

22601 S. Harvard Blvd.

1602 W 226TH ST, Torrance CA 90501



OFFERING MEMORANDUM

PEAK
COMMERCIAL

22601 S. Harvard Blvd.

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01

Executive Summary

Investment Summary

Location Summary

22601 S. HARVARD BLVD.

OFFERING SUMMARY

ADDRESS	1602 W 226TH ST Torrance CA 90501
COUNTY	Los Angeles
BUILDING SF	4,754 SF
LAND SF	6,257 SF
NUMBER OF UNITS	4
APN	7347-010-016
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$3,050,000
PRICE PSF	\$641.57
PRICE PER UNIT	\$762,500
OCCUPANCY	97.00 %
NOI (CURRENT)	\$132,239
NOI (Pro Forma)	\$134,699
CAP RATE (CURRENT)	4.34 %
CAP RATE (Pro Forma)	4.42 %
GRM (CURRENT)	15.81
GRM (Pro Forma)	15.81

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2021 Population	36,052	218,824	503,715
2021 Median HH Income	\$80,033	\$80,651	\$87,826
2021 Average HH Income	\$98,289	\$101,753	\$118,191





Map data ©2021



02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

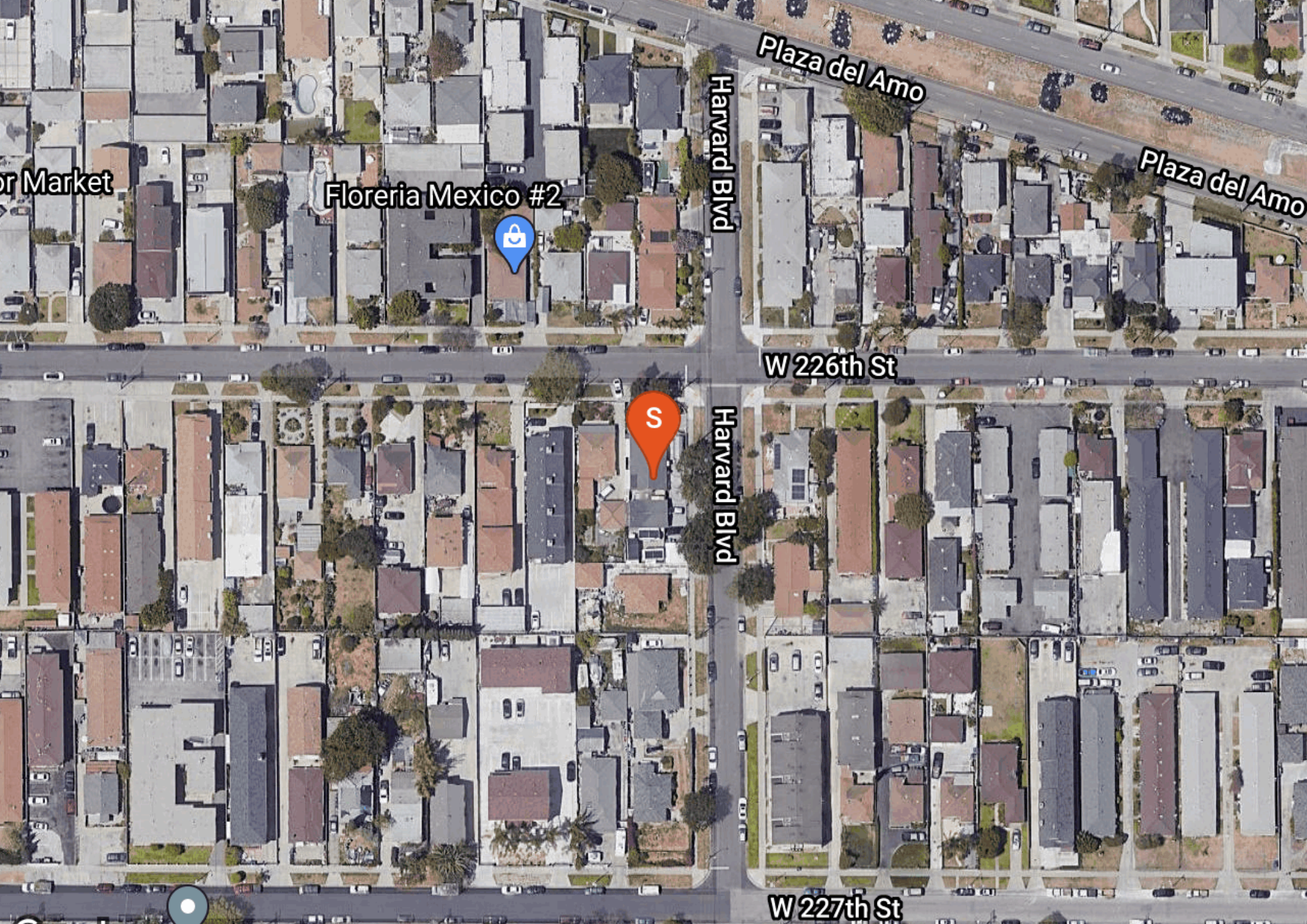
Amenities

Pictures with Captions

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	4,754
LAND SF	6,257
# OF PARCELS	1
ZONING TYPE	LARD1.5
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2





