

OFFERING MEMORANDUM

1230 S WILMINGTON AVENUE

COMPTON, CA 90220

km Kidder
Mathews

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EXECUTIVE SUMMARY

100% VACANT TWO-HOME COMPOUND ON A MASSIVE LOT

We are pleased to present 1230 S Wilmington Avenue, a rare opportunity to acquire a two-home compound in Compton that will be delivered 100% VACANT!

The property features two stand-alone residences on a massive 18,945 SF COR3YY-zoned mid-block lot, boasting an exceptional 154-foot frontage.

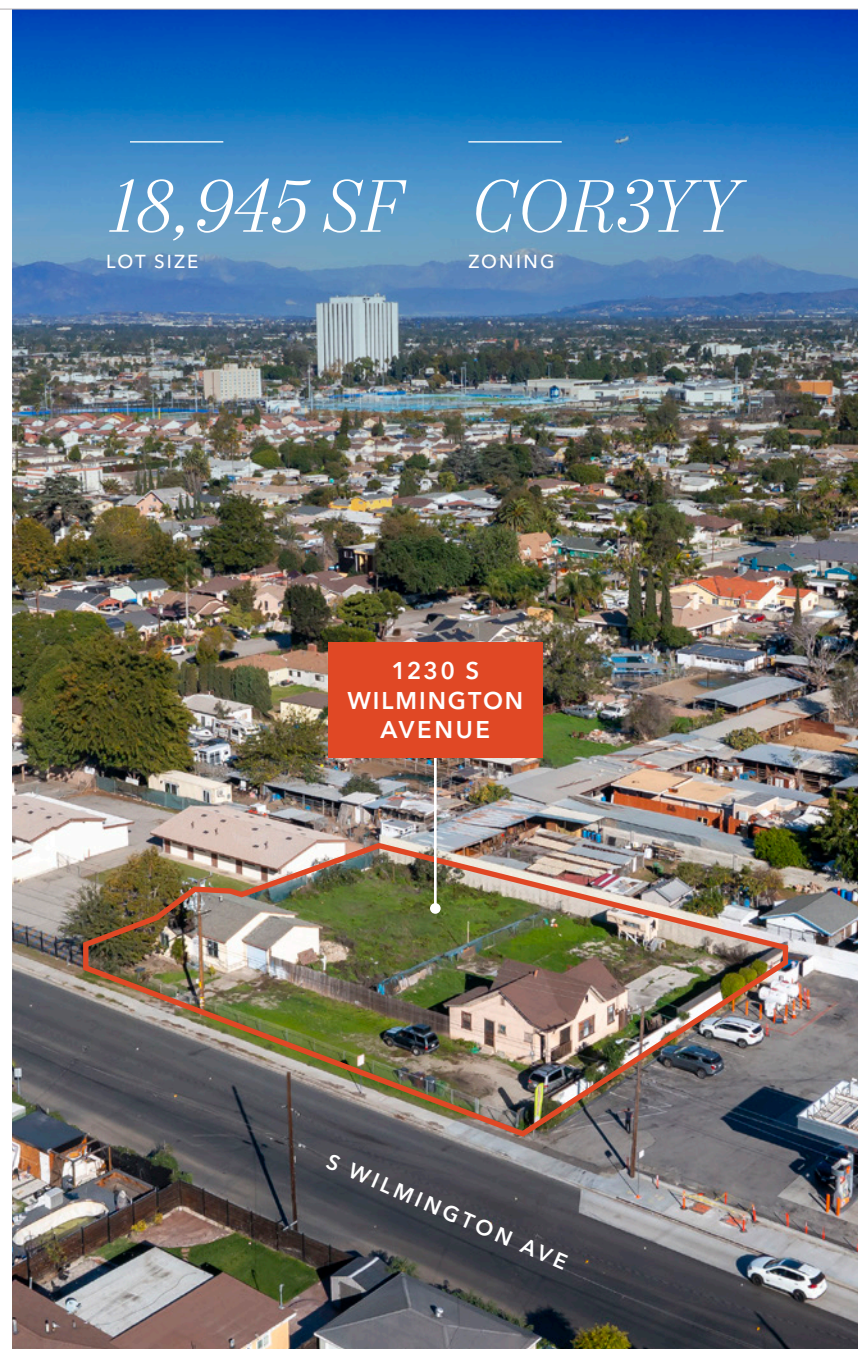
Each home is separately metered for gas, electricity, and water, and both offer generous on-site parking and usable outdoor space. The expansive lot size and favorable configuration support a wide range of investment strategies for investors, developers, and owner-users alike.

