

14128 Paramount Blvd

OFFERING MEMORANDUM

14128 Paramount Blvd
Paramount, CA 90723

14128 Paramount Blvd

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Demographics

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01

Executive Summary

Investment Summary

14128 PARAMOUNT BLVD

OFFERING SUMMARY

ADDRESS	14128 Paramount Blvd Paramount CA 90723
COUNTY	Los Angeles
BUILDING SF	6,014 SF
LAND ACRES	3.74
LAND SF	11,626 SF
YEAR BUILT	1983
APN	6265-014-043

FINANCIAL SUMMARY

PRICE	\$2,425,000
PRICE PSF	\$403.23
OCCUPANCY	97.00%
NOI (CURRENT)	\$58,060
NOI (Pro Forma)	\$58,060
CAP RATE (CURRENT)	2.39%
CAP RATE (PRO FORMA)	2.39%
CASH ON CASH (CURRENT)	-2.80%
CASH ON CASH (PRO FORMA)	-2.80%
GRM (CURRENT)	23.36
GRM (PRO FORMA)	23.36

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,212,500
LOAN AMOUNT	\$1,212,500
INTEREST RATE	6.50%
LOAN TERMS	7
ANNUAL DEBT SERVICE	\$91,963
LOAN TO VALUE	50%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	33,317	307,875	827,818
2025 Median HH Income	\$77,060	\$79,363	\$80,590
2025 Average HH Income	\$96,739	\$100,863	\$103,528

