

7042 SOMERSET BOULEVARD

PARAMOUNT, CALIFORNIA 90723

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,770,000 | 6 MULTIFAMILY UNITS

NOT SUBJECT TO LA RENT CONTROL – HIGHER ALLOWABLE RENT INCREASES
MOSTLY TWO-BEDROOM UNITS | SEVERAL RECENT INTERIOR AND EXTERIOR UPGRADES

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7042 SOMERSET BOULEVARD, PARAMOUNT, CA 90723

INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS

- Not Subject to Los Angeles Rent Control – Higher Allowable Rent Increases Under AB 1482
- Excellent Unit Mix – Mostly Two-Bedroom Units, Including Multiple Bungalows
- Attractive Current 5.25% CAP Rate and 11.98 GRM
- Numerous Recent Interior and Exterior Upgrades
- RUBS in Place to Generate Additional Income for Owner
- No Seismic Retrofit Repairs Required (Buyer to Verify)
- Ample On-Site Parking – Space for Eight Vehicles



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 7042 Somerset Boulevard, a six-unit multifamily property located in Paramount, CA. The spacious 11,330 square foot lot features four separate buildings, including a two-bedroom house, a triplex, and two bungalows. Overall, the majority of the units contain two bedrooms while the parcel features ample on-site parking. The property is not subject to Los Angeles rent control, allowing the owner to institute higher annual rent increase via AB 1482.

The current owner has completed several interior and exterior upgrades at the property, including new exterior paint, new flooring, and new modern cabinets. The one-bedroom bungalow was constructed in 2022 and features new modern fixtures throughout. A RUBS program has been instituted at the property, helping to provide an additional revenue stream for the owner.

Situated near the intersection of Somerset Boulevard and Orange Avenue, the location provides high visibility to prospective tenants and also allows for convenient access to the 91, 105, and 710 Freeways. Tenants can easily commute to some of the large industrial centers in Paramount and neighboring cities, which employ many residents in the area.

7042 Somerset Boulevard

Paramount, CA 90723

LISTING PRICE

\$1,770,000

PRICE/UNIT

\$295,000

PRICE/SF

\$393.60

THE OFFERING

| | |
|----------------------|---------------------|
| Price | \$1,770,000 |
| Down Payment | 100% / \$1,770,000 |
| Price/Unit | \$295,000 |
| Price/SF | \$393.60 |
| Number of Units | 6 |
| Rentable Square Feet | 4,497 SF |
| Number of Buildings | 4 |
| Number of Stories | 2 |
| Year Built | 1934/1940/1962/2022 |
| Lot Size | 11,329 SF |

VITAL DATA

| | |
|----------------------------------|-----------|
| CAP Rate - Current | 5.25% |
| GIM - Current | 11.98 |
| Net Operating Income - Current | \$92,999 |
| CAP Rate - Pro Forma | 5.80% |
| GIM - Pro Forma | 11.19 |
| Net Operating Income - Pro Forma | \$102,662 |

CAP RATE - CURRENT

5.25%

GIM - CURRENT

11.98

PROPERTY DETAILS

THE OFFERING

| | |
|---------------------------|--|
| Property Address: | 7042 Somerset Boulevard Paramount, CA 90723 |
| Assessor's Parcel Number: | 6240-022-003 |
| Zoning: | PARM |

SITE DESCRIPTION

| | |
|-----------------------|---------------------|
| Number of Units: | 6 |
| Number of Buildings: | 4 |
| Number of Stories: | 2 |
| Year Built: | 1934/1940/1962/2022 |
| Rentable Square Feet: | 4,497 SF |
| Lot Size: | 11,329 SF |
| Parking: | 8 Parking Spaces |
| Type of Ownership: | Fee Simple |

CONSTRUCTION

| | |
|------------------|------------|
| Framing: | Wood Frame |
| Exterior: | Stucco |
| Parking Surface: | Concrete |
| Roof: | Pitched |

OFFERING PRICE:

\$1,770,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

| No. of Units | Unit Type | Approx. Squire Feet |
|--------------|---------------|---------------------|
| 1 | Single 1 Bath | 400 |
| 1 | 1 Bdr 1 Bath | 500 |
| 4 | 2 Bdr 1 Bath | 875 |
| 6 | TOTAL | 4,497 |

7042 SOMERSET BOULEVARD, PARAMOUNT, CA 90723

LOCATION OVERVIEW

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PARAMOUNT, CA

Old school drive-ins and pristine public parks in Paramount

URBAN • PARK • CONVENIENT • LOCAL BUSINESS



Paramount, California is a homey urban area that's situated just 15 miles southeast of Los Angeles. With such a convenient location, many residents find it easy to live in Paramount and commute to nearby areas for work. Families appreciate the city for its great schools in the Paramount Unified School District, along with the safe, walkable streets.

Single-family homes, townhomes, and apartments are available for rent in this charming town. Local businesses are abundant in Paramount, so be sure to shop local and explore retailers and restaurants like Horchateria Rio Luna on Downey Avenue. Looking for something fun to do with the family? Visit the popular Paramount Drive-In Theatre for a classic drive-in experience. And for more fun outdoors, explore Paramount Park, a happening community park with an outdoor pool, basketball courts, baseball fields, and picnic areas that are perfect for enjoying some outdoor green space in an otherwise busy urban area.



MAJOR EMPLOYERS

| | Employees | |
|----|--|-------|
| 1 | Boeing Company-Boeing Commercial Airplanes | 5,000 |
| 2 | Rocket Lab | 2,720 |
| 3 | Kaiser Permanente - Bellflower Medical Office | 2,345 |
| 4 | Boeing Company-Boeing Defense, Space & Security | 2,000 |
| 5 | GandaWorld Security System | 1,800 |
| 6 | Los Angeles County Office Education | 1,500 |
| 7 | Rancho Los Amigo Medical Center | 1,400 |
| 8 | Boeing Company-Boeing Global Services | 1,400 |
| 9 | Bell Gardens Bicycle Club Casino | 1,300 |
| 10 | Tap Automotive Holdings LLC | 1,200 |
| 11 | PIH Health Hospital Whittier-Downey Medical Center | 1,150 |
| 12 | Cerritos Community College | 1,112 |
| 13 | Charles R. Drew University Medicine and Science | 1,000 |
| 14 | Stonewood Center | 1,000 |
| 15 | Lakewood Regional Medical Center | 900 |
| 16 | ABC Unified School District | 893 |
| 17 | Lakeshore Learning Materials LLC | 800 |
| 18 | Long Beach City College | 752 |
| 19 | Continental Logistics | 737 |
| 20 | Foster Poultry Farms | 727 |
| 21 | Gonzales Northgate Market | 685 |
| 22 | Koos Manufacturing Inc | 639 |
| 23 | World Energy | 600 |
| 24 | Kaiser Permanente - Downey Medical Center | 592 |
| 25 | Lloyd Staffing Inc | 562 |

