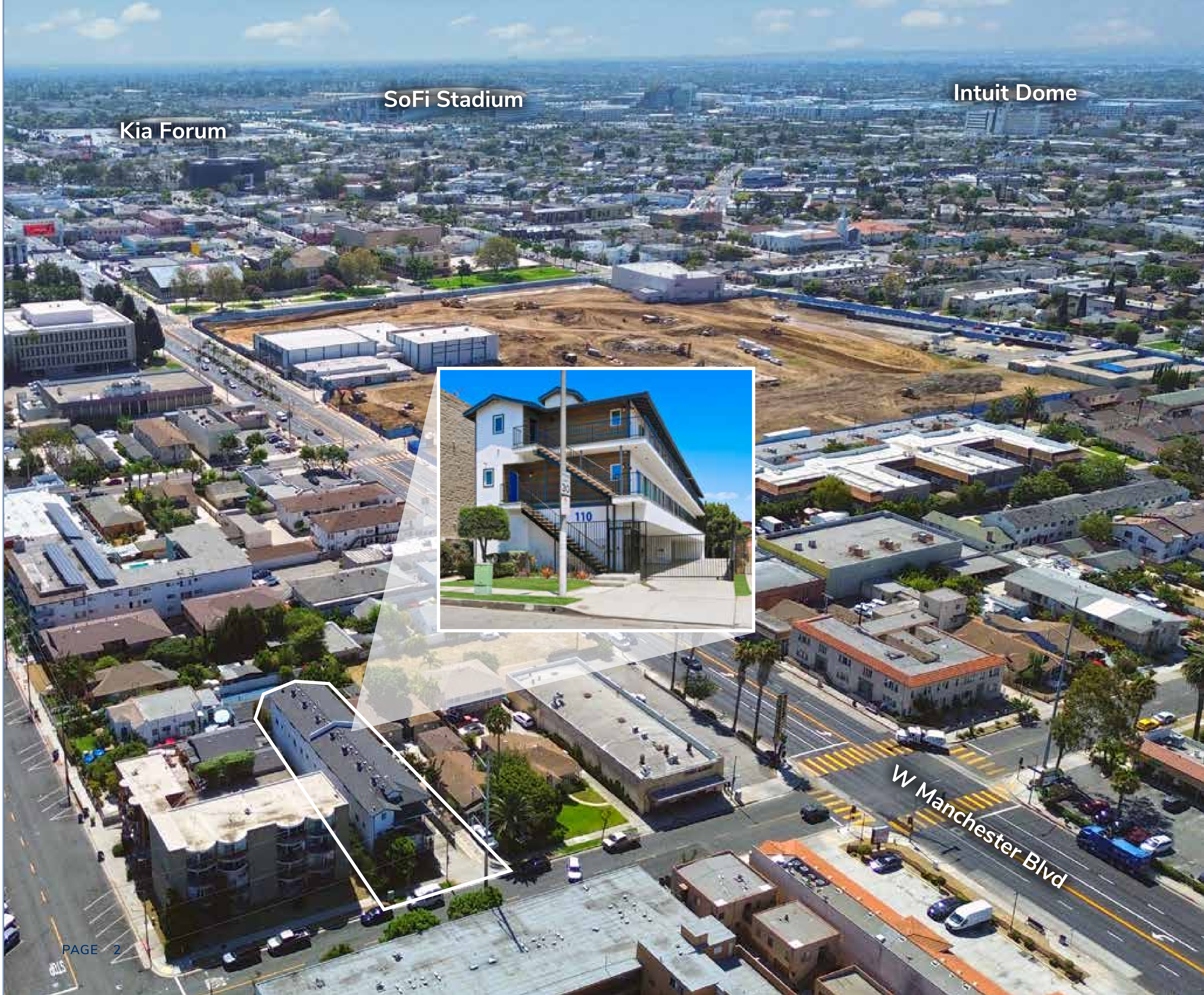
STREAM | THE SWANSON APARTMENT TEAM

7 Units in Inglewood

110 S Eucalyptus Ave, Inglewood, CA 90301


Kia Forum
SoFi Stadium
Intuit Dome
110
W Manchester Blvd

Contacts

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Angel Bautista
Associate
949.864.6998
angel.bautista@streamrealty.com
Lic. 02248989

STREAM®

Property Information

7
UNITS

7,280 SF
BUILDING SIZE

8,012 SF
LOT SIZE

1987
YEAR BUILT

Property Highlights

- 6.26% Current CAP Rate
- (7) Large 2 Bed / 2 Bath Units
- Approx. 1,040 SF Average Unit Size
- Built 1987
- Turnkey Property with Renovated Interiors
- Gated Carport Parking
- Near SoFi Stadium, Kia Forum & Intuit Dome


