

6-UNIT MULTIFAMILY INVESTMENT

14033 & 14039 Arthur Avenue
Paramount, CA 90723



For more information

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Price: \$1,850,000

Property Highlights

- 6 DETACHED SINGLE FAMILY HOMES
- 2 SEPARATE AND CONTIGUOUS PARCELS
- COMBINED PARCELS TOTAL 24,667 SQUARE FEET
- EXCELLENT UNIT MIX - MAJORITY 3-BEDROOMS
- POTENTIAL TO ADD ADU'S
- BUYER TO VERIFY NUMBER OF UNITS, UNIT MIX, SQUARE FOOTAGE, YEAR BUILT, ADU POTENTIAL, AND ANY OTHER PROPERTY SPECIFICS WITH THE CITY OF PARAMOUNT

INVESTMENT DETAILS

Analysis

Analysis Date November 2024

Property

Property Type Multifamily
Property Address 14033-41 Arthur Avenue
14037 Arthur Avenue
City, State Paramount, CA 90723
Year Built 1952

Purchase Information

Purchase Price \$1,850,000
Units 6
Total Rentable SF 5,475
Lot Size 24,667 sf

Income & Expense

Gross Operating Income \$118,379
Monthly GOI \$9,865
Total Annual Expenses (\$58,978)
Monthly Expenses (\$4,915)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,850,000
Investment - Cash	\$1,850,000

Investment Information

Purchase Price	\$1,850,000
Price per Unit	\$308,333
Price per SF	\$337.90
Expenses per Unit	(\$9,830)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$122,040
Total Vacancy and Credits	(\$3,661)
Operating Expenses	(\$58,978)
Net Operating Income	\$59,401
Debt Service	\$0
Cash Flow Before Taxes	\$59,401

Financial Indicators

Cash-on-Cash Return Before Taxes	3.21%
Debt Coverage Ratio	N/A
Capitalization Rate	3.21%
Gross Rent Multiplier	15.16
Gross Income / Square Feet	\$22.29
Gross Expenses / Square Feet	(\$10.77)
Operating Expense Ratio	49.82%

PRO FORMA SUMMARY

Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$122,040	\$20,340	\$178,800	\$29,800
- Less: Vacancy	(\$3,661)	(\$610)	(\$7,152)	(\$1,192)
Effective Gross Income	\$118,379	\$19,730	\$171,648	\$28,608

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Property Taxes & Direct Assessments	\$24,622	\$4,104	\$24,622	\$4,104
Utilities	\$5,868	\$978	\$5,868	\$978
Insurance	\$8,200	\$1,367	\$8,200	\$1,367
Landscaping	\$6,000	\$1,000	\$6,000	\$1,000
Maintenance & Repairs	\$5,919	\$987	\$8,582	\$1,430
Property Management	\$5,919	\$987	\$8,582	\$1,430
Administrative	\$350	\$58	\$350	\$58
Reserves	\$2,100	\$350	\$2,100	\$350
Total Expenses	(\$58,978)	(\$9,830)	(\$64,304)	(\$10,717)
Net Operating Income	\$59,401	\$9,900	\$107,344	\$17,891



Investment Summary

Price	\$1,850,000
Year Built	1952
Units	6
Price/Unit	\$308,333
RSF	5,475
Price/RSF	\$337.90
Lot Size	24,667 sf
Floors	1
APN	626-024-005,006
Cap Rate	3.21%
Market Cap Rate	5.8%
GRM	15.16
Market GRM	10.35

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
2+1	1	\$1,468	\$1,468	\$2,400	\$2,400
3+1	5	\$1,740	\$8,702	\$2,500	\$12,500
Totals	6		\$10,170		\$14,900

Annualized Income

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- Less: Expenses	(\$58,978)	(\$64,304)
Net Operating Income	\$59,401	\$107,344

