

WHITTIER | CALIFORNIA

7959 BRIGHT AVE



EXCLUSIVE MARKETING PACKAGE



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7959 Bright Ave | Whittier, CA

PRESENTED BY



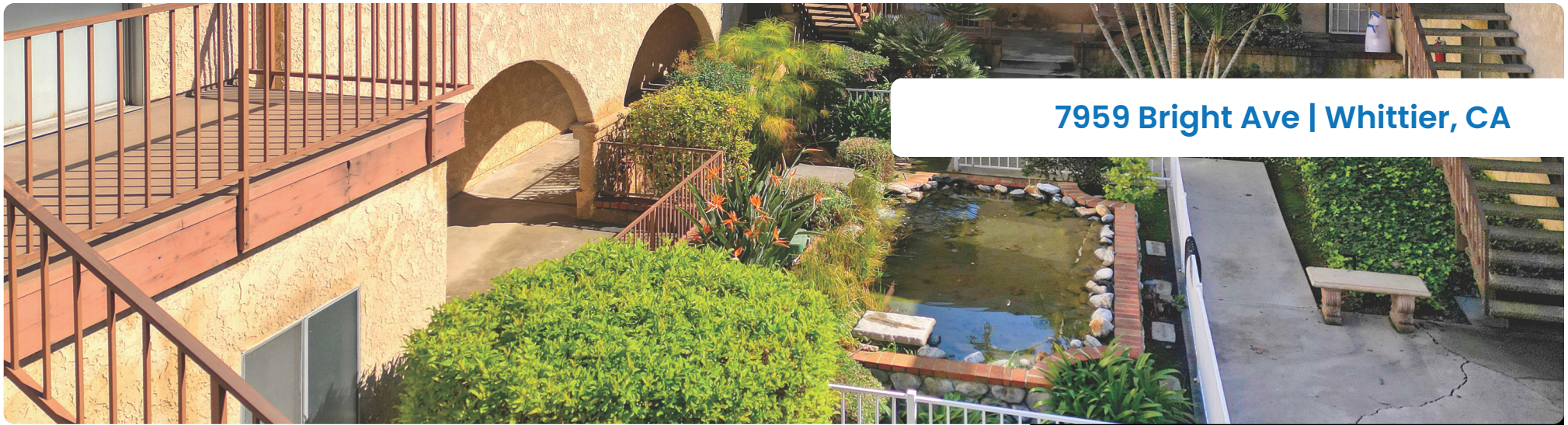
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7959 Bright Ave | Whittier, CA

EXECUTIVE SUMMARY

This Whittier multi-family property offers 11 units with 1984 construction, oversized layouts, and a 19,859 SF lot. Unit mix consists of (7) 2-Bed/2-Bath + Office Units, (3) 2-Bed/2-Bath Units, and (1) 2-Bed/1.25-Bath Unit across 12,700 rentable SF.

Key metrics include a 5.7% CAP Rate and a 12 GRM. The property also features gated private entry, onsite garage and covered parking, private patios or balconies, lush landscaping, a courtyard, and an onsite laundry facility.

Whittier's location in southeast Los Angeles County supports broad renter demand tied to commute reach and established neighborhood infrastructure. That can help support steady occupancy while the current rent roll provides room to improve income over time.

\$3,800,000
PRICE

11 UNITS
UNITS

1984
YEAR BUILT

12,701 SQFT
19,859 LOT SIZE

WHR3*
ZONING

8141-029-025
APN



7959 Bright Ave | Whittier, CA

PROPERTY HIGHLIGHTS

Unit Mix:

- (7) 2-Bedroom/2-Bathroom + Office Units,
- (3) 2-Bedroom/2-Bathroom Units &
- (1) 2-Bedroom/1.25-Bathroom Unit
- 12,700 Rental Sq. Ft. | 19,859 Sq. Ft. Lot
- Excellent In-Place Rental Rates with Room to Increase
- Gated Private Entry
- Lush Landscaping & Courtyard
- Private Patios/Balconies
- Prime North Whittier Location



EXPANSIVE LOT SIZE!



LARGE OVERSIZED UNITS!



5.7% CAP RATE | 12 GRM



On-Site Laundry



On-site Garages & Covered Parking (2+ Spaces Per Unit!)



