

7836

STEWART AND GRAY RD
DOWNEY, CA 90241



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INTERNATIONAL REALTY



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01
**INVESTMENT
OVERVIEW**

INVESTMENT OVERVIEW

Property Description

17-unit apartment building located in the city of Downey with no municipality rent control. First time ever on the market, the property has over 100% upside in rental income. Property will soon have 6 vacant units and one unit with on-site manager. New buyer able to upgrade units and get full market price for units. Good upside. There are twenty-two (22) mostly covered parking spaces. Unit mix consists of one 3 bedroom 2 bath, ten 2 bed 1.5 bath, two 2 bed 1 bath, and four 1 bed, 1 bath units. Good size building at over 15,000 square feet and 23,000 sq. ft. lot.

PROPERTY HIGHLIGHTS

- 17 Units
- 15,171 Sqft.
- Big Lot 23,000 Sqft
- Added value property
- 6 units ready for rehab
- 22 parking spaces mostly covered.
- All units have in-unit laundry hook ups
- Almost all units have central air & heat

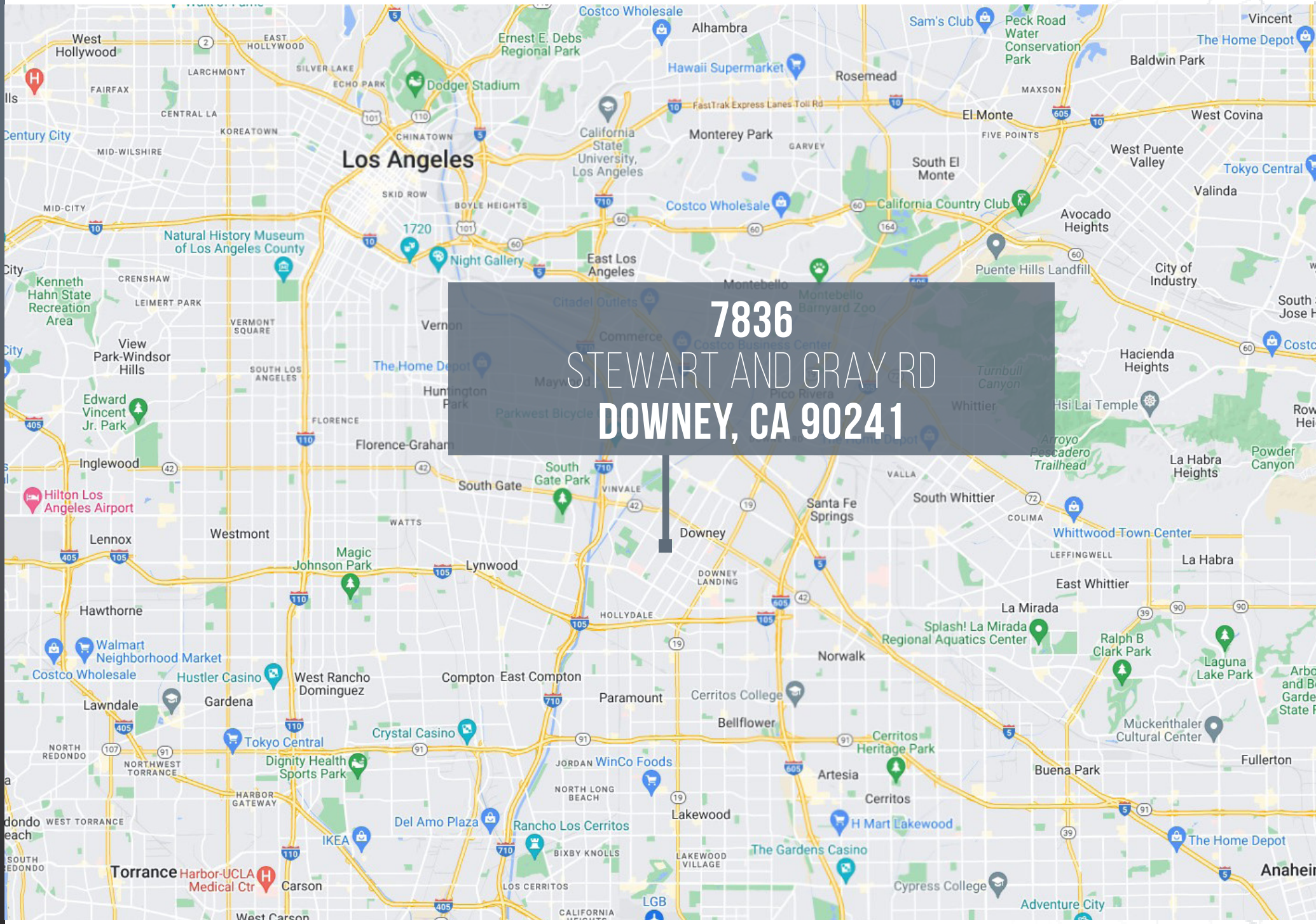








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02
FINANCIAL
ANALYSIS

FINANCIAL ANALYSIS

SUMMARY		
Price	\$4,695,000	
Down Payment	\$4,695,000	100%
Number of Units	17	
Price Per Unit	\$276,176	
Price Per SqFt	\$309.47	
Gross SqFt	15,171	
Lot Size	23,000	
Approx. Year Built	1964	

