

3673 & 3681 E Imperial Hwy | Lynwood, CA 90262
Prime Multifamily Investment



Enrique Viramontes

www.owncre.com | ev@owncre.com

213.233.4363 | Cal DRE #01372010

3673 & 3681 E Imperial Highway

Property Profile

Property Address: 3673 & 3681 E Imperial Hwy
Lynwood, CA 90262

Assessor Parcel #: 6191-024-007
6191-024-008

Units: 11 (10 + 1 NC)

Year Built: 2100000 1950 / 1953

Building Size: 6,150

Lot Size: 10,904

Zoning: LYR3YY

Construction: W/F Stucco

Roof Type: Composite

Parking: Garage



Investment Highlights

- Two Separate Parcels Totaling 10,904 SF
- Well-Maintained Investment Asset with Numerous Improvements: New Roof, New Plumbing, New Windows, New Electrical Subpanels and New Wall Heaters.
- Ideal Unit Mix: (2) 2bd + 1ba, (8) 1bd + 1ba and (1) Studio
- No Local Rent Control - Only AB 1482 Rent Restrictions
- 3681 E Imperial Hwy (APN 6191-024-008) is 5 Units on Record But Has Historically Operated as 6 Units
- Onsite Garages



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Subject Photos



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Subject Aerial



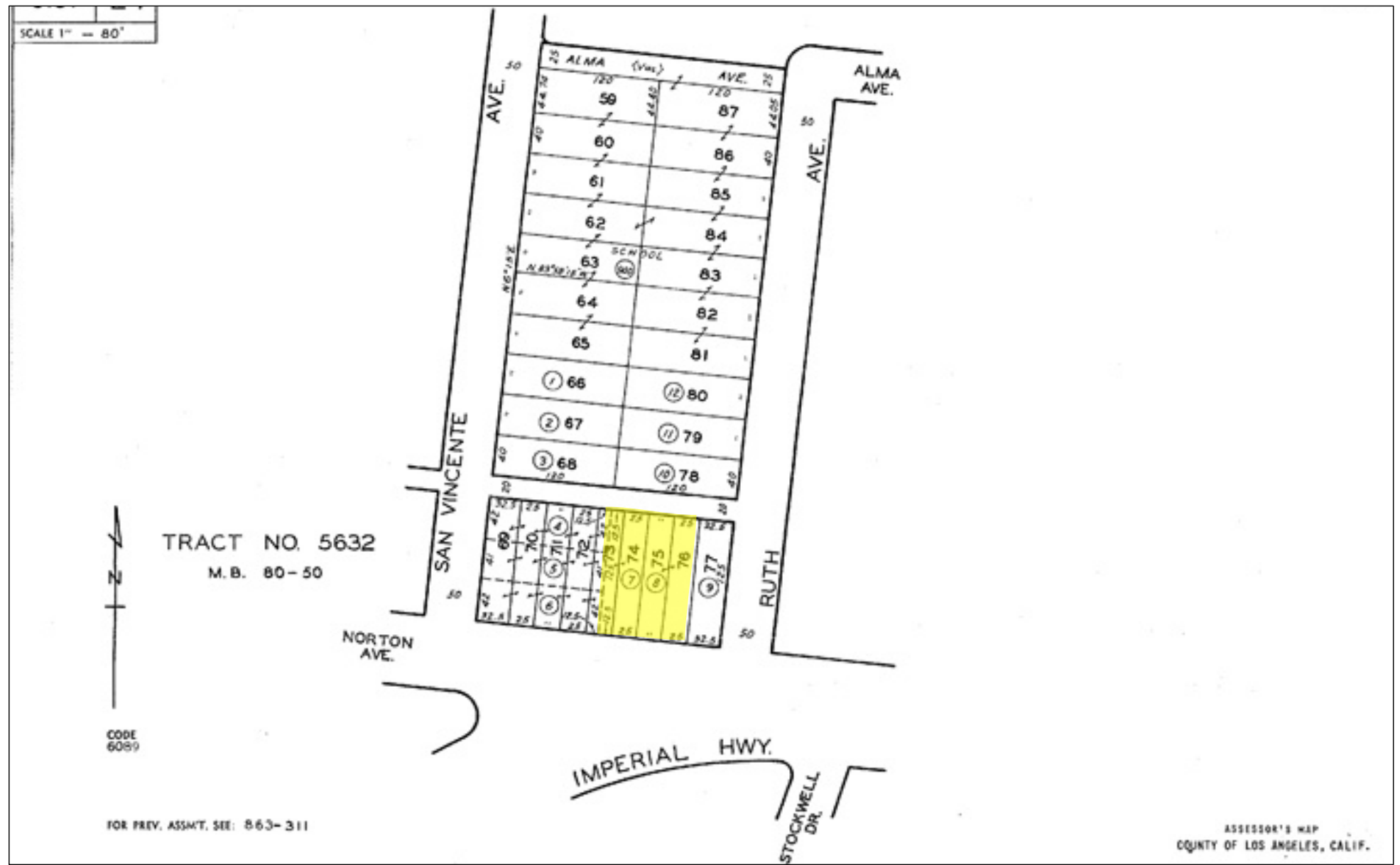
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Subject Parcel



