

3364 ELIZABETH AVENUE

Lynwood, CA 90262



RENOVATED 8-UNIT OFFERING IN LYNWOOD, CA

CENTURY 21

Jervis & Associates

3364 ELIZABETH AVENUE

LYNWOOD, CA 90262 ■ 8 UNITS

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CA BRE #: 01943432

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Century 21 makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



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Executive Summary



3364 ELIZABETH AVENUE

Lynwood, CA 90262 ■ 8 UNITS

PROPERTY SUMMARY

PRICING

OFFERING PRICE	\$2,150,000
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PRICE/UNIT	\$268,750
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PRICE/SF	\$354.08
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GRM	11.45	10.30
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CAP RATE	6.15%	7.01%
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	Current	Market
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THE ASSET

UNITS	8
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YEAR BUILT	1958
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GROSS SF	6,072
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LOT SF	9,000
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APN	7162-006-041
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**STABILIZED 8-UNIT
MULTIFAMILY INVESTMENT**



Investment Highlights

STABILIZED 8-UNIT MULTIFAMILY INVESTMENT

Strong Unit Mix: Mix of 2 one-bed + 1 bath and 6 two-bed + 1 bath units, appealing to a wider range of tenant profiles in the Lynwood market.

Efficient Layout: 8 units spread across approximately 6,072 SF of building area on a 9,000 SF lot.

Dense Infill Location: Centrally located in Lynwood, offering easy access to the 105 and 710 Freeways, employment hubs, and public transportation.

Major Capital Improvements: Recently replaced roofs and all-new electrical main and subpanels—significant savings for future ownership.

Desirable Vintage Asset: Built in 1958 with classic construction and opportunity for interior value-add improvements.

Low Maintenance Asset: With major systems already updated, the property is well-positioned for stable cash flow and reduced operating headaches.

THE OFFERING

Located in the heart of Lynwood, 3364 Elizabeth Avenue presents a rare opportunity to acquire a well-maintained 8-unit apartment property in a strong rental market.

Built in 1958, the property consists of six two-bedroom, one-bath units and two additional one-bedroom, one-bath units (8 total), spread across approximately 6,072 square feet of building area on a generous 9,000 square foot lot.

Recent capital improvements include brand new roofs and complete upgrades to all electrical main panels and subpanels, significantly reducing near-term maintenance costs for a new owner.

With its convenient location near major freeways, employment centers, and community amenities, this value-add investment offers steady in-place income with upside potential through rental growth and long-term appreciation.



STABILIZED 8-UNIT MULTIFAMILY INVESTMENT



A photograph of a two-story light gray house with white shutters. A large palm tree is on the left. The sky is blue with white clouds. A dark blue semi-transparent box is overlaid in the center, containing the number '02' in a large white serif font and the text 'Financial Analysis' in a smaller gold serif font. The house has a dark gray roof and a concrete driveway. A black metal fence is in the foreground.

02

Financial Analysis

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE **\$2,150,000**

PRICE/UNIT \$268,750

PRICE/SF \$354.08

GRM 11.45 **10.30**

CAP RATE 6.15% **7.01%**

Current **Market**

THE ASSET

UNITS 8

YEAR BUILT 1958

GROSS SF 6,072

LOT SF 9,000

APN 7162-006-041

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	1+1	\$1,487	\$2,974	\$1,800	\$3,600
6	2+1	\$2,113	\$12,678	\$2,300	\$13,800

Total Scheduled Rent **\$15,652** **\$17,400**

Monthly Scheduled Gross Income \$15,652 \$17,400

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$187,824	\$208,800
Less: Vacancy/Deductions	2% (\$3,756)	3% (\$6,264)
Misc. Income	\$0	\$0
Effective Gross Income	\$184,068	\$202,536

