

An attractive 26 units - almost all are rehabbed. Newer windows and railings. Seismic completed. Diverse unit mix. Strong on-site and off-site management. Separately-metered and RUBS program. 'Leaner' annual expenses and less-likely to come out-of-pocket for cap ex, versus competing deals. Can likely add several ADUs, maybe as many as a half dozen!

**Property Profile**

Number Of Units	26
Year Built	1964
Building Size (SF)	23,874
Lot Size (SF)	20,389
Construction Type	Woodframe/Stucco
Zoning	LAR3
Roof Type	Flat
Parking	Carports + Open
Type	Multifamily
APN	4006-026-041

**Unit Mix**

Unit Type	# of Units	Scheduled Rent Minimum	Scheduled Rent Maximum	Scheduled Rent Total
4BD/2BA	2	\$2,014	\$3,500	\$5,514
3BD/2BA	3	\$2,222	\$2,699	\$7,594
2BD/2BA	1	\$2,088	\$2,088	\$2,088
2BD/1.5BA	11	\$1,304	\$2,200	\$21,059
2BD/1BA	8	\$945	\$2,100	\$13,189
1BD/1BA	1	\$2,000	\$2,000	\$2,000
<b>Total</b>	<b>26</b>			<b>\$51,444</b>

**Annualized Operating Data**

Income	Scheduled Annualized	Proforma Annualized
<b>Scheduled Gross Income</b>	\$617,328	\$729,600
Laundry Income	\$6,000	\$6,000
SCEP/RSO	\$3,708	\$3,708
RUBS Income	\$7,200	\$7,200
<b>Total Scheduled Gross Income</b>	<b>\$634,236</b>	<b>\$746,508</b>
Vacancy Rate (3%)	\$18,520	\$21,888
<b>Effective Operating Income</b>	<b>\$615,716</b>	<b>\$724,620</b>
Expenses	%SGI	
Property Taxes (NEW)	10.7%	\$65,766
Property Insurance	2.9%	\$17,906
Utilities & Trash	7.8%	\$48,000
Off-Site Mgmt. Fee	4.1%	\$34,012
On-Site Mgmt. Fee	0.8%	\$5,000
Repairs & Maintenance	4.1%	\$34,012
Landscaping/Cleaning	0.1%	\$720
Reserves/License/Permits	0.8%	\$5,200
<b>Total Expenses</b>		\$193,416
<small>*expenses based on 2025 year-end a/o based on industry standard for like buildings.</small>		
<b>Net Operating Income</b>	<b>\$422,300</b>	<b>\$514,003</b>
Less Loan Payments	-\$236,697	-\$236,697
Net Cash Flow After Debt Service	\$185,603	\$277,306
Estimated Principal Reduction	\$43,481	\$43,481
<b>Total Return Before Taxes</b>	<b>\$229,084</b>	<b>\$320,787</b>



**Property Summary**

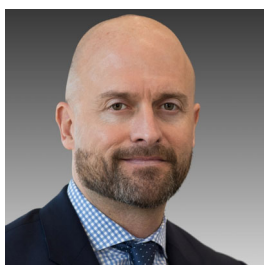
Price	\$5,199,000
Down Payment (35%)	\$1,819,650
Price Per Unit	\$199,962
Price Per Net RSF	\$217.8
Current CAP	8.12%
Pro Forma CAP	9.89%
Current GRM	8.20
Pro Forma GRM	6.96

**Pro Forma Rent**

Unit Type	# of Units	Proforma Rent	Total
4BD/2BA	2	\$3,500	\$7,000
3BD/2BA	3	\$2,800	\$8,400
2BD/2BA	1	\$2,400	\$2,400
2BD/1.5BA	11	\$2,200	\$24,200
2BD/1BA	8	\$2,100	\$16,800
1BD/1BA	1	\$2,000	\$2,000
<b>Total</b>	<b>26</b>		<b>\$60,800</b>

**Property Financing**

Loan Amount	\$3,379,350
Interest rate	5.75%
TERM	5 Year Fixed
Index	SOFR
Loan to value	0.65



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