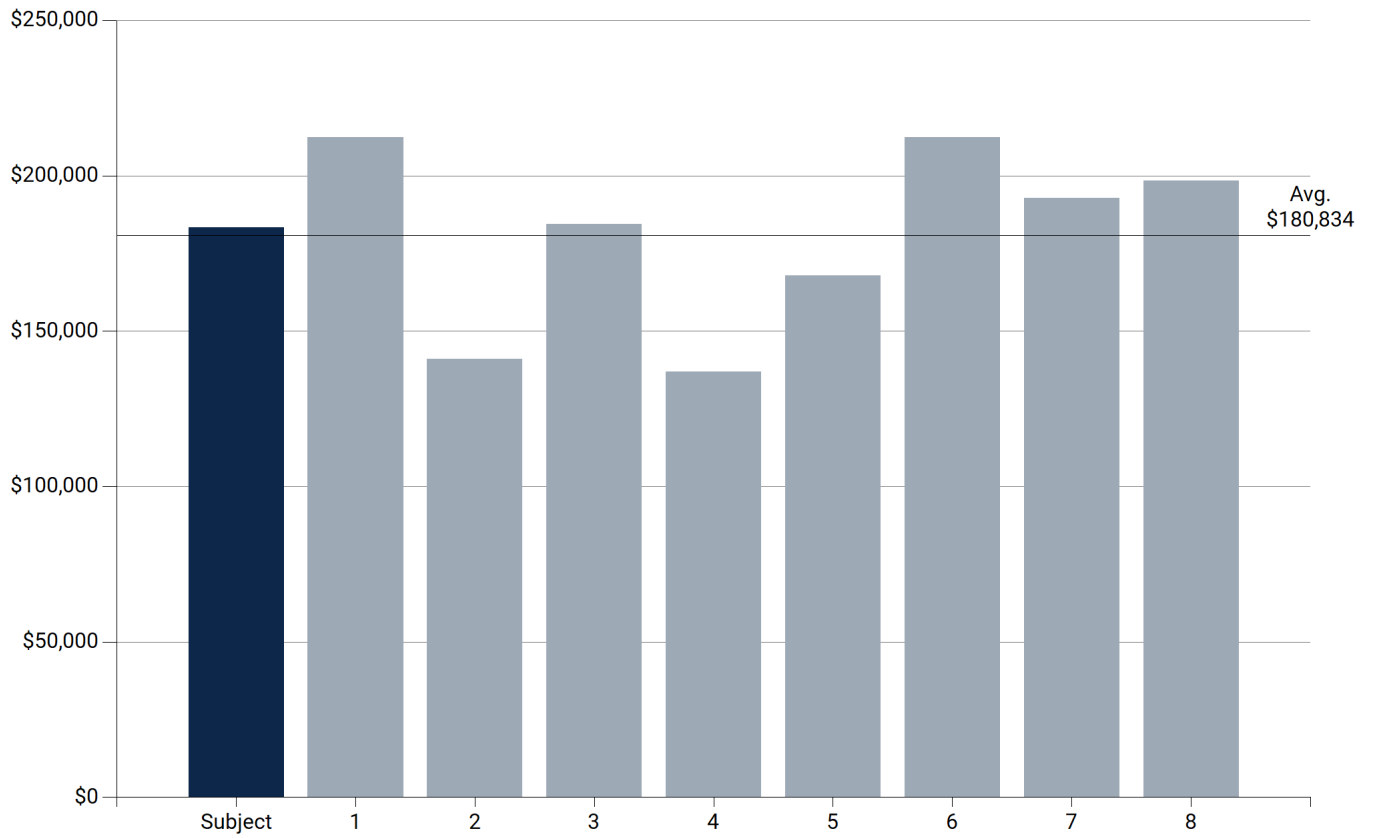


SALE COMPARABLES

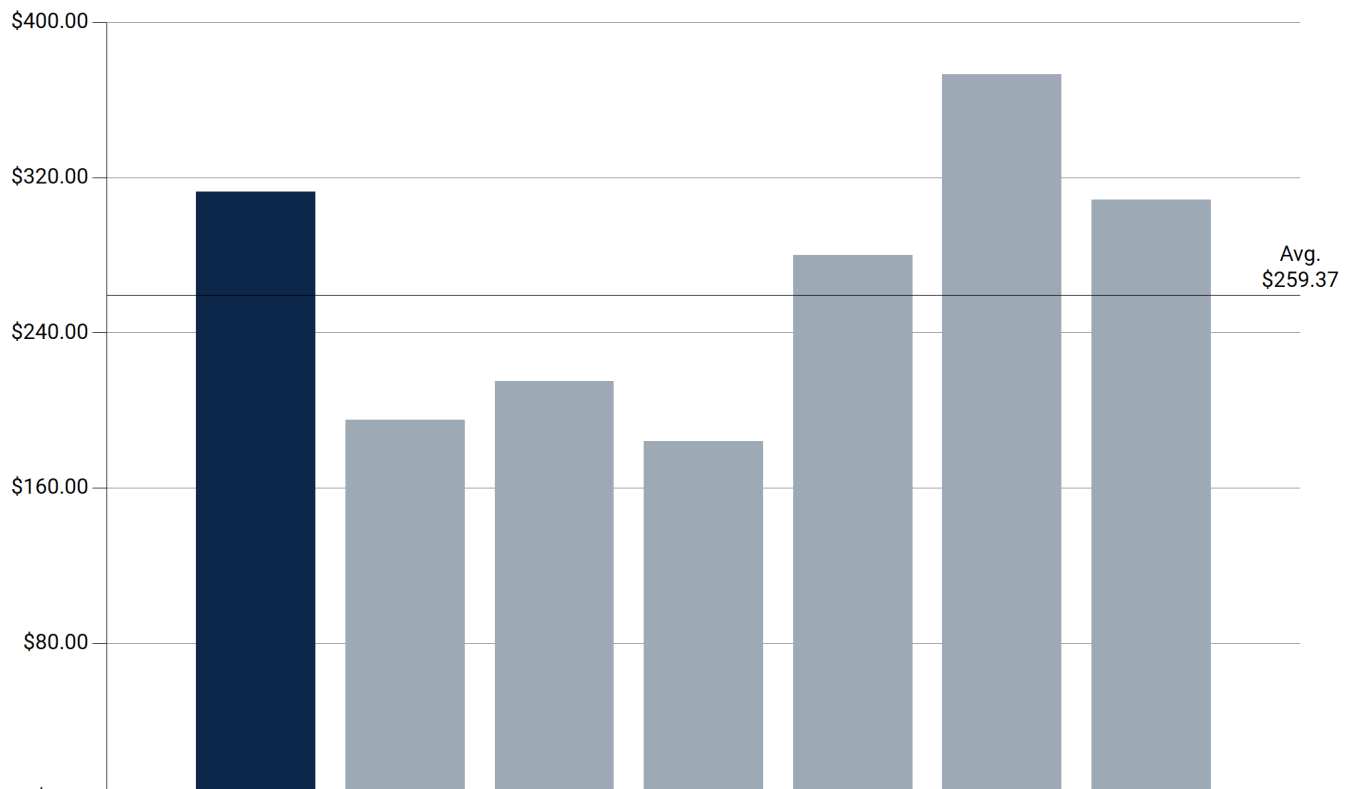
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Price per Unit



Price per SF



SALE COMPARABLES

25711 FRAMPTON AVENUE



CORONA DEL SOL
25711 Frampton Avenue, Harbor City, CA 90710

Sale Price	\$11,000,000	Units	Unit Type
Units	60	57	1 +1
Price/Unit	\$183,333	2	2 +1
Price/SF	\$312.86	1	2 +1.5
Lot Size	56,511		
Cap Rate	6.03%		
GRM	9.66		
Year Built	1976		



Harbor View Apartments
1223 Anaheim Street, Los Angeles, CA 90710

1	Sale Price	\$10,200,000	Units	Unit Type
	Units	48	48	2 Bedroom 1 Bath
	Price/Unit	\$212,500		
	Price/SF	\$195.28		
	Lot Size	82,328		
	Cap Rate	5.81%		
	GRM	11.1		
	Year Built	1954		
	Sale Date	9/11/2024		



Park Place Apartments
1661 259th Street, Los Angeles, CA 90710

2	Sale Price	\$6,775,000	Units	Unit Type
	Units	48	3	Studio/Efficiency
	Price/Unit	\$141,146	29	1 Bedroom 1 Bath
	Price/SF	\$214.98	16	2 Bedroom 1 Bath
	Lot Size	40,075		
	Cap Rate	5.1%		
	GRM	9.69		
	Year Built	1973		
	Sale Date	11/26/2024		

