

EVANS  
INVESTMENT GROUP

LYONSTAHL  
INVESTMENT REAL ESTATE



15412  
S ATLANTIC AVE  
COMPTON, CA 90221

A 6-unit investment opportunity in Compton, CA

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# INVESTMENT HIGHLIGHTS

- 6-Unit Investment Opportunity
- No Local Rent Control (AB1482)
- (5) 1 Bed / 1 Bath, (1) Studio units
- Desirable bungalow style units
- (5) Section 8 tenants
- Rear Alley Access
- Current monthly income of \$8,867
- 5 parking spaces

# 15412 S ATLANTIC AVE

COMPTON, CA 90221

## Evans Investment Group is pleased to present 15412 S Atlantic Avenue, a 6 unit investment opportunity not subject to LARSO in Compton, CA

The property is comprised of six bungalow-style totalling 2,140 SF with a unit mix of all (5) 1 Bed / 1 Bath units and (1) Studio. There are currently (5) Section 8 tenants in-place: 1 Bed/ 1 Bath units ranging from \$1,486 - \$1,800. The remaining Studio is currently rented below market at \$954. HACLA voucher payment standard for city of Compton is currently \$2,172 for 1 bedroom units and \$1,920 for Studios.

The property will be delivered fully occupied with a gross monthly income of \$8,867.32, or \$106,408 annually. The opportunity yields a 6.53% Cap Rate on current income (9.40 GRM) with approximately 20% rental upside to market and 44% to HACLA payment standard.

15412 S Atlantic Ave is located in East Compton, just west of the 710 freeway with convenient access to Long Beach, South Bay, Cal State Dominguez Hills / Dignity Health Sports Park, and local national grocers / retailers.

Compton, California is a centrally located city in southern Los Angeles County, approximately 12 miles south of Downtown Los Angeles, offering strong accessibility to major employment centers throughout the region. Often referred to as the "Hub City," Compton benefits from proximity to key transportation corridors including the I-710, I-105, and SR-91 freeways, as well as Metro A Line (Blue Line) light rail service connecting residents to Downtown LA and Long Beach.



# PROPERTY OVERVIEW

## ADDRESS

15412 S Atlantic Ave  
Compton, CA 90221

## PROPERTY TYPE

Multifamily

## BUILDING SIZE

2,140 SF

## LOT SIZE

4,926 SF

## UNIT MIX

**5:** 1+1 **1:** Studio

## YEAR BUILT

1952

## APN

6180-016-009

## ZONING

LCC3

6

UNITS

No

LOCAL RENT CONTROL

84

WALKSCORE

Compton  
CALIFORNIA



6.53%

CURRENT CAP RATE

\$166,667

PRICE / UNIT

9.40

CURRENT GRM





## THE PROPERTY

The property is comprised of 6 bungalow style units with an easy-to-rent unit mix of (5) 1 Bed/1 Bath units and (1) Studio. The building will be delivered fully occupied with (5) Section 8 tenants and a monthly income of \$8,867.

## THE OFFERING

Price:  
**\$1,000,000**

Cap Rate:  
**6.53%**

Price / Unit:  
**\$166,667**

## THE DEMOGRAPHICS

Strong Los Angeles County Demographics: Population of 95,740 in Compton. Median age of 35. Median household income of \$72,500

## THE LOCATION

Often referred to as the “Hub City,” Compton benefits from proximity to key transportation corridors including the I-710, I-105, and SR-91 freeways, as well as Metro A Line (Blue Line) light rail service connecting residents to Downtown LA and Long Beach.