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Property Management	\$5,919	\$8,582
Administrative	\$350	\$350
Reserves	\$2,100	\$2,100
Total Expenses	\$58,978	\$64,304
Expenses Per RSF	\$10.77	\$11.75
Expenses Per Unit	\$9,830	\$10,717

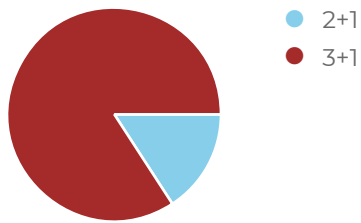
UNIT RENT ROLL

Unit	Description	Current Rent	Pro Forma Rent	Comments
1	3+1	\$1,686	\$2,700	14037
2	3+1	\$1,849	\$2,300	14033
3	3+1	\$1,876	\$2,500	14035
4	2+1	\$1,468	\$2,400	14041
5	3+1	\$1,632	\$2,500	14039,5
6	3+1	\$1,659	\$2,500	14039

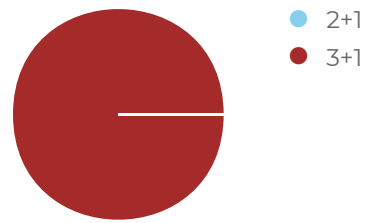
UNIT MIX REPORT

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2+1	0	\$1,468	\$1,468	\$2,400	\$2,400
5	3+1	0	\$1,740	\$8,702	\$2,500	\$12,500
6		0		\$10,170		\$14,900

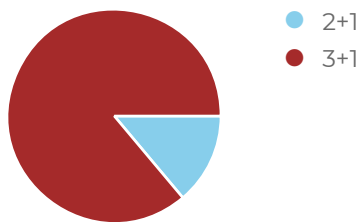
UNIT MIX



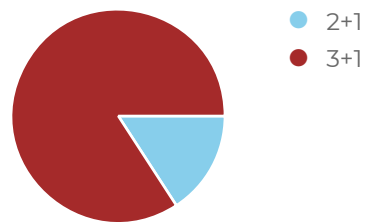
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



