3673 & 3681 E Imperial Hwy| Lynwood, CA 90262

Prime Multifamily Investment

Enrique Viramontes

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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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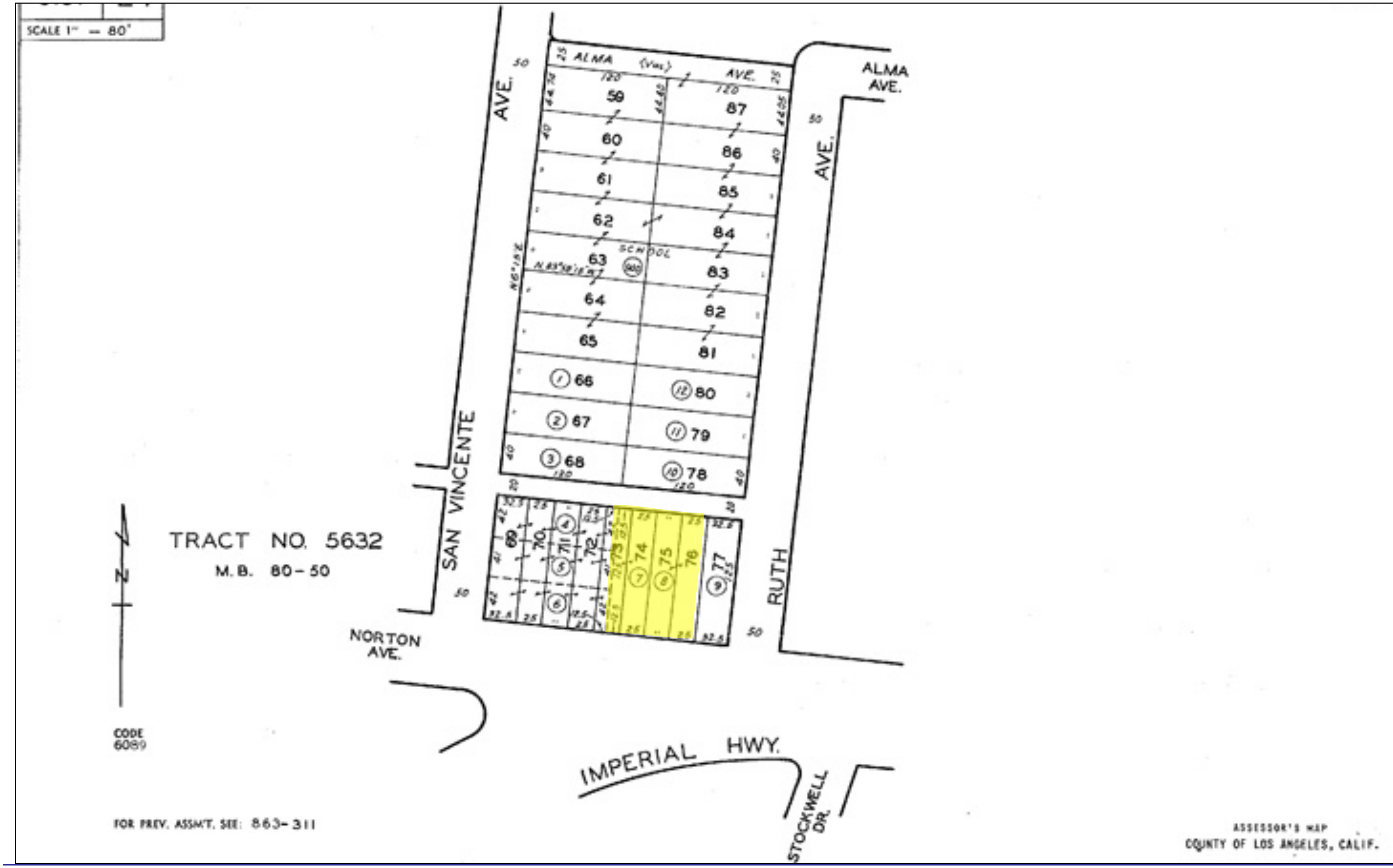
Subject Parcel



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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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RE/MAX COMMERCIAL & INVESTMENT REALTY

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

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 Prinicipal Reduction		$ 16,578		$ 16,578
Total Return Before Taxes	**6.18%**	**$ 47,491**	**8.79%**	**$ 67,542**