or Market

Floreria Mexico #2

Harvard Blvd

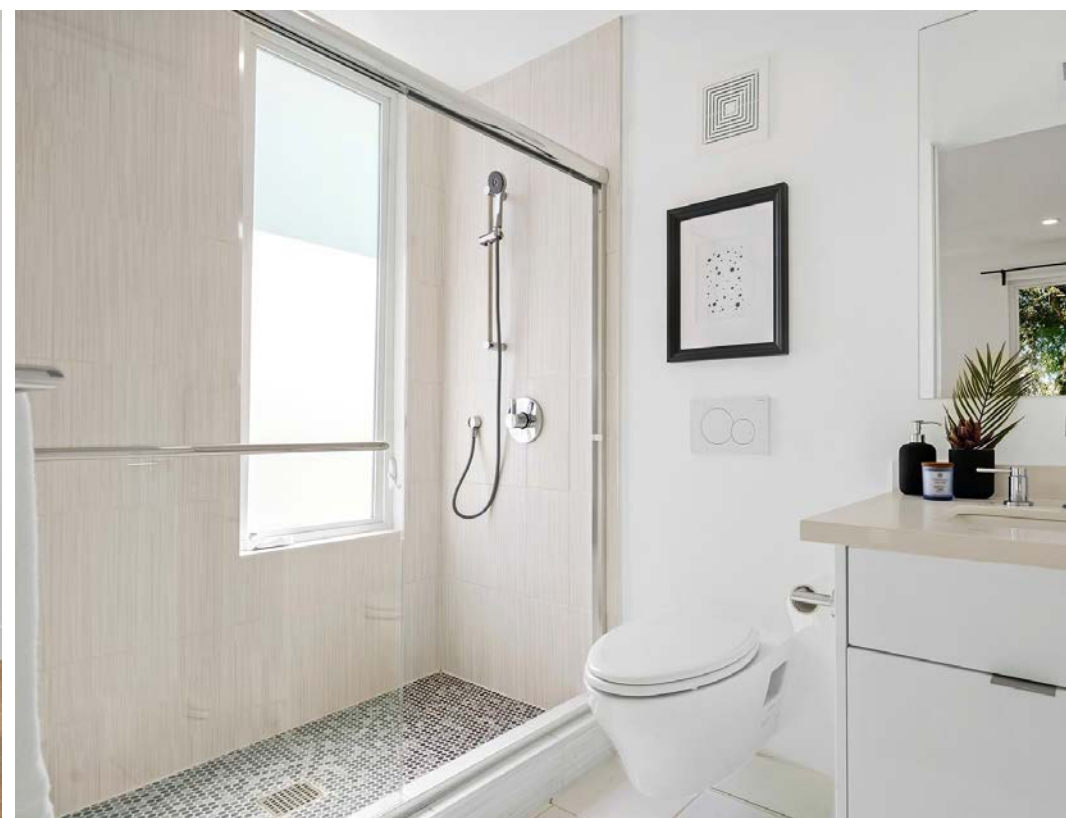
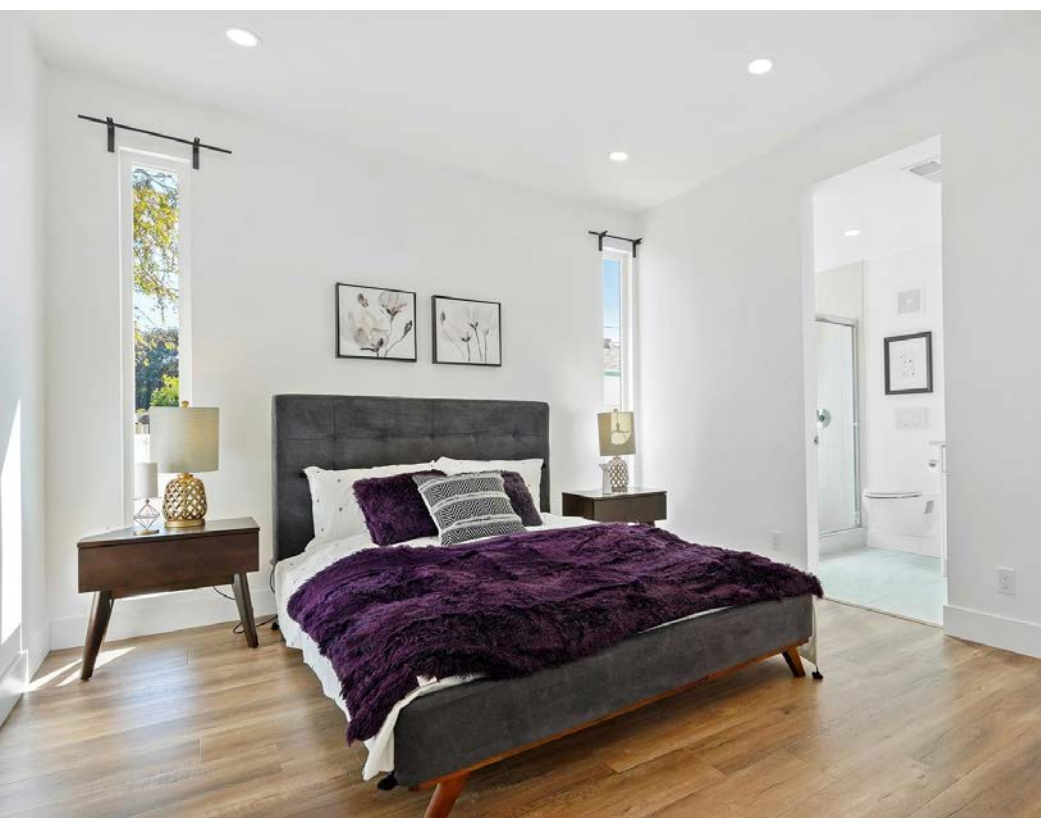
Plaza del Amo

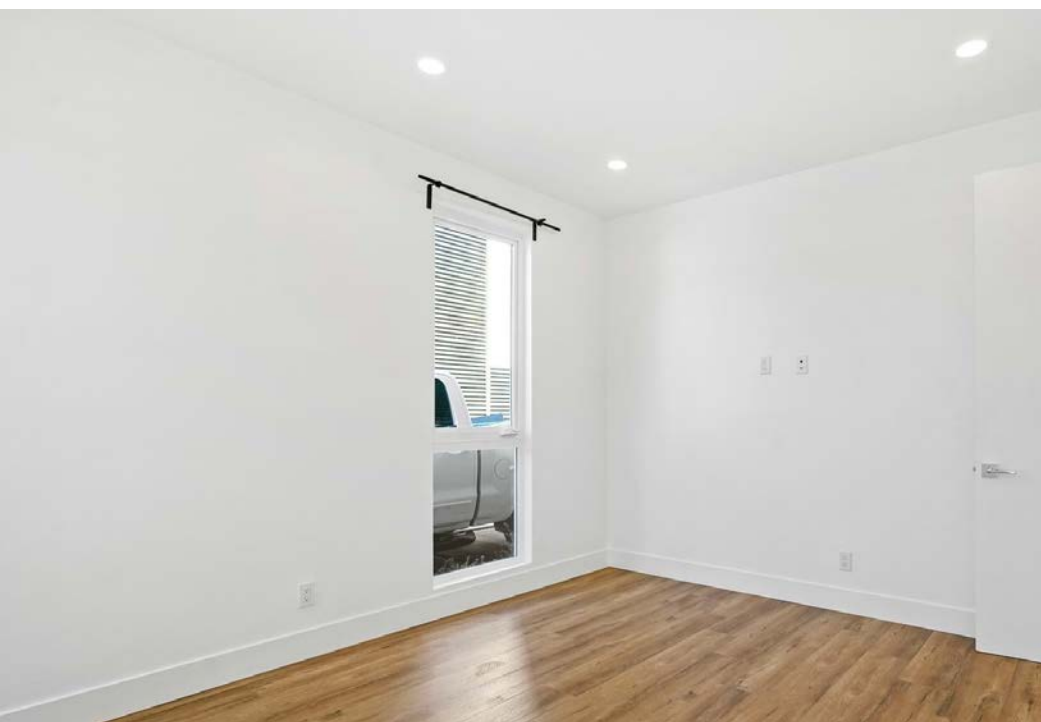
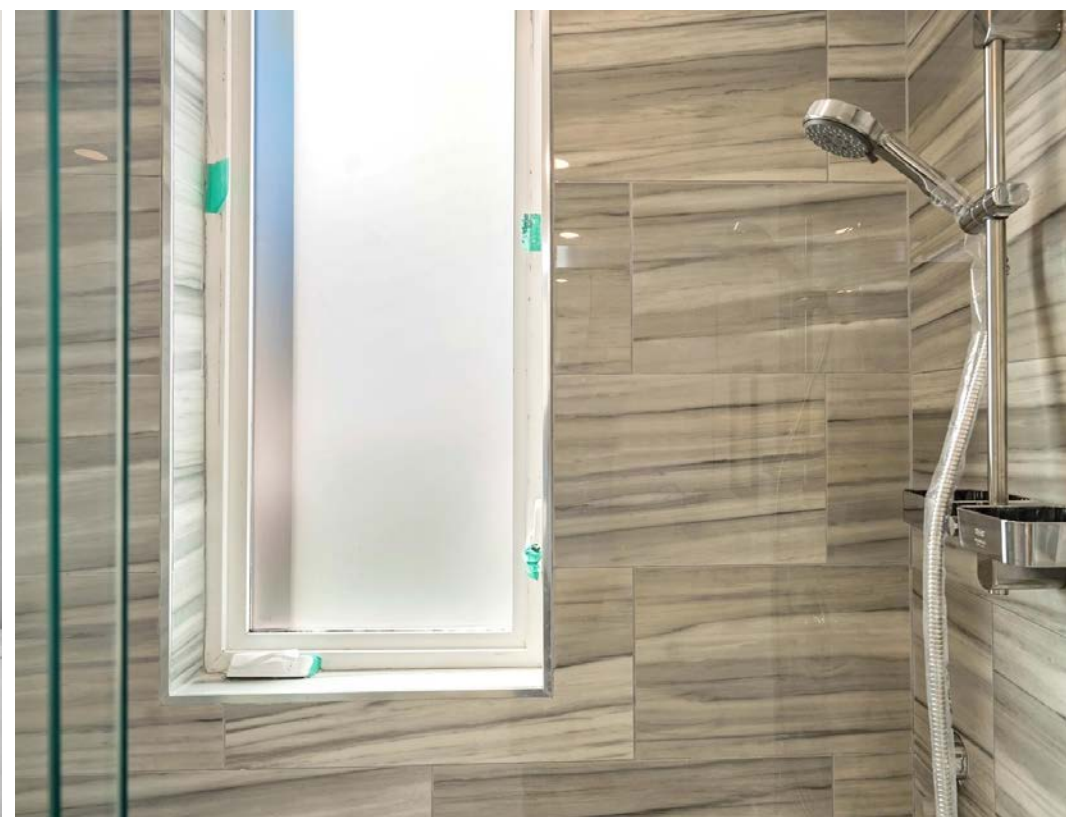
Plaza del Amo

