



OFFERING MEMORANDUM

**1401 S WILLOWBROOK AVE**

COMPTON, CA 90220 4 UNITS + LAND \$1,200,000

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# PROPERTY INFORMATION

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1401 S Willowbrook Ave – Compton, CA 90220

# THE OFFERING



Remodeled 4 Bedroom house plus three additional income units plus land available. This renovated 4-plex comes with an oversized 9,794 sqft lot with a large undeveloped area perfect for building ADU's. Great cash-flow asset with tremendous upside. There is over 166% upside in rental income once the ADUs are built out. Renderings (only) for ADU's are available in the marketing deck. A New owner can build ADUs on open area and convert the current storage/laundry to an ADU.



1401 S Willowbrook Ave is comprised of (1) 4Bed+ 2 Bath home and (3) 1Bed+1Bath. All units have been remodeled including flooring, countertops, paint, doors, appliances, etc. There is also copper plumbing throughout the building, as well as upgrades to exterior stucco and paint, wrought iron fencing with sliding security gates, concrete walkways, decking upstairs and water heaters. Each tenant has gated parking and large private walk-in storage rooms accessible through laundry room. Whether you are an owner/user or investor, this is the perfect opportunity to break into the real estate market!

5% down, FHA, VA, NACA, All program loans accepted.

# PROPERTY INFORMATION

## PROPERTY DETAILS

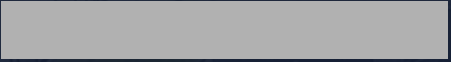
<b>Address</b>	<b>1401 S Willowbrook Ave Compton, CA 90220</b>
Total Units	4 + Land
Total Building Sqft.	2,443 SF
Total Lot Size	9,794 SF
Year Built	1948
Zoning	CORH
APN	6163-011-022



### INVESTMENT HIGHLIGHTS

- Renovated 4plex + Land on an oversized 9,794 sqft corner lot
- Detached 4 Bedroom house - Perfect for owner-user
- Incredible opportunity to build 4 ADUs in rear utilizing SB1211 ADU law passed this month
- Unit mix of (1) 4Bed+2Bath house and (3) 1Bed+1Bath units with opportunity build (3) ADUs
- Over 166% upside in market rents once ADUs are built
- Excellent Rancho Dominguez location near new Gateway Towne Center power shopping center (Target, Home Depot, Best Buy, etc)
- All units feature new flooring, countertops, paint, doors, appliances
- New renovations include: new stucco/paint, water heaters, wrought iron fencing, landscaping, copper plumbing, concrete walkway & decking upstairs, storage rooms

# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS**



1401 S Willowbrook Ave - Compton, CA 90220

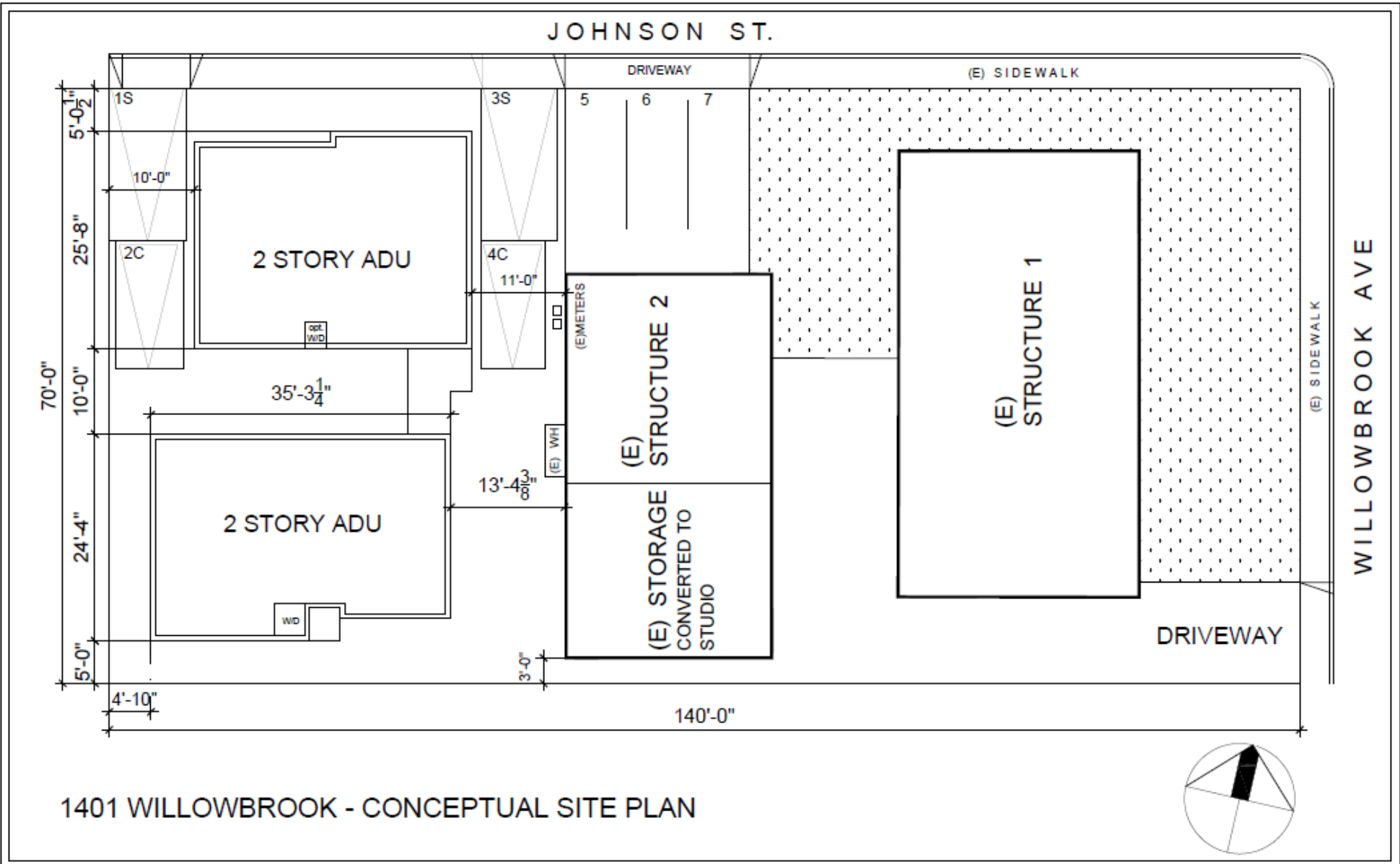
# ADU PLANS

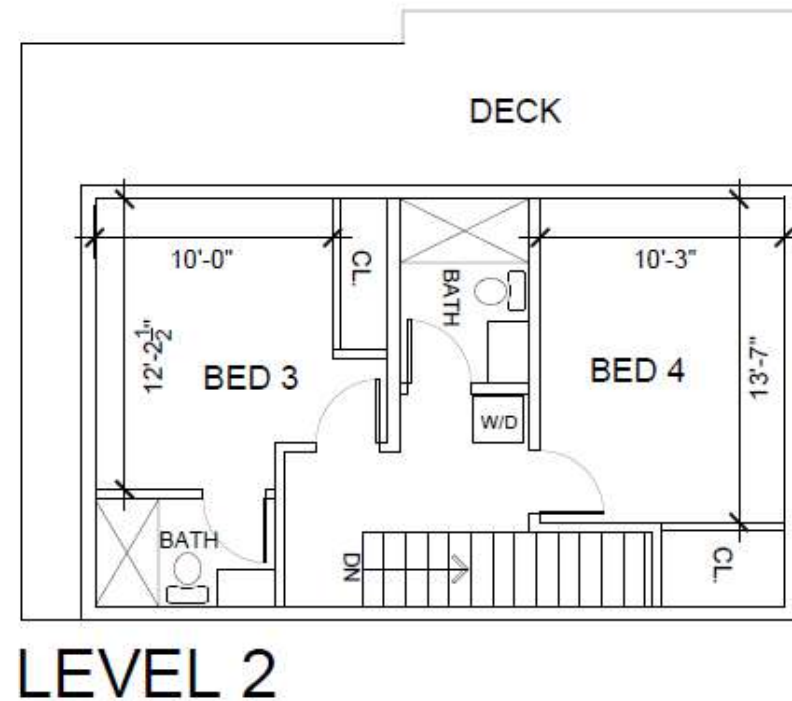
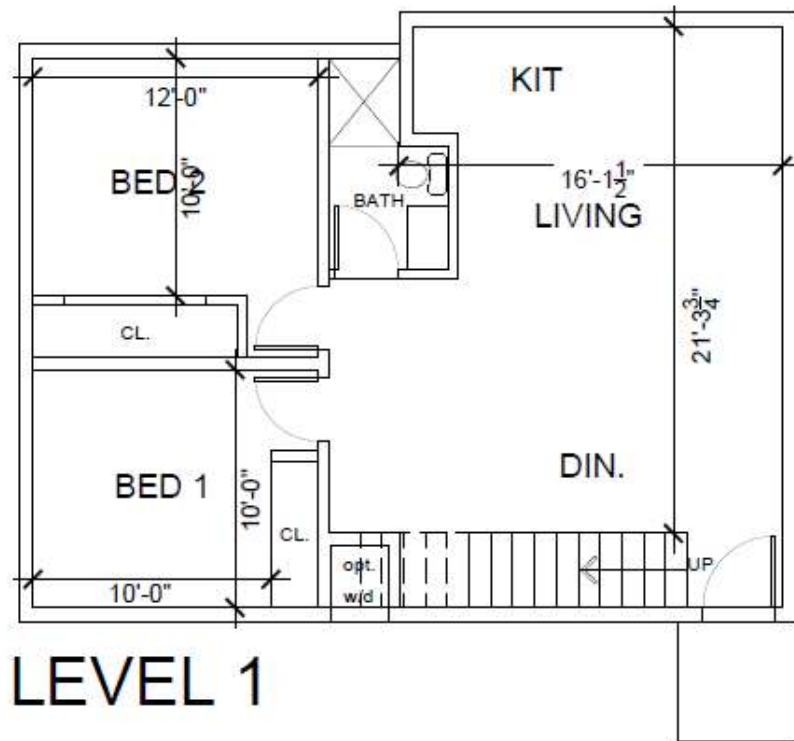




