383 W 14TH ST, SAN PEDRO, CA 90731

8 UNIT APARTMENT COMPLEX NEAR WATERFRONT DEVELOPMENT

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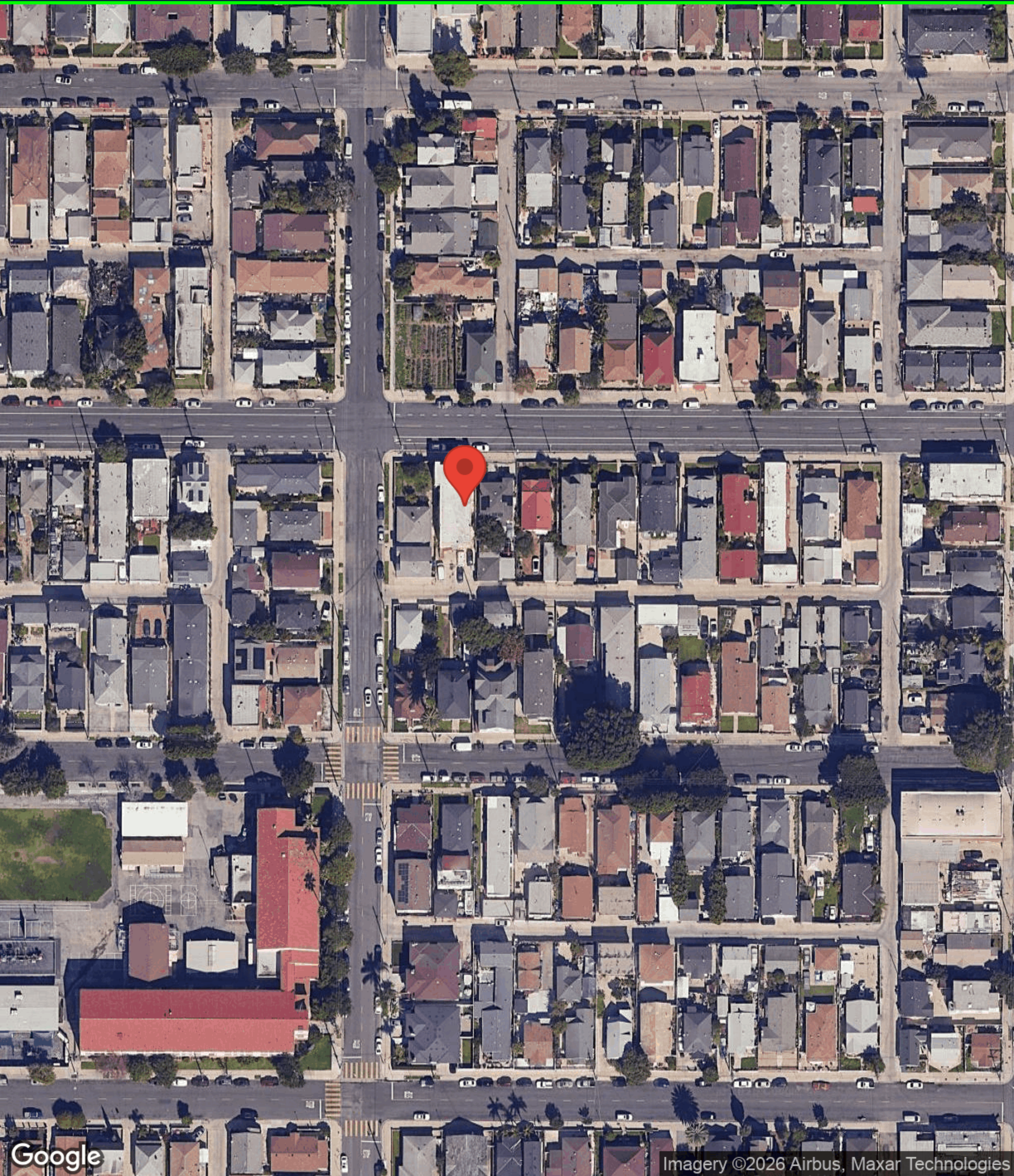
