

DOWNEY | CALIFORNIA

11515 - 11517 OLD RIVER SCHOOL RD



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY HIGHLIGHTS
- 05 PROPERTY PHOTOS
- 06 AERIAL MAP
- 07 PARCEL MAP
- 08 RENT ROLL & EXPENSES
- 09 FINANCIAL SUMMARY
- 10 MARKET OVERVIEW
- 11 CONTACT US

11515 Old River School Rd | Downey, CA

PRESENTED BY



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





11515 Old River School Rd | Downey, CA

EXECUTIVE SUMMARY

11515–11517 Old River School Rd is a 16-unit multi-family property in Downey that stands out for its slightly larger building footprint and straightforward operating profile. The asset totals 8,616 rentable sq. ft. on a 14,489 sq. ft. lot and includes on-site parking, giving residents a practical convenience while keeping the property's operations simple and efficient.

Unit mix consists of (16) 1-Bed/1-Bath units.

At the current marketing price of \$3,695,000, the property is positioned at 6.28% CAP Rate and 10.68 GRM on current numbers. For an investor focused on stable operations, compact floor plans, parking, and a strong infill location, this is a clear Downey hold with scale at a manageable unit count.

\$3,695,000

PRICE

16 UNITS

UNITS

1957

YEAR BUILT

8,616 **SQFT**

14,489 **LOT SIZE**

DOR3*

ZONING

6321-003-012

APN

11515 Old River School Rd | Downey, CA

PROPERTY HIGHLIGHTS

8,208 SQ. FT. | 14,604 LOT SIZE

- Prime Location
- 6.28% CAP Rate | 10.68 GRM
- All 1-Bed/1-Bath Units
- Tenants Enjoy On-site Parking & Laundry Facility
- PRICED TO SELL!
- Opportunity to acquire the adjacent 16-unit property



Prime Location



Opportunity to buy 2 side-by-side properties!



Desirable Unit Mix



On-site Laundry



On-Site Parking

11515 Old River School Rd | Downey, CA



AERIAL MAP

11515 Old River School Rd | Downey, CA

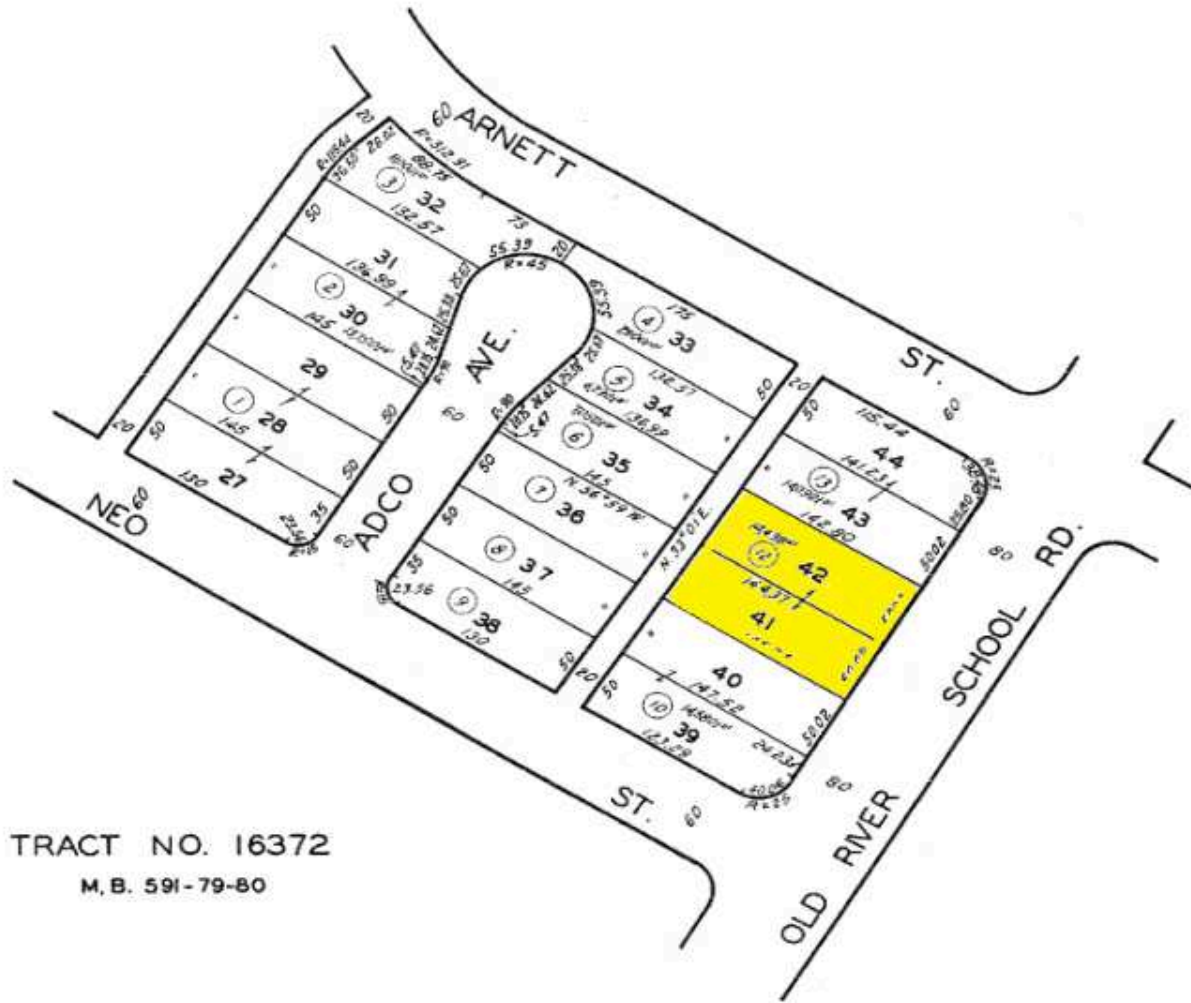


PARCEL MAP

11515 Old River School Rd | Downey, CA

6231 | 3
SCALE 1" = 80'