ADU PLANS  
**ADU RENDERING**

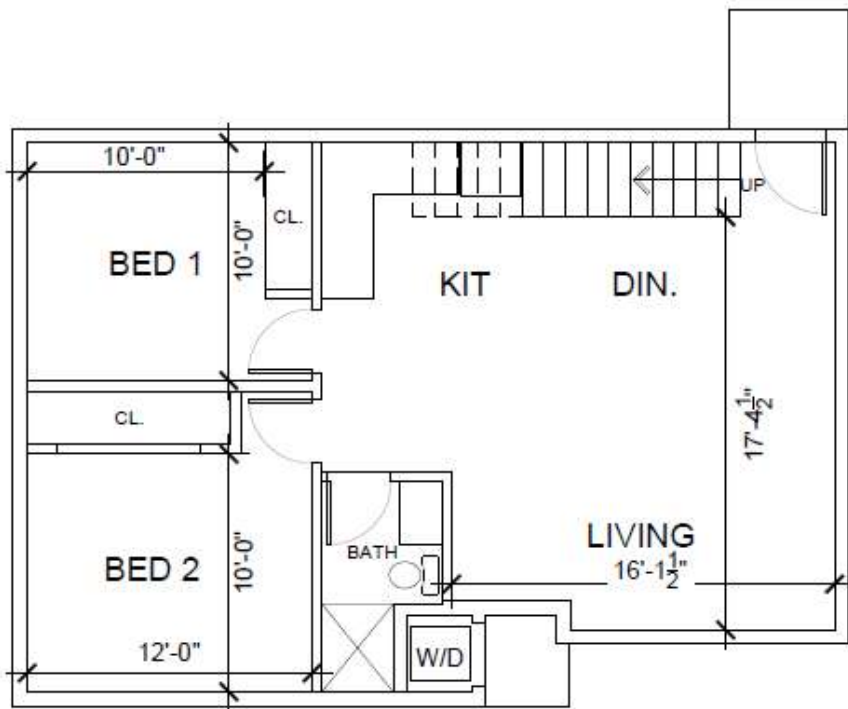




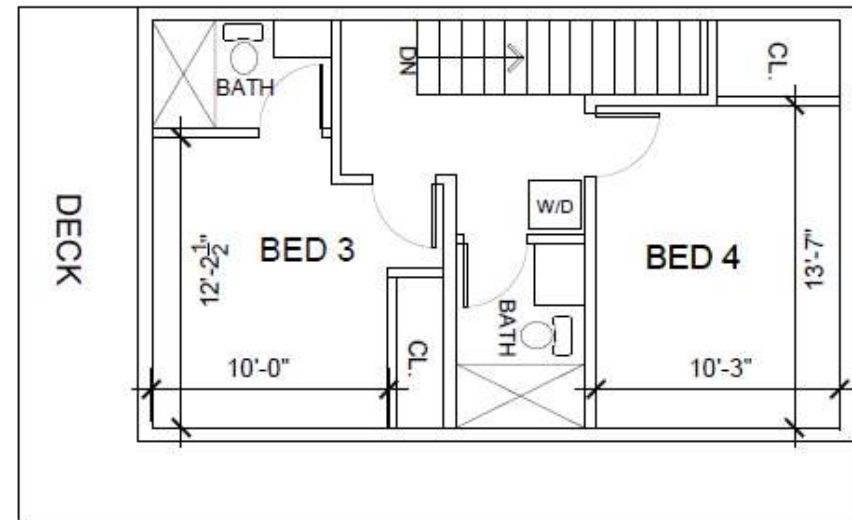


1401 WILLOWBROOK - FRONT ADU CONCEPTUAL FLOOR PLANS





**LEVEL 1**

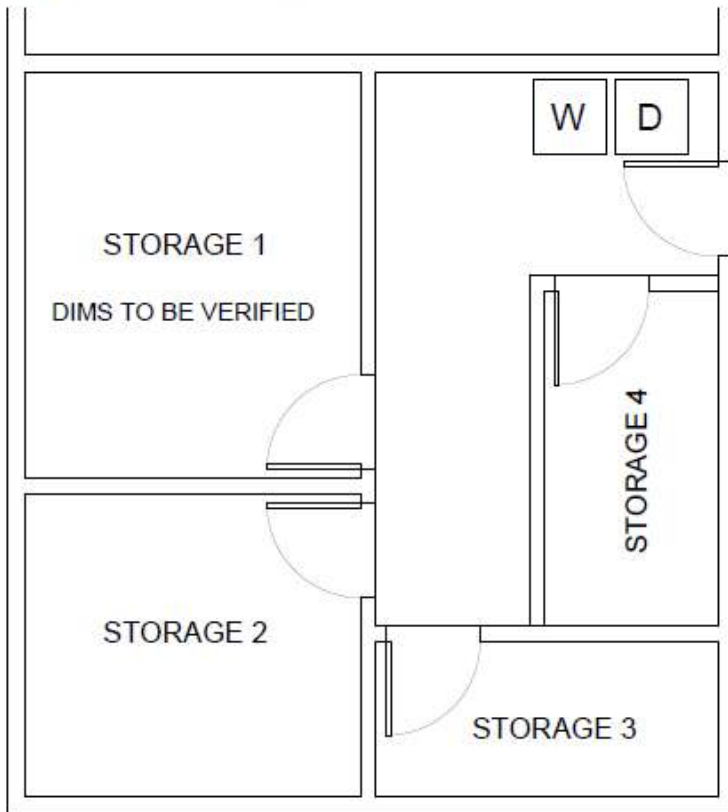


**LEVEL 2**

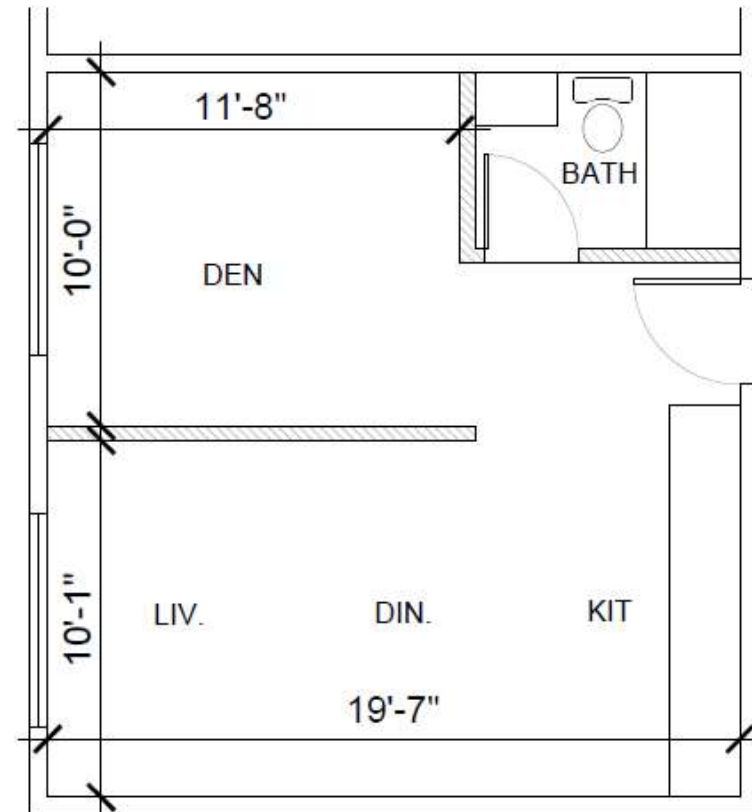
1401 WILLOWBROOK - REAR ADU CONCEPTUAL FLOOR PLANS



ACTUAL DIMENSION OF STORAGE ROOMS WILL HAVE TO BE VERIFIED



EXISTING



PROPOSED

# 1401 WILLOWBROOK - CONCEPTUAL Storage rm Conversion to ADU

# FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS  
**RENT ROLL**

UNIT	BEDROOMS	BATHROOMS	RENT	MARKET RENT	NOTES
1	4	2	\$2,144	\$3,395	House - Sec. 8
2	1	1	\$1,995	\$1,995	Subsidized
3	1	1	\$1,488	\$1,995	-
4	1	1	\$1,488	\$1,995	-
5	2	1	-	\$2,400	Potential ADU
6	2	1	-	\$2,400	Potential ADU
7	2	1	-	\$2,400	Potential ADU
8	2	1	-	\$2,400	Potential ADU
<b>TOTALS</b>			<b>\$7,115</b>	<b>\$18,980</b>	