ANNUALIZED EXPENSES

	Current	Market
Estimated	\$51,876	\$51,876
Total Estimated Expenses	\$51,876	\$51,876
Expenses/Unit	\$6,485	\$6,485
Expenses/SF	\$8.54	\$8.54
% of GOI	28.2%	25.6%


RETURN

	Current	Market
NOI	\$132,192	\$150,660

RENT ROLL

3364 ELIZABETH AVENUE

Unit #	Type	Current Rent	Market Rent	Notes
A	2+1	\$1,944	\$2,300	
B	1+1	\$1,487	\$1,800	
C	2+1	\$2,084	\$2,300	
D	2+1	\$2,100	\$2,300	
E	2+1	\$2,300	\$2,300	Vacant (Market Rent)
F	2+1	\$2,100	\$2,300	
G	1+1	\$1,487	\$1,800	
H	2+1	\$2,150	\$2,300	
Totals:		\$15,652	\$17,400	

An aerial photograph of a residential neighborhood. In the foreground, a large, long, white two-story building with a dark roof and multiple windows is visible. Below it is a parking lot with several cars. In the background, a church with a tall steeple is visible among palm trees and other houses. The sky is blue with some clouds.

03

Location Overview

Lynwood CALIFORNIA

Lynwood is a California city located in Los Angeles County, about 14 miles south of Los Angeles and 22 miles northwest of Anaheim. Neighboring communities include South Gate (to the north), Compton (to the south) and Downey (to the east). Major highways in or near the city include Interstates I-105, I-110 and I-710. Nearest airports are the Long Beach airport (9 miles away) and Los Angeles International Airport (about 14 miles away).

DEMOGRAPHICS



\$67,350

Median Household Income



66,346

Population



\$842,500

Median Home Sale Price

Major Landmarks



Plaza Mexico in downtown area of Lynwood is known for its authentic and historic Mexican architecture. It is a multi-purpose retail and cultural center.



Lynwood City Park - Spans approximately 23 acres, this park offers open green spaces, playgrounds, and sports facilities, making it ideal for family outings and recreational activities.



The Lynwood Library, located at 11320 Bullis Road in Lynwood, California, has been a cornerstone of the community since its establishment in May 1915.



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SUBJECT

LYNWOOD HIGH SCHOOL

EL PASEO SOUTHGATE

PLAZA MEXICO

St. Francis Medical Center

KENNETH HAHN PLAZA



IMPERIAL PLAZA

JEFFERSON SOLA

LYNWOOD CITY HALL

LINDBERGH ELEMENTARY

HOLLYDALE PARK



LYNWOOD GARDENS

MORTON

HOLLYDALE



HIGH

LYNWOOD, CA: SINGLE FAMILY MARKET

BARRIER-TO-ENTRY -MARKET

Demand for single-family homes in the Lynwood, CA submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Lynwood, CA has a limited amount of new development land. This, coupled with strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Lynwood, CA tends to be competitive, with properties often selling quickly at or above asking prices.



\$67,350

Median Household Income



70 Days

Median Days On Market



\$842,500


Median Home Sale Price



Top Employers

 St. Francis Medical Center

 City of **LYNWOOD**
California

 **LYNWOOD**
UNIFIED SCHOOL DISTRICT

 **ROBINSON**
HELICOPTER COMPANY

 **NORTHGATE MARKET**

 **SUPERIOR**
GROCERS

 Walmart   **Target**

Economic Profile

- St. Francis Medical Center: A healthcare facility providing medical services and employment opportunities in various healthcare professions.
- Lynwood Unified School District: The local school district, offering education services and employing teachers, administrators, and support staff.
- City of Lynwood: The local government, including various departments such as public safety, administration, and public works.
- Robinson Helicopter Company: A manufacturer of helicopters, providing employment in engineering, manufacturing, and related fields.
- Superior Grocers: A grocery store chain, offering employment in retail and customer service roles.
- Northgate González Market: Another grocery store chain, providing employment opportunities in the retail sector.



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