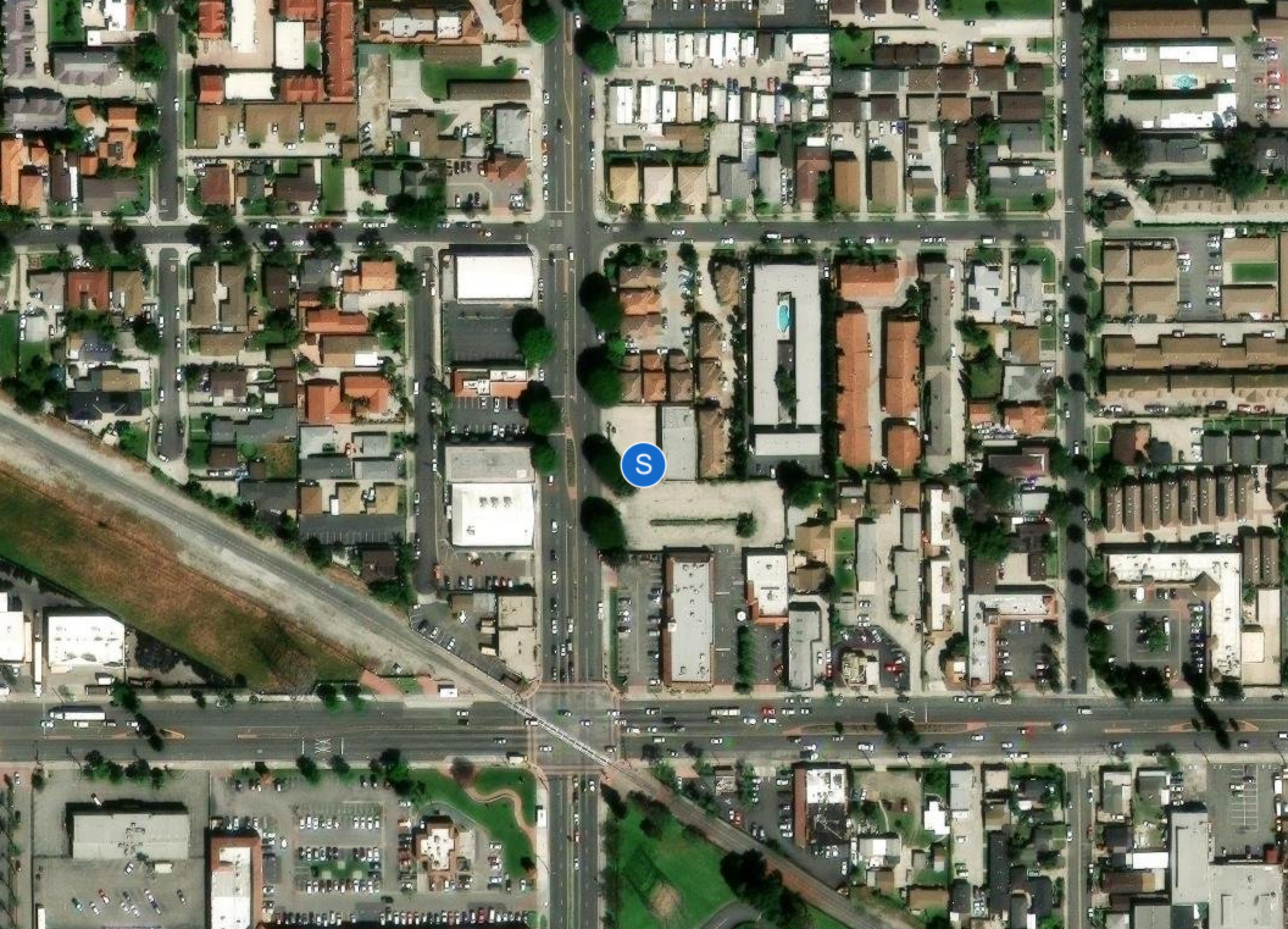




02

Location

Aerial View Map





03

Property Description

Property Features

Property Images

14128 PARAMOUNT BLVD

GLOBAL	
NUMBER OF UNITS	2
BUILDING SF	6,014
LAND SF	11,626
LAND ACRES	3.74
YEAR BUILT	1983
ZONING TYPE	CM
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	2









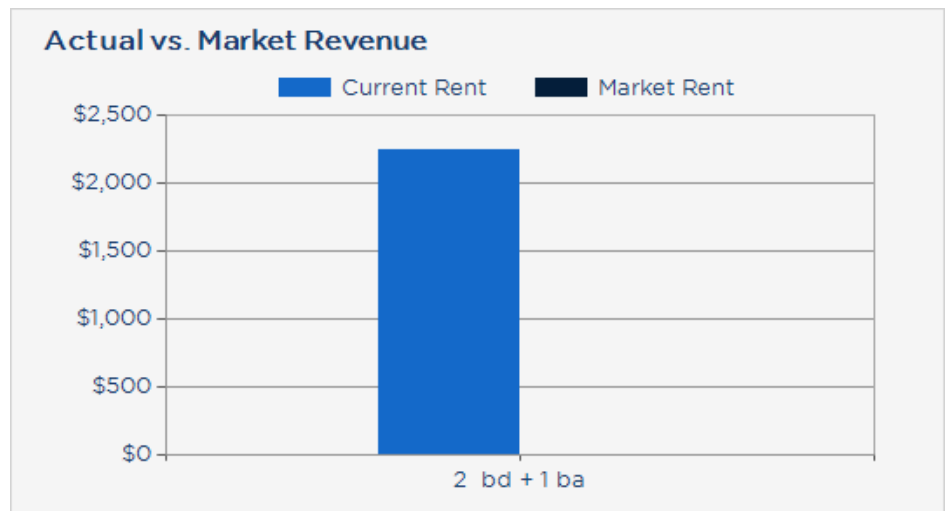
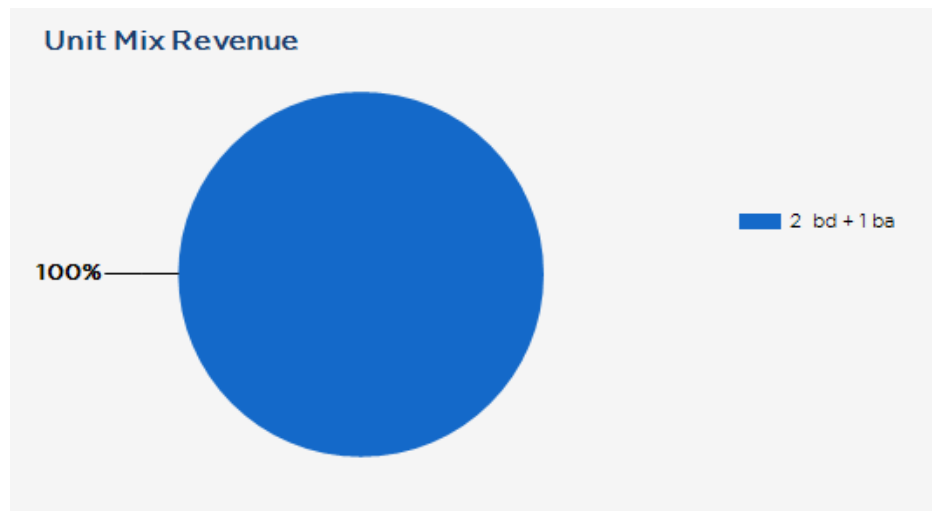
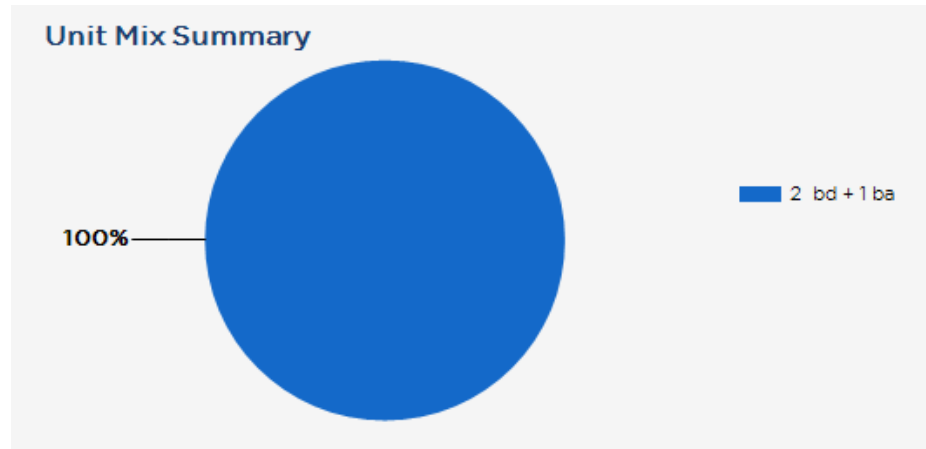


