



1737-1745 252ND STREET
LOMITA, CA 90717

7-Unit Apartment Community
Listed for \$2,950,000



EXCLUSIVELY LISTED BY

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OWNER DISCRETION

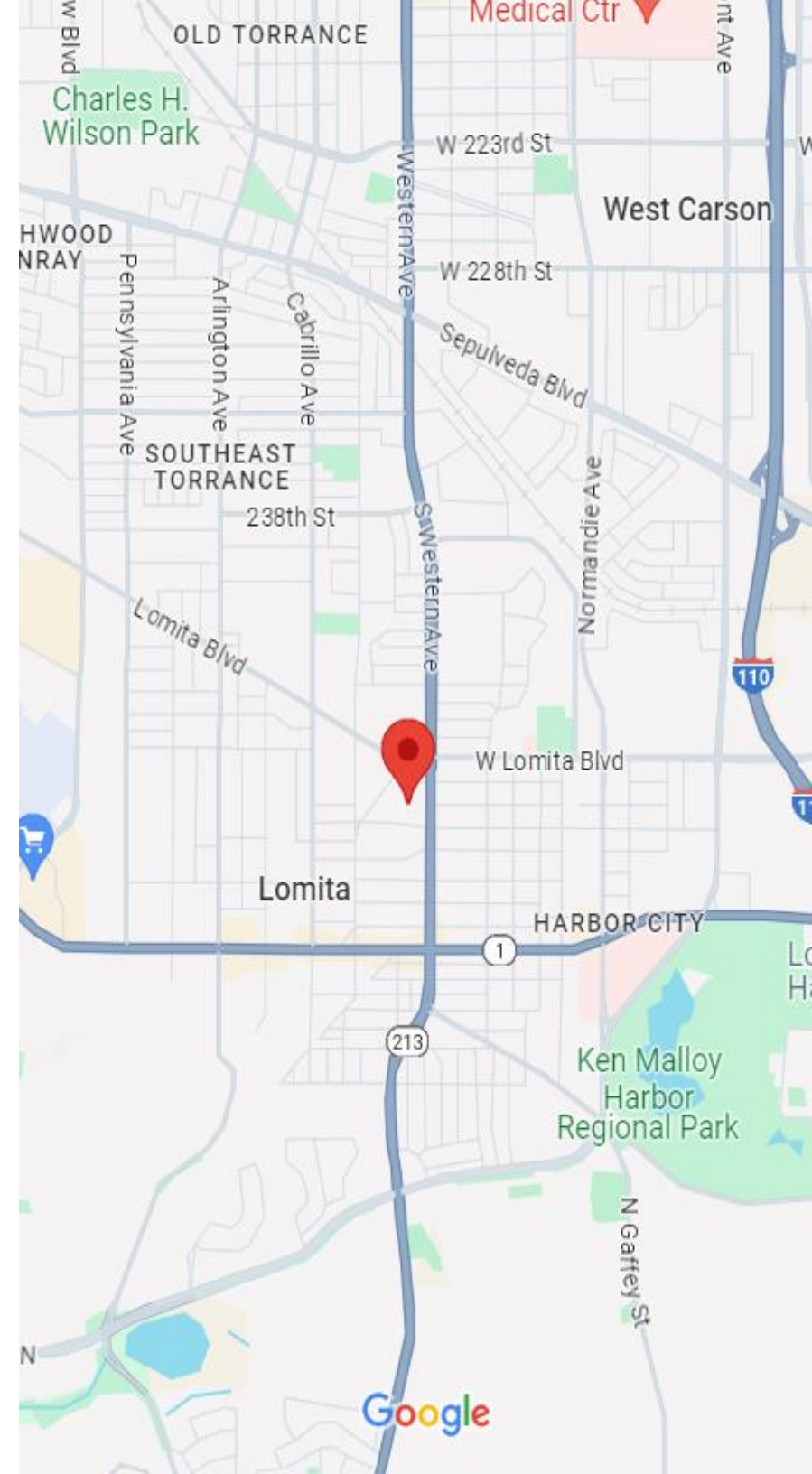
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OPINION OF VALUE