Employees



DEMOGRAPHIC REPORT

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|--------|---------|---------|
| 2028 Projection | | | |
| Total Population | 30,013 | 328,005 | 802,914 |
| 2023 Estimate | | | |
| Total Population | 29,575 | 323,265 | 791,744 |
| 2020 Census | | | |
| Total Population | 29,662 | 330,595 | 813,322 |
| 2010 Census | | | |
| Total Population | 30,172 | 330,483 | 806,976 |
| Daytime Population | | | |
| 2023 Estimate | 28,154 | 236,958 | 651,828 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2028 Projection | | | |
| Total Households | 7,709 | 91,238 | 234,429 |
| 2023 Estimate | | | |
| Total Households | 7,568 | 89,580 | 230,293 |
| Average (Mean) Household Size | 4.0 | 3.6 | 3.5 |
| 2020 Census | | | |
| Total Households | 7,500 | 88,798 | 228,262 |
| 2010 Census | | | |
| Total Households | 7,064 | 83,999 | 217,664 |
| Growth 2023-2028 | 1.9% | 1.9% | 1.8% |
| HOUSING UNITS | 1 Mile | 3 Miles | 5 Miles |
| Occupied Units | | | |
| 2028 Projection | 7,839 | 93,205 | 240,048 |
| 2023 Estimate | 7,719 | 91,849 | 236,505 |
| Owner Occupied | 3,327 | 42,162 | 111,672 |
| Renter Occupied | 4,241 | 47,419 | 118,621 |
| Vacant | 152 | 2,269 | 6,212 |
| Persons in Units | | | |
| 2023 Estimate Total Occupied Units | 7,568 | 89,580 | 230,293 |
| 1 Person Units | 11.7% | 15.0% | 16.7% |
| 2 Person Units | 17.0% | 20.0% | 21.8% |
| 3 Person Units | 16.2% | 16.8% | 17.2% |
| 4 Person Units | 19.0% | 17.9% | 17.5% |
| 5 Person Units | 15.1% | 12.8% | 12.0% |
| 6+ Person Units | 21.0% | 17.4% | 14.8% |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|----------|----------|----------|
| 2023 Estimate | | | |
| \$200,000 or More | 2.8% | 3.2% | 4.8% |
| \$150,000-\$199,999 | 2.9% | 5.6% | 7.0% |
| \$100,000-\$149,999 | 13.9% | 16.2% | 16.9% |
| \$75,000-\$99,999 | 14.3% | 14.9% | 14.5% |
| \$50,000-\$74,999 | 21.9% | 19.7% | 18.3% |
| \$35,000-\$49,999 | 15.1% | 13.4% | 12.4% |
| \$25,000-\$34,999 | 9.4% | 8.8% | 8.2% |
| \$15,000-\$24,999 | 9.4% | 8.1% | 7.9% |
| Under \$15,000 | 10.4% | 10.1% | 9.8% |
| Average Household Income | \$71,076 | \$77,914 | \$86,371 |
| Median Household Income | \$56,226 | \$61,983 | \$65,703 |
| Per Capita Income | \$18,308 | \$21,766 | \$25,346 |
| POPULATION PROFILE | 1 Mile | 3 Miles | 5 Miles |
| Population By Age | | | |
| 2023 Estimate Total Population | 29,575 | 323,265 | 791,744 |
| Under 20 | 32.5% | 30.7% | 29.4% |
| 20 to 34 Years | 23.7% | 24.0% | 23.2% |
| 35 to 39 Years | 7.5% | 7.4% | 7.3% |
| 40 to 49 Years | 12.8% | 12.8% | 12.8% |
| 50 to 64 Years | 14.4% | 16.0% | 16.7% |
| Age 65+ | 9.1% | 9.2% | 10.7% |
| Median Age | 31.3 | 32.2 | 33.4 |
| Population 25+ by Education Level | | | |
| 2023 Estimate Population Age 25+ | 17,840 | 200,534 | 502,713 |
| Elementary (0-8) | 25.7% | 19.7% | 17.9% |
| Some High School (9-11) | 16.8% | 14.0% | 12.6% |
| High School Graduate (12) | 26.8% | 27.1% | 26.1% |
| Some College (13-15) | 17.3% | 20.5% | 20.6% |
| Associate Degree Only | 5.8% | 6.4% | 6.7% |
| Bachelor's Degree Only | 5.7% | 9.3% | 11.6% |
| Graduate Degree | 1.9% | 3.0% | 4.5% |
| Population by Gender | | | |
| 2023 Estimate Total Population | 29,575 | 323,265 | 791,744 |
| Male Population | 49.7% | 49.2% | 48.9% |
| Female Population | 50.3% | 50.8% | 51.1% |

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 791,744. The population has changed by -1.89 since 2010. It is estimated that the population in your area will be 802,914 five years from now, which represents a change of 1.4 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 33.4, compared with the U.S. average, which is 38.7. The population density in your area is 10,080 people per square mile.



HOUSEHOLDS

There are currently 230,293 households in your selected geography. The number of households has changed by 5.80 since 2010. It is estimated that the number of households in your area will be 234,429 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 3.5 people.



INCOME

In 2023, the median household income for your selected geography is \$65,703, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 34.79 since 2010. It is estimated that the median household income in your area will be \$75,898 five years from now, which represents a change of 15.5 percent from the current year.

The current year per capita income in your area is \$25,346, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$86,371, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 344,208 people in your selected area were employed. The 2010 Census revealed that 49.9 of employees are in white-collar occupations in this geography, and 31.4 are in blue-collar occupations. In 2023, unemployment in this area was 8.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$479,889 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 107,994.00 owner-occupied housing units and 109,664.00 renter-occupied housing units in your area.

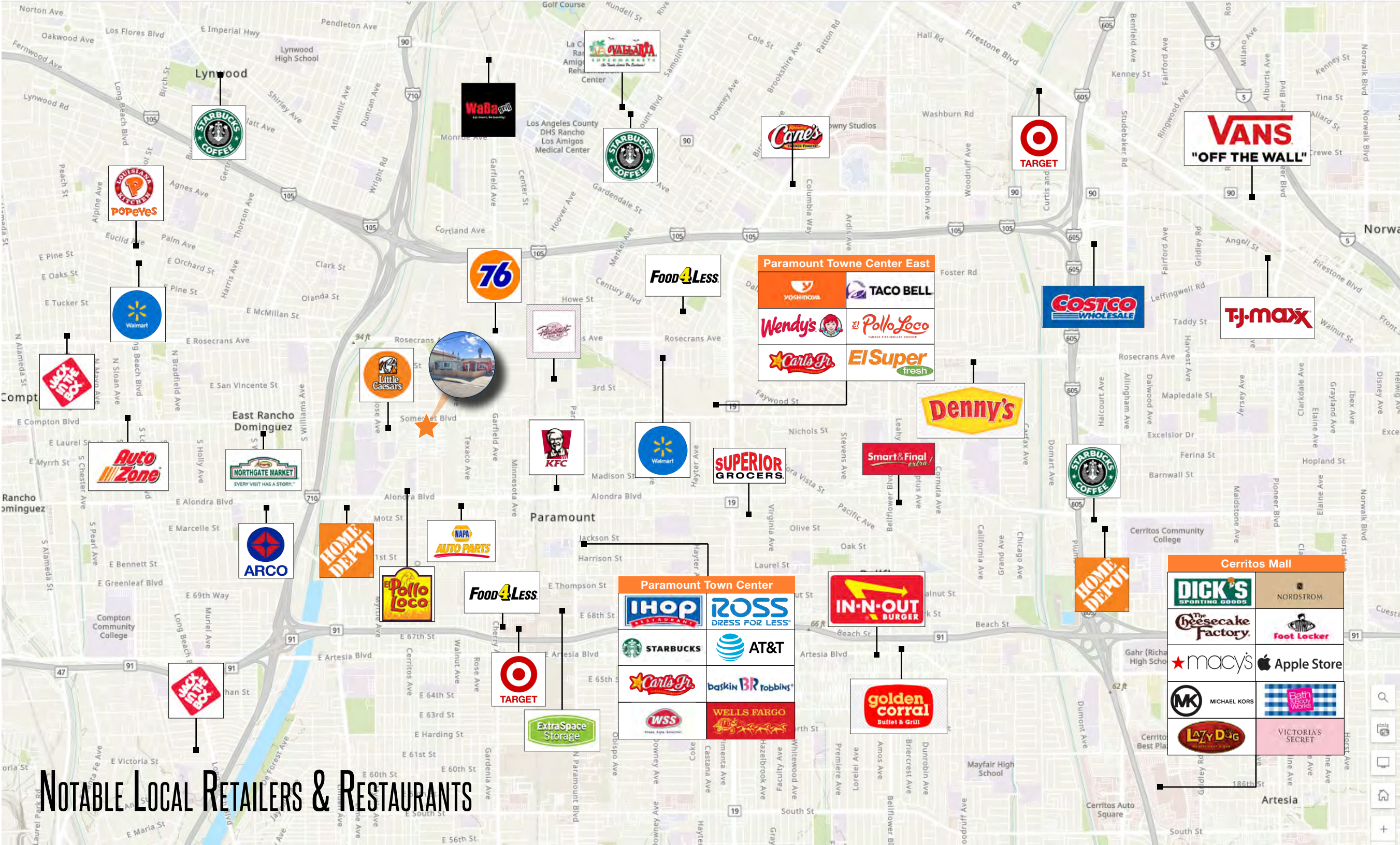


EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 4.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 11.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 26.1 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.6 percent in the selected area compared with the 20.1 percent in the U.S.



NOTABLE LOCAL RETAILERS & RESTAURANTS



7042 SOMERSET BOULEVARD, PARAMOUNT, CA 90723

PRICING & FINANCIAL ANALYSIS

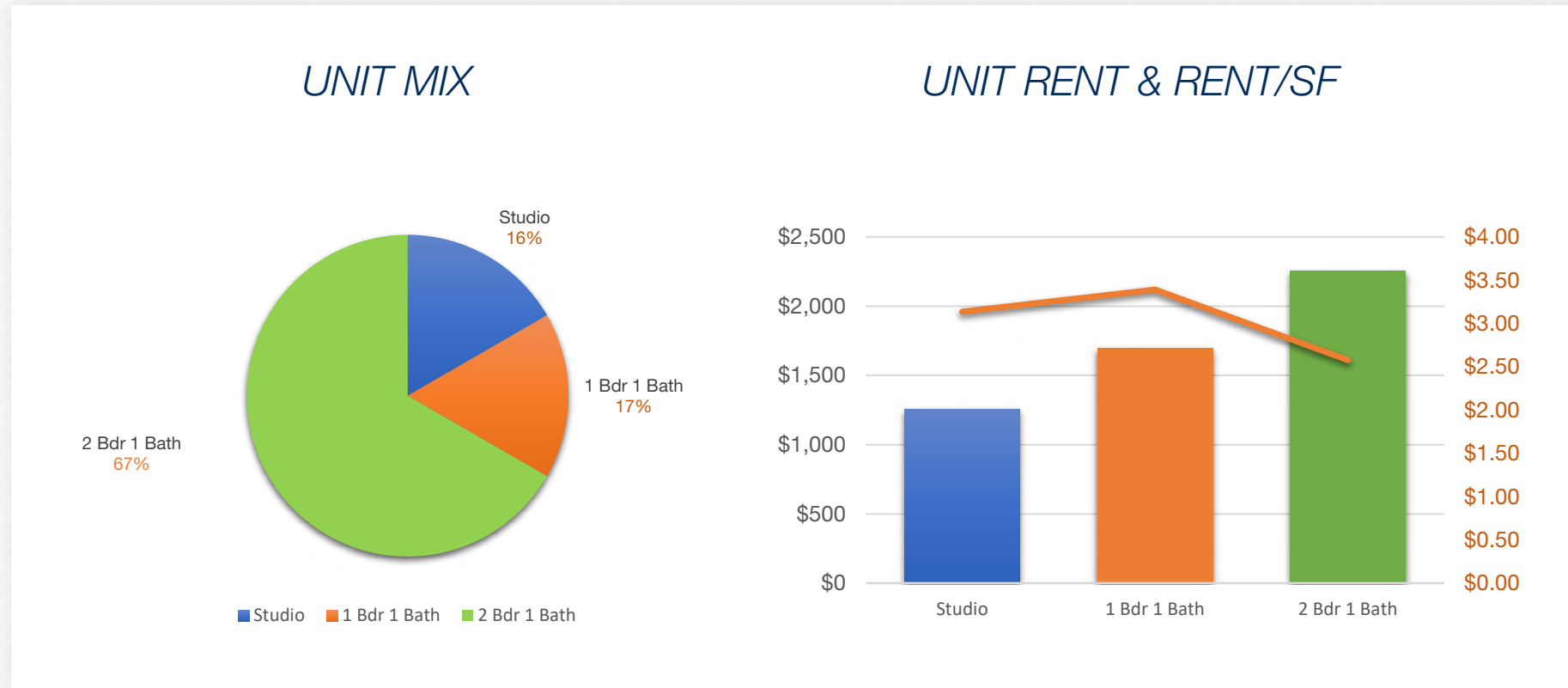
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UNIT MIX