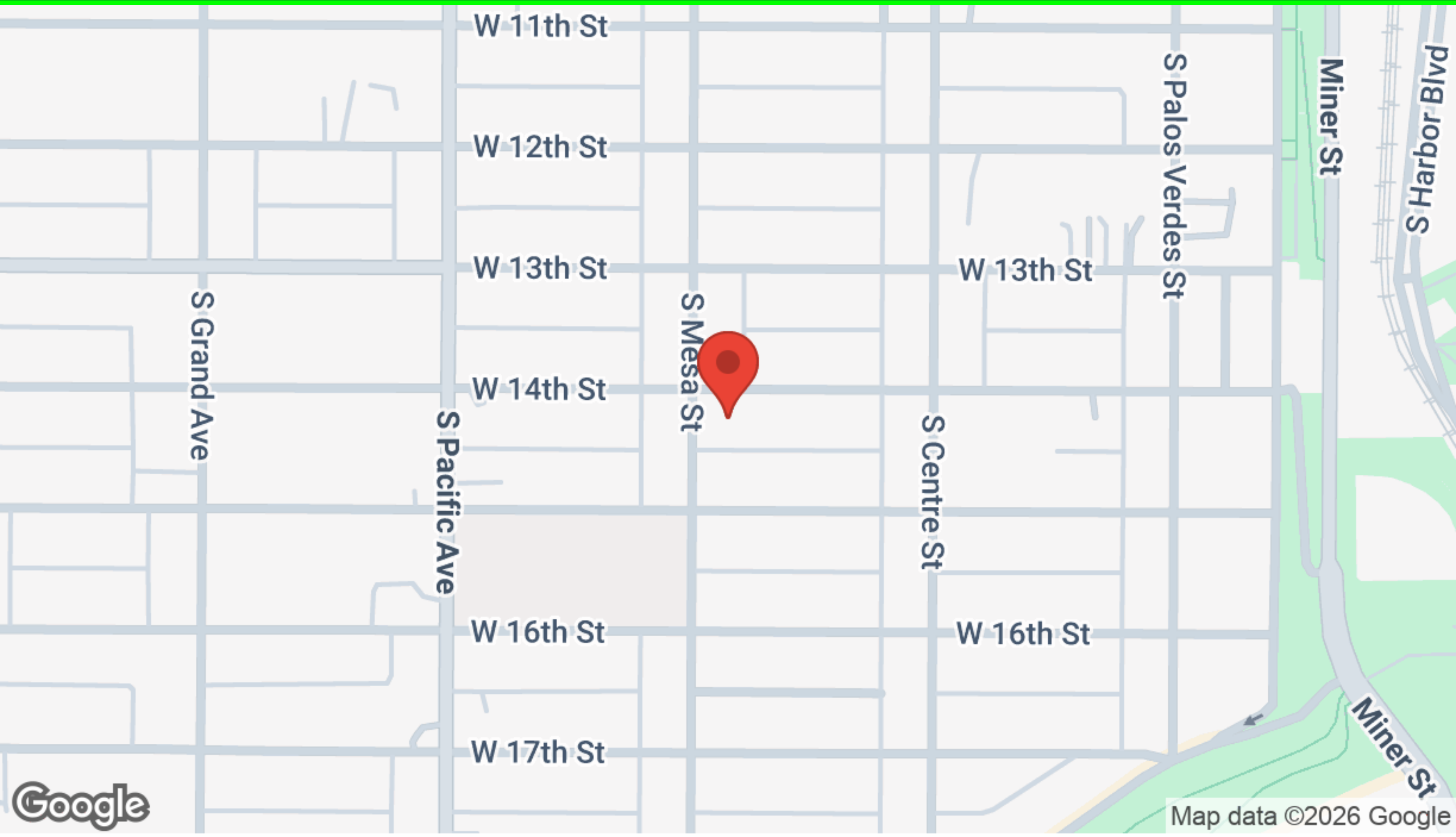
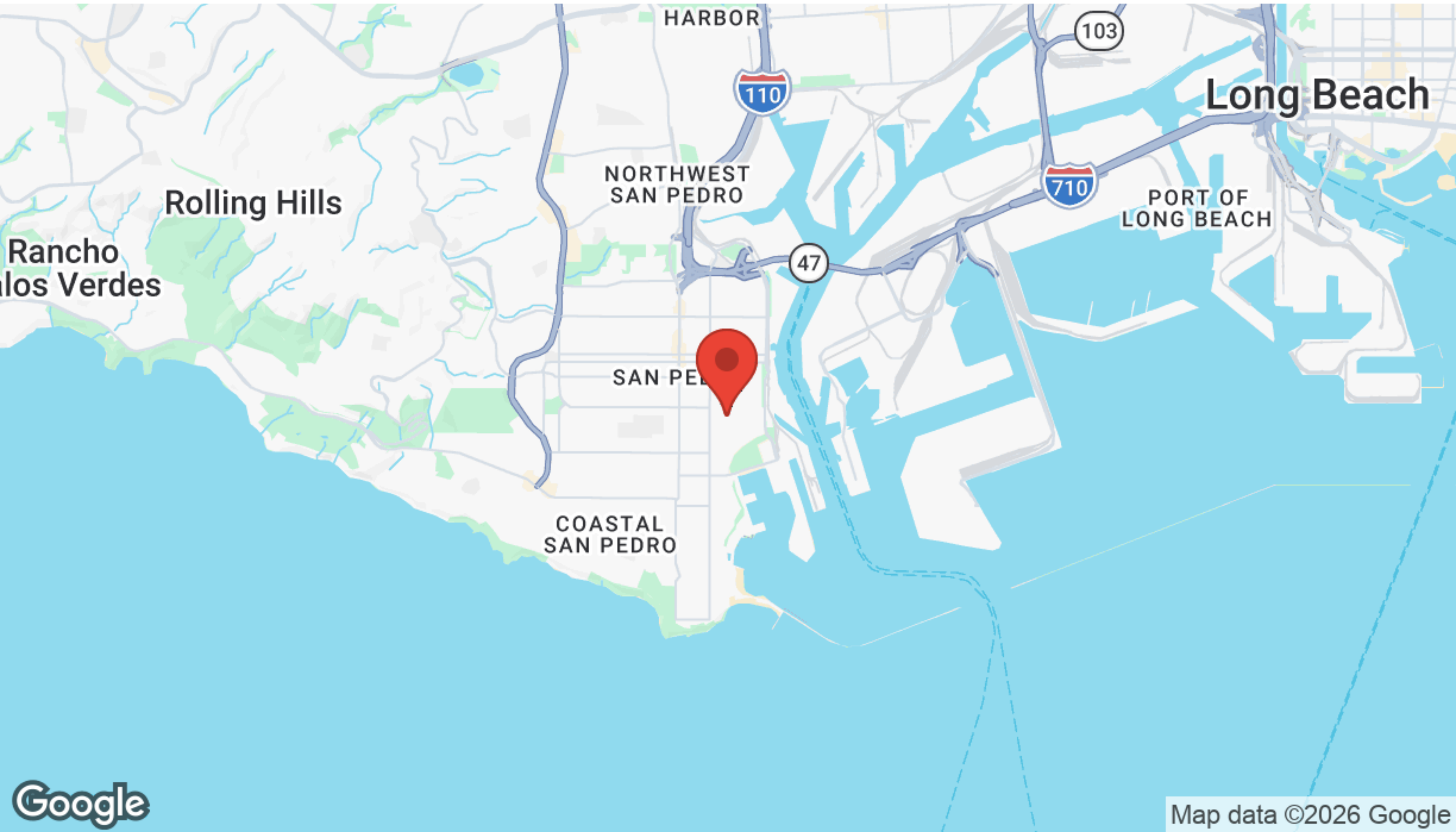
AERIAL MAP



