

## PROPERTY INFORMATION:

Property Address: 9212 & 9222 California Ave., South Gate, CA 90280

APN: 6209-019-033 (9222) + 6209-019-034 (9212)

Number of Units: 12 Residential Units + 1 Office Bldg

Year Built: 1960 / 1947

Combined Approx. Bldg. SF: 5,860
Combined Approx. Lot Size: 8,331

## INVESTMENT OVERVIEW:

Combined Asking Price: \$1,800,000

Value Per Unit \$138,462 Value per Square Foot \$307.17

## INCOME/EXPENSE ANALYSIS:



			SCHEDULED		PROJECTED	
Number of	Bdrms./	Ave.	Ave.	Monthly	Ave. Mkt.	Monthly
Units	Baths	<b>Unit Size</b>	Rent/Unit*	Income	Rent/Unit	Income
12	1 Bed 1 Bath	410 SF	\$926	\$11,111	\$1,600	\$19,200
1	Office Bldg	712 SF	\$2,000	\$2,000	\$2,000	\$2,000
13				\$13,111		\$21,200
				\$13,111		\$21,200
			•	\$157,331	]	\$254,400
				(\$7,867)		(\$12,720)
			•	\$149,464	]	\$241,680
	Less Estimated Annual Expenses		38.94%	(\$58,201)	26.49%	(\$64,021)
	Net Operating Income		•	\$91,264	<del>-</del>	\$177,659
	Gross Rent Multiplier			11.44		7.08
		CAP Rate		5.07%		9.87%
		•	•			

Estimated Annual Expenses					
New R. E. Taxes	\$20,250				
Property Insurance	\$7,200				
Water & Sewer	\$8,100				
Pest Control	\$780				
Trash Disposal/Rubbish	\$6,866				
Gas - House Meter	\$2,940				
Electricity - House Meter	\$2,400				
Annual Fire Extinguisher Cert.	\$225				
Repairs & Maint. (5% of GSI)	\$7,867				
Misc. Expenses (1% of GSI)	\$1,573				
Total Expenses	\$58,201				
Per Net Sq. Ft.	\$9.93				
Per Unit	\$4,477				

Trust Sale, subject to Court confirmation and over-bidding in Court. For Sale AFTER 56 years! Two side-by-side parcels for sale together. An office building located at 9212 California Ave (MLS#25599609), currently vacant and will be delivered vacant at close of escrow, listed for sale at \$300,000, and a 12-unit apartment building at 9222 California Ave. (MLS#25599499), listed separately for \$1,500,000. Total combined list price is \$1,800,000. Both properties MUST be sold together, and will be subject to overbid in Court together. The 12-unit apartment building consists of 12 x 1 bed 1 bath unit. Existing building is approx. 5,148 SF on approx. 4,164 SF lot, zoned SGCR. 100% leased and separately metered for both gas and electricity. Shared driveway and parking. Minutes away from shopping centers, dining options, schools, entertainment, public transportation, and I-710. Sold AS IS and WHERE IS with all faults, and without warranty, express or implied and with current tenants in place. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations.