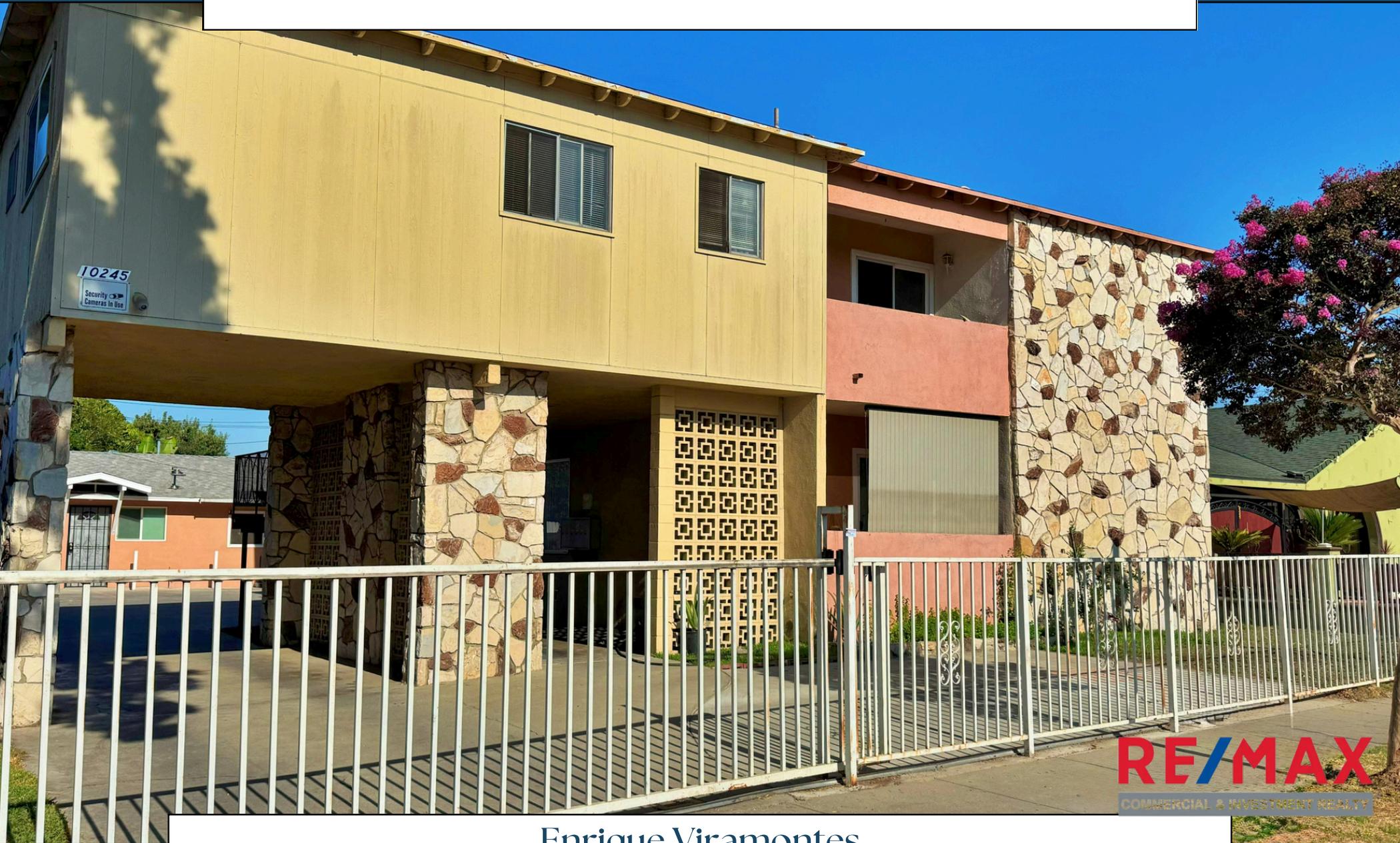


10245 Virginia Ave | South Gate, CA 90280
6 Unit Multifamily Investment



RE/MAX
COMMERCIAL & INVESTMENT REALTY

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10245 Virginia Avenue

Property Profile

Property Address:	10245 Virginia Ave South Gate, CA 90280
Assessor Parcel #:	6208-019-032
Units:	6
Year Built:	1963
Building Size:	3,721
Lot Size:	7,195
Zoning:	SGR3
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



Investment Highlights

- Desirable Unit Mix: 3 two-bedroom units and 3 one-bedroom units, catering to diverse tenant needs.
- Onsite Parking: Added value and tenant convenience.
- Strong Rental Demand: South Gate's population density and proximity to major employment centers create consistent occupancy and rental growth potential.
- Landlord-Friendly Market: The city does not impose strict rent control restrictions, allowing for greater flexibility in rental increases and overall management. AB1482 applies.
- Attractive Location: Close to retail, employment, and entertainment destinations that drive demand for quality rental housing.

