



9 UNITS | 50% Rental Upside Potential | \$1,925,000

203 W OPP ST. WILMINGTON CA, 90744



50% rental upside potential



Attractive unit mix



9.48% projected cap rate



Renovated in 2023



Value-added investment



On-site laundry room



On-site parking



Drawings completed for a 2+1 ADU unit



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203 W Opp St. Wilmington, CA 90744

9 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,925,000	
Down Payment: 52%	\$1,001,000	
Number of Units:	9	
Cost per Legal Unit:	\$213,889	
Current GRM:	11.32	7.58
Current CAP:	5.26%	9.48%
Year Built:	1964	
Approx. Building SF:	6,424	
Cost per Building SF:	\$299.66	
Approx. Lot SF:	7,234	
Zoning:	LARD1.5	
Parking:	9	

PROPOSED FINANCING	
Loan:	\$924,000
Interest:	6.75%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$170,067	\$253,920
Less Vacancy Reserve:	(\$5,102) 3.00% *	(\$7,618) 3.00% *
Gross Operating Income:	\$164,965	\$246,302
Less Expenses:	(\$63,764) 37.49% *	(\$63,764) 25.11% *
Net Operating Income:	\$101,201	\$182,539
Less Debt Service:	(\$71,917)	(\$71,917)
Pre-Tax Cash Flow:	\$29,284 2.93% **	\$110,622 11.05% **
Plus Principal Reduction:	\$9,848	\$9,848
Total Return Before Taxes:	\$39,132 3.91% **	\$120,469 12.03% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
Property
* +/- 50% rental upside potential
* 1 unit offers a large private patio
* Units offer spacious floorplans
* ADU drawings in hand for a 2+1
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
6	1+1	-	\$1,697	\$10,182	\$1,995	\$11,970
1	1+1+LP	-	\$2,050	\$2,050	\$2,095	\$2,095
1	2+1		\$1,127	\$1,127	\$2,250	\$2,250
1	2+2		\$613	\$613	\$2,395	\$2,395
1	2+1 ADU				\$2,250	\$2,250
Monthly Scheduled Rent:				\$13,972		\$20,960
Laundry Income:				\$200		\$200
Other Income:						
Monthly SGI:				\$14,172		\$21,160
Annual SGI:				\$170,067		\$253,920
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2023	
Tax Rate	1.25%	\$24,063
Insurance (New)		\$3,490
Maint. / Repairs		\$5,400
Utilities		\$12,269
Trash		\$7,920
Misc. / Reserves		\$2,250
Off-Site Mgr.		\$8,372
Total Expenses:		\$63,764
Per Gross Sq. Ft.:		\$9.93
Expenses Per Unit:		\$7,084.88

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PROPERTY ADDRESS					CITY	STATE	ZIP CODE	
203 W Opp St.					Wilmington	CA	90744	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS		# OF SECTION 8 UNITS	
9		2						
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		1	1	\$2,050.00	Large Private Gated Patio			
2		1	1	\$1,950.00				
3		1	1	\$1,354.44				
4		1	1	\$1,027.44				
5		2	1	\$1,127.44				
6		1	1	\$1,950.00				
7		1	1	\$1,950.00				
8		1	1	\$1,950.00				
9		2	2	\$612.88				
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MONTHLY RENTAL INCOME:	\$13,972.20
MONTHLY LAUNDRY INCOME:	\$200.00
MONTHLY GARAGE INCOME:	\$0.00
MONTHLY OTHER INCOME:	\$0.00
TOTAL GROSS MONTHLY INCOME:	\$14,172.20

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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