

WHITTIER | CALIFORNIA

# 7959 BRIGHT AVE



EXCLUSIVE MARKETING PACKAGE



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7959 Bright Ave | Whittier, CA

## PRESENTED BY



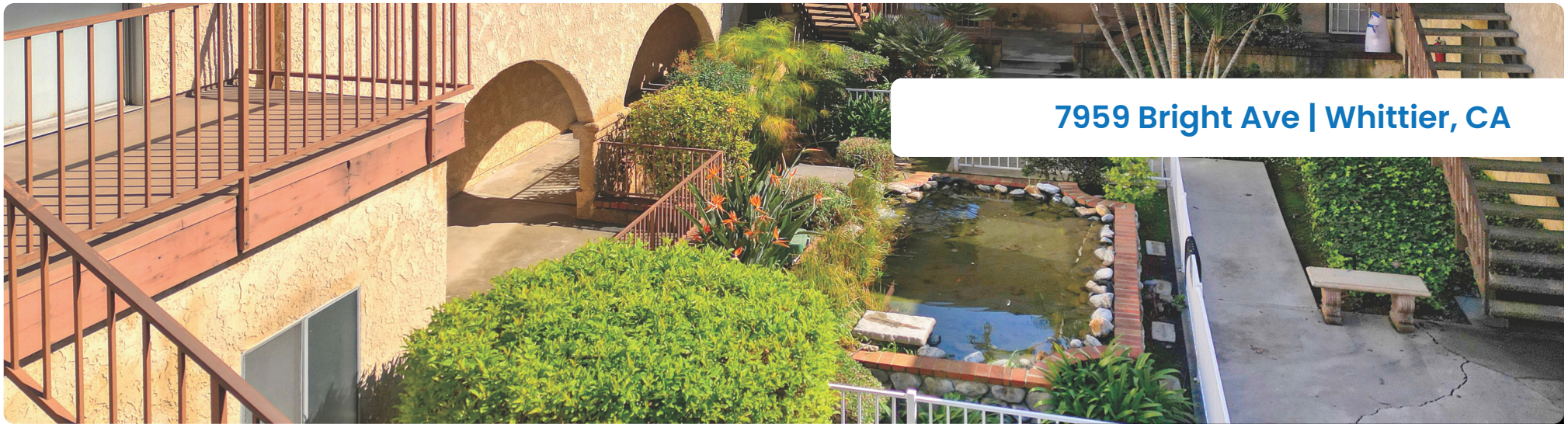
**KRIS GERMAN**

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





7959 Bright Ave | Whittier, CA

# EXECUTIVE SUMMARY

This 11-unit multi-family asset located in the city of Whittier is built around utility. The property offers HUGE 2-bedroom layouts, garage and gated parking, outdoor communal space, gated private access, and on-site laundry facility, all of which contribute to a property profile that can support long-term tenant stability.

Unit mix consists of (7) 2-Bed/2-Bath + Office Units, (3) 2-Bed/2-Bath Units, and (1) 2-Bed/1.25-Bath Townhouse Style Unit across 12,700 rentable SF on a 19,859 SF lot. The property is listed at a 6% CAP rate and 11.6 GRM, with strong in-place rental rates and room to improve income over time.

For buyers looking for day-1 cash flow in Whittier without sacrificing layout quality or tenant amenities, this property presents a strong investment profile.

**\$3,650,000**  
**PRICE**

**11 UNITS**  
**UNITS**

**1984**  
**YEAR BUILT**

**12,701 SQFT**  
**19,859 LOT SIZE**

**WHR3\***  
**ZONING**

**8141-029-025**  
**APN**



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# PROPERTY HIGHLIGHTS

FANTASTIC DEAL FOR THE PRICE!

Unit Mix:

- (7) 2-Bedroom/2-Bathroom + Office Units,
- (3) 2-Bedroom/2-Bathroom Units &
- (1) 2-Bedroom/1.25-Bathroom Unit

- 12,700 Rental Sq. Ft. | 19,859 Sq. Ft. Lot
- Excellent In-Place Rental Rates with Room to Increase
- Gated Private Entry
- Lush Landscaping & Courtyard
- Private Patios/Balconies
- Prime North Whittier Location
- EXCELLENT CASH-FLOW DAY 1 WITH ROOM TO GROW!



EXPANSIVE LOT SIZE!

LARGE OVERSIZED UNITS!

6% CAP RATE | 12 GRM

Onsite Laundry

On-site Garages & Covered Parking (2+ Spaces Per Unit!)

