

# OFFERING MEMORANDUM

15916 Harvard Blvd., Gardena, CA 90247



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THE DONELL-CULLIGAN GROUP

BAYSIDE

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GARDENA, CA 90247

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OFFERING MEMORANDUM

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Gardena, CA 90247

# PROPERTY OVERVIEW

# PROPERTY OVERVIEW

## Property Highlights

15916 Harvard Blvd.

GARDENA, CA 90247

- Desirable Gardena Location
- Significant Rental Upside
- 7 Units: 4,946 Gross Sq. Ft.
- Unit Mix: (4) 2-Bdrm/1-Bath, (1) 1-Bdrm/1-Bath, & (2) Studio/1-Bath
- Built: (6) Units in 1945, (1) Unit pre-1945
- Large Parcel: 16,110 Square Feet
- Parking: Garage, Covered & Open
- Laundry Hookups (Majority of Units)
- Conveniently located near Key Employment Centers, Port of Los Angeles, LAX International Airport and Downtown Los Angeles and Long Beach
- Near to Pacific Square Shopping Center, Gardena and Seoul Plazas
- Easy Freeway Access to the 91, 405, 105, 110, and 710 Freeways



# PROPERTY OVERVIEW

## The Opportunity

15916 Harvard Blvd.

GARDENA, CA 90247

### 15916 Harvard Blvd., Gardena

Presents a value-add investment opportunity located in a sought-after central Gardena location near to popular shopping & dining options.

The property includes a total of 4,946 sq ft across 7-units, featuring (4) 2-bedroom 1 bath units, (1) 1-bedroom and (2) Studios . Parking consists of a combination of garage, covered, and open spaces.

With Gardena's strong rental market and proximity to key employment centers, this location is in high demand.

Situated with access to major freeways (91, 405, 105, 110, and 710), and nearby to Port of Los Angeles, LAX International Airport, Downtown Los Angeles and Long Beach, ensures strong rental demand.

15916 Harvard has significant rental upside, presenting an excellent opportunity for a value-add investor.



# PROPERTY OVERVIEW

## Property Summary

15916 Harvard Blvd.

GARDENA, CA 90247

### PROPERTY SUMMARY

PRICE	\$1,598,000
ADDRESS	15916 Harvard Blvd.
CITY, STATE, ZIP	Gardena, CA 90247
COUNTY	Los Angeles County
YEAR BUILT	(6) Unit 1945 (1) Unit Pre-1945
NUMBER OF UNITS	7
BUILDING SIZE	4,946
LOT SIZE	16,110
CURRENT NOI	\$57,935
CURRENT CAP	3.63%
CURRENT GRM	14.68
PRICE / BLDG SF	\$323.09
PARKING	Garages, Covered, and Open Spaces