SALE COMPARABLES

25711 FRAMPTON AVENUE

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25424 Western Avenue, Los Angeles, CA 90710

Sale Price	\$1,475,000	Units	Unit Type
Units	8	6	1 Bedroom 1 Bath
Price/Unit	\$184,375	1	2 Bedroom 1 Bath
Lot Size	8,397	1	2 Bedroom 2 Bath
Cap Rate	6.14%		
GRM	10.7		
Year Built	1960		
Sale Date	5/30/2025		

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25032 Frampton Avenue, Los Angeles, CA 90710

Sale Price	\$1,370,000	Units	Unit Type
Units	10	10	Studio/Efficiency
Price/Unit	\$137,000		
Price/SF	\$184.14		
Cap Rate	5.31%		
Year Built	1977		
Sale Date	7/8/2025		

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1615 West Lomita Boulevard, Los Angeles, CA 90710

Sale Price	\$2,350,000	Units	Unit Type
Units	14	2	Studio/Efficiency
Price/Unit	\$167,857	5	1 Bedroom 1 Bath
Lot Size	11,705	1	2 Bedroom 1 Bath
Cap Rate	6.17%	4	2 Bedroom 2 Bath
GRM	9.18	2	3 Bedroom 1 Bath
Year Built	1961		
Sale Date	10/2/2025		

SALE COMPARABLES

25711 FRAMPTON AVENUE

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1623 Lomita Boulevard, Los Angeles, CA 90710

Sale Price	\$2,975,000	Units	Unit Type
Units	14	2	Studio/Efficiency
Price/Unit	\$212,500	5	1 Bedroom 1 Bath
Price/SF	\$280.13	1	2 Bedroom 1 Bath
Lot Size	11,801	4	2 Bedroom 2 Bath
Cap Rate	6.65%	2	3 Bedroom 2 Bath
GRM	9.18		
Year Built	1961		
Sale Date	9/30/2025		

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25100 Frampton Avenue, Los Angeles, CA 90710

Sale Price	\$1,350,000	Units	Unit Type
Units	7	6	1 Bedroom 1 Bath
Price/Unit	\$192,857	1	2 Bedroom 1 Bath
Price/SF	\$373.13		
Lot Size	10,001		
Cap Rate	5.05%		
GRM	12.8		
Year Built	1951		
Sale Date	3/27/2024		

