2404 S CAROLINA ST
SAN PEDRO, CA 90731

Pride of ownership Fourplex in the Point Fermin area of San Pedro offering major capital improvements and renovated units. The property is near the West Harbor Development which will boost long term appreciation.

Offering Memorandum

Exclusive Listing

BRC Advisors
REAL ESTATE INVESTMENT SERVICES

NON-ENDORSEMENT AND DISCLAIMER NOTICE

The information contained in this Marketing Brochure and/or Broker Opinion of Value has been obtained from sources believed to be reliable, but the accuracy or completeness of the information contained therein cannot be guaranteed. BRC Advisors, Inc. ("Broker") has not, and will not, verify any of this information, nor has Broker conducted, nor will it conduct, any investigation regarding these matters. Broker makes no representations, guarantees, or warranties of any nature about the accuracy or completeness of any information provided. The information provided in this Marketing Brochure and/or Broker Opinion of Value is in no way a substitute for a thorough due diligence investigation by Buyer. Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to income and expenses for this property nor the future financial performance of the property. In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties as to the size and square footage of the property, the presence of any contaminating substances at the property, the physical condition of the property or compliance with any State, Local or Federal regulations.

In addition, Broker has made no investigation of, and has made no representations, guarantees, or warranties of any nature, with regard to the financial condition or future financial condition of any tenants, nor any future plans or intentions of tenants with regard to the continued occupancy of the property. All parties are aware that Broker has no affirmative obligation to conduct a due diligence examination of the property for any Buyer. Any and all projections or estimates used in this Marketing Brochure and/or Broker Opinion of Value are for example only and do not represent the current or future performance of this property. Therefore, Broker assumes no legal responsibility for accuracy or completeness of this information, and expressly disclaims all representations, guarantees, or warranties related thereto.

The value of the property to any Buyer depends on numerous factors that must be evaluated by Buyer and Buyer's legal, tax, construction, and financial advisors. Buyer and Buyer's advisors should conduct a thorough, independent investigation of the property to determine its suitability for Buyer's intended usage. This investment, as with all real estate investments, carries a substantial risk. As such, Buyer and Buyer's legal and financial advisors are strongly advised to request and review all legal and financial documentation related to the property and tenants.

A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

BROKER OF RECORD

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

Edward L. Patterson
Broker of Record
11766 Wilshire Blvd, Suite 270
Los Angeles, CA 90025
LIC. #02078334

Exclusively Listed

John Katnik
Senior Vice President

john@brcadvisors.com
(310) 956-2291
Real Estate Lic. #02002695

Maxwell Forester
Associate

maxwell@brcadvisors.com
(310) 344-7741
Real Estate Lic. #02283478

WEST LOS ANGELES OFFICE
11766 Wilshire Blvd, Suite 270
Los Angeles, CA 90025

BEVERLY HILLS OFFICE
9744 Wilshire Blvd, Suite 300
Los Angeles, CA 90201

BRC Advisors
REAL ESTATE INVESTMENT SERVICES

Executive Summary

Street Address	2404 S Carolina Street
City	San Pedro
State	CA
Zip Code	90731
APN	7465-010-031
Rentable Square Feet	3,672
Lot Size	6,092
Year Built	1957

4-Unit Multi-Family Offering in San Pedro, CA

Well-Maintained San Pedro Multifamily Investment Featuring Major Capital Improvements and Strong Day 1 Income.

John Katnik and Maxwell Forester of BRC Advisors are pleased to present the exclusive offering of 2404 S Carolina St, a well-maintained four-unit multifamily property ideally located in San Pedro. The property features ocean views, four covered parking spaces, a shared outdoor patio, and recent property upgrades, offering investors an attractive opportunity to acquire a quality coastal multifamily asset.

This exceptional 4-unit multifamily property offers investors the opportunity to acquire a well-maintained asset in the highly desirable coastal community of San Pedro. Ideally positioned near the waterfront, Cabrillo Beach, Point Fermin, and the vibrant shops, restaurants, and entertainment throughout the South Bay, the property offers residents a desirable coastal lifestyle supported by strong rental demand. 2404 S Carolina St presents an attractive opportunity for both investors and owner-users.

2404 S Carolina St has benefited from several significant recent capital improvements, including a completely repaired foundation, new PEX plumbing throughout the building, and five new electrical panels, including a dedicated house panel. Both upstairs units, Units C and D, have been fully renovated, and the property also features new exterior paint and extended gutters to improve drainage around the building. These improvements enhance the overall condition of the property and reduce near-term capital expenditure needs for a new owner.

