

OFFERING MEMORANDUM

1307-1311 E PECK ST

COMPTON, CA 90221

 Kidd
Mathews

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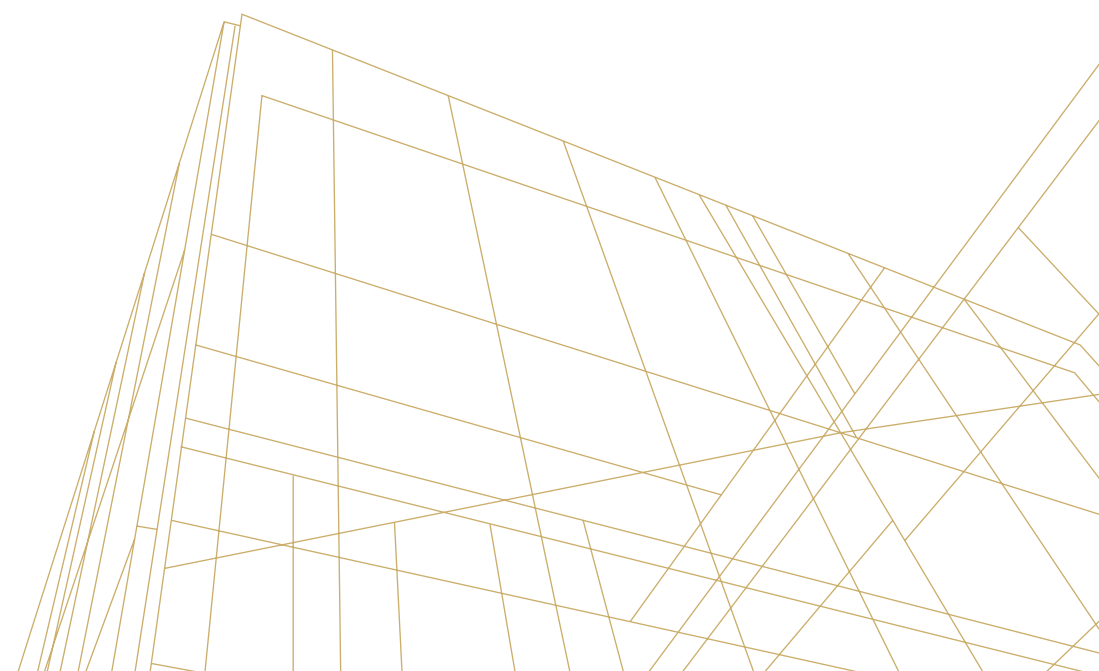
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EXECUTIVE SUMMARY

MULTIFAMILY COMMUNITY IN COMPTON

We are pleased to present 1307-1311 E Peck, a 10-unit multifamily community located in Compton, that is priced at a 7.48% CAP and an 8.42 GRM on current rents with 3 units delivered vacant and upside to operate at an 8.36% CAP and a 7.80 GRM.

1307-1311 E Peck St is situated in close proximity to the 105 and 710 freeways offering convenient access to neighboring cities such as Los Angeles, Lynwood, South Gate, Gardena and Long Beach. Nearby tenant amenities include the Compton Town Center, Plaza Mexico, Compton Art & History Museum, and the Dominguez Rancho Adobe Museum.

The property is comprised of two, single-story side-by-side five-unit buildings, totaling 5,016 rentable square feet, constructed in 1950 with a strong unit mix of four (4) two-bedroom units and six (6) one-bedroom units located on 17,323 square feet of land. Half of the units have been renovated, and three units will be delivered VACANT and renovated at closing: two 2BDs and one 1BD. There is also ample on-site uncovered parking along with ten (10) one-car garages providing potential for ADU conversions.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

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UNITS

1950

YEAR BUILT

17,323 SF

LAND SIZE



PROPERTY
OVERVIEW

PROPERTY OVERVIEW



1307-1311
E PECK ST

E PECK ST

PROPERTY OVERVIEW





FINANCIALS

INVESTMENT SUMMARY

ADDRESS	1307-1311 E Peck St Compton, CA 90221
LIST PRICE	\$1,900,000
NO. UNITS	10
COST PER UNIT	\$190,000
CURRENT GRM	8.42
MARKET GRM	7.80
CURRENT CAP	7.48%
MARKET CAP	8.36%
YEAR BUILT	1950
LOT SIZE	17,323 SF
BUILDING SIZE	5,016 SF
PRICE/SF	\$379

