

COMPTON GARDENS

406 E Rosecrans Ave, Compton, CA 90221

FOR SALE



EDWIN HUBER

562.419.4942

Edwin@21stCenturypm.com

21 COMMERCIAL
MASTERS

TABLE OF CONTENTS

21

TABLE OF CONTENTS

PROPERTY INFORMATION

3

PROPERTY SUMMARY

4

PROPERTY DESCRIPTION

5

COMPLETE HIGHLIGHTS

6

ADDITIONAL PHOTOS

7

LOCATION INFORMATION

8

REGIONAL MAP

9

LOCATION MAP

10

AERIAL MAP

11

FINANCIAL ANALYSIS

12

FINANCIAL SUMMARY

13

INCOME & EXPENSES

14

RENT ROLL

15

SALE COMPARABLES

16

SALE COMPS

17

SALE COMPS MAP & SUMMARY

19

DEMOGRAPHICS

20

DEMOGRAPHICS MAP & REPORT

21

ADVISOR BIO 1

22

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Century 21 its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Century 21 its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Century 21 will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

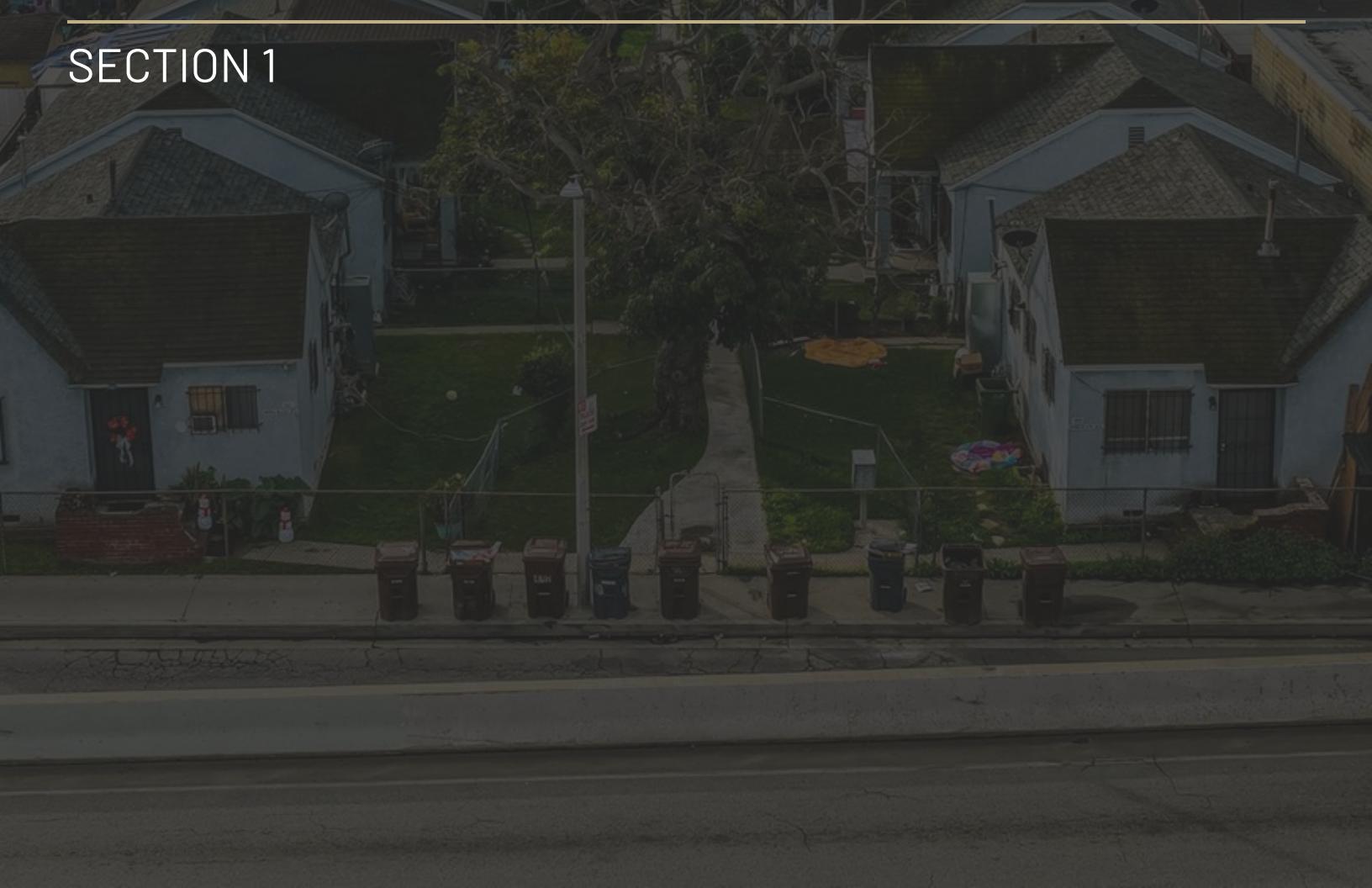
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Century 21 makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Century 21 does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Century 21 in compliance with all applicable fair housing and equal opportunity laws.

