

COMPTON GARDENS

406 E Rosecrans Ave, Compton, CA 90221

FOR SALE



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PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Compton - 406 E Rosecrans Ave. This historic 5,308 SF of buildings, boasting 8 units and constructed in 1928, presents a prime opportunity for multifamily/low-rise/garden investors. Situated in a CL-zoned area and currently operating at full occupancy, this property offers immediate income potential. With a strong rental history and a central location, this property holds great promise for investors seeking a lucrative addition to their portfolio. Don't miss the chance to acquire this asset in a thriving market.

PROPERTY HIGHLIGHTS

- 5,308 SF building
- 8 units
- Built in 1928
- Zoned CL
- Compton location
- 100% occupancy

OFFERING SUMMARY

Sale Price:	\$1,475,000
Number of Units:	8
Lot Size:	17,015 SF
Building Size:	5,308 SF
NOI:	\$116,120.00
Cap Rate:	7.87%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,089	2,767	11,654
Total Population	4,157	10,709	47,304
Average HH Income	\$78,618	\$76,205	\$76,508



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Compton - 406 E Rosecrans Ave. This historic 5,308 SF buildings, boasting 8 units and constructed in 1928, presents a prime opportunity for multifamily/low-rise/garden investors. Situated in a CL-zoned area and currently operating at full occupancy, this property offers immediate income potential. With a strong rental history and a central location, this property holds great promise for investors seeking a lucrative addition to their portfolio. Don't miss the chance to acquire this asset in a thriving market.

LOCATION DESCRIPTION

Discover the allure of Compton, CA, and the vibrant array of amenities that surround the location. Just minutes away, the world-renowned Compton Town Center is a hub of local culture, entertainment, and commerce. For investors eyeing the multifamily or high-rise sector, the area showcases potential for urban revitalization. With its close proximity to major thoroughfares, and easy access to public transit, the location offers convenience and accessibility for residents. The surrounding area boasts an eclectic mix of dining options, retail outlets, and green spaces, making it a highly desirable destination for those seeking an urban lifestyle.