RETURNS	CURRENT	PRO FORMA
CAP Rate	6.06%	9.17%
GRM	14.38	9.84
Cash-on-Cash	6.06%	9.17%
Debt Coverage Ratio	-	-

# OF UNITS	UNIT TYPE	CURRENT RENTS	MARKET RENTS
1	3+2	\$1,325	\$2,950
2	2+1	\$3,225	\$4,500
4	1+1	\$3,775	\$7,800
10	2+1.5	\$18,875	\$24,500

INCOME		CURRENT	PRO FORMA
Gross Scheduled Rent		\$326,400	\$477,000
Less: Vacancy/Deductions	3%	-\$9,792	3%
Total Effective Rental Income		\$316,608	\$462,690
Other Income		\$0	\$0
Effective Gross Income		\$316,608	\$462,690
Less: Expenses	10%	-\$32,128	7%
Net Operating Income		\$284,480	\$430,562
Cash Flow		\$284,480	\$430,562
Debt Service		\$0	\$0
Net Cash Flow After Debt Service	6.06%	\$284,480	9.17%
Principal Reduction		\$0	\$0
Total Return	6.06%	\$284,480	9.17%

EXPENSES	CURRENT	PRO FORMA
Water	\$1,908	\$1,908
Trash	\$4,716	\$4,716
Gardener	\$1,440	\$1,440
Maintenance	\$7,980	\$7,980
License	\$100	\$100
Electric	\$1,200	\$1,200
Insurance	\$14,784	\$14,784
Total Expenses	\$32,128	\$32,128
Expenses/Unit	\$1,890	\$1,890
Expenses/SF	\$2.12	\$2.12

RENT ROLL DETAIL

UNIT	UNIT TYPE	NOTES	SQUARE FEET	SCHEDULED RENT / MONTH	SCHEDULED RENT / SF / MONTH	POTENTIAL RENT / MONTH	POTENTIAL RENT / SF / MONTH
1	3 Bed + 2 Bath			\$1,325		\$2,950	
2	2 Bed + 1 Bath	Vacant		\$2,250		\$2,250	
3	1 Bed + 1 Bath			\$875		\$1,950	
4	1 Bed + 1 Bath			\$1,025		\$1,950	
5	2 Bed + 1 Bath			\$975		\$2,250	
6	2 Bed + 1 Bath.5	Vacant		\$2,450		\$2,450	
4	1 Bed + 1 Bath			\$1,025		\$1,950	
8	2 Bed + 1 Bath.5	Vacant		\$2,450		\$2,450	
9	2 Bed + 1 Bath.5			\$975		\$2,450	
10	2 Bed + 1 Bath.5	Vacant		\$2,450		\$2,450	
11	2 Bed + 1 Bath.5	Vacant		\$2,450		\$2,450	
12	1 Bed + 1 Bath			\$900		\$1,950	
14	1 Bed + 1 Bath			\$975		\$1,950	
15	2 Bed + 1 Bath.5	Manager unit		\$2,450		\$2,450	
16	2 Bed + 1 Bath.5	Vacant		\$2,450		\$2,450	
17	2 Bed + 1 Bath.5			\$1,175		\$2,450	
18	2 Bed + 1 Bath.5			\$1,075		\$2,450	
Total			Square Feet: 15,171	\$27,200	\$1.79	\$39,750	\$2.62

NOTES

The pro forma rents listed above (as seen in the Potential Rent / Month column), are estimated projected rents by the broker. Buyer shall verify and conduct buyers own rent survey to verify. Furthermore, the pro forma rent takes into consideration that the buyer will renovate the unrenovated units at the expense of the buyer.



003
OPERATING
STATEMENT

OPERATING STATEMENT

INCOME	CURRENT		PRO FORMA		NOTES	PER UNIT	PER SF
Gross Current Rent	\$326,400		\$477,000			\$28,059	\$31.44
Less: Vacancy Deductions	-\$9,792	3%	-\$14,310	3%		\$842	\$0.94
Total Effective Rental Income	\$316,608		\$462,690			\$27,217	\$30.50
Total Other Income	\$0		\$0			\$0	\$0.00
Effective Gross Income	\$316,608		\$462,690			\$27,217	\$30.50
EXPENSES	CURRENT		PRO FORMA		NOTES	PER UNIT	PER SF
Water	\$1,908		\$1,908			\$112	\$0.13
Trash	\$4,716		\$4,716			\$277	\$0.31
Gardener	\$1,440		\$1,440			\$85	\$0.09
Maintenance	\$7,980		\$7,980			\$469	\$0.53
License	\$100		\$100			\$6	\$0.01
Electric	\$1,200		\$1,200			\$71	\$0.08
Insurance	\$14,784		\$14,784			\$870	\$0.97
Total Expenses	\$32,128		\$32,128			\$1,890	\$2.12
Expenses as % of EGI	10.15%		6.94%				
Net Operating Income	\$284,480		\$430,562			\$25,327	\$28.38

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