| No. of Units | Unit Type | Approx. SF | Current Rents | Rent/SF | Monthly Income | Pro Forma Rents | Rent/SF | Monthly Income |
|--------------|---------------|--------------|-----------------|---------|-----------------|-----------------|---------|-----------------|
| 1 | Single 1 Bath | 400 | \$1,255 | \$3.14 | \$1,255 | \$1,475 | \$3.69 | \$1,475 |
| 1 | 1 Bdr 1 Bath | 500 | \$1,695 | \$3.39 | \$1,695 | \$1,795 | \$3.59 | \$1,795 |
| 4 | 2 Bdr 1 Bath | 875 | \$2,095-\$2,320 | \$2.58 | \$9,025 | \$2,395 | \$2.74 | \$9,580 |
| 6 | TOTAL | 4,497 | | | \$11,975 | | | \$12,850 |



INCOME & EXPENSES

| | Current | Per Unit | Pro Forma | Per Unit |
|------------------------------------|------------------|-----------------|------------------|-----------------|
| INCOME | | | | |
| GROSS POTENTIAL RENT | \$143,700 | \$23,950 | \$154,200 | \$25,700 |
| RUBS Income | \$4,008 | \$668 | \$4,008 | \$668 |
| GROSS POTENTIAL INCOME | \$147,708 | \$24,618 | \$158,208 | \$26,368 |
| Vacancy/Collection Allowance (GPR) | 3.0% / \$4,311 | \$719 | \$4,746 | \$791 |
| EFFECTIVE GROSS INCOME | \$143,397 | \$23,900 | \$153,462 | \$25,577 |
| EXPENSES | | | | |
| Real Estate Taxes | \$21,428 | \$3,571 | \$21,428 | \$3,571 |
| Insurance | \$5,396 | \$899 | \$5,396 | \$899 |
| Utilities | \$10,938 | \$1,823 | \$10,938 | \$1,823 |
| Repairs & Maintenance | \$3,000 | \$500 | \$3,000 | \$500 |
| Management Fee | \$5,736 | \$956 | \$6,138 | \$1,023 |
| Reserves & Replacements | \$1,200 | \$200 | \$1,200 | \$200 |
| Landscaping | \$1,200 | \$200 | \$1,200 | \$200 |
| Pest Control | \$300 | \$50 | \$300 | \$50 |
| Unit Turnover | \$1,200 | \$200 | \$1,200 | \$200 |
| TOTAL EXPENSES | \$50,398 | \$8,400 | \$50,800 | \$8,467 |
| Expenses per SF | \$11.21 | | \$11.30 | |
| % of EGI | 35.1% | | 33.1% | |
| NET OPERATING INCOME | \$92,999 | \$15,500 | \$102,662 | \$17,110 |

RENT ROLL

| Unit Number | Unit Type | Unit SF | Current Rent | Rent/SF |
|-------------|---------------|----------|--------------|-----------------|
| Unit 1 | 2 Bdr 1 Bath | 875 | \$2,305 | \$2.63 |
| Unit 2 | 1 Bdr 1 Bath | 875 | \$2,320 | \$2.65 |
| Unit 3 | 2 Bdr 1 Bath | 875 | \$2,095 | \$2.39 |
| Unit 4 | 2 Bdr 1 Bath | 875 | \$2,305 | \$2.63 |
| Unit 5 | 1 Bdr 1 Bath | 500 | \$1,695 | \$3.39 |
| Unit 6 | Single 1 Bath | 400 | \$1,255 | \$3.14 |
| 0 | Total | Vacant | | |
| 6 | Total | Occupied | 4,400 | \$11,975 |
| 6 | Total | | 4,400 | \$11,975 |

FINANCIAL OVERVIEW

| Property Details | |
|----------------------|--|
| <i>Location</i> | 7042 Somerset Boulevard Paramount, CA 90723 |
| Price | \$1,770,000 |
| Down Payment | 100% / \$1,770,000 |
| Number of Units | 6 |
| Price/Unit | \$295,000 |
| Rentable Square Feet | 4,497 SF |
| Price/SF | \$393.60 |
| CAP Rate - Current | 5.25% |
| CAP Rate - Pro Forma | 5.80% |
| GRM - Current | 11.98 |
| GRM - Pro Forma | 11.19 |
| Year Built | 1934/40/62/22 |
| Lot Size | 11,329 SF |
| Type of Ownership | Fee Simple |

Scheduled Income

| No. of Units | Unit Type | Approx. SF | Current Rents | Monthly Income |
|--------------|--------------|------------|-----------------|----------------|
| 1 | Studio | 400 | \$1,255 | \$1,255 |
| 1 | 1 Bdr 1 Bath | 500 | \$1,695 | \$1,695 |
| 4 | 2 Bdr 1 Bath | 875 | \$2,095-\$2,320 | \$9,025 |
| 6 | TOTAL | 4,497 | | \$11,975 |

Annualized Operating Data

| <i>Income</i> | Current | Pro Forma |
|----------------------------------|------------------|------------------|
| Gross Potential Rent | \$143,700 | \$154,200 |
| Other Income | \$4,008 | \$4,008 |
| Gross Potential Income | \$147,708 | \$158,208 |
| Less: Vacancy / Deductions (GPR) | 3.0% / \$4,311 | 3.0% / \$4,746 |
| Effective Gross Income | \$143,397 | \$153,462 |
| Less: Expenses | \$50,398 | \$50,800 |
| Net Operating Income | \$92,999 | \$102,662 |

Expenses

| | Current | Pro Forma |
|-------------------------|-----------------|-----------------|
| Real Estate Taxes | \$21,428 | \$21,428 |
| Insurance | \$5,396 | \$5,396 |
| Utilities | \$10,938 | \$10,938 |
| Repairs & Maintenance | \$3,000 | \$3,000 |
| Management Fee | \$5,736 | \$6,138 |
| Reserves & Replacements | \$1,200 | \$1,200 |
| Landscaping | \$1,200 | \$1,200 |
| Pest Control | \$300 | \$300 |
| Unit Turnover | \$1,200 | \$1,200 |
| Total Expenses | \$50,398 | \$50,800 |
| Expenses / Unit | \$8,400 | \$8,467 |
| Expenses / SF | \$11.21 | \$11.30 |
| % of EGI | 35.1% | 33.1% |

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

| | |
|--------------------------|--|
| Property Address | 7042 Somerset Boulevard Paramount, CA 90723 |
| Assessor's Parcel Number | 6240-022-003 |
| Zoning | PARM |

SITE DESCRIPTION

| | |
|----------------------|---------------------|
| Number of Units | 6 |
| Number of Buildings | 4 |
| Number of Stories | 2 |
| Year Built | 1934/1940/1962/2022 |
| Rentable Square Feet | 4,497 SF |
| Lot Size | 11,329 SF |
| Parking | 8 Parking Spaces |
| Type of Ownership | Fee Simple |