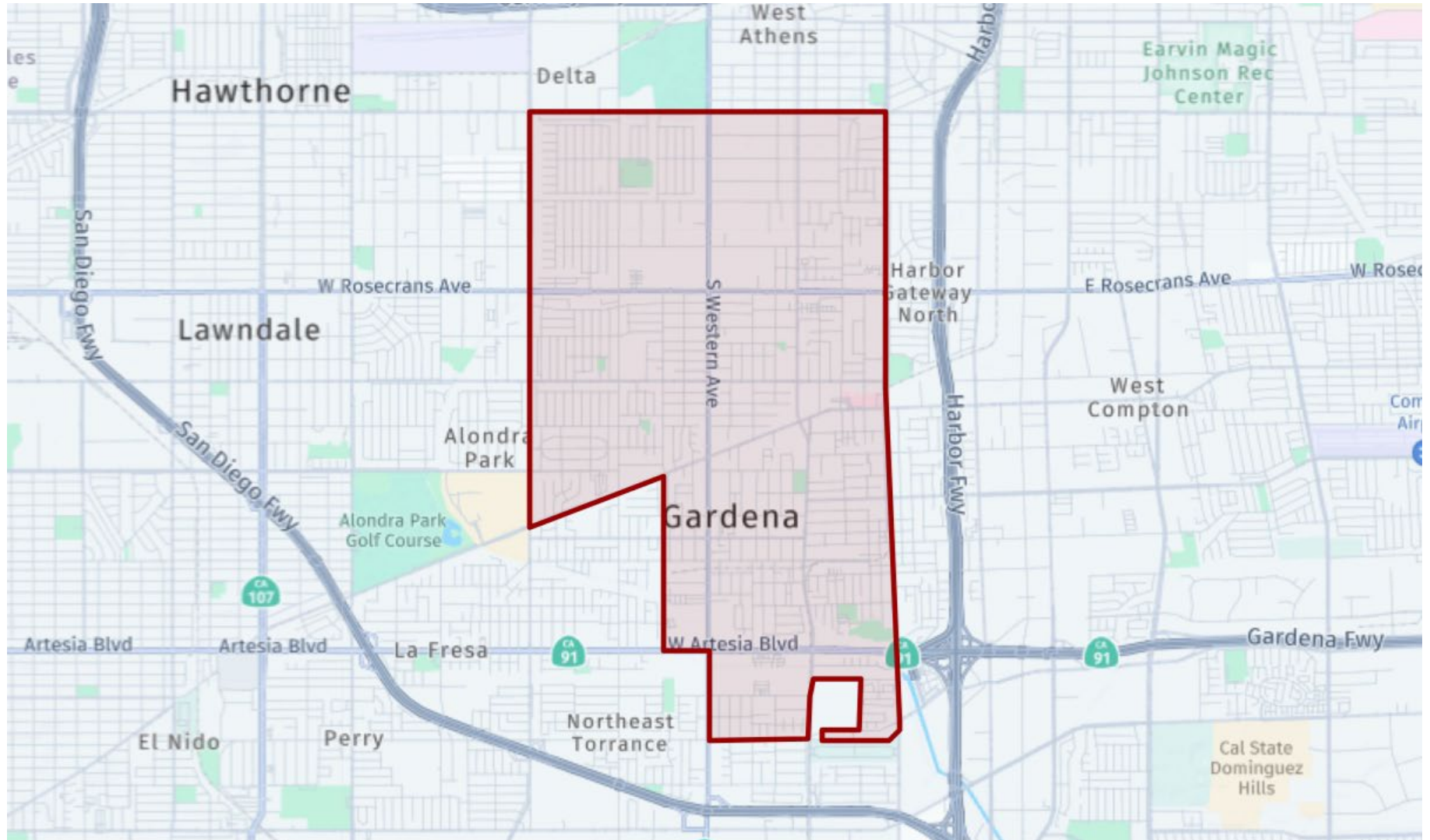


# PROPERTY OVERVIEW

## City of Gardena

15916 Harvard Blvd.

GARDENA, CA 90247

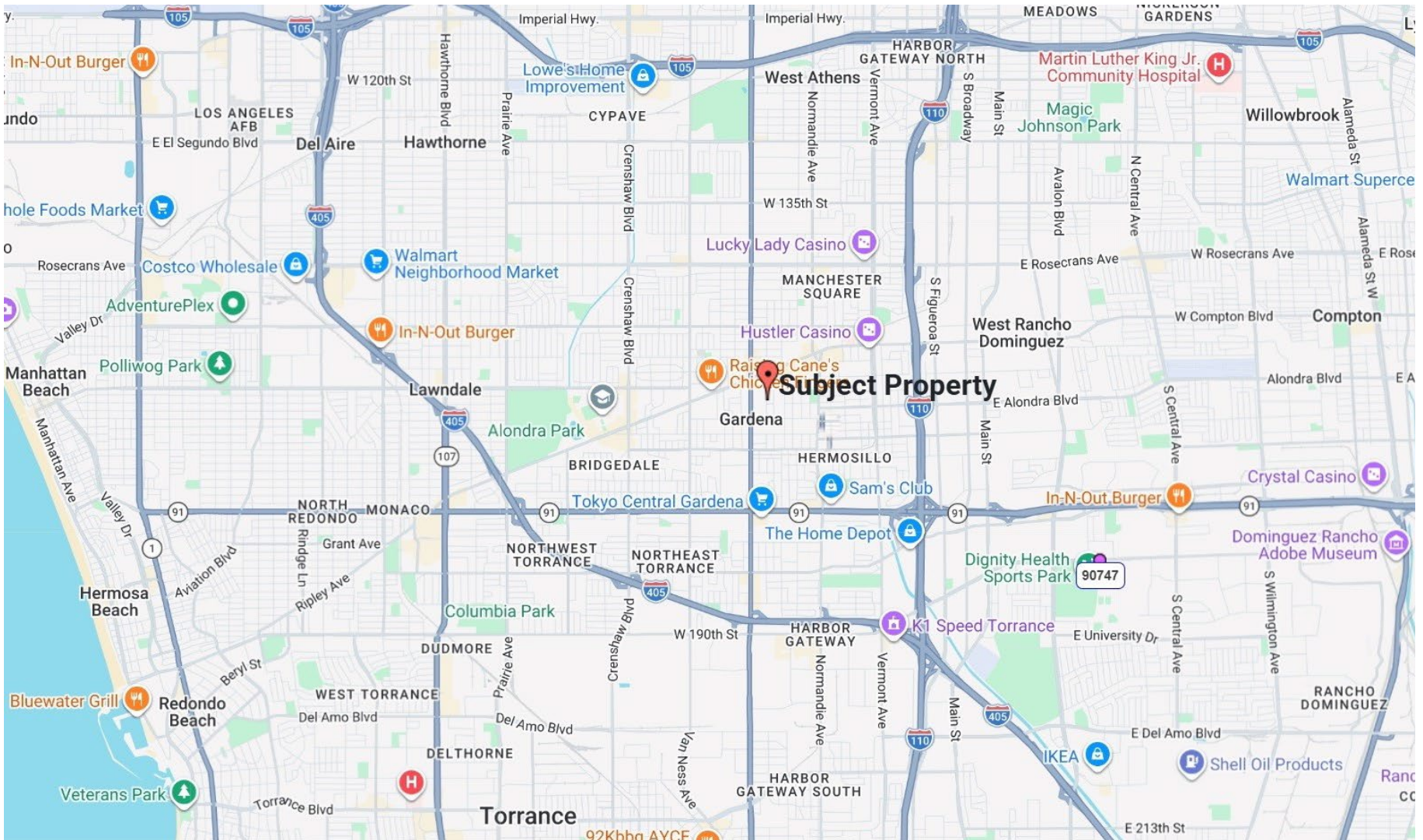


# PROPERTY OVERVIEW

## Subject Property Location

15916 Harvard Blvd.

GARDENA, CA 90247



# PROPERTY PHOTOGRAPHS

## Unit Interiors

15916 Harvard Blvd.

GARDENA, CA 90247



# PROPERTY PHOTOGRAPHS

## Unit Interiors

15916 Harvard Blvd.

GARDENA, CA 90247



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15916 Harvard Blvd.

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Gardena, CA 90247

# FINANCIAL OVERVIEW

# FINANCIAL OVERVIEW

15916 Harvard Blvd.

GARDENA, CA 90247

PRICING SUMMARY			
PRICE \$1,598,000			
PROPERTY SUMMARY			
APN	6105-011-041	PARKING	Garages, Carports & Open Spaces
NUMBER OF UNITS	7	CURRENT NOI	\$57,935