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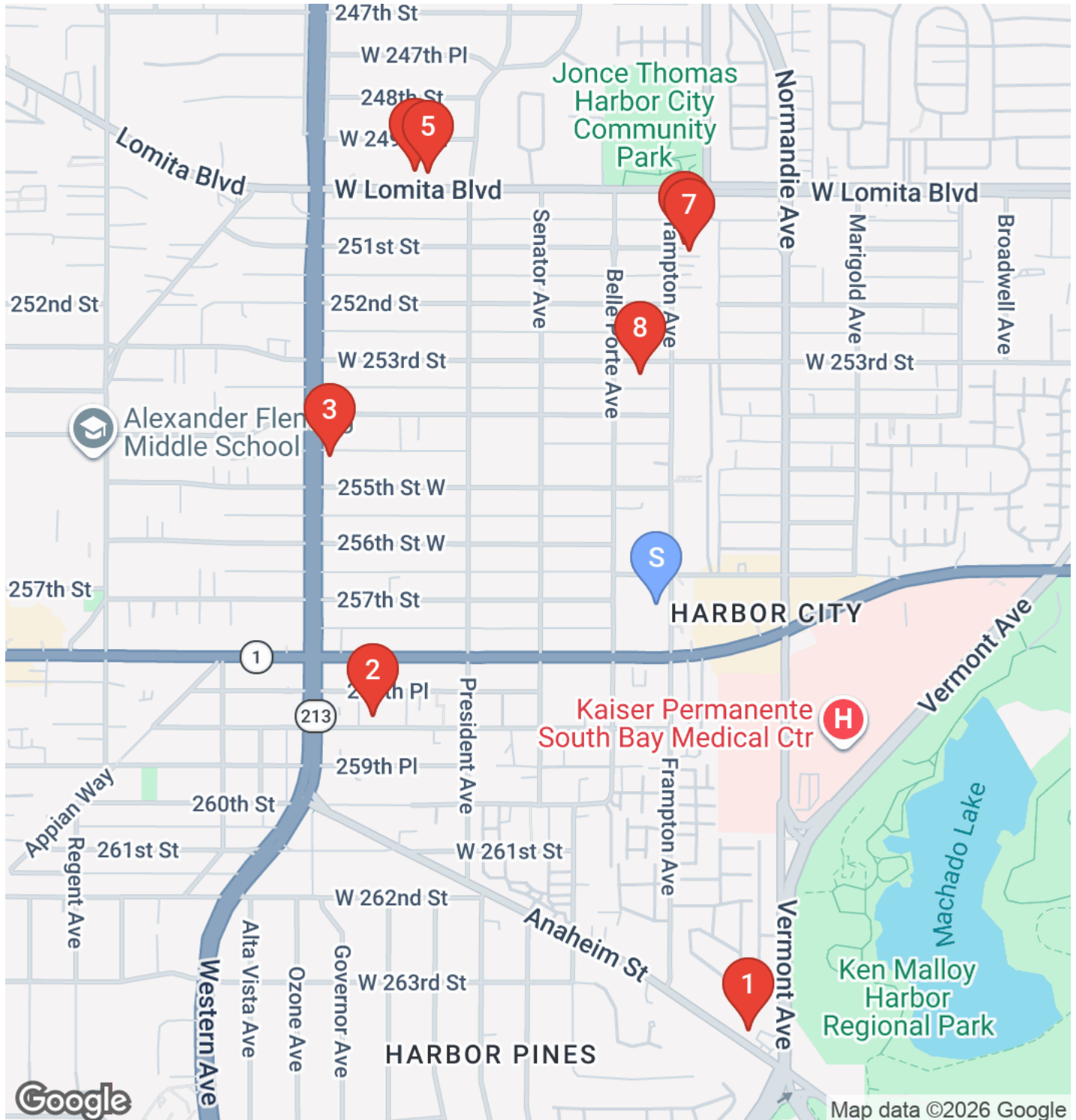
253rd St. Apartments

1344 West 253rd Street, Harbor City, CA 90710

Asking Price	\$3,175,000	Units	Unit Type
Units	16	15	2 Bedroom 1 Bath
Price/Unit	\$198,438		
Price/SF	\$308.52		
Cap Rate	5.9%		
GRM	10.3		
Year Built	1958		
Sale Date	On Market		