77032.0



TRACT NO. 16372
M. B. 591-79-80

CODE
3304

FOR PREV. ASSMT. SEE: B47 - 46

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



FINANCES

11515 Old River School Rd | Downey, CA

RENT ROLL

| UNIT # | TYPE | CURRENT RENT | MARKET RENT |
|--------|-------|--------------|-------------|
| 1 | 1 + 1 | \$1,730 | \$1,900 |
| 2 | 1 + 1 | \$1,725 | \$1,900 |
| 3 | 1 + 1 | \$1,800 | \$1,900 |
| 4 | 1 + 1 | \$1,815 | \$1,900 |
| 5 | 1 + 1 | \$1,815 | \$1,900 |
| 6 | 1 + 1 | \$1,750 | \$1,900 |
| 7 | 1 + 1 | \$1,750 | \$1,900 |
| 8 | 1 + 1 | \$1,900 | \$1,900 |
| 9 | 1 + 1 | \$1,800 | \$1,900 |
| 10 | 1 + 1 | \$1,800 | \$1,900 |
| 11 | 1 + 1 | \$1,750 | \$1,900 |
| 12 | 1 + 1 | \$1,750 | \$1,900 |
| 13 | 1 + 1 | \$1,815 | \$1,900 |
| 14 | 1 + 1 | \$1,615 | \$1,900 |
| 15 | 1 + 1 | \$1,850 | \$1,900 |
| 16 | 1 + 1 | \$1,815 | \$1,900 |

ESTIMATED ANNUAL EXPENSES

| | |
|-----------------------------|------------------|
| Property Taxes | \$44,078 |
| New Insurance Quote | \$8,500 |
| Utilities | \$20,000 |
| Professional Management Fee | \$16,773 |
| Repairs & Maintenance | \$12,000 |
| Reserves for Replacement | \$2,400 |
| TOTAL EXPENSES | \$103,751 |

FINANCING

| | |
|---------------------|-------------|
| Loan Amount | \$2,217,000 |
| Loan Type | 30/10 ARM |
| Interest Rate | 5.80% |
| Annual Debt Service | \$157,631 |

FINANCES

11515 Old River School Rd | Downey, CA

ANNUALIZED OPERATING DATA

| | CURRENT | | PROFORMA | |
|------------------------------|---------|-----------|----------|-----------|
| Scheduled Gross Income | | \$28,480 | | \$30,400 |
| Laundry & Other Income | | \$4,080 | | \$4,080 |
| Total Scheduled Gross Income | | \$345,840 | | \$368,880 |
| Less: Vacancy Allowance | 3% | \$10,375 | 3% | \$11,066 |
| Effective Gross Income | | \$335,465 | | \$357,814 |
| Less: Expenses | | \$103,751 | | \$103,751 |
| Net Operating Income | | \$231,714 | | \$254,063 |
| Less: Debt Service | | \$157,631 | | \$157,631 |

PRE-TAX CASH FLOW 5.01% \$74,083 **6.52%** **\$96,431**

UNIT MIX

| UNITS | TYPE | CURRENT RANGE | TOTAL | PROFORMA |
|-------|-------|-----------------|----------|----------|
| 16 | 1 + 1 | \$1,615-\$1,900 | \$28,480 | \$30,400 |

MONTHLY TOTALS **\$28,480** **\$30,400**

PROPERTY SUMMARY

| | |
|-----------------------|-----------------|
| Price | \$3,695,000 |
| Down Payment | \$1,478,000 |
| Loan Amount | \$2,217,000 |
| Number of Units | 16 Units |
| Price/Unit | \$230,938 |
| Price/SF | \$429 |
| Cash on Cash % | 5.01% |
| COC Pro Forma | 6.52% |
| Cap Rate | 6.27% |
| Cap Rate (Proforma) | 6.88% |
| GRM | 10.68 |
| GRM (Proforma) | 10.02 |
| Year Built | 1957 |
| Square Feet | 8,616 Sq. Ft. |
| Lot Size | 14,489 Lot Size |

ABOUT DOWNEY

Downey gives multi-family investors access to a dense infill market in Southeast Los Angeles County with regional commuter access and established renter demand. The city supports business development and economic activity through its Economic Development Division, which helps reinforce a broad local employment base instead of dependence on one industry.

From an operations standpoint, practical layouts, parking, and onsite laundry fit renter needs well in this part of the market. Local transit access and strong connectivity to surrounding job centers also support day-to-day renter mobility.

Downey's housing resources point to California AB 1482 rather than a separate local rent stabilization ordinance. Investors should underwrite to AB 1482 where applicable and confirm exemptions with counsel.

11515 Old River School Rd | Downey, CA



DEMOGRAPHICS

\$101,856

MEDIAN HH INCOME

\$759,800

MEDIAN PROPERTY VALUE

109,368

POPULATION

39

MEDIAN AGE

CONTACT US

11515 Old River School Rd | Downey, CA



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube