

OFFERING MEMORANDUM

# 14710 ATLANTIC AVE

COMPTON, CA 90221

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Mathews

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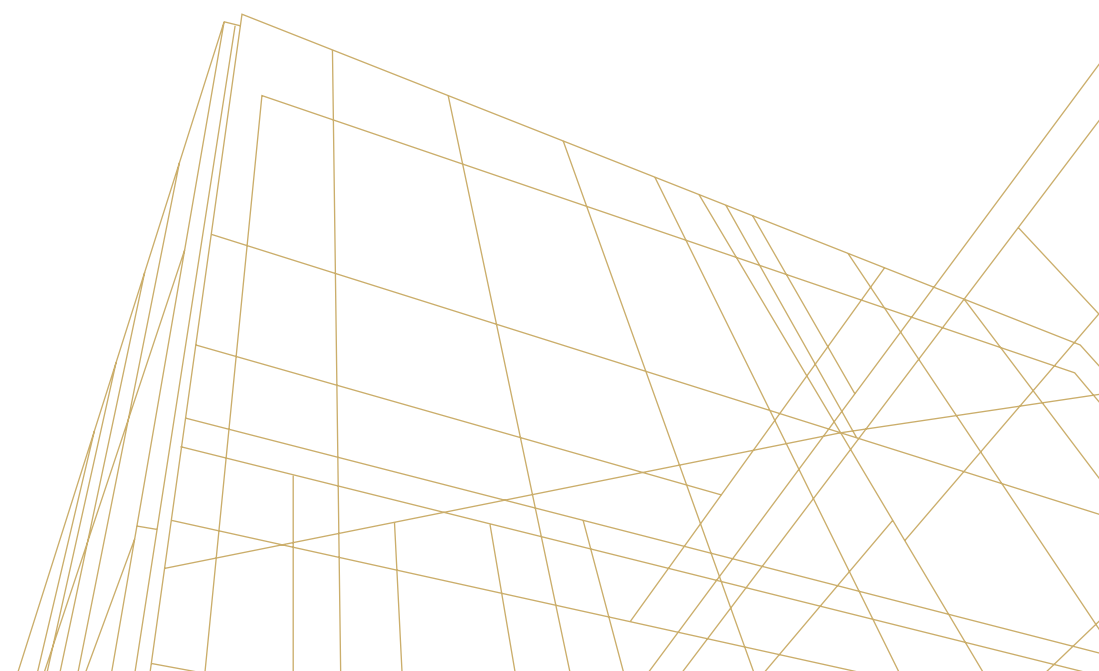
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*Exclusively listed by*

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# EXECUTIVE SUMMARY

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*We are pleased to present 14710 S Atlantic Ave, a 4-unit property located in Compton, that is priced at a 5.91% CAP and 11.27 GRM on current rents with upside to operate at a 10.11% CAP and a 7.58 GRM.*

This property is strategically located just west of the 710 freeway and near the 105 and 91 freeways, offering convenient access to neighboring cities such as Los Angeles, Lynwood, South Gate, Gardena and Long Beach. Nearby tenant amenities include the Compton Town Center, Plaza Mexico, Compton Art & History Museum and the Dominguez Rancho Adobe Museum.

The property consists of two separate structures built in 1951 with a unit mix of 4 one-bedroom units of which three have been renovated. There are also four 1-car garages in the rear accessible by alley providing potential for ADU conversions.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information.

*1951*  
YEAR BUILT

*4,928 SF*  
LOT SIZE

# PROPERTY OVERVIEW

*Section 02*

# PROPERTY OVERVIEW



SUBJECT  
PROPERTY

E SAN VICENTE ST

ATLANTIC AVE

# PROPERTY OVERVIEW



# FINANCIALS

*Section 03*



# INVESTMENT SUMMARY

ADDRESS	14710 S Atlantic Ave Compton, CA 90221
PRICE	\$800,000
NO. UNITS	4
COST PER UNIT	\$200,000
CURRENT GRM	11.27
MARKET GRM	7.58
CURRENT CAP	5.91%
MARKET CAP	10.11%
YEAR BUILT	1951
LOT SF	4,928 SF
BUILDING SF	1,712 SF
PRICE/SF	\$467

