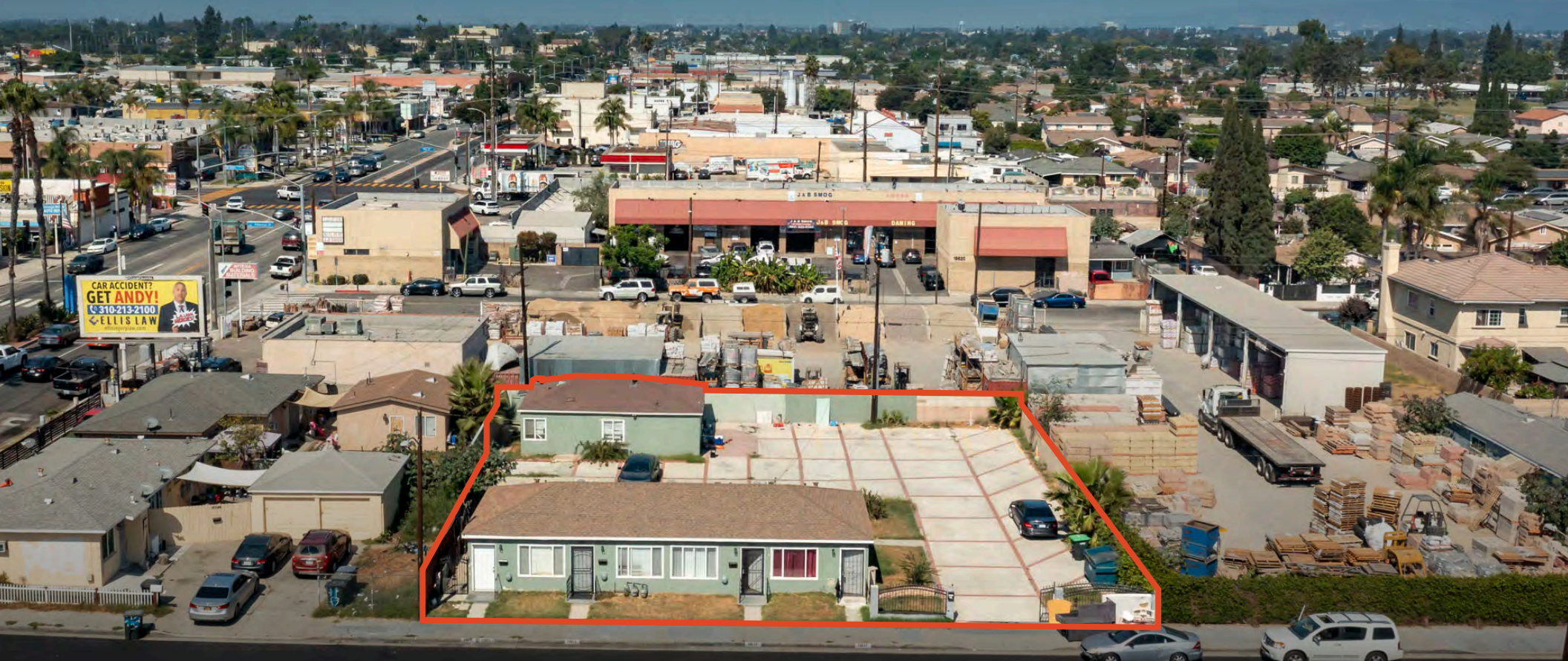


OFFERING MEMORANDUM

11811 167TH STREET

2 Units Vacant!



ARTESIA, CA 90701

km Kidder Mathews

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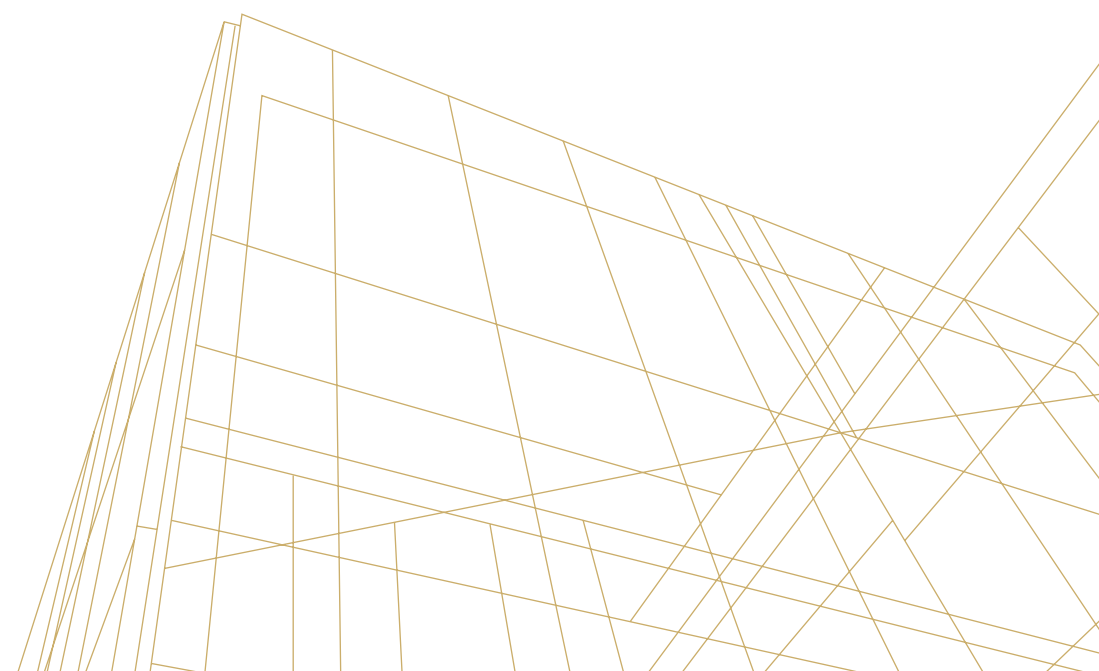
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An aerial photograph of a city street, likely in Los Angeles, showing a mix of residential and commercial buildings. The street runs vertically through the center of the image. On the left side, there are several commercial buildings, including a large parking lot filled with cars and a building with a sign that says "GET ENDY". On the right side, there are mostly residential houses with brown roofs. In the foreground, a large commercial building is visible with a sign that reads "FLOORING SUPPLY HARDWOOD LAMINATE MDF MOULDING STOP". The background shows a dense urban landscape with many buildings and a clear blue sky.

EXECUTIVE SUMMARY

Section 01

EXECUTIVE SUMMARY

We are pleased to present this 5-unit apartment community located at 11811 167th St in Artesia. Delivered with 2 Units VACANT!

This opportunity is priced at a 6.12% CAP and a 10.40 GRM on current rents, with potential upside to a 8.11% CAP and a 8.49 GRM on pro-forma rents.

There are 2 separate buildings located on the property, situated on a large 10,813 sf lot offering ample onsite parking as well as the potential addition for ground up ADUs. The unit mix consists of 1 three-bedroom unit and 4 Studio units, all of which have been renovated.

This opportunity offers easy freeway access as it is situated just north of the 91 freeway and in close proximity to the 605 freeway. Local retailers and restaurants include Walgreens, 99 Ranch Market, Ozen Sushi, Three Amigos Mexican, El Cortez Meat Market, Surawon Korean BBQ and 808 Local Hawaiian Grill.

