



OFFERING MEMORANDUM

# PALM VIEW TERRACE

203 W OPP ST. WILMINGTON, CA 90744

Multifamily Investment Opportunity

FOR SALE

PROPERTY WEBSITE

—[lucrumre.com](https://lucrumre.com)







## INVESTMENTS CONTACTS

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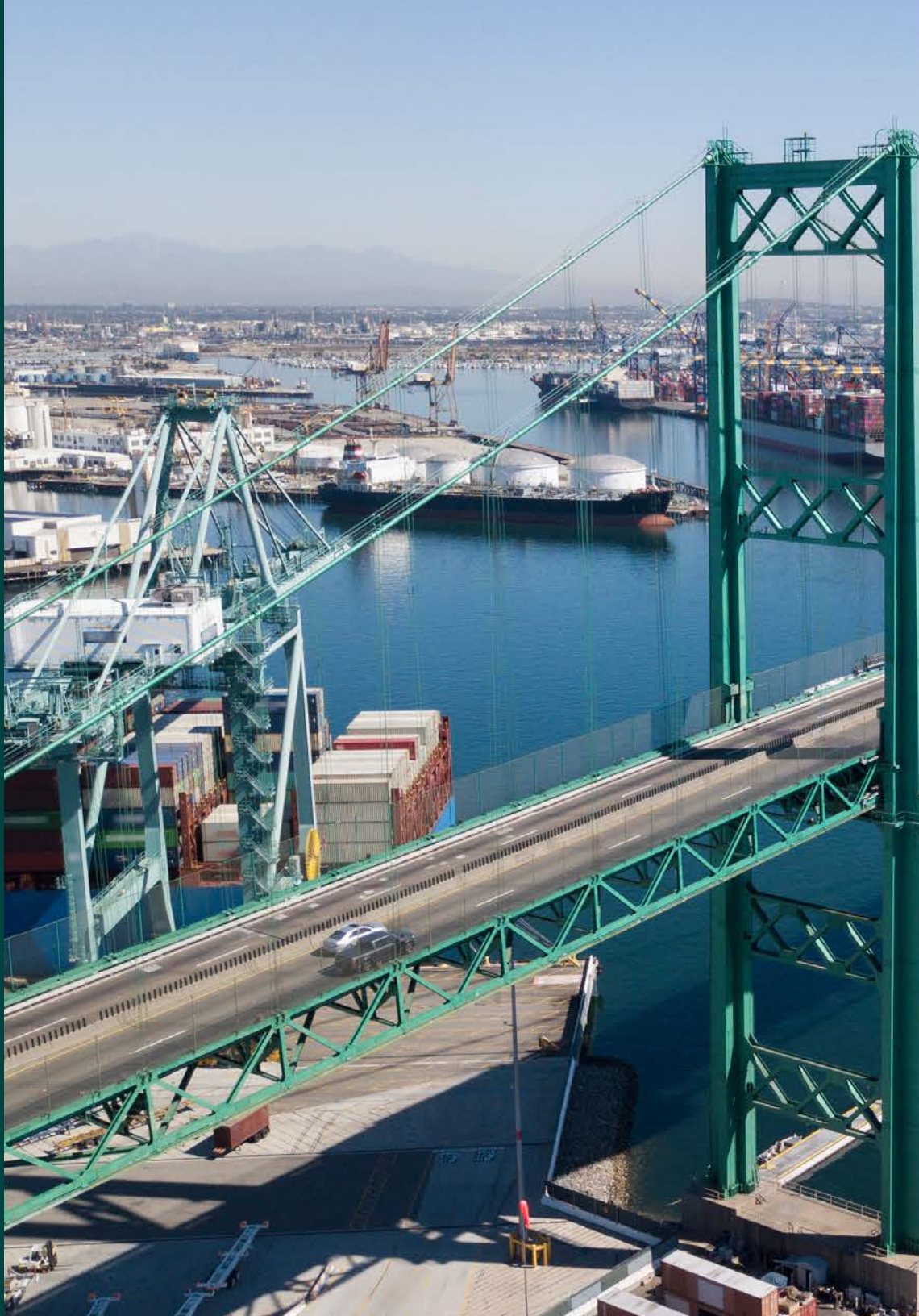
## LAGOON FLATS

