

**7641 Bright Ave,
Whittier CA 90602**

**Asking Price:
\$1,695,000**

**3,046 Livable Sq Ft.
5 Units - Total
1 - 2 Bedrooms &
4- 1 Bedrooms**

**Listed By:
Prashant Sampat
BRE#01916221**



FOR SALE!



**2115 Scholarship,
Irvine, CA 92612
www.pacificavenurealty.com**

**Zillow: [https://www.zillow.com/
profile/psampat23](https://www.zillow.com/profile/psampat23)**

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**Ray Castaneda
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949-706-4040 Mobile
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rayc@pacificaverealty.com**



AVAILABLE:

- 3,046 Livable Sq Footage
- 7,056 Lot Size
- 5 Units

ALL NEARBY LOCATIONS:

- Close to Greenleaf Ave
- Nearby Shopping, Restaurants, & Coffee Shops in Downtown Whittier
- Whittier Civic Center & Whittier College 1/2 a mile away!

PROPERTY INFO:

- Multi Family in High Demand Area
- Strong & Stabilized Rents
- Recent Interior Renovations
- Walking Distance to Friends Park & to Downtown area!



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PROPERTY PHOTOS



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Interior PHOTOS



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Financial Summary	Current Annual	Market Annual	Pro Forma Monthly Income
Annualized Income	\$77,820	\$132,000	\$11,000
Expenses	Current Annual	Market Annual	Pro Forma/ Per Month
Projected Property Tax	\$21,018	\$21,018	\$1,752
Insurance	\$6,000	\$6,000	\$500
Utility Water & Sewer/ Trash	\$5,400	\$5,400	\$450
Utilities Electric	\$-	\$-	\$-
Maintenance	\$3,891	\$6,600	\$550
Gas	\$0	\$0	\$0
Vacancy (3%)	\$2,335	\$3,960	\$330
Total Expenses	\$41,140	\$45,474	\$3,428
Net Income	\$36,680	\$86,526	\$7,211

Price	\$1,695,000
Down Payment	45% / \$762,750
Loan Amount	\$932,250
Loan Type	6.75% / 30 Year Fixed
Price/Unit	\$339,000
Price/ SF	\$431
Rentable SF	3,046
Year Built	1946
Lot Size	7,056
Parcel #	8141012010

HIGHLIGHTS

	<u>Current</u>	<u>Market</u>
CAP Rate	2.16%	5.10%
GRM	21.78	12.84
NOI	\$36,680	\$86,526
MI/OP	0.38%	
(Monthly Income/ Offer Price)		



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RENT ROLL

Unit Number	Unit Mix	SF (APPRX)	TERM	RENT	PRO-FORMA
Unit 1	1 Bed/ 1 Bath	609	1 Year	\$1,995	\$2,100
Unit 2	1 Bed/ 1 Bath	609	Vacant		\$2,100
Unit 3	1 Bed / 1 Bath	609	Vacant		\$2,100
Unit 4	1 Bed / 1 Bath	609	Vacant		\$2,100
Unit 5	2 Bed/ 1 Bath	609	1 Year	\$2,495	\$2,600
Total - Monthly Income		3,046		\$6,485	\$11,000
Gross Annual Income				\$77,820	\$132,000



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COMMUNITY OVERVIEW



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COMPANY SUMMARY

Specializing in Southern California Residential, Residential Investment and Commercial Real Estate. Whether it is finding your dream home or finding that next great investment property or even that new location for your business. Pacific Avenue Realty is here to assist you in all of your Real Estate needs.

Buying and selling a home is one of the most important decisions people will make in their life time. Having the right trust worthy, dedicated and experienced team on your side can be the difference between owning a wonderful asset versus having an unfavorable liability. Our team has a diverse background in all the aspects of Real Estate, Real Estate Finance and Property Management to navigate you through any of the unexpected turns that come up in any real estate transaction.

In an industry where salesmanship many times supersedes integrity, larger brokerages are trying to sell you homes to meet their quarterly numbers, often forgetting the original goal of satisfying all of the clients best interests. At Pacific Avenue Realty, we want to ensure that you are on the right path by using facts not opinions to help you formulate better decisions. Our relentless work ethic, personalized customer service and insightful knowledge of the rapidly changing real estate market will help guide you in the right direction. We will always pride ourselves in making the number one goal to satisfy the client for their short and long term realty goals. Our service will show that we view all our clients as lifetime relationships not just customers. We look forward to helping you achieve these goals soon.



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Specializing in Southern California Residential and Residential Investment Realty. Pacific Avenue Realty takes a top down analytical approach in helping you target the best property to meet all your real estate needs. Whether it is to find that next cash flow investment property or your dream home, we give you personalized service which larger brokerages will simply not be able to offer.

Our company is growing and we plan to cover most areas in Southern California. Below is a link to our current homepage with our contact information.

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