

ULTRA-RARE BRAND NEW CONSTRUCTION IN TRENDY DOWNTOWN SAN PEDRO | 5.92% PRO FORMA CAP RATE!

710 SALMA ST



THE
2-4 UNIT
SPECIALISTS®
DUPLEX | TRIPLEX | FOURPLEX REALTY

OFFERING MEMORANDUM

Presented by
THE 2-4 UNIT SPECIALISTS®



LA's #1 experts in the sale and lease of duplexes, triplexes and fourplexes

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Just look for the orange door!*



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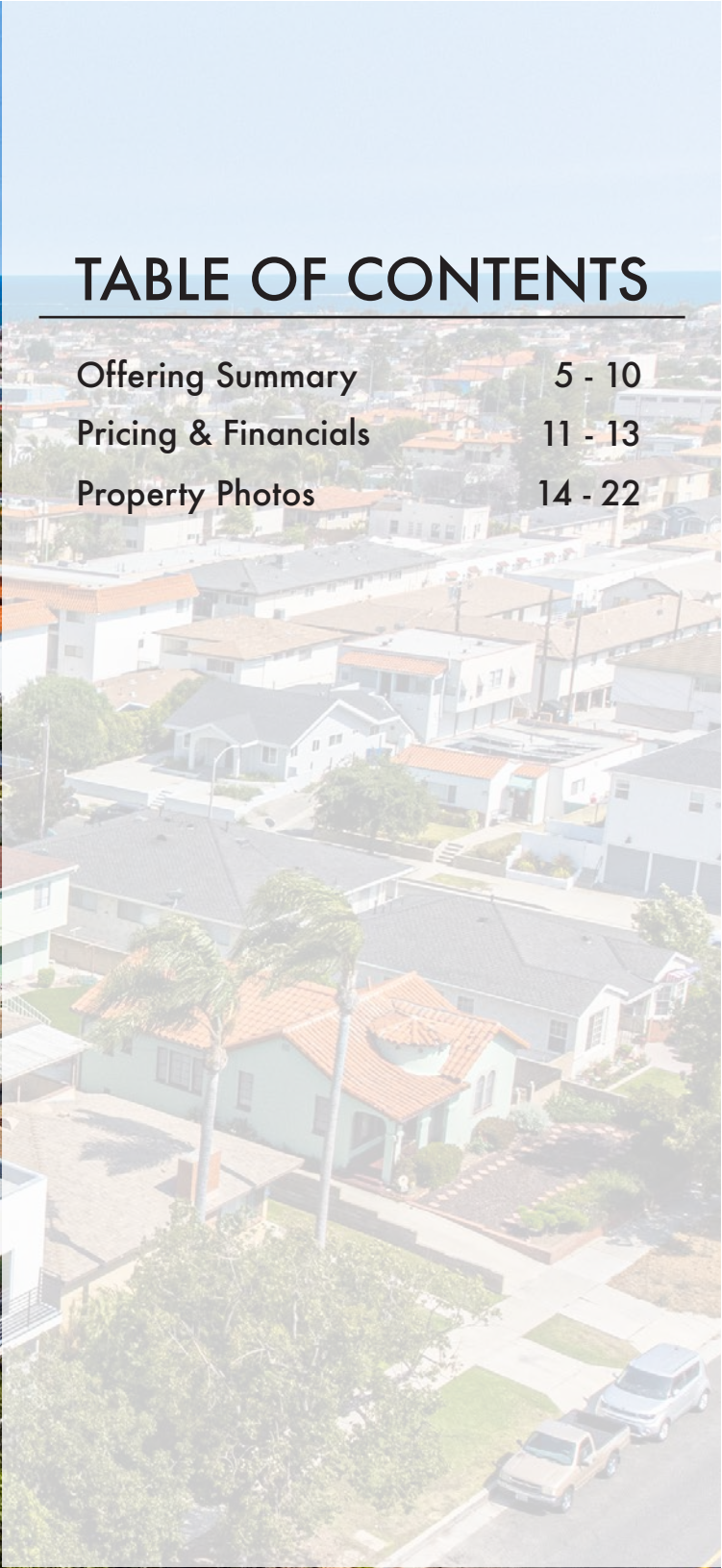
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The top half of the image features a background of overlapping yellow and orange triangles and squares, creating a geometric, low-poly effect. The bottom half of the image is a solid white background.

