

Customer Short

16419 La Salle Ave, Gardena 90247

STATUS: **Closed**

LIST/CLOSE:

\$1,250,000/\$2,350,000 ↑

North of 405 Freeway West of 110 Freeway



SQFT: **6,866**

LOT(src): **0.2626/11,440 (A)**

PARKING SPACES: **10**

YEAR BLT(src): **1989 (ASR)**

DOM / CDOM: **27/27**

UNITS TOTAL: **5**

BLDG TOTAL: **2**

SALE TYPE: **Trust**

ML#: **SR22140024**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **119 - Central Gardena**

PRICE PER SQFT: **\$342.27**

ORIGINAL \$: **\$1,250,000**

STORIES: **One**

GSI: **\$0**

OP EXPENSE: **\$0**

NET INCOME: **\$0**

LIST DATE: **06/27/22**

PURCHASE CONTRACT: **07/24/22**

CLOSE DATE: **08/26/22**

CLOSE PRICE: **\$2,350,000**

CONCESSIONS: **\$0**

TERMS: **Cash to New Loan**

FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY 5 SPACIOUS, TOWNHOME STYLE UNITS WITH ATTACHED GARAGE ON A LARGE LOT IN A LOVELY AREA OF GARDENA. THE PROPERTY CONSISTS OF (2) 3 BEDROOM, 2 BATHROOM UNITS AND (3) 2 BEDROOM, 2 BATHROOM UNITS. LAUNDRY HOOKUP IN EACH UNIT. SEPARATE GAS & ELECTRIC METERS. APPRAISAL AND CITY OF GARDENA PRESALE REPORT AVAILABLE UPON REQUEST.

CUSTOMER SHORT: Residential Income ML#: SR22140024

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15809 Brighton Ave # 1, Gardena 90247 STATUS: **Closed**

LIST/CLOSE:

\$1,850,000/\$1,855,000 ↑

gps



SQFT: **4,911**

LOT(src): **0.1722/7,501 (A)**

PARKING SPACES: **6**

YEAR BLT(src): **1987 (ASR)**

DOM / CDOM: **15/15**

UNITS TOTAL: **4**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **SB22133841**

B TRACT / MODEL:

VIEW: **No**

POOL / SPA: **No/No**

AREA: **119 - Central Gardena**

PRICE PER SQFT: **\$377.72**

ORIGINAL \$: **\$1,850,000**

STORIES: **Two**

GSI: **\$120,600**

OP EXPENSE: **\$8,576**

NET INCOME: **\$112,624**

LIST DATE: **06/20/22**

PURCHASE CONTRACT: **07/13/22**

CLOSE DATE: **08/11/22**

CLOSE PRICE: **\$1,855,000**

CONCESSIONS: **\$15,000**

TERMS: **1031 Exchange, Cash, Conventional**

GREAT INVESTOR OPPORTUNITY IN GARDENA! Turn-Key 4-Unit Currently Renovating Owners Unit. 4,911 sq.ft Building on a 7,501 sq. ft Lot, Built-in 1987. This Property has been well maintained and has a great Curb-Appeal! The front unit includes a 2-Story Owners Unit with 4BD/3 full baths and approx 2,200 Sqft of Living Space. Two car garage is attached. Just repainted interior and flooring is being installed. Grand Living Room with a Gas Burning Fireplace. Unit #2 Kitchen and Bath were updated in May 2021. Unit #3 Bathroom was updated approx 7 years ago. Unit #4 Townhouse-style unit. The kitchen and bath were updated in June 2021. The building has 3 separate two-car garages. Community Laundry is on-site. All Units are Month-to-Month. Separate Gas and electric meters. One water meter but the owner installed sub-meters if you chose to bill for water. Currently, the owner pays for water. A Perfect Extremely Desirable Location Park is across the street, with easy access to public transportation, and to the 110, 91, & 405 freeways. Close to El Camino College. Nice Curb Appeal and Landscaping.