# RENT ROLL

UNIT #	UNIT TYPE	STATUS	CURRENT RENT	MARKET RENT	HACLA VOUCHER
07	1+1	Section 8	\$1,486.58	\$1,800	\$2,172
08	1+1	Section 8	\$1,514.58	\$1,800	\$2,172
09	1+1	Section 8	\$1,799.58	\$1,800	\$2,172
10	Studio		\$954.58	\$1,500	\$1,920
11	1+1	Section 8	\$1,548.00	\$1,800	\$2,172
12	1+1	Section 8	\$1,564.00	\$1,800	\$2,172
<b>TOTAL</b>			<b>\$8,867.32</b>	<b>\$10,500</b>	<b>\$12,780</b>

\*All rents include RHHP fees

# FINANCIAL ANALYSIS

## PRICING SUMMARY

<b>Offering Price:</b>		<b>\$1,000,000</b>
Down Payment:	40%	\$400,000
Number of Units:		6
Price/Unit:		\$166,667
Price / Bldg sq/ft:		\$467.29
Current Cap:		<b>6.53%</b>
Market Cap:		8.34%
Current GRM:		<b>9.40</b>
Market GRM:		7.94

## PROPOSED FINANCING

Loan Amount:		\$600,000
Amortization:		30
Interest Rate:		5.75%
Monthly Payment:		(\$3,501)
Yearly Payment:		(\$42,017)

## ANNUALIZED OPERATING DATA

	CURRENT	MARKET
<b>Gross Rental Revenue</b>	<b>\$106,408</b>	<b>\$126,000</b>
Less: Vacancy Allowance	\$3,192 3%	\$3,780 3%
<b>Effective Gross Income</b>	<b>\$103,216</b>	<b>\$122,220</b>
Less Expenses	\$37,883 37%	\$38,833 32%
<b>Net Operating Income:</b>	<b>\$65,332</b>	<b>\$83,387</b>
Debt Service	(\$42,017)	(\$42,017)
<b>Cash on Cash</b>	<b>\$23,315 5.8%</b>	<b>\$41,369 10.3%</b>
Principal Reduction	\$13,205	\$13,205
Total Return Before Taxes:	<b>\$36,520 9.1%</b>	<b>\$54,574 14%</b>

## ANNUALIZED EXPENSES

	CURRENT	MARKET
Real Estate Taxes	1.200% \$12,000	\$12,000
Insurance	Actuals (2025) \$6,887	\$6,887
Utilities (Incl. Trash)	Actuals (2025) \$8,100	\$8,100
Maintenance/Repairs	\$500/unit \$3,000	\$3,000
Management	5.00% \$5,161	\$6,111
Landscaping	Actuals (2025) \$1,235	\$1,235
Reserves	\$250/unit \$1,500	\$1,500
<b>Total Expenses</b>	<b>\$37,883</b>	<b>\$38,833</b>
Annual/SF	\$17.70	\$18.15
Annual/Unit	\$6,314	\$6,472

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information.