Investment Summary

We are pleased to present the opportunity to acquire a well-maintained 6-unit multifamily property located in the highly desirable city of South Gate, California. The property is comprised of two separate buildings situated on a 7,195 square foot lot, offering excellent functionality and investment appeal.

The unit mix includes three (3) spacious (2+1)'s and three (3) (1+1) units, providing a balanced combination that appeals to families, professionals, and individuals alike. One of the (1+1) units is a recently approved Accessory Dwelling Unit which was tastefully designed and rented at \$1,800 per month. Onsite parking is available for tenants, enhancing the property's convenience and long-term leasing stability. This offering presents investors with an excellent opportunity to acquire a stabilized income-producing asset in a dynamic rental market with favorable fundamentals and long-term upside potential.

The property is located in the city of South Gate, a vibrant community within Southeast Los Angeles County, known for its strong rental demand and central location. The property benefits from proximity to major employment hubs, retail centers, and entertainment venues. Tenants enjoy convenient access to shopping at the South Gate Towne Center, a variety of neighborhood restaurants, and recreational opportunities at South Gate Park. The property also offers excellent connectivity to key transportation routes, including the 710 and 105 Freeways, making commuting to Downtown Los Angeles, Long Beach, and surrounding employment corridors highly accessible.



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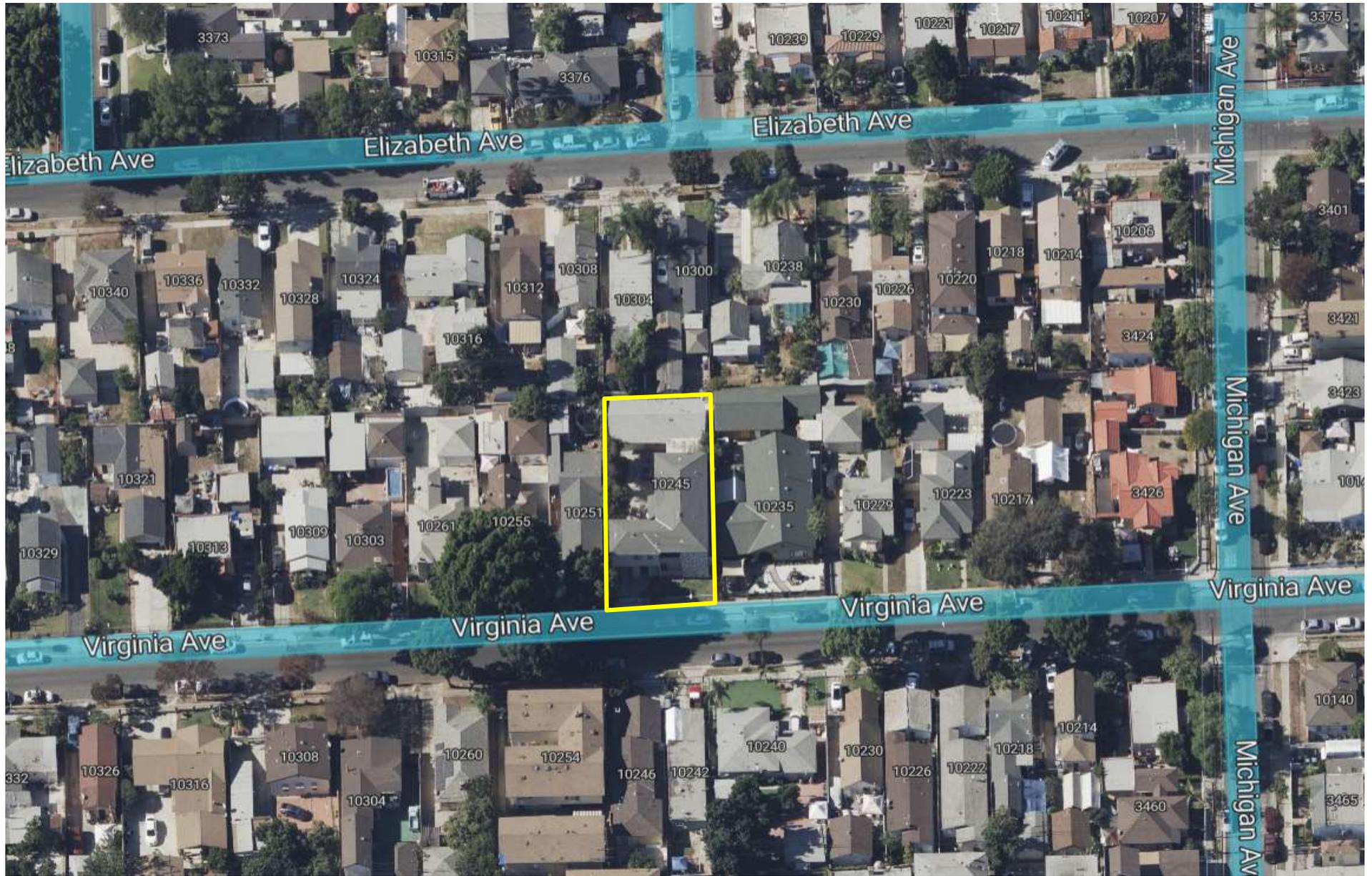
Subject Photos



