

PRIDE OF OWNERSHIP

Apartment Complex & Office
918 South Cabrillo Avenue

SAN PEDRO, CA 90731

PRICE \$2,497,000



— 918 South Cabrillo Avenue —

Property Highlights

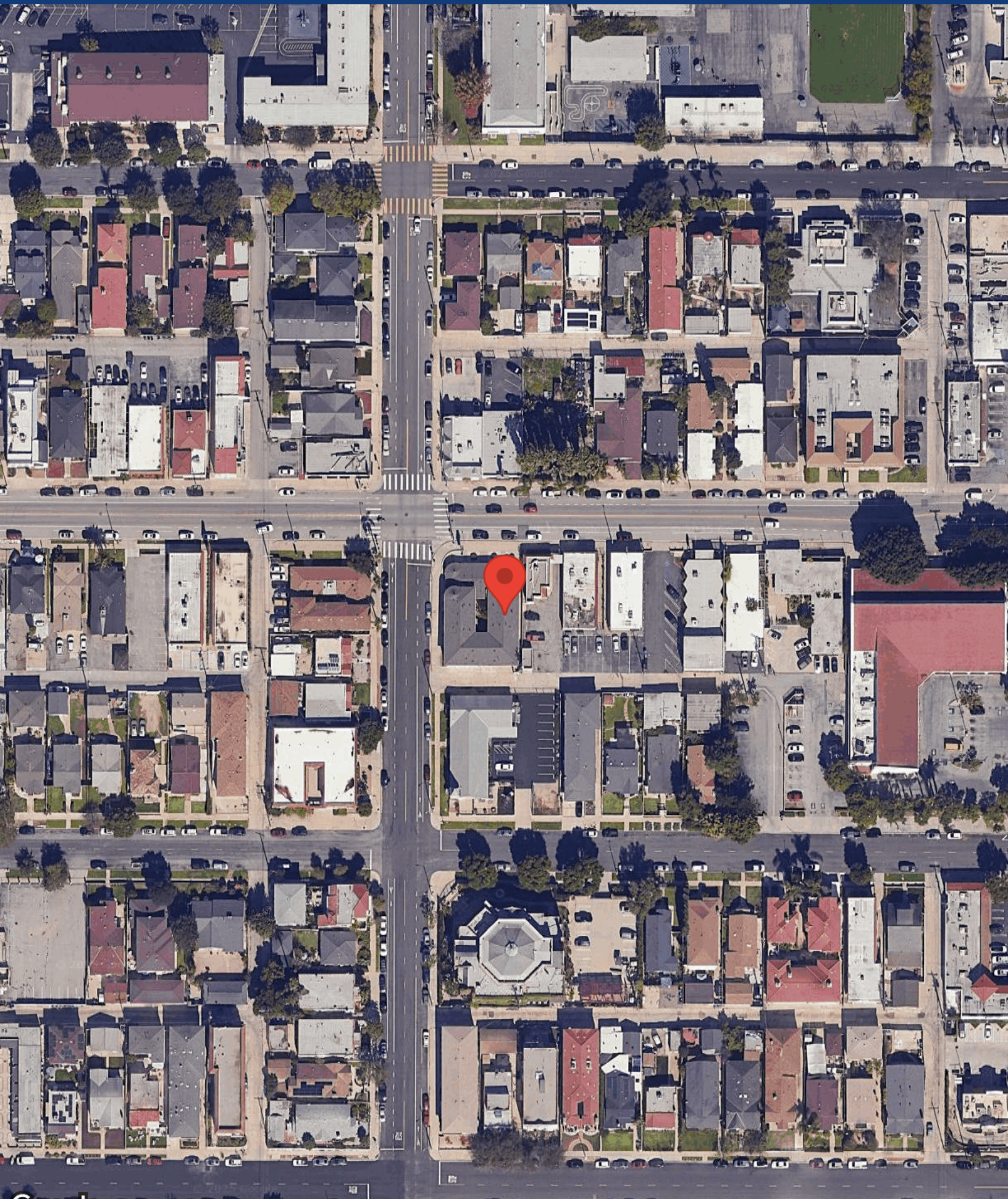
- Extensive Capital Improvements including new roof, garage doors, main drain, rain gutters, exterior paint, renovated units
- Soft Story Retrofit has been completed
- Excellent unit mix of 1 and 2 Bedroom Units plus a commercial unit (4 spaces)
- Includes 7 Private Garages and Additional Parking
- Property is qualified for favorable multi-family loan
- Long term commercial tenant exercised 5-year option through April 2030
- True Pride of Ownership property in a PRIME location
- Exceptional Pricing at 11.5GRM on Current Income for a True PRIDE of Ownership Asset