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# AERIAL MAP

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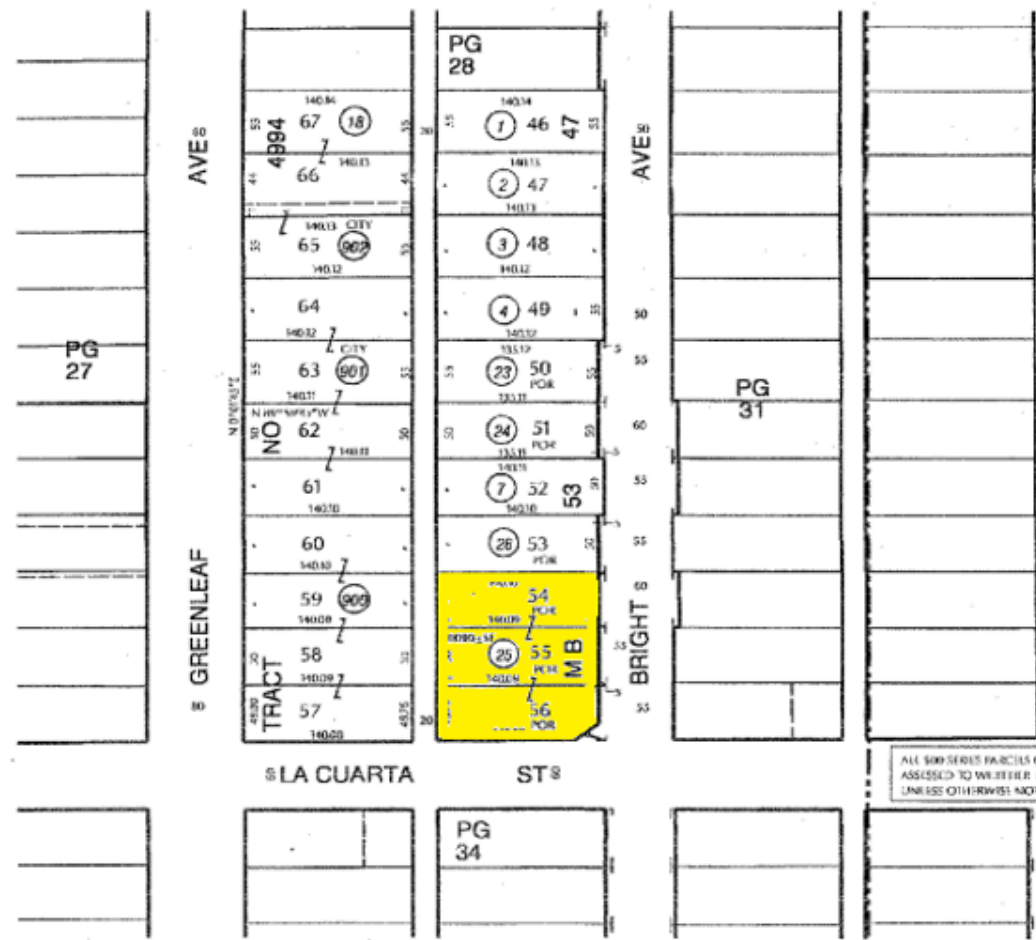


# PARCEL MAP

7959 Bright Ave | Whittier, CA

|      |             |             |             |  |  |  |  |           |   |   |
|------|-------------|-------------|-------------|--|--|--|--|-----------|---|---|
| 8141 | 29<br>SHEET | P.A. 137-19 | TRA<br>9910 | REVISED<br>870306611-87<br>96041002002001-11 | 01040516014001-11<br>02061206001001-11 |  |  | SEARCH NO | MAP EXTENTS<br>4276563-4277673<br>4100811-4101628 | OFFICE OF THE ASSESSOR<br>COUNTY OF LOS ANGELES<br>COPYRIGHT © 1998 |
|------|-------------|-------------|-------------|--|--|--|--|-----------|---|---|

2003



ALL 500 SERIES PARCELS ON THIS PAGE AREA  
ASSESSED TO WHITTIER RE DEVELOPMENT AGENCY  
UNLESS OTHERWISE NOTED.

