

DOWNEY | CALIFORNIA

# 11523-11529 OLD RIVER SCHOOL RD



EXCLUSIVE MARKETING PACKAGE



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11523 Old River School Rd | Downey, CA

## PRESENTED BY



**KRIS GERMAN**

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





11523 Old River School Rd | Downey, CA

## EXECUTIVE SUMMARY

11523–11529 Old River School Rd offers a 16-unit multi-family asset in Downey with a more amenitized resident profile. The property totals 8,208 rentable sq. ft. on a 14,604 sq. ft. lot and includes on-site parking plus a pool, a combination that adds everyday convenience and gives the asset a stronger common-area feature set than a more basic 16-unit hold.

Unit mix consists of (16) 1-Bed/1-Bath units. That uniform layout supports straightforward leasing, consistent unit positioning, and a cleaner operating rhythm across the property. For an investor focused on simplicity, the appeal here is a manageable unit type paired with an amenity package that can help support tenant retention.

Investors also have the opportunity to acquire the adjacent 16-unit property, creating a rare side-by-side 32-unit footprint in Downey.

**\$3,800,000**

**PRICE**

**16 UNITS**

**UNITS**

**1956**

**YEAR BUILT**

**8,208 SQFT**

**14,604 LOT SIZE**

**DOR3**

**ZONING**

**6231-003-010**

**APN**

11523 Old River School Rd | Downey, CA



## PROPERTY HIGHLIGHTS

8,208 SQ. FT. | 14,604 LOT SIZE

- Prime Corner Lot
- 5.71% CAP Rate | 10.63 GRM
- All 1-Bed/1-Bath Units
- Tenants Enjoy On-site Parking, Laundry Facility & Sparkling Pool
- PRICED TO SELL!
- Opportunity to acquire the adjacent 16-unit property



Prime Location



Opportunity to buy 2 side-by-side properties!