AERIAL MAP

918 S Cabrillo Ave PRIME LOCATION

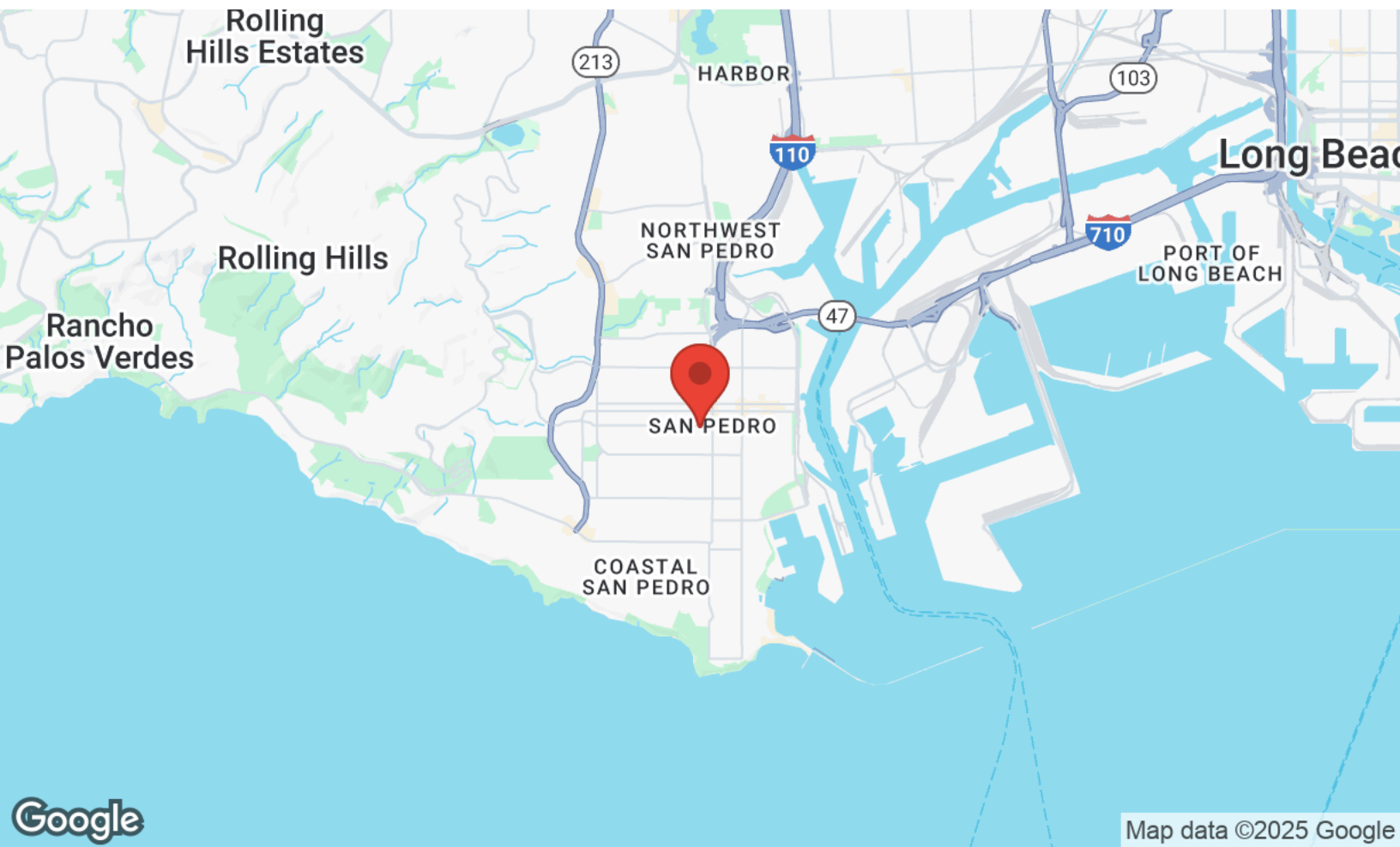
