

**7032 Washington Ave
Whittier, CA
90602**

Offering Memorandum



**The Ballard & Ballard
Real Estate Group**

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exp
REALTY



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The image is a composite graphic. On the left, a dark, semi-transparent overlay contains the text 'PROPERTY OVERVIEW' in white, sans-serif, all-caps font. This overlay is positioned over a faded image of a multi-story apartment building and a parking lot. A thick, dark blue diagonal line separates this left section from the right section. The right section features a clear, bright photograph of a residential property. In the foreground, there is a paved sidewalk with a red-painted curb and a black lamppost. A tall, slender cypress tree stands near a white building with arched windows. To the right, a large palm tree is prominent. In the background, there are more buildings with red-tiled roofs, lush green trees, and a clear blue sky.

PROPERTY OVERVIEW



Situated in the bustling Uptown Whittier area, 7032 Washington Ave is an exceptional 8-unit multi-family property offering an incredible investment opportunity. This prime location ensures strong tenant appeal with its proximity to boutique shops, trendy restaurants, and entertainment options. Just minutes from Whittier College and local parks, the property blends urban convenience with a community-focused atmosphere. With its desirable location and steady rental potential, this building is a standout addition to any investment portfolio.

HIGHLIGHTS

- **8 Units**
- **Walker's Paradise**
- **Immediate cash-flow, yet opportunity for value-add investors**
- **Convenient Access to transportation, grocery stores, schools, and restaurants**
- **4 garages for potential ADUs**
- **Fast-growing market**

SITE ADDRESS

**7032 Washington Ave
Whittier, CA
90602
8 Units – All 1 Bed 1 Bath**

LOCATION OVERVIEW

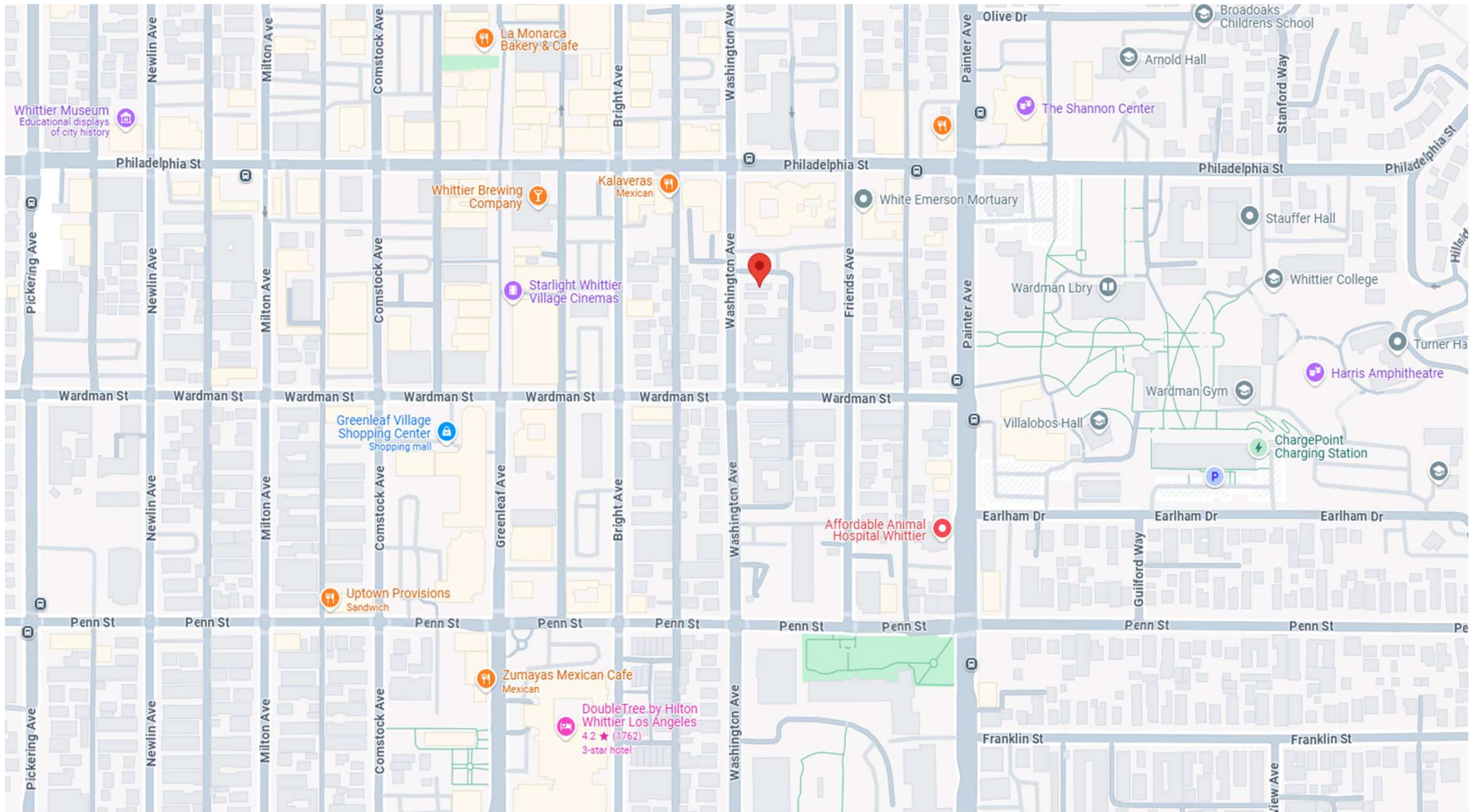
Minutes away from Whittier college, dining, shops and entertainment options. With a walk score of 96 this is an extremely desirable location.

