





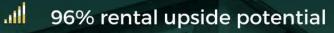


8 UNITS | 96% Rental Upside Potential | \$1,350,000





New roof, windows, & staircases





Value-added investment



Recently renovated exterior



On-site laundry room



8 two-bedroom/one-bath units



On-site parking



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What appropriate professionals.



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1114 Eubank Ave. Wilmington, CA 90744 8 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,350,000	
Down Payment: 56	% \$756,000	
Number of Units:	8	
Cost per Legal Unit:	\$168,750	
Current GRM:	12.02	6.19
Current CAP:	4.51%	12.11%
Year Built:	1956	
Approx. Building SF:	4,664	
Cost per Building SF:	\$289.45	
Approx. Lot SF:	7,878	
Zoning:	LAR1	
Parking:	8	

ALL CASH	
Loan:	\$594,000
Interest:	7.13%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURF	CURRENT			MARKET			
Scheduled Gross Income:	\$112,327			\$218,040				
Less Vacancy Reserve:	(\$3,370)	3.00%	*	(\$6,541)	3.00%	*		
Gross Operating Income:	\$108,958	-		\$211,499				
Less Expenses:	(\$48,054)	42.78%	*	(\$48,054)	22.04%	*		
Net Operating Income:	\$60,904	-		\$163,445	_			
Less Debt Service:	(\$48,023)	_		(\$48,023)	_			
Pre-Tax Cash Flow:	\$12,881	1.70%	**	\$115,423	15.27%	**		
Plus Principal Reduction:	\$5,890			\$5,890				
Total Return Before Taxes:	\$18,771	2.48%	**	\$121,313	16.05%	**		
* As a percentage of Scheduled	**As a percentage of Down Payment.							

HIGHLIGHTS
Property
* +/- 96% rental upside potential
* 100% two bedroom units
* Value-added opportunity
* On-site laundry room
Location
* Strong rental market
* Short drive to 110 & PCH
* On a quiet tree-lined street
* 79 bike score!

SCHEDU	JLED INCO	ME	CURRI	ENT	MAR	MARKET		
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly		
of Units	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income		
8	2+1	-	\$1,149	\$9,191	\$2,250	\$18,000		
Monthl	y Schedule	ed Rent:		\$9,191		\$18,000		
Laundry	/ Income:			\$170		\$170		
Other Ir	ncome:							
Monthl	y SGI:			\$9,361		\$18,170		
Annual	SGI:			\$112,327		\$218,040		
Utilities	Paid by T	enant:	Electricity & Ga	as				

ESTIMATE	D ANNUAL	. EXPENSES				
Tax Year	2023					
Tax Rate	1.25%	\$16,875				
Insurance	(New)	\$5,148				
Maint. / Re	epairs	\$4,800				
Utilities		\$8,400				
Trash		\$5,316				
Misc. / Res	erves	\$2,000				
Off Site Mខ្	gr.	\$5,515				
Total Expe	nses:	\$48,054				
Per Gross	Sq. Ft.:	\$10.30				
Expenses F	Per Unit:	\$6,006.70				

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PROPERTY ADDRESS			CITY STATE ZIP CODE							
1114 Eubank Ave.			Wilmington CA		CA	90744				
TOTAL	L # OF UNITS	# OF	VACAN	UNITS		# OF FURNISHED UNITS			# OF SECTION	ON 8 UNITS
8		1								
APT#	TENANT'S NAME	BEDS/	BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
1		2	1		\$672.81					
2		2	1		\$2,250.00	U.E. Market Rent				
3		2	1		\$849.98					
4	1	2	1		\$1,134.30					
5	.	2	1		\$825.58					
6		2	1		\$774.65					
7		2	1		\$1,178.86					
8		2	1		\$1,504.44					
9					7-,00					
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	THLY RENTAL INCOME:		I		\$9,190.62					
	THLY LAUNDRY INCOME:				4					
	THLY GARAGE INCOME:				\$170.00 \$0.00					
	THLY OTHER INCOME:				\$0.00					
	GROSS MONTHLY INCOME:				\$9,360.62					
					•	<u>-</u>				
ALL CO	OLUMNS & SECTIONS MUST BE CO	OMPLE	TED							
What	What utilities are included in rent? Is the property subject to rent control? YES X NO									
Electricity										
X Garbage Heat If YES, what is the current allowable increase per annum?										
	Cable	Χ	Water							
				What has been your average monthly occupancy rate over						
t [†]					the preceding 12 Months?					
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