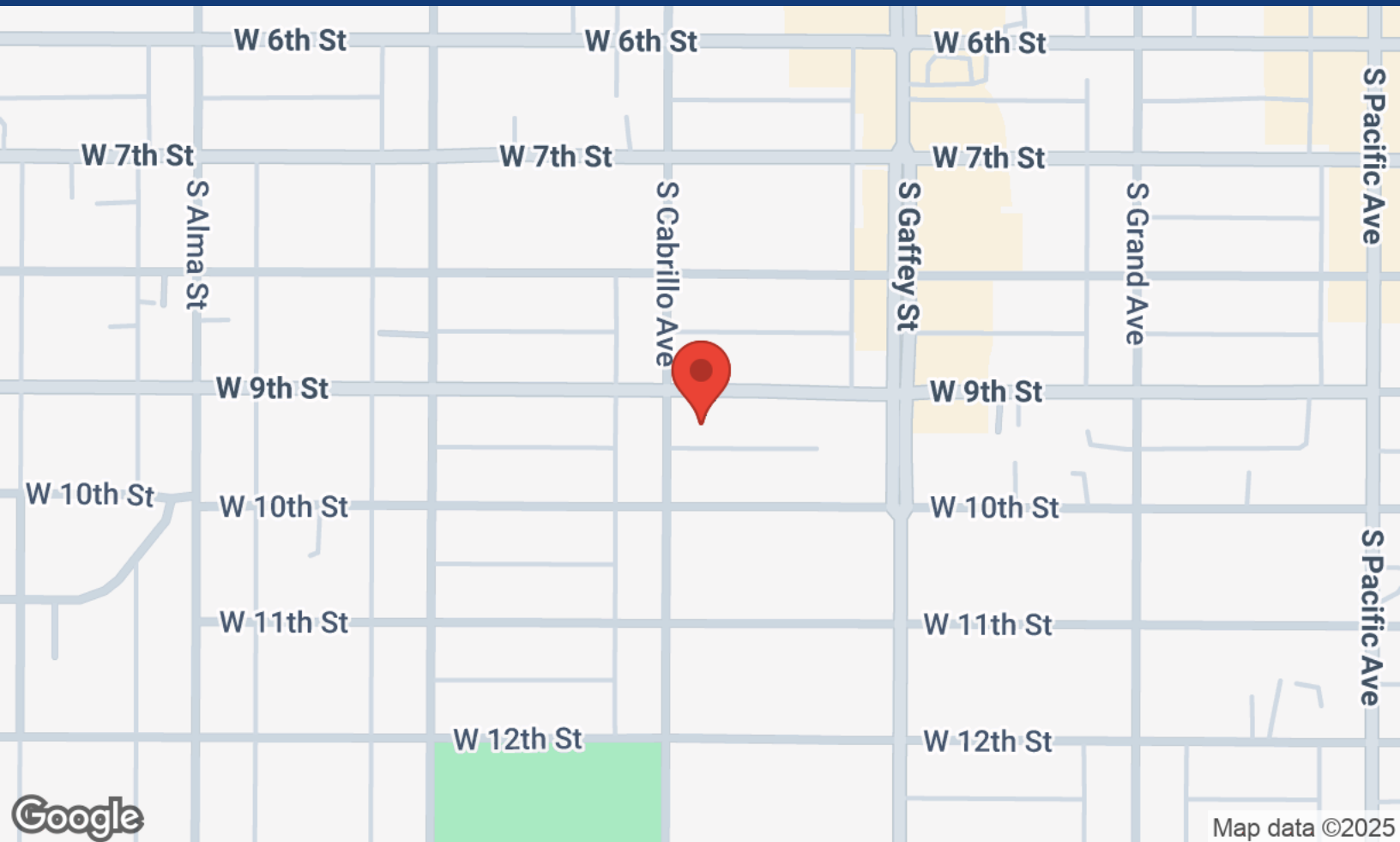
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LOCATION MAPS

