

## 9812 - 9830 Alameda Street

### Property Profile

Property Address:	9812 - 9830 Alameda St South Gate, CA 90280
Assessor Parcel #:	6205-018-022
Units:	14
Year Built:	1941
Building Size:	4,332
Lot Size:	25,551
Zoning:	SGR4R3
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



### Investment Highlights

- Three Separate Buildings with Garage Parking
- Huge 19,074 SF Lot
- Located in the City of South Gate | No City Rent Control | AB1482 Rent Caps
- Recent Upgrades - Plumbing and Electrical
- Low Operating Costs Due to Size of Units
- Adjacent Vacant Lot Can Be Purchased Separately or Combined

### Investment Summary

Presenting a rare multifamily investment opportunity in the City of South Gate. Situated on a substantial 19,074 SF lot, the property consists of three separate buildings with convenient garage parking. Ownership benefits from recent plumbing and electrical upgrades, along with low operating costs attributed to the efficient size of the units. The asset is not subject to city rent control and is governed only by AB1482 rent caps, providing operational flexibility. An adjacent vacant lot is also available and may be purchased separately or combined, offering additional development or expansion potential.



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# 9812 - 9830 Alameda St, South Gate, CA 90280

## Combined Financial Analysis



### Pricing Analysis

<b>Price</b>	<b>\$ 2,400,000</b>
Down 40%	\$ 960,000
First Trust Deed	\$ 1,440,000
Interest Rate	5.80%
Price / Unit	\$ 171,429
Price / Sq Foot	\$ 554.02
<b>GRM</b>	<b>10.49</b>
GRM (Proforma)	9.06
<b>Cap Rate</b>	<b>5.70%</b>
Cap Rate (Proforma)	6.85%

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### Agent Contact

#### Enrique Viramontes

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### Unit Mix & Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Market Rent	Market Income
13	Studio	\$ 1,234 - 1,458	\$ 17,168	\$ 1,549	\$ 20,137
1	1 bd + 1 ba	\$ 1,750 - 1,750	\$ 1,700	\$ 1,749	\$ 1,749
<b>Total Scheduled Rent</b>			\$ 18,868	*	\$ 21,886
<b>Garage Income</b>			\$ 200		\$ 200

\* Current rent includes rent increases that take effect November 1, 2025.

### Annualized Income & Expenses

	Current	Market
<b>Total Scheduled Gross Income</b>	\$ 228,812	\$ 265,032
Vacancy Rate	1.0% \$ 2,288	3.0% \$ 7,951
<b>Effective Operating Income</b>	\$ 226,524	\$ 257,081
<b>Expenses</b>		
Property Taxes & D.A.	\$ 32,234	\$ 32,234
Insurance	\$ 10,830	\$ 10,830
Utilities	\$ 14,280	\$ 14,280
Trash	\$ 4,800	\$ 4,800
Landscaping	\$ 1,440	\$ 1,440
Professional Management	4.0% \$ 9,061	4.0% \$ 10,283
Repairs & Maintenance	6.0% \$ 13,591	6.0% \$ 15,425
Reserves	\$ 3,500	\$ 3,500
<b>Total Expenses</b>	\$ 89,737	\$ 92,793
Expenses Per Unit	\$ 6,410	\$ 6,628
Expenses Per Square Foot	\$ 20.71	\$ 21.42
<b>Net Operating Income</b>	\$ 136,787	\$ 164,288
Less Debt Service	\$ 101,391	\$ 101,391

<b>Pre-Tax Cash Flow</b>	<b>\$ 35,396</b>	<b>3.69%</b>	<b>\$ 62,898</b>	<b>6.55%</b>
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<b>Plus Principal Reduction</b>	\$ 18,844	\$ 18,844
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<b>Total Return Before Taxes</b>	<b>\$ 54,241</b>	<b>5.65%</b>	<b>\$ 81,742</b>	<b>8.51%</b>
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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.