

507-509 S Downey Rd
Los Angeles, CA 90063
The Downey Road Apartments



Exclusively Listed By:

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REMAX
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The Downey Road Apartments

Property Profile

Property Address:	507-509 S Downey Rd Los Angeles, CA 90063
Assessor Parcel #:	5236-003-021
Units:	3
Year Built:	2015/1927
Building Size:	3,516
Lot Size:	9,502
Zoning:	LCR4YY
Construction:	Wood Frame
Roof Type:	Pitched
Parking:	5 Carport Spaces



Investment Highlights

- Desirable East Los Angeles Location | Positioned near key employment, shopping, and transit hubs
- Newer Construction | Two units built in 2015, offering modern finishes and lower maintenance costs
- All Utilities Separately Metered | Enhances operational efficiency and tenant responsibility
- Strong In-Place Rents with Realistic Upside | Immediate cash flow with potential for growth
- Stable Ownership History | Property has been under the same ownership for nearly 20 years
- Excellent Connectivity | Near the 60, 710, and 5 Freeways, providing easy regional access
- Subject to Unincorporated Los Angeles County Rent Ordinance | Provides investment planning

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Photos



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Aerial Map



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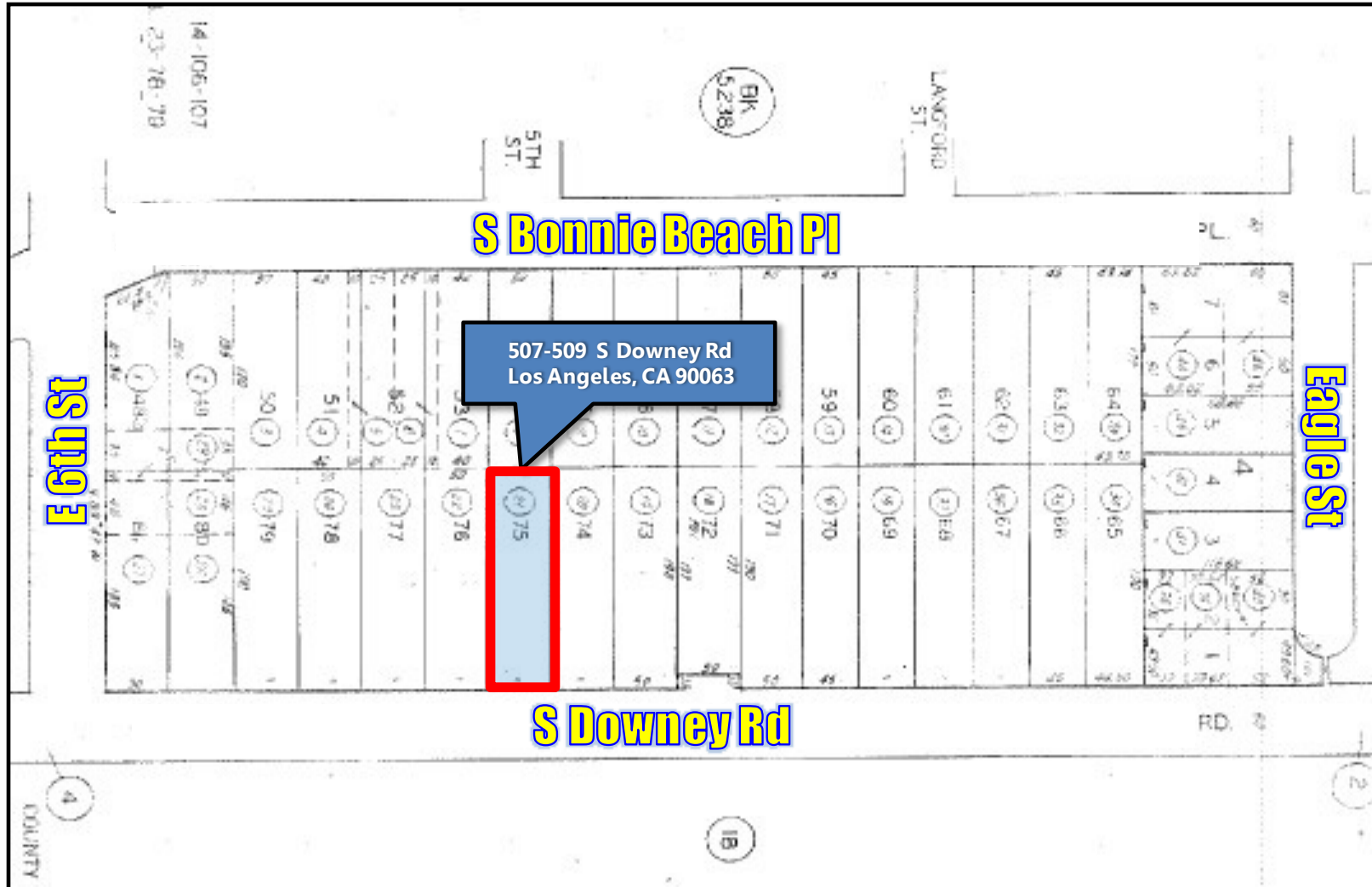
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Parcel Map