918 S Cabrillo Ave PRIME LOCATION

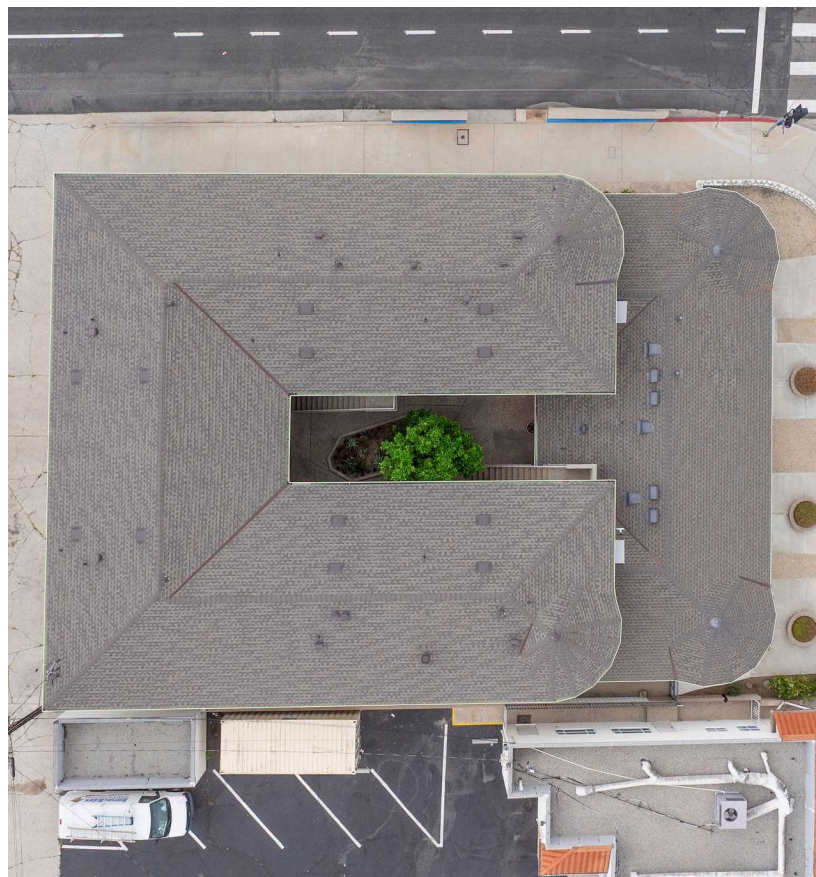
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PROPERTY PHOTOS

918 S Cabrillo Ave PRIME LOCATION

918 South Cabrillo Avenue | San Pedro, CA 90731



PRO FORMA SUMMARY

918 S Cabrillo Ave PRIME LOCATION
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Investment Summary

Price	\$2,497,000
Year Built	1964
Units	12
Price/Unit	\$208,083
RSF	7,598
Price/RSF	\$328.64
Lot Size	8,354 sf
Floors	2
APN	7454-009-001
Cap Rate	5.55%
Market Cap Rate	9.54%
GRM	11.53
Market GRM	7.66

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1 Bed 1 Bath	6	\$1,645	\$9,870	\$2,250	\$13,500
2 Bed 1 Bath	2	\$1,345	\$2,690	\$2,250	\$4,500
Commercial	4	\$1,328	\$5,313	\$2,250	\$9,000
Totals	12		\$17,873		\$27,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$214,476	\$324,000
- Less: Vacancy	(\$6,434)	(\$16,200)
+ Misc. Income	\$2,040	\$2,040
Effective Gross Income	\$210,082	\$309,840
- Less: Expenses	(\$71,394)	(\$71,735)
Net Operating Income	\$138,688	\$238,105

Annualized Expenses

Description	Actual	Market
Property Tax - new 1.199%	\$29,939	\$29,939
Building Insurance - est. \$1.15/SF	\$8,737	\$8,737
Water, Electric	\$6,378	\$6,378
Gas	\$2,082	\$2,082
Trash	\$4,908	\$4,908
Maintenance & Repairs-est. \$650/unit	\$5,850	\$5,850
Pest Control	\$571	\$571
Gardener	\$2,426	\$2,426
Management Fees- 5%	\$10,503	\$10,844
Total Expenses	\$71,394	\$71,735
Expenses Per RSF	\$9.40	\$9.44
Expenses Per Unit	\$5,950	\$5,978

RENT ROLL

918 S Cabrillo Ave PRIME LOCATION
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RENT ROLL, INCOME AND EXPENSES

Date: Dec17, 2024

918 S. Cabrillo Ave & 787, 789, 795 & 797 9th St.

San Pedro, CA 90731

Residential 5,158 sq. ft., Commercial 2,460 Sq. ft.

