1352 W 10th St. *Vista del Oro*
San Pedro, CA 90732

CBRE

Classic Spanish in one of LA's oldest and tried-and-true rental markets. Beautiful ocean breezes and access to beaches, parks, Palos Verdes and one of LA's largest employers - The Port of Los Angeles. The building sits in one of San Pedro's best neighborhoods, Weymouth Corners. A pastoral, neighborhood with predominantly single family homes. This investment is perfect for a 1st Timer or investor who might want an easy addition to the portfolio. Excellent assumable loan of $1,365,000 at 5% I/O (1 year left+/-). Assume this while interest rates compress, then get a longer-term bank loan.

Property Profile

Number Of Units	8
Year Built	1930
Building Size (SF)	5,940
Lot Size (SF)	8,700
Construction Type	Woodframe/Stucco
Roof Type	Spanish tile & flat
Parking	Driveway & street
Type	Multifamily
APN	7459-018-008

Property Summary

Price	$1,849,000
Down Payment (26%)	$484,000
Price Per Unit	$231,125
Price Per Net RSF	$311.3
Scheduled CAP	5.53%
Pro Forma CAP	6.63%
Scheduled GRM	10.15
Pro Forma GRM	9.03

Property Financing

Loan Amount	$1,365,000
Interest rate	5.00%
TERM	1 year
Index	Interest Only
Loan to value	0.74

Unit Mix

Unit Type	# of Units	Scheduled Rent Minimum	Current Rent Maximum
1 Bed / 1 Bath	8	$1,463	$2,100
Total	**8**		

Scheduled Rent

Unit Type	# of Units	Avg Rent/Mo	Total Rent/Mo
1 Bed / 1 Bath	8	$1,864	$14,915
Total/Avg	**8**	**$1,864**	**$14,915**

Pro Forma Rent

Unit Type	# of Units	Avg Rent/Mo	Total Rent/Mo
1 Bed / 1 Bath	8	$2,100	$16,800
Total/Avg	**8**	**$1,050**	**$16,800**

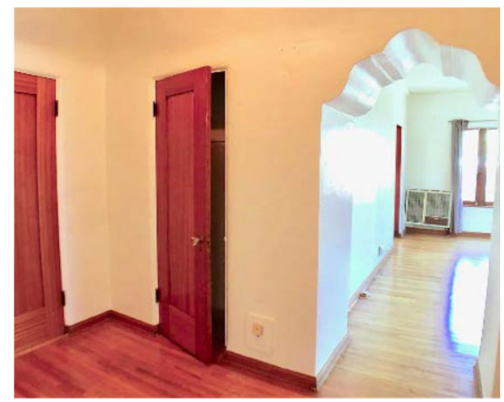
Annualized Operating Data

Income	Scheduled Annualized	Proforma Annualized
Scheduled Gross Income (SGI)*	$178,980	$201,600
Storage Units	$3,120	$3,120
Total Scheduled Gross Income	**$182,100**	**$204,720**
Vacancy Rate (3%)	-$5,369	-$6,048
Effective Operating Income	**$176,731**	**$198,672**

Expenses		% SGI	
Property Taxes (NEW)	$22,570	12.4%	$22,570
Property Insurance	$13,086	7.2%	$13,086
Utilities & Trash	$16,845	9.3%	$16,845
Off-Site Mgmt. Fee	$7,069	3.9%	$7,947
Repairs & Maintenance	$7,284	4.0%	$8,064
Landscaping	$3,600	2.0%	$3,600
Cleaning/Pest/Misc.	$2,400	1.3%	$2,400
Reserves/Replacements	$1,600	0.9%	$1,600
Most expenses are based on 2025 year-end. Off-site management is industry standard.			
Total Expenses	$74,454	40.9%	$76,112

Net Operating Income	**$102,277**	**$122,560**
Less Loan Payments	-$68,250	-$68,250
Net Cash Flow After Debt Service	**$34,027**	**$54,310**

*Units 3 & 5 are delivered vacant and modeled at $2,100 each



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