BUILDING SIZE	4,946	MARKET NOI	\$119,131
LOT SIZE	16,110	CURRENT CAP RATE	3.63%
PRICE PER UNIT	\$228,286	MARKET CAP RATE	7.46%
PRICE PER SF	\$323.09	CURRENT GRM	14.68
YEAR BUILT	(6) Units 1945 (1) Unit Pre-1945	MARKET GRM	9.06
ZONING	GAR3	OCCUPANCY	100%
FINANCIAL SUMMARY			
LOAN AMOUNT	\$671,160	LOAN-TO-VALUE	42%
DOWN PAYMENT	\$926,840	AMORTIZATION	30-Year
INTEREST RATE	6.00%	LOAN TERM	5-Year
MONTHLY PAYMENT	\$4,024	PROPOSED/EXISTING	Proposed
ANNUAL PAYMENT	\$48,287	DCR	1.20

# FINANCIAL OVERVIEW

15916 Harvard Blvd.

GARDENA, CA 90247

## PRICING SUMMARY

PRICE \$1,598,000

## PROPERTY SUMMARY & INVESTMENT HIGHLIGHTS

ADDRESS 15916 Harvard Blvd.,  
Gardena, CA 90247

APN 6105-011-041

NUMBER OF UNITS 7

YEAR BUILT (6) Units 1945  
(1) Unit Pre-1945

BUILDING SIZE 4,946

LOT SIZE 16,100

CURRENT CAP RATE 3..63%  
(After an 8% Rent Increase)