1948

YEAR BUILT

10,813 SF

LOT SIZE



PROPERTY OVERVIEW

Section 02

FLOORING SUPPLY HARDWOOD LAMINATE MDF MOULDING STOP

PROPERTY OVERVIEW

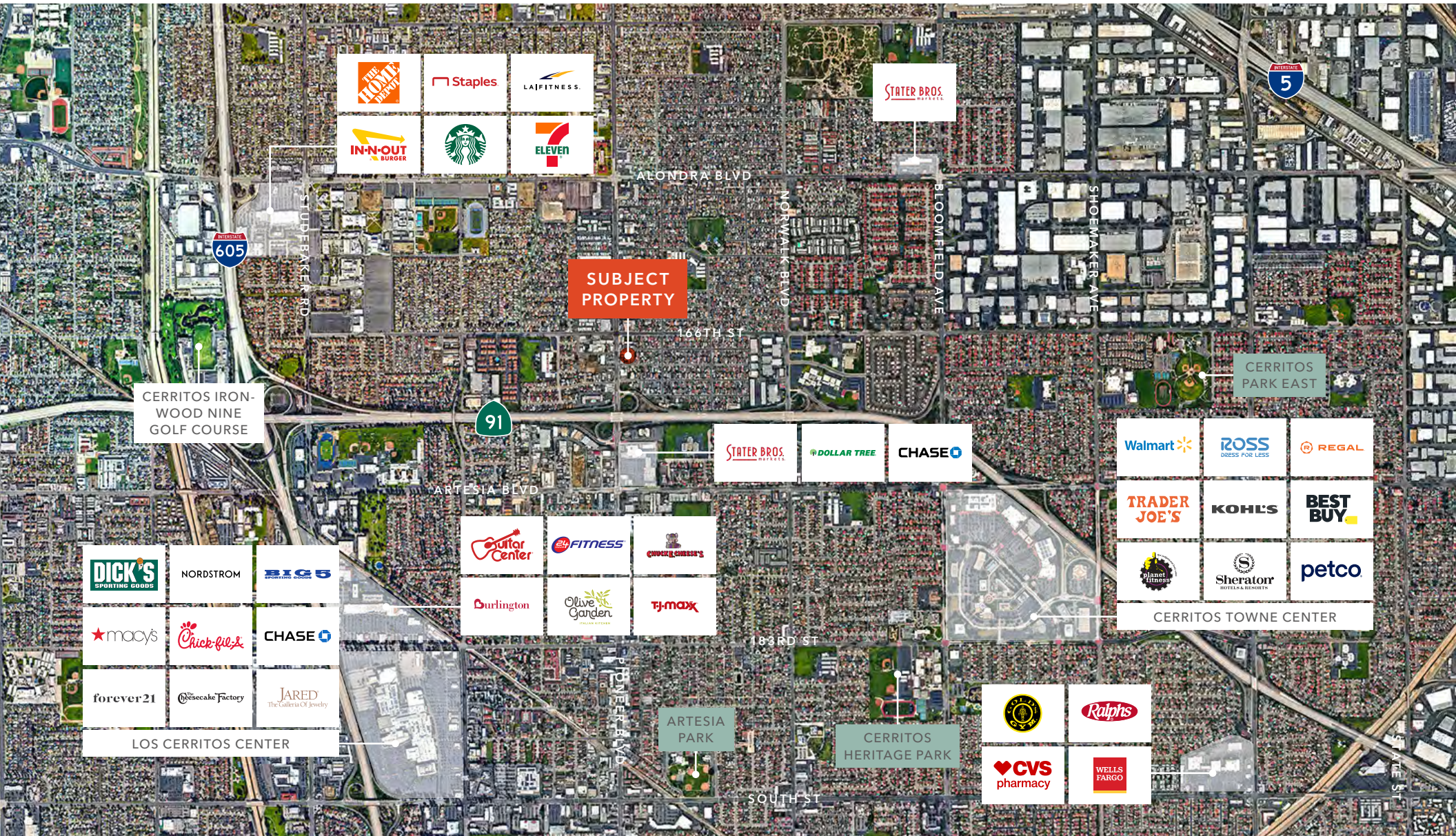


SUBJECT
PROPERTY

167TH ST

PIONEER BLVD

PROPERTY OVERVIEW





FINANCIALS