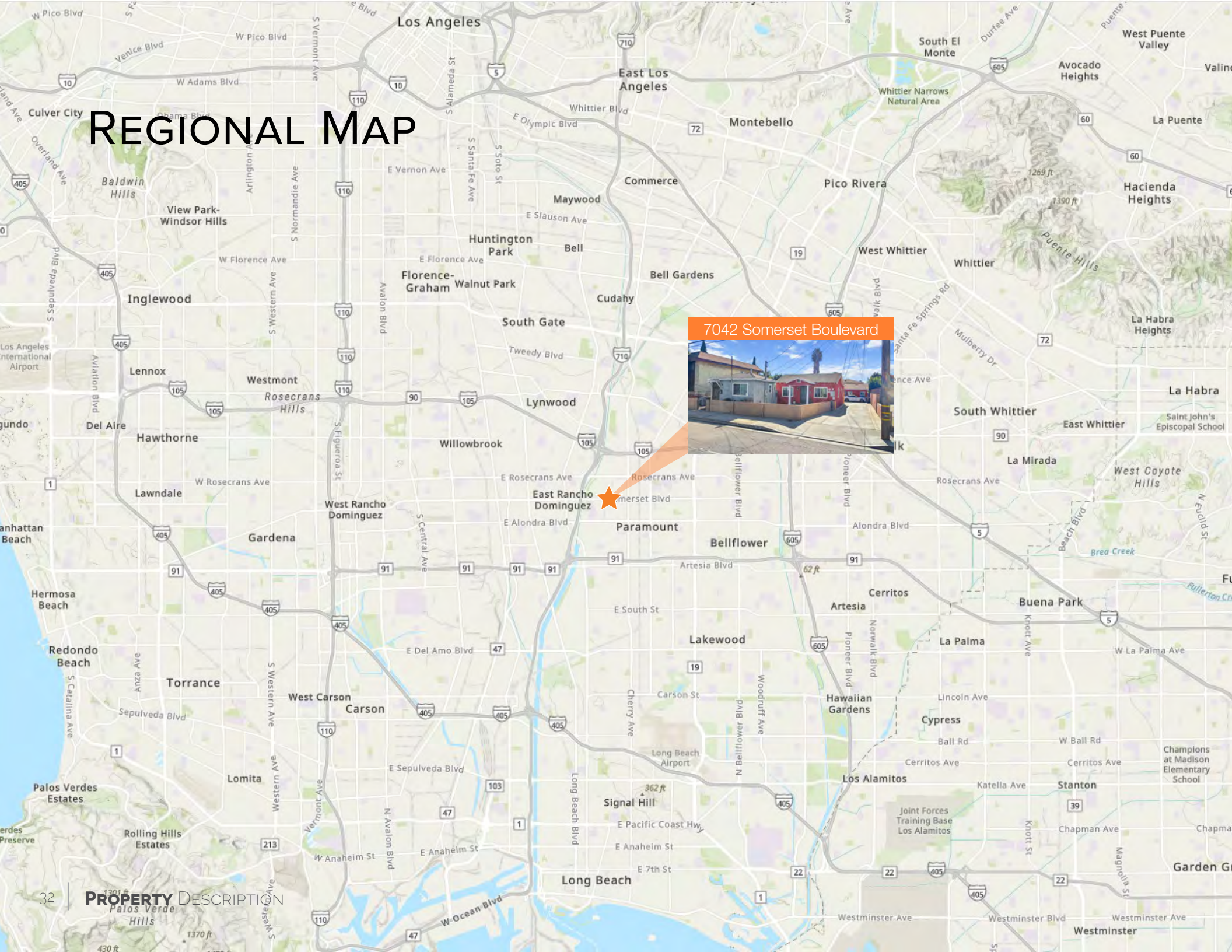
CONSTRUCTION

| | |
|-----------------|------------|
| Framing | Wood Frame |
| Exterior | Stucco |
| Parking Surface | Concrete |
| Roof | Pitched |

