

COMPTON | CALIFORNIA

436 W. MAGNOLIA STREET



EXCLUSIVE MARKETING PACKAGE



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436 W. Magnolia Street | Compton, Ca

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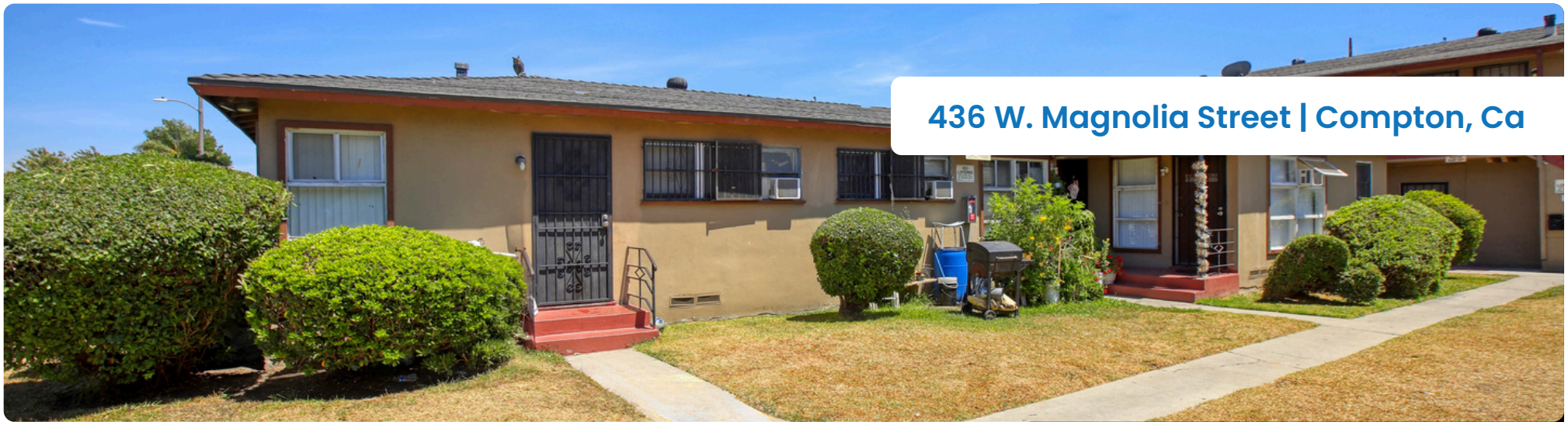
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EXECUTIVE SUMMARY

If your investment goals include cash flow, tenant retention, and value-add opportunity, this 6-unit property in Compton is worth a serious look.

The unit mix includes (1) 2-Bed/1-Bath, (2) 1-Bed/1-Bath units, and (3) large studio units, delivering a 8.29% CAP Rate and 9.05 GRM with minimal landlord overhead.

Tenants benefit from garage parking, gated entryways, and spacious layouts, while the RUBS system and separate gas/electric meters reduce expenses and increase net income. At just \$183,333 per unit, it's priced below market in a location known for steady occupancy. With strong returns, operational efficiency, and rental demand, this asset is a smart addition for landlords expanding in the LA metro area.

\$1,100,000
PRICE

6
UNITS

1952
YEAR BUILT

3,074 SQFT
7,195 LOT SIZE

COPRH*
ZONING

6157-022-007
APN

PROPERTY HIGHLIGHTS

3,074 SQFT | 7,195 LOT SIZE



PRICED TO SELL – ONLY \$183,333 PER UNIT!



8.29% CURRENT CAP RATE & 9.05 GRM!



Unit Mix:

- (1) 2-Bedroom / 1-Bathroom Unit
- (2) 1-Bedroom / 1-Bathroom Units &
- (3) Large Studio Units



