

3220 Tecumseh Ave | South Gate, CA 90280

5 Unit Multifamily Investment | Huge 14,381 SF Lot



Enrique Viramontes

[www.owncre.com](http://www.owncre.com) | [ev@owncre.com](mailto:ev@owncre.com)

213.233.4363 | Cal DRE #01372010

## 3220 Tecumseh Avenue

### Property Profile

Property Address:	3220 Tecumseh Ave South Gate, CA 90280
Assessor Parcel #:	6207-027-004
Units:	5
Year Built:	1945
Building Size:	3,847
Lot Size:	14,381
Zoning:	SGR3
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Garage



### Investment Highlights

- Located in the City of South Gate | No City Rent Control | AB1482 Rent Caps
- ADU Potential from Large Lot and Onsite Garage Parking
- Attractive Mix of Mostly Single Story Two Bedroom Units
- Recently Renovated Kitchens and Bathrooms
- Walk Score of 85!
- Conveniently Located Near Plaza Mexico and 105 Freeway

### Investment Summary

Presenting an exceptional multifamily investment opportunity in the City of South Gate. The property features an attractive mix of predominantly single-story, two-bedroom units, each enhanced with recently renovated kitchens. With no local rent control and only AB 1482 rent caps, investors benefit from favorable operating conditions. The asset's large lot and onsite garage parking offers potential investors future ADU development possibilities. Boasting a Walk Score of 85, residents enjoy convenient access to Plaza Mexico, the 105 Freeway, and a variety of nearby amenities, making this a desirable and well-located asset.



Enrique Viramontes, Senior Executive Vice President  
213.233.4363 | [www.OWNCRE.com](http://www.OWNCRE.com)

