

6-UNIT MULTI-FAMILY INVESTMENT OPPORTUNITY

Stabilized Asset with Rental Upside in High-Demand Southeast LA Submarket



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PRICING BREAKDOWN

OFFERING PRICE	\$1,575,000
PRICE PER SF:	\$315.25
PRICE PER UNIT:	\$262,500
CURRENT GRM	11.09
MARKET GRM	9.72
CURRENT CAP RATE	5.74%
MARKET CAP RATE	6.97%

THE PROPERTY

UNITS	6
YEAR BUILT	1953
GROSS LEASABLE AREA	4,996 SF
LOT SIZE	11,778 SF



\$1,575,000
OFFERING PRICE

5.74%
CURRENT CAP RATE

11.09
CURRENT GRM

PROPERTY OVERVIEW

Lee & Associates is pleased to present 6617 Jaboneria Road, a 6-unit multifamily investment located in Bell Gardens, California.

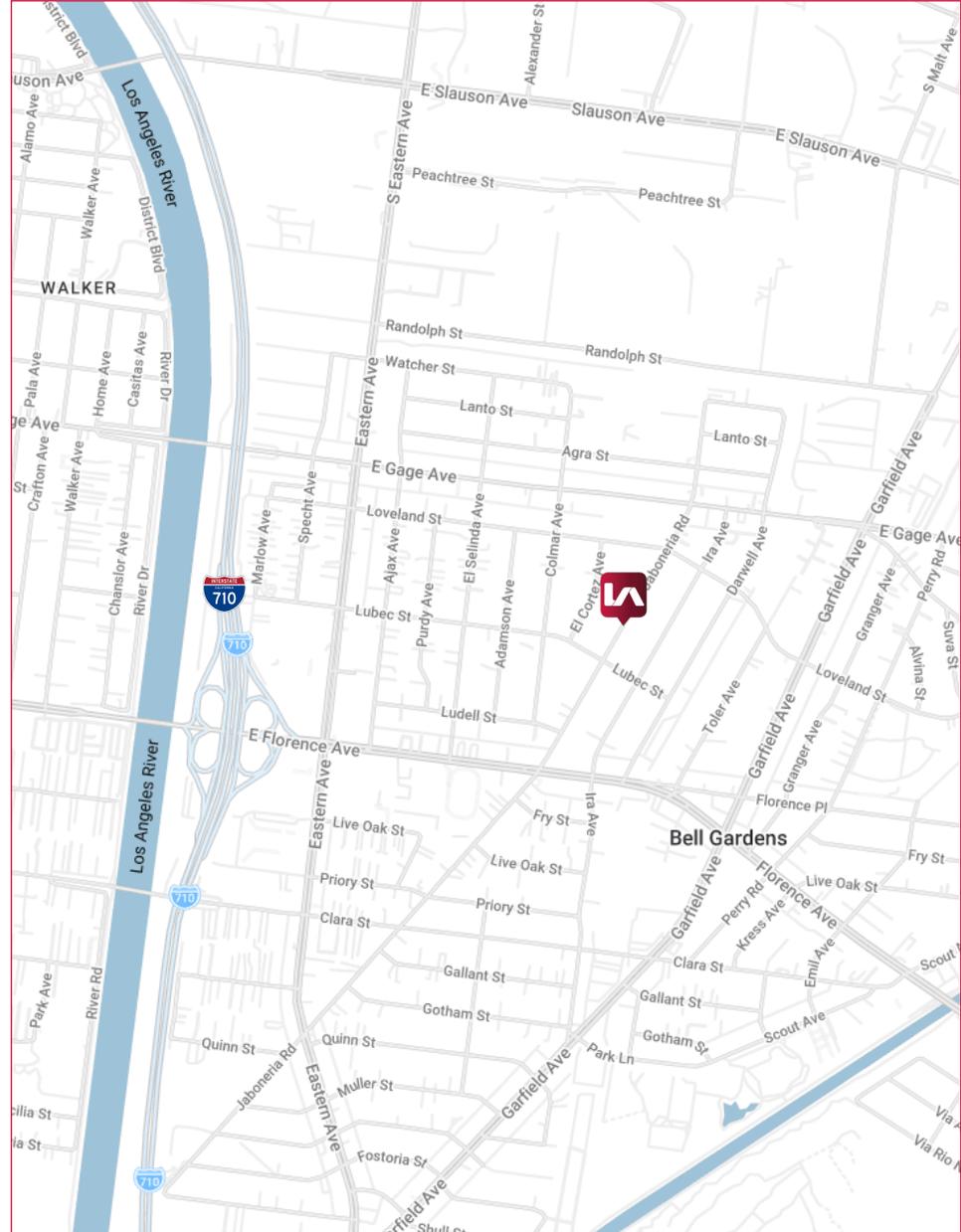
The property consists of approximately ±4,996 square feet situated on ±11,778 square feet of land and was originally constructed in 1953. The building features six spacious 2-bedroom / 1-bathroom units in an attractive and well-landscaped two-story configuration.