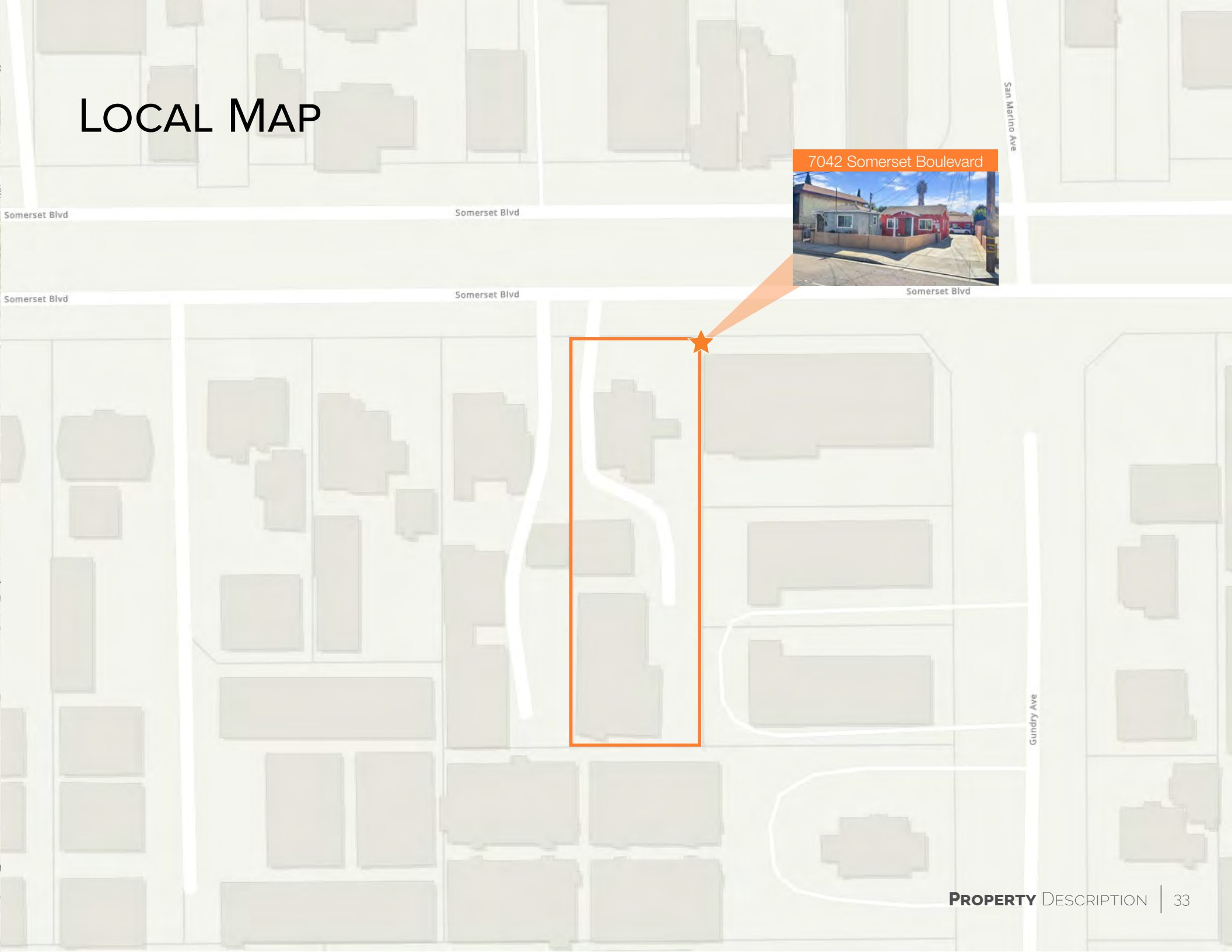
AERIAL PHOTO



REGIONAL MAP



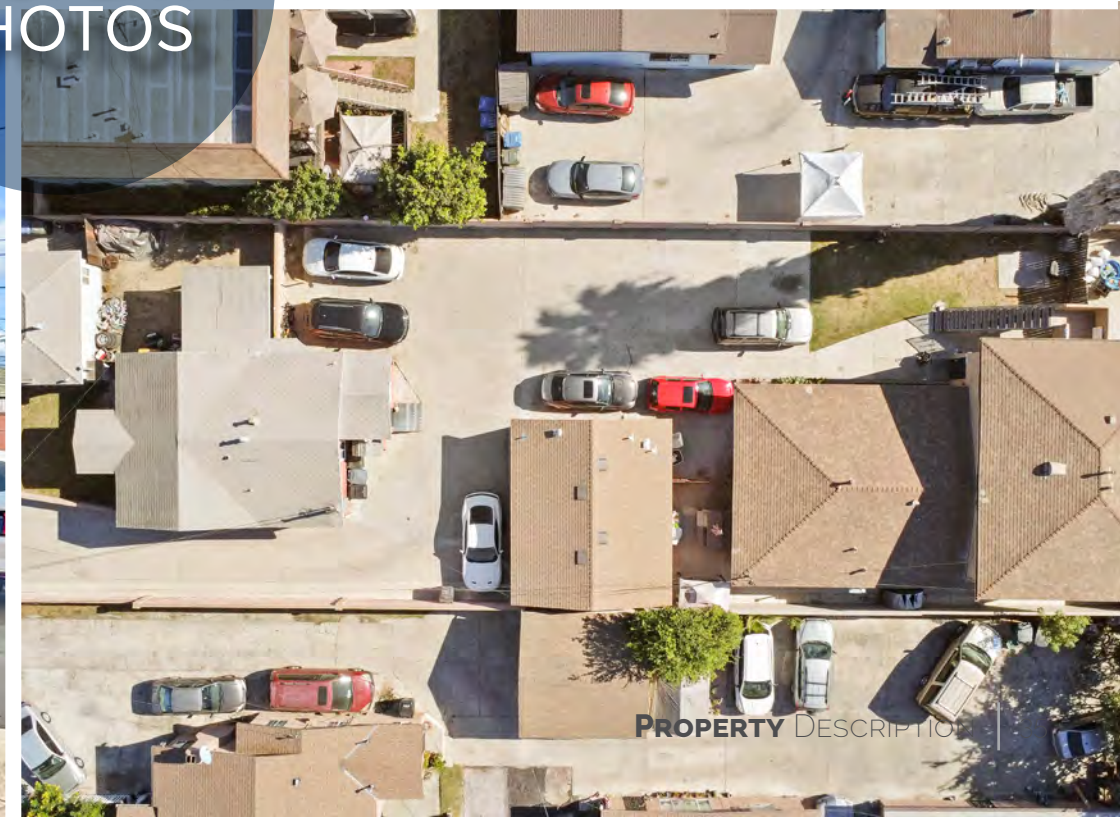
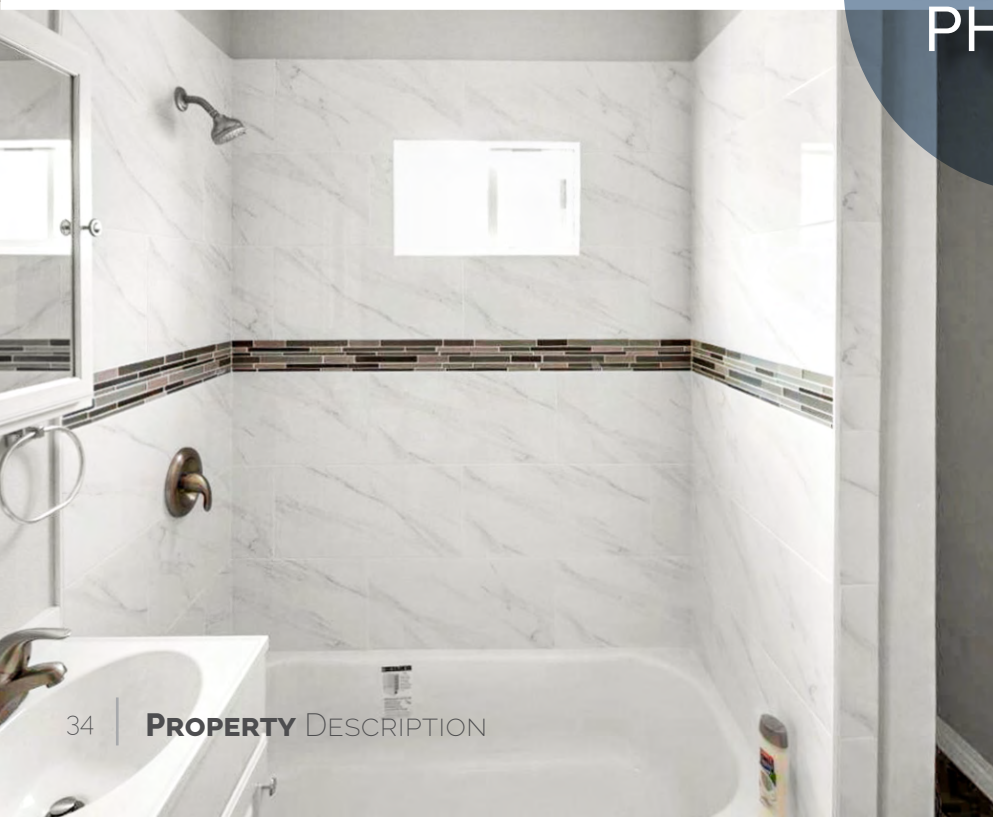
LOCAL MAP





