

DOWNEY | CALIFORNIA

11515 - 11517 OLD RIVER SCHOOL RD



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY HIGHLIGHTS
- 05 PROPERTY PHOTOS
- 06 AERIAL MAP
- 07 PARCEL MAP
- 08 RENT ROLL & EXPENSES
- 09 FINANCIAL SUMMARY
- 10 MARKET OVERVIEW
- 11 CONTACT US

11515 Old River School Rd | Downey, CA

PRESENTED BY



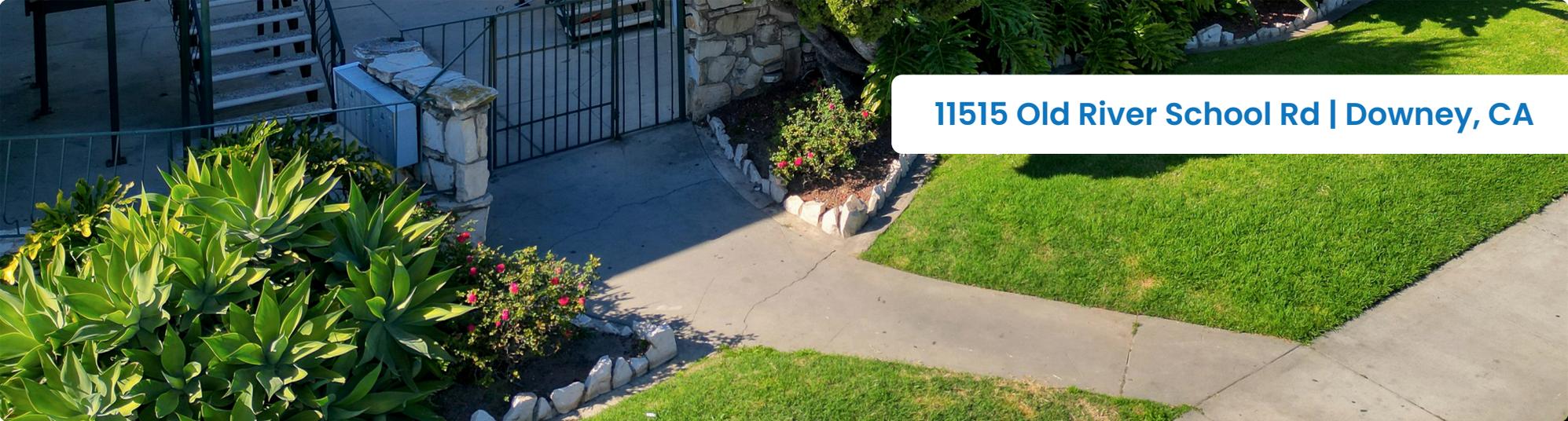
KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





11515 Old River School Rd | Downey, CA

EXECUTIVE SUMMARY

11515–11517 Old River School Rd is a 16-unit multi-family property in Downey that stands out for its slightly larger building footprint and straightforward operating profile. The asset totals 8,616 rentable sq. ft. on a 14,489 sq. ft. lot and includes on-site parking, giving residents a practical convenience while keeping the property's operations simple and efficient.

Unit mix consists of (16) 1-Bed/1-Bath units. That consistency supports a more uniform leasing process, cleaner unit turns, and easier day-to-day oversight. For investors who prioritize scale, efficiency, and a clear management plan, this property offers a larger rentable footprint without adding unnecessary complexity.

Investors also have the opportunity to acquire the adjacent 16-unit property, creating a rare side-by-side 32-unit footprint in Downey.

\$3,800,000

PRICE

16 UNITS

UNITS

1957

YEAR BUILT

8,616 **SQFT**

14,489 **LOT SIZE**

DOR3*

ZONING

6321-003-012

APN

11515 Old River School Rd | Downey, CA

PROPERTY HIGHLIGHTS

8,208 SQ. FT. | 14,604 LOT SIZE

- Prime Location
- 5.96% CAP Rate | 10.9 GRM
- All 1-Bed/1-Bath Units
- Tenants Enjoy On-site Parking & Laundry Facility
- PRICED TO SELL!
- Opportunity to acquire the adjacent 16-unit property



Prime Location



Opportunity to buy 2 side-by-side properties!