LOCATION MAPS





8 UNIT APARTMENT COMPLEX NEAR WATERFRONT DEVELOPMENT

PROPERTY PHOTOS

PROPERTY PHOTOS

INVESTMENT SUMMARY

SECTION 1

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS:

- Excellent Entry-Level Investment Property with Minimal Maintenance and Management Requirements
- Strong In-Place Financials: 9.4 GRM and Nearly 7% Cap Rate on Current Income with Significant Upside Potential
- Well-Maintained Property with Recent Capital Improvements Including Roof, Exterior Paint, Electrical Panels, Reinforced Foundation, and Plumbing; Seven of Eight Units Have Been Renovated
- On-site Laundry (Owned machines) and 4 Uncovered Parking Spaces
- Opportunity to Add ADUs at the Rear of the Property (Buyer to Verify)
- Strategically Located in a High-Demand Rental Pocket of San Pedro Near the New Waterfront Redevelopment Project

PRO FORMA SUMMARY

Investment Summary

Price	$1,450,000
Year Built	1923
Units	8
Price/Unit	$181,250
RSF	5,180
Price/RSF	$279.92
Lot Size	4,807 sf
Floors	2
APN	7456-021-034
Cap Rate	6.84%
Market Cap Rate	7.56%
GRM	9.45
Market GRM	8.59

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed 1 Bath	1	$1,295	$1,295	$1,750	$1,750
1 Bed 1 Bath	1	$1,625	$1,625	$1,750	$1,750
1 Bed 1 Bath	1	$1,546	$1,546	$1,750	$1,750
1 Bed 1 Bath	1	$1,650	$1,650	$1,750	$1,750
1 Bed 1 Bath	1	$1,695	$1,695	$1,750	$1,750
1 Bed 1 Bath	1	$1,612	$1,612	$1,750	$1,750
1 Bed 1 Bath	1	$1,695	$1,695	$1,750	$1,750
1 Bed 1 Bath	1	$1,600	$1,600	$1,750	$1,750
Totals	**8**		**$12,718**		**$14,000**

Annualized Income

Description	Actual	Market
Gross Potential Rent	**$152,616**	**$168,000**
- Less: Vacancy	($4,578)	($8,400)
+ Misc. Income	$840	$840
Effective Gross Income	**$148,878**	**$160,440**
- Less: Expenses	($49,696)	($50,751)
Net Operating Income	**$99,182**	**$109,689**

Annualized Expenses

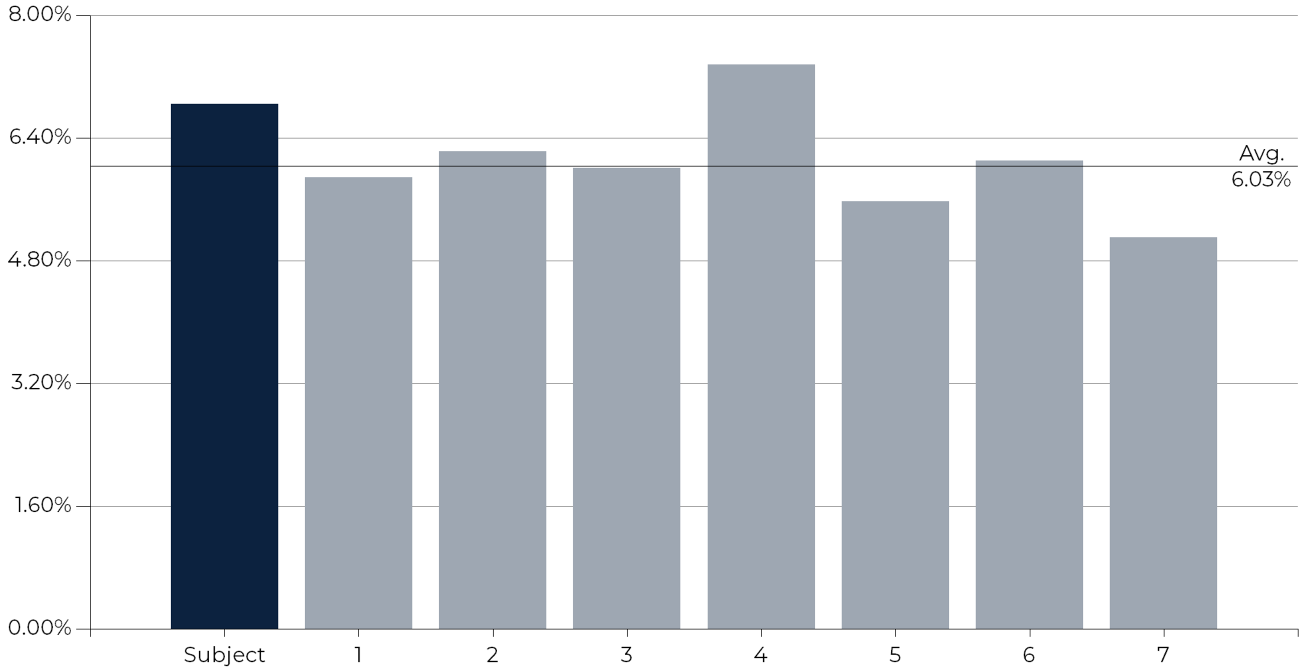
Description	Actual	Market
Property Tax - new	$19,895	$19,895
Building Insurance-est $1.2/SF	$6,216	$6,216
Utilities-est $1,100/unit	$8,800	$8,800
Maintenance-est $650/unit	$5,200	$5,200
Management Fees-5%	$7,585	$8,640
Reserves-$250/unit	$2,000	$2,000
Total Expenses	**$49,696**	**$50,751**
Expenses Per RSF	**$9.59**	**$9.80**
Expenses Per Unit	**$6,212**	**$6,344**