21

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.

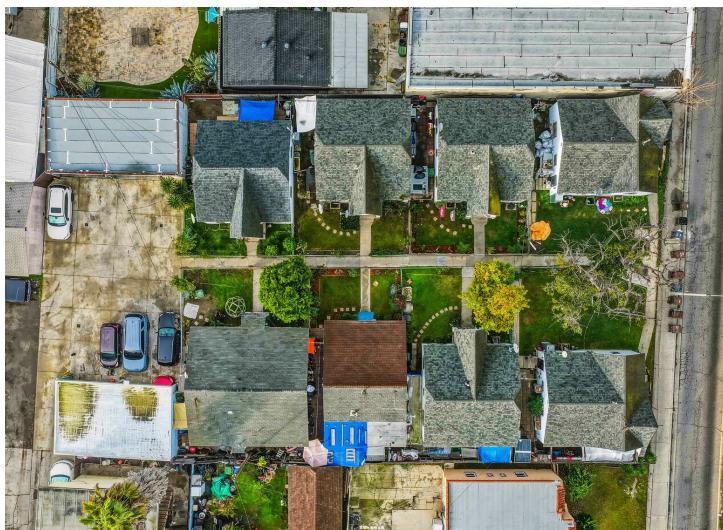
PARKING DESCRIPTION

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



PROPERTY HIGHLIGHTS

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



