

801-811 Oro Terrace, San Pedro

BEAUTIFUL VISTA DEL ORO LOCATION, way up the hill, near Palos Verdes. 12 charming, Spanish, bungalow-style units with tons of "old-school" charm - coved ceilings, arched doorways, original, resurfaced hardwood floors, walk-in closets, tile kitchens and baths - and a utility room with washer/dryer hookups in every unit. The roofs were recently replaced, garage doors, also. TREMENDOUS, ORGANIC UPSIDE IN RENT, AS UNITS TURNOVER, FOR A HANDS-ON OWNER. CAN ADD 3 ADU UNITS OVER THE DETACHED GARAGES (BTW).

CBRE

Subject Photo



Pricing Summary

Price: \$ 3,399,000

Down Payment: \$ 729,000

Loan Amount: \$ 2,670,000

Price / Unit: \$ 283,250

Price/ Sq. Foot: \$ 429.82

GRM: 13.97

Cap Rate: 4.51%

Cap Rate(Proforma): 6.62%

Property Profile

No. of Units: 12

Year Built: 1928

Square Footage: 7,908

Lot Size: 18,992

Construction Type: Woodframe/Stucco

Roof Type: Flat Composite

Parking: Carport

Type: Multifamily

APN: 7458-004-015

80%+/- LTV assumable note of \$2,670,000 at 4.65% Interest-Only. Due Feb 2033. CALL FOR DETAILS.

Broker Contact

Brice W. Head, MBA

Sr. Vice President of Investments

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<https://www.cbre.com/people/brice-head>

CA DRE # 01330706

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Unit Mix & Rent Schedule

# Units	Unit Type	Monthly Income	Avg. Rent	Market Rent	Monthly Income
12	1 Bed/1 Baths		Rent Roll on File	\$ 2,250	\$ 27,000
12				\$ 20,278	\$ 27,000

Income & Expenses

	Scheduled Annualized	Proforma Annualized
Scheduled Gross Income	\$ 243,336	\$ 324,000
Total Scheduled Gross Income	\$ 243,336	\$ 324,000
Vacancy Rate	3%	\$ 7,300
Effective Operating Income	\$ 236,036	\$ 314,280
Expenses		
Prop. Taxes (NEW)	\$ 40,754	16.7%
Property Ins.	\$ 7,000	2.9%
Utilities and Trash	\$ 10,000	4.1%
Off-Site Mgmt. Fee	\$ 11,802	5.0%
On-Site Mgmt.	\$ -	0.0%
Repairs & Maintenance	\$ 7,300	3.0%
Landscaping/Cleaning	\$ 2,400	1.0%
Reserves/License/Permits	\$ 3,600	1.5%

**Property taxes bases on purchase price. Insurance amount estimated based on recent quote.*

Total Expenses	\$ 82,856	34.2%	\$ 89,188
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Net Operating Income	\$ 153,180	\$ 225,092
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NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the recent renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate.