

612 Aerick St  
Inglewood, CA 90301  
\$1,549,000

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# INVESTMENT OVERVIEW

# SUMMARY



612 Aerick St, Inglewood, CA 90301

**ASKING PRICE** **\$1,549,000**

UNITS 6

UNIT MIX 6 (1-BED / 1-BATH)

TOTAL BUILDING SQ. FT. 3,870

TOTAL LOT SQ. FT. 6,744

YEAR BUILT 1957

ZONING INR3YY

APN 4021-002-004

# HIGHLIGHTS

- Unit Mix: (6) 1 Bed / 1 Bath Units
- 3,870 SF Building on a 6,744 SF Lot
- Current Cap 6.27% - Projected Market Cap 7.92%
- 5 of 6 Units Updated Including In Unit Laundry
- One Unit Delivered Vacant and Rent Ready
- 6 Carport Parking Spaces
- Prime Location Near Sofi, Forum, Intuit, and Major Freeways

# THE OFFERING



Stiegler | Takahashi Investment Group is proud to present 612 Aerick Street, a well maintained 6 unit multifamily investment opportunity located in the highly desirable and rapidly growing Inglewood rental market. The property features an attractive unit mix of six 1 bedroom 1 bathroom units totaling 3,870 square feet on a 6,744 square foot lot, offering an efficient layout that supports strong and consistent rental demand. Ownership has completed significant upgrades with five of the six units updated, including in unit laundry. One unit will be delivered vacant and rent ready, providing immediate upside for an investor to capture market rent upon closing. The property also offers six carport parking spaces, an increasingly valuable feature in this submarket. Located just minutes from SoFi Stadium, the Hollywood Park development, the Kia Forum, and major transit corridors, 612 Aerick Street presents a compelling opportunity to acquire an upgraded asset with strong in place income and additional rental upside in one of Southern California's most dynamic growth markets.



616

612

216193

216193

**PROPERTY  
PHOTOGRAPHS**



PROPERTY  
PHOTOGRAPHS



**PROPERTY  
PHOTOGRAPHS**



**PROPERTY  
PHOTOGRAPHS**



# FINANCIAL ANALYSIS

# PRICING ANALYSIS

## PROPERTY METRICS

PRICE	\$1,549,000
UNITS	6
BUILDING SQ. FT.	3,870
LOT SQ FT	6,744
YEAR BUILT	1957
PRICE / UNIT	\$258,167
PRICE / SQ FT	\$400.26

## INCOME DATA

	CURRENT	PRO FORMA
NOI	\$97,078	\$122,628
CAP	6.27%	7.92%
GRM	10.58	8.96

## PROPOSED FINANCING

DOWN PAYMENT	\$464,700
LOAN AMOUNT	\$1,084,300
INTEREST RATE	5.800%
AMORTIZATION	30
DEBT COVERAGE RATIO	1.27

# INCOME AND EXPENSES

## RENT ROLL

UNIT	TYPE	NOTES	CURRENT	PRO FORMA
1	1-BED / 1-BATH	<b>Unit 1</b>	\$2,200	\$ 2,200
1	1-BED / 1- BATH	<b>Unit 2- Vacant</b>	\$ 2,400	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 3</b>	\$ 1,972	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 4</b>	\$ 2,033	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 5</b>	\$ 2,060	\$ 2,400
1	1-BED / 1- BATH	<b>Unit 6</b>	\$ 1,540	\$ 2,400
MONTHLY SCHEDULED RENTAL INCOME			\$ 12,205	\$ 14,400
ANNUAL SCHEDULED RENTAL INCOME			\$146,460	\$172,800

## OPERATING DATA

	CURRENT		PRO FORMA	
GROSS MARKET RENT	\$146,460		\$172,800	
LESS: VACANCY RESERVE	\$4,394	3.0%	\$5,184	3.0%
GROSS OPERATING INCOME	\$142,066		\$ 167,616	
LESS: EXPENSES	\$4,394	32%	\$ 46,238	27%
NET OPERATING INCOME	\$ 97,078		\$122,628	
LESS: LOAN PAYMENTS PRE-TAX	\$ 76,346		\$ 76,346	
CASH FLOW	\$ 20,732	4.46%	\$46,282	9.96%
PRINCIPAL REDUCTION	\$13,820		\$ 13,820	
TOTAL RETURN BEFORE TAXES	\$ 34,552	7.44%	\$ 60,102	12.93%