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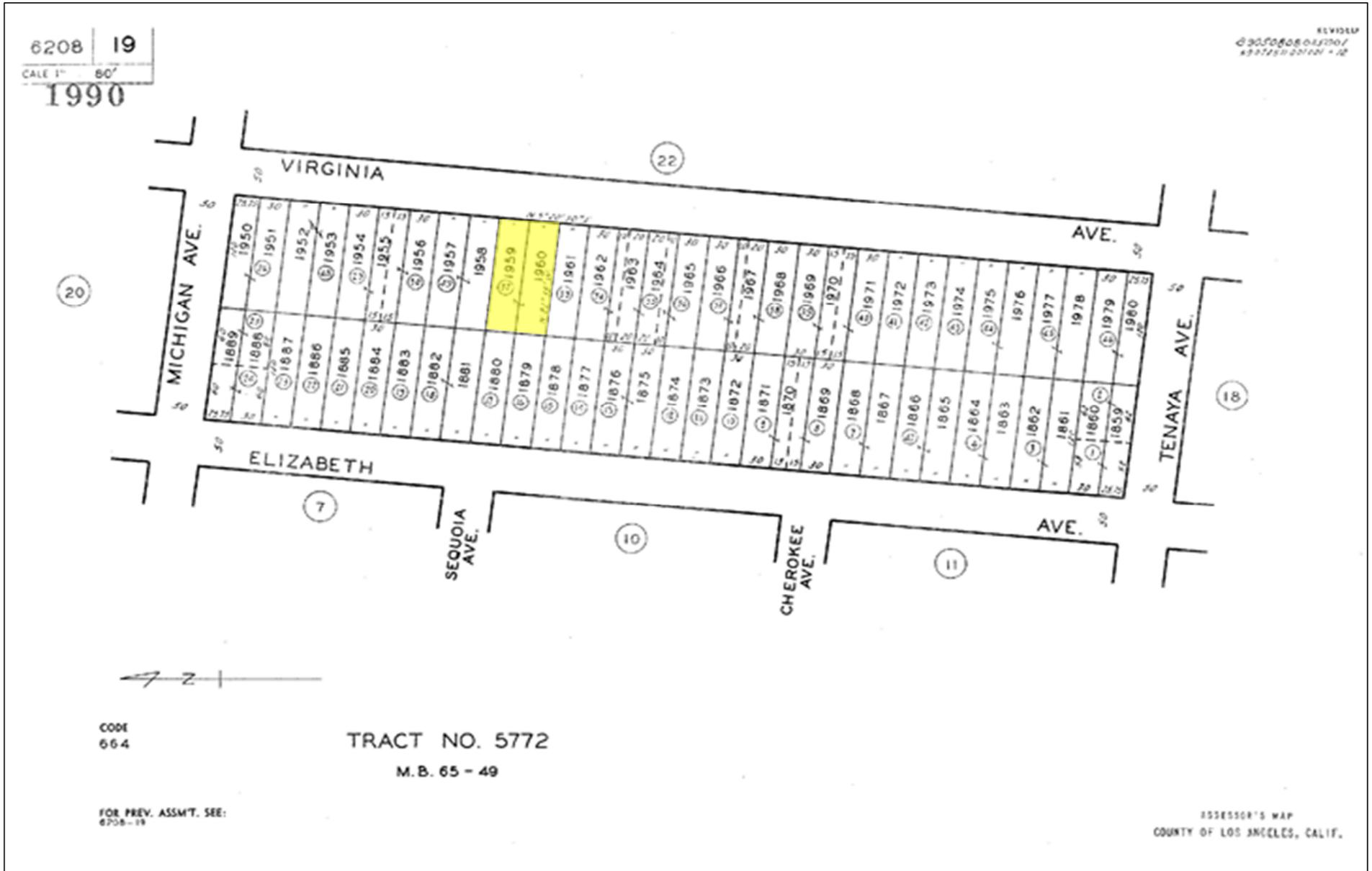
Subject Aerial



