

6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201
SIGNIFICANT RENTAL UPSIDE SECLUDED 2 BR/2BA UNITS



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TABLE OF CONTENTS

PROPERTY INFORMATION

Executive Summary

Property Description

Regional Map

Aerial Map

5

6

7

8

FINANCIAL ANALYSIS

Financial Summary

Income & Expenses

10

11

DEMOGRAPHICS

Area Analytics

13



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6633 1/4 - 6633 3/4 PINE AVENUE, BELL, CA 90201

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TABLE OF CONTENTS // 3

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PROPERTY INFORMATION



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PROPERTY INFORMATION // 4



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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,410,000
Building Size:	5,000 SF
Lot Size:	6,317 SF
Number of Units:	5
Price / SF:	\$282.00
Cap Rate:	1.83%
NOI:	\$25,825
Zoning:	R3
Market:	South East Los Angeles

PROPERTY OVERVIEW

The Property is an attractive 5-unit Building comprised of 2 stories consisting of approximately 5,000 square feet and resting on 2 parcels totaling 6,317 square feet. The Property includes 2 Town House Units and 3, 2nd story units that rest on top of 6 parking spots comprised of 4 garages and one 2-car tuck under parking area. The parking/driveway area is concrete. Situated behind what will be a new 11-unit 'for sale' development, the property rests off of Pine and is not exposed to street traffic.

THE PROPERTY CAN ALSO BE PURCHASED WITH THE ADJACENT PROPERTY 6629-6633 PINE AVAILABLE FOR SALE AS A 10-UNIT-FOR-SALE DEVELOPMENT.

PROPERTY HIGHLIGHTS

- Modern 4,000 SF building with 5 apartments including Townhome 2/BR/2BA and 11BR/1BA Units
- Secluded location for enjoyable tenant living
- R3 zoning ideal for multifamily investment
- Appealing 1980's construction with Garages
- Potential for Proximity to future development with pending adjacent 'For Sale' Development project

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EXECUTIVE SUMMARY // 5

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Situated just to the North of Bell High School, the Property rests in a low-density clean residential neighborhood comprised of low-density single-family and multi-family living units and is just South of Gage Avenue. The Property is situated behind a 'tear down' 4-building property that is for sale by the same Seller to be developed into an 11-unit 'for sale' townhome/condo development

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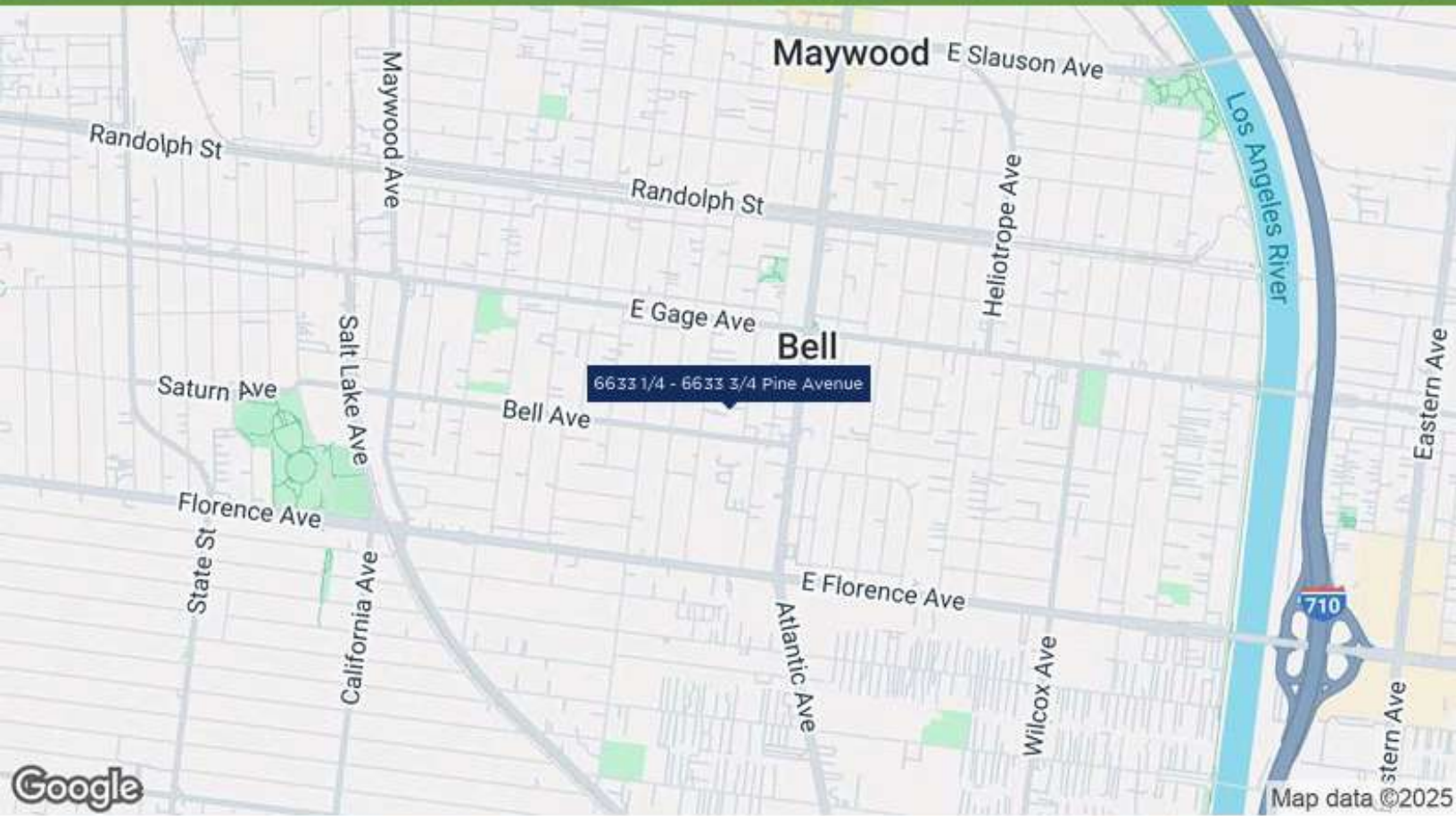
PROPERTY DESCRIPTION // 6

