

DOWNEY | CALIFORNIA

11523-11529 OLD RIVER SCHOOL RD



EXCLUSIVE MARKETING PACKAGE



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11523 Old River School Rd | Downey, CA

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11523 Old River School Rd | Downey, CA

EXECUTIVE SUMMARY

The property totals 8,208 rentable sq. ft. on a 14,604 sq. ft. lot and includes on-site parking plus a pool, a combination that adds everyday convenience and gives the asset a stronger common-area feature set than a more basic 16-unit hold.

Unit mix consists of (16) 1-Bed/1-Bath units. That uniform layout supports straightforward leasing, consistent unit positioning, and a cleaner operating rhythm across the property. For an investor focused on simplicity, the appeal here is a manageable unit type paired with an amenity package that can help support tenant retention.

Investors also have the opportunity to acquire the adjacent 16-unit property, creating a rare side-by-side 32-unit footprint in Downey.

\$3,695,000

PRICE

16 UNITS

UNITS

1956

YEAR BUILT

8,208 **SQFT**

14,604 **LOT SIZE**

DOR3

ZONING

6231-003-010

APN

11523 Old River School Rd | Downey, CA



PROPERTY HIGHLIGHTS

8,208 SQ. FT. | 14,604 LOT SIZE

- Prime Corner Lot
- 6.05% CAP Rate | 10.25 GRM
- All 1-Bed/1-Bath Units
- Tenants Enjoy On-site Parking, Laundry Facility & Sparkling Pool
- PRICED TO SELL!
- Opportunity to acquire the adjacent 16-unit property



Prime Location



Opportunity to buy 2 side-by-side properties!