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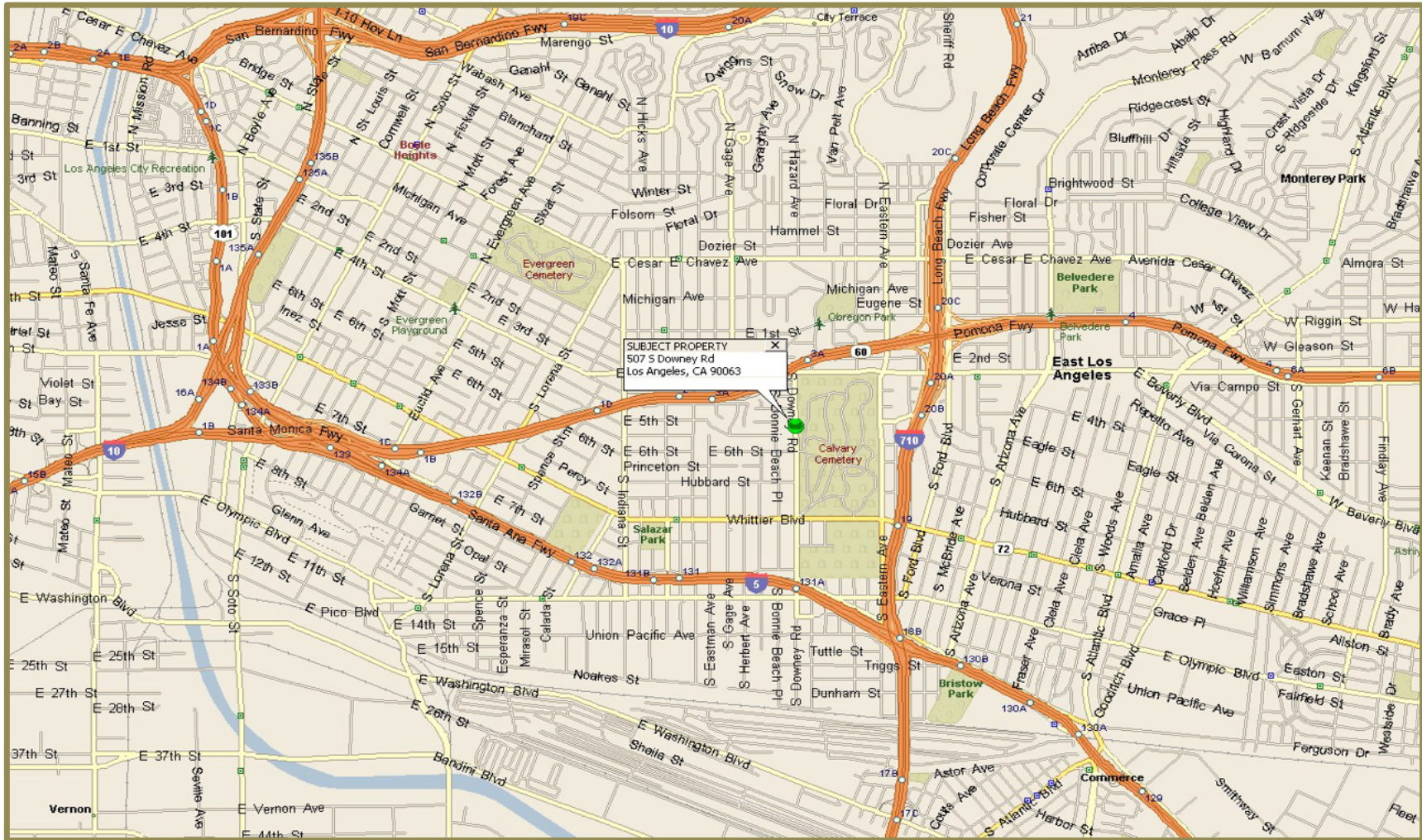
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Map Overview