CURRENT GRM 14.68

MARKET CAP RATE 7.46%

MARKET GRM 9.06

PRICE PER UNIT \$228,286

PRICE PER SF \$323.09

## FINANCIAL SUMMARY

LOAN AMOUNT \$671,160

DOWN PAYMENT \$926,840

INTEREST RATE 6.00%

MONTHLY PAYMENT \$4,024

ANNUAL PAYMENT \$48,287

LOAN-TO-VALUE 42%

AMORTIZATION 30-Year

TERM 5-Year

PROPOSED/EXISTING Proposed

DEBT CONVERAGE RATIO 1.20

## SCHEDULED RENT SUMMARY

Unit Type	No. Of Units	Average Rent (w/8% Increase)	Market Rent (after renovations)
2 Bedroom 1 Bath	4	\$1,490	\$2,400
1 Bedroom 1 Bath	1	\$1,351	\$1,900
Studio 1 Bath	2	\$881	\$1,600

## SCHEDULED RENT SUMMARY

Gross Scheduled Rent Income	Current \$108,870	Market \$176,400
Less Vacancy	(2%) -\$2,177	(3%) -\$5,292
Gross Operating Income	\$106,692	\$171,108

## EXPENSE SUMMARY

ANNUAL EXPENSES	CURRENT	MARKET PRO FORMA
Real Estate Tax (1.175148%) & Direct Assessment (\$2,414)	\$21,193	\$21,193
Professional Mgmt. (Est. 5%)	\$5,335	\$8,555
Insurance (Est. \$1.00 SF)	\$4,946	\$4,946
Utilities – Trash & Water	\$11,304	\$11,304
Maintenance / Repairs (Est. \$700 Per Unit/Per Yr)	\$4,900	\$4,900
Pest Control	\$1,080	\$1,080
TOTAL EXPENSES	\$48,757	\$51,977
Expense Per Unit	\$6,965	
Expense Per SF	\$9.86	
NET OPERATING INCOME	\$57,935	\$119,131
Pre-Tax Cash Flow	\$9,647	\$70,844
Principal Reduction	\$8,242	\$8,242
TOTAL RETURN BEFORE TAXES	\$17,889	\$79,086

# RENT ROLL

15916 Harvard Blvd.

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UNIT #	UNIT TYPE(S)	CURRENT RENT	W/8% RENT INCREASE	MARKET RENT (RENOVATED)	NOTES
1	2 Bdrm / 1 Bath	\$1,468.00	\$1,585.44	\$2,400	Rent Increase of 8% Effective 7/1/2026
2	2 Bdrm / 1 Bath	\$1,364.00	\$1,473.12	\$2,400	Rent Increase of 8% Effective 7/1/2026
3	1 Bdrm / 1 Bath	\$1,251.00	\$1,351.08	\$1,900	Rent Increase of 8% Effective 7/1/2026
4	2 Bdrm / 1 Bath	\$1,414.00	\$1,527.12	\$2,400	Rent Increase of 8% Effective 7/1/2026
5	2 Bdrm / 1 Bath	\$1,400.00	\$1,512.00	\$2,400	Rent Increase of 8% Effective 7/1/2026
6	Studio / 1 Bath	\$816.00	\$881.28	\$1,600	Rent Increase of 8% Effective 7/1/2026
7	Studio / 1 Bath	\$816.00	\$881.28	\$1,600	Rent Increase of 8% Effective 7/1/2026
<b>MONTHLY TOTALS</b>		<b>\$8,529.00</b>	<b>\$9,211.32</b>	<b>\$14,700</b>	
<b>ANNUALIZED TOTALS</b>		<b>\$102,348</b>	<b>\$110,535.84</b>	<b>\$176,400</b>	