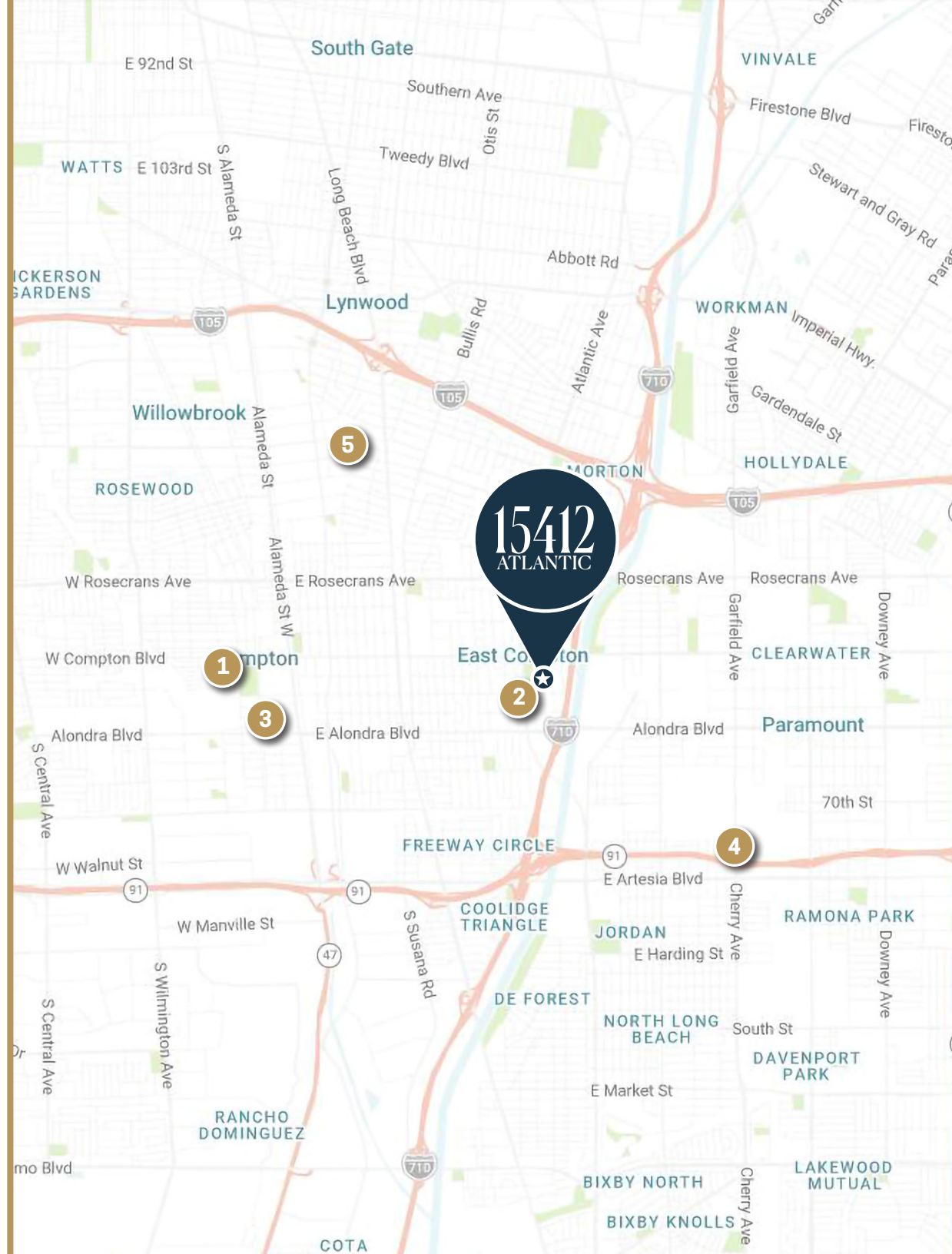
COMPARABLES

# SOLD COMPARABLES

## # PROPERTY

1. 342-346 W Palm St
2. 15512 White Ave
3. 701 S Willowbrook Ave
4. 6759 Cherry Ave
5. 3191 Carlin Ave

\\ 15412 S Atlantic Ave \\ 6-Unit Investment Opportunity



# SOLD

## COMPARABLES

PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	SF	CAP	GRM	PRICE/UNIT	PRICE/SF	YEAR BUILT	UNIT MIX
<b>SUBJECT PROPERTY</b> 15412 S Atlantic Ave Compton, CA 90221		<b>\$1,000,000</b>	<b>6</b>	<b>2,140</b>	<b>6.53%</b>	<b>9.4</b>	<b>\$166,667</b>	<b>\$467.29</b>	<b>1952</b>	<b>5 (1+1) 1 (Studio)</b>
<b>342-346 W Palm St</b> Compton, CA 90220	9/23/2025	\$1,720,000	8	5,340	6.96%	9.34	\$215,000	\$322.10	1955	4 (1+1) 4 (2+1)
<b>15512 White Ave</b> Compton, CA 90221	3/5/2025	\$950,000	5	3,744	6.58%	9.11	\$190,000	\$253.74	1955	4 (1+1) 1 (2+1)
<b>701 S Willowbrook Ave</b> Compton, CA 90220	1/31/2025	\$1,295,000	6	4,550	7.64%	8.87	\$215,833	\$284.62	1957	4 (1+1) 1 (2+1) 1 (3+1)
<b>6759 Cherry Ave</b> Long Beach, CA 90805	5/9/2025	\$1,205,000	7	2,994	6.29%	10.97	\$172,143	\$402.47	1958	3 (Studio) 4 (1+1)
<b>3191 Carlin Ave</b> Lynwood, CA 90262	5/23/2025	\$1,575,000	9	6,599			\$175,000	\$238.67	1962	8 (1+1) 1 (2+1)
<b>AVERAGE</b>					<b>6.84%</b>	<b>9.65</b>	<b>\$188,244</b>	<b>\$294.87</b>		