W 226th St

Harvard Blvd

W 227th St







03

Rent Roll

Rent Roll Details

22601 S. HARVARD BLVD.

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date
22601	4 bd + 3 ba	1,159	\$3.45	\$3,995	\$3,995	11/1/2021
22603	4 bd + 3 ba	1,159	\$3.45	\$3,995	\$3,995	10/23/2021
22605	4 bd + 3 ba	1,159	\$3.45	\$3,995	\$3,995	1/2/2022
22607	4 bd + 3 ba	1,277	\$3.21	\$4,095	\$4,095	11/15/2021
Totals/Averages			\$3.39	\$16,080	\$16,080	





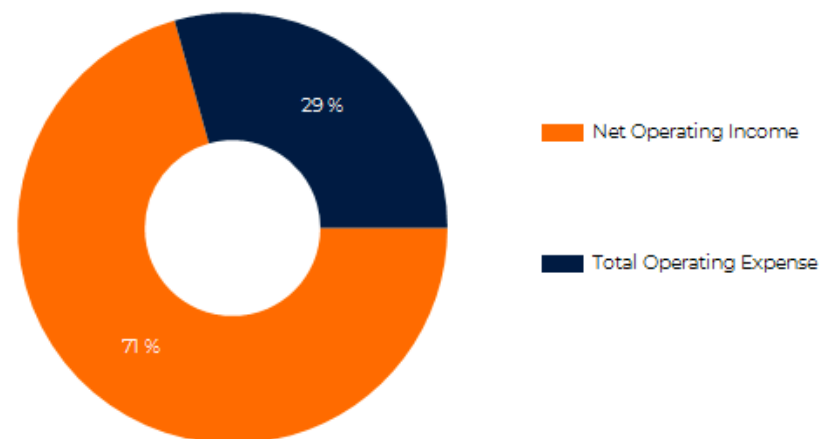
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Financial Analysis

- Income & Expense
- Multiyear Cash Flow Assumptions
- Multiyear Cash Flow Projections
- Financial Metrics
- Disposition Sensitivity Analysis

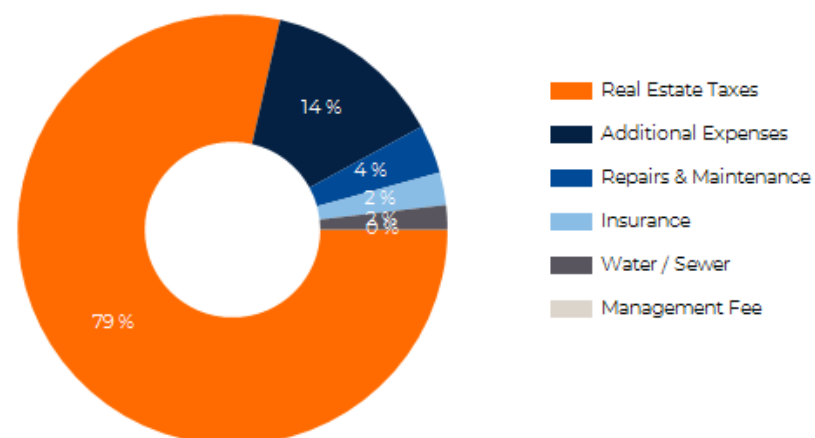
INCOME	CURRENT		PRO FORMA	
Gross Potential Income	\$192,960		\$192,960	
Less: General Vacancy	\$5,789	3.0 %	\$5,789	3.0 %
Effective Gross Income	\$187,171		\$187,171	
Less: Expenses	\$54,932		\$52,472	
Net Operating Income	\$132,239		\$134,699	
Cash Flow	\$132,239		\$134,699	

REVENUE ALLOCATION CURRENT



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$38,745	\$9,686	\$36,285	\$9,071
Insurance	\$1,212	\$303	\$1,212	\$303
Management Fee	\$5,615	\$1,404	\$5,615	\$1,404
Repairs & Maintenance	\$1,800	\$450	\$1,800	\$450
Water / Sewer	\$900	\$225	\$900	\$225
Landscaping	\$600	\$150	\$600	\$150
Waste Management	\$4,560	\$1,140	\$4,560	\$1,140
Pest control	\$600	\$150	\$600	\$150
Misc. Expenses	\$900	\$225	\$900	\$225
Total Operating Expense	\$54,932	\$13,733	\$52,472	\$13,118
Expense / SF	\$11.55		\$11.03	
% of EGI	29.35 %		28.03 %	