ADDITIONAL PHOTOS

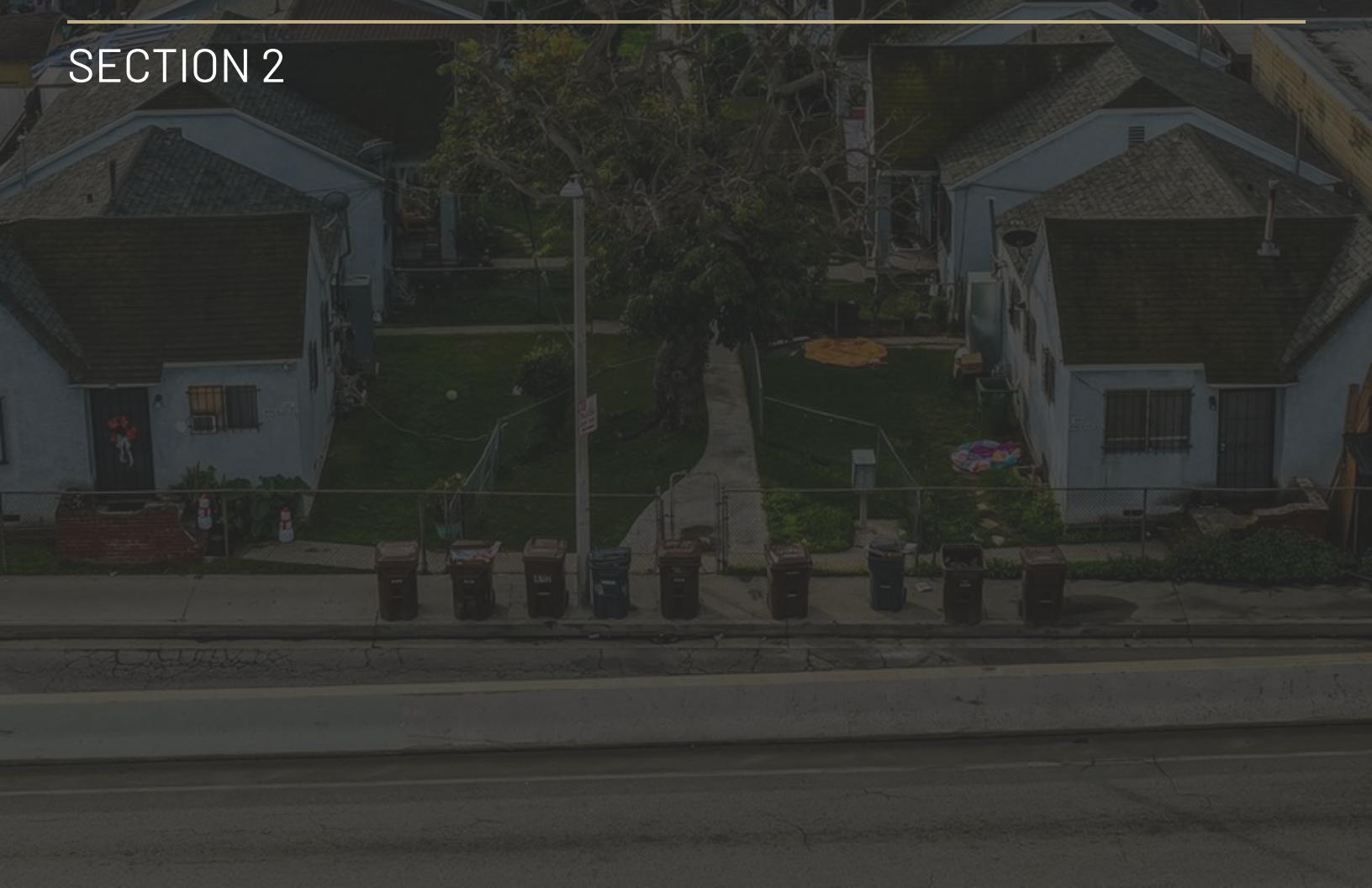
21

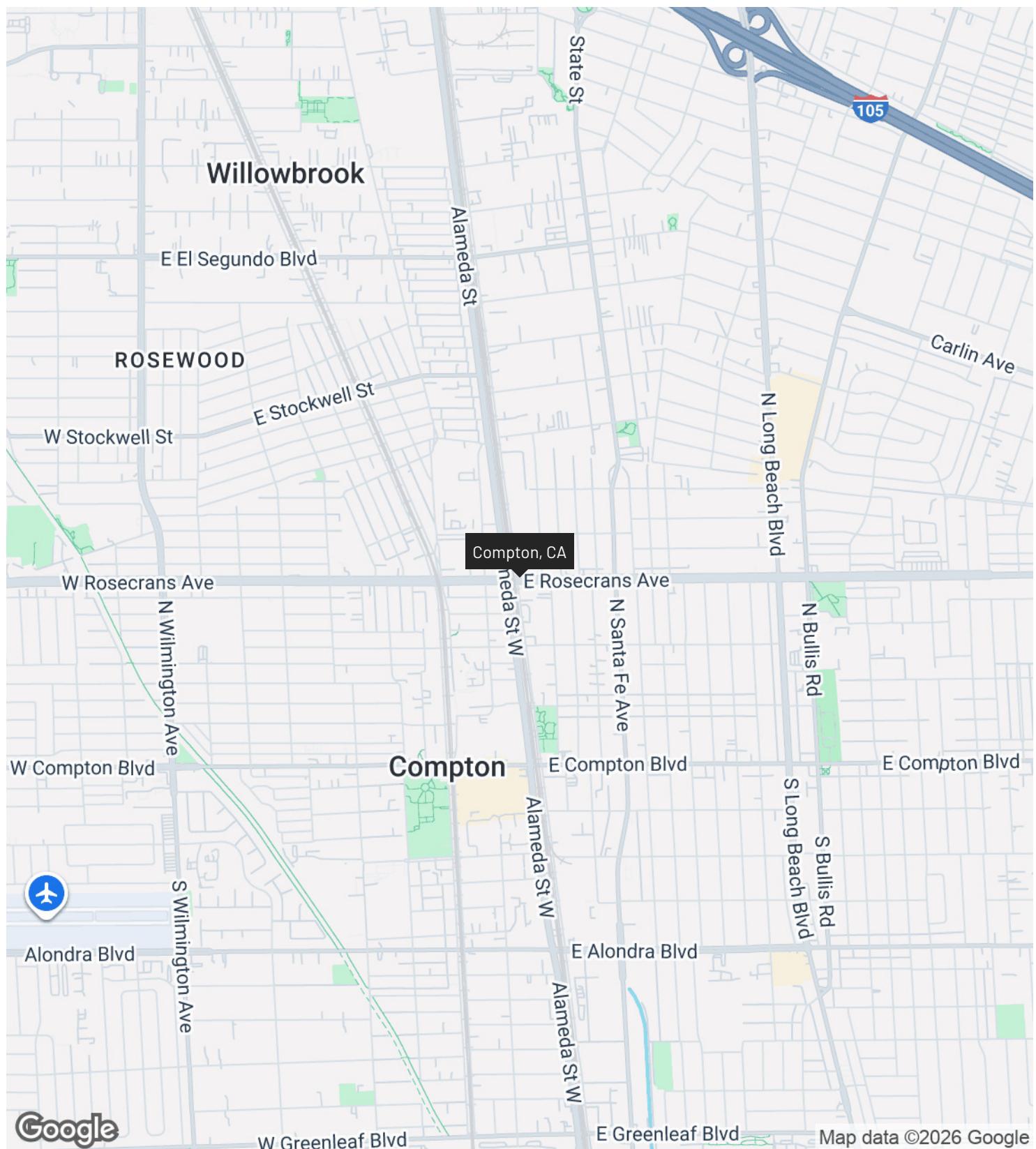


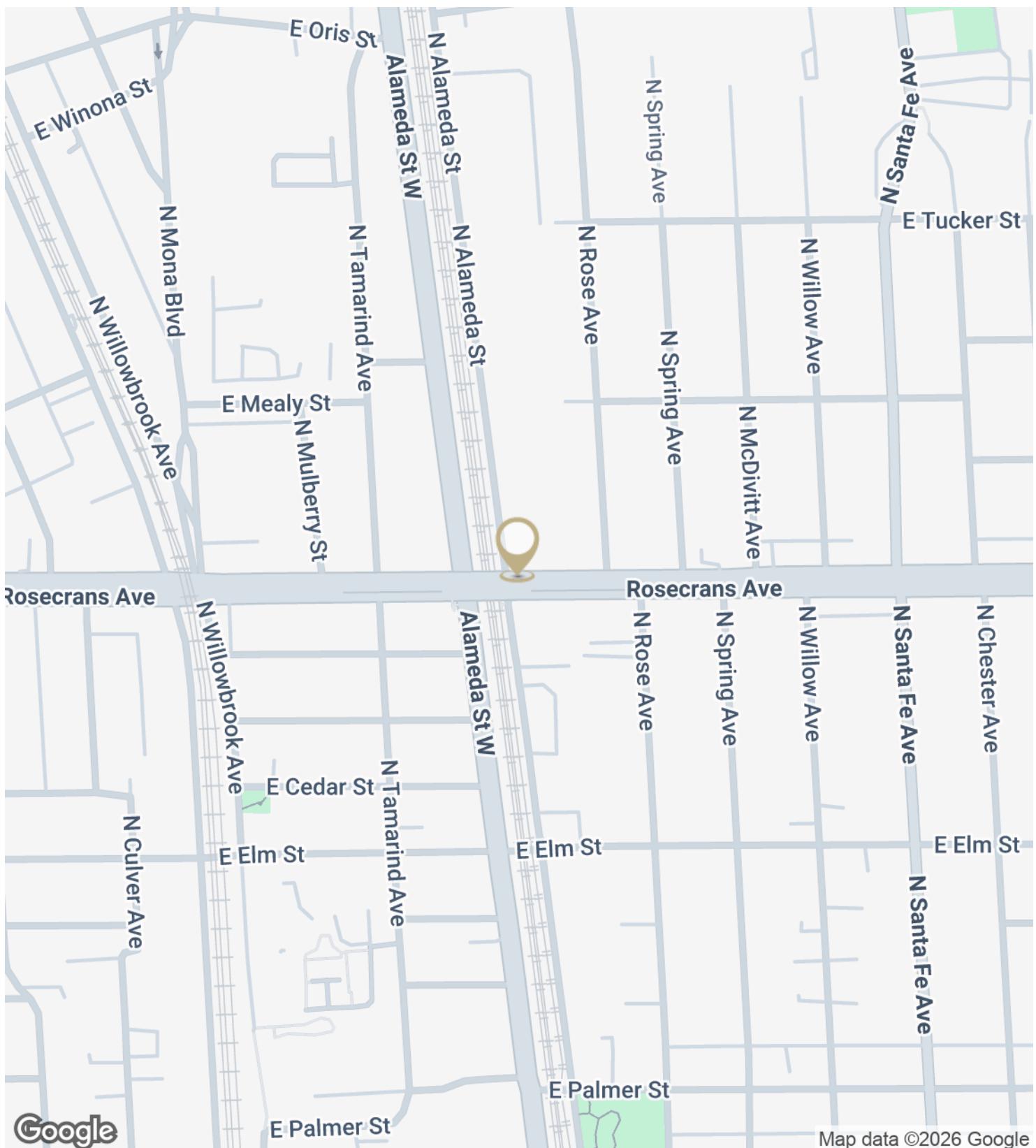
21

LOCATION INFORMATION

SECTION 2









21

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