Apt's	Unit Mix	Rent	Start Date	Last Increase	Square Feet
1	1 Bedroom / 1 Bath	\$1,622	5/1/2021	2/1/25	
2	1 Bedroom / 1 Bath	\$1,664	2/16/2023	2/1/2025	
3	1 Bedroom / 1 Bath	\$1,676	10/1/2020	2/1/2025	
4	1 Bedroom / 1 Bath	\$1,650	3/15/2024	3/15/2024	
5	2 Bedrooms / 1 Bath	\$1,508		2/1/2024	
6	2 Bedrooms / 1 Bath	\$1,183		2/1/2025	
7	1 Bedroom / 1 Bath	\$1,514	2/1/2022	2/1/2025	
8	1 Bedroom / 1 Bath	\$1,742	9/1/2020	8/1/2023	
Total		\$12,559			
Comm.		Rent	Next Increase	Start of Lease	Square Feet
787	Ponrteymoor Chiropractic	\$1,811	4/1/26	4/1/13	838
789	Ponrteymoor Chiropractic	\$1,087	4/1/26	4/1/13	503
795	Ponrteymoor Chiropractic	\$979	4/1/26	4/1/15	453
797	Ponrteymoor Chiropractic	\$1,436	4/1/26	4/1/20	665
Total		\$5,313			2,460
Garage "C" 787		\$49			
Laundry		\$170			

LOAN QUOTE

918 S Cabrillo Ave PRIME LOCATION
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Patrick Marin-Finn

(949) 413-6919

patrick@convoy-cap.com

DRE #02137825



CONVOY
CAPITAL

Prepared for:
Property Address:

Olga Wright
918 S Cabrillo Ave
San Pedro, CA 90731

Loan Options	Option 1 3-Year Fixed	Option 2 5-Year Fixed
Purchase Price	\$2,497,000	\$2,497,000
Loan Amount	\$1,498,200	\$1,498,200
Down Payment	\$998,800	\$998,800
Loan-to-Value	60%	60%
Debt Coverage Ratio (DCR)	1.20	1.20
Current Interest Rate	5.85%	5.85%
Loan Term	30	30
Amortization in Years	30	30
Monthly Payment	\$8,838	\$8,838
Recourse	Yes	Yes
Pre-Payment Penalty	Years 1-3	Years 1-4
	3-1-1%	5-2-2-1-0%
Loan Fee	1.25%	1.25%
Estimated Costs:		
Appraisal/Due Diligence	\$7,500	\$7,500
Closing/Processing/Underwriting	Included Above	Included Above

Alternative fixed and adjustable rate options may be available upon request

Quote subject to satisfactory lender review of rent roll, I & E, property condition, and borrower's financials

