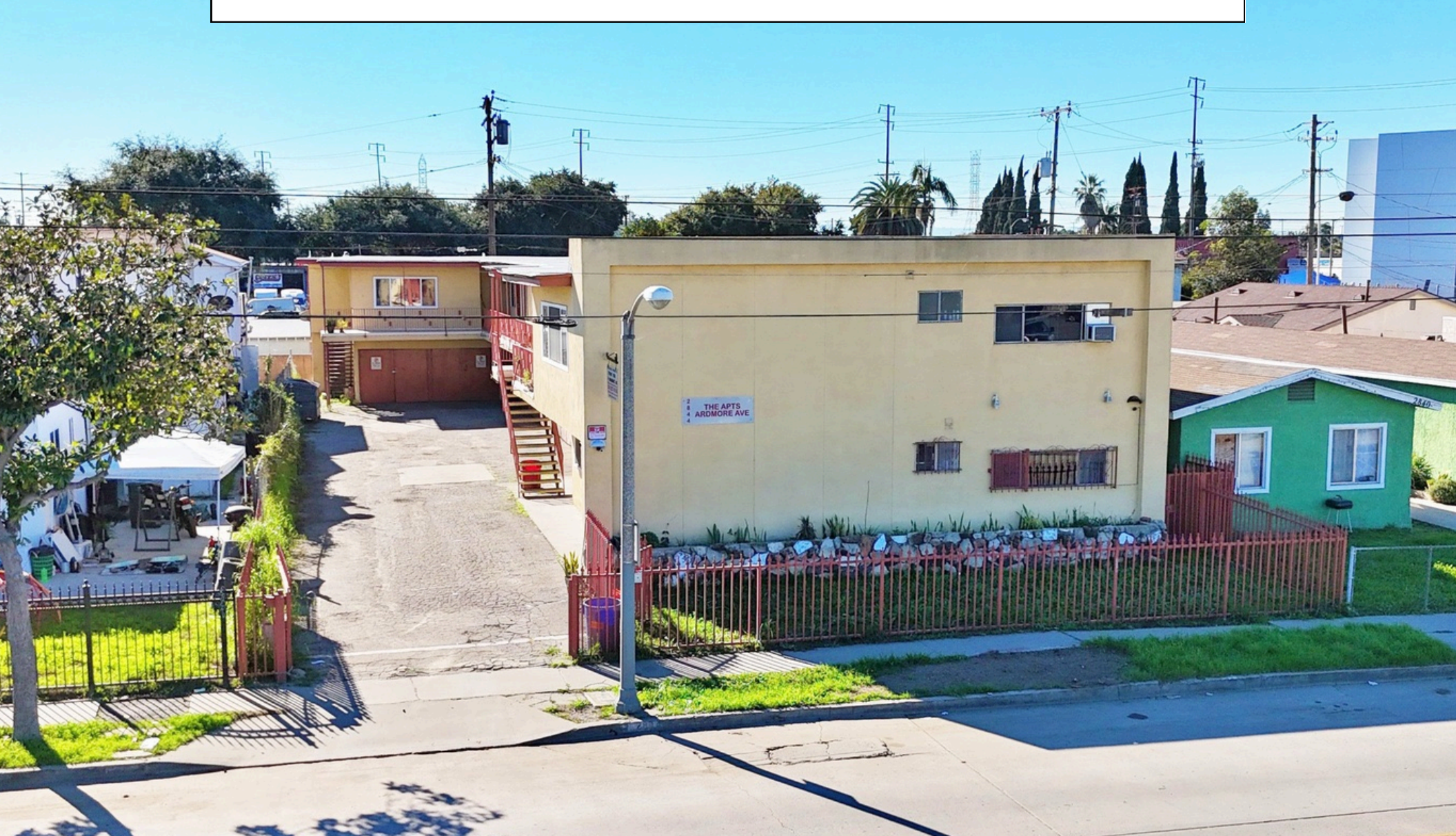


2844 Ardmore Ave | South Gate, CA 90280  
10 Unit Multifamily Investment



Enrique Viramontes

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## 2844 Ardmore Avenue

### Property Profile

|                    |  |
|--------------------|--|
| Property Address:  | 2844 Ardmore Ave<br>South Gate, CA 90280 |
| Assessor Parcel #: | 6204-017-025                             |
| Units:             | 10                                       |
| Year Built:        | 1964                                     |
| Building Size:     | 6,915                                    |
| Lot Size:          | 9,872                                    |
| Zoning:            | SGR3YY                                   |
| Construction:      | W/F Stucco                               |
| Roof Type:         | Composite                                |
| Parking:           | Onsite                                   |



### Investment Highlights

- Favorable Rent Regulations – Currently not subject to local rent control; governed by AB 1482
- Strong Unit Mix – Six 2BD/1BA units and four 1BD/1BA units appeal to broad tenant base
- Value-Add Potential – ADU development opportunity utilizing existing carport space
- Stable In-Place Income – Well-maintained property with strong occupancy history
- Prime South Gate Location – Near retail, dining, parks, and major employment centers
- Excellent Freeway Access – Convenient connectivity via 710 & 105 Freeways

### Investment Summary

We are proud to present this well-maintained multifamily investment opportunity located in the desirable City of South Gate, California. This asset offers investors a rare combination of stable in-place cash flow, favorable rent regulations, and significant upside potential in a high-demand rental market. The property is not subject to local rent control and instead operates under AB 1482 guidelines, allowing for measured rent growth and long-term income optimization.

The property features an attractive unit mix of six (2-bedroom/1-bath) units and four (1-bedroom/1-bath) units, a configuration that appeals to a wide range of tenants including families, working professionals, and long-term renters. Onsite parking enhances tenant convenience and supports consistently strong occupancy levels. Additionally, the existing carport provides an excellent opportunity for future ADU development, offering investors a value-add component to further increase revenue and overall asset value.

Located in Southeast Los Angeles County, South Gate is a thriving community known for its strong rental demand and central location. Residents enjoy close proximity to major retail centers, dining, parks, and employment hubs, including the popular South Gate Towne Center. The property also benefits from exceptional freeway access via the 710 and 105 Freeways, providing convenient commutes to Downtown Los Angeles, Long Beach, and surrounding employment corridors. This offering represents an outstanding opportunity to acquire a strategically positioned multifamily asset with long-