INCOME SUMMARY	COMPTON GARDEN UNITS
GROSS INCOME	\$165,372
EXPENSES SUMMARY	
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			

21

SALE COMPARABLES

SECTION 4

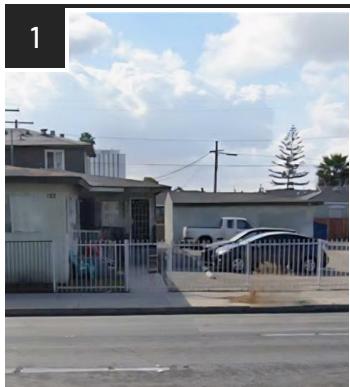
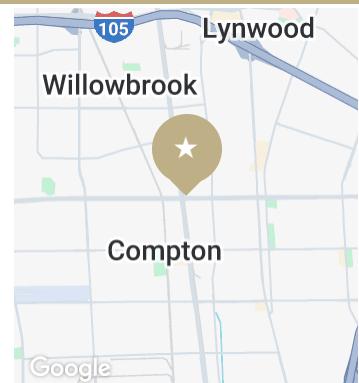




COMPTON GARDENS

406 E Rosecrans Ave, Compton, CA 90221

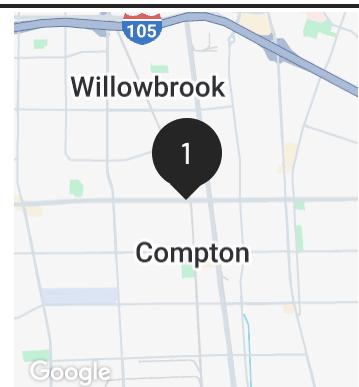
Price:	\$1,475,000	Bldg Size:	5,308 SF
Lot Size:	17,015 SF	No. Units:	8
Cap Rate:	7.87%	Year Built:	1928