\$1,900,000

LIST PRICE

7.48%

CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$225,636		\$243,600	
Less: Vacancy	(\$6,769)	3%	(\$7,308)	3%
Gross Operating Income	\$218,867		\$236,292	
Less: Expenses	(\$76,668)	35.0%	(\$77,365)	32.7%
Net Operating Income	\$142,199		\$158,927	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.6%)	\$30,400	\$30,400
Property Management (4% Current Rents GOI)	\$8,755	\$9,452
Insurance - Estimate - (\$1,250/Unit)	\$12,500	\$12,500
Maintenance/Repairs - Estimate (\$750/Unit)	\$7,500	\$7,500
Utilities (Electricity, Trash, Water, Gas, Sewage) - Actual	\$13,813	\$13,813
Landscape & Gardening - Estimate (\$100/Mo)	\$1,200	\$1,200
Reserves/Miscellaneous (\$250/Unit)	\$2,500	\$2,500
Estimated Total Expenses	\$76,668	\$77,365
Per Net SF	\$15.28	\$15.42
Expenses Per Unit	\$7,667	\$7,736

SCHEDULED INCOME

Unit	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
1307A	1BD + 1BA		\$1,185	\$1,850
1307B	2BD + 1BA - Renovated	VACANT	\$2,300	\$2,300
1307C	1BD + 1BA		\$1,185	\$1,850
1307D	1BD + 1BA		\$1,185	\$1,850
1307E	2BD + 1BA - Renovated	VACANT	\$2,300	\$2,300
1311A	1BD + 1BA		\$1,185	\$1,850
1311B	1BD + 1BA - Renovated	VACANT	\$1,850	\$1,850
1311C	2BD + 1BA - Renovated	Voucher/Low Income	\$2,808	\$2,300
1311D	2BD + 1BA - Renovated	Voucher/Low Income	\$2,400	\$2,300
1311E	1BD + 1BA	Voucher/Low Income	\$2,407	\$1,850
Monthly Scheduled Gross Income			\$18,803	\$20,300
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$18,803	\$20,300
Annual Scheduled Gross Income			\$225,636	\$243,600

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COMPARABLES

SALE COMPARABLES

	Property Address	No. Units	Year Built	Building SF	Lot SF	Gross Income	Price per SF	Price per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	1307-1311 E PECK ST Compton, CA 90221	10	1950	5,016	17,323	\$225,636	\$379	\$190,000	8.42	7.48%	\$1,900,000	SOON	(4) 2BD+1BA & (6) 1BD+1BA. (1) 2BD renovated & vacant. 5 out of 10 units renovated.
01	15512 S White Ave Compton, CA 90221	6	1955	3,744	9,235	\$104,225	\$254	\$158,333	9.11	7.13%	\$950,000	3/5/2025	(1) 2BD+1BA & (5) 1BD+1BA. (2) Separate structures. (1) 2-car garage & (2) 1-car garages + ample on-site parking.
02	701 S Willowbrook Ave Compton, CA 90220	6	1957	4,550	7,889	\$150,432	\$285	\$215,833	8.61	7.55%	\$1,295,000	1/31/2025	(1) 3BD+1BA, (1) 2BD+1BA & (4) 1BD+1BA. (3) 2-car garages + alley access. Corner lot.
03	2201 E Compton Blvd Compton, CA 90221	15	1963	10,209	11,300	\$248,230	\$223	\$152,000	9.19	7.08%	\$2,280,000	1/10/2025	(1) 2BD+1BA & (14) 1BD+1BA. (14) 1-car garages + alley access.
04	15319 S White Ave Compton, CA 90220	18	1959	13,913	20,220	\$231,296	\$158	\$122,222	9.51	6.83%	\$2,200,000	6/13/2024	(15) 2BD+1BA, (1) 1BD+1BA & (2) Studios. (15) Carport spaces + ample uncovered.
	Average						\$230	\$162,097	9.11	7.15%			

Sale Comparables

01 15512 S WHITE AVE
Compton, CA 90221

02 701 S WILLOWBROOK AVE
Compton, CA 90220

03 2201 E COMPTON BLVD
Compton, CA 90221

04 15319 S WHITE AVE
Compton, CA 90221

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