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# 2844 Ardmore Avenue

Subject Photos



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# 2844 Ardmore Avenue

Subject Photos



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# 2844 Ardmore Avenue

Subject Aerial



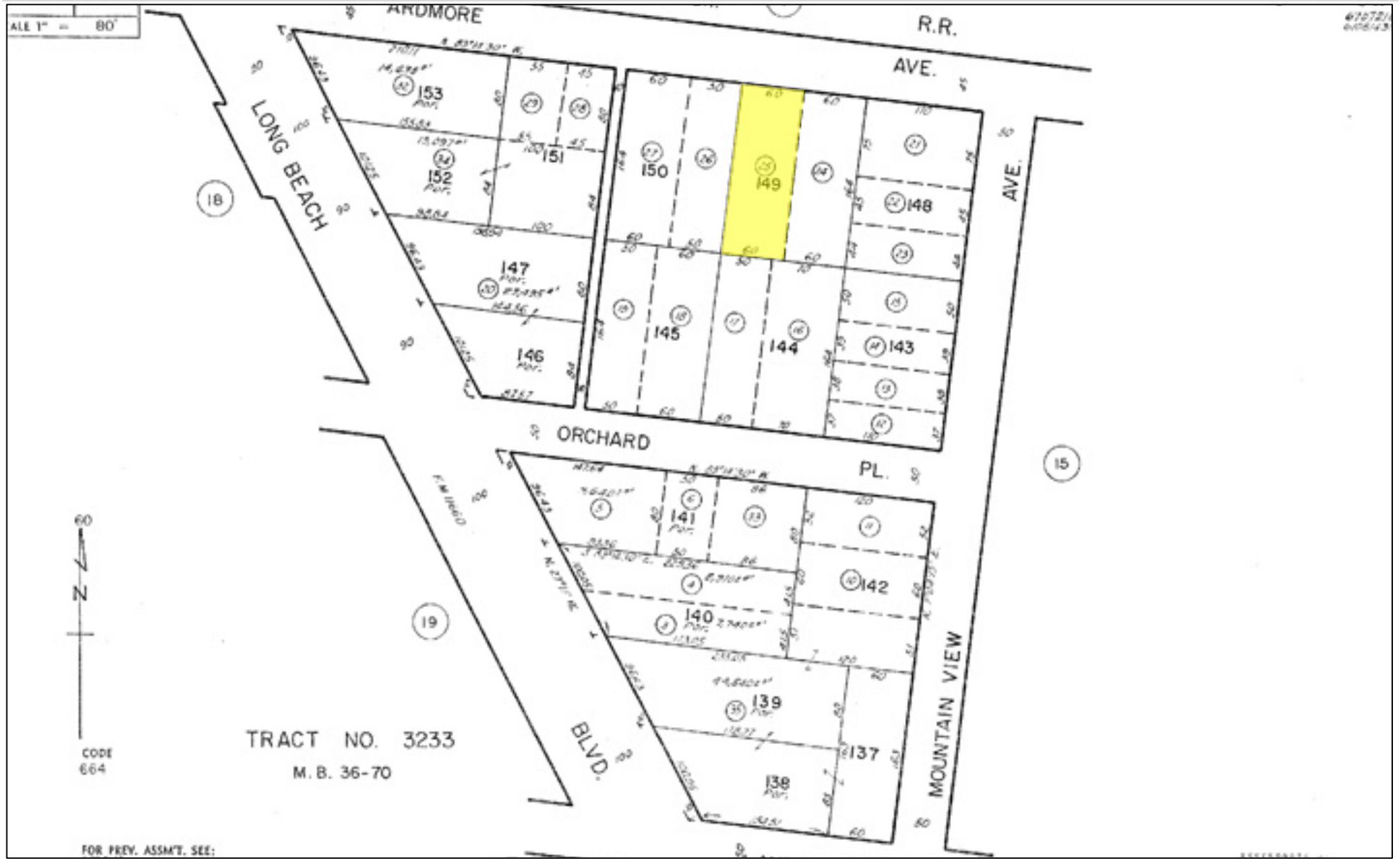
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# 2844 Ardmore Avenue

Subject Aerial



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**#REF!**

Rent Roll

| UNIT #        | UNIT TYPE   | CURRENT RENT    | MARKET RENT     |
|---------------|-------------|-----------------|-----------------|
| 1             | 2 bd + 1 ba | \$1,550         | \$2,295         |
| 2             | 2 bd + 1 ba | \$1,450         | \$2,295         |
| 3             | 1 bd + 1 ba | \$1,850         | Vacant \$1,895  |
| 4             | 2 bd + 1 ba | \$1,500         | \$2,295         |
| 5             | 2 bd + 1 ba | \$1,250         | \$2,295         |
| 6             | 2 bd + 1 ba | \$1,550         | \$2,295         |
| 7             | 2 bd + 1 ba | \$1,250         | \$2,295         |
| 8             | 1 bd + 1 ba | \$1,625         | \$1,895         |
| 9             | 1 bd + 1 ba | \$1,850         | Vacant \$1,895  |
| 10            | 1 bd + 1 ba | \$1,425         | \$1,895         |
| <b>TOTAL:</b> |             | <b>\$15,300</b> | <b>\$21,350</b> |