# FINANCIAL ANALYSIS ANALYSIS

Property Address 1401 S Willowbrook Ave			Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>		\$1,200,000	<b>Scheduled Gross Income:</b>		\$86,220		\$229,440	
<b>Down Payment:</b>	30.0%	\$360,000	<b>Vacancy Rate Reserve:</b>		\$2,587	3% *1	\$11,472	5% *1
<b>Number of units:</b>		4	<b>Gross Operating Income:</b>		\$83,633		\$217,968	
<b>Cost per Unit:</b>		\$300,000	<b>Expenses:</b>		\$29,416	34% *1	\$29,416	13% *1
<b>Current GRM:</b>		13.92	<b>Net Operating Income:</b>		\$54,217		\$188,552	
<b>Market GRM:</b>		5.23	<b>Loan Payments:</b>		\$59,145		\$59,145	
<b>Current CAP:</b>		4.52%	<b>Pre Tax Cash Flows:</b>		-\$4,927	-1.37% *2	\$129,407	35.95% *2
<b>Market CAP:</b>		15.71%	<b>Principal Reduction:</b>		\$10,706		\$10,706	
<b>Year Built / Age:</b>		1948	<b>Total Return Before Taxes:</b>		\$5,779	1.61% *2	\$140,114	38.92% *2
<b>Approx. Lot Size:</b>		9,794						
<b>Approx. Gross RSF:</b>		2,443						
<b>Cost per Net RSF:</b>		\$491.20						