SALE COMPARABLES

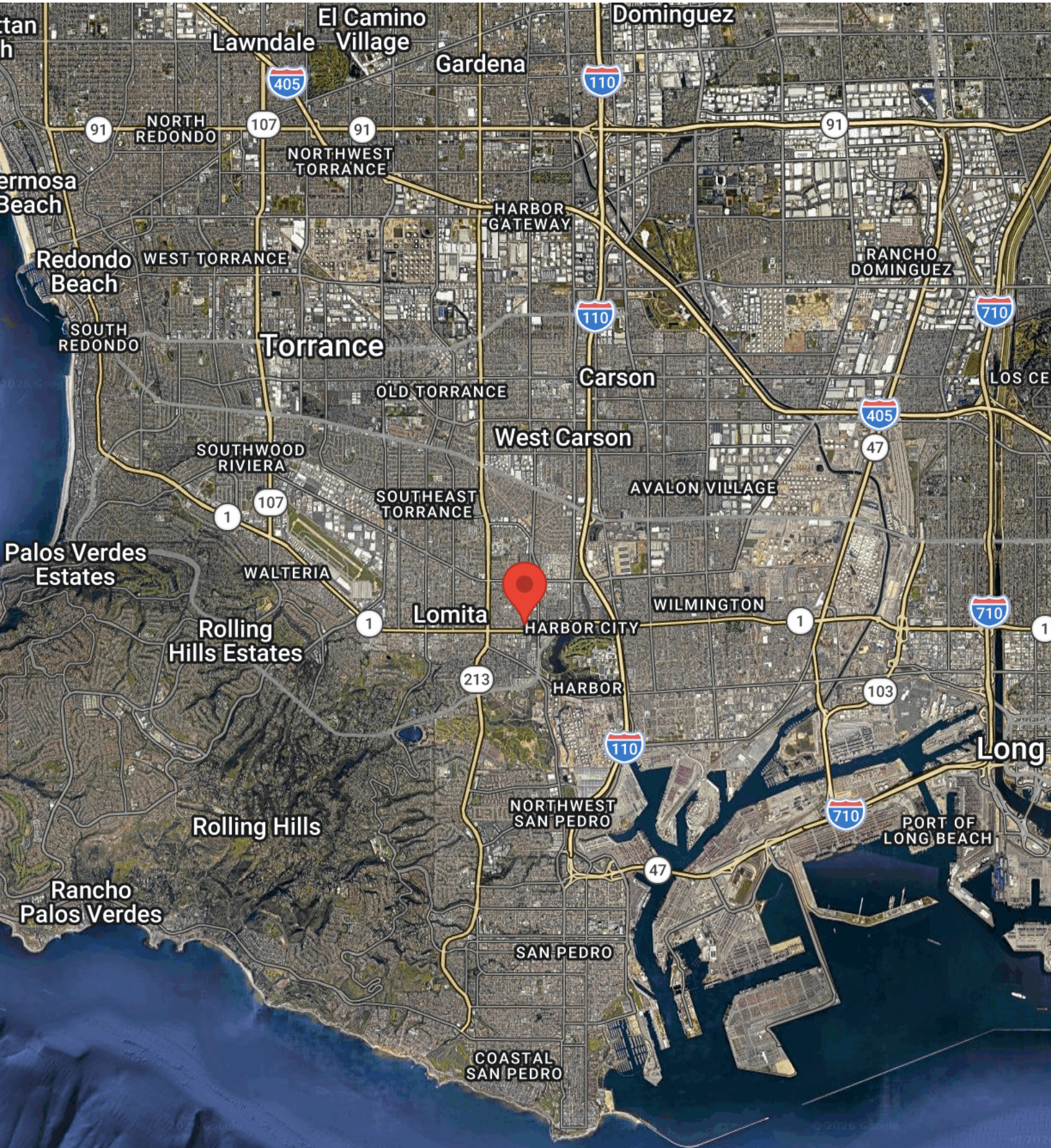
25711 FRAMPTON AVENUE



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| S CORONA DEL SOL
25711 Frampton Avenue
Harbor City, CA, 90710
\$11,000,000 | 1 Harbor View Apartments
1223 Anaheim Street
Los Angeles, CA, 90710
\$10,200,000 | 2 Park Place Apartments
1661 259th Street
Los Angeles, CA, 90710
\$6,775,000 |
| 3 25424 Western Avenue
Los Angeles, CA, 90710
\$1,475,000 | 4 25032 Frampton Avenue
Los Angeles, CA, 90710
\$1,370,000 | 5 1615 West Lomita Boulevard
Los Angeles, CA, 90710
\$2,350,000 |
| 6 1623 Lomita Boulevard
Los Angeles, CA, 90710
\$2,975,000 | 7 25100 Frampton Avenue
Los Angeles, CA, 90710
\$1,350,000 | 8 253rd St. Apartments
1344 West 253rd Street
Harbor City, CA, 90710
\$2,175,000 |