The property offers value-add potential through renovations to the downstairs units and future rent increases, providing an opportunity to enhance cash flow and income. Additional upside may be available through ADU development, subject to applicable zoning and permitting requirements. Buyer to verify all ADU potential, requirements, and feasibility. Combined with recent capital improvements and its desirable coastal location, the property offers both near-term income growth and long-term appreciation potential.

The asset presents investors with an attractive opportunity to acquire a well-maintained coastal multifamily property with additional upside in one of Southern California's highly desirable coastal communities.

Investment Highlights

Well-Maintained Coastal Multifamily Asset
2404 S Carolina St presents an attractive opportunity to acquire a well-maintained 4-unit multifamily property in a desirable coastal San Pedro location. The property has benefited from significant recent capital improvements while still offering additional upside through renovations to the downstairs units and future rent increases.

Significant Recent Capital Improvements
The property has undergone substantial upgrades, including a completely repaired foundation, new PEX plumbing throughout the building, five new electrical panels, new exterior paint, and extended gutters to improve drainage. Both upstairs units have also been fully renovated.

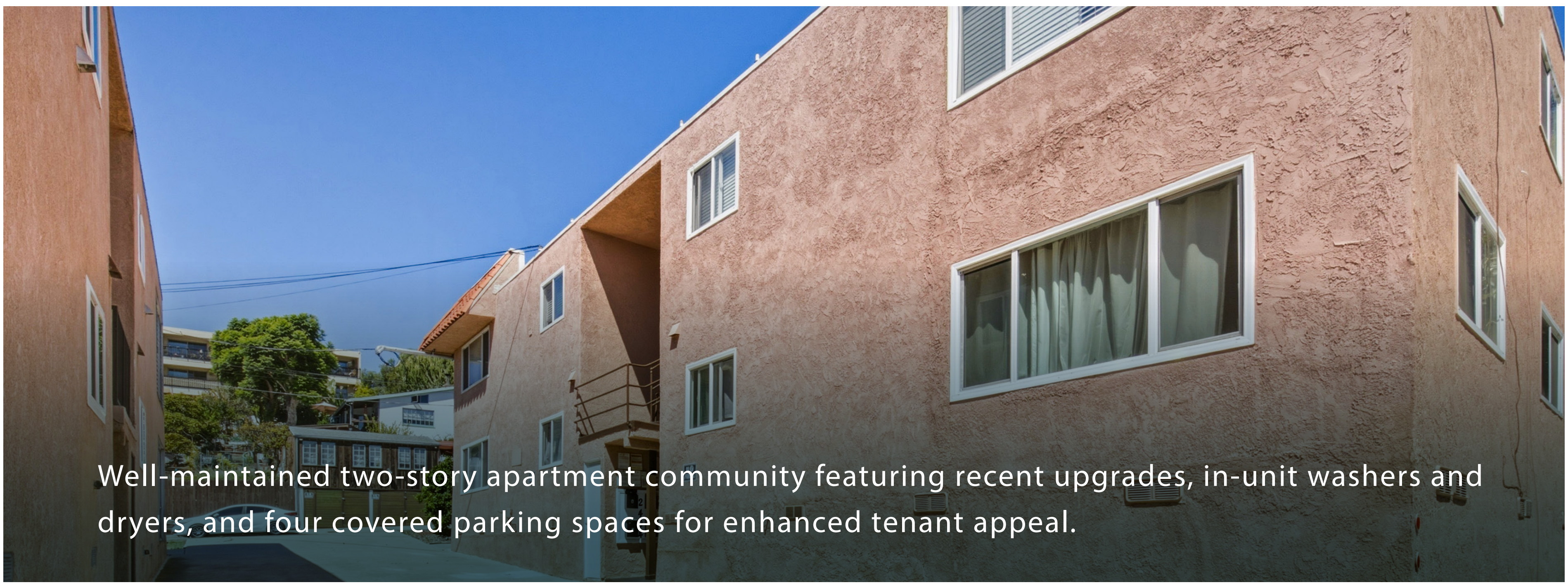
Ocean Views
The property offers ocean views, providing residents with a desirable coastal living experience and enhancing the property's overall appeal within the San Pedro rental market.

Four Covered Parking Spaces
The property includes four covered parking spaces, a valuable amenity that provides convenience for residents and adds to the property's overall tenant appeal.

