



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

1114 EUBANK AVE. WILMINGTON CA, 90744



12.11% pro-forma cap rate



New roof, windows, & staircases



96% rental upside potential



Value-added investment



Recently renovated exterior



On-site laundry room



8 two-bedroom/one-bath units



On-site parking



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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	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 Gross Income. ** 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!

SCHEDULED INCOME	CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.
8	2+1	-
	Monthly Avg. Rent / Unit	Monthly Income
	\$1,149	\$9,191
		\$2,250
		\$18,000
Monthly Scheduled Rent:	\$9,191	\$18,000
Laundry Income:	\$170	\$170
Other Income:		
Monthly SGI:	\$9,361	\$18,170
Annual SGI:	\$112,327	\$218,040
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2023	
Tax Rate	1.25%	\$16,875
Insurance (New)		\$5,148
Maint. / Repairs		\$4,800
Utilities		\$8,400
Trash		\$5,316
Misc. / Reserves		\$2,000
Off Site Mgr.		\$5,515
Total Expenses:		\$48,054
Per Gross Sq. Ft.:		\$10.30
Expenses Per Unit:		\$6,006.70

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PROPERTY ADDRESS					CITY	STATE	ZIP CODE	
1114 Eubank Ave.					Wilmington	CA	90744	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS		# OF SECTION 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		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				
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MONTHLY RENTAL INCOME:	\$9,190.62
MONTHLY LAUNDRY INCOME:	\$170.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$9,360.62

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?

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