

FOR SALE

COMPTON COTTAGES

605 N. LONG BECH BLVD | COMPTON, CA 90221



GEOFFREY GROSSMAN

CALDRE #1265002

310.299.4224

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LEASING

BROKERAGE

INVESTMENTS

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PROPERTY INFORMATION

SECTION 1

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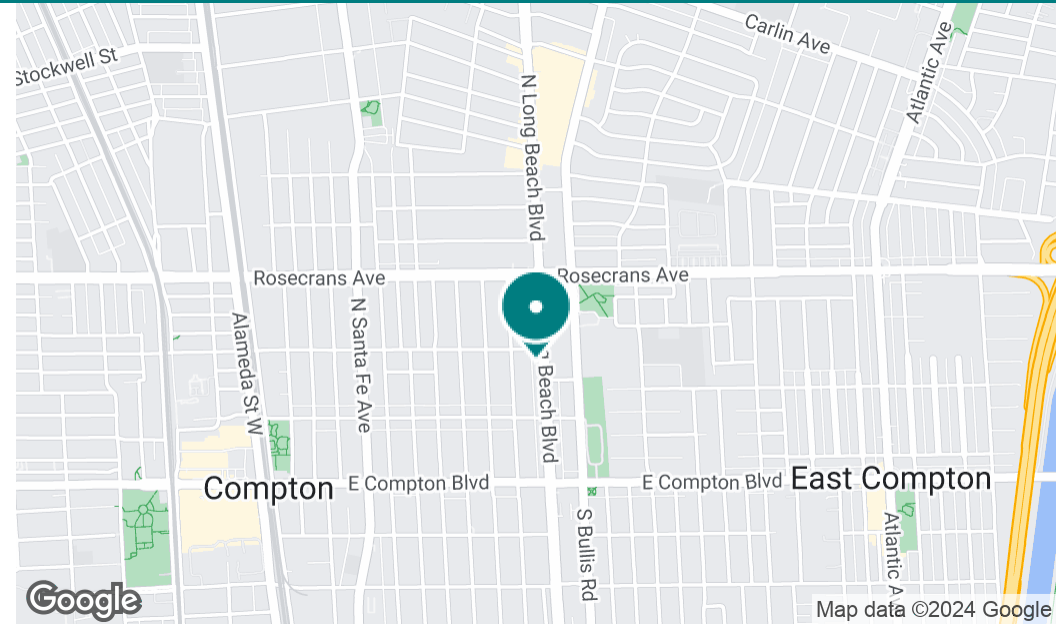
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EXECUTIVE SUMMARY

COMPTON COTTAGES | 605 N. LONG BECH BLVD, COMPTON, CA 90221

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OFFERING SUMMARY

Sale Price:	\$1,680,000
Building Size:	7,500 SF
Number of Units:	8
Price / SF:	\$224.00
Cap Rate:	8.77%
NOI:	\$147,341
Year Built:	1942
Renovated:	2018

PROPERTY OVERVIEW

The subject consists of an eight-unit income-restricted one-story garden-style complex constructed in 1942 (renovated). The unit mix is comprised of bachelor and one-bedroom unit types. Tenants qualify based on income restrictions outlined in a Master Rent Subsidy Agreement dated February 1, 2018 between Wigro2 LLC and Brilliant Corners (BC). This agreement was facilitated through the FHSP (Flexible Housing Subsidy Pool) program, which is funded, in part, by the County of Los Angeles and the DHS (Department Health Services).

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Multi-family apartment building on Long Beach Boulevard between Elm Street and Palmer Street in prime Compton.

ADDITIONAL PHOTOS

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LOCATION INFORMATION

SECTION 2

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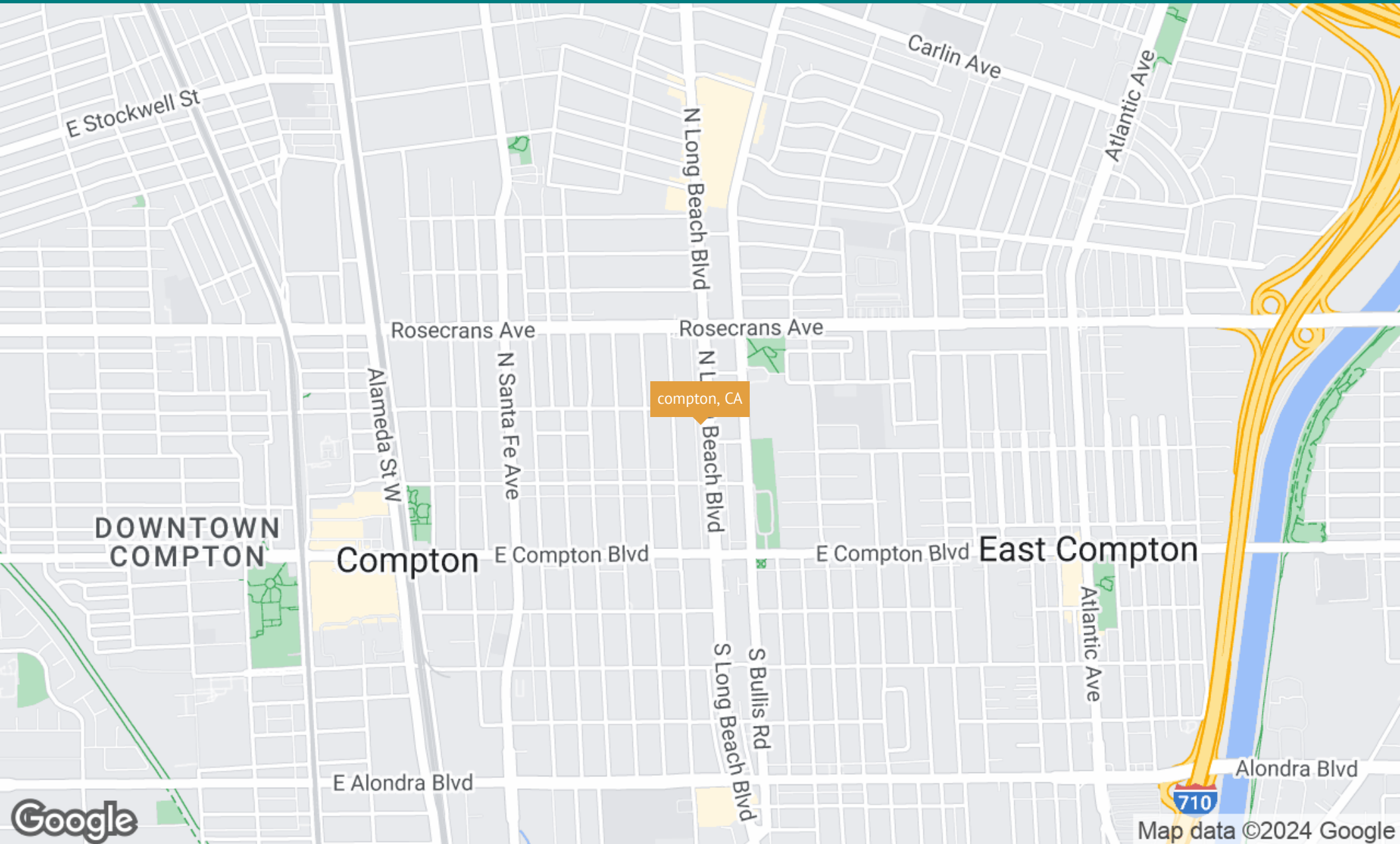
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INVESTMENTS