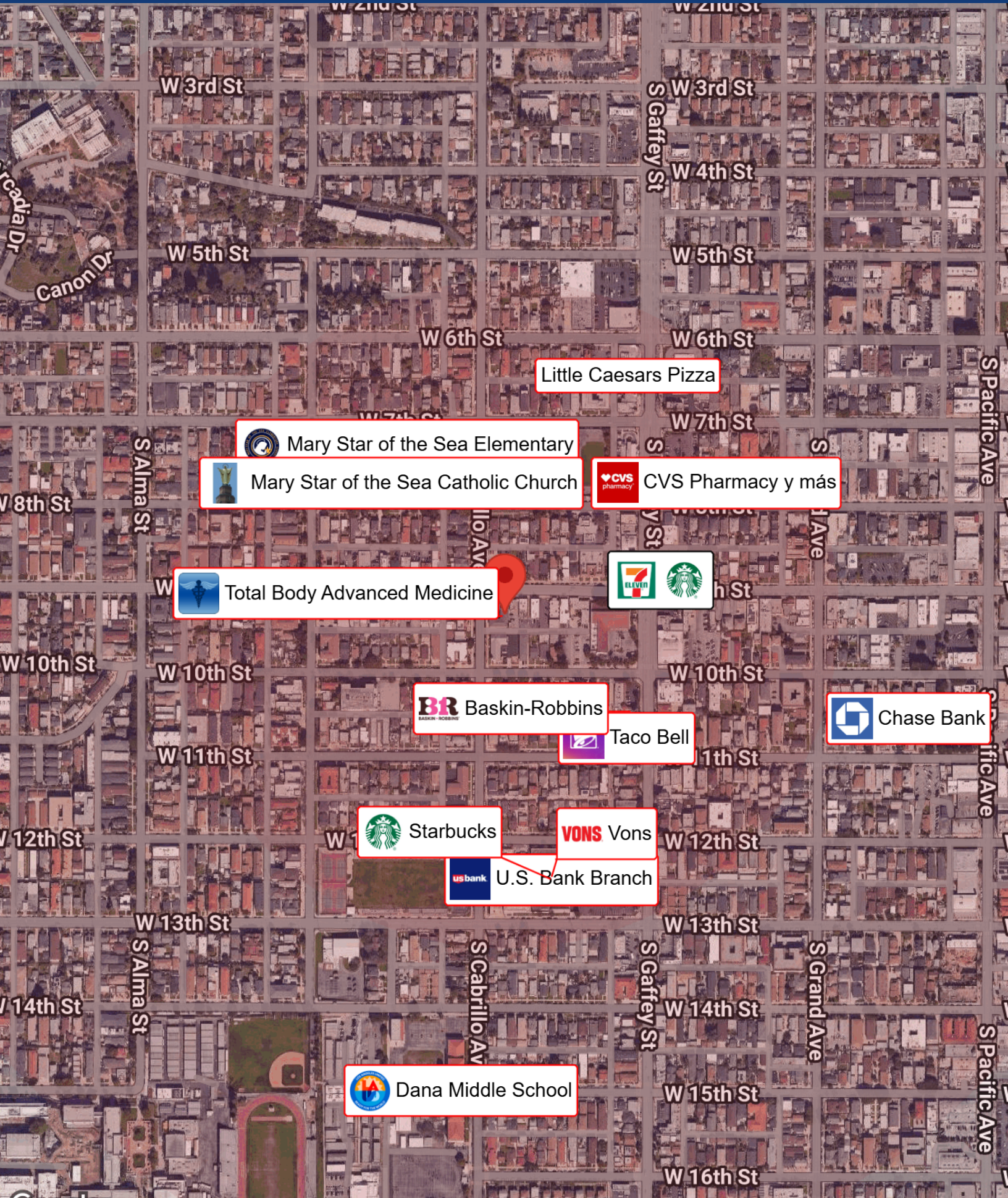
Rates and programs are subject to change without notice

