

Property Summary

Price:	$2,099,995
Units:	6
Price / Unit:	$349,999
NOI:	$90,709
CAP Rate:	4.32
GRM:	13.36
Building SF:	4,624
Price / SF:	$454.15
Lot Size:	6,177 SF
Parking:	6
Year Built:	1955
Zoning:	Esr3yy

Property Overview

906 E Imperial Avenue presents a rare opportunity to acquire a well-maintained 6-unit apartment building offered at the lowest price per unit and price per square foot currently available in El Segundo. The property features an attractive unit mix of two 2-bedroom/1-bath units and four 1-bedroom/1-bath units. The building is individually metered for gas and electricity and includes on-site laundry with two app-based, coinless machines. The property also offers three two-car garages (six spaces) that may present future ADU conversion potential (buyer to verify).

Location Overview

Located in the highly sought-after El Segundo submarket of Los Angeles, the property benefits from strong tenant demand driven by proximity to LAX, Silicon Beach, Playa Vista, and major aerospace and technology employers. Residents enjoy convenient access to the 105 and 405 freeways, the beach, parks, and the popular Main Street dining and retail corridor. This prime South Bay location supports stable occupancy and long-term appreciation in a high-barrier coastal rental market.

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Acquisition Costs

Purchase Price, Points and Closing Costs	$2,099,995
Investment - Cash	$2,099,995

Investment Information

Purchase Price	$2,099,995
Price per Unit	$349,999
Price per SF	$454.15
Expenses per Unit	($10,300)

Income, Expenses & Cash Flow

Gross Scheduled Income	**$157,140**
Total Vacancy and Credits	($4,629)
Operating Expenses	($61,803)
Net Operating Income	**$90,709**
Debt Service	$0
Cash Flow Before Taxes	**$90,709**

Financial Indicators

Cash-on-Cash Return Before Taxes	4.32%
Debt Coverage Ratio	N/A
Capitalization Rate	4.32%
Gross Rent Multiplier	13.36
Gross Income / Square Feet	$33.98
Gross Expenses / Square Feet	($13.37)
Operating Expense Ratio	40.52%

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Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	**$154,284**	**$25,714**	**$164,940**	**$27,490**
- Less: Vacancy	($4,629)	($771)	$0	$0
+ Misc. Income	$2,856	$476	$0	$0
Effective Gross Income	**$152,511**	**$25,419**	**$164,940**	**$27,490**

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Accounting	$600	$100	$0	$0
Advertising	$1,334	$222	$0	$0
Building Insurance	$9,089	$1,515	$0	$0
Grounds Maintenance	$2,100	$350	$0	$0
Maintenance	$10,524	$1,754	$0	$0
Plumbing and Painting	$2,408	$401	$0	$0
Repairs	$3,625	$604	$0	$0
Taxes - Real Estate	$27,813	$4,635	$0	$0
Utilities-Water	$1,901	$317	$0	$0
Utility - Electricity	$228	$38	$0	$0
Utility - Gas	$922	$154	$0	$0
Utility - Other	$1,259	$210	$0	$0
Total Expenses	**($61,803)**	**($10,300)**	**$0**	**$0**
Net Operating Income	**$90,709**	**$15,118**	**$164,940**	**$27,490**

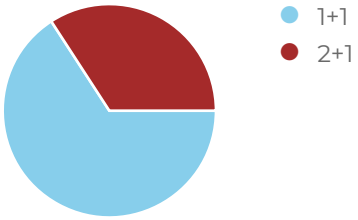
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Unit	Description	Approx. SF	Current Rent	Pro Forma Rent	Comments
1	2+1	850	$2,538	$2,650	
2	1+1	731	$2,150	$2,150	
3	1+1	731	$1,938	$2,150	
4	2+1	850	$2,205	$2,650	
5	1+1	731	$1,876	$2,150	
6	1+1	731	$2,150	$1,995	

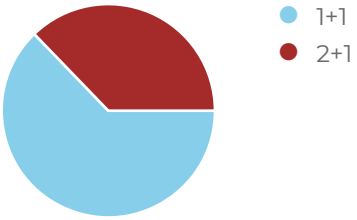
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Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
4	1+1	731	$2,029	$8,114	$2,111	$8,445
2	2+1	850	$2,372	$4,743	$2,650	$5,300
6		**4,624**		**$12,857**		**$13,745**