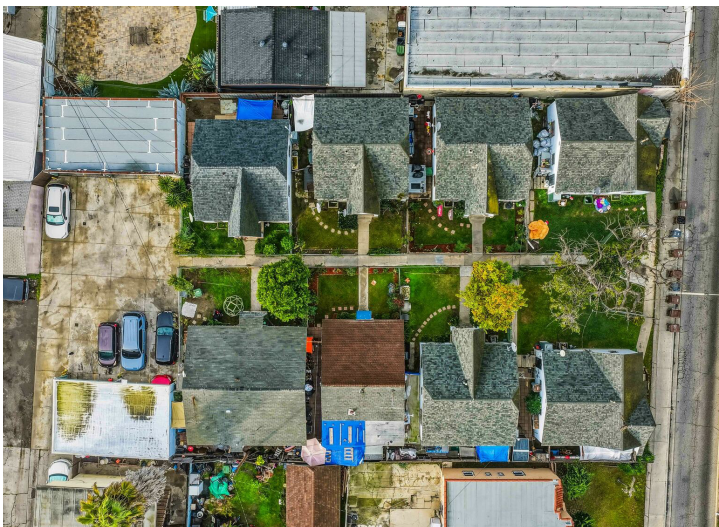
PARKING DESCRIPTION

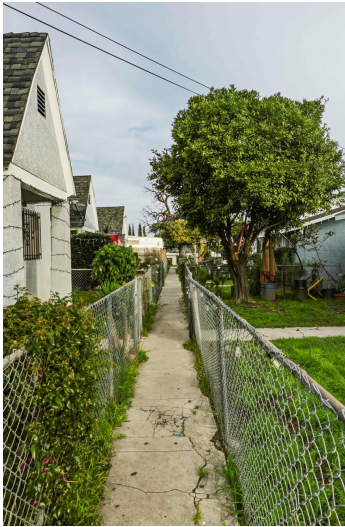
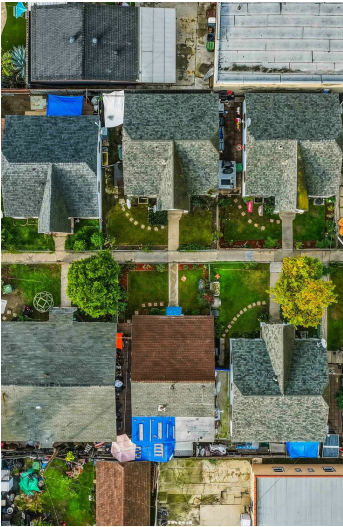
Carport space for each unit with one open tandem space in front



PROPERTY HIGHLIGHTS

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- 8 units
- Built in 1928
- Zoned CL
- Compton location
- 100% occupancy