OFFERING SUMMARY

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The 2-4 Unit Specialists are pleased to present 710 S Alma St, a luxury non-rent controlled fourplex in Downtown San Pedro (minutes from the water)! This property boasts a projected 5.92% cap rate, NO RENT CONTROL, all separate meters, and premium finishes! Enjoy the an incredible price per door of \$648,750 on this property! New constructions are INCREDIBLY RARE in this amazing coastal community! This if your chance to purchase new construction at a sky-high return in an area that is gentrifying rapidly.

710 S Alma St is made up of two 4b/3.5b units and two 4b/3b units with charming fenced in front yards. All tenants enjoy two parking spots (one garage spot and one exterior spot) with gated alley access! The floorplans and parking setup are optimal for attracting premium tenants.

This property is situated in ultra-trendy Downtown San Pedro, 5 minutes from the San Pedro Waterfront and the countless hotspots in the area, including Cabrillo Beach, White Point Beach, 22nd St Park (18 acre waterfront park), and much more! Now is the time to place your money in high quality, tangible real estate as opposed to letting your money sit in the bank!



OFFERING SUMMARY

PROPERTY OVERVIEW

THE PROPERTY:	Address:	710 S Alma St, San Pedro, CA 90731
	APN:	7458-001-004
	# Units:	4 (Double Duplex)
	# Buildings:	2
	Unit Mix:	Two 4b/3.5b, Two 4b/3b
	Stories:	2
	Year Built:	2023
	Building Size (SF):	5,704
	Lot Size (SF):	6,768
	Zoning:	LARD1.5
THE OFFERING:	Opportunity Zone:	No
	Rent Control:	No



THE OFFERING:	List Price:	\$2,595,000
	Cap Rate:	5.92%
	GRM:	13.19
	Price Per Unit:	\$648,750
	Price Per SF:	\$454.94

UTILITIES:	Water:	Separately Metered (Tenant Pays)
	Electric:	Separately Metered (Tenant Pays)
	Gas:	Separately Metered (Tenant Pays)

AMENITIES:	Laundry:	Washer/Dryer Hookups
	Parking:	4 Garage Spaces, 4 Exterior Spaces



INVESTMENT HIGHLIGHTS



- Unbeatable price per door of \$648,750!
- PRIME coastal location minutes from the water!!! A property near the ocean for the best price and return you can find!
- UNHEARD OF 5.92% pro forma cap rate!
- No rent control!
- Will be delivered with ultra-premium finishes!
- High ceilings, yard, ample windows, walk-in closets, and more!
- All units separately metered for gas, electric AND water! Microscopic expenses!
- Boasts extraordinary curb appeal.
- Large windows (and sliding doors) everywhere you look, making each room extremely light and bright!
- New construction small multi-family apartments are in short supply right now, especially ones of this superior quality.
- Dream 1031 exchange opportunity. Ready to close ASAP!
- With SB-8 in effect, less new constructions are being built, making properties like these an even more rare and hot commodity.
- Moments from countless ultra-trendy and Historic Downtown San Pedro Waterfront, which is home to countless restaurants shops and art galleries!

