

# Convenience Store/Residential Mixed Use

OFFERED FOR SALE \$1,250,000



## OFFERING MEMORANDUM

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**13809 Funston Ave  
Norwalk, CA 90650**

Presented by:

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# Offering Summary

## 1. Property Overview

Property Type	Mixed-Use / Retail & Residential
Building Size	3,235 SF (Assessor) / 4,050+ SF (Est.)
Lot Size	6,996 SF
Year Built	1924 / 1925
Zoning	R3 (Medium Density Residential)
Frontage	Funston Ave & Foster Rd
Occupancy	100% Leased
Tenancy	Convenience Store/Residential/Small Chapel
Building Height	One Story
Utility Meters	Electric: 3   Gas: 1   Water: 1



Offered at  
**\$1,250,000**  
 Prime Location  
 Residential Area



2. Financial Summary		
Description	Current	Pro Forma
Offering Price	\$1,250,000	\$1,250,000
Price per SF	\$386.40 / SF	\$308.64 / SF
Monthly Gross Income	\$6,000	\$7,900
Annual Gross Income	\$72,000	\$94,800
Annual Expenses	\$18,426	\$18,426
Net Operating Income (NOI)	\$53,574	\$76,374
Cap Rate	4.29%	6.11%

### Investment Highlights & Features

- Prime residential area in Norwalk with high street visibility at Funston Ave & Foster Rd.
- Maintained mixed-use property ideal for investors and owner-users alike.
- The recorded size is 3,235 SF, the estimated usable area is approximately 4,050+ SF
- Current Cap Rate of 4.29% with a clear path to 6.11% Pro Forma through market rent adjustments.
- R3 Zoning provides future development flexibility and value-add potential.
- Immediate rental upside potential as current rents are below market.

## 2. Financial Summary (Current vs. Pro Forma Potential)

Description	Current	Pro Forma	Notes
Offering Price	\$1,250,000	\$1,250,000	Fixed purchase price
Price per SF	\$386.40 / SF	\$308.64 / SF	Favorable unit cost based on actual usable area
Monthly Gross Income	\$6,000	\$7,900	Additional \$1,900/mo upside potential
Annual Gross Income	\$72,000	\$94,800	Achievable through market rent normalization
Annual Expenses	\$18,426	\$18,426	Tax \$14,063   Ins \$4,123   Maint \$240
Net Operating Income (NOI)	\$53,574	\$76,374	Annual NOI increase of \$22,800
Cap Rate	4.29%	6.11%	Cap rate improvement of +1.82%

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### 3. Tenant Rent Schedule

Address / Unit	Tenant	Current	Pro Forma	Expiry	Security Deposit
13809 Funston Ave.	Small Chapel	\$1,000	\$1,200	10/01/2026	\$1,600
13807 Funston Ave.	Residential	\$2,350	\$2,800	10/01/2026	\$1,700
12128 Foster Rd.	Market	\$2,650	\$3,900	02/29/2028	\$3,800
Total Monthly		\$6,000	\$7,900		
Total Annual		\$72,000	\$94,800		





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## **Contacts:**

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