REGIONAL MAP

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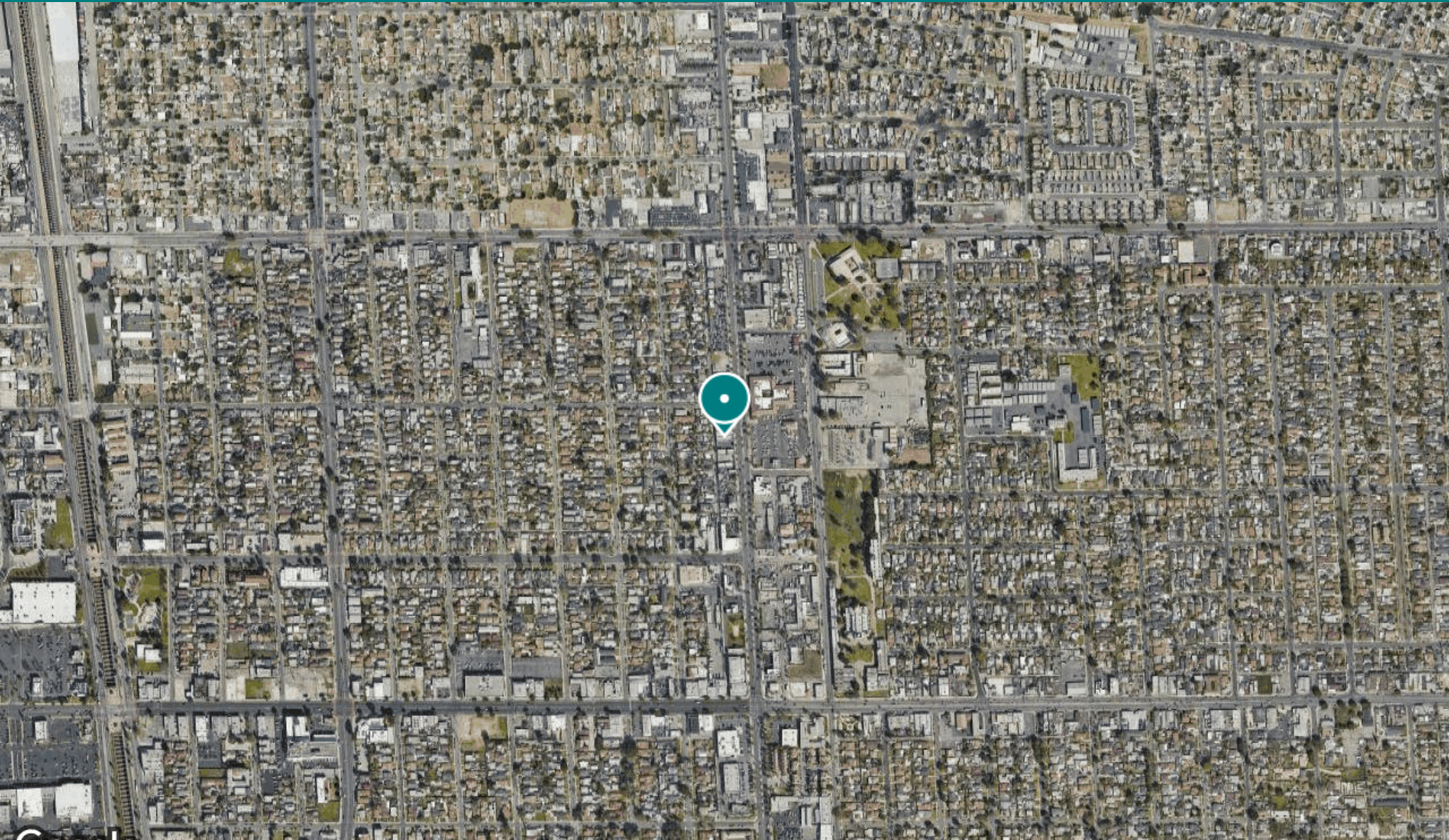
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AERIAL MAP

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FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

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Price	\$1,680,000
Price per SF	\$224
Price per Unit	\$210,000
GRM	10.07
CAP Rate	8.77%
Cash-on-Cash Return (yr 1)	8.77%
Total Return (yr 1)	\$147,342

OPERATING DATA

COMPTON COTTAGES

Gross Scheduled Income	\$166,844
Total Scheduled Income	\$166,844
Vacancy Cost	\$8,342
Gross Income	\$158,502
Operating Expenses	\$11,160
Net Operating Income	\$147,342
Pre-Tax Cash Flow	\$147,342

FINANCING DATA

COMPTON COTTAGES

Down Payment	\$1,680,000
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INCOME & EXPENSES

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INCOME SUMMARY		COMPTON COTTAGES
Vacancy Cost		(\$8,342)
GROSS INCOME		\$158,502
EXPENSES SUMMARY		COMPTON COTTAGES
Water		\$1,200
Trash		\$2,916
Gas		\$2,244
Maintenance		\$4,200
Gardener		\$600
OPERATING EXPENSES		\$11,160
NET OPERATING INCOME		\$147,342

RENT ROLL

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UNIT NUMBER	UNIT BED	UNIT BATH	LEASE START	LEASE END	CURRENT RENT
1	1	1	1/1/24	12/31/24	\$2,066
2	1	1	1/1/24	12/31/24	\$1,777
3	1	1	1/1/24	12/31/24	\$2,066
4	1	1	1/1/24	12/31/24	\$1,777
5	1	1	1/1/24	12/31/24	\$1,777
6	1	1	1/1/23	12/31/24	\$1,331
7	1	1	1/1/24	12/31/24	\$1,777
8	1	1	1/1/23	12/31/24	\$1,331
TOTALS/AVERAGES					\$13,903

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,940	11,018	43,837
Average Age	35.6	34.1	31.7
Average Age (Male)	36.6	35.1	30.7
Average Age (Female)	34.9	34.3	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	841	2,908	10,905
# of Persons per HH	3.5	3.8	4.0
Average HH Income	\$52,962	\$57,496	\$60,934
Average House Value	\$361,627	\$377,795	\$381,502

* Demographic data derived from 2020 ACS - US Census