The asset provides stable in-place income with clear rental upside through continued rent optimization. The Southeast Los Angeles rental market continues to demonstrate strong tenant demand supported by affordability relative to surrounding submarkets and proximity to major employment corridors.

This offering presents investors the opportunity to acquire a well-located, income-producing multifamily property with long-term appreciation potential.

OFFERING SUMMARY

Offering Price	\$1,575,000
Number of Units	6
Gross Leasable Area	±4,996 SF
Lot Size	±11,778 SF
Year Built	1953
Unit Mix	Six (6) 2 Bed / 1 Bath Units
Current Cap Rate	5.74%
Market Cap Rate	6.97%
Current GRM	11.09
Market GRM	9.72



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ANNUALIZED OPERATING DATA

CURRENT RENTS			MARKET RENTS		
Scheduled Gross Income	\$141,960		Scheduled Gross Income	\$162,000	
Vacancy Rate Reserve	4,259	3.00% ¹	Vacancy Rate Reserve	4,860	3.00% ¹
Gross Operating Income	137,701		Gross Operating Income	157,140	
Expenses	47,357	36.36% ¹	Expenses	47,357	29.23% ¹
Net Operating Income	90,344		Net Operating Income	109,783	
Loan Payments	0		Loan Payments	0	
Pre Tax Cash Flows	90,344	5.74%²	Pre Tax Cash Flows	109,783	6.97%²
Principal Reduction	0		Principal Reduction	0	
Total Return Before Taxes	90,344	5.74%²	Total Return Before Taxes	109,783	6.97%²

¹As a percent of Scheduled Gross Income | ²As a percent of Down Payment

ESTIMATED ANNUALIZED EXPENSES

Taxes	1.14%	\$17,908
Direct Assesments		\$3,046
Insurance		\$8,000
Utilities		\$9,805
Maint. & Rep.	5%	\$7,098
Lic. & Permits		\$1,500
Total Expenses:		\$47,357
Per Net Sq. Ft:		\$9.48
Per Unit:		\$7,893

PROPERTY RENT ROLL

UNIT #	BDRMS / BATHS	SIZE	CURRENT		PRO FORMA	
			MONTHLY RENT	MONTHLY INCOME	MONTHLY RENT	MONTHLY INCOME
A	2/1	-	\$1,890	\$1,890	\$2,250	\$2,250
B	2/1	-	\$1,820	\$1,820	\$2,250	\$2,250
C	2/1	-	\$1,800	\$1,800	\$2,250	\$2,250
D	2/1	-	\$2,250	\$2,250	\$2,250	\$2,250
E	2/1	-	\$2,250	\$2,250	\$2,250	\$2,250
F	2/1	-	\$1,820	\$1,820	\$2,250	\$2,250
TOTAL SCHEDULED RENT				\$11,830		\$13,500
LAUNDRY				-		-
OTHER INCOME				-		-
MONTHLY SCHEDULED GROSS INCOME				\$11,830		\$13,500
ANNUALIZED SCHEDULED GROSS INCOME				\$141,960		\$162,000



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