04

Rent Roll

Multi-Family Unit Mix
Rent Roll

Unit Mix	# Units	Current Rent	Monthly Income
2 bd + 1 ba	1	\$2,250	\$2,250
Totals/Averages	1	\$2,250	\$2,250



COMMERCIAL

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
	Unit #1					CURRENT	\$3,200		\$38,400				
	Unit #2					CURRENT	\$3,200		\$38,400				
Totals:		0					\$0						





05

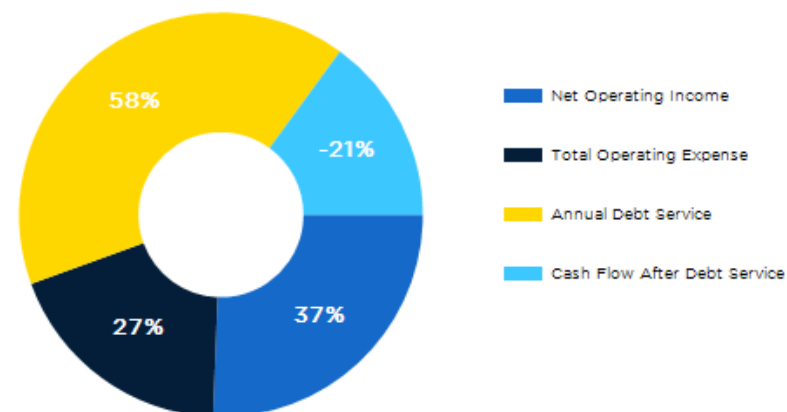
Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

REVENUE ALLOCATION

CURRENT

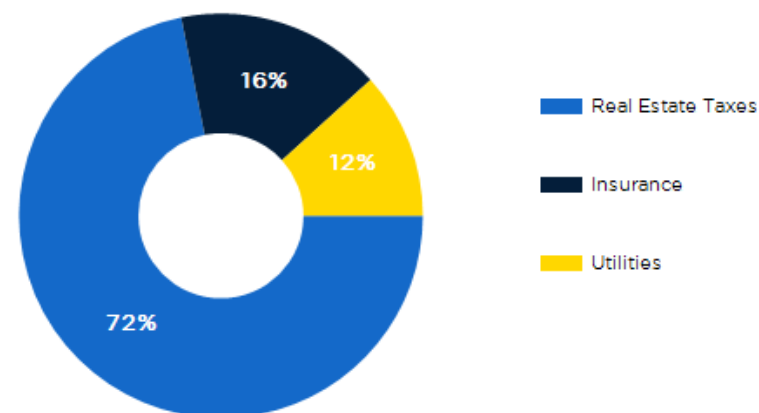
INCOME	CURRENT	PRO FORMA
Residential Rent	\$103,800	\$103,800
Gross Potential Income	\$103,800	\$103,800
Vacancy & Collection Loss	-3.00%	-3.00%
Effective Gross Income	\$100,686	\$100,686
Less Expenses	\$42,626 42.33%	\$42,626 42.33%
Net Operating Income	\$58,060	\$58,060
Annual Debt Service	\$91,963	\$91,963
Cash flow	(\$33,903)	(\$33,903)
Debt Coverage Ratio	0.63	0.63



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$30,626	\$30,626
Insurance	\$7,000	\$7,000
Utilities	\$5,000	\$5,000
Total Operating Expense	\$42,626	\$42,626
Annual Debt Service	\$91,963	\$91,963
Expense / SF	\$7.09	\$7.09
% of EGI	42.33%	42.33%