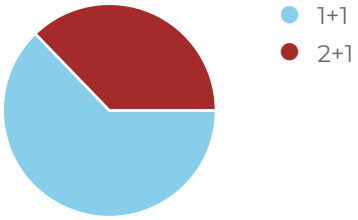
UNIT MIX



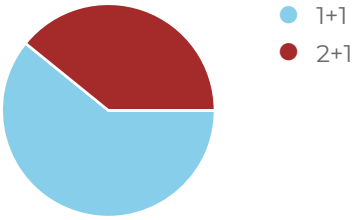
UNIT MIX SQUARE FEET



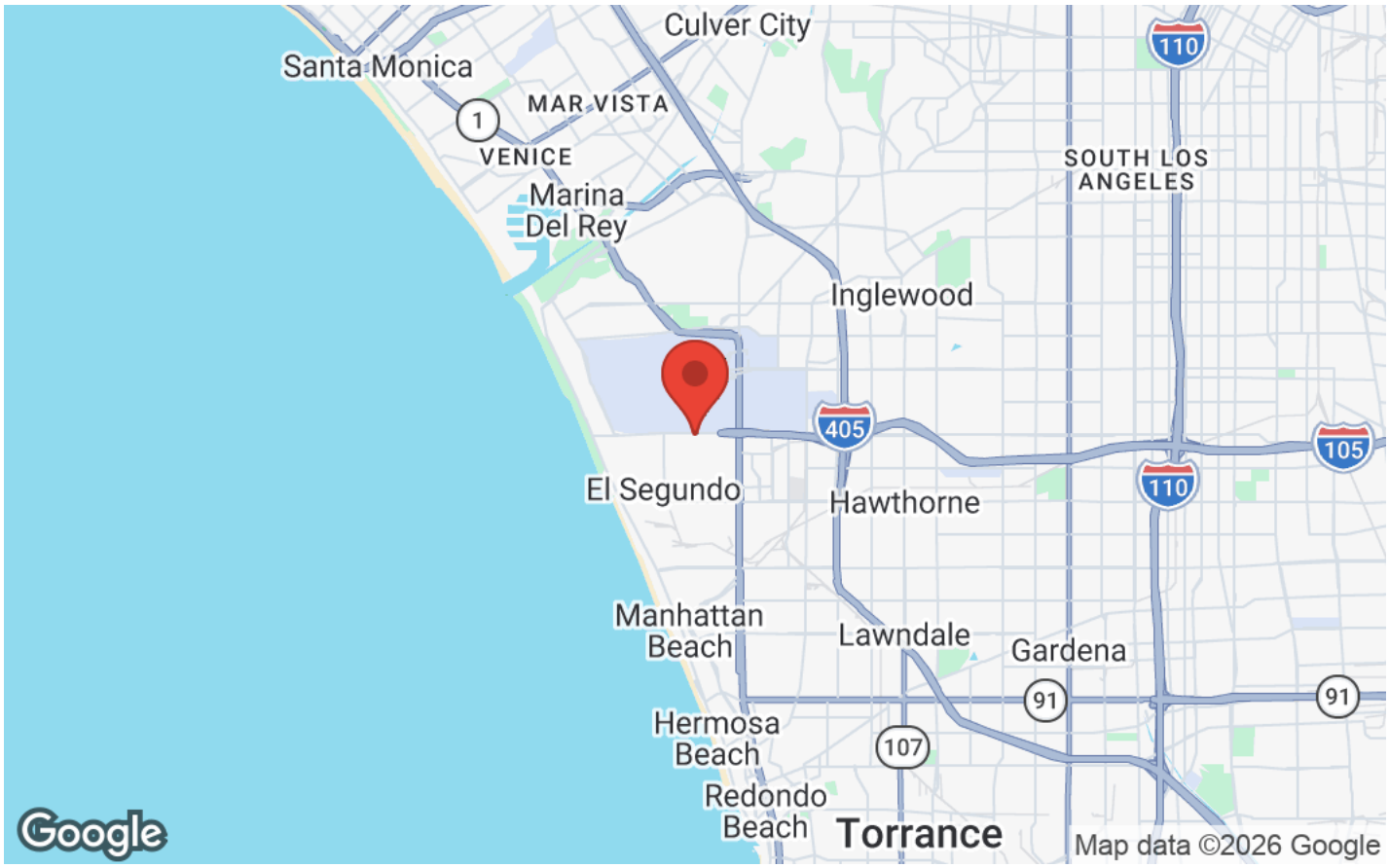
UNIT MIX INCOME

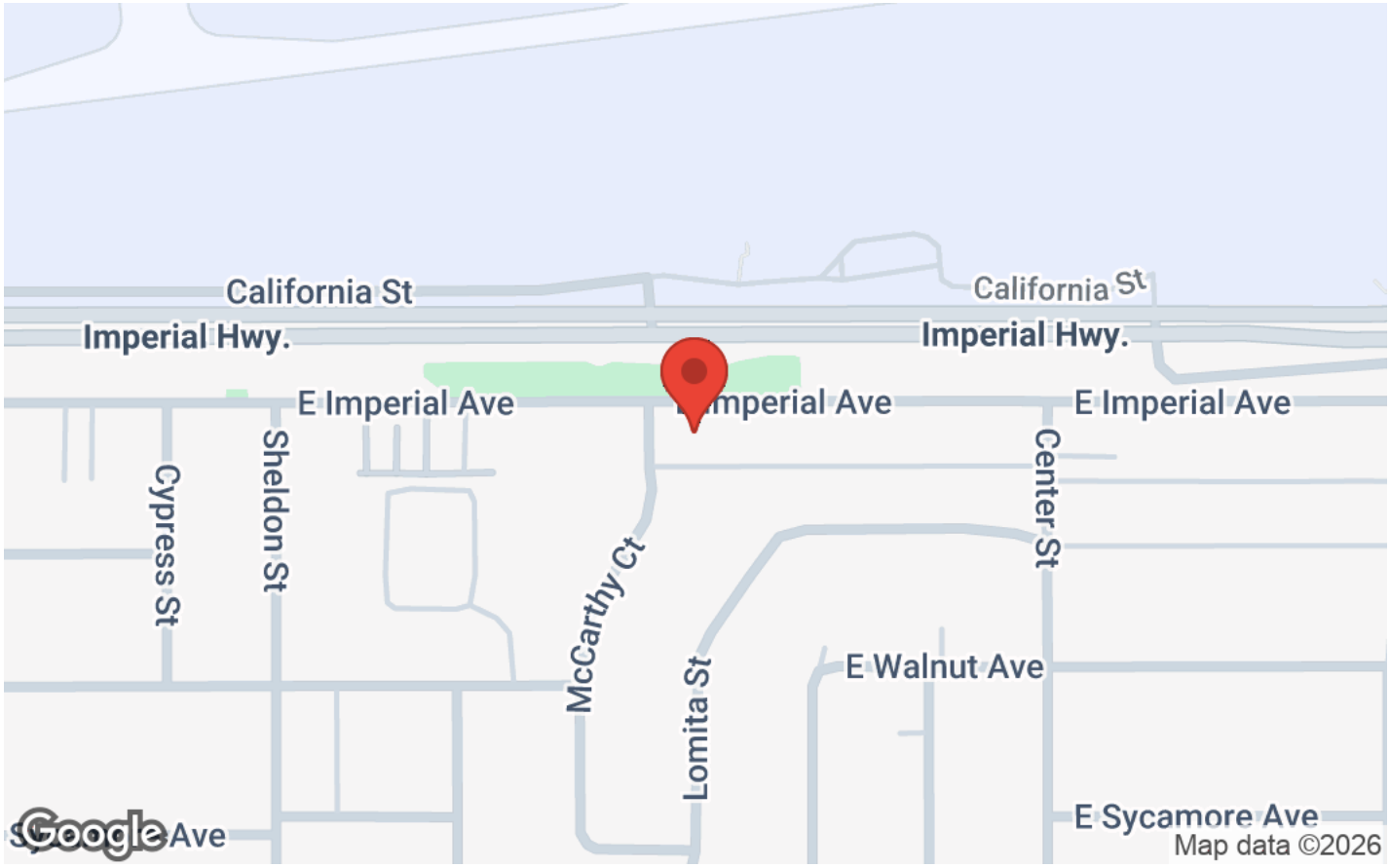