PROPERTY PHOTOS

PROPERTY PHOTOS

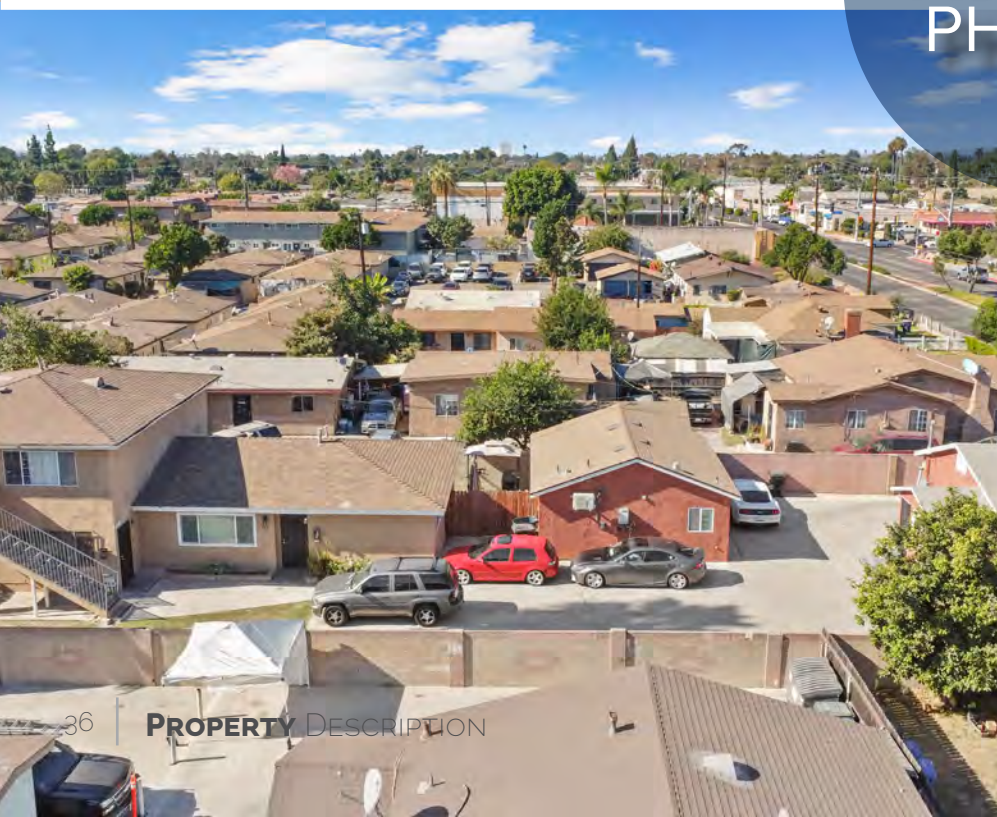




PROPERTY
PHOTOS



PROPERTY
PHOTOS



7042 SOMERSET BOULEVARD, PARAMOUNT, CA 90723

SALES COMPARABLES

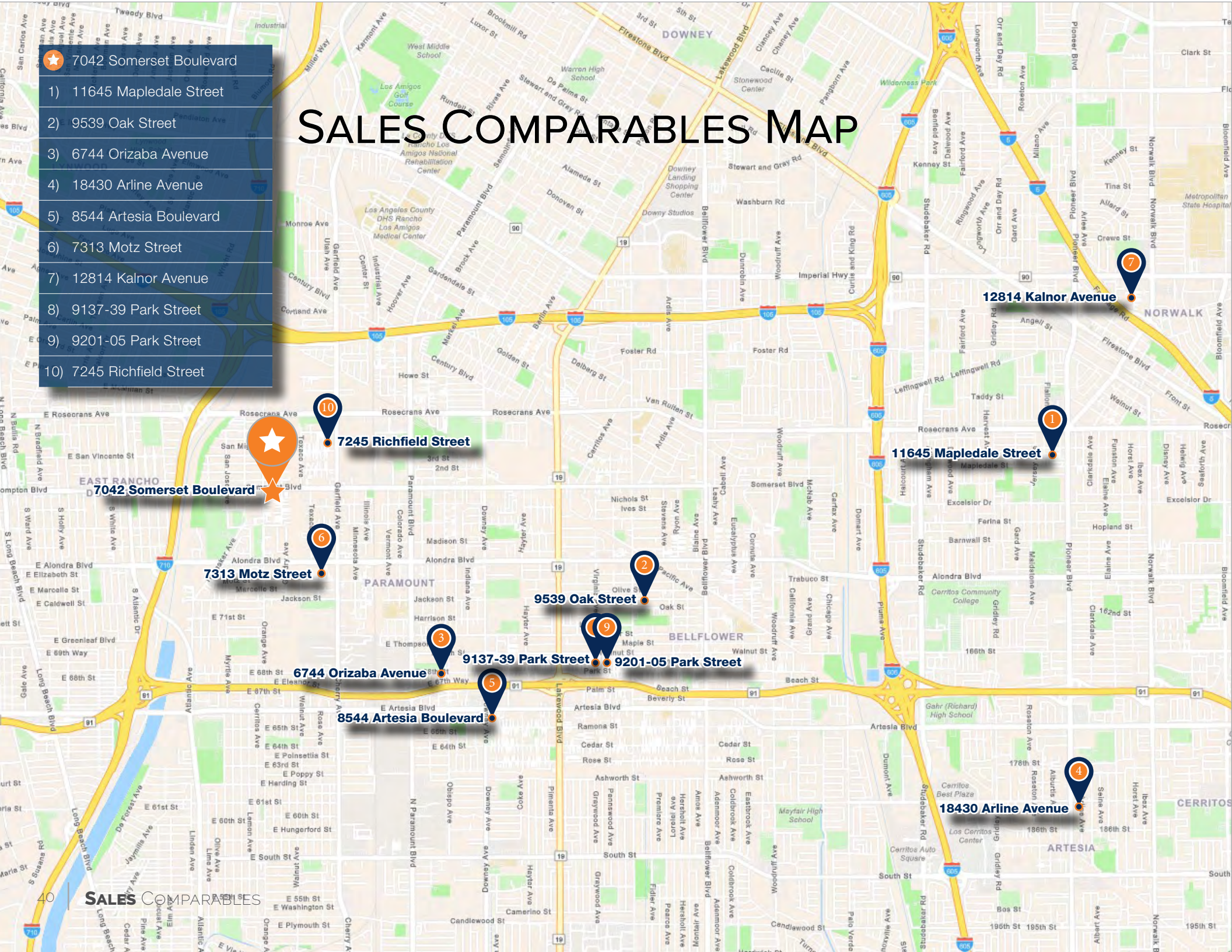
Marcus & Millichap

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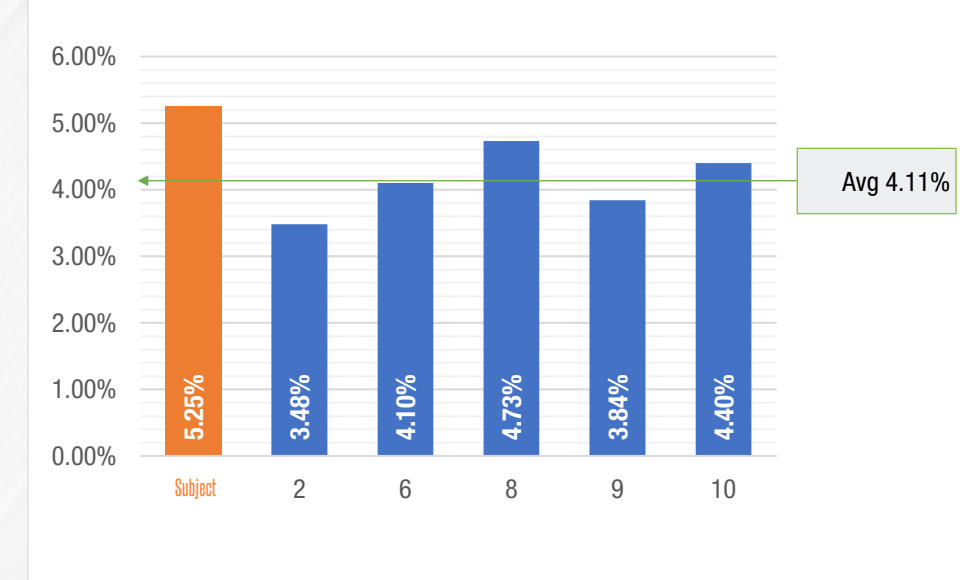
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SALES COMPARABLES MAP

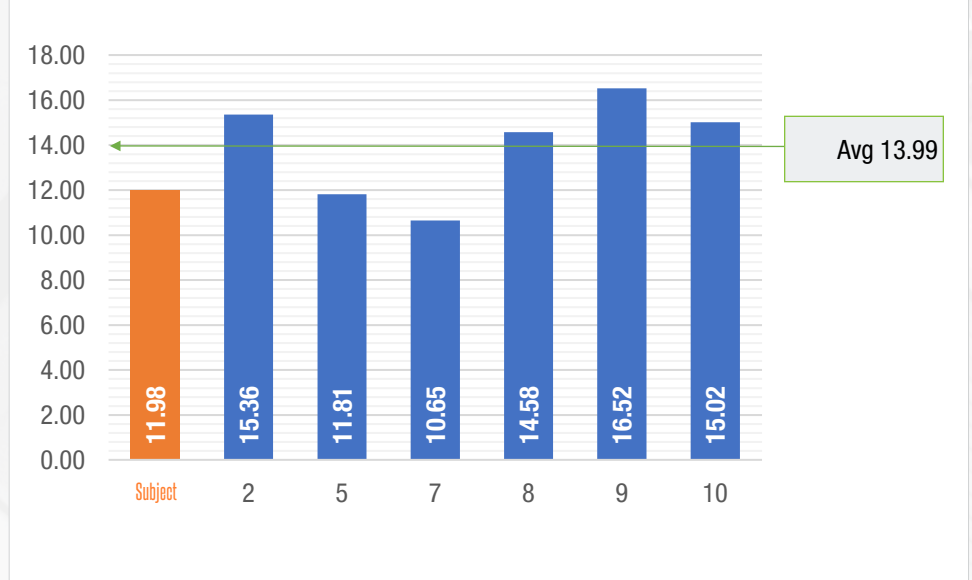
- ★ 7042 Somerset Boulevard
- 1) 11645 Mapledale Street
- 2) 9539 Oak Street
- 3) 6744 Orizaba Avenue
- 4) 18430 Arline Avenue
- 5) 8544 Artesia Boulevard
- 6) 7313 Motz Street
- 7) 12814 Kalnor Avenue
- 8) 9137-39 Park Street
- 9) 9201-05 Park Street
- 10) 7245 Richfield Street



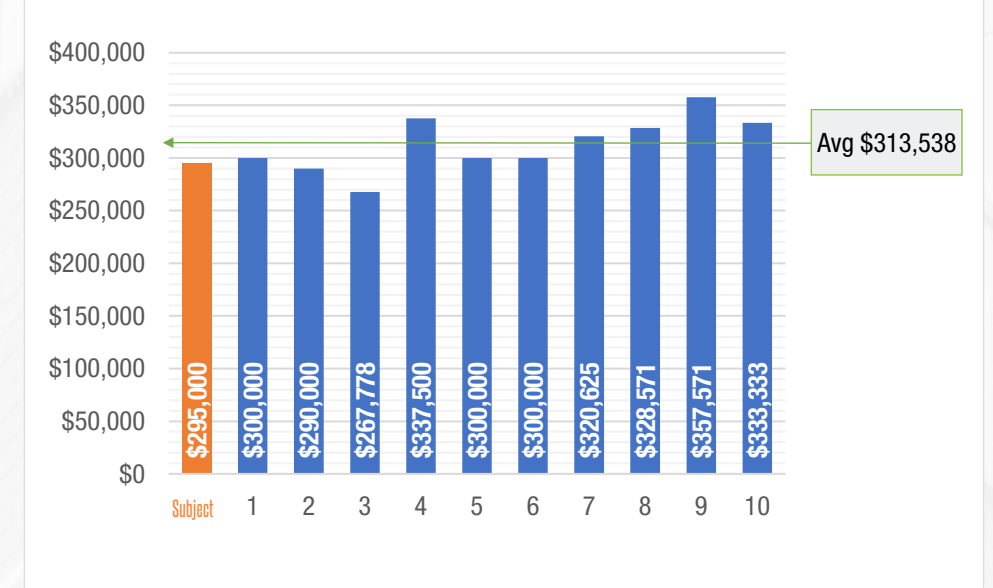
AVERAGE CAP RATE



AVERAGE GRM



AVERAGE PRICE PER UNIT





**7042 Somerset Boulevard
Paramount, CA 90723**

Subject Property

Total No. of Units: 6
 Year Built: 1934/40/62/22
 Rentable SF: 4,497 SF
 Lot Size: 11,329 SF
Listing Price: \$1,770,000
 Price/Unit: \$295,000
 Price/SF: \$393.60
 CAP Rate: 5.25%
 GRM: 11.98

| No. of Units | Unit Type |
|--------------|---------------|
| 1 | Single 1 Bath |
| 1 | 1 Bdr 1 Bath |
| 4 | 2 Bdr 1 Bath |



**11645 Mapledale Street
Norwalk, CA 90650**

Close of Escrow: 10/10/24
 Total No. of Units: 16
 Year Built: 1964
 Rentable SF: 14,452 SF
 Lot Size: 23,266 SF
Sales Price: \$4,800,000
 Price/Unit: \$300,000
 Price/SF: \$332.13

| No. of Units | Unit Type |
|--------------|--------------|
| 16 | 2 Bdr 1 Bath |



**9539 Oak Street
Bellflower, CA 90706**

Close of Escrow: 10/08/24
 Total No. of Units: 5
 Year Built: 1980
 Rentable SF: 5,532 SF
 Lot Size: 9,828 SF
Sales Price: \$1,450,000
 Price/Unit: \$290,000
 Price/SF: \$262.11
 CAP Rate: 3.48%
 GRM: 15.36

| No. of Units | Unit Type |
|--------------|--------------|
| 4 | 2 Bdr 2 Bath |
| 1 | 3 Bdr 2 Bath |



**6744 Orizaba Avenue
Long Beach, CA 90805**

Close of Escrow: 09/04/24
 Total No. of Units: 9
 Year Built: 1973
 Rentable SF: 7,770 SF
 Lot Size: 9,542 SF
Sales Price: \$2,410,000
 Price/Unit: \$267,778
 Price/SF: \$310.17

| No. of Units | Unit Type |
|--------------|--------------|
| 1 | 1 Bdr 1 Bath |
| 8 | 2 Bdr 2 Bath |