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BUSINESS MAP

918 S Cabrillo Ave PRIME LOCATION

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Little Caesars Pizza



Mary Star of the Sea Elementary



Mary Star of the Sea Catholic Church



CVS Pharmacy y más



Total Body Advanced Medicine



Baskin-Robbins



Taco Bell



Chase Bank



Starbucks



Vons



U.S. Bank Branch

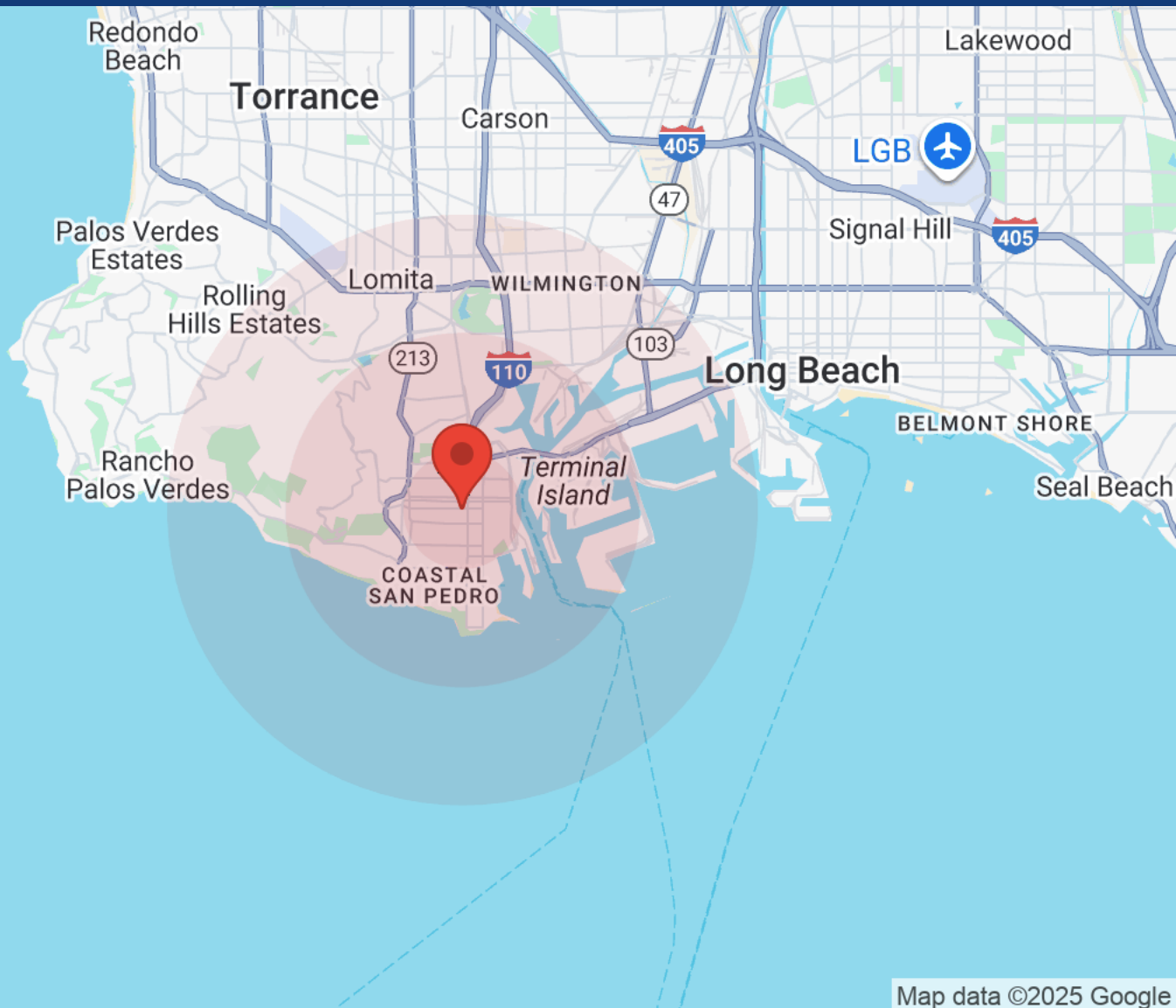


Dana Middle School

DEMOGRAPHICS

918 S Cabrillo Ave PRIME LOCATION

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Population	1 Mile	3 Miles	5 Miles
Male	23,425	50,403	102,122
Female	23,958	50,602	103,529
Total Population	47,383	101,005	205,651

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	8,438	16,833	35,029
Ages 15-24	6,001	11,439	25,120
Ages 25-54	19,922	39,924	81,700
Ages 55-64	5,997	13,765	27,374
Ages 65+	7,025	19,043	36,427

Race	1 Mile	3 Miles	5 Miles
White	11,012	32,604	53,942
Black	4,511	8,020	14,519
Am In/AK Nat	71	182	308
Hawaiian	204	323	761
Hispanic	26,231	45,755	104,717
Asian	4,118	11,090	25,891
Multi-Racial	1,095	2,667	4,915
Other	137	374	596

Income	1 Mile	3 Miles	5 Miles
Median	\$72,503	\$95,273	\$91,855
< \$15,000	1,690	3,083	5,678
\$15,000-\$24,999	1,584	2,483	4,624
\$25,000-\$34,999	1,493	2,479	5,096
\$35,000-\$49,999	1,688	2,739	5,891
\$50,000-\$74,999	2,828	5,025	9,790
\$75,000-\$99,999	1,951	4,116	8,449
\$100,000-\$149,999	2,744	6,324	11,974
\$150,000-\$199,999	1,702	3,833	7,624
> \$200,000	2,356	8,211	14,423

Housing	1 Mile	3 Miles	5 Miles
Total Units	19,595	41,622	79,667
Occupied	18,036	38,293	73,547
Owner Occupied	5,162	17,856	35,497
Renter Occupied	12,874	20,437	38,050
Vacant	1,560	3,329	6,120