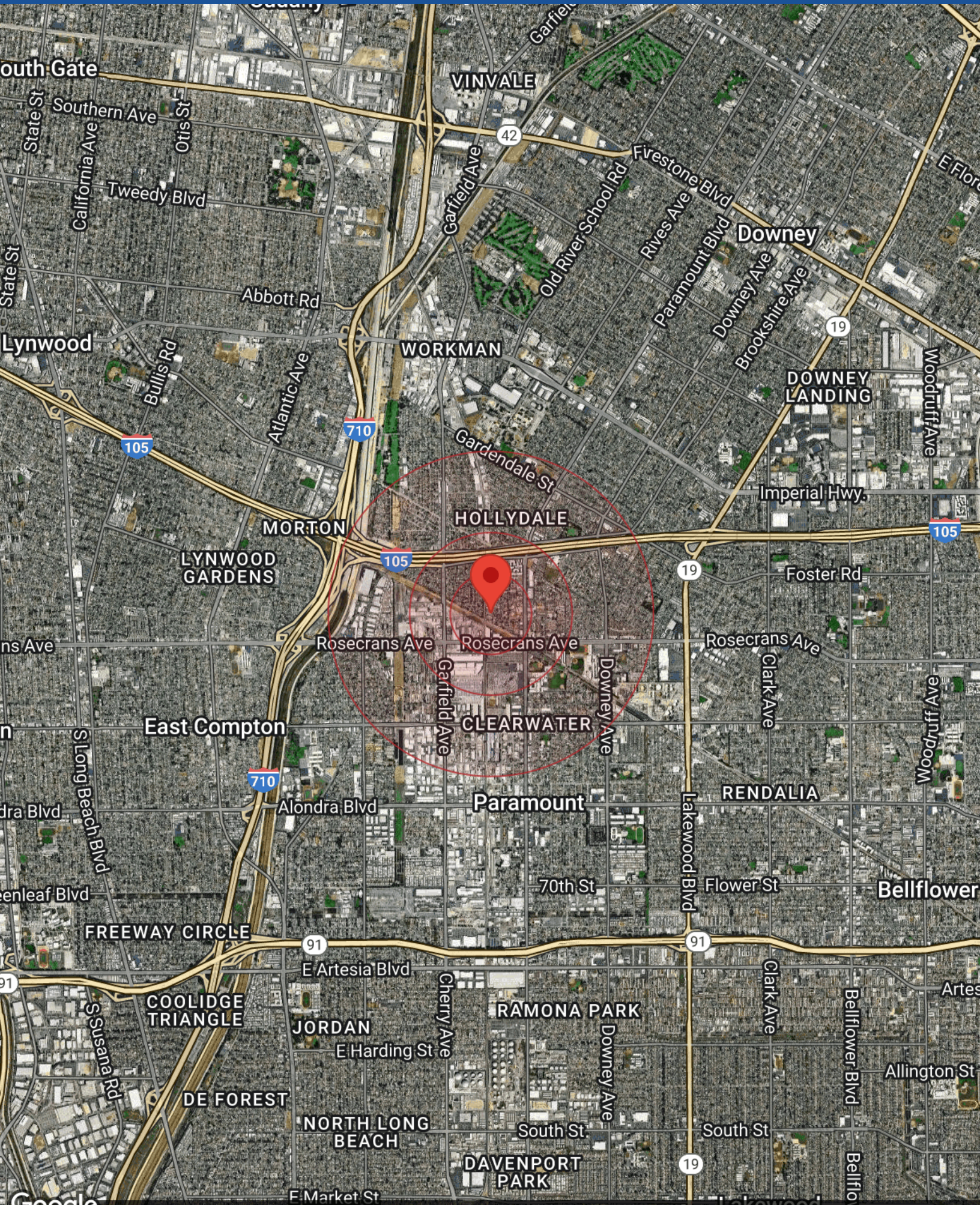


PROPERTY PHOTOS









RECENT SALE COMPARABLES

S



Sale Price	\$1,850,000	Units	1	Unit Type	2+1
Units	6		5		3+1
Price/Unit	\$308,333				
Price/SF	\$337.90				
Lot Size	24,667				
Cap Rate	3.21%				
GRM	15.16				
Year Built	1952				

14033-41 Arthur Avenue

14037 Arthur Avenue, Paramount, CA 90723

1



Sale Price	\$1,650,000	Units	5	Unit Type	2 Bedroom 1 Bath
Units	5				
Price/Unit	\$330,000				
Price/SF	\$357.14				
Lot Size	18,404				
Year Built	1962				
Sale Date	11/18/2024				

7317 Richfield Street, Paramount, CA 90723

2



Sale Price	\$2,435,000	Units	1	Unit Type	1 Bedroom 1 Bath
Units	7		4		2 Bedroom 1 Bath
Price/Unit	\$347,857		2		2 Bedroom 2 Bath
Price/SF	\$338.76				
Lot Size	16,361				
Cap Rate	5.78%				
GRM	12.1				
Year Built	1997				
Sale Date	10/23/2024				