For owner-users, the property provides an ideal multigenerational living setup, occupy one home while a family member or tenant resides in the other. The oversized lot can also accommodate numerous personal vehicles, work trucks, or equipment storage.

With nearly 19,000 square feet of land, the property presents multiple development pathways (buyer to verify), including the addition of ADUs, subdivision, or a larger-scale affordable housing project. Zoning and lot size may also allow the parcel to be split into multiple lots.

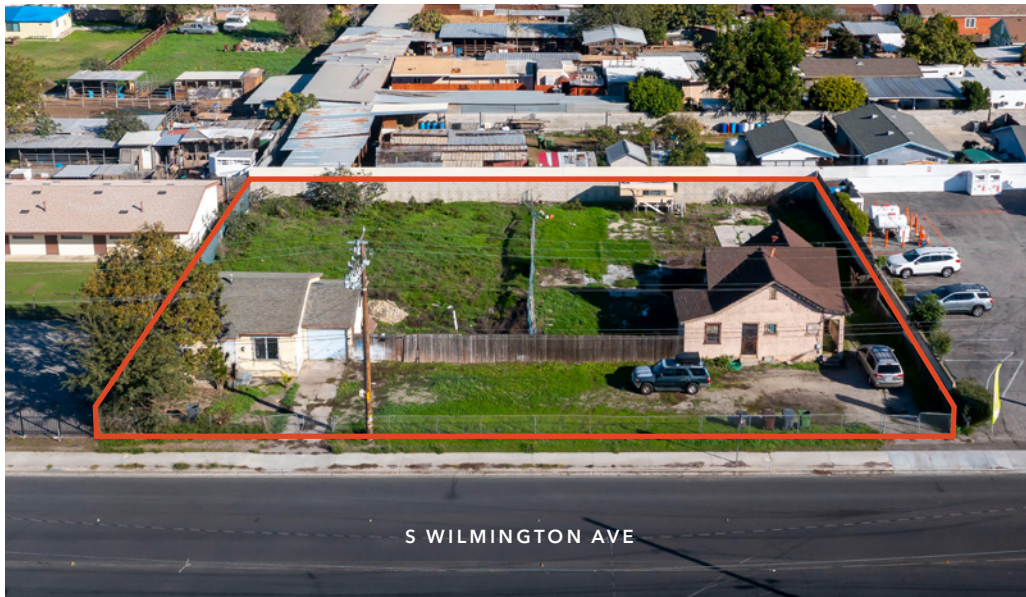
The property is located just south of Compton/Woodley Airport and offers excellent regional connectivity with close proximity to the 91, 110, and 710 Freeways. Nearby amenities include Compton Towne Center, Plaza Mexico, the Compton Art & History Museum, and the Dominguez Rancho Adobe Museum.

Contact Casey Lins at 714.333.6768 or at Casey.Lins@kidder.com for additional information.



PROPERTY OVERVIEW

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FINANCIALS

FINANCIAL SUMMARY

INVESTMENT SUMMARY

ADDRESS	1230 S Wilmington Ave, Compton, CA 90220
LIST PRICE	\$995,000
NO. OF UNITS	2
COST PER UNIT	\$497,500
PROFORMA GRM	14.55
PROFORMA CAP	5.17%
YEAR BUILT	1926
LAND SIZE	18,945 SF
BUILDING SIZE	1,529 SF
PRICE/SF	\$651

\$995K

LIST PRICE

18,945 SF

LAND SIZE

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ANNUALIZED OPERATING DATA - CURRENT RENTS

Scheduled Gross Income	\$68,400	
Less: Vacancy	-	0%
Gross Operating Income	\$68,400	
Less: Expenses	(\$16,938)	24.8%
Net Operating Income	\$51,463	

ESTIMATED OPERATING EXPENSES - CURRENT RENTS

New Property Taxes (1.25%)	\$12,438
Insurance - Estimate (\$1,400/Unit)	\$2,800
Maintenance/Repairs - Estimate (\$850/Unit)	\$1,700
Estimated Total Expenses	\$16,938
Per Net SF	\$11.08
Expenses Per Unit	\$8,469

SCHEDULED INCOME - PROFORMA RENTS

Unit	Beds/Baths	Monthly Rent/Unit
1	3BD + 1BA	\$3,300
2	2BD + 1BA	\$2,400
Monthly Scheduled Gross Income		\$5,700
Parking Income		-
Laundry Income		-
Total Monthly Scheduled Gross Income		\$5,700
Annual Scheduled Gross Income		\$68,400



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