*\$800K*

LIST PRICE

*5.91%*

CAP RATE



## FINANCIAL SUMMARY

### ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
SCHEDULED GROSS INCOME	\$71,016		\$105,600	
LESS: VACANCY	\$(2,130)	3%	\$(3,168)	3%
GROSS OPERATING INCOME	\$68,886		\$102,432	
LESS: EXPENSES	\$(21,591)	31.3%	\$(21,591)	
<b>Net Operating Income</b>	<b>\$47,295</b>		<b>\$80,841</b>	

### ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
NEW PROPERTY TAXES (1.25%)	\$10,000	\$10,000
INSURANCE (ESTIMATE @ \$1,200/UNIT)	\$4,800	\$4,800
MAINTENANCE/REPAIRS (\$750/UNIT)	\$3,000	\$3,000
UTILITIES (\$1,200/UNIT)	\$1,591	\$1,591
LANDSCAPE & GARDENING (\$100/MONTH)	\$1,200	\$1,200
RESERVES (\$250/UNIT)	\$1,000	\$1,000
<b>Estimated Total Expenses</b>	<b>\$21,591</b>	<b>\$21,591</b>
<b>Per Net Sq. Ft.</b>	<b>\$12.61</b>	<b>\$12.61</b>
<b>Expenses Per Unit</b>	<b>\$5,398</b>	<b>\$5,398</b>

### SCHEDULED INCOME

		CURRENT RENTS	MARKET RENTS
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
14710	1BD + 1BA (Renovated)	\$1,522	\$2,200
14710.5	1BD + 1BA (Legacy)	\$1,040	\$2,200
14712	1BD + 1BA (Renovated)	\$1,609	\$2,200
14712.5	1BD + 1BA (Renovated)	\$1,747	\$2,200
<b>Monthly Scheduled Gross Income</b>		<b>\$5,918</b>	<b>\$8,800</b>
<b>Parking Income</b>		-	-
<b>Laundry Income</b>		-	-
<b>Total Monthly Scheduled Gross Income</b>		<b>\$5,918</b>	<b>\$8,800</b>
<b>Annual Scheduled Gross Income</b>		<b>\$71,016</b>	<b>\$105,600</b>

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# COMPARABLES

*Section 04*

## SALES COMPARABLES

Address	Units	Year	Building SF	Lot SF	Gross Income	Price/SF	Price/Unit	GRM	CAP	Sale Price	Sold Date	Notes
<b>01</b> 1010 S GRANDEE AVE Compton, CA 90220	4	1955	4,112 SF	9,878 SF	\$61,680	\$182	\$187,500	12.16	5.35%	\$750,000	6/27/2024	(2) 3BD+1BA & (2) 2BD+1BA. (2) 2 car garages. Deferred maintenance.
<b>02</b> 1020 S GRANDEE AVE Compton, CA 902201	4	1955	4,112 SF	9,877 SF	\$86,376	\$213	\$218,750	10.13	6.42%	\$875,000	6/27/2024	(2) 3BD+1BA & (2) 2BD+1BA. (2) 2 car garages. Deferred maintenance.
<b>03</b> 217 N BURRIS AVE Compton, CA 90221	4	1967	4,130 SF	7,249 SF	\$79,008	\$242	\$250,000	12.66	5.14%	\$1,000,000	6/13/2024	(1) 4BD+2BA, (1) 3BD+2BA & (2) 2BD+1BA, (4) Carport spaces.
<b>04</b> 215 N BURRIS AVE Compton, CA 90221	4	1967	4,130 SF	7,248 SF	\$90,468	\$242	\$250,000	11.05	5.88%	\$1,000,000	6/13/2024	(4) 1 bed + 1 bath, (1) 2 bed + 1 bath ADU. Proforma 8.59 GRM.
<b>05</b> 909 S TAMARIND AVE Compton, CA 90220	4	1929	2,660 SF	8,354 SF	\$94,128	\$395	\$262,500	11.16	5.83%	\$1,050,000	6/7/2024	(4) 2BD+1BA. (3) Separate structures. Ample onsite parking.
<b>S</b> 14710 S ATLANTIC AVE Compton, CA 90221	4	4	1,712 SF	4,928 SF	\$71,016	\$467	\$200,000	11.27	5.91%	\$800,000		(4)1BD+1BA. 3 out of 4 units renovated.
<b>Averages</b>						<b>\$255</b>	<b>\$233,750</b>	<b>11.43</b>	<b>5.72%</b>			