DISTRIBUTION OF EXPENSES

CURRENT

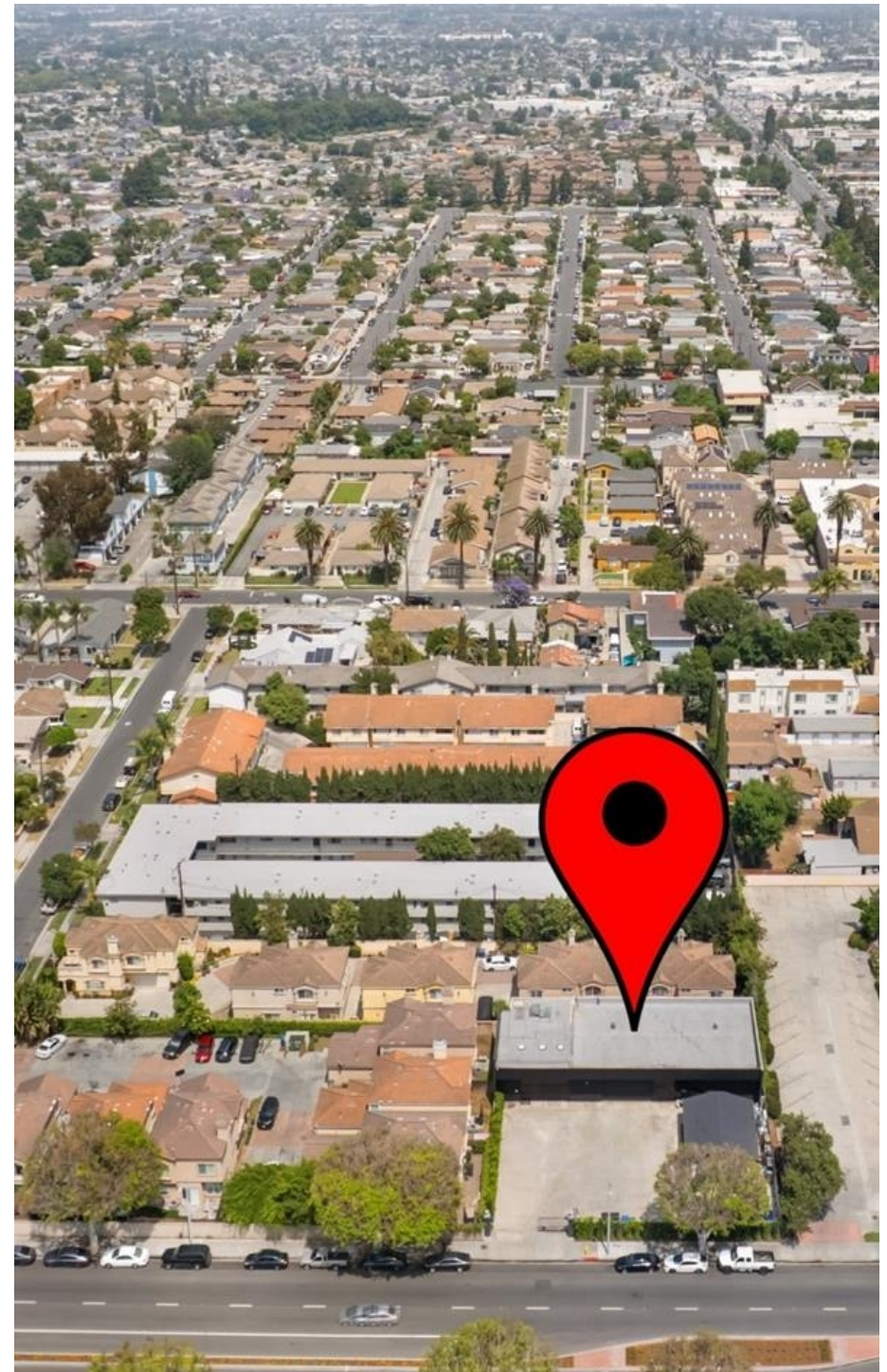


GLOBAL

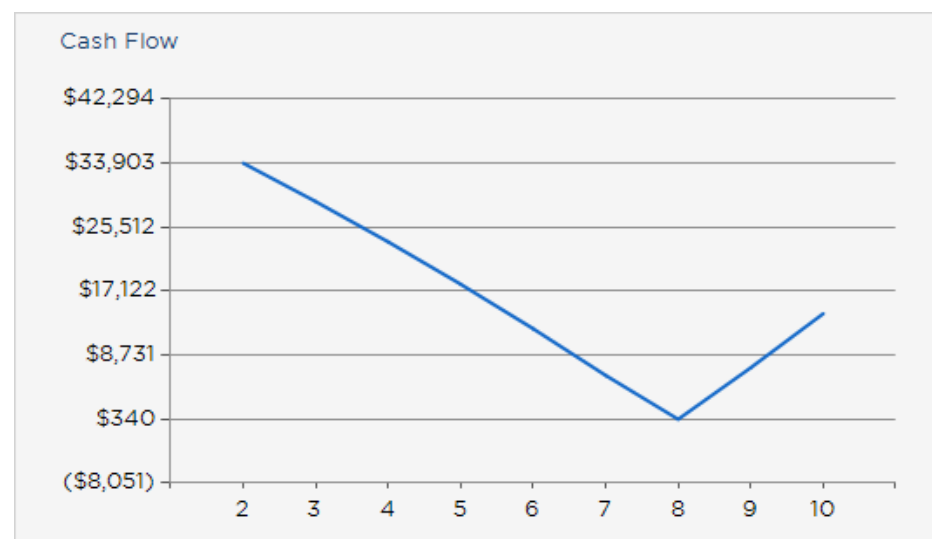
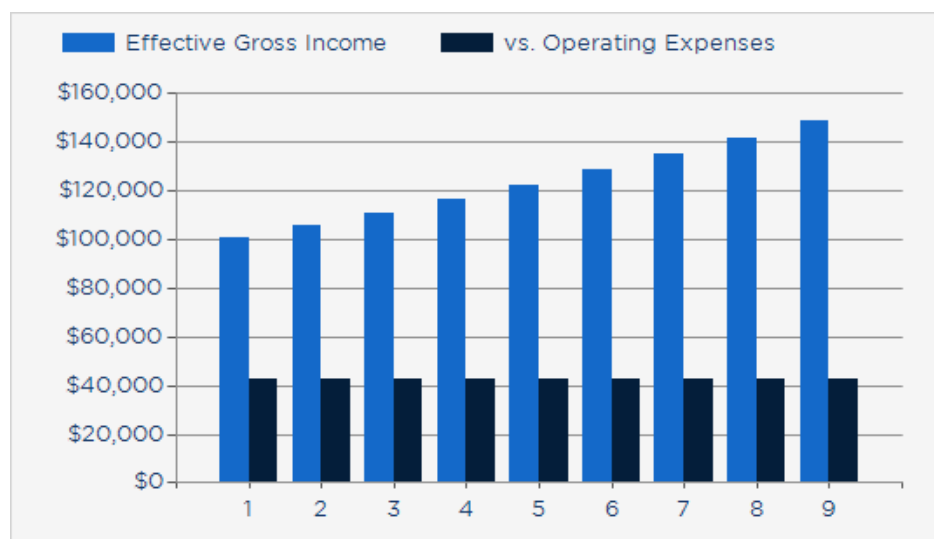
Price	\$2,425,000
MillageRate	1.26000%

PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$1,212,500
Loan Amount	\$1,212,500
Interest Rate	6.50%
Loan Terms	7
Annual Debt Service	\$91,963
Loan to Value	50%
Amortization Period	30 Years

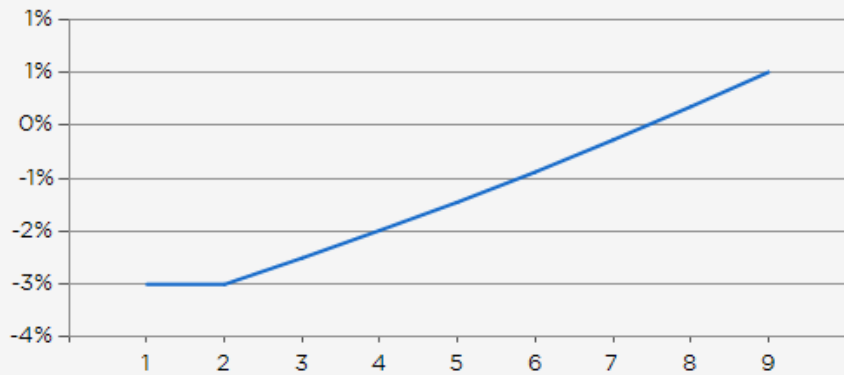


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Residential Rent	\$103,800	\$103,800	\$108,990	\$114,440	\$120,161	\$126,170	\$132,478	\$139,102	\$146,057	\$153,360
Vacancy & Collection Loss	-3.00%	-3.00%	-\$3,270	-\$3,433	-\$3,605	-\$3,785	-\$3,974	-\$4,173	-\$4,382	-\$4,601
Effective Gross Income	\$100,686	\$100,686	\$105,720	\$111,007	\$116,556	\$122,385	\$128,504	\$134,929	\$141,675	\$148,759
Operating Expenses										
Real Estate Taxes	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626	\$30,626
Insurance	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Utilities	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Operating Expense	\$42,626	\$42,626	\$42,626	\$42,626	\$42,626	\$42,626	\$42,626	\$42,626	\$42,626	\$42,626
Net Operating Income	\$58,060	\$58,060	\$63,094	\$68,381	\$73,930	\$79,759	\$85,878	\$92,303	\$99,049	\$106,133
Annual Debt Service	\$91,963	\$91,963	\$91,963	\$91,963	\$91,963	\$91,963	\$91,963	\$91,963	\$91,963	\$91,963
Cash Flow	(\$33,903)	(\$33,903)	(\$28,869)	(\$23,582)	(\$18,033)	(\$12,204)	(\$6,085)	\$340	\$7,086	\$14,170