Desirable Unit Mix

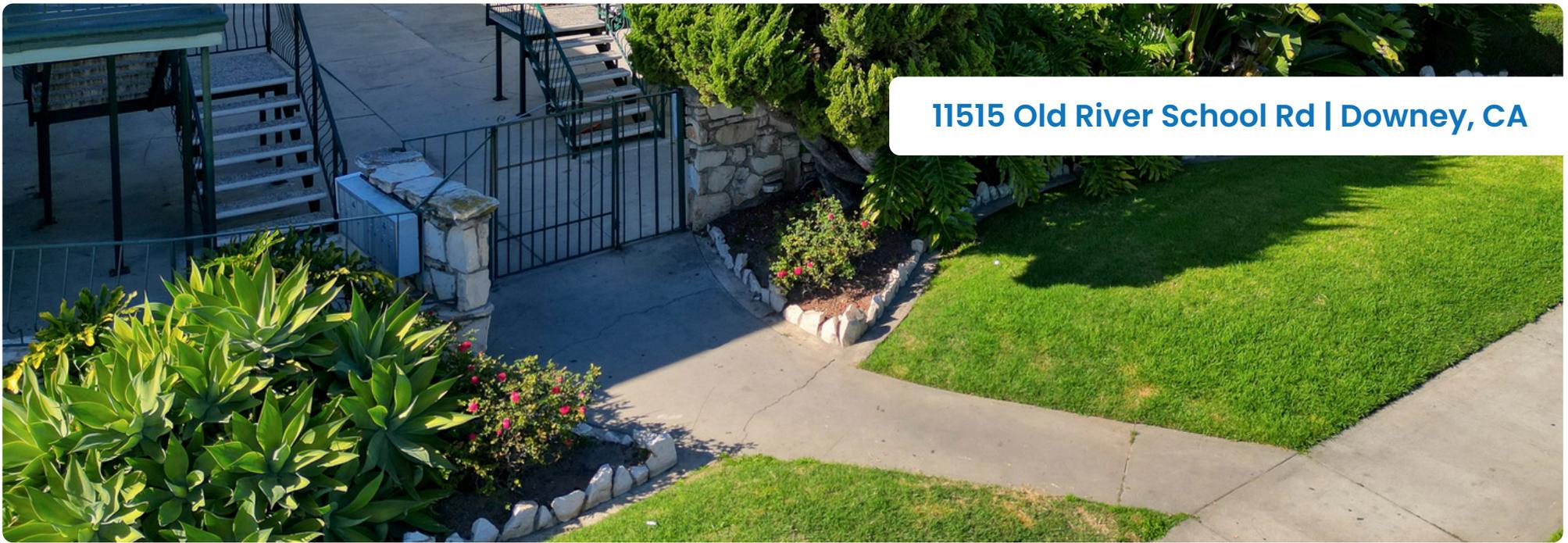


On-site Laundry



On-Site Parking

11515 Old River School Rd | Downey, CA



AERIAL MAP

11515 Old River School Rd | Downey, CA

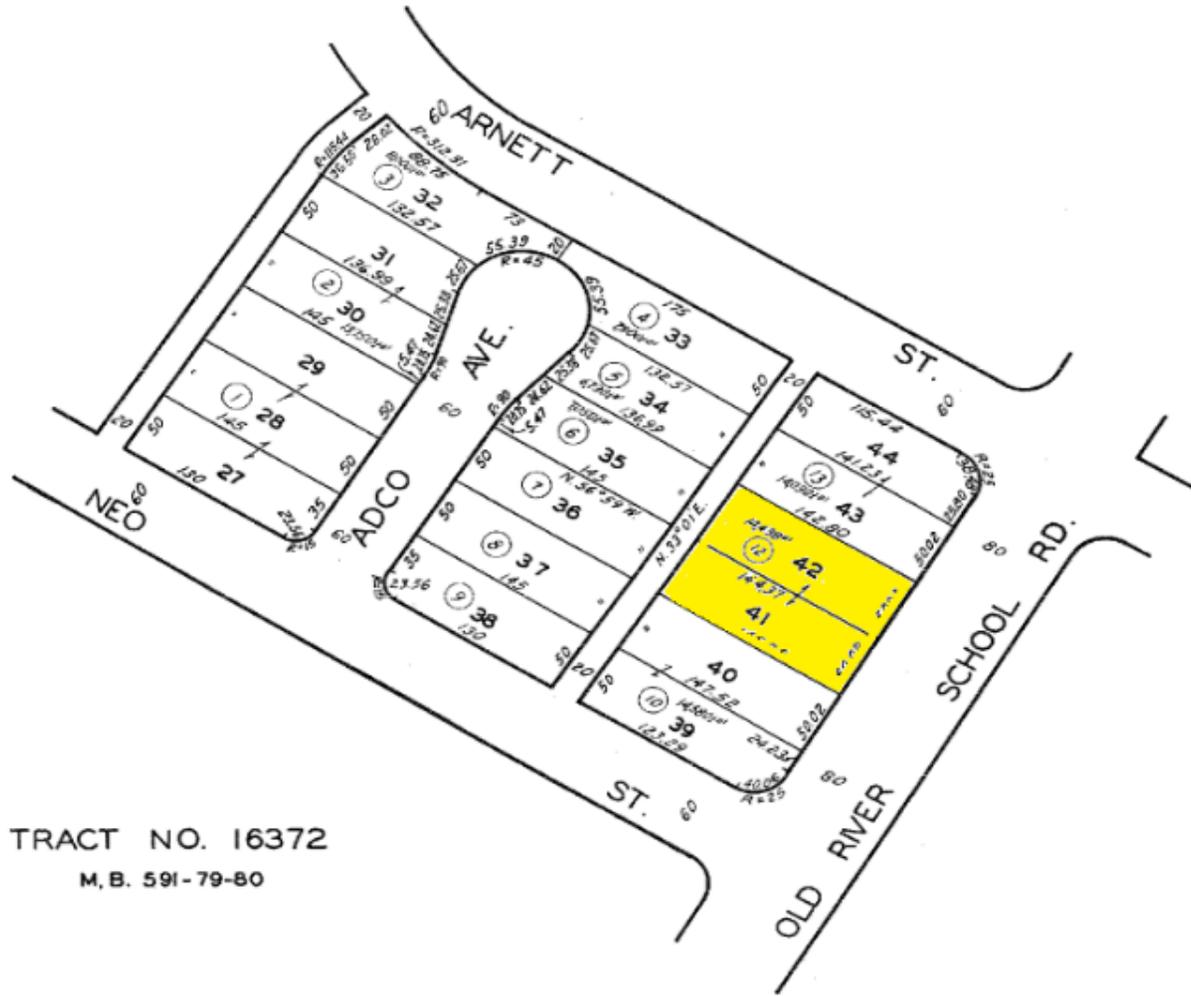


PARCEL MAP

11515 Old River School Rd | Downey, CA

6231 | 3
SCALE 1" = 80'

770329



TRACT NO. 16372
M. B. 591-79-80

CODE
3304

FOR PREV. ASSMT. SEE: B47 - 46

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CAL



FINANCES

11515 Old River School Rd | Downey, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	1 + 1	\$1,730	\$1,895
2	1 + 1	\$1,725	\$1,895
3	1 + 1	\$1,800	\$1,895
4	1 + 1	\$1,815	\$1,895
5	1 + 1	\$1,815	\$1,895
6	1 + 1	\$1,750	\$1,895
7	1 + 1	\$1,750	\$1,895
8	1 + 1	\$1,900	\$1,895
9	1 + 1	\$1,800	\$1,895
10	1 + 1	\$1,800	\$1,895
11	1 + 1	\$1,750	\$1,895
12	1 + 1	\$1,750	\$1,895
13	1 + 1	\$1,815	\$1,895
14	1 + 1	\$1,615	\$1,895
15	1 + 1	\$1,850	\$1,895
16	1 + 1	\$1,815	\$1,895

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$45,330
New Insurance Quote	\$8,500
Utilities	\$24,100
On-Site Management	\$0
Professional Management Fee	\$16,773
Repairs & Maintenance	\$12,000
Reserves for Replacement	\$2,400
TOTAL EXPENSES	\$109,103

FINANCING

Loan Amount	\$2,280,000
Loan Type	30/10
Interest Rate	5.80%
Annual Debt Service	\$162,110

FINANCES

11515 Old River School Rd | Downey, CA

ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$28,480		\$30,320
Laundry & Other Income		\$4,080		\$4,080
Total Scheduled Gross Income		\$345,840		\$367,920
Less: Vacancy Allowance	3%	\$10,375	3%	\$11,038
Effective Gross Income		\$335,465		\$356,882