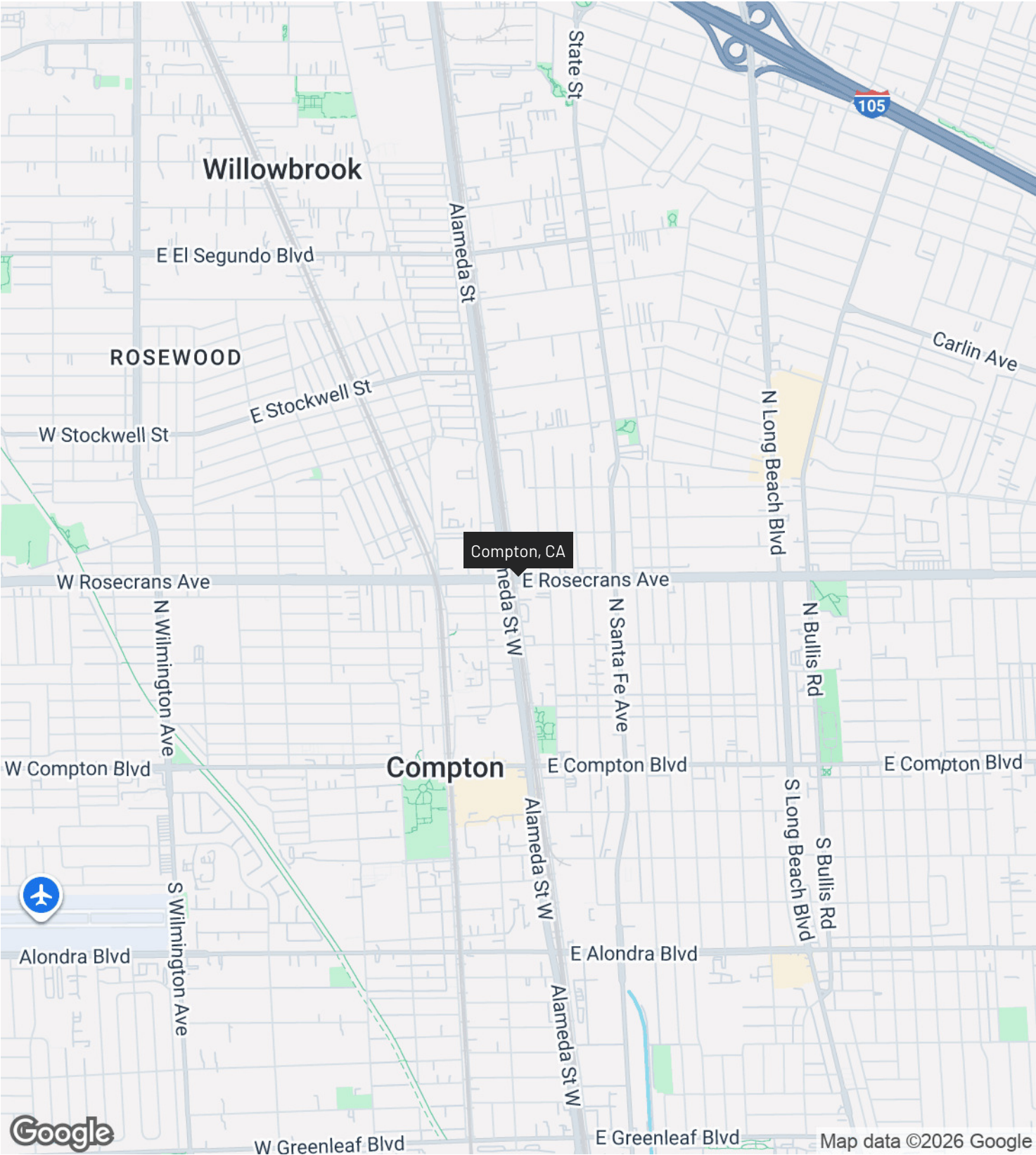


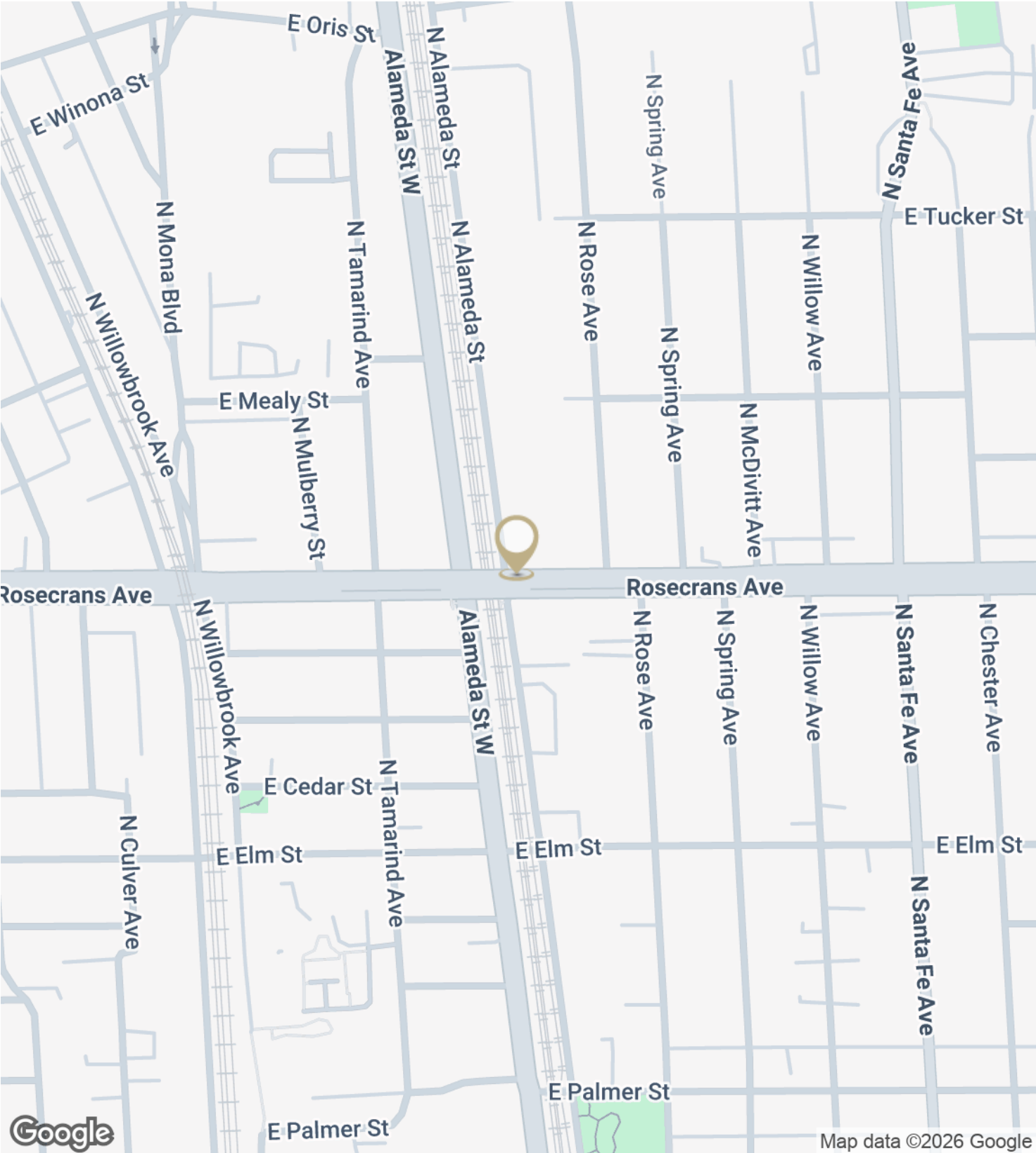


LOCATION INFORMATION

SECTION 2









FINANCIAL ANALYSIS

SECTION 3

INVESTMENT OVERVIEW

COMPTON GARDEN UNITS

Price	\$1,475,000
Price per SF	\$278
Price per Unit	\$184,375
GRM	8.92
CAP Rate	7.87%
Cash-on-Cash Return (yr 1)	7.87%
Total Return (yr 1)	\$116,120

OPERATING DATA

COMPTON GARDEN UNITS

Gross Scheduled Income	\$165,372
Total Scheduled Income	\$165,372
Gross Income	\$165,372
Operating Expenses	\$49,252
Net Operating Income	\$116,120
Pre-Tax Cash Flow	\$116,120

FINANCING DATA

COMPTON GARDEN UNITS

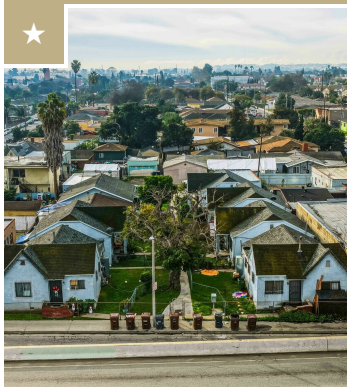
Down Payment	\$1,475,000
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INCOME SUMMARY		COMPTON GARDEN UNITS
GROSS INCOME		\$165,372