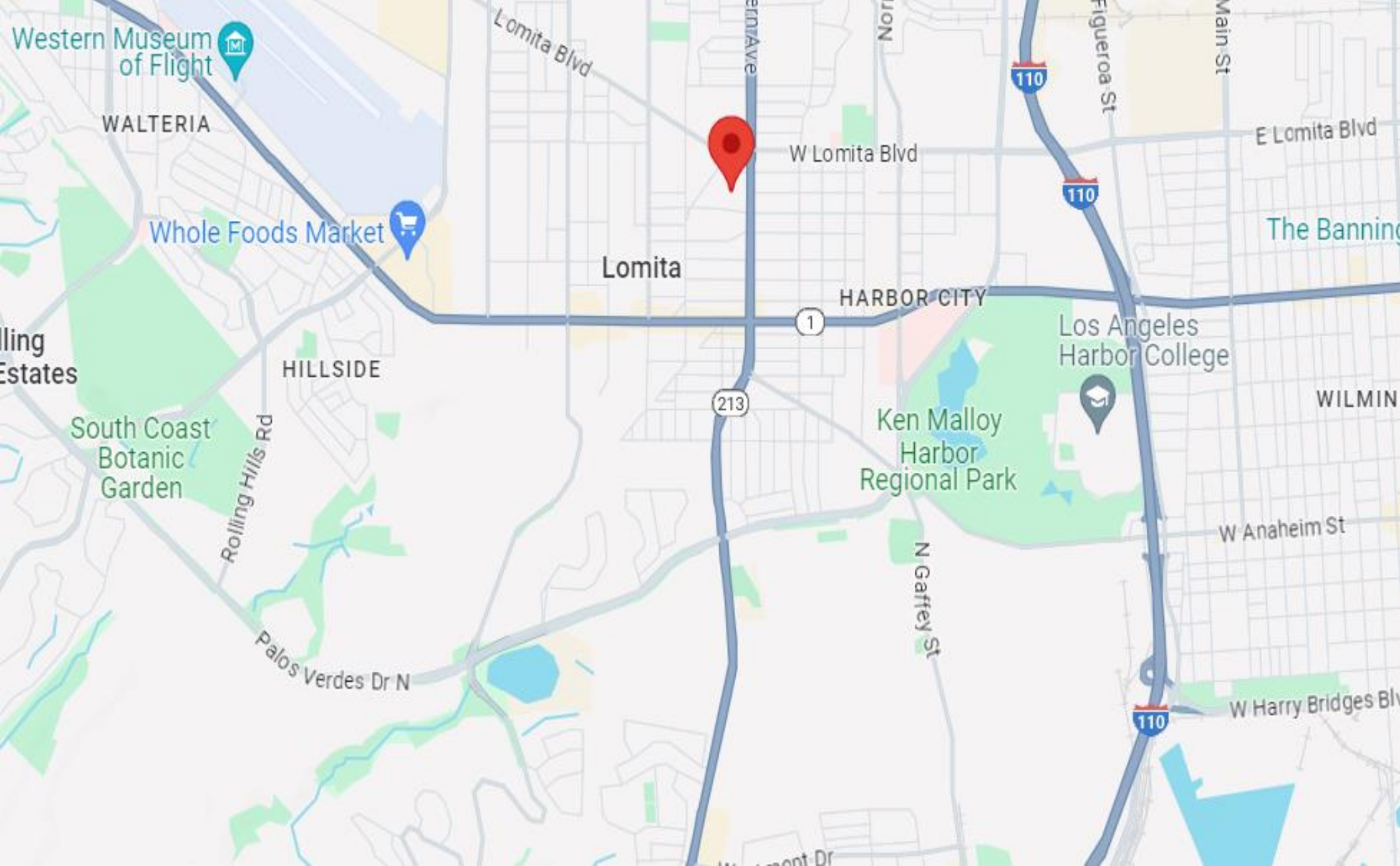
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INVESTMENT HIGHLIGHTS

- A true TURNKEY ASSET with upside
- NO LOCAL RENT CONTROL
- Massive 15,016 SF lot with seven completely detached bungalows
- 4.71% Current Cap Rate & 14.56 Current GRM
- Great unit mix consisting of (1) 3-Bed/2-Bath and (6) 1-Bed/1-Bath
- 5 units have been remodeled and professionally designed with high-end finishes
- 5 units occupied by market-rate tenants (2 units occupied slightly below-market-rate)
- All apartments include in-unit laundry and private outdoor spaces
- The 3-Bed/2-Bath home comes with a private 1 car garage
- Located on a great residential block in Lomita, surrounded mostly by single family homes
- 14 off street parking spaces





LOCATION

RENT ROLL

Unit	Unit Type	Current Monthly Rent	Proforma Monthly Rent
1737	1 BD / 1 BA	\$2,400	\$2,400
1737 1/2	1 BD / 1 BA	\$2,015	\$2,400
1739	1 BD / 1 BA	\$2,266	\$2,400
1739 1/2	3 BD / 2 BA	\$3,600	\$3,700
1741	1 BD / 1 BA	\$2,039	\$2,400
1743	1 BD / 1 BA	\$2,288	\$2,400
1745	1 BD / 1 BA	\$2,277	\$2,400
Totals		\$16,885	\$18,100

FINANCIAL SUMMARY

Purchase Price	\$2,950,000
Price Per Unit	\$421,429
Price Per Sqft	\$637
Current Cap Rate	4.71%
Pro-Forma Cap Rate	5.15%
Current GRM	14.56
Pro-Forma GRM	13.58

Financing	
Acquisition Debt Service	\$9,081.83
Amortization (Years)	30
Down Payment %	50%
Interest Rate	6.25%
Loan Amount	1,475,000
Down Payment	1,475,000

Property Information	
Address	1737-1745 252nd Street
No. of Units	7
Year Built	1942
Lot Size (SF)	15,016
Net Rentable SF:	4,632
APN	7410-016-011

Annualized Income & Expenses

Income	Current	Proforma
Scheduled Rent Income	\$202,619	\$217,200
Vacancy Allowance (3%)	\$6,079	\$6,516
Effective Gross Income	\$196,541	\$210,684

Expenses	Current	Pro-Forma
Landscaping & Janitorial	\$1,800	\$1,800
Mgmt Fee	\$7,862	\$8,427
Repairs & Maintenance	\$3,500	\$3,500
Utilities	\$3,341	\$4,000
Property Taxes	\$33,925	\$33,925
Insurance	\$7,220	\$7,220
Total Expenses	\$57,648	\$58,872
% of EGI	29%	28%

Net Operating Income	\$138,893	\$151,812
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Debt Service	\$108,982	\$108,982
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EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL VIEW