Value-Add Potential
Additional upside exists through renovations to the downstairs units and the opportunity to increase rents, allowing a new owner to improve cash flow and maximize the property's income potential. Potential ADU development may provide further upside, subject to applicable zoning and permitting requirements. Buyer to verify all ADU development potential, requirements, and feasibility.

Desirable San Pedro Location
Situated in coastal San Pedro, the property provides convenient access to the waterfront, Cabrillo Beach, Point Fermin, local restaurants, retail, and other South Bay amenities. Its coastal setting and proximity to recreational and entertainment destinations support strong long-term rental demand.

Property Photos



Well-maintained two-story apartment community featuring recent upgrades, in-unit washers and dryers, and four covered parking spaces for enhanced tenant appeal.

Interior Photos

Income and Expenses

INCOME		CURRENT RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
4	2+1	$2,328	$9,312	$2,525	$10,100
Rental Income			$9,312		$10,100
TOTAL MONTHLY INCOME			**$9,312**		**$10,100**
GROSS POTENTIAL INCOME			**$111,744**		**$121,200**
Vacancy/Collection Allowance (GPR)		3.00%	$3,352	3.00%	$3,636
EFFECTIVE GROSS INCOME			**$108,392**		**$117,564**

EXPENSES	CURRENT		MARKET	
Taxes (1.22% x Sales Price)	58%	$15,860	58%	$15,860
Insurance (Actuals)	14%	$3,880	14%	$3,880
Maintenance & Repair ($500/unit)	7%	$2,000	7%	$2,000
Utilities (Actuals)	13%	$3,500	13%	$3,500
Landscaping (Actuals)	4%	$960	4%	$960
Reserves ($250/unit)	4%	$1,000	4%	$1,000
RSO Fee	1%	$152	1%	$152
TOTAL	**100%**	**$27,352**	**100%**	**$27,352**

Financial Analysis

PRICING DETAILS	
Offering Price	$1,300,000
Down Payment	25%
Number of Units	4
Price Per Unit	$325,000
Rentable Square Feet	3,672
Price Per SF	$354.03
GRM - Current	11.63
CAP Rate - Current	6.23%
GRM - Market	10.73
CAP Rate - Market	6.94%
Year Built	1957
Lot Size	6,092
Type of Ownership	Fee Simple

FINANCING	
Loan Amount	$975,000
Loan Type	Proposed New
Interest Rate	6.25%
Amoritization	30 Years
Term	5 Years
Monthly Payments	$6,003
Annual Payments	$72,039

ANNUALIZED OPERATING	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income		$111,744		$121,200
Less Vacancy	3.00%	$3,352	3.00%	$3,636
Gross Operating Income		$108,392		$117,564
Less Expenses	24%	$27,352	23%	$27,352
NET OPERATING INCOME		**$81,040**		**$90,212**
Less Loan Payment		$72,039		$72,039
Net Cash Flow After Loan Payments	2.77%	$9,001	5.59%	$18,173
Principal Reduction		$11,400		$11,400
TOTAL RETURN	**6.28%**	**$20,401**	**9.10%**	**$29,573**

EXPENSES	CURRENT		MARKET	
Taxes (1.22% x Sales Price)	58%	$15,860	58%	$15,860
Insurance (Actuals)	14%	$3,880	14%	$3,880
Maintenance & Repair ($500/unit)	7%	$2,000	7%	$2,000
Utilities (Actuals)	13%	$3,500	13%	$3,500
Landscaping (Actuals)	4%	$960	4%	$960
Reserves ($250/unit)	4%	$1,000	4%	$1,000
RSO Fee	1%	$152	1%	$152
TOTAL	**100%**	**$27,352**	**100%**	**$27,352**

Rent Roll

Unit #	Unit Type	Unit SF	Current	Rent / SF	Market	PF Rent / SF	Notes
A	2 Bed / 1 Bath	918	$1,948	$2.12	$2,500	$2.72	Downstairs W/D Hookup
B	2 Bed / 1 Bath	918	$2,364	$2.58	$2,500	$2.72	Downstairs W/D Hookup
C	2 Bed / 1 Bath	918	$2,500	$2.72	$2,500	$2.72	Upstairs; W/D Hookup
D	2 Bed / 1 Bath	918	$2,500	$2.72	$2,600	$2.83	Upstairs Ocean View; W/D Hookup
Total			**$9,312**		**$10,100**		

Sq FT of All Units are Estimated - Buyer to Verify

Area Overview

The South Bay

Premier Coastal Submarket with Proximity to Major Employment and Transportation Hubs

The South Bay region in Los Angeles is a vibrant and diverse area that plays a crucial role in the economic and cultural fabric of Southern California. Encompassing cities such as Torrance, Manhattan Beach, Redondo Beach, Hermosa Beach, and El Segundo, the South Bay is strategically located near major transportation hubs like the Los Angeles International Airport (LAX) and the Port of Los Angeles. This proximity facilitates significant commercial and logistical advantages, making it an essential area for both local and international businesses.