EXPENSES SUMMARY		COMPTON GARDEN UNITS
Electricity		\$750
Water		\$5,760
Trash		\$8,340
Insurance (Estmatated)		\$8,000
Property Tax (Estmatated at list price)		\$26,402
OPERATING EXPENSES		\$49,252
NET OPERATING INCOME		\$116,120

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
-	2	1	624 SF	\$1,918	\$3.07	\$2,300	\$3.69	-	-	-
-	2	1	624 SF	\$1,722	\$2.76	\$2,300	\$3.69	-	-	-
-	2	1	624 SF	\$1,594	\$2.55	\$2,300	\$3.69	-	-	-
-	2	1	636 SF	\$1,594	\$2.51	\$2,300	\$3.62	-	-	-
-	2	1	700 SF	\$1,594	\$2.28	\$2,300	\$3.29	-	-	-
-	2	1	700 SF	\$1,594	\$2.28	\$2,300	\$3.29	-	-	-
-	2	1	700 SF	\$1,713	\$2.45	\$2,300	\$3.29	-	-	-
-	2	1	700 SF	\$2,052	\$2.93	\$2,300	\$3.29	-	-	-
TOTALS			5,308 SF	\$13,781	\$20.83	\$18,400	\$27.85	\$0		
AVERAGES			664 SF	\$1,723	\$2.60	\$2,300	\$3.48			