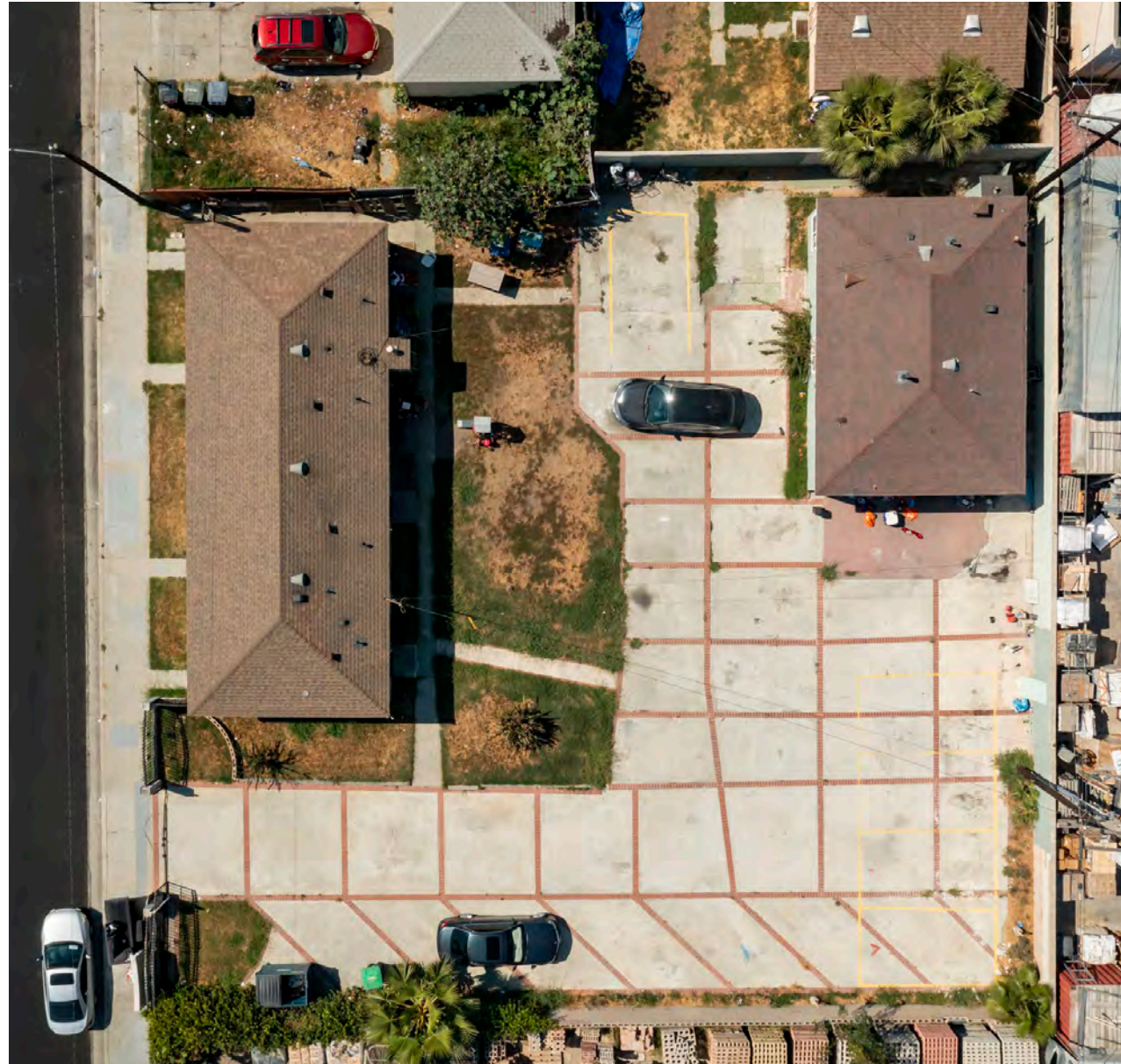
Section 03

INVESTMENT SUMMARY

ADDRESS	11811 167th St Artesia, CA 90701
PRICE	\$1,100,000
NO. UNITS	5
COST PER UNIT	\$220,000
CURRENT GRM	10.40
MARKET GRM	8.49
CURRENT CAP	6.12%
MARKET CAP	8.11%
YEAR BUILT	1948
LOT SF	10,813
BUILDING SF	2,600
PRICE/SF	\$423