124 W ROSECRANS AVE

Compton, CA 90222

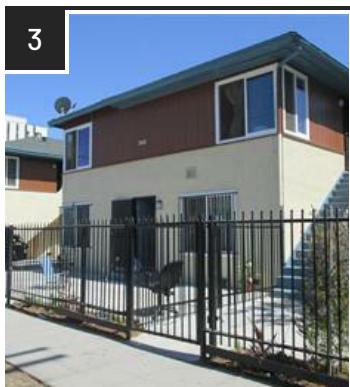
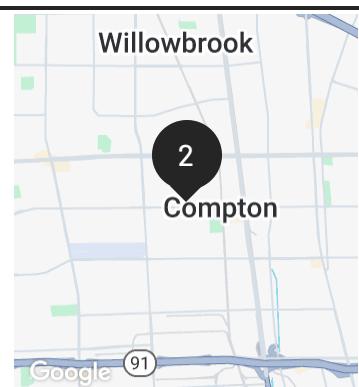
Price:	\$1,099,000	Bldg Size:	3,332 SF
Lot Size:	12,700 SF	No. Units:	7
Cap Rate:	6.31%	Year Built:	1954



436 W MAGNOLIA ST

Compton, CA 90220

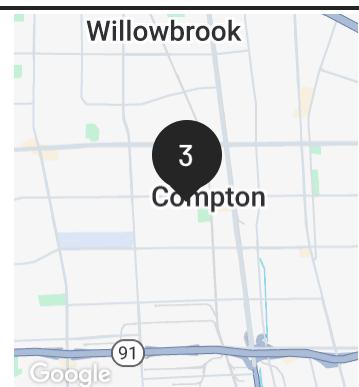
Price:	\$1,100,000	Bldg Size:	3,074 SF
Lot Size:	7,197 SF	No. Units:	6
Cap Rate:	7.54%	Year Built:	1952