DISTRIBUTION OF EXPENSES CURRENT



GLOBAL

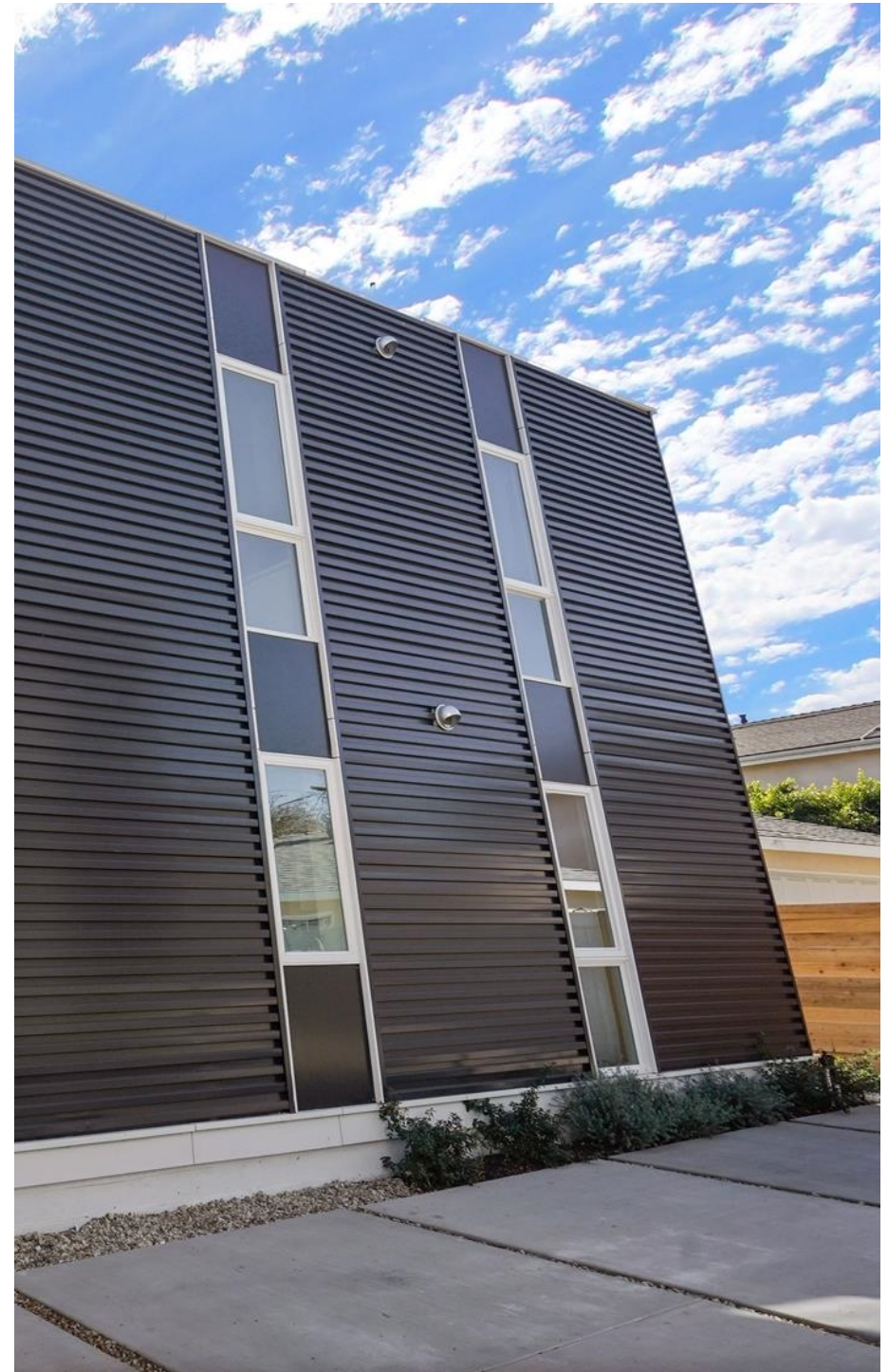
Offering Price	\$3,050,000
Analysis Period	14 year(s)

INCOME - Growth Rates

Gross Potential Rent	4.00 %
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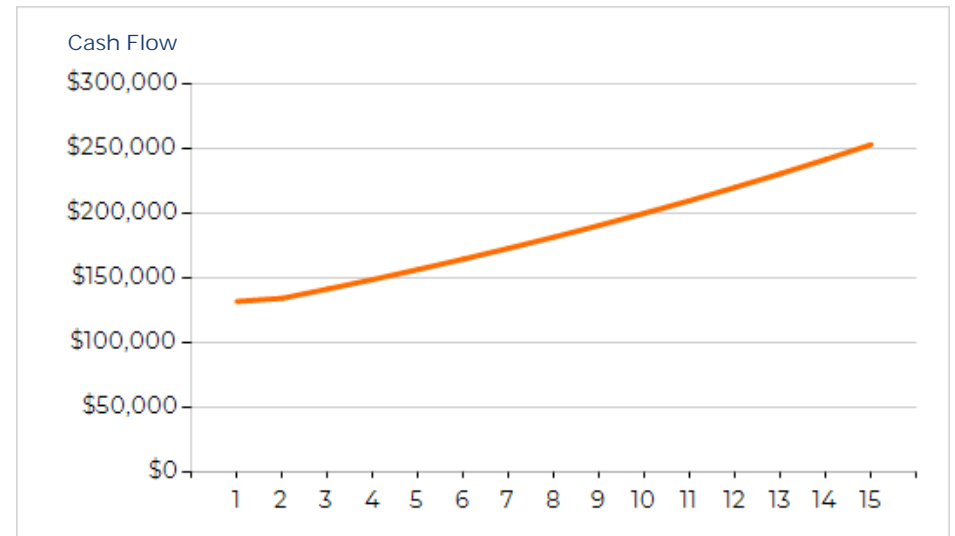
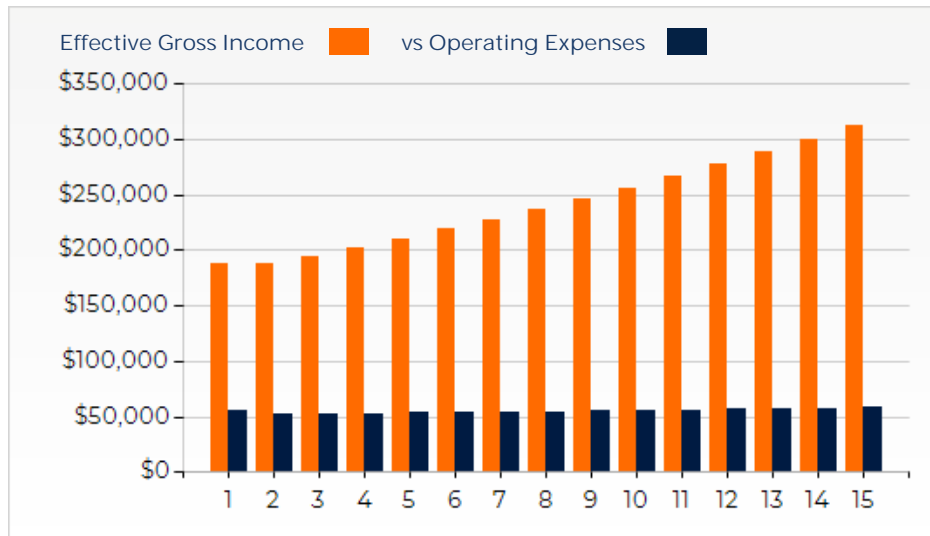
EXPENSES - Growth Rates