\$1.1M
LIST PRICE

6.12%
CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
SCHEDULED GROSS INCOME	\$105,816		\$129,600	
LESS: VACANCY	\$(3,174)	3%	\$(3,888)	3%
GROSS OPERATING INCOME	\$102,642		\$125,712	
LESS: EXPENSES	\$(35,332)	34.4%	\$(36,486)	
Net Operating Income	\$67,309		\$89,226	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
NEW PROPERTY TAXES (1.25%)	\$13,750	\$13,750
PROPERTY MANAGEMENT (5% CURRENT RENTS GOI)	\$5,132	\$6,286
INSURANCE (ESTIMATE @ \$1,200/UNIT)	\$6,000	\$6,000
MAINTENANCE/REPAIRS (ESTIMATE @ \$750/UNIT)	\$3,750	\$3,750
UTILITIES (ACTUAL) - TRASH, GAS, ELECTRIC	\$4,250	\$4,250
LANDSCAPE & GARDENING (\$100/MONTH)	\$1,200	\$1,200
RESERVES (\$250/UNIT)	\$1,250	\$1,250
Estimated Total Expenses	\$35,332	\$36,486
Per Net Sq. Ft.	\$13.59	\$14.03
Expenses Per Unit	\$7,066	\$7,297

SCHEDULED INCOME

		CURRENT RENTS	MARKET RENTS
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
11811	Studio (renovated)	\$1,188	\$1,900
11811.5	3BD + 1BA (VACANT - renovated)	\$3,200	\$3,200
11813	Studio (renovated)	\$1,130	\$1,900
11815	Studio (renovated)	\$1,400	\$1,900
11817	Studio (VACANT - renovated)	\$1,900	\$1,900
Monthly Scheduled Gross Income		\$8,818	\$10,800
Parking Income		\$-	\$-
Laundry Income		\$-	\$-
Total Monthly Scheduled Gross Income		\$8,818	\$10,800
Annual Scheduled Gross Income		\$105,816	\$129,600

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.



COMPARABLES

Section 04

FLOORING SUPPLY HARDWOOD LAMINATE MDF MOULDING STOP

COMPARABLES

SALES COMPARABLES

	Address	Units	Year Built	Building SF	Lot SF	Gross Income	Price/SF	Price/Unit	GRM	CAP	Sale Price	Sold Date	Notes
01	15746 RYON AVENUE Bellflower, CA 90706	9	1938	4,644	20,063	\$164,129	\$426	\$220,000	12.06	5.22%	\$1,980,000	8/30/2024	(1)3BD+2BA & (8)1BD+1BA. 7 Separate structures. Large lot with 2 covered spaces +12 uncovered.
02	8544 ARTESIA BOULEVARD Bellflower, CA 90706	5	1956	3,717	19,567	\$127,560	\$404	\$300,000	11.76	5.36%	\$1,500,000	7/10/2024	(2)3BD+2BA, (2)2BD+1BA & (1)1BD+1BA. 4 Separate structures. Onsite billboard. Large lot with ample parking.
03	9533 SOMERSET BOULEVARD Bellflower, CA 90706	9	1955	5,834	7,203	\$135,920	\$303	\$196,111	12.99	4.85%	\$1,765,000	5/10/2024	(2)2BD+1BA, (6)1BD+1BA & 1 Studio. Ample onsite parking.
04	13917 SAN ANTONIO DRIVE Norwalk, CA 90650	5	1949	3,199	7,026	\$110,844	\$422	\$270,000	12.18	5.17%	1,350,000	6/6/2024	(1)2BD+1BA & (4)1BD+1BA. Single, two-story building. (5) garage spaces.
S	11811 167TH ST Artesia, CA 90701	5	1948	2,600	10,813 SF	\$99,792	\$423	\$220,000	10.40	6.12%	\$1,100,000		(1)3BD+1BA & (4) Studios. All units renovated. 2 units delivered vacant!
Averages							\$389	\$246,528	12.25	5.15%			

Sales Comparables

01 15746 RYON AVENUE
Bellflower, CA 90706

02 8544 ARTESIA BOULEVARD
Bellflower, CA 90706

03 9533 SOMERSET BOULEVARD
Bellflower, CA 90706

04 13917 SAN ANTONIO DRIVE
Norwalk, CA 90650

**SUBJECT
PROPERTY**



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