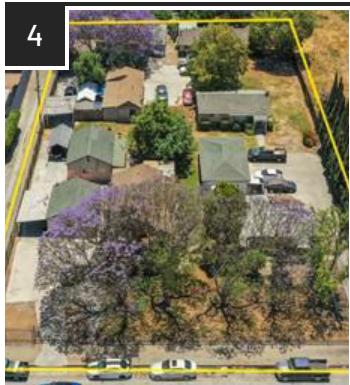


342 & 346 W PALM ST

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



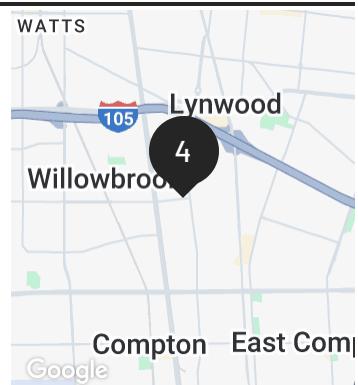


4

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

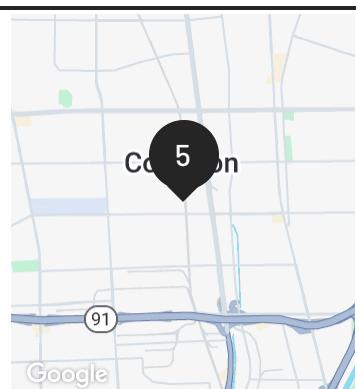


5

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

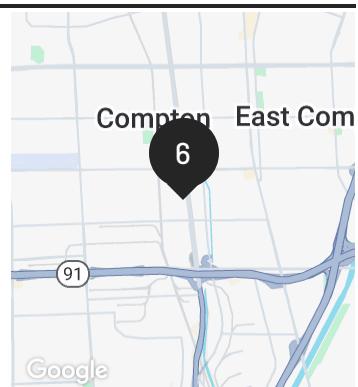


6

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

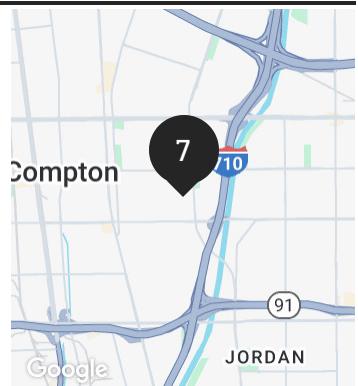


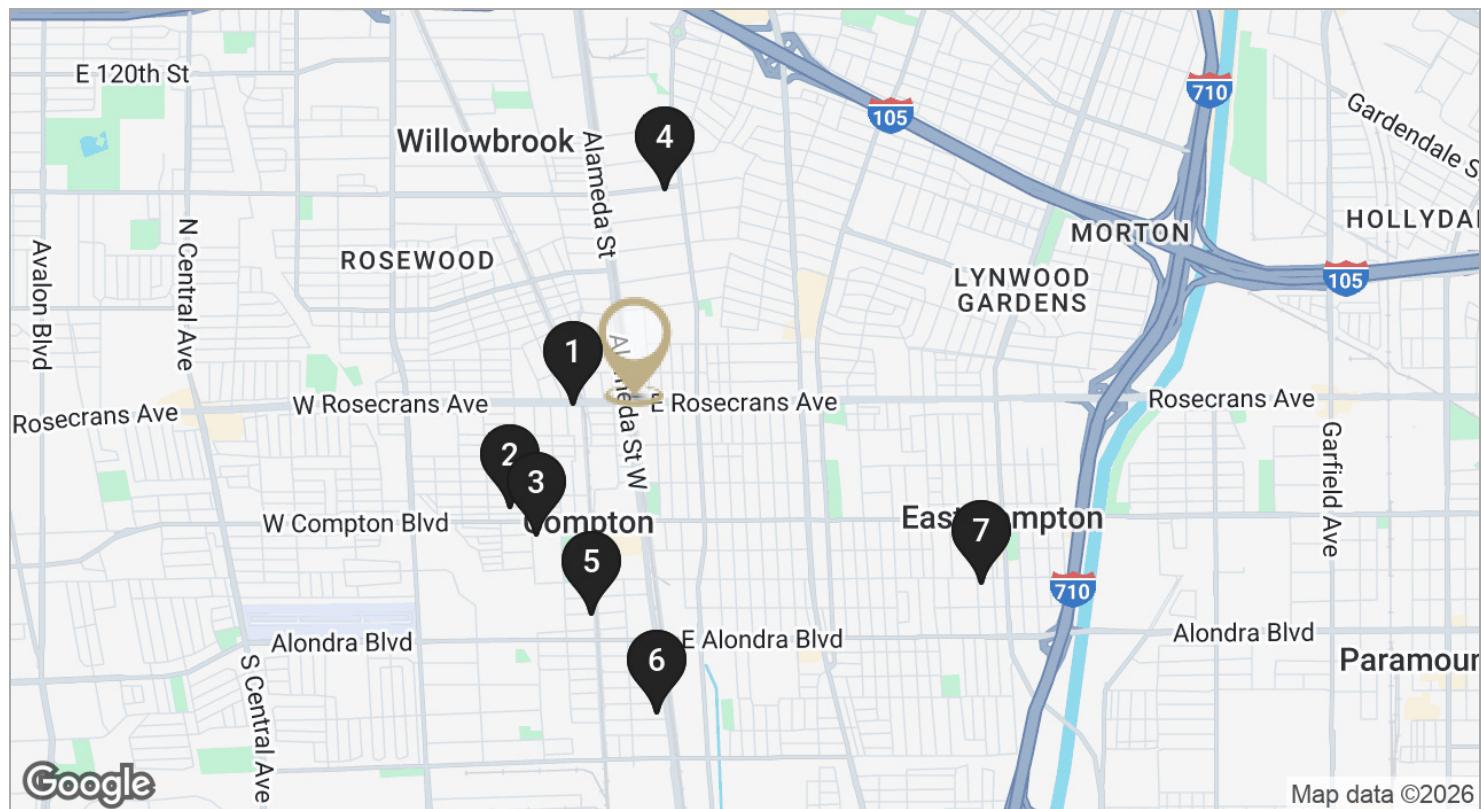
7

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