CUSTOMER SHORT: Residential Income ML#: SB22133841

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16720 S Dalton Ave, Gardena 90247

STATUS: **Closed**

LIST/CLOSE:

\$1,250,000/\$1,750,000 ↑

West of 110 Freeway North of 405 freeway



SQFT: **4,494**

LOT(src): **0.1722/7,500 (A)**

PARKING SPACES: **2**

YEAR BLT(src): **1988 (ASR)**

DOM / CDOM: **27/27**

UNITS TOTAL: **5**

BLDG TOTAL: **1**

SALE TYPE: **Trust**

ML#: **SR22139657**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **119 - Central Gardena**

PRICE PER SQFT: **\$389.41**

ORIGINAL \$: **\$1,250,000**

STORIES: **One**

GSI: **\$0**

OP EXPENSE: **\$0**

NET INCOME: **\$0**

LIST DATE: **06/27/22**

PURCHASE CONTRACT: **07/24/22**

CLOSE DATE: **08/24/22**

CLOSE PRICE: **\$1,750,000**

CONCESSIONS: **\$0**

TERMS: **Cash to New Loan**

FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY A BUILDING WITH (5) 2 STORY UNITS IN GARDENA. EACH BUILDING FEATURES (4) 2 BEDROOM, 1 BATHROOM UNITS AND (1) 3 BEDROOM, 3 BATHROOM UNIT. THE 3 BEDROOM UNITS HAVE LAUNDRY HOOKUPS INSIDE THE UNITS AND 2 BEDROOM UNITS USE A COMMON BUILDING COIN OPERATED LAUNDRY ROOM. SHARED DRIVEWAY BETWEEN EACH BUILDING. RECORDED EASEMENT AVAILABLE UPON REQUEST. GREAT OPPORTUNITY TO BUY EITHER ONE OR BOTH BUILDINGS. SEPARATE GAS & ELECTRIC METERS. APPRAISALS AND GARDENA PRESALE REPORT AVAILABLE UPON REQUEST.

CUSTOMER SHORT: Residential Income ML#: SR22139657

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14513 Halldale Ave, Gardena 90247

STATUS: Closed

LIST/CLOSE:

\$1,599,000/\$1,600,000 ↑

Traveling east on Rosecrans Ave, turn right onto Halldale Ave. As soon as you cross 145th st, the property is the third lot on the right.



SQFT: **3,867**
 LOT(src): **0.1427/6,216 (A)**
 PARKING SPACES: **16**
 YEAR BLT(src): **1972 (ASR)**
 DOM / CDOM: **19/19**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB22128021**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **118 - Pacific Square**

PRICE PER SQFT: **\$413.76**
 ORIGINAL \$: **\$1,599,000**
 STORIES: **Two**
 GSI: **\$92,400**
 OP EXPENSE: **\$25,741**
 NET INCOME: **\$63,887**

LIST DATE: 06/17/22

CLOSE DATE: 08/23/22

PURCHASE CONTRACT: 07/06/22

CLOSE PRICE: \$1,600,000

CONCESSIONS: **\$18,205**

TERMS: **1031 Exchange, Cash,
 Cash to New Loan, Conventional,
 FHA, VA Loan**

This highly desirable, well positioned four unit property presents an excellent opportunity for owner-users and investors. Located in a residential neighborhood in Gardena, this asset features two renovated units and two that are ready for modernization with new paint, appliances, flooring and more. The front unit (Unit A) is fully remodeled, townhouse style 3+ bed, 2.5 bath. The windows have been replaced with quality vinyl windows, and there are hardwood floors throughout all common areas. The building also features upgraded heating throughout, newer windows and skylights, as well as walk-in closets in each unit. The back units are 2 bed 1 bath, one of which has been fully remodeled. Located near the 90 Fwy and the 110 Fwy so it is easy to get where you need to go. This is an excellent opportunity to acquire a unique income-producing asset in a market with limited inventory!