Desirable Unit Mix



On-site Laundry



On-Site Parking

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# AERIAL MAP

11523 Old River School Rd | Downey, CA

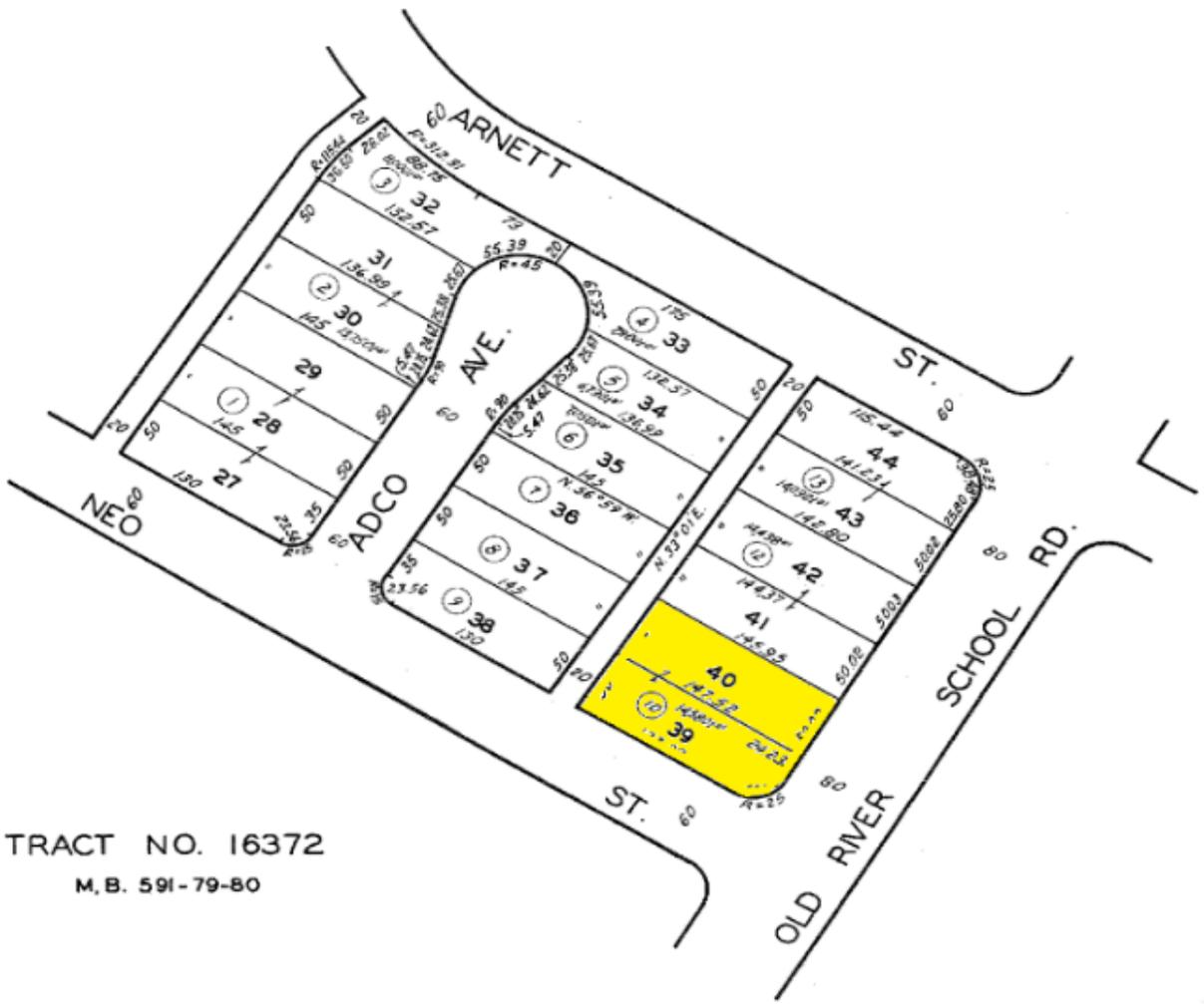


# PARCEL MAP

11523 Old River School Rd | Downey, CA

6231 | 3  
SCALE 1" = 80'

770329



CODE 3304

TRACT NO. 16372  
M.B. 591-79-80

FOR PREV. ASSMT. SEE: B-47 - 46

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CAL



# FINANCES

11523 Old River School Rd | Downey, CA

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	1 + 1	MGR \$1,895	\$1,895
2	1 + 1	\$1,650	\$1,895
3	1 + 1	\$1,845	\$1,895
4	1 + 1	\$1,875	\$1,895
5	1 + 1	\$1,800	\$1,895
6	1 + 1	\$1,855	\$1,895
7	1 + 1	\$1,800	\$1,895
8	1 + 1	\$1,850	\$1,895
9	1 + 1	\$1,750	\$1,895
10	1 + 1	\$1,815	\$1,895
11	1 + 1	\$1,800	\$1,895
12	1 + 1	\$1,625	\$1,895
13	1 + 1	\$1,550	\$1,895
14	1 + 1	\$1,850	\$1,895
15	1 + 1	\$1,845	\$1,895
16	1 + 1	\$1,750	\$1,895
17	Studio (NC)	\$1,000	\$1,000

## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$45,330
New Insurance Quote	\$8,500
Utilities	\$24,000
Pool	\$6,855
On-site Management	\$17,100
Professional Management Fee	\$13,875
Repairs & Maintenance	\$12,000
Reserves for Replacement	\$2,400
<b>TOTAL EXPENSES</b>	<b>\$130,060</b>

## FINANCING

Loan Amount	\$2,280,000
Loan Type	30/10
Interest Rate	5.80%
Annual Debt Service	\$162,110

# FINANCES

11523 Old River School Rd | Downey, CA

## ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$29,460		\$31,320
Laundry & Other Income		\$4,080		\$4,080
Total Scheduled Gross Income		\$357,600		\$379,920
Less: Vacancy Allowance	3%	\$10,728	3%	\$11,398
Effective Gross Income		\$346,872		\$368,522
Less: Expenses		\$130,060		\$130,060
Net Operating Income		\$216,812		\$216,812
Less: Debt Service		\$162,110		\$162,110

**PRE-TAX CASH FLOW**      3.6%      \$54,702      **5.02%**      **\$76,352**

## UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
16	1 + 1	\$1,550-\$1,850	\$28,460	\$30,320
1 (NC)	Studio (NC)	\$1,000	\$1,000	\$1,000
<b>MONTHLY TOTALS</b>			<b>\$29,460</b>	<b>\$31,320</b>

## PROPERTY SUMMARY

Price	\$3,800,000
Down Payment	\$1,520,000
Loan Amount	\$2,280,000
Number of Units	16 Units
Price/Unit	\$237,500
Price/SF	\$463
Cash on Cash %	3.6%
<b>COC Pro Forma</b>	<b>5.02%</b>
Cap Rate	5.71%
<b>Cap Rate (Proforma)</b>	<b>6.28%</b>
GRM	10.63
<b>GRM (Proforma)</b>	<b>10.00</b>
Year Built	1956
Square Feet	8,208 Sq. Ft.
Lot Size	14,604 Lot Size

# ABOUT DOWNEY

Downey gives multi-family investors access to a mature Southeast Los Angeles County market with strong regional connectivity. The city highlights economic development, business retention, and support for commercial and industrial activity, which helps reinforce a broad employment base rather than dependence on a single demand driver.

From an operations standpoint, this is the kind of market where simple layouts, parking, and on-site laundry fit renter needs well. For investors, this supports a more straightforward hold strategy when paired with infill location, commuter access, and practical unit mix.

The city of Downey has no local rent control ordinance so AB-1482 applies.

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## DEMOGRAPHICS

\$101,856

MEDIAN HH INCOME

\$759,800

MEDIAN PROPERTY VALUE

109,368

POPULATION

39

MEDIAN AGE

# CONTACT US

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**KRISTOPHER GERMAN**

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

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Years of  
Experience

400+

Number of total  
transactions closed

\$600M+

Value of  
Transactions Closed

3,000+

Number of  
Multi-Family Units Sold

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