Tenants Enjoy Onsite Garage Parking
and Gated Entryways

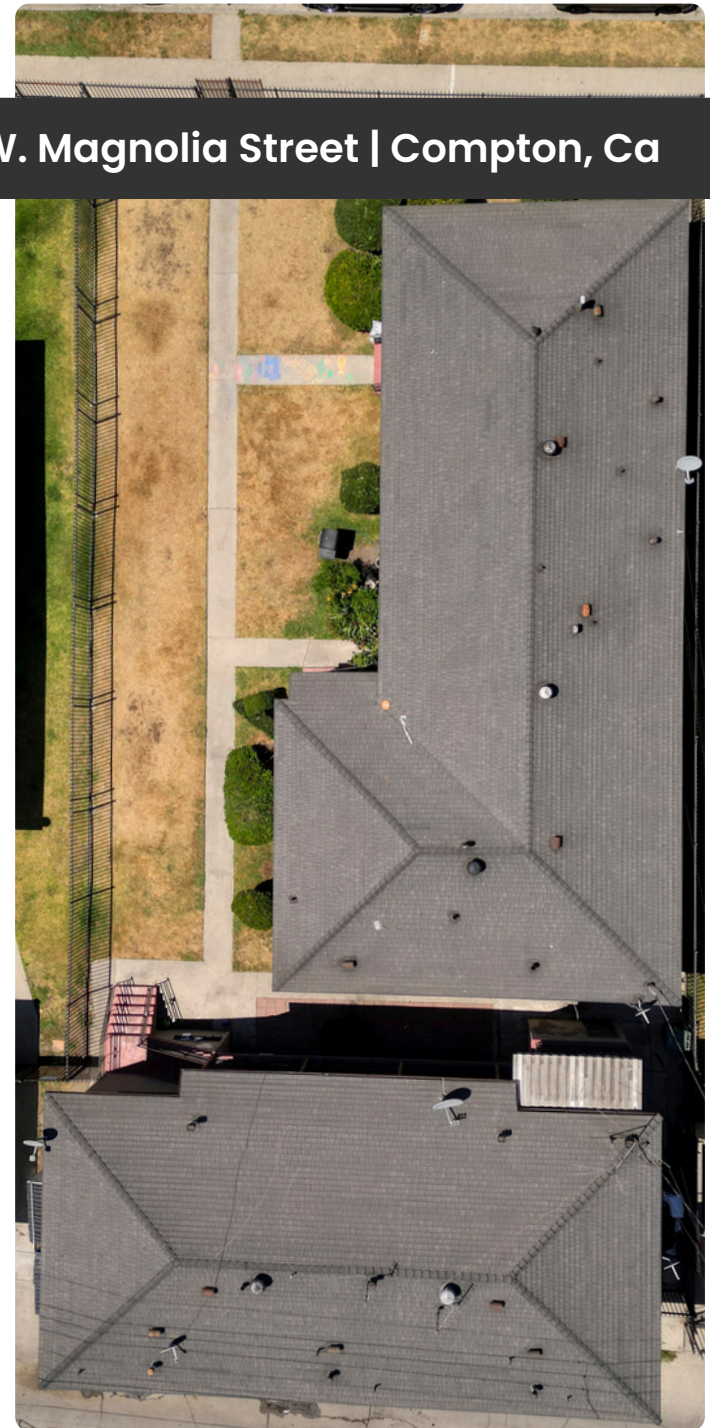


RUBS System Implemented for Minimal
Landlord Expenditure



Separately Metered for Gas & Electricity

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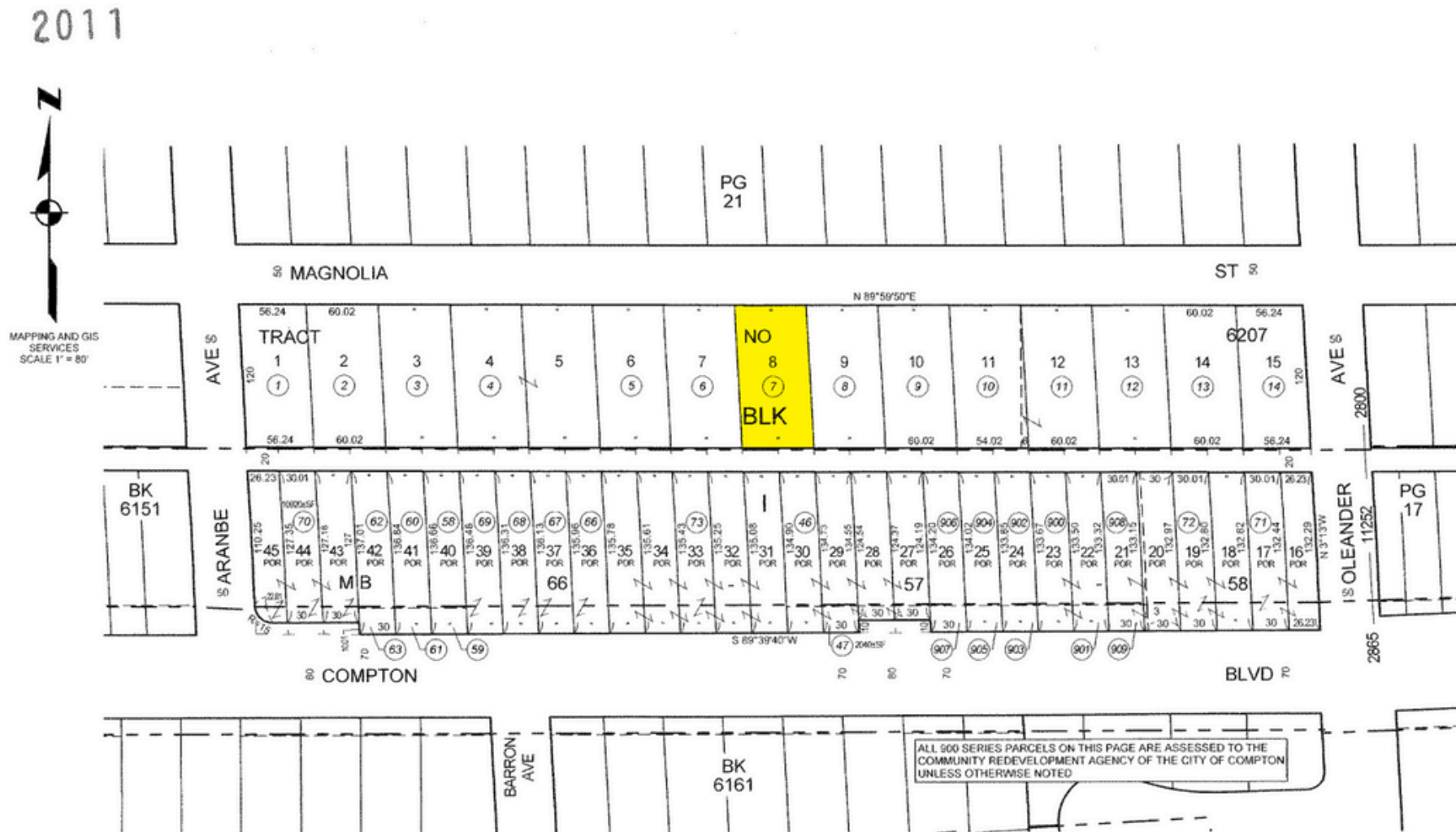
AERIAL MAP