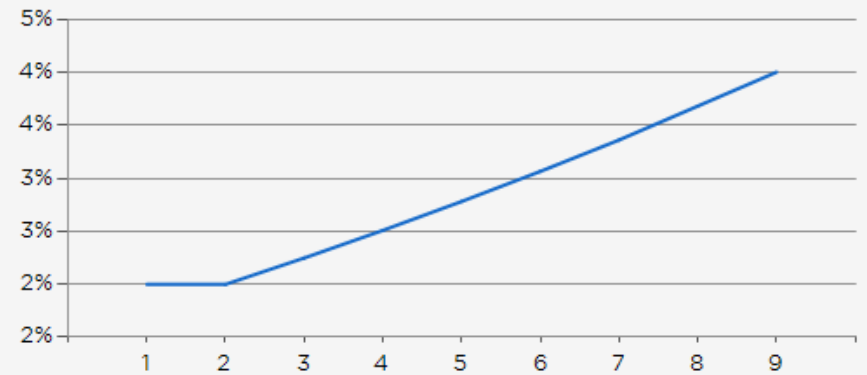


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	-2.80%	-2.80%	-2.38%	-1.94%	-1.49%	-1.01%	-0.50%	0.03%	0.58%	1.17%
CAP Rate	2.39%	2.39%	2.60%	2.82%	3.05%	3.29%	3.54%	3.81%	4.08%	4.38%
Debt Coverage Ratio	0.63	0.63	0.69	0.74	0.80	0.87	0.93	1.00	1.08	1.15
Operating Expense Ratio	42.33%	42.33%	40.31%	38.39%	36.57%	34.82%	33.17%	31.59%	30.08%	28.65%
Gross Multiplier (GRM)	23.36	23.36	22.25	21.19	20.18	19.22	18.30	17.43	16.60	15.81
Loan to Value	49.91%	49.35%	48.81%	48.21%	47.54%	46.81%	46.00%	45.24%	44.26%	43.40%
Breakeven Ratio	129.66%	129.66%	123.49%	117.61%	112.01%	106.67%	101.59%	96.76%	92.15%	87.76%
Price / SF	\$403.23	\$403.23	\$403.23	\$403.23	\$403.23	\$403.23	\$403.23	\$403.23	\$403.23	\$403.23
Price / Unit	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500	\$1,212,500
Income / SF	\$16.74	\$16.74	\$17.57	\$18.45	\$19.38	\$20.35	\$21.36	\$22.43	\$23.55	\$24.73
Expense / SF	\$7.08	\$7.08	\$7.08	\$7.08	\$7.08	\$7.08	\$7.08	\$7.08	\$7.08	\$7.08