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PALM VIEW TERRACE

## 01. PROPERTY OVERVIEW





# PALM VIEW TERRACE

## PROPERTY OVERVIEW

Street Address:	203 W Opp St.
City:	Wilmington
State:	California
Zip Code:	90744
APN:	7420-023-022
Rentable Square Feet:	±6,424 SF
Lot Size:	±7,234 SF
Year Built:	1964
Number of Units:	9
Number of Buildings:	1
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually Metered
Gas:	Individually Metered
Construction:	Painted Stucco & Wood Frame
Roof:	Flat
Parking:	9 Spaces
Zoning:	LARD1.5
Unit Mix:	(7) 1 Bed/1 Bath   (1) 2 Beds/ 1 Bath   (1) 2 Beds/ 2 Baths





# PALM VIEW TERRACE



## PROPERTY DESCRIPTION

\*\*\* Palm View Terrace is offered for sale as part of 3 building, 24 unit Wilmington portfolio that may be purchased collectively or individually. \*\*\*

Lucrum Group is proud to present Palm View Terrace, a multifamily investment property totaling 9 units located at 203 W Opp St. Wilmington, CA 90744. This spacious 9-unit apartment building was built in 1964. The property is 2 stories and offers 7 one-bedroom units, 1 two-bedroom/one-bath units, and 1 two-bedroom/two-bath unit. Apartments include wall A/C units and are separately metered for gas & electricity. Unit #1 comes with a private gated patio. The building construction is comprised of wood frame with a flat roof and painted stucco exterior.

The total building square footage is  $\pm 6,424$  on a  $\pm 7,234$  square foot lot zoned LARD1.5. This investment opportunity presents an ideal income property for an investor looking to acquire a value-add asset with significant rental upside potential.

Common area amenities include a laundry room and 9 on-site parking spaces (2x2 Carport+5 Tuck-under). There is additional storage space





beneath the stairwells for potential added income. The property is located on a corner lot and offers nice curb appeal. Aesthetically, the grounds and building are reasonably kept and maintained.

The building has gated entry from an alley off of W Opp St.

### LOCATION DESCRIPTION

203 W Opp St. is located in a highly urbanized community of Wilmington within Los Angeles County in a community among other apartment buildings and near commercial strip centers on the main thoroughfare of Avalon Blvd. The building is a short distance drive to the 110 and 1 Fwys. It is roughly 15 minutes driving to the Long Beach Harbor and the Queen Mary. Nearby destinations include Los Angeles Harbor College and Ken Malloy Harbor Regional Park which is approximately one and a half miles away for residents to enjoy some recreation time.

The property itself boasts a 91 walk score and 84 bike score as it is in close proximity to many stores and restaurants.

In addition, Palm View Terrace is just minutes from some of the most iconic and world-famous attractions, including;

- + Drum Barracks Civil War Museum (0.5 mi)
- + The Banning Museum (0.9 mi)
- + Wilmington Waterfront Park (1.3 mi)

- + Mormon Island (1.9 mi)
- + Port of Los Angeles (5.8 mi)
- + The Queen Mary (7.0 mi)
- + Terminal Island Japanese Fishing Village (7.4 mi)







# PALM VIEW TERRACE

## PROPERTY HIGHLIGHTS

- + ±56% rental upside
- + Part of a 3 building, 24 unit Wilmington portfolio
- + Nice curb appeal
- + Attractive unit mix
- + Spacious units
- + Corner lot property
- + Value add opportunity

## LOCATION HIGHLIGHTS

- + Strong rental market
- + Short drive to 110 Freeway & Pacific Coast Highway
- + Near L.A. Harbor College
- + Close proximity to many stores & restaurants
- + Walk Score of 91 & Bike Score of 86 by "Walkers Paradise"