RECENT SALES

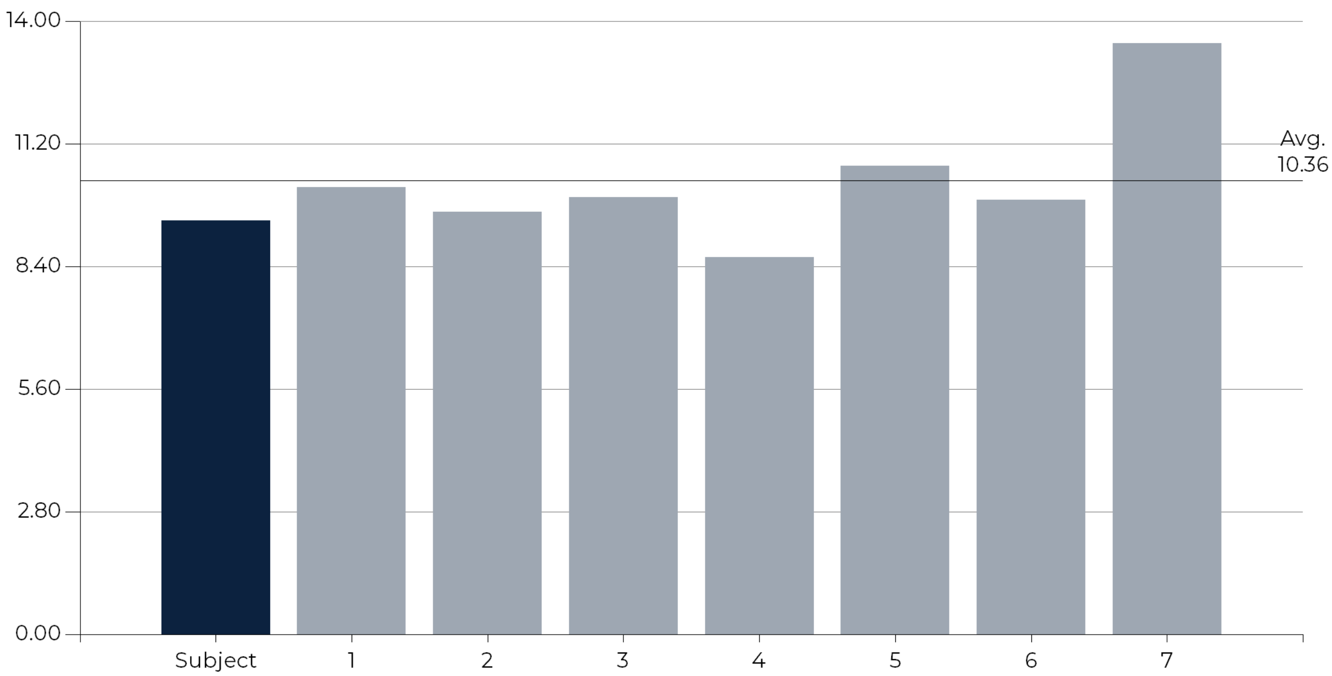
SECTION 2

SALE COMPARABLES

Cap Rate



Gross Rent Multiplier



SALE COMPARABLES

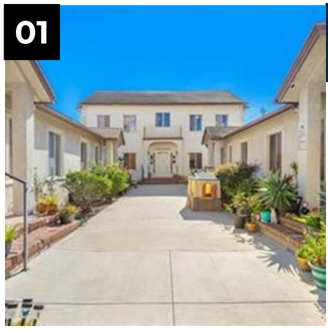
SALE COMPARABLES

SP

8 Unit Apartment Complex Near Waterfront Development
383 West 14th Street, San Pedro, CA 90731

Sale Price	$1,450,000	**Cap Rate**	6.84%
Units	8	**GRM**	9.45
Price/Unit	$181,250	**Year Built**	1923
Price/SF	$279.92		
Lot Size	4,807		

