

10348 California Ave | South Gate, CA 90280
12 Unit Multifamily Investment



Enrique Viramontes

www.owncre.com | ev@owncre.com

213.233.4363 | Cal DRE #01372010

10348 California Avenue

Property Profile

Property Address:	10348 California Ave South Gate, CA 90280
Assessor Parcel #:	6223-002-004
Units:	12
Year Built:	1959
Building Size:	5,362
Lot Size:	8,322
Zoning:	SGCR
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



Investment Highlights

- Located in the City of South Gate | No City Rent Control | AB1482 Rent Caps
- Onsite Gated Parking
- Attractive Unit Mix of (11) One Bedrooms + (1) Two Bedroom Apartments
- Excellent Visibility on California Ave in a Nice Pocket of South Gate
- Significant and Realistic Upside in Rental Income



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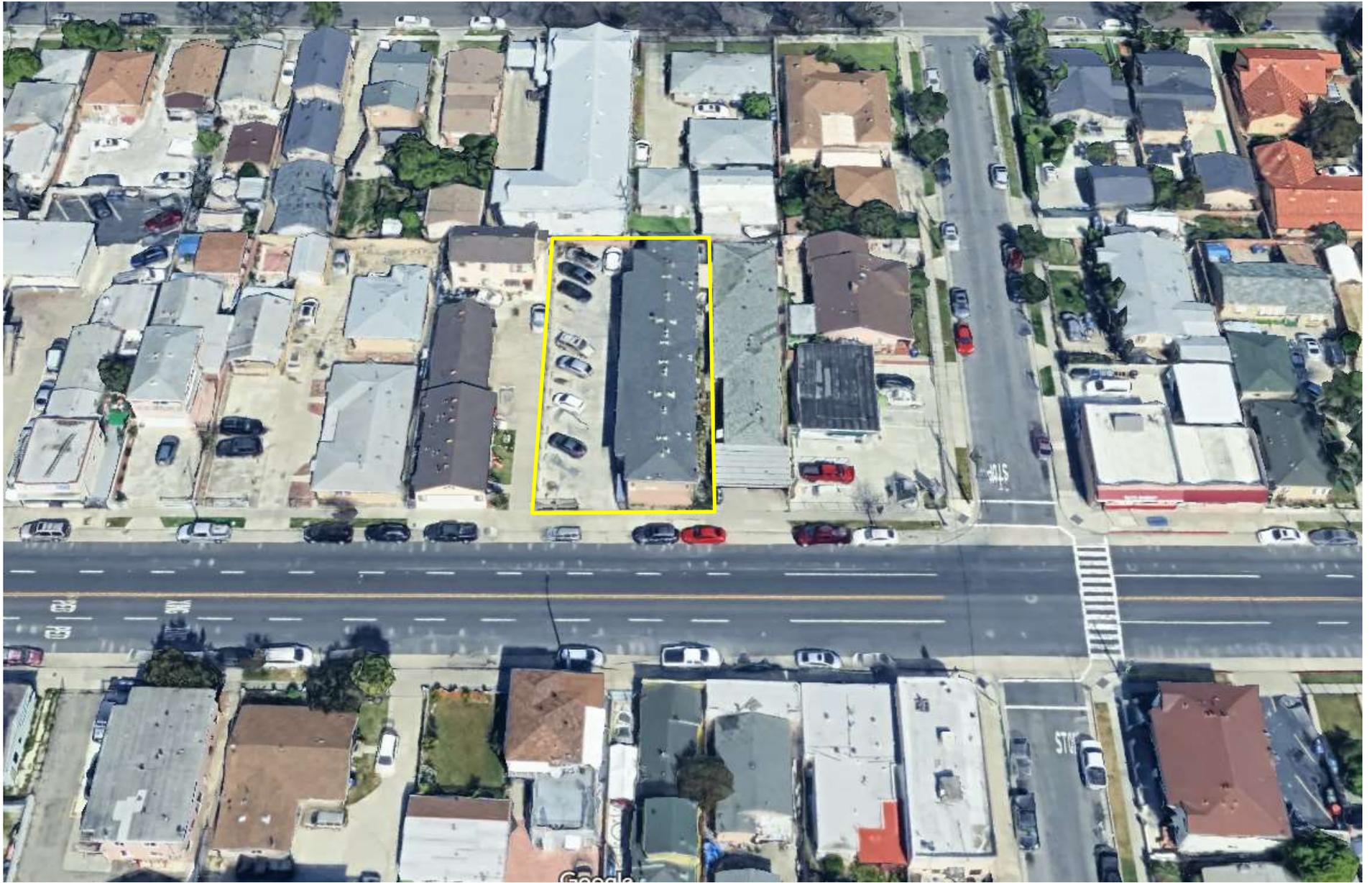
Subject Photos