SALE COMPARABLES

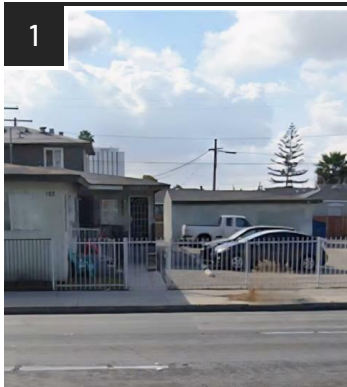
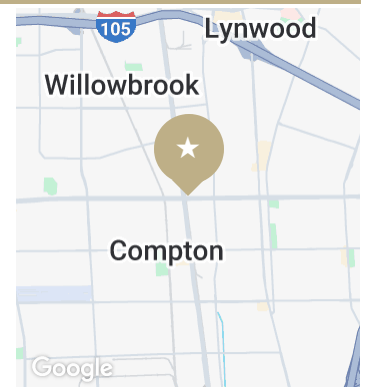
SECTION 4



COMPTON GARDENS

406 E Rosecrans Ave, Compton, CA 90221

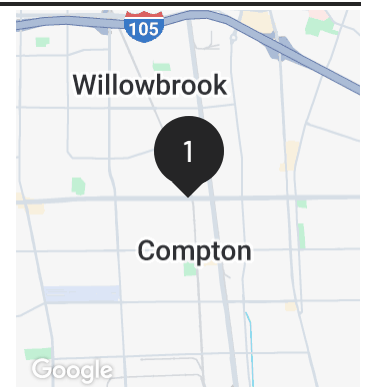
Price:	\$1,475,000	Bldg Size:	5,308 SF
Lot Size:	17,015 SF	No. Units:	8
Cap Rate:	7.87%	Year Built:	1928



124 W ROSECRANS AVE

Compton, CA 90222

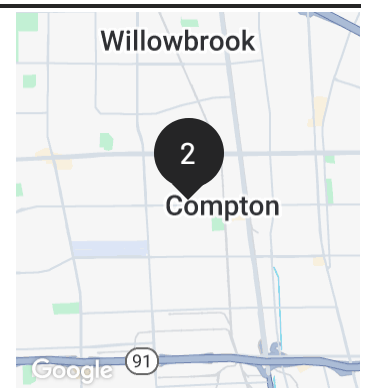
Price:	\$1,099,000	Bldg Size:	3,332 SF
Lot Size:	12,700 SF	No. Units:	7
Cap Rate:	6.31%	Year Built:	1954



436 W MAGNOLIA ST

Compton, CA 90220

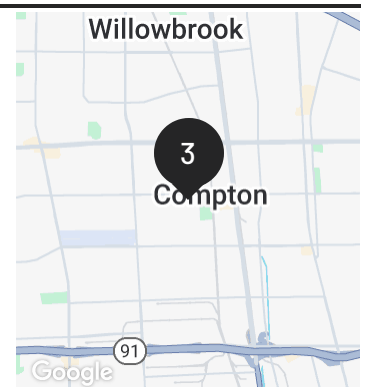
Price:	\$1,100,000	Bldg Size:	3,074 SF
Lot Size:	7,197 SF	No. Units:	6
Cap Rate:	7.54%	Year Built:	1952



342 & 346 W PALM ST

Compton, CA 90220

Price:	\$1,720,000	Bldg Size:	5,340 SF
Lot Size:	9,992 SF	No. Units:	8
Cap Rate:	7%	Year Built:	1955