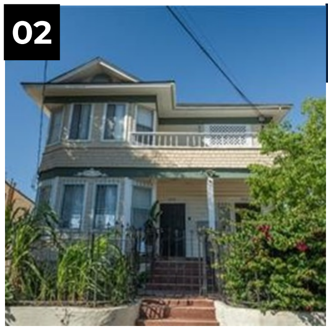
01



963 W 9th Street, San Pedro, CA 90731

Sale Price	$1,500,000	**GRM**	10.2
Units	8	**Year Built**	1923
Price/Unit	$187,500	**Sale Date**	2/25/2026
Price/SF	$242.88		
Cap Rate	5.88%		

02



252 W 11th Street, San Pedro, CA 90731

Sale Price	$980,000	**GRM**	9.65
Units	5	**Year Built**	1914
Price/Unit	$196,000	**Sale Date**	12/18/2025
Price/SF	$303.03		
Cap Rate	6.22%		

03

349 W Amar Street, San Pedro, CA 90731

Sale Price	$1,300,000	**GRM**	9.98
Units	8	**Year Built**	1923
Price/Unit	$162,500	**Sale Date**	12/24/2025
Price/SF	$401.61		
Cap Rate	6.01%		

SALE COMPARABLES

04

601 W 13th St
601 West 13th Street, San Pedro, CA 90731

Sale Price	$1,900,000	**Cap Rate**	7.35%
Units	11	**GRM**	8.61
Price/Unit	$172,727	**Year Built**	1921
Price/SF	$356.41	**Sale Date**	9/12/2025
Lot Size	9,004		

05

1224 S Mesa Street, San Pedro, CA 90731

Sale Price	$975,000	**GRM**	10.7
Units	5	**Year Built**	1922
Price/Unit	$195,000	**Sale Date**	10/10/2025
Price/SF	$273.95		
Cap Rate	5.57%		

06

675 W 11th Street, San Pedro, CA 90731

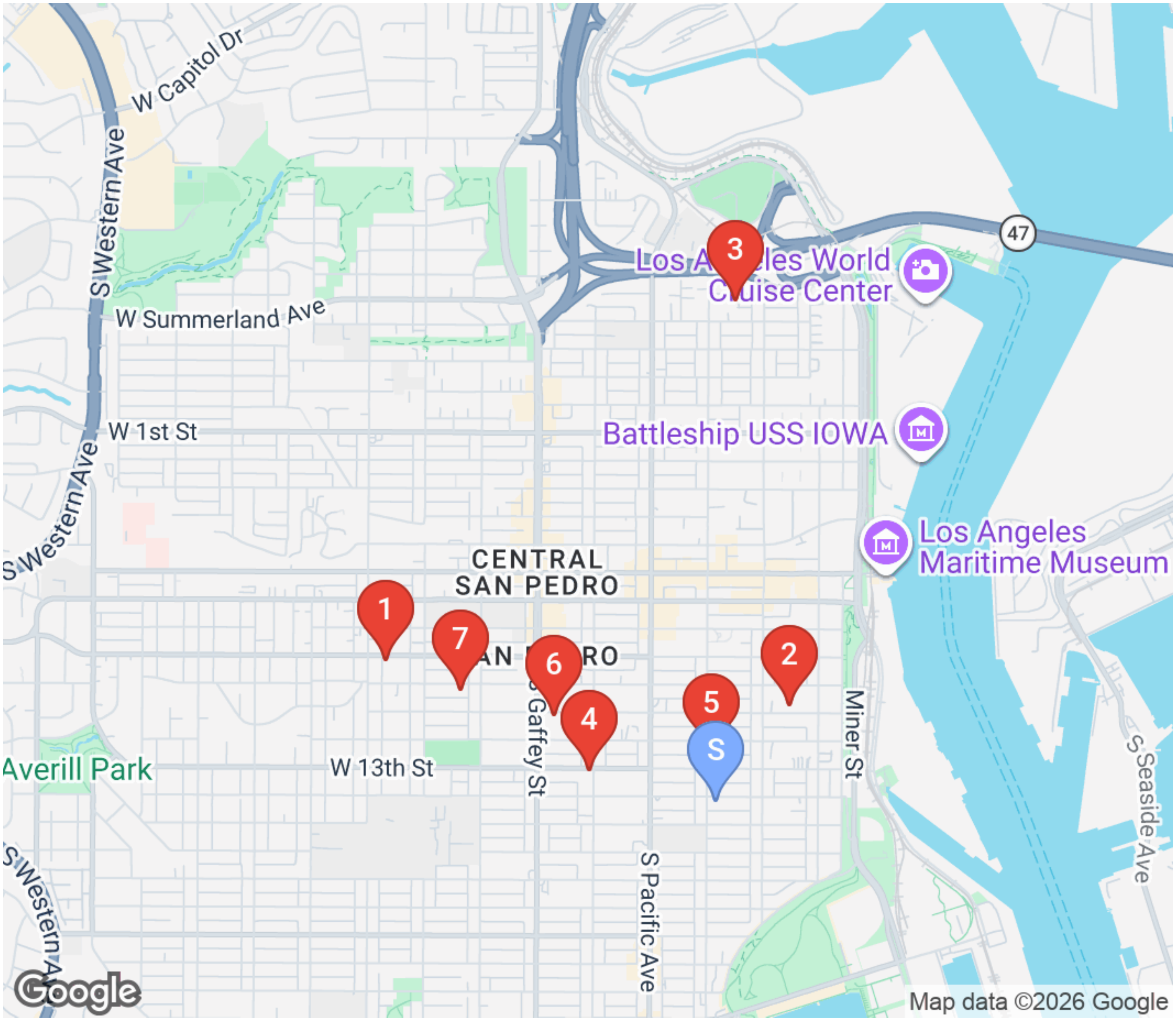
Sale Price	$1,600,000	**GRM**	9.91
Units	11	**Year Built**	1924
Price/Unit	$145,455	**Sale Date**	7/16/2025
Price/SF	$228.83		
Cap Rate	6.1%		