\*1 As a percent of Scheduled Gross Income

\*2 As a percent of Down Payment

Proposed Financing				Scheduled Income							
<b>First Loan Amount:</b>	\$840,000	<b>Amort:</b>	30	<b># of Units</b>	<b>Bdrms/ Baths</b>	<b>Notes</b>	<b>Current Income</b>		<b>Market Income</b>		
<b>Terms:</b>	5.80%	<b>Fixed:</b>	5				<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>	
<b>Payment:</b>	\$4,929	<b>DCR:</b>	0.92								
<b>Annualized Expenses</b>				1	4+2	House - Sec. 8	\$2,144	\$2,144	\$3,395	\$3,395	
*Estimated				1	1+1	Subsidized	\$1,995	\$1,995	\$1,995	\$1,995	
<b>New Taxes (New Estimated):</b>	\$15,000			1	1+1		\$1,488	\$1,488	\$1,995	\$1,995	
<b>Maintenance/Repairs (Actuals):</b>	\$2,590			1	1+1		\$1,488	\$1,488	\$1,995	\$1,995	
<b>Insurance (\$1.15/SF):</b>	\$2,809			4	2+1	Potential ADUs			\$2,400	\$9,600	
<b>Utilities &amp; Trash (Actuals):</b>	\$5,742										
<b>Landscaping &amp; Cleaning (Actuals):</b>	\$2,640										
<b>Pest Control (Actuals):</b>	\$635										
<b>Total Expenses:</b>	\$29,416			<b>Total Scheduled Rent:</b>			\$7,115		\$18,980		
<b>Expenses as %/SGI</b>	34.12%			Laundry			\$70		\$140		
<b>Per Net Sq. Ft:</b>	\$12.04			Garages			\$0		\$0		
<b>Per Unit</b>	\$7,354			<b>Monthly Scheduled Gross Income:</b>			\$7,185		\$19,120		
				<b>Annualized Scheduled Gross Income:</b>			\$86,220		\$229,440		
				Utilities Paid by Tenant:			Gas & Electric				



# LOCATION OVERVIEW

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1401 S Willowbrook Ave - Compton, CA 90220

## LOS ANGELES

Los Angeles County is well located on the Southern Coast of California and covers 4,061 square miles. Comprised of 88 vibrant and diverse cities and home to approximately 19 million residents, Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. Los Angeles's well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.



Dozens of projects are continuing to transform the ever-growing city of Los Angeles. 9,400 units of housing are on the way to be completed before the remainder of the year, beating the numbers for the prior two years, with nearly 28,000 units expected to be finished by the end of 2021.

Major projects that will be completed within the next couple of years include the new Los Angeles NFL Stadium that will play home to the Chargers and Rams. The stadium is costing upwards of \$2.5 billion. The Los Angeles Clippers are looking to form a new, \$1 billion home home in South Inglewood, bringing even more development to one of the hottest LA sub-markets. Construction has begun on Frank Gehry's mixed-use complex on Bunker Hill, the \$1billion residential, hotel, and shopping complex.

With a number of Fortune 500 companies headquarters, increased local media production by entertainment industry and a continuing expansion of import flows, the region's economic position will always increase. The Greater Los Angeles will continue to be a world leader in economic and cultural significance.

EXCLUSIVELY MARKETED BY



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