

PROPERTY INFORMATION:

Property Address: 1068 McDonald Ave, Wilmington, CA 90744

APN: 7415-026-015

Number of Units: 3

Year Built: 1953

Approx. Bldg. Sq. Ft.: 2,136

Approximate Lot Size: 6,652

**Probate Sale.
Subject to Court confirmation
and Overbidding in Court.**



INVESTMENT OVERVIEW:

Value Estimate \$750,000

Value Per Unit \$250,000

Value per Square Foot \$351.12

INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	Rents Eff. Feb. 1, 2026		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
3	2bd/1ba		\$1,321	\$3,964	\$2,500	\$7,500	New R. E. Taxes	\$8,438
3	Monthly Scheduled Rents*			\$3,964		\$7,500	New Insurance	\$4,000
	Total Monthly Income			\$3,964		\$7,500	Repairs & Maint. (4% of GSI)	\$1,902
	Annual Scheduled Gross Income (GSI)			\$47,562		\$90,000	Annual City RSO & SCEP	\$320
	Less Vacancy & Concessions (5%)			(\$2,378)		(\$4,500)	Misc. Expenses (1% of GSI)	\$476
	Effective Gross Income			\$45,184		\$85,500		
	Less Estimated Annual Expenses	33.50%		(\$15,136)	19.47%	(\$16,649)		
	Net Operating Income			\$30,048		\$68,851		
	Gross Rent Multiplier			15.77		8.33	Total Expenses	\$15,136
	CAP Rate			4.01%		9.18%	Per Net Sq. Ft.	\$7.09
							Per Unit	\$5,045

Probate Sale. Subject to Court Confirmation and Overbidding in Court. Triplex with 3 x 2 bed 1 bath single story separate units with their own garages in Wilmington. For sale AFTER 36 years! All units are separately metered for both gas and electricity. Strong future development opportunity located at the corner of McDonald Ave and Denni St. Easy access to freeways, shopping, schools, and water activities. Sold AS IS and WHERE IS, with all faults, and without warranty, express or implied, with current tenant(s) in place. Do NOT disturb the occupants. Seller will not be responsible for any repairs, inspection reports, termite work, or mandatory government retrofit requirements prior to closing. Seller is a Court-Appointed Fiduciary and cannot make any representations as to the condition and history of the subject property. Buyer to conduct their own investigation.

1068 McDonald Ave, Wilmington, CA 90744 As of Feb. 01, 2026					
Unit	Tenant	Unit Type	Market Rent	Rents effective Feb. 1, 2026	Term
714 W Denni St.	Emanuel Lozano	2bd/1ba	2,500.00	1,002.64	M-to-M
716 W Denni St.	Lisette Orozco	2bd/1ba	2,500.00	1,928.16	M-to-M
1068 McDonald Ave	Rafael Iniguez	2bd/1ba	2,500.00	1,032.72	M-to-M
3 Units			7,500.00	3,963.52	

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