Insurance	2.00 %
Water / Sewer	2.00 %
Landscaping	2.00 %
Waste Management	2.00 %

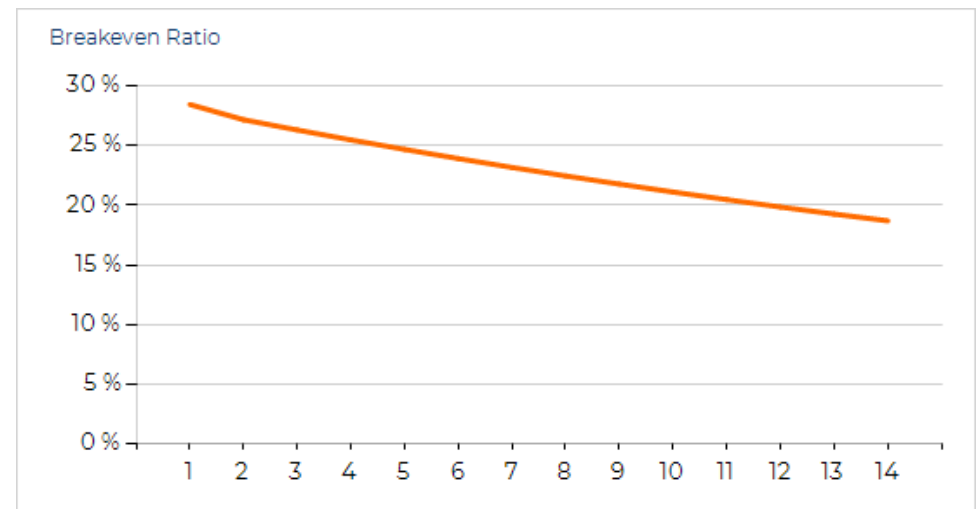
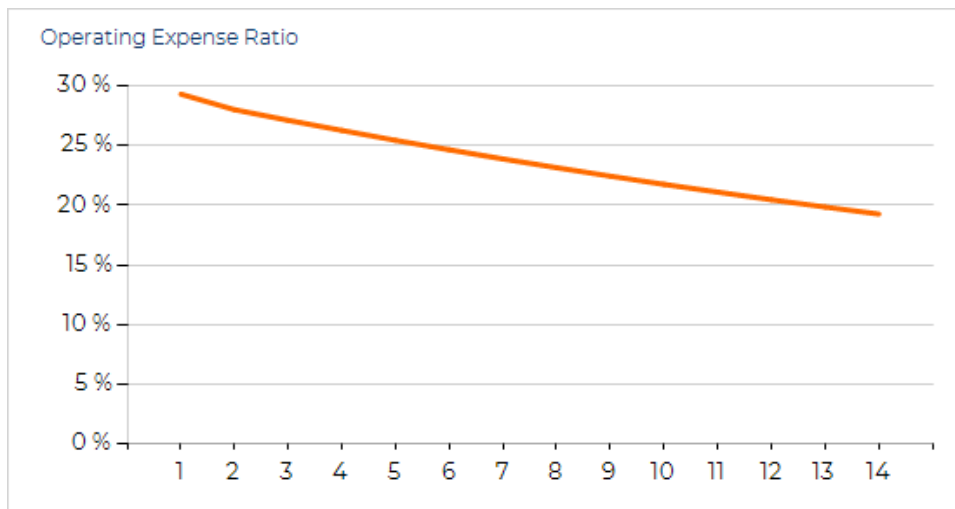
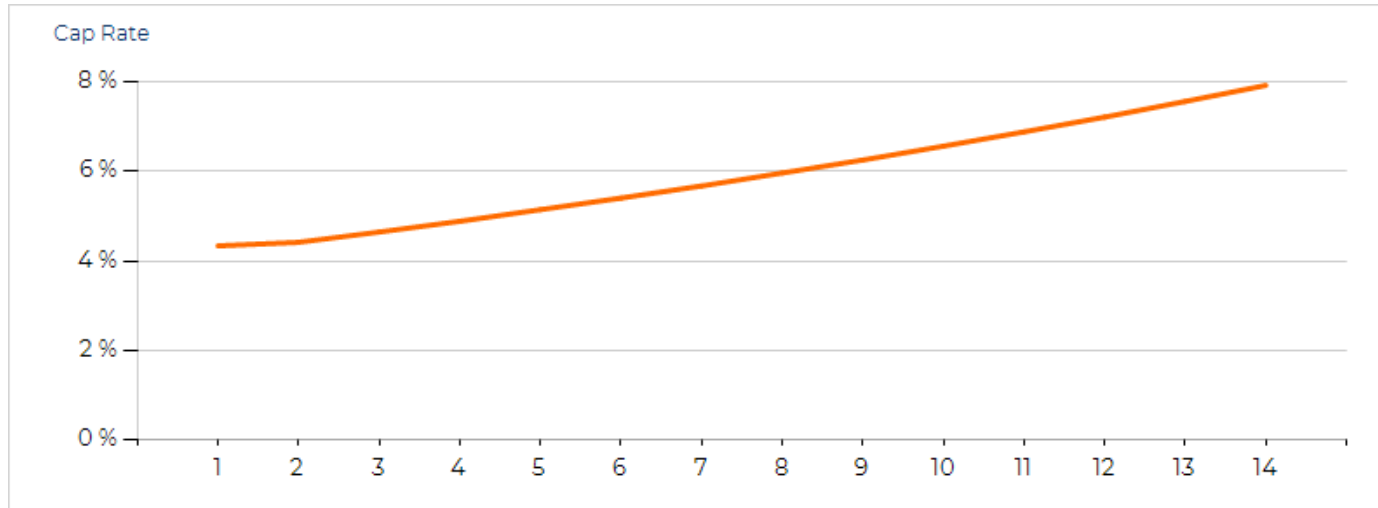


CASH FLOW

Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Gross Potential Revenue															
Gross Rental Income	\$192,960	\$192,960	\$200,678	\$208,706	\$217,054	\$225,736	\$234,765	\$244,156	\$253,922	\$264,079	\$274,642	\$285,628	\$297,053	\$308,935	\$321,293
General Vacancy	-\$5,789	-\$5,789	-\$6,020	-\$6,261	-\$6,512	-\$6,772	-\$7,043	-\$7,325	-\$7,618	-\$7,922	-\$8,239	-\$8,569	-\$8,912	-\$9,268	-\$9,639
Effective Gross Income	\$187,171	\$187,171	\$194,658	\$202,444	\$210,542	\$218,964	\$227,722	\$236,831	\$246,305	\$256,157	\$266,403	\$277,059	\$288,141	\$299,667	\$311,654
Operating Expenses															
Real Estate Taxes	\$38,745	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285	\$36,285
Insurance	\$1,212	\$1,212	\$1,236	\$1,261	\$1,286	\$1,312	\$1,338	\$1,365	\$1,392	\$1,420	\$1,448	\$1,477	\$1,507	\$1,537	\$1,568
Management Fee	\$5,615	\$5,615	\$5,840	\$6,073	\$6,316	\$6,569	\$6,832	\$7,105	\$7,389	\$7,685	\$7,992	\$8,312	\$8,644	\$8,990	\$9,350
Repairs & Maintenance	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800
Water / Sewer	\$900	\$900	\$918	\$936	\$955	\$974	\$994	\$1,014	\$1,034	\$1,054	\$1,076	\$1,097	\$1,119	\$1,141	\$1,164
Landscaping	\$600	\$600	\$612	\$624	\$637	\$649	\$662	\$676	\$689	\$703	\$717	\$731	\$746	\$761	\$776
Waste Management	\$4,560	\$4,560	\$4,651	\$4,744	\$4,839	\$4,936	\$5,035	\$5,135	\$5,238	\$5,343	\$5,450	\$5,559	\$5,670	\$5,783	\$5,899
Pest control	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Misc. Expenses	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900
Total Operating Expense	\$54,932	\$52,472	\$52,842	\$53,224	\$53,618	\$54,025	\$54,446	\$54,879	\$55,327	\$55,790	\$56,268	\$56,761	\$57,271	\$57,798	\$58,342
Net Operating Income	\$132,239	\$134,699	\$141,816	\$149,220	\$156,924	\$164,938	\$173,277	\$181,952	\$190,977	\$200,367	\$210,135	\$220,298	\$230,870	\$241,869	\$253,312



Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
CAP Rate	4.34 %	4.42 %	4.65 %	4.89 %	5.15 %	5.41 %	5.68 %	5.97 %	6.26 %	6.57 %	6.89 %	7.22 %	7.57 %	7.93 %	8.31 %
Operating Expense Ratio	29.34 %	28.03 %	27.14 %	26.29 %	25.46 %	24.67 %	23.90 %	23.17 %	22.46 %	21.77 %	21.12 %	20.48 %	19.87 %	19.28 %	18.72 %
Gross Multiplier (GRM)	15.81	15.81	15.20	14.61	14.05	13.51	12.99	12.49	12.01	11.55	11.11	10.68	10.27	9.87	9.49
Breakeven Ratio	28.47 %	27.19 %	26.33 %	25.50 %	24.70 %	23.93 %	23.19 %	22.48 %	21.79 %	21.13 %	20.49 %	19.87 %	19.28 %	18.71 %	18.16 %
Price / SF	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57	\$641.57
Price / Unit	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500	\$762,500
Income / SF	\$39.37	\$39.37	\$40.94	\$42.58	\$44.28	\$46.05	\$47.90	\$49.81	\$51.80	\$53.88	\$56.03	\$58.27	\$60.61	\$63.03	\$65.55
Expense / SF	\$11.55	\$11.03	\$11.11	\$11.19	\$11.27	\$11.36	\$11.45	\$11.54	\$11.63	\$11.73	\$11.83	\$11.93	\$12.04	\$12.15	\$12.27



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$65,975,388	\$16,493,847	\$13,878	\$65,975,388	68.74%
0.50%	\$32,987,694	\$8,246,923	\$6,939	\$32,987,694	50.85%
0.75%	\$21,991,796	\$5,497,949	\$4,626	\$21,991,796	41.39%
1.00%	\$16,493,847	\$4,123,462	\$3,469	\$16,493,847	35.09%
1.25%	\$13,195,078	\$3,298,769	\$2,776	\$13,195,078	30.44%
1.50%	\$10,995,898	\$2,748,974	\$2,313	\$10,995,898	26.79%
1.75%	\$9,425,055	\$2,356,264	\$1,983	\$9,425,055	23.81%
2.00%	\$8,246,923	\$2,061,731	\$1,735	\$8,246,923	21.30%
2.25%	\$7,330,599	\$1,832,650	\$1,542	\$7,330,599	19.14%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	UNLEVERED IRR
0.25%	\$84,054,071	\$21,013,518	\$17,681	\$84,054,071	36.85%
0.50%	\$42,027,035	\$10,506,759	\$8,840	\$42,027,035	28.94%
0.75%	\$28,018,024	\$7,004,506	\$5,894	\$28,018,024	24.61%
1.00%	\$21,013,518	\$5,253,379	\$4,420	\$21,013,518	21.68%
1.25%	\$16,810,814	\$4,202,704	\$3,536	\$16,810,814	19.49%
1.50%	\$14,009,012	\$3,502,253	\$2,947	\$14,009,012	17.75%
1.75%	\$12,007,724	\$3,001,931	\$2,526	\$12,007,724	16.32%
2.00%	\$10,506,759	\$2,626,690	\$2,210	\$10,506,759	15.11%
2.25%	\$9,339,341	\$2,334,835	\$1,965	\$9,339,341	14.06%



05

Demographics

Demographic Details
Demographic Charts

22601 S. HARVARD BLVD.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,357	204,391	479,370
2010 Population	34,167	213,463	495,308
2021 Population	36,052	218,824	503,715
2026 Population	36,573	221,273	506,734
2021 African American	1,857	12,147	39,314
2021 American Indian	244	1,323	2,777
2021 Asian	10,749	67,982	130,203
2021 Hispanic	15,208	84,254	182,823
2021 Other Race	7,648	39,167	82,967
2021 White	13,241	83,129	214,766
2021 Multiracial	1,928	12,445	29,103
2021-2026: Population: Growth Rate	1.45 %	1.10 %	0.60 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	972	5,513	11,526
\$15,000-\$24,999	796	4,789	10,183
\$25,000-\$34,999	616	4,493	10,251
\$35,000-\$49,999	1,140	6,841	14,981
\$50,000-\$74,999	1,846	11,852	25,728
\$75,000-\$99,999	1,746	10,325	23,115
\$100,000-\$149,999	2,391	14,459	33,926
\$150,000-\$199,999	1,136	7,457	18,501
\$200,000 or greater	988	7,069	24,000
Median HH Income	\$80,033	\$80,651	\$87,826
Average HH Income	\$98,289	\$101,753	\$118,191

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,064	71,660	172,607
2010 Total Households	11,135	71,548	170,581
2021 Total Households	11,632	72,797	172,211
2026 Total Households	11,745	73,341	172,622
2021 Average Household Size	3.03	2.97	2.89
2000 Owner Occupied Housing	5,487	38,395	95,116
2000 Renter Occupied Housing	5,159	31,026	71,935
2021 Owner Occupied Housing	5,816	39,132	96,241
2021 Renter Occupied Housing	5,815	33,665	75,970
2021 Vacant Housing	624	3,954	9,556
2021 Total Housing	12,256	76,751	181,767
2026 Owner Occupied Housing	5,893	39,338	96,530
2026 Renter Occupied Housing	5,851	34,004	76,092
2026 Vacant Housing	651	4,366	10,724
2026 Total Housing	12,396	77,707	183,346
2021-2026: Households: Growth Rate	0.95 %	0.75 %	0.25 %



