

**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

**INVESTMENT OVERVIEW:**

**Value Estimate** **\$750,000**

Value Per Unit \$250,000

Value per Square Foot \$351.12

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



**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	
3	Monthly Scheduled Rents*			\$3,964		\$7,500	
	Total Monthly Income			\$3,964		\$7,500	
	<b>Annual Scheduled Gross Income (GSI)</b>			<b>\$47,562</b>		<b>\$90,000</b>	
	Less Vacancy & Concessions (5%)			(\$2,378)		(\$4,500)	
	Effective Gross Income			\$45,184		\$85,500	
	Less Estimated Annual Expenses	33.50%		(\$15,136)	19.47%	(\$16,649)	
	<b>Net Operating Income</b>			\$30,048		\$68,851	
	<b>Gross Rent Multiplier</b>			<b>15.77</b>		<b>8.33</b>	
	<b>CAP Rate</b>			4.01%		9.18%	

**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 Willmington. 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.

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**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.	Lissette 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
<b>3</b> Units			<b>7,500.00</b>	<b>3,963.52</b>	

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