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## Subject Photos



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**3220 Tecumseh Avenue**

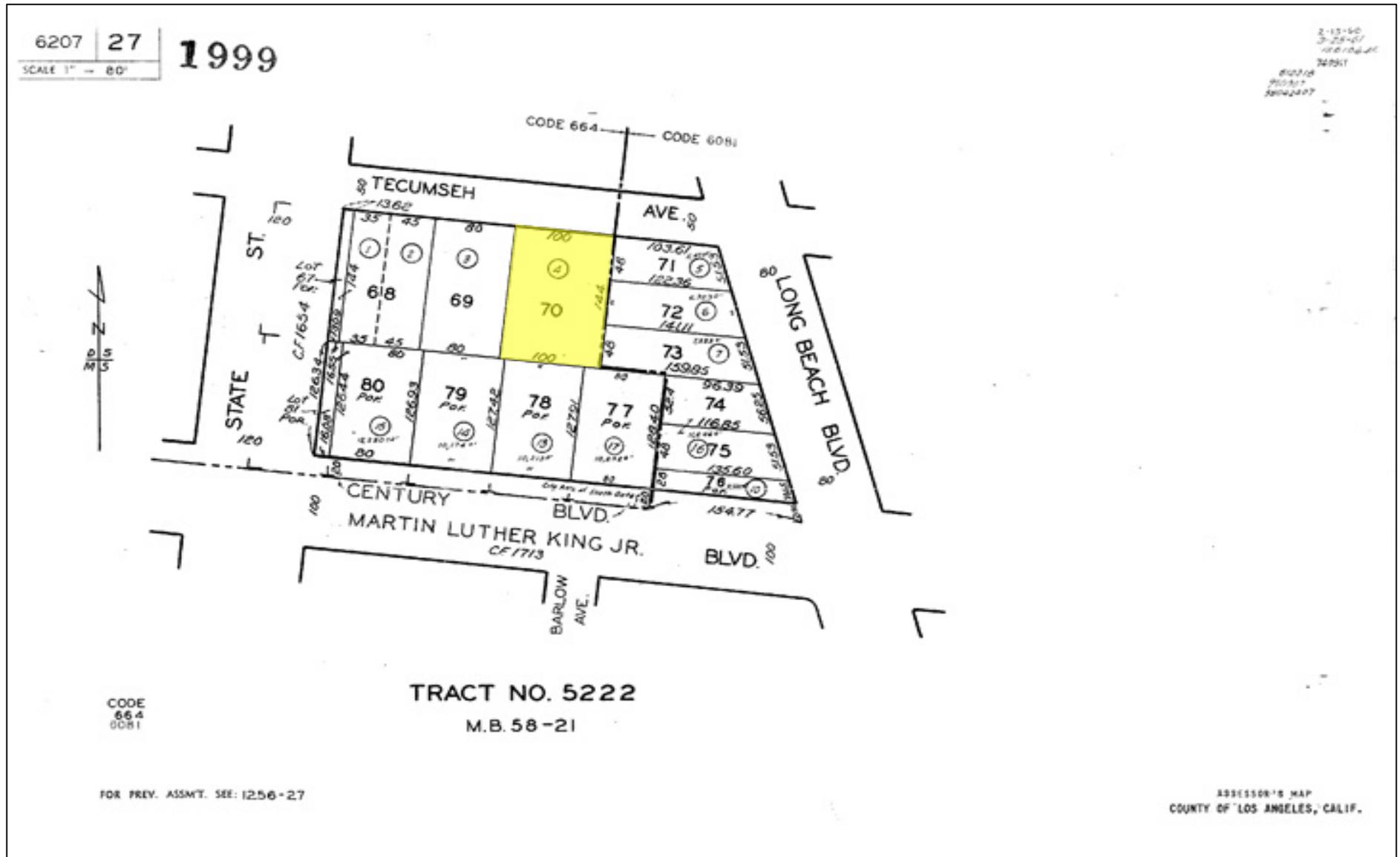
Subject Aerial



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213.233.4363 | [www.OWNCRE.com](http://www.OWNCRE.com)

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## Parcel Map



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## 3220 Tecumseh Avenue

### Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
A	2 bd + 1 ba	\$1,950	\$2,400
B	2 bd + 1 ba	\$1,950	\$2,400
C	2 bd + 1 ba	\$2,400	\$2,400
D	2 bd + 1 ba	\$1,950	\$2,400
3224	2 bd + 1 ba	\$2,050	\$2,400
<b>Total:</b>		<b>\$10,300</b>	<b>\$12,000</b>



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213.233.4363 | [www.OWNCRE.com](http://www.OWNCRE.com)

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## Combined Financial Analysis



### Pricing Analysis

<b>Price</b>	<b>\$ 1,375,000</b>
Down	45% \$ 618,750
First Trust Deed	\$ 756,250
Interest Rate	5.85%
Price / Unit	\$ 275,000
Price / Sq Foot	\$ 357.42
<b>GRM</b>	<b>11.12</b>
GRM (Proforma)	9.55
<b>Cap Rate</b>	<b>5.90%</b>
Cap Rate (Proforma)	7.09%

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Lot Size:	14,381
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Roof Type:	Composite
Parking:	Garage
Parcel No.:	6207-027-004

### Agent Contact

#### Enrique Viramontes

Senior Executive Vice President

DRE License #01372010

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ev@owncre.com

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### Unit Mix & Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Market Rent	Market Income
5	2 bd + 1 ba	\$ 1,950 - 2,400	\$ 10,300	\$ 2,400	\$ 12,000
<b>Total Scheduled Rent</b>			<b>\$ 10,300</b>		<b>\$ 12,000</b>

### Annualized Income & Expenses

	Current	Market
<b>Total Scheduled Gross Income</b>	\$ 123,600	\$ 144,000
Vacancy Rate	1.0% \$ 1,236	3.0% \$ 4,320
<b>Effective Operating Income</b>	<b>\$ 122,364</b>	<b>\$ 139,680</b>
<b>Expenses</b>		
Property Taxes & D.A.	\$ 18,235	\$ 18,235
Insurance	\$ 5,771	\$ 5,771
Water	\$ 4,100	\$ 4,100
Trash	\$ 4,611	\$ 4,611
Landscaping	\$ 1,200	\$ 1,200
Repairs & Maintenance	5.0% \$ 6,118	5.0% \$ 6,984
Reserves	\$ 1,250	\$ 1,250
<b>Total Expenses</b>	<b>\$ 41,285</b>	<b>\$ 42,151</b>
Expenses Per Unit	\$ 8,257	\$ 8,430
Expenses Per Square Foot	\$ 10.73	\$ 10.96
<b>Net Operating Income</b>	<b>\$ 81,079</b>	<b>\$ 97,529</b>
Less Debt Service	\$ 53,537	\$ 53,537
<b>Pre-Tax Cash Flow</b>	<b>\$ 27,542</b>	<b>\$ 43,992</b>
<b>Return</b>	<b>4.45%</b>	<b>7.11%</b>

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.