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Subject Aerial



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Rent Roll

Unit #	Unit Type	Current Rent		Market Rent
A	1 bd + 1 ba	\$1,653		\$1,895
B	1 bd + 1 ba	\$1,583		\$1,895
C	1 bd + 1 ba	\$1,583		\$1,895
D	1 bd + 1 ba	\$1,800	Vacant	\$1,895
E	1 bd + 1 ba	\$1,836		\$1,895
F	1 bd + 1 ba	\$1,800	Vacant	\$1,895
G	1 bd + 1 ba	\$1,836		\$1,895
H	1 bd + 1 ba	\$1,583		\$1,895
J	1 bd + 1 ba	\$1,836		\$1,895
K	1 bd + 1 ba	\$1,653		\$1,895
L	1 bd + 1 ba	\$1,296		\$1,895
M	2 bd + 1 ba	\$1,728		\$2,350
Total:		\$20,189	*	\$23,195

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



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Pricing Analysis

Price	\$ 2,390,000
Down 40%	\$ 956,000
First Trust Deed	\$ 1,434,000
Interest Rate	5.65%
Price / Unit	\$ 199,167
Price / Sq Foot	\$ 445.73
GRM	9.74
GRM (Proforma)	8.57
Cap Rate	6.38%
Cap Rate (Proforma)	7.59%

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Roof Type:	Composite
Parking:	Onsite
Parcel No.:	6223-002-004

Agent Contact

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Unit Mix & Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Market Rent	Market Income
11	1 bd + 1 ba	\$ 1,296 - 1,850	\$ 18,461	\$ 1,895	\$ 20,845
1	2 bd + 1 ba	\$ 1,728 - 1,728	\$ 1,728	\$ 2,150	\$ 2,150
Total Scheduled Rent			\$ 20,189 *		\$ 22,995
Laundry Income			\$ 250		\$ 250

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

Annualized Income & Expenses

	Current	Market
Total Scheduled Gross Income	\$ 245,266	\$ 278,940
Vacancy Rate	3.0% \$ 7,358	3.0% \$ 8,368
Effective Operating Income	\$ 237,908	\$ 270,572
Expenses		
Property Taxes & D.A.	\$ 31,117	\$ 31,117
New Insurance Quote	\$ 8,043	\$ 8,043
Water	\$ 6,649	\$ 6,649
Electricity	\$ 340	\$ 340
Gas	\$ 3,099	\$ 3,099
Trash	\$ 5,292	\$ 5,292
Landscaping	\$ 1,800	\$ 1,800
Professional Management	5.0% \$ 11,895	5.0% \$ 13,529
Repairs & Maintenance	6.0% \$ 14,274	6.0% \$ 16,234
Reserves	\$ 3,000	\$ 3,000
Total Expenses	\$ 85,510	\$ 89,103
Expenses Per Unit	\$ 7,126	\$ 7,425
Expenses Per Square Foot	\$ 15.95	\$ 16.62
Net Operating Income	\$ 152,397	\$ 181,468
Less Debt Service	\$ 99,331	\$ 99,331
Pre-Tax Cash Flow	\$ 53,067	\$ 82,138
Return	5.55%	8.59%

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.