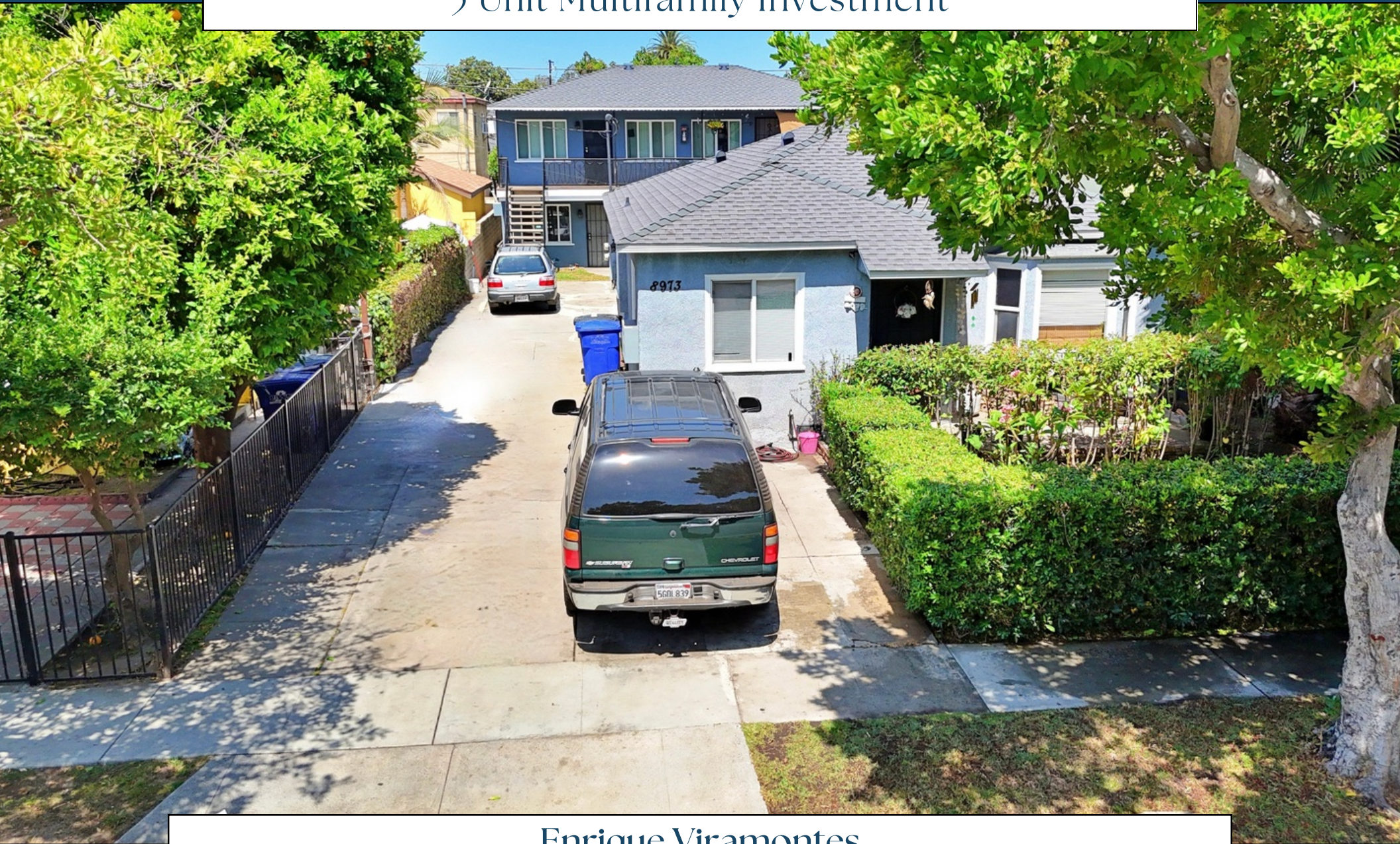


8973 Alexander Ave | South Gate, CA 90280
5 Unit Multifamily Investment



Enrique Viramontes
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8973 Alexander Avenue