Less: Expenses		\$109,103		\$109,103
Net Operating Income		\$226,361		\$247,779
Less: Debt Service		\$162,110		\$162,110

PRE-TAX CASH FLOW 4.23% \$64,251 **6.74%** **\$85,669**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
16	1 + 1	\$1,615-\$1,900	\$28,480	\$30,320

MONTHLY TOTALS **\$28,480** **\$30,320**

PROPERTY SUMMARY

Price	\$3,800,000
Down Payment	\$1,520,000
Loan Amount	\$2,280,000
Number of Units	16 Units
Price/Unit	\$237,500
Price/SF	\$441
Cash on Cash %	4.23%
COC Pro Forma	5.64%
Cap Rate	5.96%
Cap Rate (Proforma)	6.52%
GRM	10.99
GRM (Proforma)	10.33
Year Built	1957
Square Feet	8,616 Sq. Ft.
Lot Size	14,489 Lot Size

ABOUT DOWNEY

Downey gives multi-family investors access to a mature Southeast Los Angeles County market with strong regional connectivity. The city highlights economic development, business retention, and support for commercial and industrial activity, which helps reinforce a broad employment base rather than dependence on a single demand driver.

From an operations standpoint, this is the kind of market where simple layouts, parking, and on-site laundry fit renter needs well. For investors, this supports a more straightforward hold strategy when paired with infill location, commuter access, and practical unit mix.

The city of Downey has no local rent control ordinance so AB-1482 applies.

11515 Old River School Rd | Downey, CA



DEMOGRAPHICS

\$101,856

MEDIAN HH INCOME

\$759,800

MEDIAN PROPERTY VALUE

109,368

POPULATION

39

MEDIAN AGE

CONTACT US

11515 Old River School Rd | Downey, CA



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube