



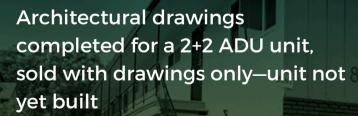




7 Units | Attractive 6.42% Cap Rate | 9.89 GRM | Excellent LTV | \$1,795,000 823 Lagoon Ave. Wilmington, CA 90744



HACLA's Section 8 Voucher
Payment Standard: \$2,407 for a 1bedroom, \$3,052 for a 2-bedroom
in this zip code



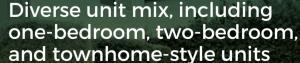
Recently renovated apartment building with modern finishes



Prime location in the thriving submarket of Wilmington



Fully remodeled interiors for all units





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







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

Scotty Weisstein Partner Tel. 818.657.6514 scotty@lucrumre.com



823 Lagoon Avenue Wilmington, CA 90744

7 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$1,795,000	
Down Payment: 31%	\$556,450	
Number of Units:	7	
Cost per Legal Unit:	\$256,429	
Current GRM:	9.89	7.99
Current CAP:	6.42%	8.75%
Year Built:	1965	
Approx. Building SF:	5,301	
Cost per Building SF:	\$338.62	
Approx. Lot SF:	7,512	
Zoning:	LARD1.5	
Parking:	7 Spaces: Garage Parking	
<u> </u>	_	_

PROPOSED FINANCING								
Loan:	\$1,238,550							
Interest:	5.89%							
Interest Type:	5 Years Fixed							
Term (Yrs.):	30							
Amortization (Yrs.):	30							
Other Terms:	N/A							

ANNUAL OPERATING DATA	RENT	NT MARKET						
Scheduled Gross Income:	\$181,572			\$224,568				
Less Vacancy Reserve:	(\$5,447)	3.00%	*	(\$6,737)	3.00%	*		
Gross Operating Income:	\$176,125			\$217,831	_			
Less Expenses:	(\$60,838)	33.51%	*	(\$60,838)	27.09%	*		
Net Operating Income:	\$115,287	•		\$156,993	-			
Less Debt Service:	(\$88,060)			(\$88,060)				
Pre-Tax Cash Flow:	\$27,226	4.89%	**	\$68,932	12.39%	**		
Plus Principal Reduction:	\$15,524			\$15,524				
Total Return Before Taxes:	\$42,751	7.68% ** \$84,457			15.18%	**		
* As a percentage of Scheduled	Gross Income.	**As a percentage of Down Payment.						

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SCHEDULED INCOME			CURR	ENT	MARKET					
No.	Beds /	Approx.	Monthly Avg.	Monthly	Monthly	Monthly				
of Units	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income				
4	1+1	-	\$1,937	\$7,747	\$1,995	\$7,980				
1	2+1	-	\$2,395	\$2,395	\$2,495	\$2,495				
2	2+1.5TH		\$2,350	\$4,700	\$2,650	\$5,300				
1	2+2ADU				\$2,650	\$2,650				
Architectural drawings completed for a 2+2 ADU unit. The unit is not built and the property is										
being sold	l only with t	he drawings								
Monthl	y Schedule	d Rent:		\$14,842		\$18,425				
Laundry	y Income:			\$214		\$214				
Other In	ncome: Ga	rage	\$75			\$75				
Monthl	y SGI:			\$15,131						
Annual	SGI:			\$224,568						
Utilities	s Paid by Te	enant:	Electricity & G	as						

HIGHLIGHTS **Property**

- * Attractive leverage & cash flow
- * ADU drawings in hand for 2+2
- * Enclosed garage parking
- * Curb appeal & charm

Location

- * Robust Wilmington rental mrkt.
- * Short drive to 110 Fwy & PCH
- * Near LA Harbor College
- * 93 Walk Score | 86 Bike Score

ESTIMATE	D ANNUAL	. EXPENSES		
Tax Year	2024			
Tax Rate	1.25%	\$22,438		
Insurance	(New)	\$6,573		
Maint. / Re	epairs	\$5,775		
Utilities		\$8,610		
Rubbish		\$6,875		
Misc. / Res	\$1,750			
Off-Site M	\$8,818			
Total Expe	nses:	\$60,838		
Per Gross	Sq. Ft.:	\$11.48		
Expenses I	Per Unit:	\$8,691.19		

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Raymond A. Rodriguez Founding Partner Tel. 866.582.7865 ray@lucrumre.com Scotty Weisstein Partner Tel. 818.657.6514 scotty@lucrumre.com



Mail	PROPERTY ADDRESS			CITY STATE			ZIP CODE				
Triany Shake	823 Lagoon Ave.			Wilmington CA		CA	90744				
	TOTAL # OF UNITS # OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECT	ION 8 UNITS			
	7									2 Section	8 & 1 HIS
2	APT#	TENANT'S NAME	BEDS,	/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
1	1		1	1		\$1,950.00					
1	2		2	1.5		\$2,350.00	Townhouse Style Unit				
A	-			_		+	·				
S	\vdash			_						Yes	
National Column 1	\vdash			 			+				
The color of the	-			_		+					
ADU Potential	-			_		+	Harbor Interfaith Services			HIS	
S	7		2	1		\$2,395.00					
10	8		2	2			ADU Potential				
11	9										
12	10										
13	11										
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MONTHLY RENTAL INCOME: MONTHLY LAUNDRY INCOME: MONTHLY GARAGE INCOME: MONTHLY OTHER INCOME: S0.00 TOTAL GROSS MONTHLY INCOME: S15,131.00 ALL COLUMNS & SECTIONS MUST BE COMPLETED What utilities are included in rent? Electricity Gas Gas Heat 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											
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Cable 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	-	•		-			If VES what is the assessment all assets in	o nor annu 3			
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