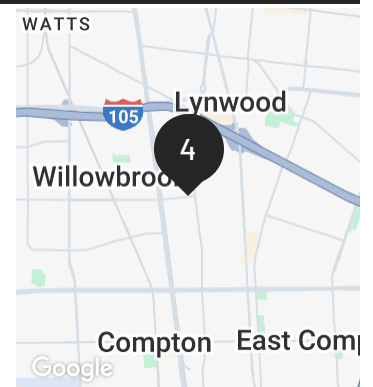




536 EL SEGUNDO BLVD

Compton, CA 90222

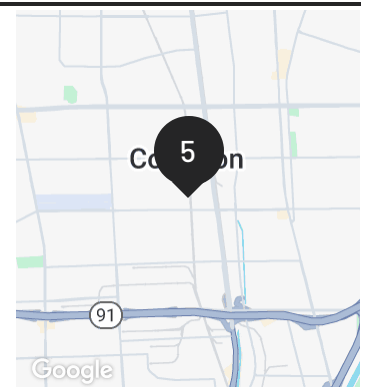
Price:	\$1,975,000	Bldg Size:	6,499 SF
Lot Size:	42,732 SF	No. Units:	9
Cap Rate:	4.11%	Year Built:	1914



701 S WILLOWBROOK AVE

Compton, CA 90220

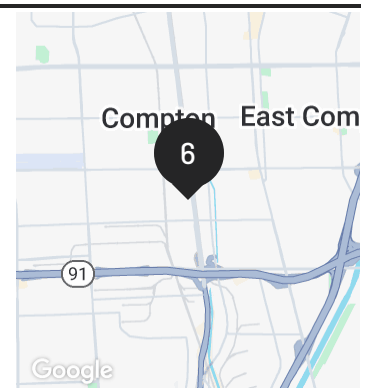
Price:	\$1,295,000	Bldg Size:	4,550 SF
Lot Size:	7,889 SF	No. Units:	6
Cap Rate:	7.64%	Year Built:	68



239 E JOHNSON ST

Compton, CA 90220

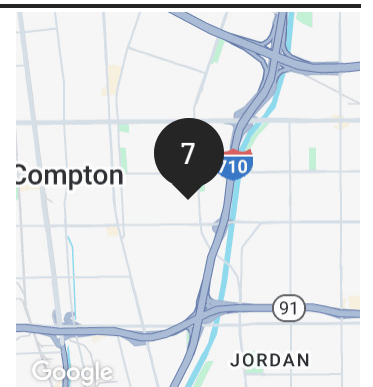
Price:	\$1,100,000	Bldg Size:	3,672 SF
Lot Size:	8,537 SF	No. Units:	6
Cap Rate:	6.34%	Year Built:	1988



