

# EXCLUSIVE LISTING

1556 W 227th St, Torrance CA 90501

±6.7% Proforma CAP Rate in South Bay, No Local Rent Control, 1986 Construction (copper plumbing, newer electrical) All units are ready for next rent increases – IMMEDIATE UPSIDE Excellent Southeast Torrance area near many major employment centers



## SUMMARY

Subject Property:	1556 W 227th St Torrance, CA 90501
Price:	\$1,875,000
Price/Unit :	\$312,500
Year Built:	1986
Building Size:	± 4,241 SF
Lot Size:	± 7,198 SF
APN:	7347-015-045
Zoning/Parking:	R3 / 6 Spaces
Unit Mix:	1 x 2B + 2B 1 x 2B + 1B 4 x 1B + 1B

## Investment & Property Highlights

- Conservative ±6.73% Proforma CAP Rate; No Local rent control (under CA AB1482)
- All units are ready for annual rent increases in July 2025 – IMMEDIATE UPSIDE
- Very well-maintained 6-unit value-add in South Bay area
- Clear rental upside with large storage for easy ADU conversion
- High demand for rental units near major employment centers
- Excellent location with proximity to all south bay area amenities
- Transit friendly location with superb access to FWY 110, and minutes from Sepulveda Blvd and FWY 1 (PCH)
- 1986 construction, newer electrical and copper plumbing (buyer to verify)
- Excellent unit mix with large units
- Large garage/storage area (±400SF) that would be easy to convert to ADU
- All units have been upgraded with high-end upgrades
- Open space parking (no-soft story required), wrought-iron gate
- Individually metered for electricity and gas, common area laundry
- Easy to manage apartment building and easy to rent location



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LONG BEACH



PORT OF LONG BEACH



TERMINAL ISLAND

GROWTH INVESTMENT GROUP



1556 W 227TH ST

Walk Score  
**76**

**Very Walkable**

Most errands can be accomplished on foot.

Exclusively Listed By:

HAN WIDJAJA CHEN

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Broker License# 01749321



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1556 W 227TH ST



PALOS VERDES ESTATES



WHOLE FOODS



WESTERN MUSEUM OF FLIGHT



COSTCO WHOLESALE

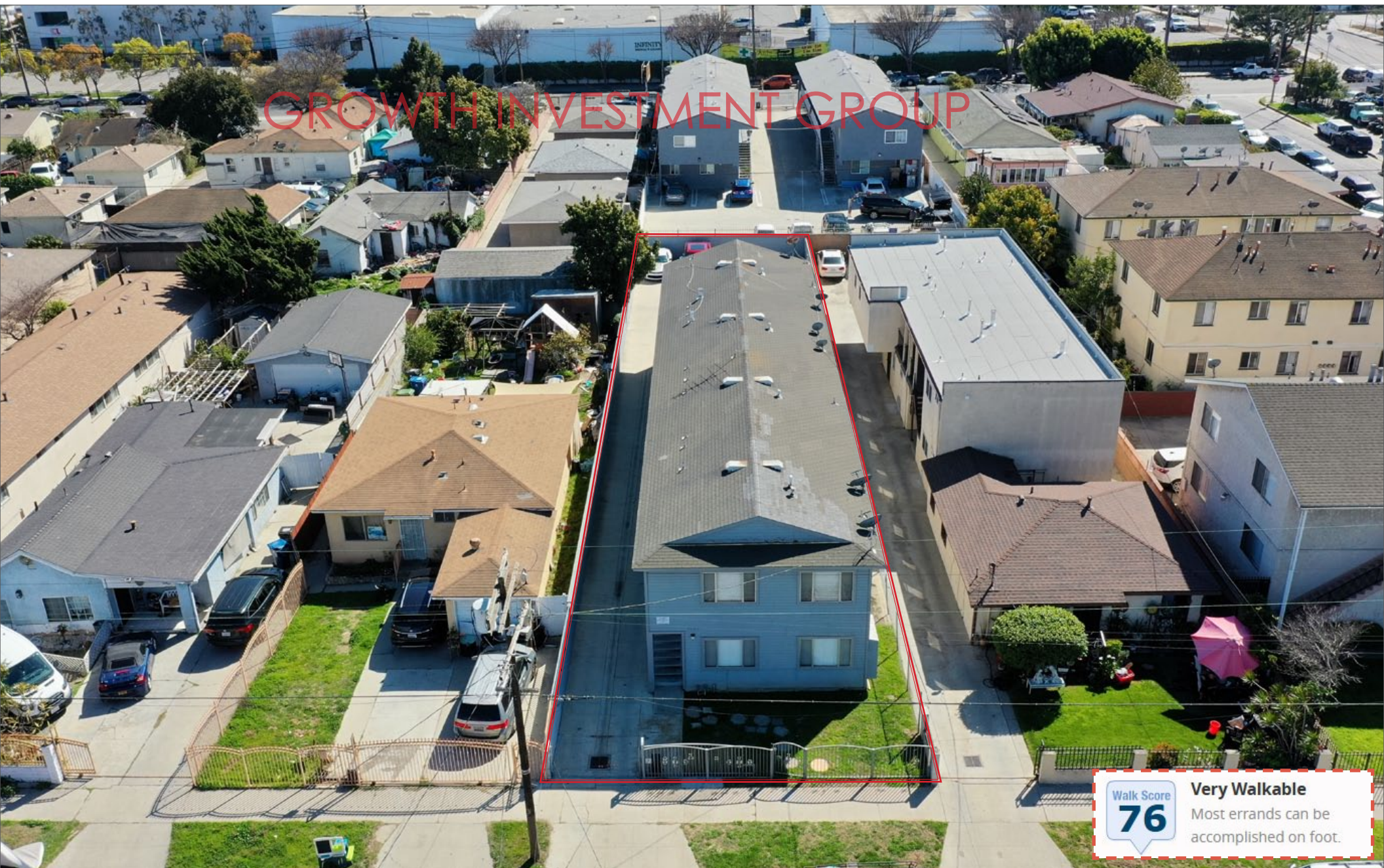
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