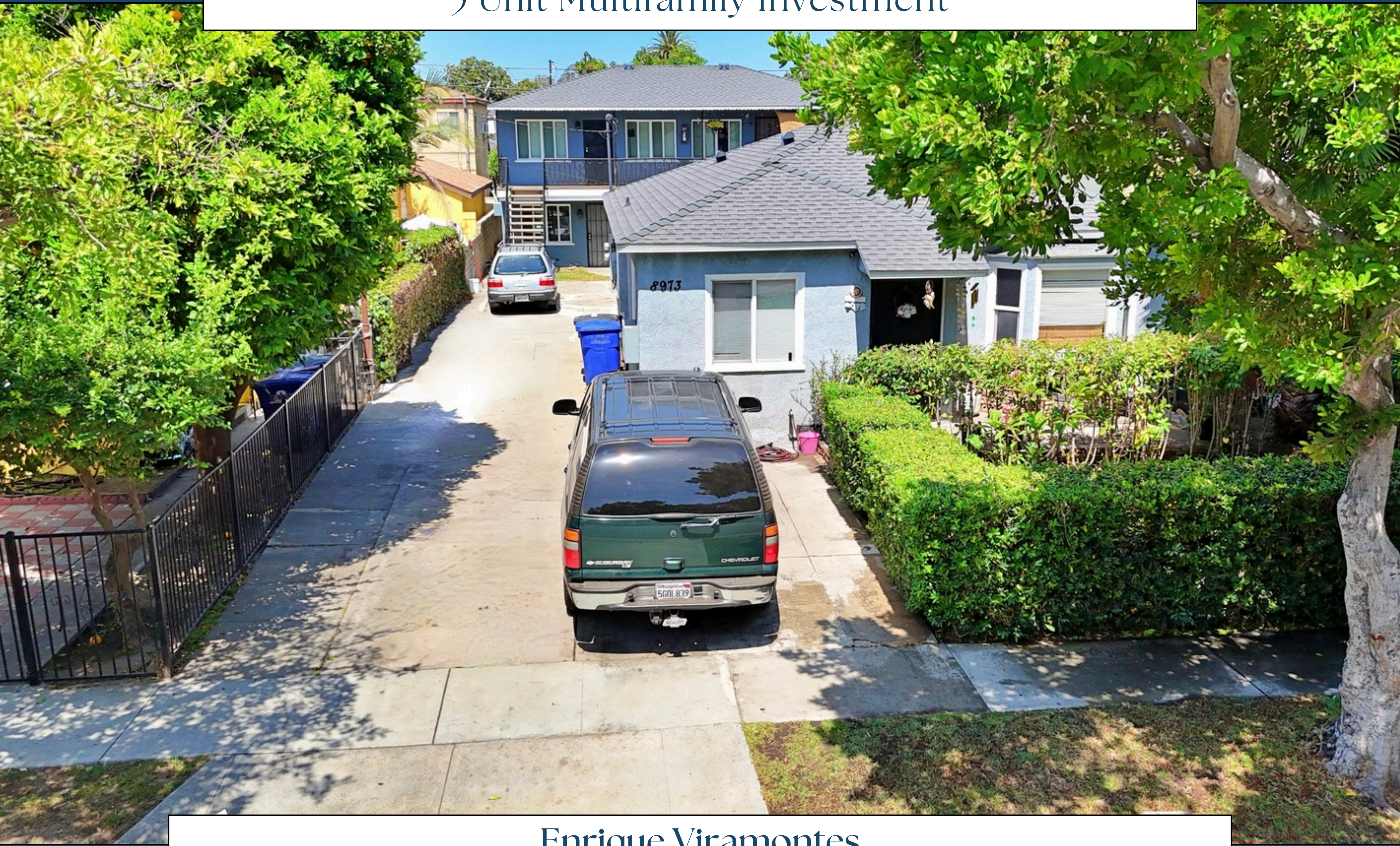
8973 Alexander Ave | South Gate, CA 90280