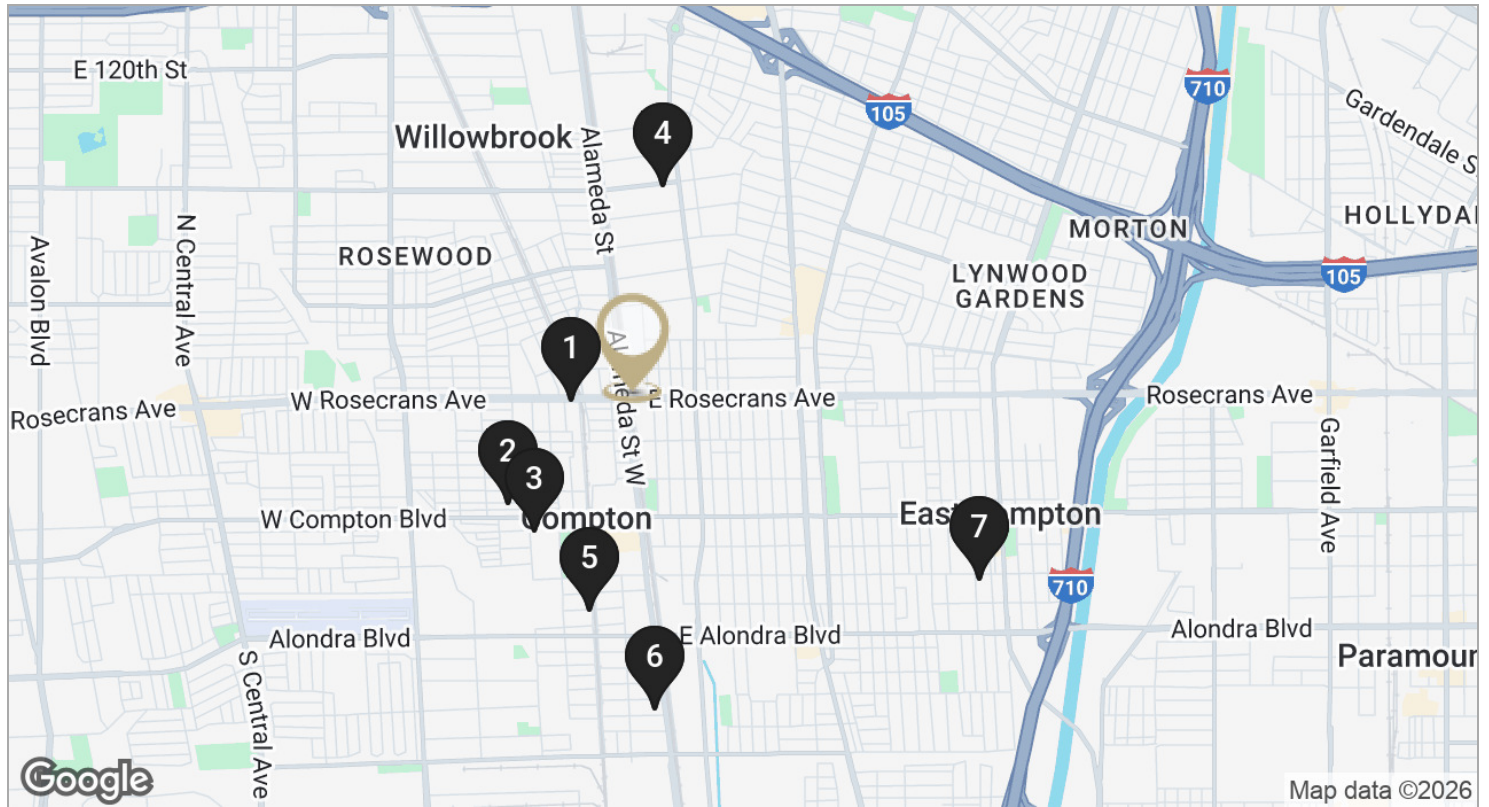
15512 S WHITE AVE

Compton, CA 90221

Price:	\$950,000	Bldg Size:	3,744 SF
Lot Size:	9,235 SF	No. Units:	6
Cap Rate:	7.67%	Year Built:	1955