Major employers in the South Bay include aerospace giants such as Northrop Grumman and SpaceX, as well as automotive leader Honda, which has its American headquarters in Torrance. The presence of these industry leaders underscores the region's importance as a hub for high-tech and engineering jobs. Additionally, companies like Chevron operate major facilities here, further diversifying the industrial base and providing numerous employment opportunities. The economic impact of these employers is profound, contributing to the region's robust economy and supporting a highly skilled workforce.

The South Bay's economy is bolstered by a mix of sectors including aerospace, manufacturing, information technology, and healthcare, creating a dynamic job market. This economic diversity attracts a wide array of professionals and supports a high standard of living in the region. The area is also known for its excellent educational institutions and research facilities, which feed into the local talent pool and support ongoing innovation and development.

BRC Advisors
REAL ESTATE INVESTMENT SERVICES

Area Overview

San Pedro, CA

Coastal Submarket Driven by Waterfront Redevelopment and Strong Regional Connectivity

San Pedro, a coastal community within the City of Los Angeles, is a key component of the South Bay region and serves as a gateway to the Port of Los Angeles, the busiest container port in the United States. Historically rooted in maritime industry, San Pedro is now undergoing a significant transformation driven by large scale public and private investment aimed at revitalizing the LA Waterfront and surrounding neighborhoods.

The centerpiece of this transformation is the highly anticipated West Harbor development, a 42-acre waterfront project set to deliver a dynamic mix of dining, retail, entertainment, and open space along the Port of Los Angeles. Upon completion, West Harbor is expected to become a premier destination within Southern California, attracting both local residents and regional visitors while significantly enhancing the area's economic vitality and long-term growth trajectory.

San Pedro benefits from strong regional connectivity, with convenient access to major employment hubs throughout the South Bay and Greater Los Angeles, including Long Beach, Torrance, and Downtown Los Angeles. The area is supported by key transportation corridors such as the Harbor Freeway (I-110) and the Vincent Thomas Bridge, providing direct access to surrounding coastal and industrial markets.

In addition to its economic drivers, San Pedro offers a unique coastal lifestyle characterized by oceanfront parks, marinas, cultural institutions, and walkable neighborhoods. Combined with relatively attainable housing compared to neighboring beach cities, the area continues to attract renters seeking value within a coastal setting, supporting sustained demand for multifamily housing.

West Harbor LA Development

42-acre Waterfront Development

West Harbor is a transformative 42-acre waterfront redevelopment project located along the LA Waterfront in San Pedro, designed to reposition the area into a premier coastal destination within Southern California. Developed through a public-private partnership with the Port of Los Angeles, the project represents a significant long-term investment in the revitalization of San Pedro's historic harbor district.

Upon completion, West Harbor will feature a dynamic mix of experiential retail, chef-driven dining concepts, entertainment venues, and open air public spaces, all designed to activate the waterfront and attract both local residents and regional visitors. The development emphasizes a pedestrian-oriented environment with curated tenant concepts, outdoor gathering areas, and event pro- gramming that will drive consistent foot traffic throughout the year.

Anchored by a focus on lifestyle and experiential uses rather than traditional retail, West Harbor is expected to become a major draw within the South Bay and Greater Los Angeles region. The project will include waterfront promenades, recreational amenities, and unique attractions that enhance the area's appeal as both a leisure and entertainment destination.

Strategically positioned adjacent to the Port of Los Angeles and in close proximity to major transportation corridors, West Harbor is poised to benefit from strong regional accessibility and visibility. The development is anticipated to generate significant economic impact through job creation, tourism, and increased consumer activity in the surrounding area.

As one of the most significant redevelopment projects along the Southern California coast, West Harbor is expected to serve as a catalyst for continued growth and investment throughout San Pedro, further strengthening the area's positioning as an emerging coastal submarket with long-term upside.