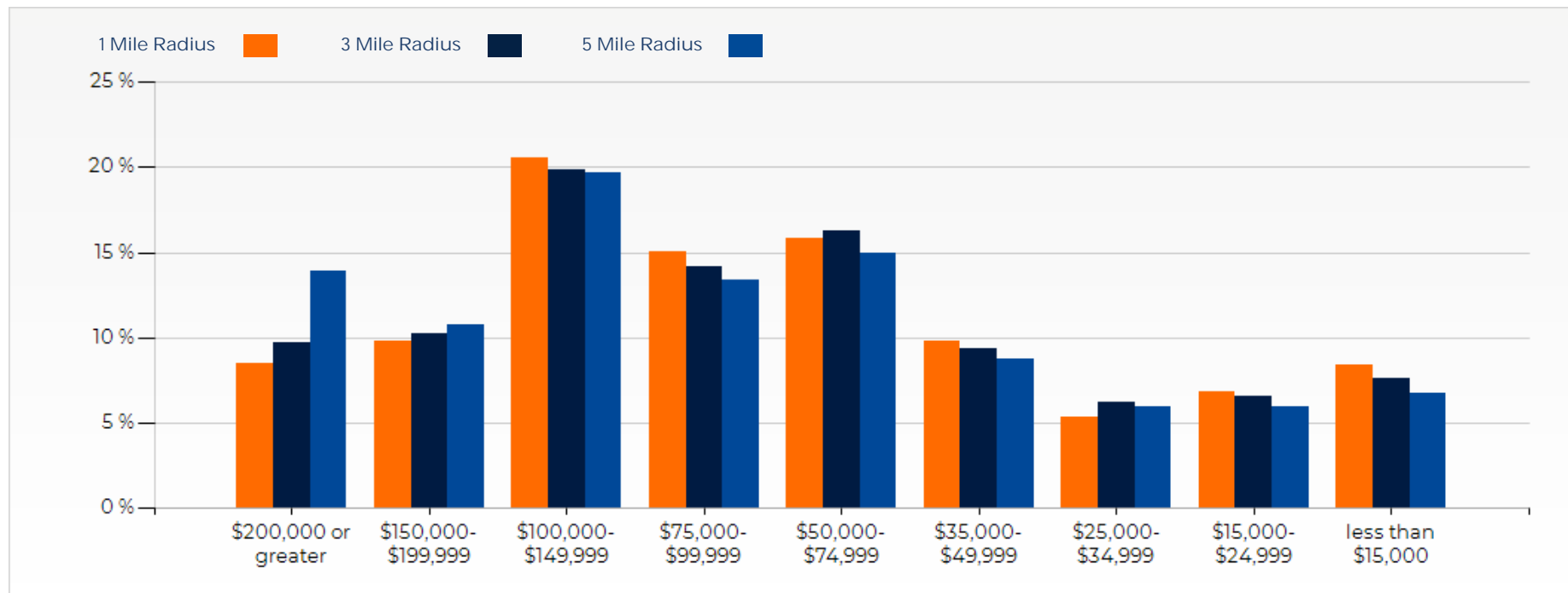
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,740	15,458	34,126
2021 Population Age 35-39	2,553	14,940	33,431
2021 Population Age 40-44	2,326	13,945	31,240
2021 Population Age 45-49	2,344	13,807	31,922
2021 Population Age 50-54	2,296	14,163	33,349
2021 Population Age 55-59	2,182	14,197	34,333
2021 Population Age 60-64	2,108	13,910	32,335
2021 Population Age 65-69	1,705	11,469	26,862
2021 Population Age 70-74	1,459	9,357	22,291
2021 Population Age 75-79	1,050	6,765	16,075
2021 Population Age 80-84	739	4,576	10,978
2021 Population Age 85+	698	4,727	11,479
2021 Population Age 18+	28,250	172,200	398,154
2021 Median Age	38	39	40

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,310	\$79,948	\$82,223
Average Household Income 25-34	\$90,187	\$96,490	\$102,381
Median Household Income 35-44	\$87,043	\$94,092	\$99,981
Average Household Income 35-44	\$105,204	\$113,041	\$126,479
Median Household Income 45-54	\$100,102	\$102,537	\$111,641
Average Household Income 45-54	\$115,517	\$121,059	\$144,808
Median Household Income 55-64	\$88,303	\$91,769	\$103,728
Average Household Income 55-64	\$104,504	\$111,832	\$137,172
Median Household Income 65-74	\$69,576	\$66,845	\$77,720
Average Household Income 65-74	\$90,905	\$88,634	\$105,892
Average Household Income 75+	\$73,002	\$67,086	\$76,666

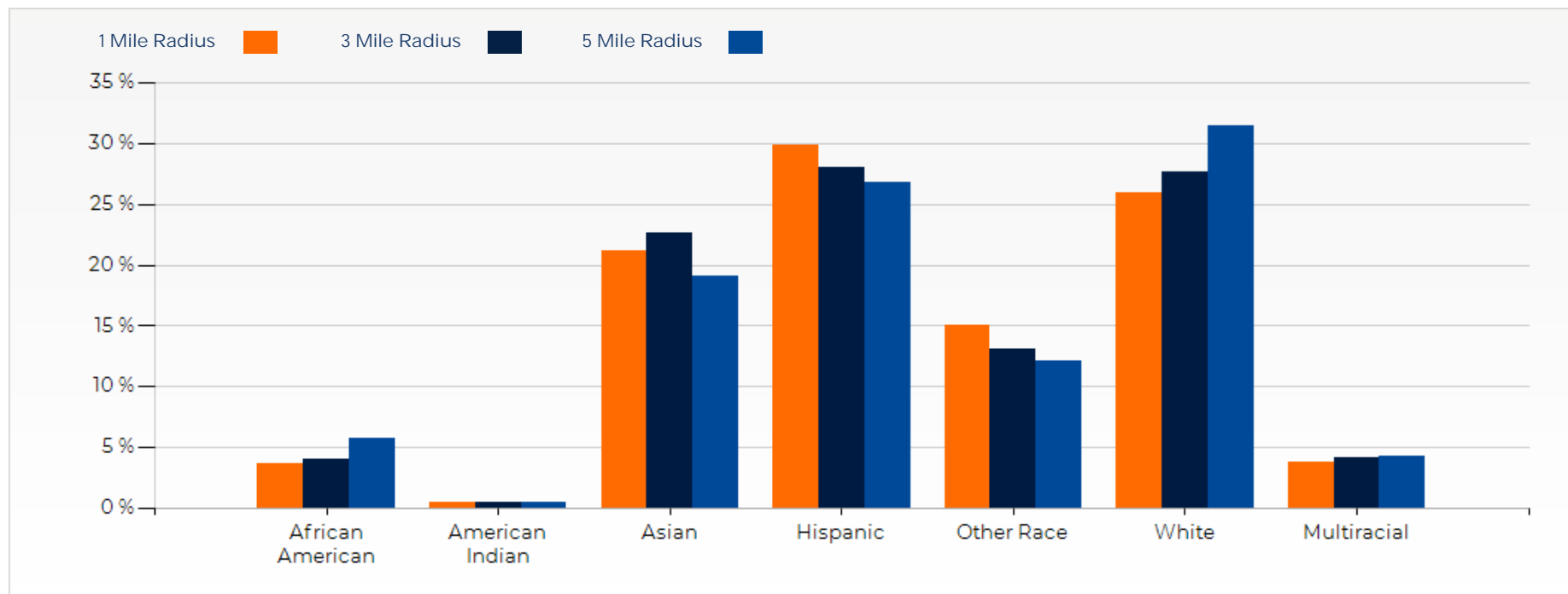
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,802	16,127	36,989
2026 Population Age 35-39	2,713	15,725	34,952
2026 Population Age 40-44	2,489	14,907	33,566
2026 Population Age 45-49	2,340	13,873	31,236
2026 Population Age 50-54	2,253	13,515	31,227
2026 Population Age 55-59	2,149	13,704	32,148
2026 Population Age 60-64	1,989	13,251	31,886
2026 Population Age 65-69	1,898	12,674	29,551
2026 Population Age 70-74	1,510	10,252	24,060
2026 Population Age 75-79	1,245	8,044	19,289
2026 Population Age 80-84	861	5,404	12,668
2026 Population Age 85+	812	5,229	12,501
2026 Population Age 18+	28,867	175,829	404,950
2026 Median Age	39	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,807	\$89,856	\$93,217
Average Household Income 25-34	\$101,512	\$110,046	\$118,776
Median Household Income 35-44	\$101,084	\$106,241	\$111,227
Average Household Income 35-44	\$123,077	\$131,635	\$147,132
Median Household Income 45-54	\$109,456	\$112,638	\$121,805
Average Household Income 45-54	\$132,102	\$138,565	\$162,140
Median Household Income 55-64	\$98,330	\$103,983	\$113,997
Average Household Income 55-64	\$118,061	\$128,832	\$155,699
Median Household Income 65-74	\$78,429	\$77,396	\$88,454
Average Household Income 65-74	\$106,085	\$104,969	\$124,687
Average Household Income 75+	\$87,340	\$80,773	\$92,730