07

827 W 10th Street, San Pedro, CA 90731

Sale Price	$1,124,000	**GRM**	13.5
Units	5	**Year Built**	1957
Price/Unit	$224,800	**Sale Date**	6/12/2025
Price/SF	$309.39		
Cap Rate	5.1%		

SALE COMPARABLES



- S — 383 West 14th Street, San Pedro, CA, 90731, $1,450,000
- 1 — 963 W 9th Street, San Pedro, CA, 90731, $1,500,000
- 2 — 252 W 11th Street, San Pedro, CA, 90731, $980,000
- 3 — 349 W Amar Street, San Pedro, CA, 90731, $1,300,000
- 4 — 601 West 13th Street, San Pedro, CA, 90731, $1,900,000
- 5 — 1224 S Mesa Street, San Pedro, CA, 90731, $975,000
- 6 — 675 W 11th Street, San Pedro, CA, 90731, $1,600,000
- 7 — 827 W 10th Street, San Pedro, CA, 90731, $1,124,000

AREA OVERVIEW

SAN PEDRO AREA OVERVIEW

San Pedro continues to emerge as one of the most compelling long-term investment markets in Southern California, driven by massive public and private redevelopment efforts, expanding waterfront amenities, and continued infrastructure investment tied to the Port of Los Angeles.

Over $500 million in private capital has been committed toward the waterfront redevelopment, transforming the area with new dining, entertainment, retail, hospitality, and public space improvements.

Additionally, the Ports of Los Angeles and Long Beach recently secured approximately $140 million in federal funding for major infrastructure and port-related improvements.

A centerpiece of the redevelopment is the new waterfront promenade, which will run parallel to the Port of Los Angeles' main channel for approximately one mile, connecting directly to the new town square at 6th Street and Harbor Boulevard. The project will add four acres of public open space featuring landscaping, seating, lighting, and pedestrian-friendly improvements designed to increase tourism and foot traffic throughout downtown San Pedro.

The area is also benefiting from several major mixed-use and housing developments, including the redevelopment of the former San Pedro Courthouse site into a new eight-story residential and retail project, as well as the large-scale expansion of the Rancho San Pedro community, which is planned to include up to 1,390 residential units along with retail, restaurant, and community space.

With ongoing redevelopment, expanding amenities, strong port-related employment, and continued investment throughout the Harbor Area, San Pedro remains one of the most promising multifamily investment markets in Los Angeles.

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