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PARCEL MAP

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FINANCES

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 1	\$2,095	\$2,350
2	1 + 1	\$1,700	\$1,795
3	1 + 1	\$1,492	\$1,795
4	Studio	\$1,494	\$1,525
5	Studio	\$1,450	\$1,525
6	Studio	\$1,450	\$1,525

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ESTIMATED ANNUAL EXPENSES

Property Taxes	\$12,784
New Insurance Quote	\$3,450
Electricity	\$175
Trash	\$2,935
Water/Sewer	\$2,002
Repairs & Maintenance	\$4,500
Reserves for Replacement	\$900
TOTAL EXPENSES	\$26,746

FINANCING

Loan Amount	\$660,000
Loan Type	ARM 30/10
Interest Rate	5.95%
Annual Debt Service	\$47,692

FINANCES

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ANNUALIZED OPERATING DATA CURRENT PROFORMA

Scheduled Gross Income		\$9,681		\$10,515
Laundry & Other Income		\$450		\$450
Total Scheduled Gross Income		\$121,572		\$131,580
Less: Vacancy Allowance	3%	\$3,647	3%	3,947
Effective Gross Income		\$117,925		\$127,633
Less: Expenses		\$26,746		\$26,746
Net Operating Income		\$91,179		\$100,887
Less: Debt Service		\$47,692		\$47,692

PRE-TAX CASH FLOW 9.88% \$43,487 12.09% \$53,195

UNIT MIX

UNITS TYPE CURRENT RANGE TOTAL PROFORMA

1	2 + 1	\$2,095	\$2,095	\$2,350
2	1 + 1	\$1,492 - \$1,700	\$3,192	\$1,795
3	Studio	\$1,450 - \$1,494	\$4,394	\$1,525

MONTHLY TOTALS \$9,681 \$10,515

PROPERTY SUMMARY

Price	\$1,100,000
Down Payment	\$440,000
Loan Amount	\$660,000
Number of Units	6 Units
Price/Unit	\$183,333
Price/SF	\$357.84
Cash on Cash %	9.88%
COC Pro Forma	12.09%
Cap Rate	8.29%
Cap Rate (Proforma)	9.17%
GRM	9.05
GRM (Proforma)	8.36
Year Built	1952
Square Feet	3,074 SqFt
Lot Size	7,195 Lot Size

ABOUT COMPTON

Centrally located between Downtown Los Angeles and Long Beach, Compton is gaining traction with investors focused on cash flow, affordability, and tenant demand. The city's access to major freeways—like the 105, 710, and 91—along with Metro rail stations and employment corridors, supports a high renter population and steady occupancy rates.

Compton's multi-family properties often feature gated entries, garage parking, and RUBS or separate utility setups—making them operationally efficient and landlord-friendly. Over 65% of households are renter-occupied, and the local housing stock continues to appeal to working-class tenants seeking affordability and space.

As redevelopment and infrastructure improvements continue throughout Southeast LA, investor confidence is on the rise. For landlords looking to secure stable income with lower entry costs and above-average CAP Rates, Compton offers real opportunity in a transitioning market.

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DEMOGRAPHICS

\$74,270

MEDIAN HH INCOME

\$546,700

MEDIAN PROPERTY VALUE

93,525

POPULATION

33.9

MEDIAN AGE

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Years of
Experience

400+

Number of total
transactions closed

\$550M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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