PROPERTY SUMMARY



- **Number of Units: 8**
- **Lot Size: 7,510 SF**
- **Building Size: 5,034 SF**
- **Type: Apartment**
- **Year Built: 1929**
- **Property Type: Multi-Family**
- **Foundation: Concrete**
- **Parcels: 8139-020-043**
- **Number of Beds: 8**
- **Number of Baths: 8**
- **Number of Buildings: 1**
- **Parking: 8 spots & 4 garages**
- **Walk Score: (96) Walker's Paradise**
- **Zoning Code: WHR4**
- **County: Los Angeles County**

LOCATION





FINANCIALS

FINANCIALS

7032 Washington Ave

Investment Overview

Price	\$ 1,995,000
Price per Unit	\$ 249,375
Cap Rate	5.3%
GRM	12.5
Proforma Cap Rate	6.7%
Proforma GRM	10.9

Unit Mix and Rent Schedule

Units	Mix	Avg Monthly Rent	Total Rent	Avg Proforma Rent	Total Proforma Rent
8	1B+1Ba	\$ 1,663.88	\$ 13,311.00	\$ 1,900.00	\$ 15,200.00
8			\$ 13,311.00		\$ 15,200.00

Income

	Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 13,311.00	\$ 159,732.00	\$ 182,400.00
Laundry	\$ 35.00	\$ 420.00	\$ 420.00
Other			
Gross Scheduled Income		\$ 160,152.00	\$ 182,820.00
Vacancy Rate	3%	\$ 4,804.56	\$ 5,484.60
Effective Gross Income		\$ 155,347.44	\$ 177,335.40

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	1.106083% \$ 25,439.91	\$ 25,439.91
Insurance	\$ 666.67 \$ 8,000.00	\$ 8,000.00
Utilities: Electric	\$ 35.00 \$ 420.00	\$ 420.00
Utilities: Gas	\$ 70.00 \$ 840.00	\$ 840.00
Utilities: Trash	\$ 230.00 \$ 2,760.00	\$ 2,760.00
Utilities: Water	\$ 100.00 \$ 1,200.00	\$ 1,200.00
R&M Building	\$ 400.00 \$ 4,800.00	\$ 4,800.00
R&M Grounds	\$ 400.00 \$ 4,800.00	\$ 4,800.00
Pest Control	\$ 85.00 \$ 1,020.00	\$ 1,020.00

	\$ 2,445.00	Current	Proforma
Total Operating Expenses		\$49,279.91	\$49,279.91
Expenses per Unit		\$4,106.66	\$4,106.66

	Current	Proforma
Net Operating Income	\$ 106,067.53	\$ 133,540.09

Rent Roll

Rent Roll					
Unit	Bed	Bath	Monthly Rent	Pro Forma	
1	1	1	\$ 1,586.00	\$	1,800.00
2	1	1	\$ 1,800.00	\$	1,800.00
3	1	1	\$ 1,675.00	\$	1,800.00
4	1	1	\$ 1,600.00	\$	1,800.00
5	1	1	\$ 1,600.00	\$	1,800.00
6	1	1	\$ 1,800.00	\$	1,800.00
7	1	1	\$ 1,586.00	\$	1,800.00
8	1	1	\$ 1,664.00	\$	1,800.00
Total			\$ 13,311.00	\$	14,400.00
Yearly Total			\$ 159,732.00	\$	172,800.00
Average			\$ 1,687.00	\$	1,800.00



PROPERTY PHOTOS







AREA HIGHLIGHTS



Whittier, California, offers the perfect blend of small-town charm and modern living, located just 12 miles from downtown Los Angeles. Known for its historic Uptown district, scenic parks, and vibrant community events, Whittier provides a welcoming atmosphere for families and professionals alike. With diverse housing options, excellent schools, and easy access to major freeways, it's an ideal place to call home in Southern California.



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