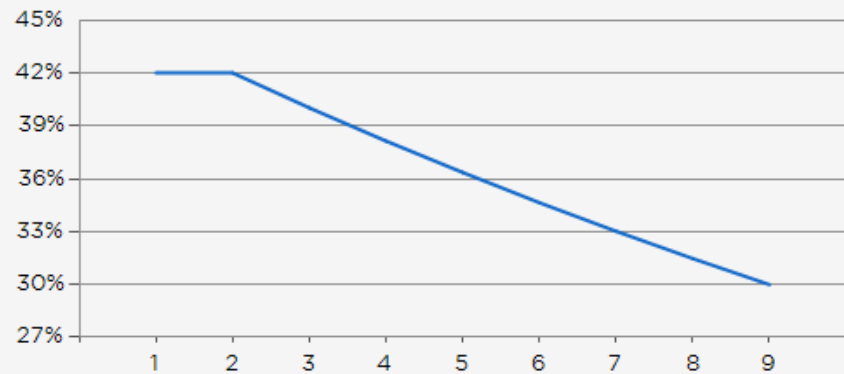
Cash on Cash



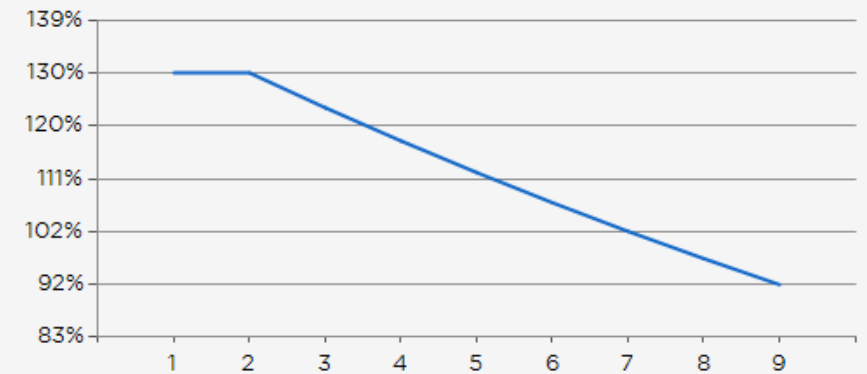
Cap Rate



Operating Expense Ratio



Breakeven Ratio





06

Demographics

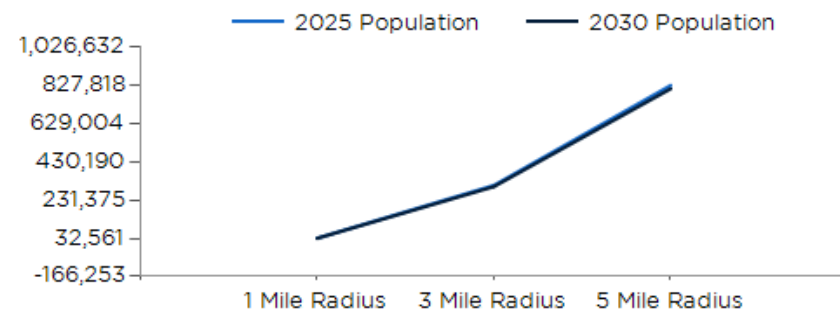
Demographics

14128 PARAMOUNT BLVD

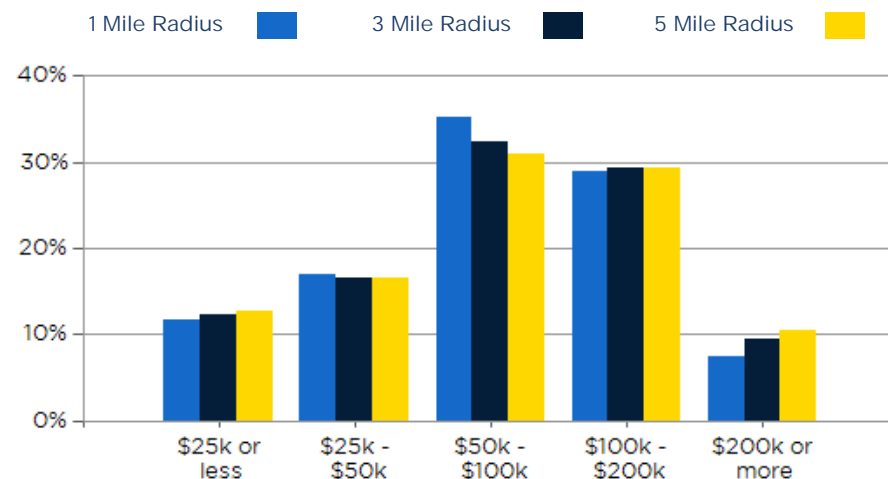
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,886	311,355	847,201
2010 Population	35,243	318,526	864,464
2025 Population	33,317	307,875	827,818
2030 Population	32,561	301,436	810,265
2025-2030: Population: Growth Rate	-2.30%	-2.10%	-2.15%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	687	6,397	17,514
\$15,000-\$24,999	440	4,600	13,303
\$25,000-\$34,999	479	5,304	15,892
\$35,000-\$49,999	1,151	9,443	24,045
\$50,000-\$74,999	1,892	15,749	40,121
\$75,000-\$99,999	1,490	13,017	34,293
\$100,000-\$149,999	2,028	16,541	44,804
\$150,000-\$199,999	745	9,382	25,588
\$200,000 or greater	713	8,354	25,343
Median HH Income	\$77,060	\$79,363	\$80,590
Average HH Income	\$96,739	\$100,863	\$103,528

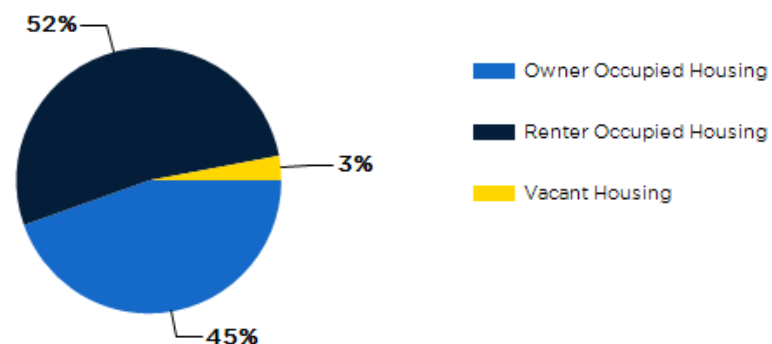
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,498	87,239	236,888
2010 Total Households	9,095	84,697	230,801
2025 Total Households	9,623	88,786	240,904
2030 Total Households	9,623	88,837	241,087
2025 Average Household Size	3.45	3.43	3.40
2025-2030: Households: Growth Rate	0.00%	0.05%	0.10%