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AERIAL MAP

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PARCEL MAP

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8141	29 SHEET	P.A. 137-19	TRA 9910	REVISED 870306611-87 96041002002001-11	01040516014001-11 02061206001001-11		SEARCH NO	MAP EXTENTS 4276563-4277673 4100811-4101628	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 1998
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2003



FINANCES

7959 Bright Ave | Whittier, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 Bed + 1.25 Bath	\$2,230	\$2,295
2	2 Bed+ Office+ 2 Bath	\$2,180	\$2,695
3	2 Bed+ Office+ 2 Bath	\$2,180	\$2,695
4	2 Bed + 2 Bath	\$2,080	\$2,395
5	2 Bed+ Office+ 2 Bath	\$2,380	\$2,695
6	2 Bed+ Office+ 2 Bath	\$2,390	\$2,695
7	2 Bed+ Office+ 2 Bath	\$2,400	\$2,695
8	2 Bed+ Office+ 2 Bath	\$2,690	\$2,695
9	2 Bed+ Office+ 2 Bath	\$2,245	\$2,695
10	2 Bed + 2 Bath	\$2,080	\$2,395
11	2 Bed+ 2 Bath	\$2,080	\$2,395

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$44,583
New Insurance Quote	\$6,870
Electricity	\$1,200
Gas	\$5,200
Trash	\$5,140
Water	\$14,212
Repairs & Maintenance	\$8,250
Reserves for Replacement	\$2,200
TOTAL EXPENSES	\$87,655

FINANCING

Loan Amount	\$2,280,000
Loan Type	ARM 30/10
Interest Rate	5.6%
Annual Debt Service	\$171,831

FINANCES

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ANNUALIZED OPERATING DATA

		CURRENT		PROFORMA
Scheduled Gross Income		\$24,935		\$28,345
Laundry & Other Income		\$15,480		\$15,480
Total Scheduled Gross Income		\$314,700		\$355,620
Less: Vacancy Allowance	3%	\$9,441	3%	\$10,669
Effective Gross Income		\$305,259		\$344,951
Less: Expenses		\$87,655		\$87,655
Net Operating Income		\$217,604		\$257,296
Less: Debt Service		\$171,831		\$171,831

PRE-TAX CASH FLOW 3.44% \$45,773 **6.43%** **\$85,465**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
7	2 + Den + 2	\$2,180 - \$2,690	\$2,695	\$16,465.00
3	2 + 2	\$2,080 - \$2,080	\$2,395	\$6,240.00
1	2 + 1.25	\$2,320 - \$2,320	\$2,295	\$2,230.00

MONTHLY TOTALS \$24,935 **\$28,345**

PROPERTY SUMMARY

Price	\$3,800,000
Down Payment	\$1,330,000
Loan Amount	\$2,470,000
Number of Units	11 Units
Price/Unit	\$345,455
Price/SF	\$299
Cash on Cash %	3.44%
COC Pro Forma	6.43%
Cap Rate	5.7%
Cap Rate (Proforma)	6.77%
GRM	12.07
GRM (Proforma)	10.69
Year Built	1984
Square Feet	12,701 Sq. Ft.
Lot Size	19,859 Lot Size

ABOUT WHITTIER

Whittier sits in southeast Los Angeles County and benefits from direct access to both larger job centers and local commercial corridors. That location supports steady renter demand from households who want practical commute reach without moving deeper into the core LA market.

The city's renter base is supported by stable household formation, established neighborhoods, and daily-use retail and service infrastructure. For operators, that tends to support consistent leasing when the property offers practical layouts, parking, and everyday functionality.

Whittier also benefits from an established housing stock and limited near-term large-scale supply growth, which keeps demand tied to real utility and neighborhood access. That backdrop can support stable occupancy for well-positioned multi-family assets over time.

7959 Bright Ave | Whittier, CA



DEMOGRAPHICS

\$92,374

MEDIAN HH INCOME

\$751,700

MEDIAN PROPERTY VALUE

85,589

POPULATION

38.3

MEDIAN AGE

CONTACT US

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Years of Experience

400+

Number of total transactions closed

\$550M+

Value of Transactions Closed

3,000+

Number of Multi-Family Units Sold

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