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Gardena, CA 90247

# COMPARABLES

# SOLD COMPARABLES

15916 Harvard Blvd.

GARDENA, CA 90247

					
	SUBJECT PROPERTY	1	2	3	4
	15916 S. Harvard Boulevard Gardena 90247	14734 S. Berendo Avenue Gardena 90247	15534 S. Budlong Place Gardena 90247	16105 S. Denker Avenue Gardena 90247	1256 Gardena Boulevard Gardena 90247
# OF UNITS	7	6	6	7	7
TOTAL SF*	4,946	6,348	5,053	7,323	7,538
AVERAGE SF	707	1,058	842	1,046	1,077
YEAR BUILT	1945	1959	1960	1985	1964
SALE DATE	SUBJECT PROPERTY	9/16/2025	12/5/2025	3/27/2026	9/25/2025
SALE PRICE	\$1,598,000	\$1,774,000	\$1,875,000	\$2,070,000	\$2,375,000
PRICE PER UNIT	\$228,286	\$295,667	\$312,500	\$295,714	\$339,286
PRICE PER SF	\$323	\$279	\$371	\$283	\$315
NET INCOME	\$57,935	\$105,718	\$77,469	\$89,571	\$130,836
CAP RATE	3.63%	5.96%	4.13%	4.33%	5.51%
GROSS INCOME	\$108,870	\$175,512	\$119,184	\$146,040	\$198,096
GRM	14.68	10.11	15.73	14.17	11.99
AVERAGE RENT	\$1,296	\$2,438	\$1,655	\$1,739	\$2,358
UNIT TYPE	4-2/1, 1-1/1, 2-S/1	6-3/1	2-2/2, 4-1/1	1-3/2.5, 1-3/2, 1-2/2, 4-2/1	6-2/1.5, 1-2/1.5
COMMENTS	Single level "home type" units. Laundry hookups. Private garage, carport and open space parking. Assessor states age of property as 1945, 6-units built in 1945 and the original 1-bedroom unit in the back is older.	Carport parking in the rear, copper plumbing, community laundry facilities. Large lot 11,000 sq.ft.	Updated units with new electrical, newer hot water tank. Most units have dishwashers, microwaves, stoves and refrigerators. Community laundry (machines owned).	Gated, private balconies. Community laundry. 15 parking spaces with a combination of tuck-under and garage parking.	Six townhouse style unit and one standard. Copper plumbing throughout. Six of the units have been renovated. 9 on-site parking spaces.
SALE NOTES		Listed \$1,900,000 14 DOM	Listed \$1,995,000 10 DOM	Listed \$2,250,000 16 DOM	Listed \$2,275,000 36 DOM

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# LOCATION

# CITY OVERVIEW

## CITY OF GARDENA

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### Strategic Location

Centrally located in the South Bay, Gardena offers excellent access to the I-110, I-405, and SR-91 freeways, connecting residents to major employment hubs including Downtown Los Angeles, Torrance, and El Segundo. Its proximity to the Ports of Los Angeles and Long Beach supports a strong and diverse employment base.

### Strong Rental Demand

Stable population of ~60,000 with a significant renter base  
High demand from workforce tenants seeking affordability relative to coastal markets  
Consistent occupancy driven by central location and commuter accessibility

### Multifamily Market Profile

Predominantly smaller 2–20 unit buildings  
Majority of inventory built mid-century (1940s–1970s)  
Limited new construction, supporting supply constraints  
Ongoing value-add and renovation opportunities

### Key Investment Drivers

Relative Affordability: Lower cost basis than neighboring South Bay cities  
High Occupancy: Historically low vacancy levels  
Supply Constraints: Barriers to new development support rent stability  
Value-Add Potential: Aging inventory allows for rental upside

### Conclusion

Gardena is a stable, workforce-driven multifamily submarket offering strong occupancy, accessible pricing, and long-term investment potential. Its central location and limited new supply make it an attractive option for investors seeking consistent cash flow and value-add opportunities within Los Angeles County.

# CITY OVERVIEW

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## County of Los Angeles

The main drivers of successful multi-family investment are strong employment and wage growth. In some locations, supply is also an issue, however in the Los Angeles area, developable residential land is scarce, and new multi-family development is primarily targeted to the high-end of the rental market.

Los Angeles County is the largest regional economy on the West Coast and is one of the most dynamic and diverse economies in the world, with a fast-growing and immense high-tech industry, world leading creative economy, tremendous strength in aerospace and advanced transportation, the nation's largest manufacturing base, the nation's largest international trade industry, and a rapidly increasing amount of venture capital investment in startups.

With over a dozen major industries, the L.A. region is also known for innovation as creative collisions occur where industries overlap, driving new business concepts and entirely new sectors, making L.A. County the creative capital of the nation. All this success can be traced to our highly diverse, skilled workforce and visionaries who are reinventing everything from transit to translational medicine. As venture capitalist Mark Suster said, "What I love about L.A. is it represents the best our country has to offer. Los Angeles is a leader amongst the most cohesive large cities I can think of in the world."

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign, the Getty Center, the Walt Disney Concert Hall, the Hollywood Walk of Fame, Space Shuttle Endeavour at the California Science Center, Universal Studios Hollywood and Griffith Observatory.



# DISCLAIMER & CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXCLUSIVELY PRESENTED BY



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