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10245 Virginia Avenue

Parcel Map



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10245 Virginia Avenue

Rent Roll

Unit #	Unit Type	Current Rent		Market Rent
A	2 bd + 1 ba	\$1,950		\$2,295
B	1 bd + 1 ba	\$1,525		\$1,800
C	2 bd + 1 ba	\$1,950		\$2,295
D	2 bd + 1 ba	\$2,250		\$2,295
E	1 bd + 1 ba	\$1,675		\$1,800
F	1 bd + 1 ba	\$1,800	ADU	\$1,800
Total:		\$11,150		\$12,285



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Combined Financial Analysis



Pricing Analysis

Price	\$ 1,500,000
Down	45% \$ 675,000
First Trust Deed	\$ 825,000
Interest Rate	5.90%
Price / Unit	\$ 250,000
Price / Sq Foot	\$ 403.12
GRM	11.21
GRM (Proforma)	10.18
Cap Rate	5.71%
Cap Rate (Proforma)	6.37%

Property Profile

No. of Units:	6
Year Built:	1963
Square Footage:	3,721
Lot Size:	7,195
Construction Type:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite
Parcel No.:	6208-019-032

Agent Contact

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Unit Mix & Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Market Rent	Market Income
3	2 bd + 1 ba	\$ 1,950 - 2,250	\$ 6,150	\$ 2,295	\$ 6,885
3	1 bd + 1 ba	\$ 1,525 - 1,800	\$ 5,000	\$ 1,800	\$ 5,400
Total Scheduled Rent			\$ 11,150		\$ 12,285

Annualized Income & Expenses

	Current	Market		
Total Scheduled Gross Income	\$ 133,800	\$ 147,420		
Vacancy Rate	1.0% \$ 1,338	3.0% \$ 4,423		
Effective Operating Income	\$ 132,462	\$ 142,997		
Expenses				
Property Taxes & D.A.	\$ 19,659	\$ 19,659		
New Insurance Quote	\$ 5,582	\$ 5,582		
Water	\$ 3,600	\$ 3,600		
Electricity	\$ 837	\$ 837		
Gas	\$ 1,911	\$ 1,911		
Trash	\$ 4,611	\$ 4,611		
Landscaping	\$ 1,200	\$ 1,200		
Repairs & Maintenance	6.0% \$ 7,948	6.0% \$ 8,580		
Reserves	\$ 1,500	\$ 1,500		
Total Expenses	\$ 46,848	\$ 47,480		
Expenses Per Unit	\$ 7,808	\$ 7,913		
Expenses Per Square Foot	\$ 12.59	\$ 12.76		
Net Operating Income	\$ 85,614	\$ 95,517		
Less Debt Service	\$ 58,721	\$ 58,721		
Pre-Tax Cash Flow	\$ 26,893	3.98%	\$ 36,797	5.45%
Plus Principal Reduction	\$ 10,602	\$ 10,602		
Total Return Before Taxes	\$ 37,496	5.55%	\$ 47,399	7.02%

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 of 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.