Property Profile

Property Address: 8973 Alexander Ave
South Gate, CA 90280

Assessor Parcel #: 6216-027-017

Units: 5

Year Built: 1940 / 1948

Building Size: 2,564

Lot Size: 5,857

Zoning: SGR3YY

Construction: W/F Stucco

Roof Type: Composite

Parking: Onsite



Investment Highlights

- Prime Location in South Gate Between Southern Ave and Firestone Blvd
- Recent Renovations Include: New Sewer Line, New Walkway/Deck, Completely New Electrical System (Panels, Wiring, Subpanels), New Plumbing, New Heaters, New Roof, Exterior Paint and Windows
- Attractive Unit Mix of (1) 2Bd + 1Ba Single Family Residence and (4) 1Bd + 1Ba Units
- Turnkey Units
- ADU Potential From Onsite Garages



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8973 Alexander Avenue

Subject Photos



REMAX
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Subject Aerial

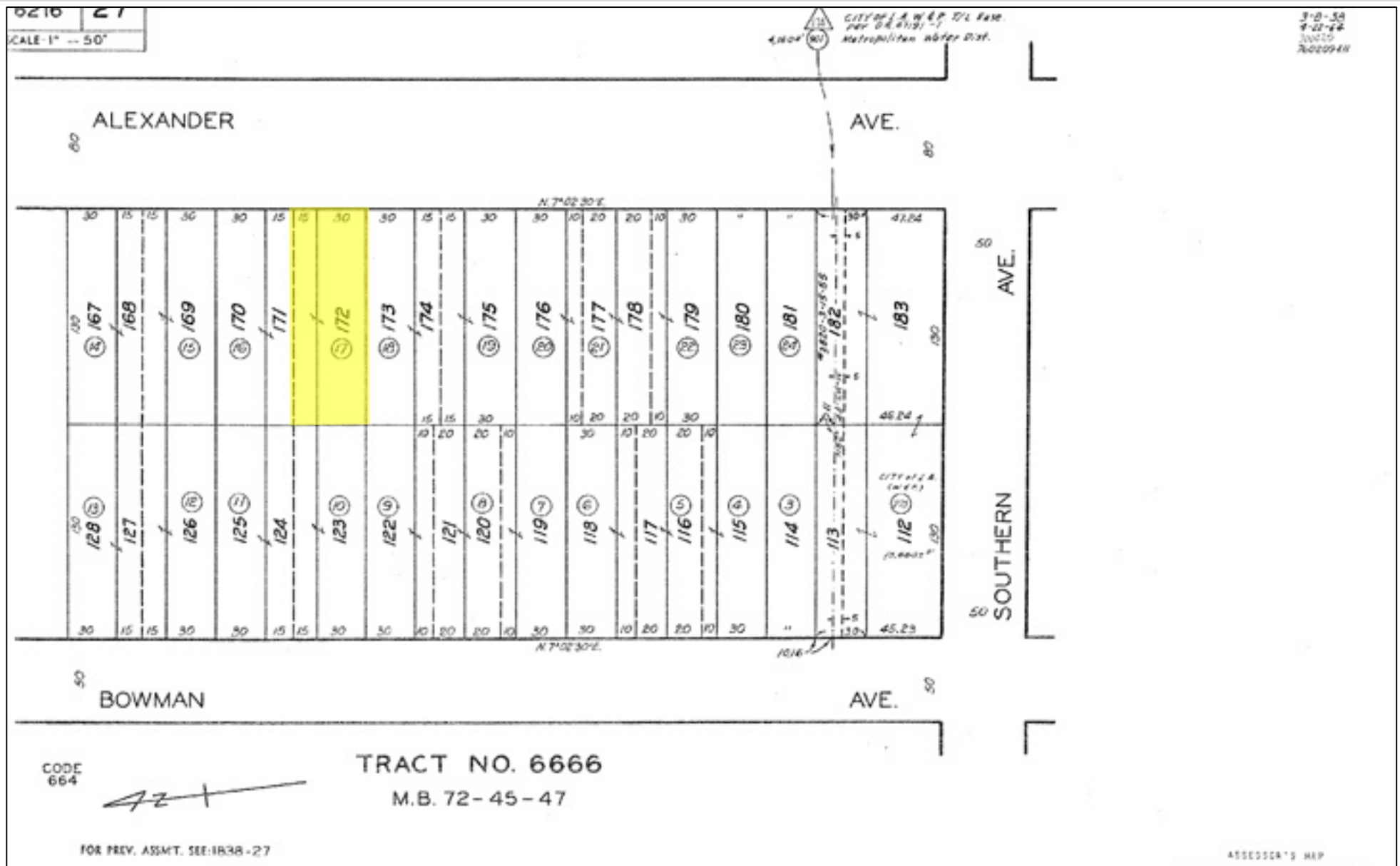


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Subject Parcel

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8973 Alexander Avenue

Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
A	2 bd + 1 ba	\$2,350	\$2,400
B	1 bd + 1 ba	\$1,900	\$1,950
C	1 bd + 1 ba	\$1,840	\$1,950
D	1 bd + 1 ba	\$1,485	\$1,950
E	1 bd + 1 ba	\$1,485	\$1,950
TOTAL:		\$9,060	\$10,200



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8973 Alexander Ave, South Gate, CA 90280

Combined Financial Analysis



PRICING ANALYSIS

Price	\$ 1,175,000
Down 40%	\$ 470,000
First Trust Deed	\$ 705,000
Interest Rate	6.25%
Price / Unit	\$ 235,000
Price / Sq Foot	\$ 458.27