*Sales Comparables*

- SP** 14710 S ATLANTIC AVE  
Compton, CA 90221

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- 01** 1010 S GRANDEE AVE  
Compton, CA 90220

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- 02** 1020 S GRANDEE AVE  
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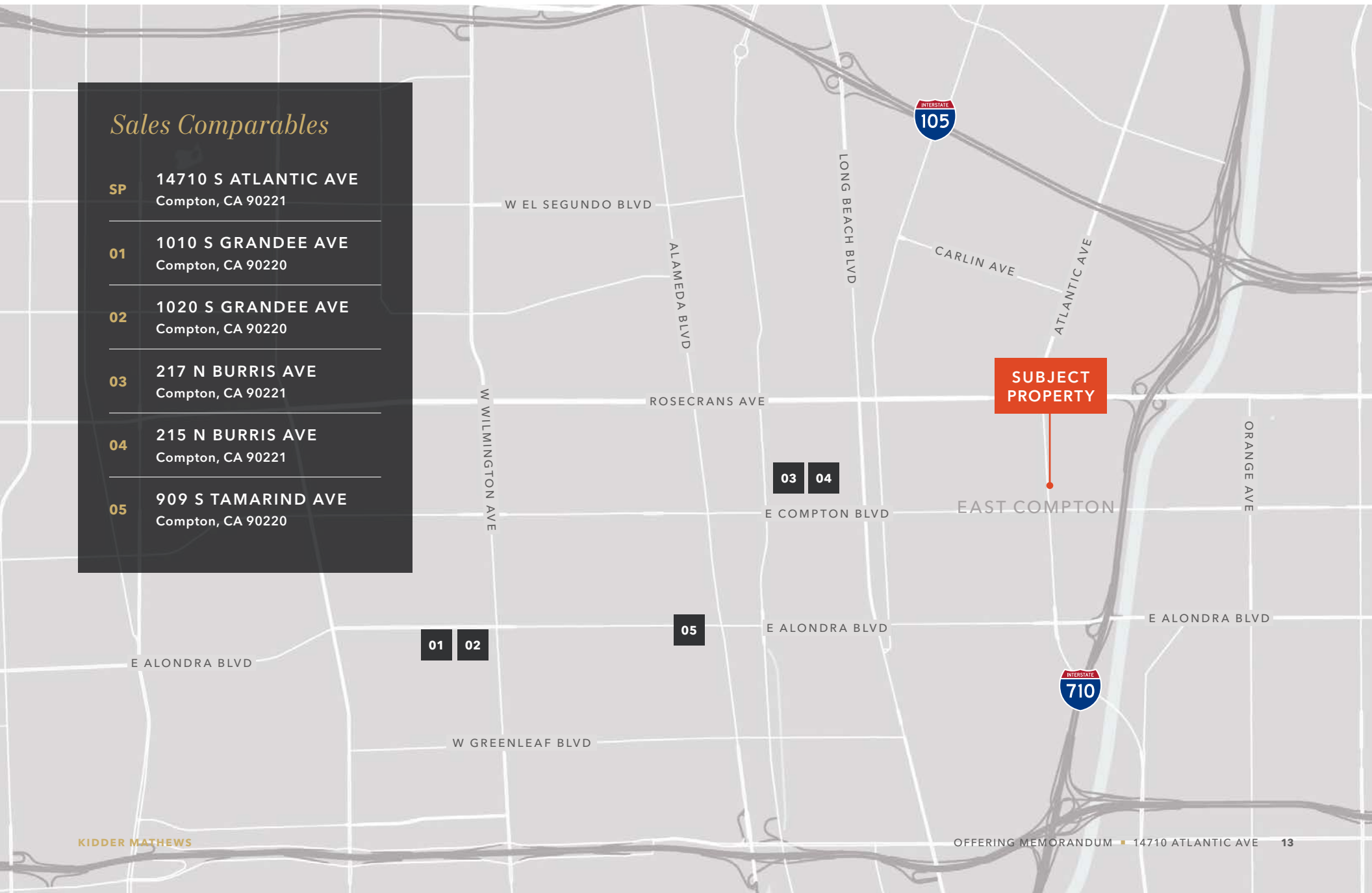
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