# FINANCES

7959 Bright Ave | Whittier, CA

## RENT ROLL

| UNIT # | TYPE                  | CURRENT RENT | MARKET RENT |
|--------|-----------------------|--------------|-------------|
| 1      | 2 Bed + 1.25 Bath     | \$2,230      | \$2,295     |
| 2      | 2 Bed+ Office+ 2 Bath | \$2,180      | \$2,695     |
| 3      | 2 Bed+ Office+ 2 Bath | \$2,180      | \$2,695     |
| 4      | 2 Bed + 2 Bath        | \$2,080      | \$2,395     |
| 5      | 2 Bed+ Office+ 2 Bath | \$2,380      | \$2,695     |
| 6      | 2 Bed+ Office+ 2 Bath | \$2,390      | \$2,695     |
| 7      | 2 Bed+ Office+ 2 Bath | \$2,400      | \$2,695     |
| 8      | 2 Bed+ Office+ 2 Bath | \$2,690      | \$2,695     |
| 9      | 2 Bed+ Office+ 2 Bath | \$2,245      | \$2,695     |
| 10     | 2 Bed + 2 Bath        | \$2,080      | \$2,395     |
| 11     | 2 Bed+ 2 Bath         | \$2,080      | \$2,395     |

## ESTIMATED ANNUAL EXPENSES

|                          |                 |
|--------------------------|-----------------|
| Property Taxes           | \$42,823        |
| New Insurance Quote      | \$6,870         |
| Electricity              | \$1,200         |
| Gas                      | \$5,200         |
| Trash                    | \$5,140         |
| Water                    | \$14,212        |
| Repairs & Maintenance    | \$8,250         |
| Reserves for Replacement | \$2,200         |
| <b>TOTAL EXPENSES</b>    | <b>\$85,865</b> |

## FINANCING

|                     |             |
|---------------------|-------------|
| Loan Amount         | \$2,007,500 |
| Loan Type           | ARM 30/10   |
| Interest Rate       | 5.8%        |
| Annual Debt Service | \$142,735   |

# FINANCES

7959 Bright Ave | Whittier, CA

## ANNUALIZED OPERATING DATA

|                              |    | CURRENT   | PROFORMA  |
|------------------------------|----|-----------|-----------|
| Scheduled Gross Income       |    | \$24,935  | \$28,345  |
| Laundry & Other Income       |    | \$15,480  | \$15,480  |
| Total Scheduled Gross Income |    | \$314,700 | \$355,620 |
| Less: Vacancy Allowance      | 3% | \$9,441   | \$10,669  |
| Effective Gross Income       |    | \$305,259 | \$344,951 |
| Less: Expenses               |    | \$85,895  | \$85,895  |
| Net Operating Income         |    | \$219,364 | \$259,056 |
| Less: Debt Service           |    | \$142,735 | \$142,735 |

**PRE-TAX CASH FLOW**      4.67%    \$76,628    **6.54%**    **\$116,321**

## UNIT MIX

| UNITS | TYPE        | CURRENT RANGE     | TOTAL   | PROFORMA    |
|-------|-------------|-------------------|---------|-------------|
| 7     | 2 + Den + 2 | \$2,180 - \$2,690 | \$2,695 | \$16,465.00 |
| 3     | 2 + 2       | \$2,080 - \$2,080 | \$2,395 | \$6,240.00  |
| 1     | 2 + 1.25    | \$2,320 - \$2,320 | \$2,295 | \$2,230.00  |

**MONTHLY TOTALS**      \$24,935    **\$28,345**

## PROPERTY SUMMARY

|                            |                 |
|----------------------------|-----------------|
| Price                      | \$3,650,000     |
| Down Payment               | \$1,642,000     |
| Loan Amount                | \$2,007,500     |
| Number of Units            | 11 Units        |
| Price/Unit                 | \$331,818       |
| Price/SF                   | \$287.38        |
| Cash on Cash %             | 4.67%           |
| <b>COC Pro Forma</b>       | <b>7.08%</b>    |
| Cap Rate                   | 6.01%           |
| <b>Cap Rate (Proforma)</b> | <b>7.10%</b>    |
| GRM                        | 11.60           |
| <b>GRM (Proforma)</b>      | <b>10.26</b>    |
| Year Built                 | 1984            |
| Square Feet                | 12,701 Sq. Ft.  |
| Lot Size                   | 19,859 Lot Size |

# ABOUT WHITTIER

Whittier sits in southeast Los Angeles County and benefits from access to larger employment centers, established commercial corridors, and mature residential neighborhoods. That combination helps support renter demand from households looking for practical access, neighborhood stability, and daily convenience.

For operators, Whittier's established housing stock and neighborhood infrastructure can support steady leasing when a property offers practical layouts, parking, and functional day-to-day features. Properties with larger units, outdoor space, and usable parking can be especially relevant in submarkets where tenant utility matters.

Whittier also benefits from limited near-term large-scale supply growth in many established areas, which can help keep demand tied to location, layout, and property usability rather than new-construction competition alone.

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## DEMOGRAPHICS

\$92,374

MEDIAN HH INCOME

\$751,700

MEDIAN PROPERTY VALUE

85,589

POPULATION

38.3

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

\$550M+

Value of  
Transactions Closed

3,000+

Number of  
Multi-Family Units Sold

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