GRM	10.81
GRM (Proforma)	9.60
Cap Rate	6.02%
Cap Rate (Proforma)	6.88%

PROPERTY PROFILE

No. of Units:	5
Year Built:	1940 / 1948
Square Footage:	2,564
Lot Size:	5,857
Parking:	Onsite
Parcel No.:	6216-027-017

AGENT CONTACT

Enrique Viramontes

Senior Executive Vice President

DRE License #01372010

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UNIT MIX & MONTHLY RENT SCHEDULE

No. of Units	Type	Current Range	Current Income	Market	Market Income
1	2 bd + 1 ba	\$ 2,350 - 2,350	\$ 2,350	\$ 2,400	\$ 2,400
4	1 bd + 1 ba	\$ 1,485 - 1,900	\$ 6,710	\$ 1,950	\$ 7,800
Total Scheduled Rent			\$ 9,060		\$ 10,200

ANNUALIZED INCOME

	Current	Market
Total Scheduled Gross Income	\$ 108,720	\$ 122,400
Vacancy Rate 1.0%	\$ 1,087	3.0% \$ 3,672
Effective Operating Income	\$ 107,633	\$ 118,728

ANUALIZED EXPENSES

	Current	Market
Property Taxes & Direct Assessments	\$ 15,805	\$ 15,805
Insurance	\$ 5,128	\$ 5,128
Water	\$ 1,957	\$ 1,957
Electricity	\$ 166	\$ 166
Gas	\$ 856	\$ 856
Trash	\$ 1,484	\$ 1,484
Landscaping	\$ 1,800	\$ 1,800
Professional Management	\$ 5,382	\$ 5,936
Repairs & Maintenance	\$ 4,305	\$ 4,749
Total Expenses	34.3% \$ 36,883	31.9% \$ 37,882
Expenses Per Unit	\$ 7,377	\$ 7,576
Expenses Per Square Foot	\$ 14.38	\$ 14.77

RETURN

	Current	Market
Net Operating Income	\$ 70,750	\$ 80,846
Less Debt Service	\$ 52,090	\$ 52,090
Pre-Tax Cash Flow	3.97% \$ 18,660	6.12% \$ 28,757
Plus Principal Reduction	\$ 8,499	\$ 8,499
Total Return Before Taxes	5.78% \$ 27,159	7.93% \$ 37,256

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.