LOCATION HIGHLIGHTS

























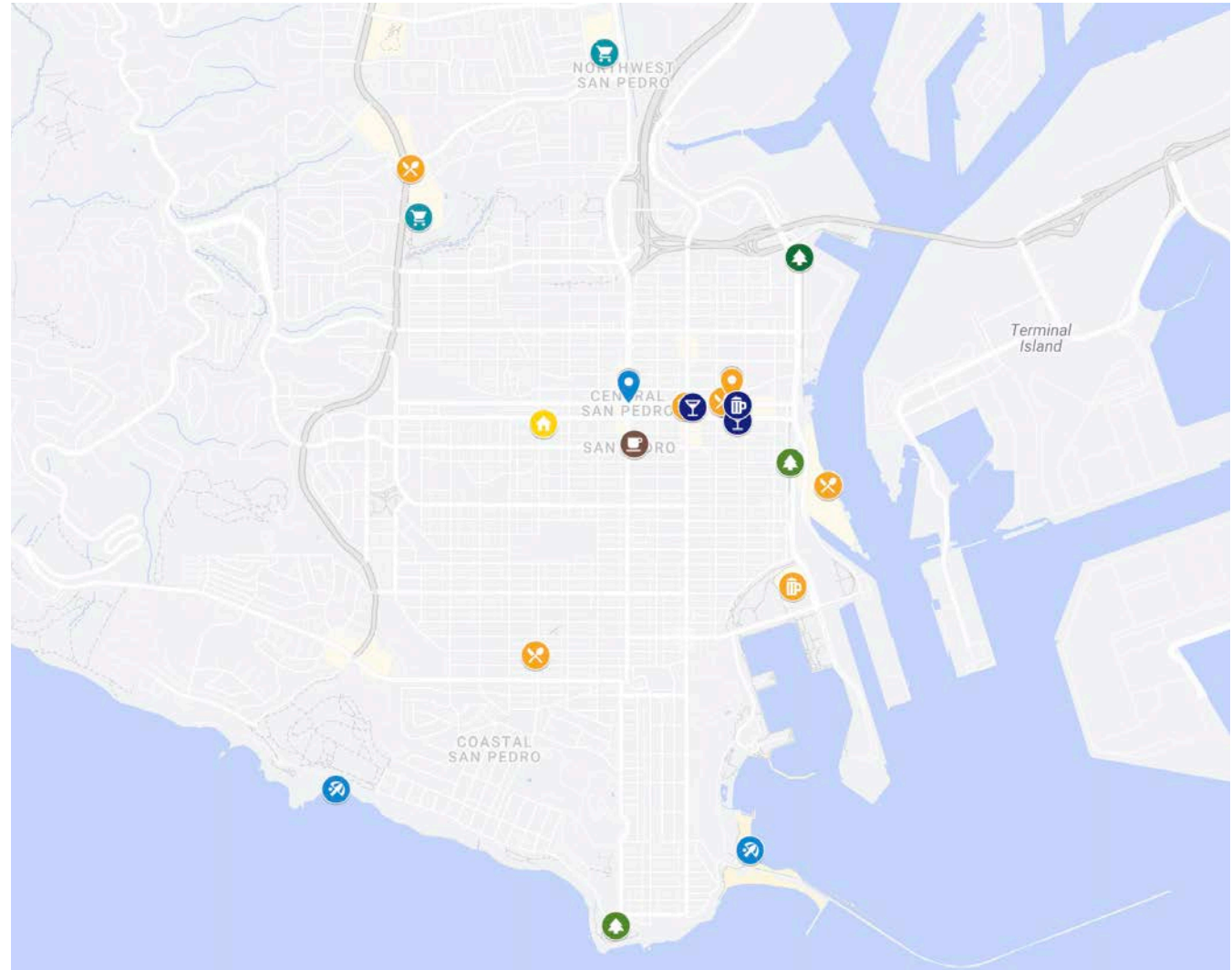
- This property is located walking distance to the ultra-trendy and Historic Downtown San Pedro Waterfront, which is home to the San Pedro Fish Market, Raffaello Ristorante, Sebastian's Mediterranean, San Pedro Brewing Company, The Whale & Ale, Kalavaras, Ko Ryu Ramen, tons of art galleries and so much more!
- Conveniently located less than 2 miles away from a Sprouts Farmers Market, Target, Trader Joes, and Von's! A major draw for tenants!
- With San Pedro's thriving arts and food scene and ocean-based adventures it is quickly emerging as a Southern California destination to live and work in! With very little new construction rentals on the market, you will be flooded with rental applications for years to come!
- This property is located just 10 minutes from Cabrillo Beach and White Point Beach (some of LA's top beaches) making it the perfect location for A+ family tenants!
- 1.2 mile walk from the San Pedro Trolley a hop-on/hop-off Red Car trolley that run throughout the waterfront and downtown areas of the district for free!