Desirable Unit Mix



On-site Laundry



On-Site Parking

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AERIAL MAP

11523 Old River School Rd | Downey, CA

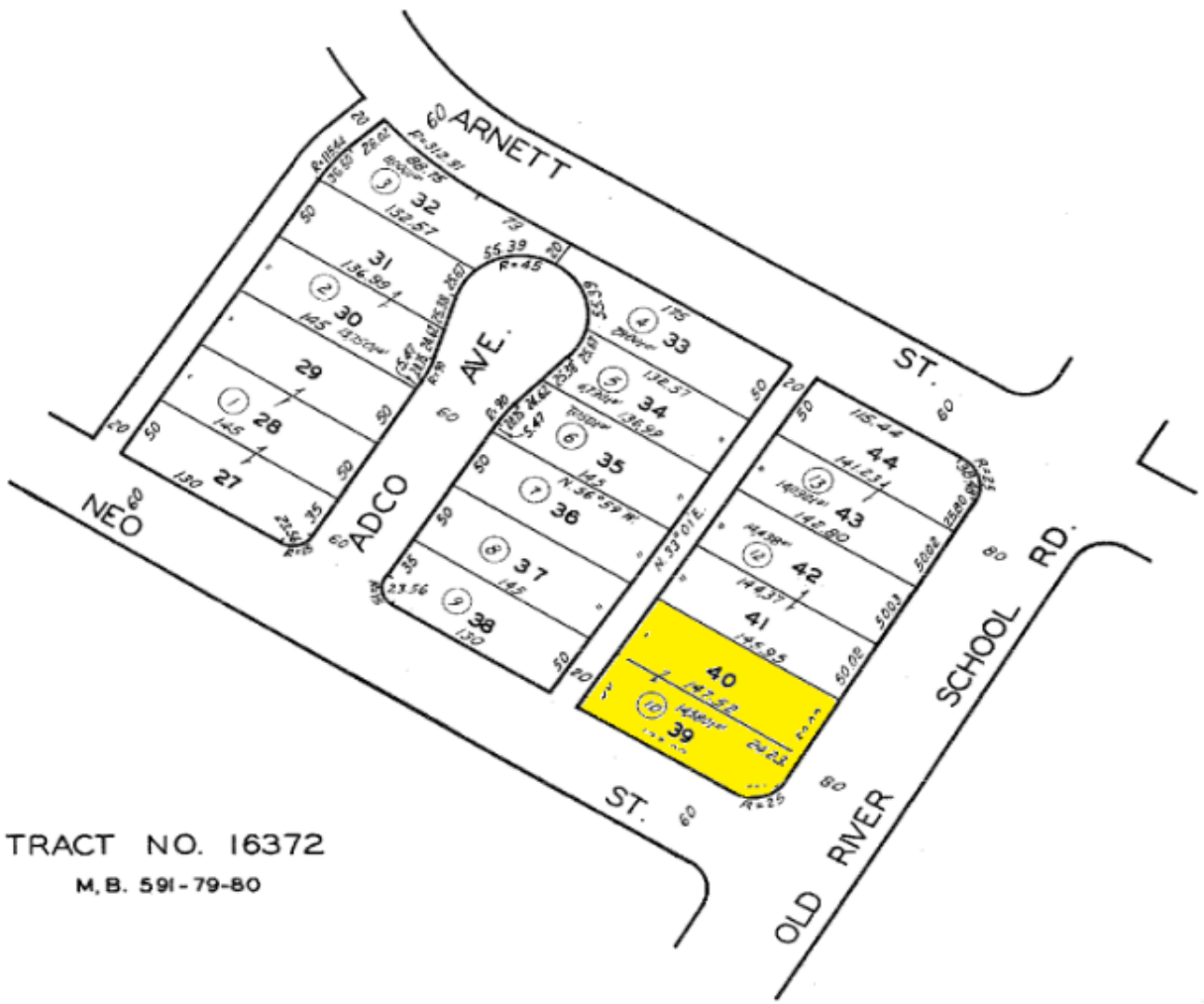


PARCEL MAP

11523 Old River School Rd | Downey, CA

6231 | 3
SCALE 1" = 80'

770329



CODE 3304

TRACT NO. 16372
M.B. 591-79-80

FOR PREV. ASSMT. SEE: B-47 - 46

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CAL



FINANCES

11523 Old River School Rd | Downey, CA

RENT ROLL

UNIT #	TYPE		CURRENT RENT	MARKET RENT
1	1 + 1	MGR	\$1,900	\$1,900
2	1 + 1		\$1,650	\$1,900
3	1 + 1		\$1,850	\$1,900
4	1 + 1		\$1,875	\$1,900
5	1 + 1		\$1,800	\$1,900
6	1 + 1		\$1,855	\$1,900
7	1 + 1		\$1,800	\$1,900
8	1 + 1		\$1,850	\$1,900
9	1 + 1		\$1,750	\$1,900
10	1 + 1		\$1,815	\$1,900
11	1 + 1		\$1,800	\$1,900
12	1 + 1		\$1,625	\$1,900
13	1 + 1		\$1,550	\$1,900
14	1 + 1		\$1,850	\$1,900
15	1 + 1		\$1,845	\$1,900
16	1 + 1		\$1,750	\$1,900
17	Studio (NC)		\$1,200	\$1200

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$44,078
New Insurance Quote	\$8,500
Utilities	\$20,000
Pool	\$6,855
On-site Management	\$17,700
Professional Management Fee	\$13,994
Repairs & Maintenance	\$12,000
Reserves for Replacement	\$3,200
TOTAL EXPENSES	\$126,326

FINANCING

Loan Amount	\$2,217,000
Loan Type	30/10 ARM
Interest Rate	5.80%
Annual Debt Service	\$157,631

FINANCES

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ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$29,715		\$31,600
Laundry & Other Income		\$4,080		\$4,080
Total Scheduled Gross Income		\$360,660		\$383,280
Less: Vacancy Allowance	3%	\$10,820	3%	\$11,498
Effective Gross Income		\$349,840		\$371,782
Less: Expenses		\$126,326		\$126,326
Net Operating Income		\$223,514		\$245,455
Less: Debt Service		\$157,631		\$157,631

PRE-TAX CASH FLOW 4.46% \$65,883 **5.94%** **\$87,824**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
16	1 + 1	\$1,550-\$1,850	\$29,715	\$31,600
1 (NC)	Studio (NC)	\$1,200	\$1,200	\$1,200
MONTHLY TOTALS			\$29,715	\$31,600

PROPERTY SUMMARY

Price	\$3,695,000
Down Payment	\$1,478,000
Loan Amount	\$2,217,000
Number of Units	16 Units
Price/Unit	\$230,938
Price/SF	\$450
Cash on Cash %	4.46%
COC Pro Forma	5.94%
Cap Rate	6.05%
Cap Rate (Proforma)	6.64%
GRM	10.25
GRM (Proforma)	9.64
Year Built	1956
Square Feet	8,208 Sq. Ft.
Lot Size	14,604 Lot Size

ABOUT DOWNEY

Downey gives multi-family investors access to a dense infill market in Southeast Los Angeles County with regional commuter access and established renter demand. The city supports business development and economic activity through its Economic Development Division, which helps reinforce a broad local employment base instead of dependence on one industry.

From an operations standpoint, practical layouts, parking, and onsite laundry fit renter needs well in this part of the market. Local transit access and strong connectivity to surrounding job centers also support day-to-day renter mobility.

Downey's housing resources point to California AB 1482 rather than a separate local rent stabilization ordinance. Investors should underwrite to AB 1482 where applicable and confirm exemptions with counsel.

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DEMOGRAPHICS

\$101,856

MEDIAN HH INCOME

\$759,800

MEDIAN PROPERTY VALUE

109,368

POPULATION

39

MEDIAN AGE

CONTACT US

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Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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