CUSTOMER SHORT: Residential Income ML#: SB22128021

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1939 W 162nd St, Gardena 90247

STATUS: Closed

LIST/CLOSE:

\$1,398,000/\$1,425,000 ↑

western to 162nd



SQFT: **2,691**
 LOT(src): **0.2002/8,722 (A)**
 PARKING SPACES: **6**
 YEAR BLT(src): **1954 (PUB)**
 DOM / CDOM: **8/8**
 UNITS TOTAL: **3**
 BLDG TOTAL: **2**

SALE TYPE: **Standard, Trust**
 ML#: **SB22141715**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **119 - Central Gardena**

PRICE PER SQFT: **\$529.54**
 ORIGINAL \$: **\$1,398,000**
 STORIES: **Two**
 GSI: **\$81,600**
 OP EXPENSE: **\$4,800**
 NET INCOME: **\$76,800**

LIST DATE: 06/29/22

CLOSE DATE: 08/16/22

PURCHASE CONTRACT: 07/07/22

CLOSE PRICE: \$1,425,000

CONCESSIONS: **\$0**

TERMS: **1031 Exchange, Cash,
 Conventional, FHA, Submit, VA
 Loan**

Welcome to 1939 W 162nd Street, an updated and producing Gardena Triplex in a spectacular rental market. Single Family house style unit in the front with an attached two car garage. To the rear of the property are two townhouse style units with attached 4 car carport. Units A and C have central air/central heat. All units have laundry in the unit. Each separately metered for electric. Unit A and C are 12 month leases. Unit B is MTM.

CUSTOMER SHORT: Residential Income ML#: SB22141715

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16315 Estrella Ave, Gardena 90247

STATUS: Closed

LIST/CLOSE:

\$949,999/\$950,000 ↑

W 164th St. and Estrella Ave.



SQFT: **1,712**
 LOT(src): **0.1376/5,996 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1954 (ASR)**
 DOM / CDOM: **27/27**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **CV22123828**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **120 - South Gardena**

PRICE PER SQFT: **\$554.91**
 ORIGINAL \$: **\$949,999**
 STORIES: **One**
 GSI: **\$21,600**
 OP EXPENSE: **\$11,350**
 NET INCOME: **\$20,100**

LIST DATE: 05/29/22

CLOSE DATE: 08/18/22

PURCHASE CONTRACT: 07/05/22

CLOSE PRICE: \$950,000

CONCESSIONS: **\$5,000**

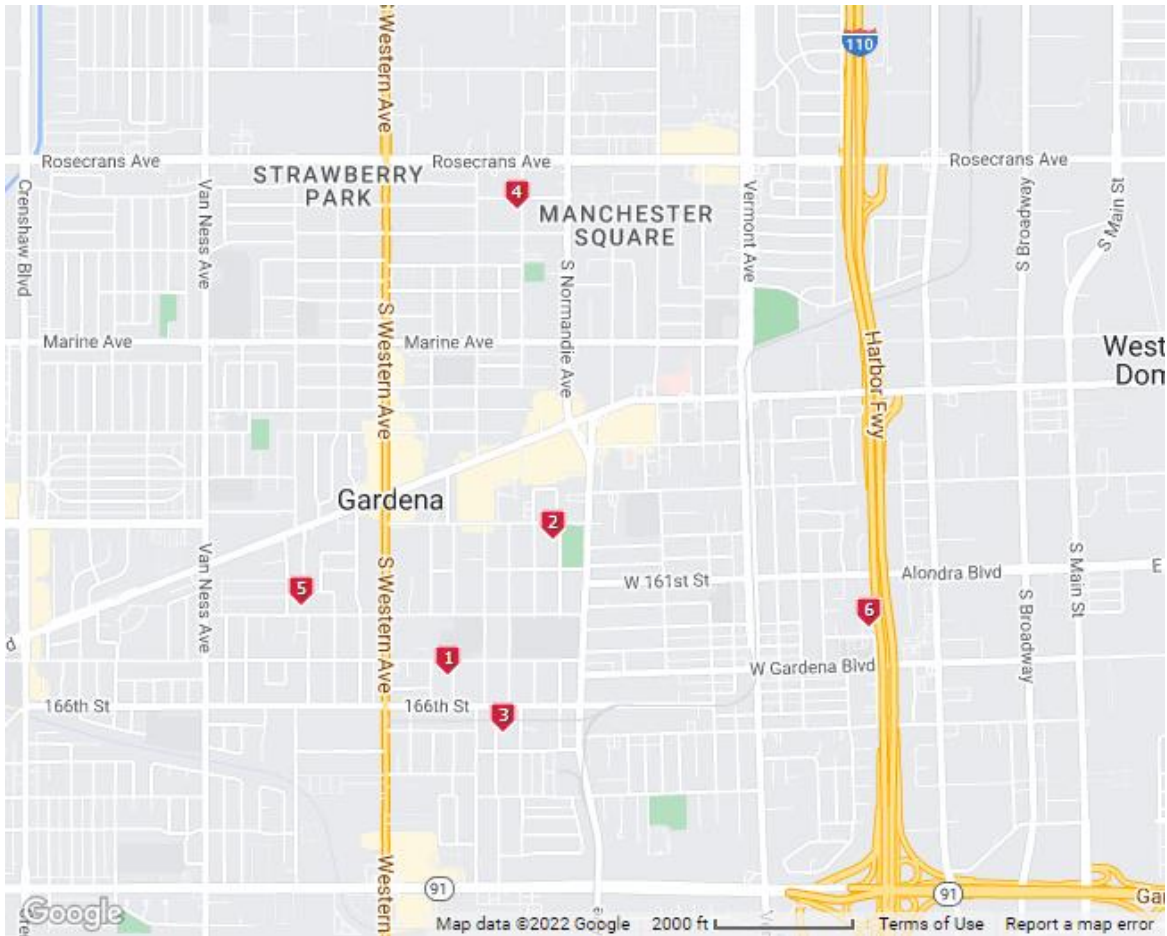
TERMS: **1031 Exchange, Cash,
 Cash To Existing Loan, Cash to
 New Loan, Conventional**