LOCATION HIGHLIGHTS MAP

-  710 S Alma St
-  Central San Pedro
-  In-N-Out Burger
-  San Pedro Fish Market
-  Sebastian's Mediterranean
-  San Pedro Cafe
-  KoRyu Ramen San Pedro
-  Brouwerij West
-  The Chori-Man
-  Senfuku Japanese
-  Baramree Thai Restaurant
-  Starbucks Drive-thru
-  The Whale & Ale
-  The Artistry Gallery
-  San Pedro Brewing Company
-  Target
-  Sprouts Farmers Market
-  Cabrillo Beach
-  White Point Beach
-  San Pedro Plaza Park
-  Gateway Plaza Fountain
-  Point Fermin Park



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PRICING & FINANCIALS



FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:

Price:	\$2,595,000
Down: 40%	\$1,038,000
Current GRM:	13.19
Pro Forma GRM:	13.19
Current Cap Rate:	5.92%
Pro Forma Cap Rate:	5.92%
\$/Unit:	\$648,750
\$/SF:	\$454.94

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2023
Bldg SF:	5,704
Lot Size (SF):	6,768
Lot Size (acres):	0.16
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$1,557,000
Interest Rate:	6.25%
Monthly Payment:	(\$8,109.38)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	7/1 Interest Only ARM

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
1	Vacant	4b/3.5b	1,436	\$0	\$4,200	\$2.92	\$4,200	\$2.92	\$0
2	Vacant	4b/3.5b	1,436	\$0	\$4,200	\$2.92	\$4,200	\$2.92	\$0
3	Vacant	4b/3b	1,416	\$0	\$4,000	\$2.82	\$4,000	\$2.82	\$0
4	Vacant	4b/3b	1,416	\$0	\$4,000	\$2.82	\$4,000	\$2.82	\$0
4	Totals/Averages:		5,704	\$0	\$16,400	\$2.88	\$16,400	\$2.88	\$0

FINANCIAL ANALYSIS

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/SF	PRO FORMA MONTHLY INCOME
2	4b/3.5b	50%	1,436	\$4,200	\$2.92	\$8,400	\$4,200	\$2.92	\$8,400
2	4b/3b	50%	1,436	\$4,000	\$2.79	\$8,000	\$4,000	\$2.79	\$8,000
Totals/Averages:			1,426	\$4,100	\$2.88	\$16,400	\$4,100	\$2.88	\$16,400
Gross Potential Income:						\$196,800	\$196,800		

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$196,800	\$196,800
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$196,800	\$196,800
Less: Vacancy	4.0% (\$7,872)	4.0% (\$7,872)
Effective Gross Income	\$188,928	\$188,928
Less: Expenses	(\$35,327)	(\$35,327)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$153,601	\$153,601
Debt Service	(\$97,313)	(\$97,313)
Pre-Tax Cash Flow	5.42% \$56,289	5.42% \$56,289
Principal Reduction	\$0	\$0
Total Return	5.42% \$56,289	5.42% \$56,289

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1655%	\$30,245	\$30,245
Insurance	.40/s.f.	\$2,282	\$2,282
Utilities	\$/unit	\$0	\$0
Controllable Expenses			
Contract Services	\$300/unit	\$1,200	\$1,200
Repairs & Maintenance	\$400/unit	\$1,600	\$1,600
TOTAL EXPENSES		\$35,327	\$35,327
EXPENSES/UNIT		\$8,832	\$8,832
EXPENSES/SF		\$6.19	\$6.19
% of EGI		18.7%	18.7%

The top half of the image features a background of overlapping yellow and orange geometric shapes, primarily triangles and squares, creating a mosaic-like effect. The colors transition from a lighter yellow on the left to a more vibrant orange on the right.

PROPERTY PHOTOS



EXTERIOR



EXTERIOR



KITCHEN/LIVING



BEDROOMS



BALCONIES/PATIOS



BATHROOMS



GARAGE/PARKING



DRONE





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