Area Overview

Port of Los Angeles

The Port of Los Angeles, located just minutes from the subject property, is the busiest container port in the United States and serves as a primary economic engine for the entire Southern California region. The port supports a vast network of logistics, transportation, warehousing, and international trade operations, generating tens of thousands of jobs and driving consistent economic activity. Its presence creates a strong and reliable tenant base, particularly for workforce and service-related housing. In addition to its current scale, continued infrastructure investment and modernization efforts at the port are expected to further strengthen long-term employment stability and regional demand for housing in surrounding communities such as San Pedro.

Downtown San Pedro

Downtown San Pedro has experienced ongoing revitalization in recent years, evolving into a vibrant coastal district anchored by the LA Waterfront. The area features a growing collection of restaurants, bars, local retail, and cultural attractions that contribute to an increasingly walkable and active environment. Public and private investment continues to enhance the district's appeal, with improvements to streetscapes, public spaces, and waterfront access. As redevelopment continues, Downtown San Pedro is attracting a mix of young professionals, creatives, and long-term residents, supporting increased demand for nearby housing and contributing to the area's long-term growth trajectory.

Area Overview

South Bay Connectivity

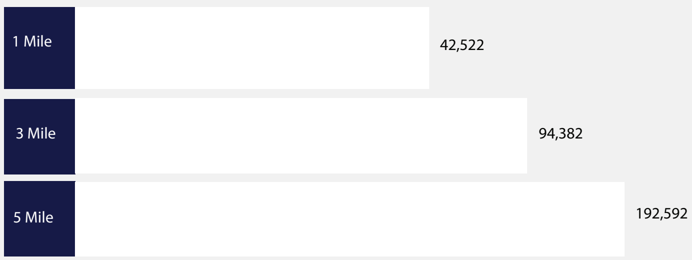
The property benefits from excellent regional connectivity, providing convenient access to major employment hubs throughout the South Bay and Greater Los Angeles area. Key transportation corridors, including the Harbor Freeway (I-110) and the Vincent Thomas Bridge, connect San Pedro to Long Beach, Torrance, and Downtown Los Angeles, allowing residents to easily commute to a wide range of industries. This accessibility enhances the property's appeal to a diverse tenant base, including port workers, logistics professionals, and employees in surrounding office and industrial markets. The central location within a major employment corridor helps support stable occupancy levels and long-term rental demand.

Coastal Lifestyle Amenities

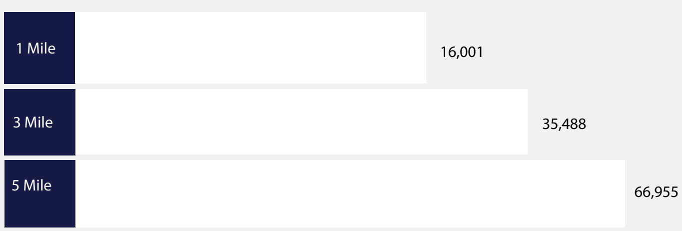
San Pedro offers a unique coastal living experience that distinguishes it from other urban submarkets within Los Angeles. The area is home to a variety of oceanfront parks, scenic coastal bluffs, marinas, and recreational amenities that provide residents with access to outdoor activities and waterfront views. Nearby attractions such as Cabrillo Beach, Point Fermin Park, and the marina district contribute to the area's lifestyle appeal. Combined with more attainable rental rates compared to neighboring South Bay beach cities, San Pedro continues to attract renters seeking a balance of affordability, location, and quality of life, reinforcing its position as an increasingly desirable residential destination.

Demographics

Population	1-Mile	3-Mile	5-Mile
2025 Estimate	45,522	94,382	192,592



Households	1-Mile	3-Mile	5-Mile
2025 Estimate	16,001	35,488	66,955
Average Income	$94,027	$123,754	$117,737
Median Income	$67,175	$91,491	$85,663



BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

The Team

John Katnik

Senior Vice President

john@brcadvisors.com
(310) 956-2291
Real Estate Lic. #02002695

Maxwell Forester

Associate

maxwell@brcadvisors.com
(310) 344-7741
Real Estate Lic. #02283478

WEST LOS ANGELES OFFICE
11766 Wilshire Blvd, Suite 270
Los Angeles, CA 90025

BEVERLY HILLS OFFICE
9744 Wilshire Blvd, Suite 300
Los Angeles, CA 90201

BRCAdvisors
REAL ESTATE INVESTMENT SERVICES

2404 S Carolina St