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Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
3673 A	1 bd + 1 ba	\$1,775	\$1,895
3673 B	1 bd + 1 ba	\$1,590	\$1,895
3673 C	1 bd + 1 ba	\$1,590	\$1,895
3673 D	1 bd + 1 ba	\$1,590	\$1,895
3673 E	1 bd + 1 ba	\$1,590	\$1,895
3681 A	1 bd + 1 ba	\$1,895	\$1,895
3681 B	1 bd + 1 ba	\$1,590	\$1,895
3681 C	1 bd + 1 ba	\$1,590	\$1,895
3681 D	Studio	\$1,700	\$1,700
3683 A	2 bd + 1 ba	\$2,125	\$2,250
3683 B	2 bd + 1 ba	\$2,200	\$2,250
TOTAL:		\$19,235	\$21,360



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Combined Financial Analysis



PRICING ANALYSIS

Price	\$ 2,195,000
Down 35%	\$ 768,250
First Trust Deed	\$ 1,426,750
Interest Rate	6.45%
Price / Unit	\$ 199,545
Price / Sq Foot	\$ 356.91
GRM	9.41
GRM (Proforma)	8.48
Cap Rate	6.31%
Cap Rate (Proforma)	7.23%

PROPERTY PROFILE

No. of Units:	11 (10 + 1 NC)
Year Built:	1950 / 1953
Square Footage:	6,150
Lot Size:	10,904
Parking:	Garage
Parcel No.:	6191-024-007
	6191-024-008

AGENT CONTACT

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DRE License #01372010

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UNIT MIX & MONTHLY RENT SCHEDULE

No. of Units	Type	Current Range	Current Income	Market	Market Income
8	1 bd + 1 ba	\$ 1,590 - 1,895	\$ 13,210	\$ 1,895	\$ 15,160
2	2 bd + 1 ba	\$ 2,125 - 2,200	\$ 4,325	\$ 2,250	\$ 4,500
1	Studio	\$ 1,700 - 1,700	\$ 1,700	\$ 1,700	\$ 1,700
Total Scheduled Rent			\$ 19,235		\$ 21,360

Laundry Income	\$ 200	\$ 200
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ANNUALIZED INCOME

	Current	Market
Total Scheduled Gross Income	\$ 233,220	\$ 258,720
Vacancy Rate 2.0%	\$ 4,664	3.0% \$ 7,762
Effective Operating Income	\$ 228,556	\$ 250,958

ANUALIZED EXPENSES

	Current	Market
Property Taxes & Direct Assessments	\$ 33,486	\$ 33,486
Insurance	\$ 12,300	\$ 12,300
Water	\$ 9,712	\$ 9,712
Electricity	\$ 1,746	\$ 1,746
Gas	\$ 480	\$ 480
Trash	\$ 3,486	\$ 3,486
Landscaping	\$ 1,800	\$ 1,800
Pest Control	\$ 780	\$ 780
Professional Management 5.0%	\$ 11,428	5.0% \$ 12,548
Repairs & Maintenance	\$ 12,571	\$ 13,803
Reserves	\$ 2,200	\$ 2,200

Total Expenses	39.4% \$ 89,988	36.8% \$ 92,341
Expenses Per Unit	\$ 8,181	\$ 8,395
Expenses Per Square Foot	\$ 14.63	\$ 15.01

RETURN

	Current	Market
Net Operating Income	\$ 138,567	\$ 158,618
Less Debt Service	\$ 107,654	\$ 107,654
Pre-Tax Cash Flow	4.02% \$ 30,913	6.63% \$ 50,964
Plus Principal Reduction	\$ 16,578	\$ 16,578
Total Return Before Taxes	6.18% \$ 47,491	8.79% \$ 67,542

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.