## CURRENT EXPENSES

NEW TAXES (ESTIMATED)	\$ 19,363
MAINTENANCE	\$ 5,858
INSURANCE	\$ 4,644
UTILITIES	\$ 6,600
LANDSCAPING	\$ 1,200
MANAGEMENT MANAGEMENT (5%)	\$ 7,323
TOTAL EXPENSES:	\$ 44,987.90
EXPENSES AS % SGI	30.72%
PER NET SQ.FT.	\$ 11.62
PER UNIT:	\$ 7,497.98

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# LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange—is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

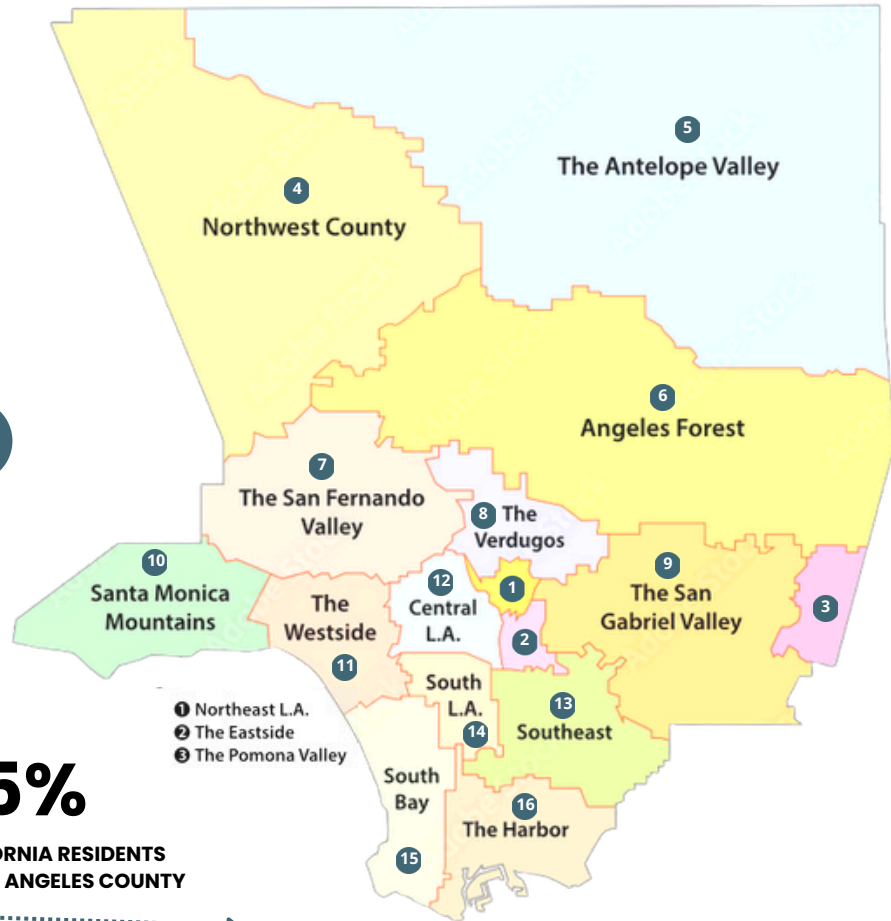
LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion—placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

# LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- |                        |                            |
|------------------------|----------------------------|
| 1. NORTHEAST L.A.      | 9. SAN GABRIEL VALLEY      |
| 2. THE EASTSIDE        | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY       | 11. THE WESTSIDE           |
| 4. NORTHWEST COUNTY    | 12. CENTRAL L.A.           |
| 5. ANTELOPE VALLEY     | 13. SOUTHEAST              |
| 6. ANGELES FOREST      | 14. SOUTH LA               |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY              |
| 8. THE VERDUGOS        | 16. THE HARBOR             |



LOS ANGELES CALIFORNIA  
9.83 MILLION  
39.24 MILLION

## 25%

OF ALL CALIFORNIA RESIDENTS  
LIVE WITHIN LOS ANGELES COUNTY



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