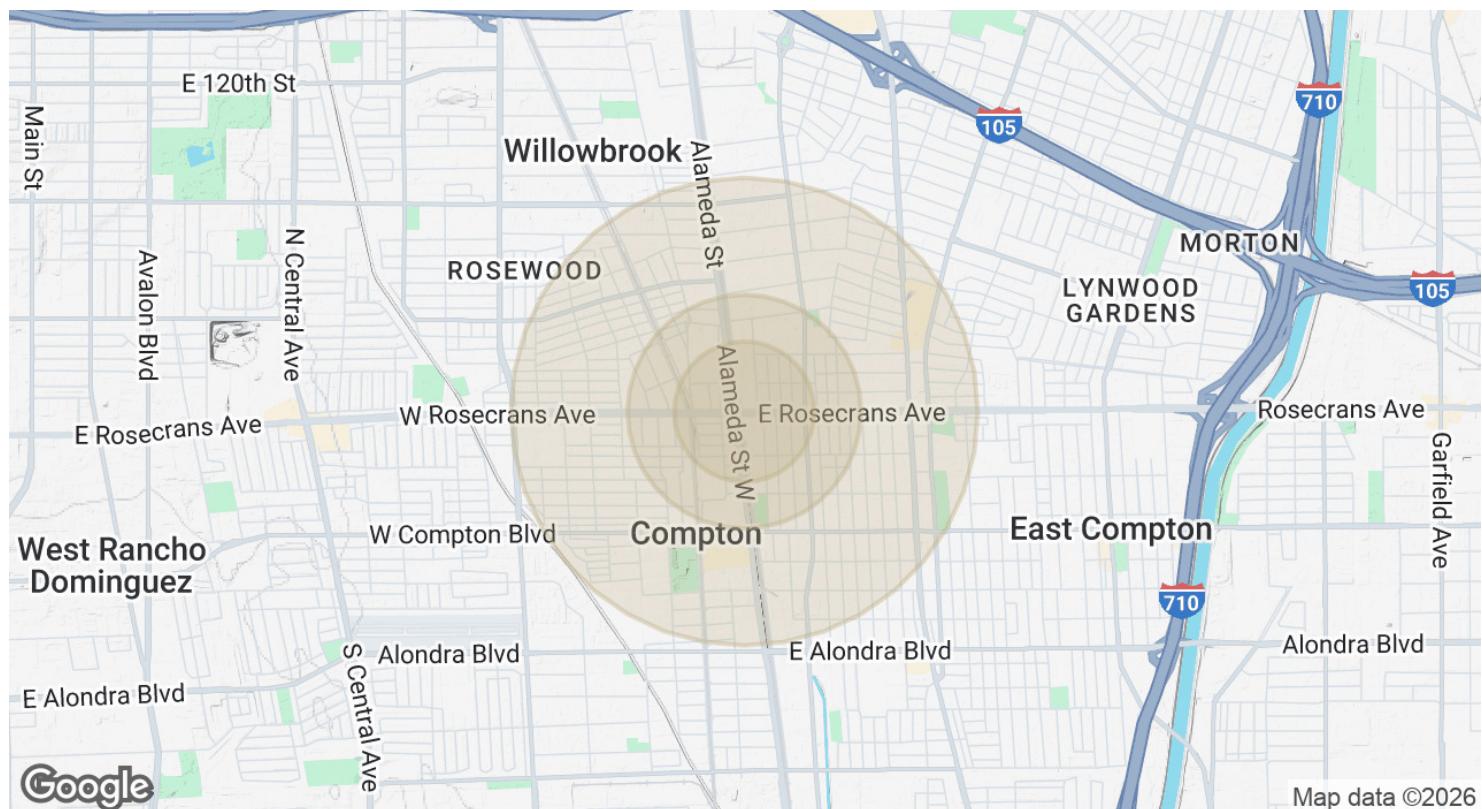




	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Compton Gardens 406 E Rosecrans Ave Compton, CA	\$1,475,000	5,308 SF	17,015 SF	8	7.87%
1	124 W Rosecrans Ave Compton, CA	\$1,099,000	3,332 SF	12,700 SF	7	6.31%
2	436 W Magnolia St Compton, CA	\$1,100,000	3,074 SF	7,197 SF	6	7.54%
3	342 & 346 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



EDWIN HUBER

Edwin@21stCenturypm.com
Direct: **562.419.4942 DRE 01314032**

Century 21 Masters
CORP HEADQUARTERS
SAN FRANCISCO, CA 94010