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PROPERTY INFORMATION
REGIONAL MAP



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REGIONAL MAP // 7

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PROPERTY INFORMATION

AERIAL MAP



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AERIAL MAP // 8

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FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS // 9



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET RENTS
Price	\$1,410,000	\$1,405,000
Price per Unit	\$282,000	\$281,000
GRM	-	10.2
CAP Rate	1.8%	7.1%
Cash-on-Cash Return (yr 1)	1.83 %	7.13 %
Total Return (yr 1)	\$25,825	\$100,195
OPERATING DATA	CURRENT	MARKET RENTS
Gross Scheduled Income	-	\$138,000
Other Income	-	-
Total Scheduled Income	\$58,500	\$138,480
Vacancy Cost	-	\$0
Gross Income	\$58,500	\$138,480
Operating Expenses	\$32,675	\$38,285
Net Operating Income	\$25,825	\$100,195
Pre-Tax Cash Flow	\$25,825	\$100,195

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FINANCIAL SUMMARY // 10



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FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET RENTS
Gross Scheduled Rent	\$58,500	\$138,000
Laundry Income	-	\$480
Gross Income	\$58,500	\$138,480
EXPENSE SUMMARY	CURRENT	MARKET RENTS
Estimated Property Tax (1.25%)	\$18,750	\$17,625
Property Insurance	\$2,000	\$2,000
Maintenance	\$2,925	\$9,660
Utilities	\$9,000	\$9,000
Gross Expenses	\$32,675	\$38,285
Net Operating Income	\$25,825	\$100,195

Market Rents at \$2,500 per 2BR/2BA Unit and \$1,500 for 1BR/1BA Unit

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INCOME & EXPENSES // 11



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DEMOGRAPHICS



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DEMOGRAPHICS // 12



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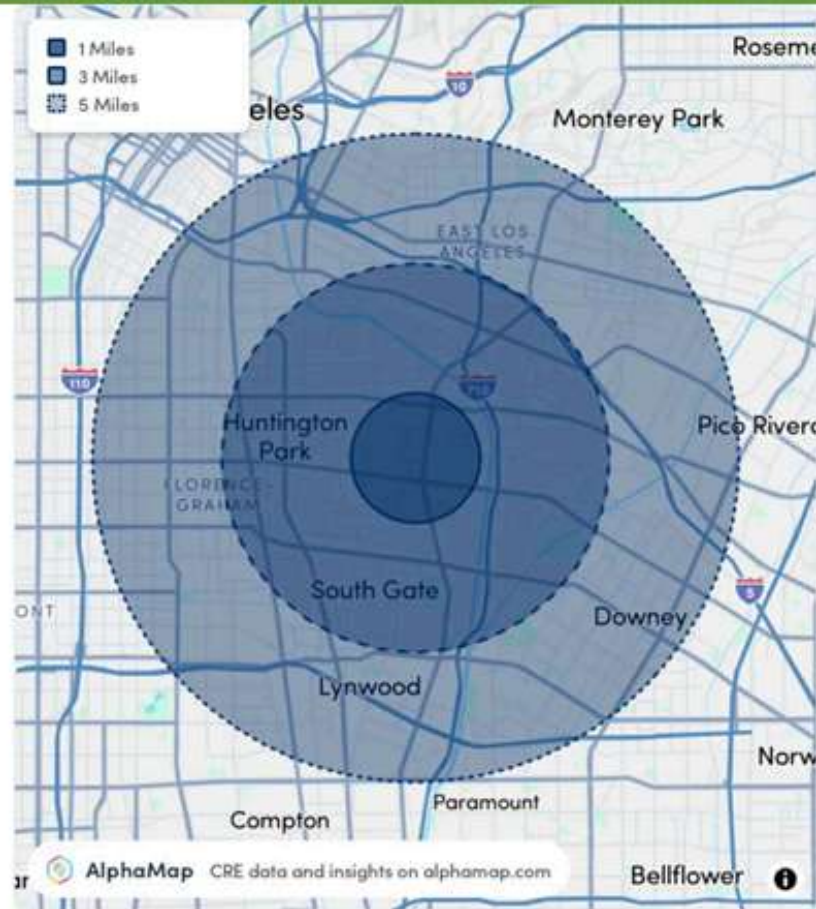
DEMOGRAPHICS

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	60,031	295,357	900,177
Average Age	36	36	36
Average Age (Male)	35	36	35
Average Age (Female)	37	37	37

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,176	78,458	237,072
Persons per HH	3.7	3.8	3.8
Average HH Income	\$73,272	\$76,744	\$79,315
Average House Value	\$648,003	\$658,645	\$675,243
Per Capita Income	\$19,803	\$20,195	\$20,872

Map and demographics data derived from AlphaMap



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AREA ANALYTICS // 13

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