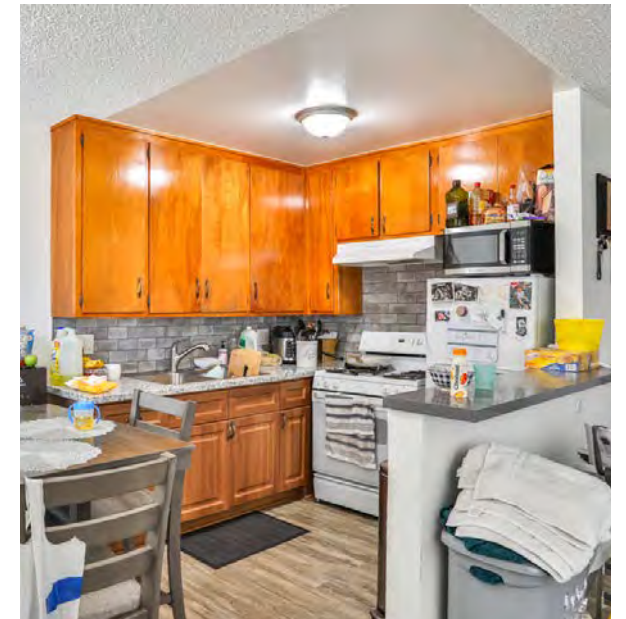




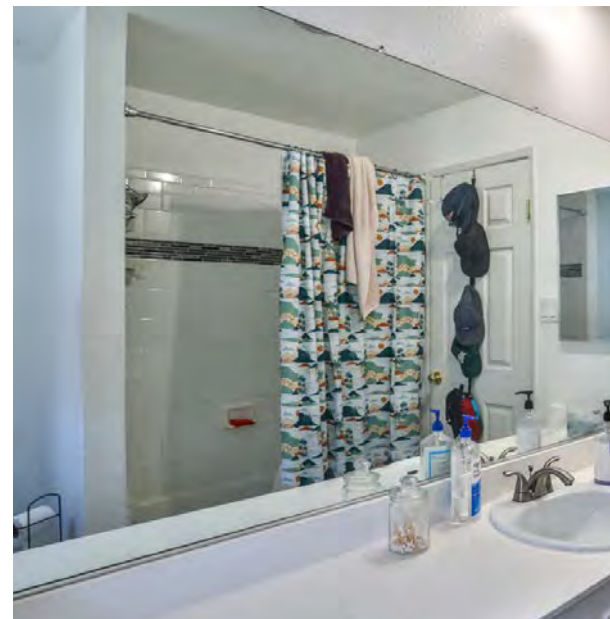








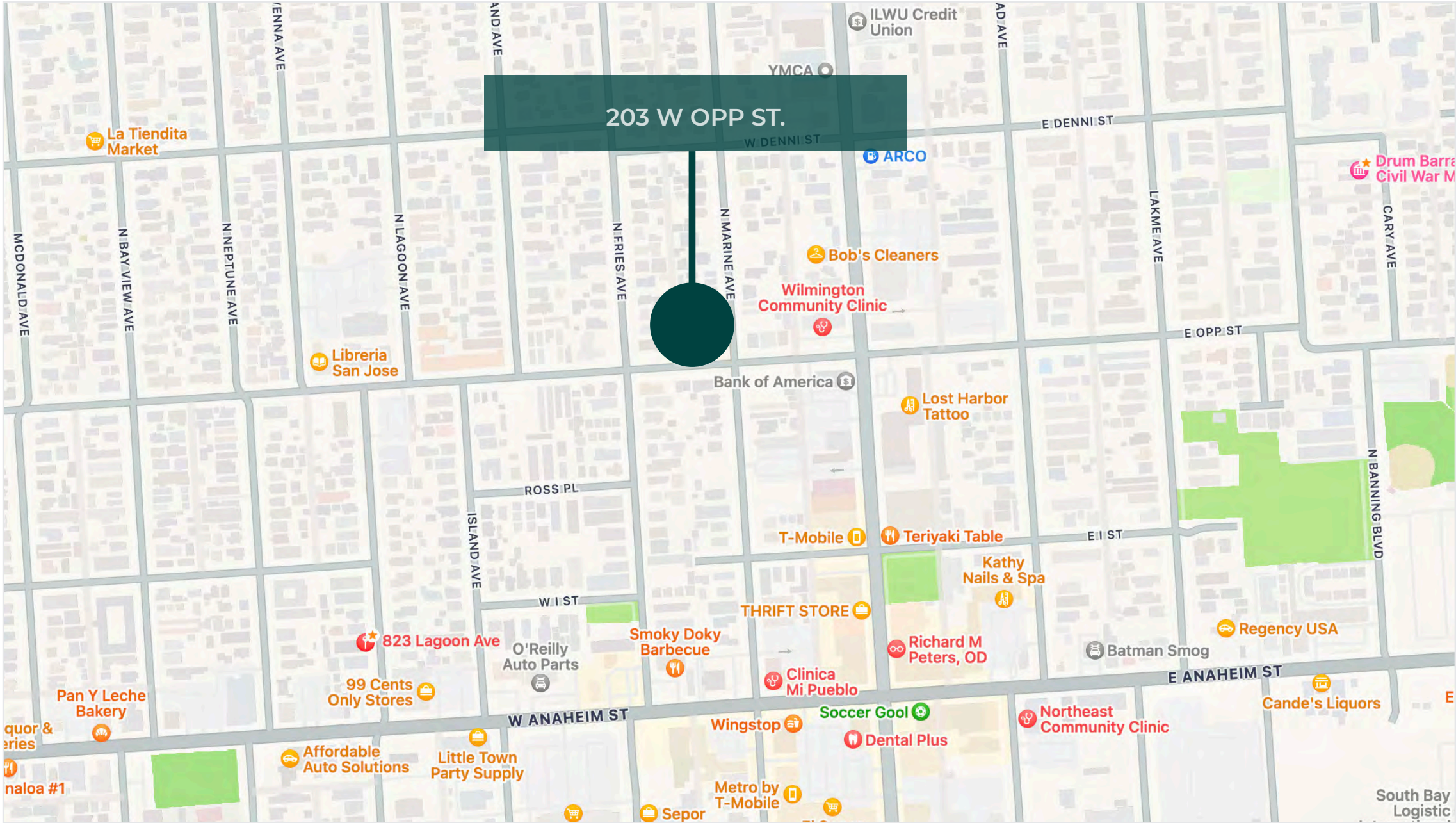








# STREET MAP







# SATELLITE MAP (3D)







PALM VIEW TERRACE

## 02. FINANCIALS





# FINANCIALS

## LOAN OPTIONS

INDICATIVE LOAN PRICING		PALM VIEW TERRACE	
LOAN PRODUCT	OPTION 1 5 YEAR HYBRID	OPTION 2 5 YEAR HYBRID   5 YEAR IO	
LOAN AMOUNT	\$800,000	\$775,000	
FIXED   FLOATING RATE TERM	5 YEAR   25 YEAR	5 YEAR   25 YEAR	
AMORTIZATION	30 YEAR	30 YEAR	
INTEREST ONLY PERIOD	0 YEAR	5 YEARS	
PREPAY DURING FIXED, FLOATING	0-24 MONTHS: 3%   24-36 MONTHS: 2%   36-60 MONTHS: 1%	0-24 MONTHS: 3%   24-36 MONTHS: 2%   36-60 MONTHS: 1%	
RATE LOCK PERIOD	60 DAYS	60 DAYS	
MINIMUM DEBT COVERAGE RATIO	1.25x	1.25x	
MAX LOAN TO VALUE	60%	60%	
DEBT COVERAGE RATIO AS UNDERWRITTEN	1.25x	1.25x	
ESTIMATED INTEREST RATE	4.75%	4.95%	
ESTIMATED MONTHLY PAYMENT	\$4,173	\$3,197	

The interest rates listed above and any spreads derived there from are subject to market influences, which may impact loan proceeds. All terms are subject to review and approval by the lender and are subject to change until rate/spread lock. This analysis is based upon information provided by First Commercial Capital, Inc. and/or market assumptions, which may not be supported by final underwriting conclusions. Final terms and conditions are subject to Fannie Mae and/or Freddie Mac approval.

— August 3, 2022





# FINANCIALS PRICING DETAILS

PRICE			\$ 1,645,000
Number of units			9
Price per unit			\$ 182,778
Price per Square Foot			\$ 256.07
Gross Square Footage			±6,424
Lot Size			±7,234
Year Built			1964
RETURNS		CURRENT	PRO FORMA
CAP Rate		4.27%	8.10%
GRM		13.96	9.00

## RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	PRO FORMA
7	1 + 1	\$ 1,130	\$ 1,595
1	2 + 1	\$ 1,123	\$ 1,895
1	2 + 2	\$608	\$ 1,995





# FINANCIALS

## OPERATING DATA

ANNUAL INCOME		CURRENT		PRO FORMA
Scheduled Gross Income		\$ 117,825		\$ 182,772
Less: Vacancy/Deductions	3.00%*	(\$ 3,535)	3.00%*	(\$ 5,483)
Gross Operating Income		\$ 114,290		\$177,289
Less: Expenses	37.34%*	(\$ 43,995)	24.07%*	(\$ 43,995)
Net Operating Income		\$ 70,296		\$133,294
Less Debt Service		(\$51,784)		(\$51,784)
Pre-Tax Cash Flow	2.25%**	\$18,511	9.91%**	\$81,510
Plus Principal Reduction		\$12,579		\$12,579
Total Return Before Taxes	3.78%**	\$31,090	11.44%**	\$94,089
EXPENSES				
Real Estate Taxes				\$ 20,563
Insurance				\$ 3,212
Utilities				\$ 11,070
Maintenance & Repairs				\$ 5,400
Rubbish				\$ 1,500
Miscellaneous & Reserves				\$ 2,250
Total Expenses				\$ 43,995
Per Square Foot				\$ 6.85
Per Unit				\$ 4,888.28

\* As a percentage of Scheduled Gross Income.

\*\*As a percentage of Down Payment.





# FINANCIALS

## RENT ROLL

9 UNITS | 203 W OPP ST.

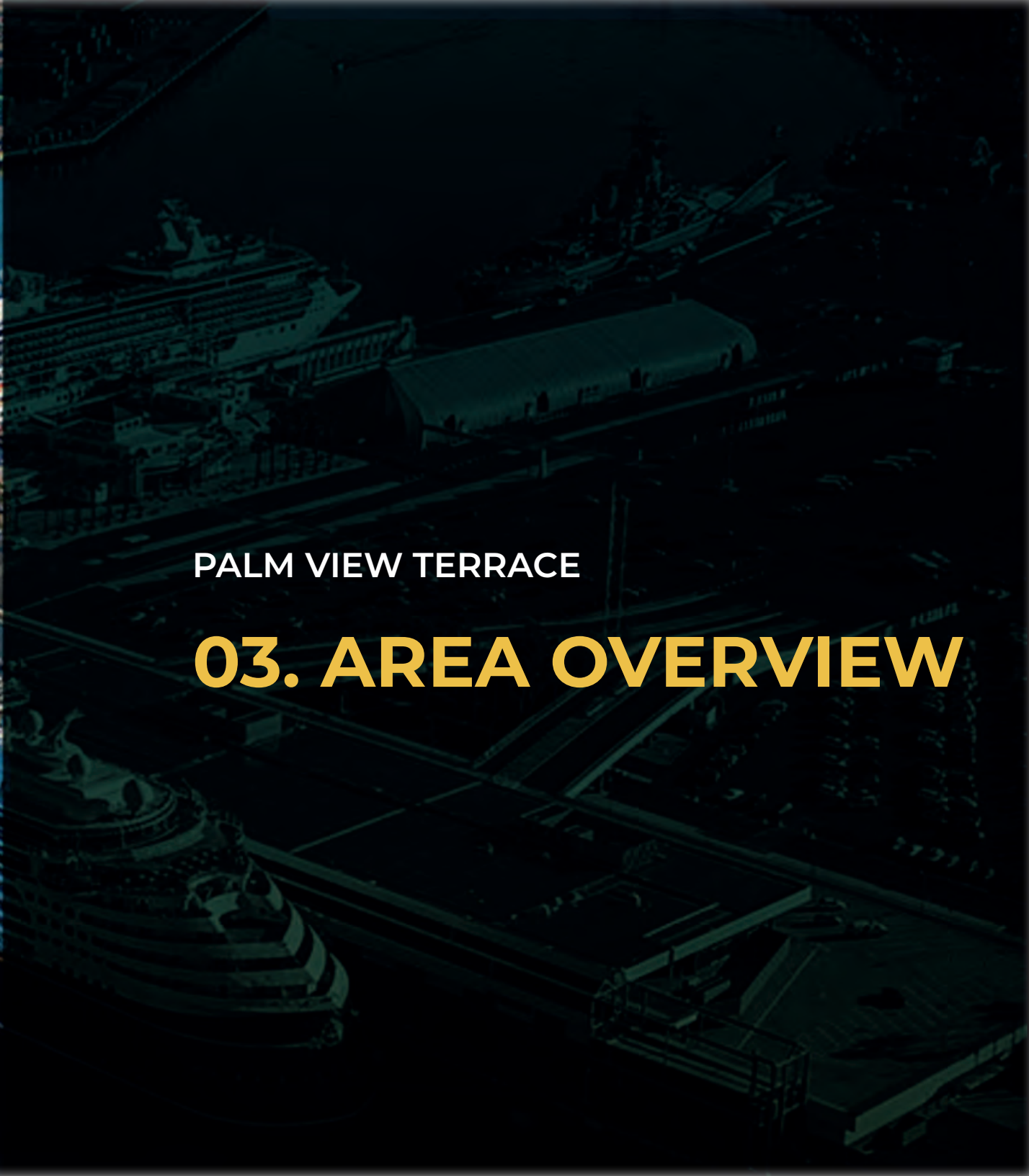
#	UNIT TYPE	SF	RENT	RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	NOTE
1	1 Bed/1 Bath	-	\$1,071.20	-	\$1,595.00	-	
2	2 Beds/1 Bath	-	\$1,404.00	-	\$1,895.00	-	
3	2 Beds/1 Bath	-	\$1,350.00	-	\$1,895.00	-	
4	1 Bed/1 Bath	-	\$1,023.00	-	\$1,595.00	-	
5	1 Bed/1 Bath	-	\$1,122.62	-	\$1,595.00	-	
6	1 Bed/1 Bath	-	\$1,023.00	-	\$1,595.00	-	
7	2 Beds/1 Bath	-	\$1,017.64	-	\$1,895.00	-	
8	1 Bed/1 Bath	-	\$1,022.84	-	\$1,595.00	-	
9	2 Beds/2 Baths	-	\$608.44	-	\$1,995.00	-	