UNIT MIX MARKET INCOME



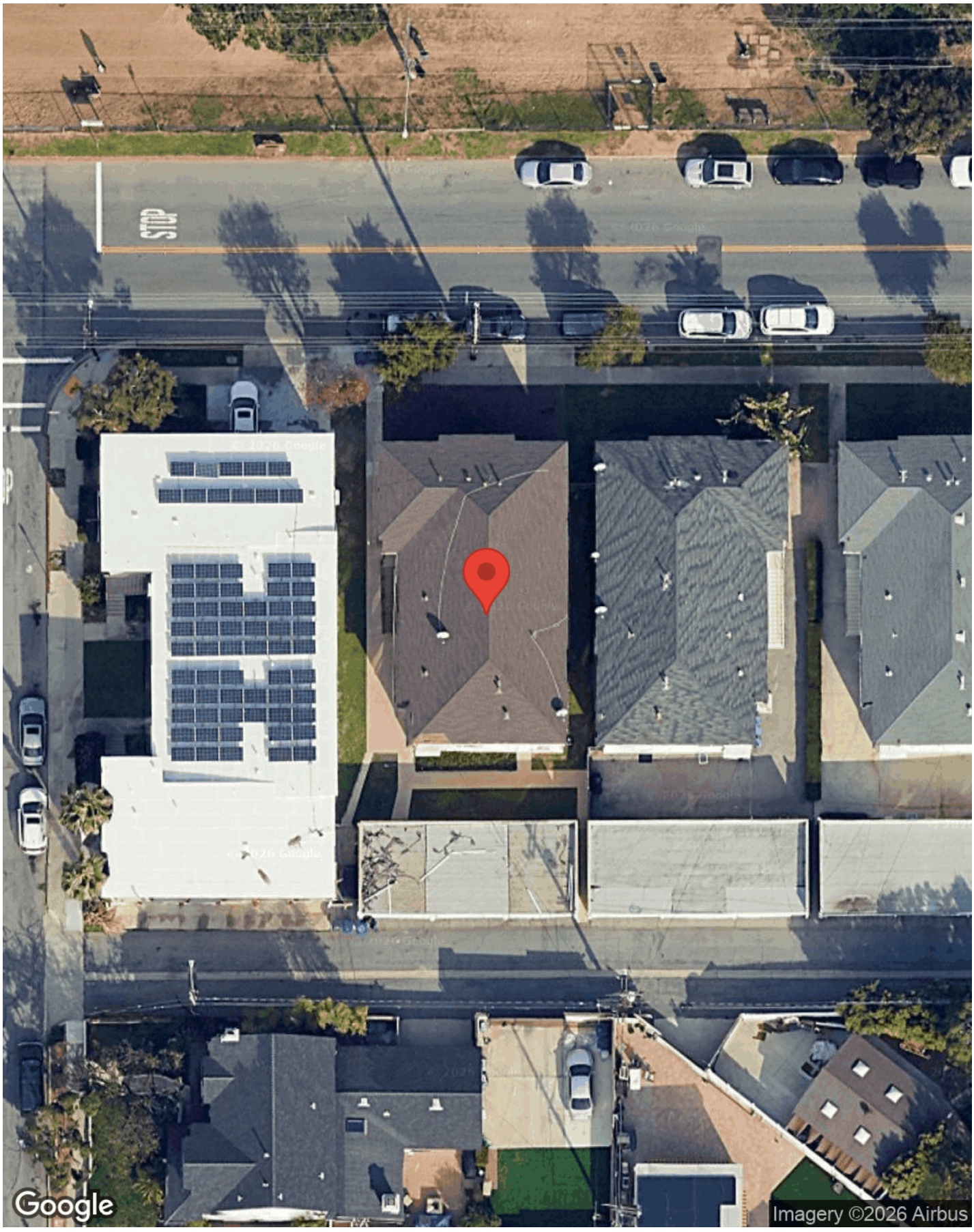
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