

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

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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	\$ 9,720
Effective Operating Income	\$ 236,036	\$ 314,280
Expenses	% SAI	
Prop. Taxes (NEW)	\$ 40,754 16.7%	\$ 40,754
Property Ins.	\$ 7,000 2.9%	\$ 7,000
Utilities and Trash	\$ 10,000 4.1%	\$ 10,000
Off-Site Mgmt. Fee	\$ 11,802 5.0%	\$ 15,714
On-Site Mgmt.	\$ - 0.0%	\$ -
Repairs & Maintenance	\$ 7,300 3.0%	\$ 9,720
Landscaping/Cleaning	\$ 2,400 1.0%	\$ 2,400
Reserves/License/Permits	\$ 3,600 1.5%	\$ 3,600

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

Total Expenses	\$ 82,856 34.2%	\$ 89,188
Net Operating Income	\$ 153,180	\$ 225,092

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.