PALM VIEW TERRACE

## 03. AREA OVERVIEW







# POINTS OF INTEREST

203 W OPP ST.

POINTS OF INTEREST	
1	Drum Barracks Civil War Museum (0.5 mi)
2	The Banning Museum (0.9 mi)
3	Wilmington Waterfront Park (1.3 mi)
4	Mormon Island (1.9 mi)
5	Port of Los Angeles (5.8 mi)
6	The Queen Mary (7.0 mi)
7	Terminal Island Japanese Fishing Village (7.4 mi)





# DEMOGRAPHICS

## WILMINGTON, LOS ANGELES, CA

Wilmington, California is a modern and progressive community with a long and proud history of being the gateway to Los Angeles and the rest of Southern and Central California.

Wilmington is a neighborhood in the Harbor region of Los Angeles, California, covering 9.14 square miles (23.7 km2).

Wilmington dates its history back to a 1784 Spanish land grant. It became a separate city in 1863, and it joined the city of Los Angeles in 1909. Places of interest include the headquarters U.S. Army for Southern California and the

Drum Barracks built to protect the nascent Los Angeles harbor during the American Civil War.

### QUICK FACTS:

- + Wilmington is adjacent to the Wilmington Oil Field, discovered in 1932. It is the third largest oil field in the continental United States.
- + It is the site of Banning High School, and ten other primary and secondary schools. Wilmington has six parks. (Source: [wilmingtonchamber.com](http://wilmingtonchamber.com))



AVERAGE HOUSEHOLD  
INCOME

**\$66,504.00**



MEDIAN AGE

**31 years old**



2022 ESTIMATED  
POPULATION

**56,450**



TOTAL HOUSEHOLDS

**14,938**



BACHELORS DEGREE  
OR HIGHER

**6.81%**





# OVERVIEW

# LOS ANGELES, CALIFORNIA

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame’s collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro’s Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York’s fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.









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