REGIONAL MAP

25711 FRAMPTON AVENUE



AERIAL MAP

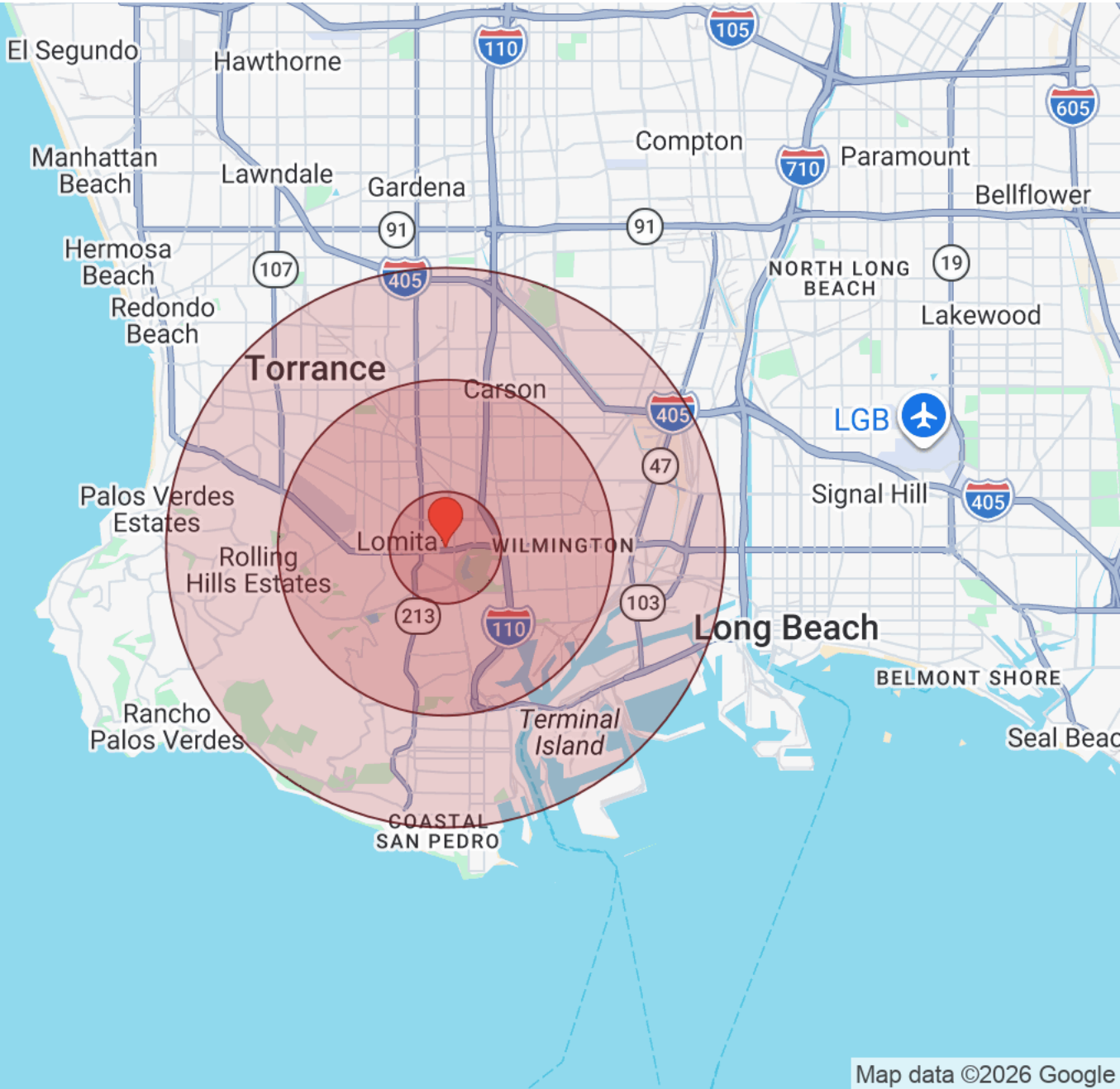
25711 FRAMPTON AVENUE

REMAX
COMMERCIAL & INVESTMENT REALTY



DEMOGRAPHICS

25711 FRAMPTON AVENUE



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Age			
Male	14,736	101,573	208,607	Ages 0 - 14	5,154	34,361	69,161
Female	15,565	103,662	209,693	Ages 15 - 24	3,650	24,982	48,414
Total Population	30,301	205,235	418,300	Ages 25 - 54	12,509	82,432	164,332
				Ages 55 - 64	4,107	27,195	56,747
Race / Ethnicity				Ages 65+	4,883	36,264	79,648
White	6,263	41,663	102,274				
Black	3,545	13,812	31,414	Income			
Am In/AK Nat	36	246	502	Median	\$85,783	\$98,102	\$103,600
Hawaiian	188	1,088	2,092	Under \$15k	905	4,610	10,462
Hispanic	13,866	99,149	174,347	\$15k - \$25k	705	3,289	7,199
Asian	5,633	43,900	95,498	\$25k - \$35k	755	4,197	7,750
Multiracial	682	4,761	10,918	\$35k - \$50k	973	6,029	11,618
Other	91	616	1,213	\$50k - \$75k	1,610	8,814	18,607
				\$75k - \$100k	1,441	8,757	16,790
Housing				\$100k - \$150k	1,785	12,236	26,923
Total Units	11,991	75,116	160,200	\$150k - \$200k	1,175	8,043	16,740
Occupied	11,142	70,062	149,107	Over \$200k	1,793	14,088	33,017
Owner Occupied	5,140	37,707	78,368				