6703 Vinevale Avenue, Bell, CA 90201

RECENT SALE COMPARABLES

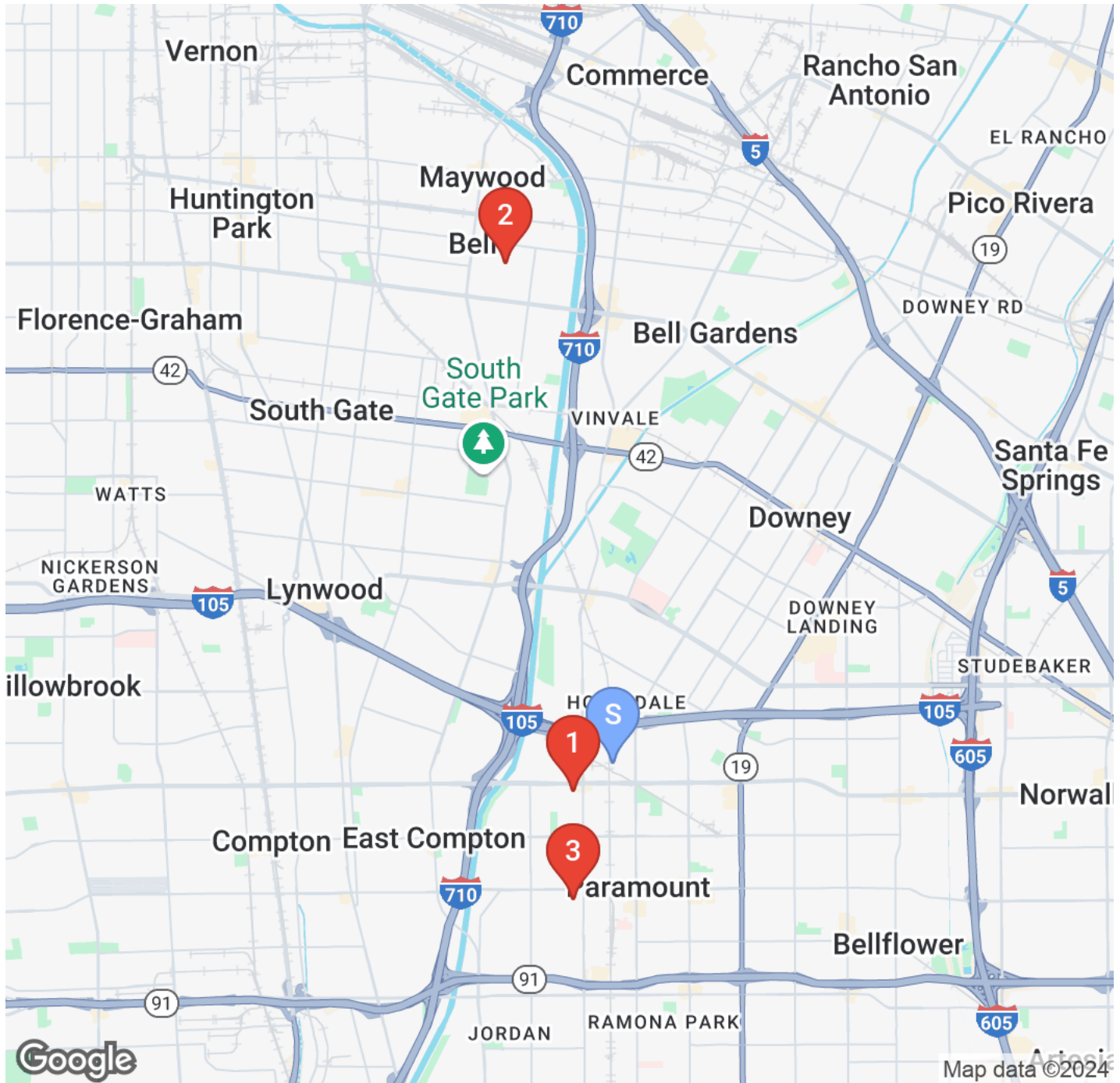
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7313 Motz Street, Paramount, CA 90723

Sale Price	\$1,800,000	Units	6	Unit Type	2 Bedroom 1 Bath
Units	6				
Price/Unit	\$300,000				
Price/SF	\$332.72				
Lot Size	17,859				
Cap Rate	2.6%				
GRM	23.8				
Year Built	1964				
Sale Date	5/17/2024				

RECENT SALE COMPARABLES



S 14033-41 Arthur Avenue
14037 Arthur Avenue
Paramount, CA, 90723
\$1,850,000

1 7317 Richfield Street
Paramount, CA, 90723
\$1,650,000

2 6703 Vinevale Avenue
Bell, CA, 90201
\$2,435,000

3 7313 Motz Street
Paramount, CA, 90723
\$1,800,000