

SOUTH BAY MULTIFAMILY SIGNIFICANT SALES | Q4 2025

Property Name/Address	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
Ocean Villas Apartments - 24065 Ocean Ave	1962	54	3.7%	2/24/2025	\$17,665,337	\$327,135	\$367
Kornblum Apartments - 13325 Kornblum Ave	1985	49	4.1%	9/9/2025	\$9,025,000	\$184,183	\$254
25907 Oak St	1964	23	0%	9/18/2025	\$8,015,000	\$348,478	\$344
Chadron Twins - 14715-14719 Chadron Ave	1959	32	6.3%	4/17/2025	\$7,400,000	\$231,250	\$361
Orange Apartments - 2758 Orange Ave	1964	15	0%	3/12/2025	\$6,300,000	\$420,000	\$383
La Belle Vie - 23125 Samuel St	1963	21	0%	11/24/2025	\$6,100,000	\$290,476	\$286
Four40 Sepulveda - 440 E Sepulveda Blvd	2016	11	0%	4/18/2025	\$5,288,000	\$480,727	\$587
14424 S Budlong Ave	1973	31	3.2%	3/25/2025	\$5,250,000	\$169,354	\$272
Gardena Court - 1029 Magnolia Ave	1973	28	3.6%	3/7/2025	\$5,200,000	\$185,714	\$298
14815 Crenshaw Blvd	1963	38	2.6%	12/18/2025	\$4,955,000	\$130,394	\$190
Amie Palms - 20617 Amie Ave	1961	20	5.0%	11/14/2025	\$4,575,000	\$228,750	\$408
26025 Narbonne Ave	1962	17	5.9%	11/24/2025	\$4,300,000	\$252,941	\$216
3536 Garnet St	1961	18	5.6%	10/28/2025	\$4,000,500	\$222,250	\$423
13605 Cerise Ave	1986	15	0%	1/27/2025	\$3,800,000	\$253,333	\$295
1835 W 166th St	1961	15	0%	7/1/2025	\$3,340,000	\$222,666	\$284
1540 260th St	1989	12	0%	8/1/2025	\$3,315,000	\$276,250	\$287
23315-23323 Arlington Ave	1959	10	0%	11/4/2025	\$3,300,000	\$330,000	\$266
1615 W 145th St	1961	10	0%	9/19/2025	\$3,250,000	\$325,000	\$322
539 E 223rd St	1962	11	0%	9/29/2025	\$3,250,000	\$295,454	\$380
14530 Freeman Ave	1986	10	0%	2/20/2025	\$3,190,000	\$319,000	\$249



KEVIN KAWAOKA
EXECUTIVE VICE PRESIDENT

📞 310.806.6119

✉️ kkawaoka@naicapital.com

📄 Cal DRE #01733613

Your Apartment Investment Specialist