110
SPEED
LIMIT
30







Financial Analysis

Rent Roll

UNIT #	UNIT TYPE	SF	CURRENT RENT	YEAR 1 (3% INCREASE OR CPI)	PRO FORMA
1	2 Bedroom / 2 Bathroom	1,040	$2,875	$2,895	$2,895
2	2 Bedroom / 2 Bathroom	1,040	$2,895	$2,895	$2,895
3	2 Bedroom / 2 Bathroom	1,040	$2,595	$2,691	$2,895
4	2 Bedroom / 2 Bathroom	1,040	$2,875	$2,895	$2,895
5	2 Bedroom / 2 Bathroom - Vacant	1,040	$2,595	$2,691	$2,895
6	2 Bedroom / 2 Bathroom - Vacant	1,040	$2,595	$2,691	$2,895
7	2 Bedroom / 2 Bathroom	1,040	$2,895	$2,895	$2,895
	Totals	7,280	$19,325	$19,653	$20,265
	Plus Misc. (Credit Check, Late Fees, Etc.)		$50	$50	$50
	Plus Laundry Est.		$125	$125	$125
	Plus Pets (¼ of Building at $50/Pet)		Optional	$100	$100
	Plus RUBS ($25/Unit Est.)		$175	$175	$175
	Total Monthly Income		$19,675	$20,103	$20,715
	Annualized		X 12	X 12	X 12
	Total Annual Income		$236,100	$241,237	$248,580

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		$19,325	$19,653	$20,265
Annualized		X 12	X 12	X 12
Gross Annual Rents		$231,900	$235,837	$243,180
Plus Misc.		$600	$600	$600
Plus Laundry		$1,500	$1,500	$1,500
Plus Pets	$50/Pet	Optional	$1,200	$1,200
Plus RUBS	$25/Unit Est.	$2,100	$2,100	$2,100
Gross Annual Income		$236,100	$241,237	$248,580
Less Vacancy	3%	$(7,083)	$(7,237)	$(7,457)
Annual Gross Operating Income		$229,017	$233,999	$241,123

PROPERTY EXPENSES		EXPENSES		
Less Property Taxes	1.3851%	$(36,706)	$(36,706)	$(36,706)
Less Property Tax Assessments	Actual	$(3,181)	$(3,181)	$(3,181)
Less Professional Management	5.00%	Optional	Optional	Optional
Less Insurance	$1.50/SF Est.	$(10,920)	$(10,920)	$(10,920)
Less Landsacping	$100/Mth	$(1,200)	$(1,200)	$(1,200)
Less Common Electric	$100/Mth	$(1,200)	$(1,200)	$(1,200)
Less Common Gas	$50/Mth	$(600)	$(600)	$(600)
Less Water	$100/Mth	$(1,200)	$(1,200)	$(1,200)
Less Trash	$100/Mth	$(1,200)	$(1,200)	$(1,200)
Less Maintenance/Repairs	$500/Unit	$(3,500)	$(3,500)	$(3,500)
Less Turnover	$250/Unit	$(1,750)	$(1,750)	$(1,750)
Less Licenses/Permits/Pets/Misc.	$150/Mth Est.	$(1,800)	$(1,800)	$(1,800)
Less Reserves	$250/Unit	A Lender Will Require	A Lender Will Require	A Lender Will Require
Total Expenses		$(63,257)	$(63,257)	$(63,257)
Net Operating Income		$165,760	$170,742	$177,865
Less New Debt Service		$(122,308)	$(122,308)	$(122,308)
Cash Flow		$43,451	$48,434	$55,557
Cash on Cash Return		4.57%	5.10%	5.85%
Plus Principal Reduction		$20,876	$22,164	$23,531
Total Return on Investment		$64,328	$70,598	$79,088
Percentage of Total Return on Investment		6.77%	7.43%	8.33%

Offering Summary

	LISTING PRICE
	$2,650,000
$ / UNIT	**$378,571**
ACTUAL CAP RATE	**6.26%**
YEAR 1 CAP RATE	6.44%
PRO FORMA CAP RATE	6.71%
ACTUAL GRM	**11.22**
YEAR 1 GRM	10.99
PRO FORMA GRM	10.66
$ / SQ. FT.	**$364**

Financing Assumptions

DOWN PAYMENT	$950,000	36%
LOAN AMOUNT	$1,700,000	64%
INTEREST RATE	6.00%	
YEAR AMORITZED	30	
DEBT COVERAGE	1.21	
TERMS	Fixed	
DATE OF QUOTE	June 2026	
EXPENSES PER UNIT	$9,037	

STREAM

streamrealty.com

Pat Swanson
Managing Director
949.203.3049
pat.swanson@streamrealty.com
Lic. 01382974

Liam Skelly
Senior Associate
949.732.3760
liam.skelly@streamrealty.com
Lic. 02039422

Michael Bouras
Senior Associate
949.203.3051
michael.bouras@streamrealty.com
Lic. 01986753

Angel Bautista
Associate
949.864.6998
angel.bautista@streamrealty.com
Lic. 02248989