2025 Household Income



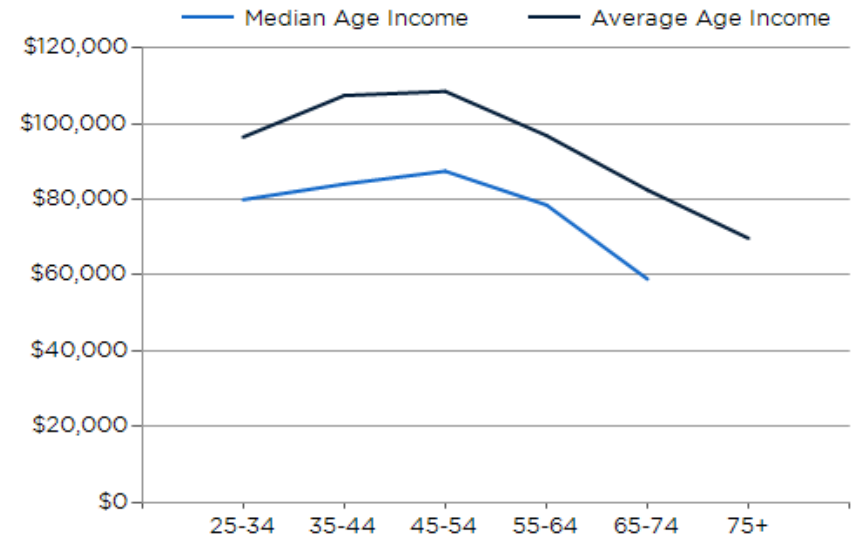
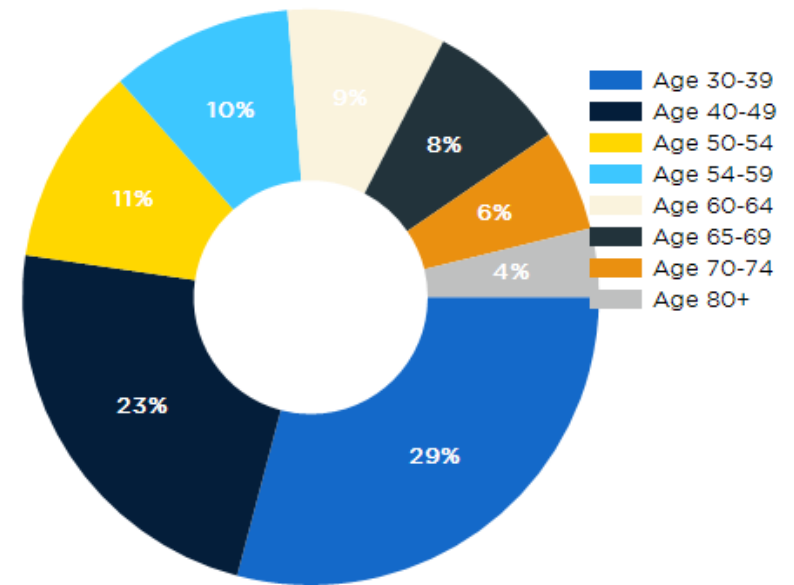
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,948	26,583	69,325
2025 Population Age 35-39	2,459	22,427	59,475
2025 Population Age 40-44	2,191	20,408	55,097
2025 Population Age 45-49	2,122	19,160	51,334
2025 Population Age 50-54	2,072	19,237	51,707
2025 Population Age 55-59	1,897	18,066	48,684
2025 Population Age 60-64	1,652	16,295	43,818
2025 Population Age 65-69	1,456	14,035	38,238
2025 Population Age 70-74	1,059	10,544	29,454
2025 Population Age 75-79	715	7,011	19,840
2025 Population Age 80-84	396	4,051	11,656
2025 Population Age 85+	295	3,244	9,663
2025 Population Age 18+	25,626	238,271	640,781
2025 Median Age	34	35	35
2030 Median Age	36	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,954	\$80,317	\$82,451
Average Household Income 25-34	\$96,486	\$98,924	\$101,336
Median Household Income 35-44	\$84,072	\$89,898	\$92,042
Average Household Income 35-44	\$107,467	\$115,011	\$117,498
Median Household Income 45-54	\$87,482	\$93,019	\$95,147
Average Household Income 45-54	\$108,561	\$114,585	\$118,479
Median Household Income 55-64	\$78,560	\$83,064	\$85,348
Average Household Income 55-64	\$96,901	\$104,153	\$109,368
Median Household Income 65-74	\$58,978	\$62,517	\$64,466
Average Household Income 65-74	\$82,514	\$85,223	\$87,252
Average Household Income 75+	\$69,746	\$65,130	\$66,429



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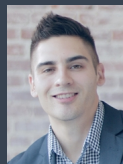
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