5 Unit Multifamily Investment



Enrique Viramontes

www.owncre.com | ev@owncre.com

213.233.4363 | Cal DRE #01372010

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

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Subject Aerial

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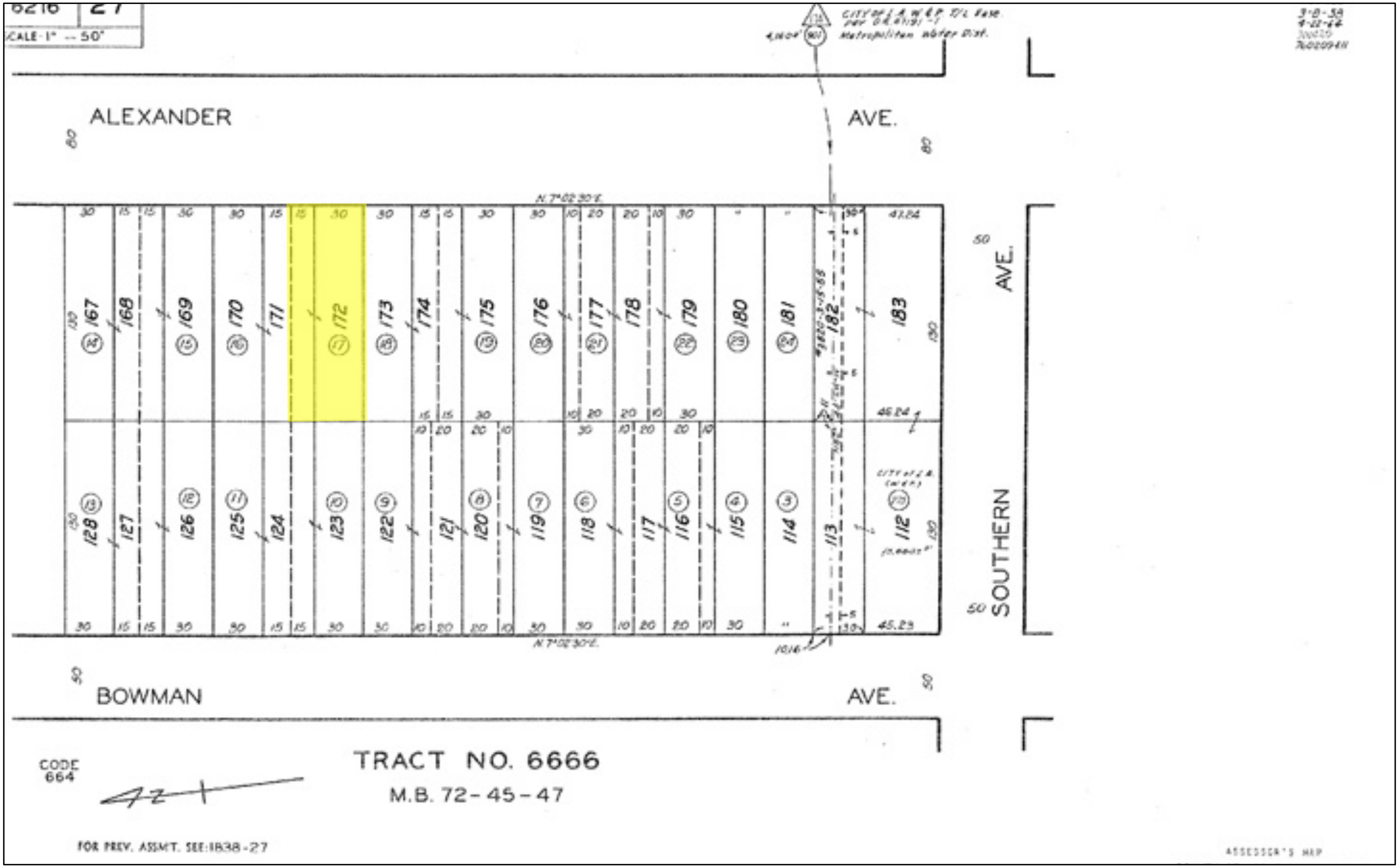
Subject Parcel



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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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

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Senior Executive Vice President
DRE License #01372010
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www.OWNCRE.com

RE/MAX COMMERCIAL & INVESTMENT REALTY

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**