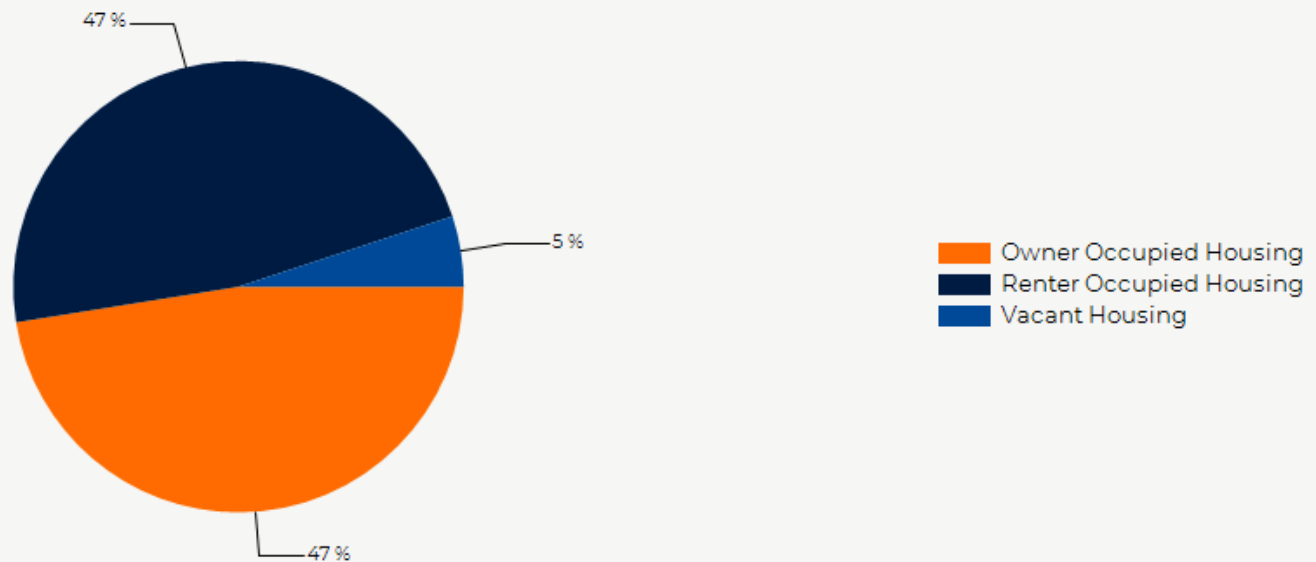
2021 Household Income



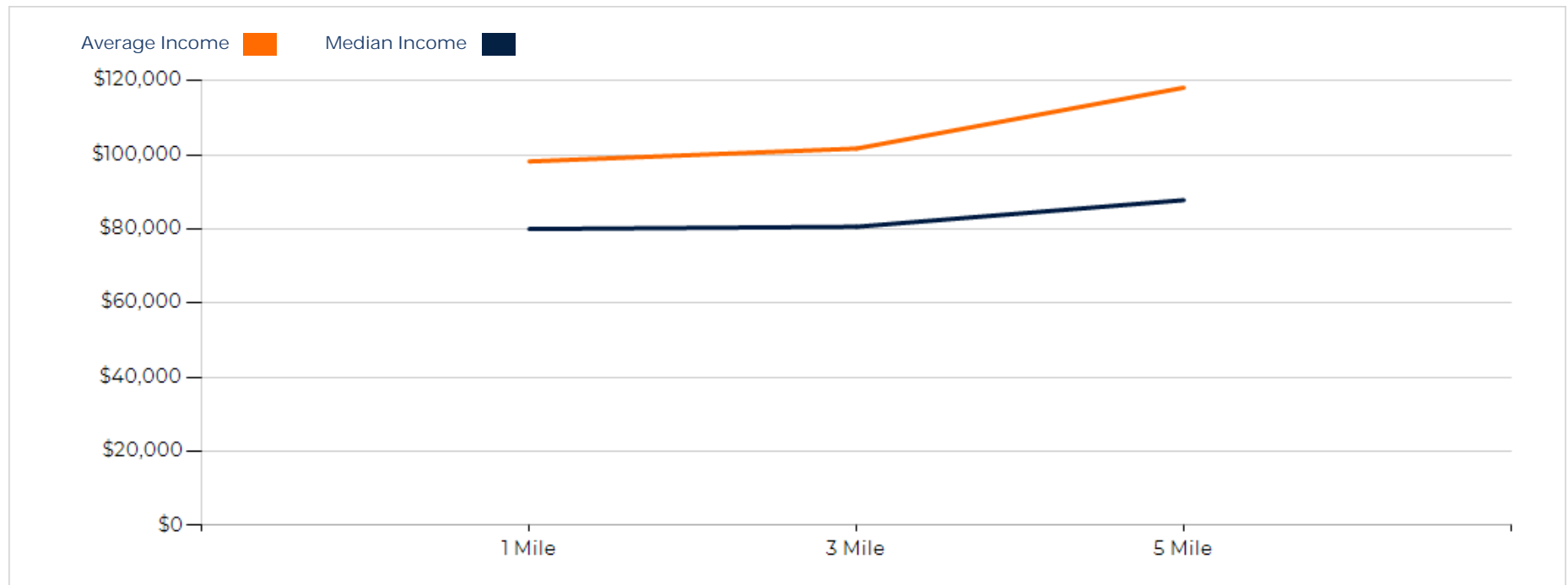
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



22601 S. Harvard Blvd.

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The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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