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# 2844 Ardmore Ave, South Gate, CA 90280

## Combined Financial Analysis



### PRICING ANALYSIS

|                     |                     |
|---------------------|---------------------|
| <b>Price</b>        | <b>\$ 1,900,000</b> |
| Down                | 40% \$ 760,000      |
| First Trust Deed    | \$ 1,140,000        |
| Interest Rate       | 5.85%               |
| Price / Unit        | \$ 190,000          |
| Price / Sq Foot     | \$ 274.77           |
| <b>GRM</b>          | <b>10.35</b>        |
| GRM (Proforma)      | 7.33                |
| <b>Cap Rate</b>     | <b>6.51%</b>        |
| Cap Rate (Proforma) | 10.03%              |

### PROPERTY PROFILE

|                 |              |
|-----------------|--------------|
| No. of Units:   | 10           |
| Year Built:     | 1964         |
| Square Footage: | 6,915        |
| Lot Size:       | 9,872        |
| Parking:        | Onsite       |
| Parcel No.:     | 6204-017-025 |

### AGENT CONTACT

#### Enrique Viramontes

Senior Executive Vice President

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### UNIT MIX & MONTHLY RENT SCHEDULE

| No. of Units                | Type        | Current Range    | Current Income   | Market   | Market Income    |
|-----------------------------|-------------|------------------|------------------|----------|------------------|
| 6                           | 2 bd + 1 ba | \$ 1,250 - 1,550 | \$ 8,550         | \$ 2,295 | \$ 13,770        |
| 4                           | 1 bd + 1 ba | \$ 1,425 - 1,850 | \$ 6,750         | \$ 1,895 | \$ 7,580         |
| <b>Total Scheduled Rent</b> |             |                  | <b>\$ 15,300</b> |          | <b>\$ 21,350</b> |

|                       |      |        |
|-----------------------|------|--------|
| <b>Laundry Income</b> | \$ - | \$ 250 |
|-----------------------|------|--------|

### ANNUALIZED INCOME

|                              | Current       | Market        |
|------------------------------|---------------|---------------|
| Total Scheduled Gross Income | \$ 183,600    | \$ 259,200    |
| Vacancy Rate                 | 1.0% \$ 1,836 | 3.0% \$ 7,776 |
| Effective Operating Income   | \$ 181,764    | \$ 251,424    |

### ANNUALIZED EXPENSES

|                          | Current                | Market                 |
|--------------------------|------------------------|------------------------|
| Property Taxes & D.A.    | \$ 25,529              | \$ 25,529              |
| Insurance                | \$ 10,373              | \$ 10,373              |
| Water                    | \$ 5,607               | \$ 5,607               |
| Electricity              | \$ 1,800               | \$ 1,800               |
| Trash                    | \$ 6,319               | \$ 6,319               |
| Landscaping              | \$ 1,200               | \$ 1,200               |
| Repairs & Maintenance    | 4.0% \$ 7,271          | 4.0% \$ 10,057         |
| <b>Total Expenses</b>    | <b>32.0% \$ 58,098</b> | <b>24.2% \$ 60,884</b> |
| Expenses Per Unit        | \$ 5,810               | \$ 6,088               |
| Expenses Per Square Foot | \$ 8.40                | \$ 8.80                |

### RETURN

|                                  | Current                | Market                   |
|----------------------------------|------------------------|--------------------------|
| <b>Net Operating Income</b>      | <b>\$ 123,666</b>      | <b>\$ 190,540</b>        |
| Less Debt Service                | \$ 80,704              | \$ 80,704                |
| <b>Pre-Tax Cash Flow</b>         | <b>5.65% \$ 42,962</b> | <b>14.45% \$ 109,836</b> |
| Plus Principal Reduction         | \$ 14,784              | \$ 14,784                |
| <b>Total Return Before Taxes</b> | <b>7.60% \$ 57,746</b> | <b>16.40% \$ 124,620</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.