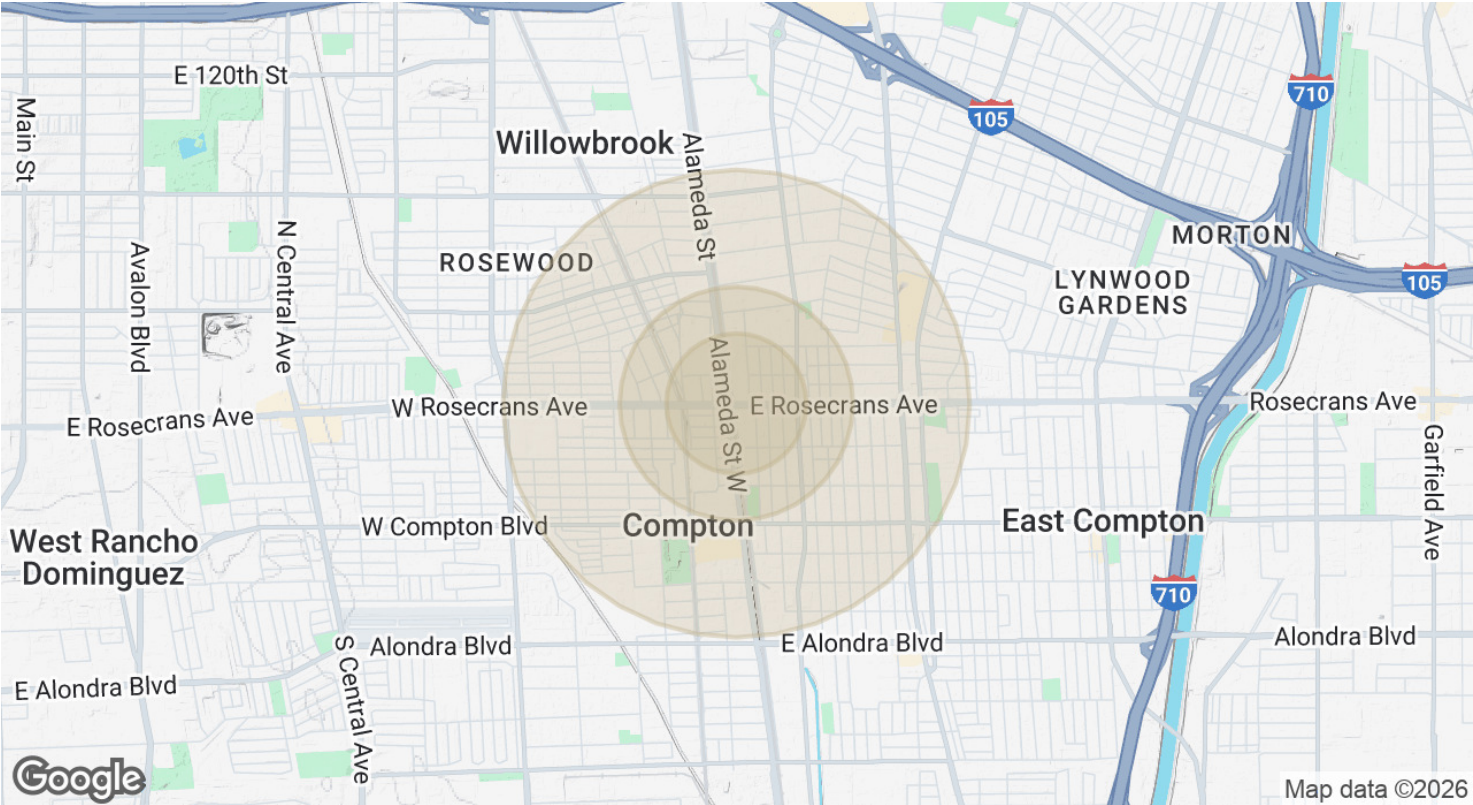
SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Compton Gardens 406 E Rosecrans Ave Compton, CA	\$1,475,000	5,308 SF	17,015 SF	8	7.87%
1	124 W Rosecrans Ave Compton, CA	\$1,099,000	3,332 SF	12,700 SF	7	6.31%
2	436 W Magnolia St Compton, CA	\$1,100,000	3,074 SF	7,197 SF	6	7.54%
3	342 & 346 W Palm St Compton, CA	\$1,720,000	5,340 SF	9,992 SF	8	7%
4	536 El Segundo Blvd Compton, CA	\$1,975,000	6,499 SF	42,732 SF	9	4.11%
5	701 S Willowbrook Ave Compton, CA	\$1,295,000	4,550 SF	7,889 SF	6	7.64%
6	239 E Johnson St Compton, CA	\$1,100,000	3,672 SF	8,537 SF	6	6.34%
7	15512 S White Ave Compton, CA	\$950,000	3,744 SF	9,235 SF	6	7.67%
	AVERAGES	\$1,319,857	4,316 SF	14,040 SF	6	6.66%

DEMOGRAPHICS

SECTION 5



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,157	10,709	47,304
Average Age	34	35	34
Average Age (Male)	34	34	34
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,089	2,767	11,654
# of Persons per HH	3.8	3.9	4.1
Average HH Income	\$78,618	\$76,205	\$76,508
Average House Value	\$694,681	\$659,654	\$629,694

Demographics data derived from AlphaMap



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