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The Downey Road Apartments

Current Income & Expense Analysis

507-509 S Downey Rd
Los Angeles, CA 90063

3	Wood Frame	3,516	9,502	2015/1927	LCR4YY
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
1	4 Bed + 2 Bath	\$ 2,912 - 2,912	\$ 2,912
1	3 Bed + 1 Bath SFR	\$ 2,184 - 2,184	\$ 2,184
1	2 Bed + 1.5 Bath	\$ 1,800 - 1,800	\$ 1,800
3			\$ 6,896
	Laundry & Miscellaneous Income		\$ -

CURRENT ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ 82,752
Vacancy Rate	1%	\$ 828
GROSS OPERATING INCOME		\$ 81,924
Expenses		
Property Tax	1.18%	\$ 11,693
Direct Assessments		\$ 2,371
New Insurance Quote		\$ 3,000
Landscaping/Gardening		\$ 1,200
Repairs & Maintenance	5%	\$ 4,096
Reserves for Replacement		\$ 750
Total Expenses	28%	\$ 23,109
	Per Unit	\$ 7,703
	Per Foot	\$ 6.57
NET OPERATING INCOME		\$ 58,815

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Current Pricing Analysis and Opinion of Value

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No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

CURRENT PRICING AND FINANCING

PRICE				\$ 995,000
Down Payment		100%		\$ 995,000
First Trust Deed		0%		\$ -
Interest Rate	FIXED	5.90% APR		FRM 30/30
Term		30	/30	

COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME			\$ 82,752
Less Vacancy	1.0%		\$ 828
Gross Operating Income			\$ 81,924
Less Expenses	27.9%		\$ 23,109
NET OPERATING INCOME			\$ 58,815
Less Debt Service			\$ -
PRE-TAX CASH FLOW			\$ 58,815
Return %			5.91%
Gross Rent Multiplier			12.02
Capitalization Rate			5.91%
Price per Square Foot			\$ 282.99
Price per Unit			\$ 331,667

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Proforma Income & Expense Analysis

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No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
1	4 Bed + 2 Bath	\$ 3,350	\$ 3,350
1	3 Bed + 1 Bath SFR	\$ 2,850	\$ 2,850
1	2 Bed +1.5 Bath	\$ 2,500	\$ 2,500
3			\$ 8,700
Laundry & Miscellaneous Income			\$ -

PROFORMA ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME			\$ 104,400
Vacancy Rate		1%	\$ 1,044
GROSS OPERATING INCOME			\$ 103,356
Expenses			
Property Tax		1.18%	\$ 11,693
Direct Assessments			\$ 2,371
New Insurance Quote			\$ 3,000
Landscaping/Gardening			\$ 1,200
Repairs & Maintenance		5%	\$ 5,168
Reserves for Replacement			\$ 750
Total Expenses		23%	\$ 24,181
	Per Unit		\$ 8,060
	Per Foot		\$ 6.88
NET OPERATING INCOME			\$ 79,175

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Proforma Pricing Analysis and Opinion of Value

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No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

PROFORMA PRICING AND FINANCING

PRICE			\$ 995,000
Down Payment	100%		\$ 995,000
First Trust Deed	0%		\$ -
Interest Rate	FIXED	5.90% APR	<u>FRM 30/30</u>
Term		30 /30	

COMMENTS

Buyer to obtain a new loan at existing market rates and terms.

PROFORMA SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 104,400
Less Vacancy	1.0%	\$ 1,044
Gross Operating Income		<u>\$ 103,356</u>
Less Expenses	23.2%	\$ 24,181
NET OPERATING INCOME		\$ 79,175
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 79,175
Return %		<u>7.96%</u>
Gross Rent Multiplier		<u>9.53</u>
Capitalization Rate		<u>7.96%</u>
Price per Square Foot		<u>\$ 282.99</u>
Price per Unit		<u>\$ 331,667</u>

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Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
507	3 Bedroom + 1 Bathroom (SFR)	\$2,184	\$2,850
509 A	2 Bedroom + 1 Bathroom	\$1,800	\$2,500
509 B	4 Bedroom + 2 Bathroom	\$2,912	\$3,350
TOTALS:		\$6,896	\$8,700

***Market Rent may take into account fully renovated units.*

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