Great opportunity to own well maintained duplex plus bonus room property in the great city of Gardena. Property is situated in a low traffic cul de sac with plenty of street parking. Property consists of two units plus a bonus room studio. Larger unit is 3 bedrooms 2 baths and second unit is 2 bedrooms 1 bath. Bonus studio has independent entrance. Recent upgrades include, roof, dual pane windows, main sewer line, copper plumbing, paint and flooring throughout larger unit. Larger unit bathroom was also remodeled recently. Wide large driveway with plenty of parking and covered car port. This property is perfect for a large family and or for investment to live in one and rent the other. Don't miss out on this one, near everything and walking distance to nearby elementary. This is the one.

CUSTOMER SHORT: Residential Income ML#: CV22123828

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Multi Map



1		16419 La Salle AVE , Gardena 90247	ENDING DATE: 08/26/2022		
Listing ID: SR22140024	SOLD PRICE: \$2,350,000	STATUS: Closed	Bldg SQFT: 6866	LOT SF: 11,440	SLC: TRUS
2		15809 Brighton AVE # 1, Gardena 90247	ENDING DATE: 08/11/2022		
Listing ID: SB22133841	SOLD PRICE: \$1,855,000	STATUS: Closed	Bldg SQFT: 4911	LOT SF: 7,501	SLC: STD
3		16720 S Dalton AVE , Gardena 90247	ENDING DATE: 08/24/2022		
Listing ID: SR22139657	SOLD PRICE: \$1,750,000	STATUS: Closed	Bldg SQFT: 4494	LOT SF: 7,500	SLC: TRUS
4		14513 Halldale AVE , Gardena 90247	ENDING DATE: 08/23/2022		
Listing ID: SB22128021	SOLD PRICE: \$1,600,000	STATUS: Closed	Bldg SQFT: 3867	LOT SF: 6,216	SLC: STD
5		1939 W 162nd ST , Gardena 90247	ENDING DATE: 08/16/2022		
Listing ID: SB22141715	SOLD PRICE: \$1,425,000	STATUS: Closed	Bldg SQFT: 2691	LOT SF: 8,722	SLC: STD,TRUS
6		16315 Estrella AVE , Gardena 90247	ENDING DATE: 08/18/2022		
Listing ID: CV22123828	SOLD PRICE: \$950,000	STATUS: Closed	Bldg SQFT: 1712	LOT SF: 5,996	SLC: STD