\\ 15412 S Atlantic Ave \\ 6-Unit Investment Opportunity

# SOLD COMPARABLES

15412  
ATLANTIC



Address	<b>Subject Property</b> 15412 S Atlantic Ave
Close of Escrow	N/A
Price	\$1,000,000
Units	6
SF	2,140
Cap Rate	6.53%
GRM	9.40
Price/Unit	\$166,667
Price/SF	\$467.29
Year Built	1952
Unit Mix	5 (1+1) 1 (Studio)

Address	<b>342-346 W Palm St</b> Compton, CA 90220
Close of Escrow	9/23/2025
Sale Price	\$1,720,000
Units	8
SF	5,340
Cap Rate	6.96%
GRM	9.34
Price/Unit	\$215,000
Price/SF	\$322.10
Year Built	1955
Unit Mix	4 (1+1) 4 (2+1)

Address	<b>15512 White Ave</b> Compton, CA 90221
Close of Escrow	3/5/2025
Sale Price	\$950,000
Units	5
SF	3,744
Cap Rate	6.58%
GRM	9.11
Price/Unit	\$190,000
Price/SF	\$253.74
Year Built	1955
Unit Mix	4 (1+1) 1 (2+1)

# SOLD COMPARABLES



Address	<b>701 S Willowbrook Ave</b> Compton, CA 90220
Close of Escrow	1/31/2025
Sale Price	\$1,295,000
Units	6
SF	4,550
Cap Rate	7.64%
GRM	8.87
Price/Unit	\$215,833
Price/SF	\$284.62
Year Built	1957
Unit Mix	4 (1+1) 1 (2+1) 1 (3+1)



Address	<b>6759 Cherry Ave</b> Long Beach, CA 90805
Close of Escrow	5/9/2025
Sale Price	\$1,205,000
Units	7
SF	2,994
Cap Rate	6.29%
GRM	10.97
Price/Unit	\$172,143
Price/SF	\$402.47
Year Built	1958
Unit Mix	3 (Studio) 4 (1+1)



Address	<b>3191 Carlin Ave</b> Lynwood, CA 90262
Close of Escrow	5/23/2025
Sale Price	\$1,575,000
Units	9
SF	6,599
Cap Rate	-
GRM	-
Price/Unit	\$175,000
Price/SF	\$238.67
Year Built	1962
Unit Mix	8 (1+1) 1 (2+1)

# MARKET RENT SURVEY

1 BED / 1 BATH	CITY	ZIP	TYPE	RENT
959 N Acacia Ave	Compton	90220	1 Bed / 1 Bath	\$2,000
410 W Magnolia St	Compton	90220	1 Bed / 1 Bath	\$1,700
330 W Laurel St #A	Compton	90220	1 Bed / 1 Bath	\$1,700
1133 W Spruce St	Compton	90220	1 Bed / 1 Bath	\$1,750

STUDIO	CITY	ZIP	TYPE	RENT
14151 Paramount Blvd	Paramount	90723	Studio	\$1,500
220 S Pannes Ave	Compton	90221	Studio	\$1,500
318 E Heath Ln	Long Beach	90805	Studio	\$1,625

**\$1,788**

AVERAGE 1 BED / 1 BATH RENT

**\$1,542**

AVERAGE STUDIO RENT



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