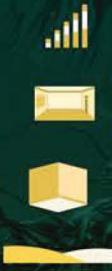


9 UNITS | ±56% Rental Upside | \$1,645,000
203 W Opp St. Wilmington, CA 90744



±56% Rental upside
Attractive unit mix
Spacious units
Curb Appeal



Corner lot property
Value-add opportunity
Strong rental market
Central Location



RAY RODRIGUEZ
 Founding Partner
 Multifamily Investment Sales
 CA License #01402283
 T. 866-582-7865
 E. ray@lucrumre.com



SCOTTY WEISSTEIN
 Partner
 Multifamily Investment Sales
 CA License #01483264
 T. 818-657-6514
 E. scotty@lucrumre.com



Each office independently owned and operated. This is not meant as a solicitation if your property is currently listed with another broker. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



Raymond A. Rodriguez
 Founder & President
 Tel. 818.657.6513
 ray@lucrumre.com

Scotty Weisstein
 Partner
 Tel. 818.657.6514
 scotty@lucrumre.com



203 W Opp St. Wilmington, CA 90744

9 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,645,000	
Down Payment: 50%	\$822,500	
Number of Units:	9	
Cost per Legal Unit:	\$182,778	
Current GRM:	13.96	9.00
Current CAP:	4.27%	8.10%
Year Built:	1964	
Approx. Building SF:	6,424	
Cost per Building SF:	\$256.07	
Approx. Lot SF:	7,234	
Zoning:	LARD1.5	
Parking:	9	

PROPOSED FINANCING	
Loan:	\$822,500
Interest:	4.80%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$117,825	\$182,772
Less Vacancy Reserve:	(\$3,535) 3.00% *	(\$5,483) 3.00% *
Gross Operating Income:	\$114,290	\$177,289
Less Expenses:	(\$43,995) 37.34% *	(\$43,995) 24.07% *
Net Operating Income:	\$70,296	\$133,294
Less Debt Service:	(\$51,784)	(\$51,784)
Pre-Tax Cash Flow:	\$18,511 2.25% **	\$81,510 9.91% **
Plus Principal Reduction:	\$12,579	\$12,579
Total Return Before Taxes:	\$31,090 3.78% **	\$94,089 11.44% **

* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.

HIGHLIGHTS
Property
* +/- 56% rental upside potential
* 1 unit offers a large private patio
* Units offer spacious floorplans
* Corner lot with curb appeal
Location
* Strong rental market
* Short drive to 110 & PCH Fwys
* Near LA Harbor College
* 91 walk score! 84 bike score!

SCHEDULED INCOME			CURRENT	MARKET		
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
7	1+1	-	\$1,130	\$7,912	\$1,595	\$11,165
1	2+1	-	\$1,123	\$1,123	\$1,895	\$1,895
1	2+2	-	\$608	\$608	\$1,995	\$1,995
Monthly Scheduled Rent:			\$9,643		\$15,055	
Laundry Income:			\$176		\$176	
Other Income:						
Monthly SGI:			\$9,819		\$15,231	
Annual SGI:			\$117,825		\$182,772	
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2022	
Tax Rate	1.25%	\$20,563
Insurance (New)		\$3,212
Maint. / Repairs		\$5,400
Utilities		\$11,070
Trash		\$1,500
Misc. / Reserves		\$2,250
Total Expenses:		\$43,995
Per Gross Sq. Ft.:		\$6.85
Expenses Per Unit:		\$4,888.28

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group affiliated with Keller Williams Realtv. Calabasas and KW Commercial. CA Lic. #01876265



Raymond A. Rodriguez
 Founding Partner
 Tel. 866.582.7865
 ray@lucrumre.com

Scotty Weisstein
 Partner
 Tel. 818.657.6514
 scotty@lucrumre.com



PROPERTY ADDRESS 203 W Opp St.					CITY Wilmington		STATE CA	ZIP CODE 90744	
TOTAL # OF UNITS 9			# OF VACANT UNITS		# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS	
1		1 1		\$1,071.20					
2		1 1		\$1,404.00					
3		1 1		\$1,350.00					
4		1 1		\$1,023.00					
5		2 1		\$1,122.62					
6		1 1		\$1,023.00					
7		1 1		\$1,017.64					
8		1 1		\$1,022.84					
9		2 2		\$608.44					
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									
29									
30									
MONTHLY RENTAL INCOME:				\$9,642.74					
MONTHLY LAUNDRY INCOME:				\$176.00					
MONTHLY GARAGE INCOME:				\$0.00					
MONTHLY OTHER INCOME:				\$0.00					
TOTAL GROSS MONTHLY INCOME:				\$9,818.74					

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
<input checked="" type="checkbox"/>	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Water

Is the property subject to rent control? YES NO

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group affiliated with Keller Williams Realty, Calabasas and KW Commercial, CA Lic. #01876265