4



**18430 Arline Avenue
Artesia, CA 90701**

Close of Escrow: 07/19/24
Total No. of Units: 12
Year Built: 1970
Rentable SF: 10,524 SF
Lot Size: 14,810 SF
Sales Price: \$4,050,000
Price/Unit: \$337,500
Price/SF: \$384.83

| No. of Units | Unit Type |
|--------------|--------------|
| 4 | 1 Bdr 1 Bath |
| 8 | 2 Bdr 1 Bath |
| | |
| | |

5



**8544 Artesia Boulevard
Bellflower, CA 90706**

Close of Escrow: 07/10/24
Total No. of Units: 5
Year Built: 1956
Rentable SF: 3,717 SF
Lot Size: 19,563 SF
Sales Price: \$1,500,000
Price/Unit: \$300,000
Price/SF: \$403.55
GRM: 11.81

| No. of Units | Unit Type |
|--------------|--------------|
| 1 | 1 Bdr 1 Bath |
| 2 | 2 Bdr 1 Bath |
| 2 | 3 Bdr 2 Bath |
| | |

6



**7313 Motz Street
Paramount, CA 90723**

Close of Escrow: 05/17/24
Total No. of Units: 6
Year Built: 1964
Rentable SF: 5,410 SF
Lot Size: 17,860 SF
Sales Price: \$1,800,000
Price/Unit: \$300,000
Price/SF: \$332.72
CAP Rate: 4.10%

| No. of Units | Unit Type |
|--------------|--------------|
| 6 | 2 Bdr 1 Bath |
| | |
| | |

7



**12814 Kalnor Avenue
Norwalk, CA 90650**

Close of Escrow: 01/31/24
Total No. of Units: 8
Year Built: 1937
Rentable SF: 8,346 SF
Lot Size: 22,215 SF
Sales Price: \$2,565,000
Price/Unit: \$320,625
Price/SF: \$307.33
GRM: 10.65

| No. of Units | Unit Type |
|--------------|---------------|
| 1 | Single 1 Bath |
| 5 | 2 Bdr 2 Bath |
| 2 | 3 Bdr 2 Bath |
| | |

8



**9137-39 Park Street
Bellflower, CA 90706**

Close of Escrow: 12/29/23
Total No. of Units: 7
Year Built: 1977
Rentable SF: 8,628 SF
Lot Size: 18,844 SF
Sales Price: \$2,300,000
Price/Unit: \$328,571
Price/SF: \$266.57
CAP Rate: 4.73%
GRM: 14.58

| No. of Units | Unit Type |
|--------------|----------------|
| 6 | 2 Bdr 1.5 Bath |
| 1 | 3 Bdr 2.5 Bath |

9



**9201-05 Park Street
Bellflower, CA 90706**

Close of Escrow: 11/30/23
Total No. of Units: 7
Year Built: 1987
Rentable SF: 8,158 SF
Lot Size: 17,860 SF
Sales Price: \$2,503,000
Price/Unit: \$357,571
Price/SF: \$306.82
CAP Rate: 4.40%
GRM: 16.52

| No. of Units | Unit Type |
|--------------|----------------|
| 6 | 2 Bdr 1.5 Bath |
| 1 | 3 Bdr 2.5 Bath |

10



**7245 Richfield Street
Paramount, CA 90723**

Close of Escrow: 11/21/23
Total No. of Units: 9
Year Built: 1987
Rentable SF: 8,996 SF
Lot Size: 17,860 SF
Sales Price: \$3,000,000
Price/Unit: \$333,333
Price/SF: \$333.48
CAP Rate: 4.40%
GRM: 15

| No. of Units | Unit Type |
|--------------|--------------|
| 9 | 2 Bdr 2 Bath |

SALES COMPARABLES SUMMARY

| | Address | Close of Escrow | No. of Units | Year Built | Sales Price | Price per Unit | Price per SF | CAP Rate | GRM |
|------------------------|-------------------------|-------------------------|--------------|---------------|-------------|------------------|-----------------|--------------|--------------|
| 1 | 11645 Mapledale Street | 10/10/24 | 16 | 1964 | \$4,800,000 | \$300,000 | \$332.13 | N/A | N/A |
| 2 | 9539 Oak Street | 10/08/24 | 5 | 1980 | \$1,450,000 | \$290,000 | \$262.11 | 3.48% | 15.36 |
| 3 | 6744 Orizaba Avenue | 09/04/24 | 9 | 1973 | \$2,410,000 | \$267,778 | \$310.17 | N/A | N/A |
| 4 | 18430 Arline Avenue | 07/19/24 | 12 | 1970 | \$4,050,000 | \$337,500 | \$384.83 | N/A | N/A |
| 5 | 8544 Artesia Boulevard | 07/10/24 | 5 | 1956 | \$1,500,000 | \$300,000 | \$403.55 | N/A | 11.81 |
| 6 | 7313 Motz Street | 05/17/24 | 6 | 1964 | \$1,800,000 | \$300,000 | \$332.72 | 4.10% | N/A |
| 7 | 12814 Kalnor Avenue | 01/31/24 | 8 | 1937 | \$2,565,000 | \$320,625 | \$307.33 | N/A | 10.65 |
| 8 | 9137-39 Park Street | 12/29/23 | 7 | 1977 | \$2,300,000 | \$328,571 | \$266.57 | 4.73% | 14.58 |
| 9 | 9201-05 Park Street | 11/30/23 | 7 | 1987 | \$2,503,000 | \$357,571 | \$306.82 | 3.84% | 16.52 |
| 10 | 7245 Richfield Street | 11/21/23 | 9 | 1987 | \$3,000,000 | \$333,333 | \$333.48 | 4.40% | 15.02 |
| A V E R A G E S | | | | | | \$313,538 | \$323.97 | 4.11% | 13.99 |
| ★ | 7042 Somerset Boulevard | <i>Subject Property</i> | 6 | 1934/40/62/22 | \$1,770,000 | \$295,000 | \$393.60 | 5.25% | 11.98 |



7042 SOMERSET BOULEVARD, PARAMOUNT, CA 90723

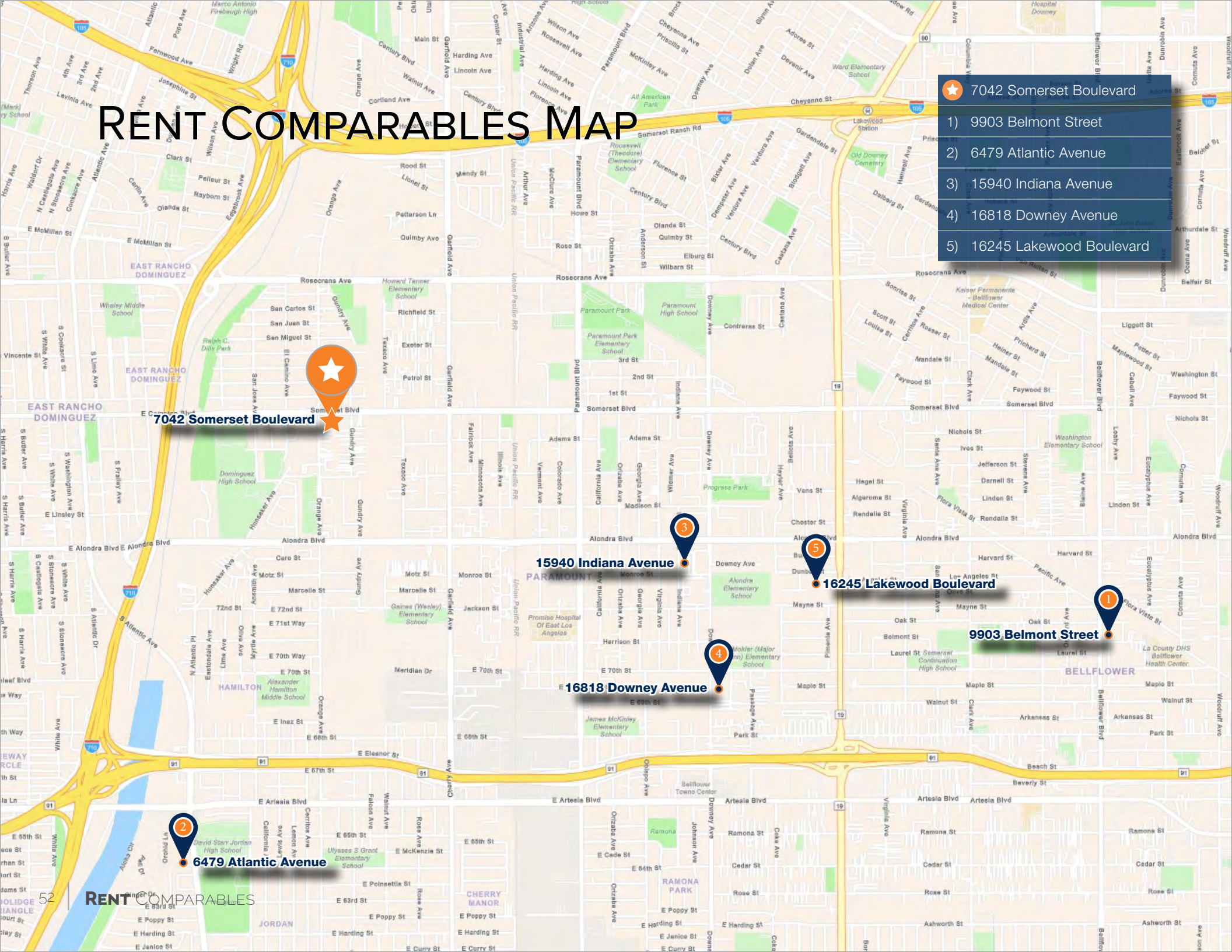
RENT COMPARABLES

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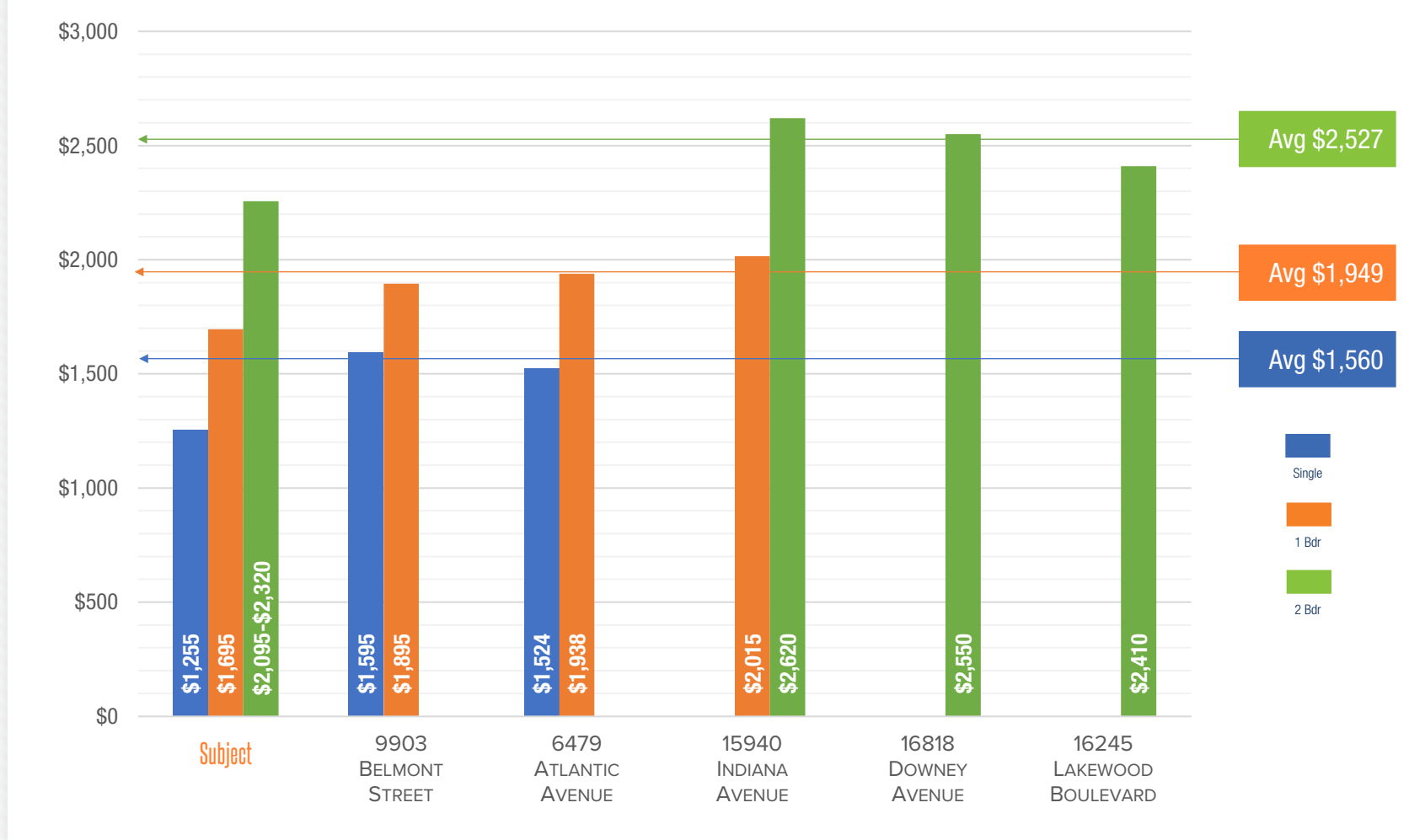
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RENT COMPARABLES MAP



- ★ 7042 Somerset Boulevard
- 1) 9903 Belmont Street
- 2) 6479 Atlantic Avenue
- 3) 15940 Indiana Avenue
- 4) 16818 Downey Avenue
- 5) 16245 Lakewood Boulevard

AVERAGE RENTS - SINGLE, 1 & 2 BEDROOM UNITS





**7042 Somerset Boulevard
Paramount, CA 90723**

Total No. of Units 6
Year Built 1934/40/62/22

| Unit Type | SF | Rent | Rent/SF |
|---------------|-----|-----------------|---------|
| Single 1 Bath | 400 | \$1,255 | \$3.14 |
| 1 Bdr 1 Bath | 500 | \$1,695 | \$3.39 |
| 2 Bdr 1 Bath | 875 | \$2,095-\$2,320 | \$2.58 |



**9903 Belmont Street
Bellflower, CA 90706**

Total No. of Units 36
Year Built 1959

| Unit Type | SF | Rent | Rent/SF |
|---------------|-----|---------|---------|
| Single 1 Bath | 390 | \$1,595 | \$4.09 |
| 1 Bdr 1 Bath | 507 | \$1,895 | \$3.74 |

Amenities

Property features wood flooring, wall AC units, a swimming pool, and on-site laundry.



**6479 Atlantic Avenue
Long Beach, CA 90805**

Total No. of Units 318
Year Built 1966

| Unit Type | SF | Rent | Rent/SF |
|---------------|-----|---------|---------|
| Single 1 Bath | 405 | \$1,524 | \$3.76 |
| 1 Bdr 1 Bath | 648 | \$1,938 | \$2.99 |

Amenities

Property features wood and carpet flooring, white appliances, tile countertops, ceiling fans, a swimming pool, a fitness center, and on-site laundry.



**15940 Indiana Avenue
Paramount, CA 90723**

Total No. of Units 104
Year Built 1965

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 1 Bdr 1 Bath | 507 | \$2,015 | \$3.97 |
| 2 Bdr 1 Bath | 764 | \$2,620 | \$3.43 |

Amenities

Property features wood flooring, stainless steel appliances, wall AC units, granite countertops, ceiling fans, a swimming pool, and on-site laundry.

4



**16818 Downey Avenue
Paramount, CA 90723**

Total No. of Units 72
Year Built 1976

| Unit Type | SF | Rent | Rent/SF |
|--------------|-------|---------|---------|
| 2 Bdr 2 Bath | 1,060 | \$2,550 | \$2.41 |

Amenities

Property features wood and carpet flooring, wall AC units, stainless steel appliances, ceiling fans, fireplaces, a swimming pool, walk-in closets, and on-site laundry.

5



**16245 Lakewood Boulevard
Bellflower, CA 90706**

Total No. of Units 96
Year Built 1964

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 2 Bdr 1 Bath | 966 | \$2,410 | \$2.49 |

Amenities

Property features carpet flooring, wall AC units, walk-in closets, a swimming pool, and on-site laundry.

RENT COMPARABLES SUMMARY

| | Address | No. of Units | Year Built / Renovated | Unit Type | Approximate Square Footage | Market Rents | Rent Per Square Foot |
|------------------------|--|--------------|------------------------|---|----------------------------|--|-------------------------------------|
| 1 | 9903 Belmont Street Bellflower, CA 90706 | 36 | 1959 | Single 1 Bath 1 Bdr 1 Bath | 390 507 | \$1,595 \$1,895 | \$4.09 \$3.74 |
| 2 | 6479 Atlantic Avenue Long Beach, CA 90805 | 318 | 1966 | Single 1 Bath 1 Bdr 1 Bath | 405 648 | \$1,524 \$1,938 | \$3.76 \$2.99 |
| 3 | 15940 Indiana Avenue Paramount, CA 90723 | 104 | 1965 | 1 Bdr 1 Bath 2 Bdr 1 Bath | 507 764 | \$2,015 \$2,620 | \$3.97 \$3.43 |
| 4 | 16818 Downey Avenue Paramount, CA 90723 | 72 | 1976 | 2 Bdr 2 Bath | 1,060 | \$2,550 | \$2.41 |
| 5 | 16245 Lakewood Boulevard Bellflower, CA 90706 | 96 | 1964 | 2 Bdr 1 Bath | 966 | \$2,410 | \$2.49 |
| A V E R A G E S | | | | Single 1 Bedroom 2 Bedroom | 398 554 930 | \$1,560 \$1,949 \$2,527 | \$3.92 \$3.52 \$2.72 |
| ★ | 7042 Somerset Boulevard Paramount, CA 90723 | 6 | 1934/40/62/22 | Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath | 400 500 875 | \$1,255 \$1,695 \$2,095-\$2,320 | \$3.14 \$3.39 \$2.58 |

7042 SOMERSET BOULEVARD, PARAMOUNT, CA 90723

Exclusively Listed By:

OSCAR DIAZ

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