

MULTIFAMILY LISTING
Two 4 Plexes - Torrance
Call 714-742-3700 for Address



IT'S A BETTER WAY.

RE/MAX PROPERTY CONNECTION

26381 CROWN VALLEY PKWY. SUITE #180
MISSION VIEJO, CA 92691
SoCalMultifamilyBroker.com

LISTING AGENT:

Mike Lembeck
Multifamily Advisor
714-742-3700 Mobile
mike@socalmultifamilybroker.com

**TWO 4 PLEXES
TORRANCE
APPROX. 7,198 SQ. FT.
ASKING PRICE
\$2,500,000**



UNITS: 8

ADDRESS: Call 714-742-3700 for Address

NO. OF BUILDINGS: 2

APARTMENT MIX:

3 One Bedroom 1 Bath
1 One Bedroom 1 Bath
3 One Bedroom 1 Bath
1 One Bedroom 1 Bath

SUMMARY:

Great opportunity to acquire contiguous fourplexes with attractive residential financing. Strong in-place rents with substantial room on both parcels to build multiple ADUs. Both properties have new roofs, new plumbing, new windows, and several other unit upgrades. Properties must be sold together. Drive-by only, tenants are unaware of sale.



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OVERVIEW

Great opportunity to acquire contiguous fourplexes with attractive residential financing. Strong in-place rents with substantial room on both parcels to build multiple ADUs. Both properties have new roofs, new plumbing, new windows, and several other unit upgrades. Properties must be sold together. Drive-by only, tenants are unaware of sale.

PROPERTY HIGHLIGHTS

- \$1,250,000 Per Fourplex
- Room on Both Parcels to Build Multiple ADUs
- Single Story Buildings
- 3 Parking Spots

PROPERTY SUMMARY

- Asking Price: \$2,500,000
- Year Built: 1955
- Lot Size: 7,198 Sq. Ft.
- Building Sq. Ft: 2,700 Sq. Ft.



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RENT ROLL/FINANCIAL DETAILS

Unit #	Unit Type	Current Rent	Proforma Rent
1	1 Bed 1 Ba	\$1,500	\$2,500
2	1 Bed 1 Ba	\$1,500	\$2,500
3	1 Bed 1 Ba	\$1,500	\$2,500
4	1 Bed 1 Ba	\$1,450	\$2,000
5	1 Bed 1 Ba	\$1,580	\$2,500
6	1 Bed 1 Ba	\$1,580	\$2,500
7	1 Bed 1 Ba	\$1,580	\$2,500
8	1 Bed 1 Ba	\$1,550	\$2,000
Total	Monthly	\$12,240	\$19,000
Total	Annual	\$146,880	\$228,000



FINANCIAL DETAILS

Price:	Cost Per Unit:	Current GRM:	Current Cap:	Approx. Sq. Ft.	Lot Size
\$2,500,000	\$312,500	17.02	3.92%	2,700 Sq. Ft. Per 4 Plex	7,198 Sq. Ft. Per 4 Plex
Down Payment:	Percent Down:	Proforma GRM:	Market Cap:	Cost Per Sq. Ft.	Year Built
\$875,000	35%	16.4	4.11%	\$462.96	1955



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PROPERTY PHOTOS



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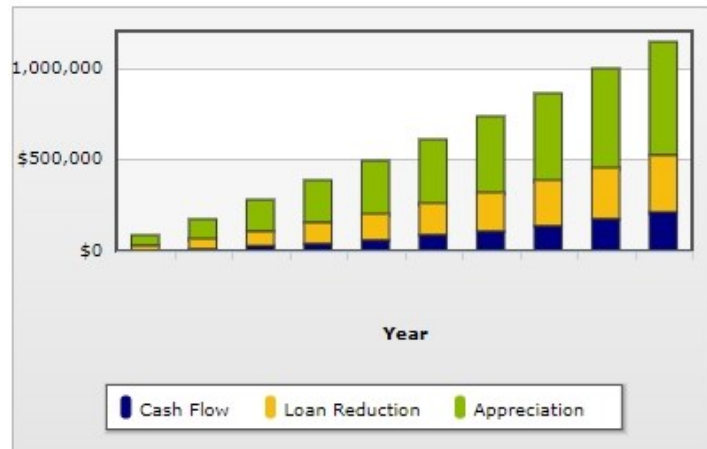
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Cumulative Wealth - Equity vs Debt

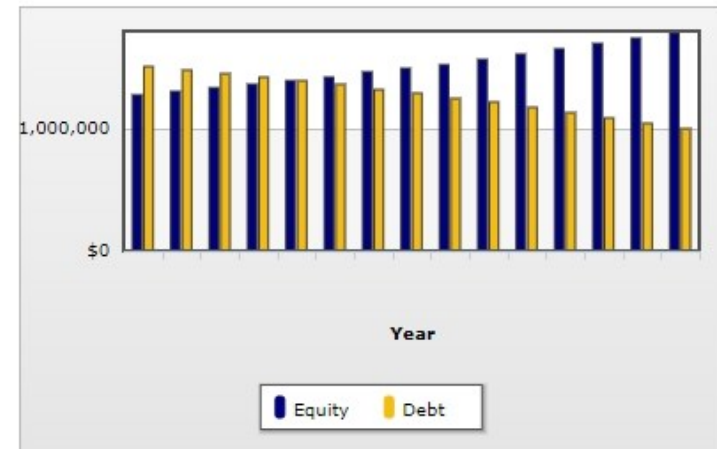
Cumulative Wealth

The Cumulative Wealth chart portrays three types income streams often associated with a real estate investments. The cash flow which comes after all income and expenses are accounted for, the loan reduction due to paying the mortgage and the appreciation in value of the investment property.



Equity vs. Debt

The chart below depicts the annual increase in equity and the annual decrease in debt for the investor. This occurs when mortgage payments are made and a portion of the principal is paid off. By paying off the mortgage principal, the investor's equity in the property increases and the debt is reduced.



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Annual Cash Flow

The Annual Cash Flow below is a fundamental analysis used to evaluate an investment opportunity. It depicts what amount is left over after all the income and expenses have been accounted for. A positive amount represents a gain to the investor. A negative amount is a loss and the investor will be required to put more cash into the investment.



Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Description										
Gross Scheduled Income	\$146,880	\$151,286	\$155,825	\$160,500	\$165,315	\$170,274	\$175,382	\$180,644	\$186,063	\$191,645
Total Operating Expenses	(\$48,784)	(\$50,248)	(\$51,755)	(\$53,308)	(\$54,907)	(\$56,554)	(\$58,251)	(\$59,998)	(\$61,798)	(\$63,652)
Net Operating Income	\$98,096	\$101,039	\$104,070	\$107,192	\$110,408	\$113,720	\$117,132	\$120,646	\$124,265	\$127,993
Loan Payment	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)	(\$90,910)
Before-Tax Cash Flow	\$7,186	\$10,128	\$13,160	\$16,282	\$19,497	\$22,810	\$26,221	\$29,735	\$33,355	\$37,083
Cash-On-Cash Return	0.57%	0.80%	1.04%	1.29%	1.55%	1.81%	2.08%	2.36%	2.65%	2.94%



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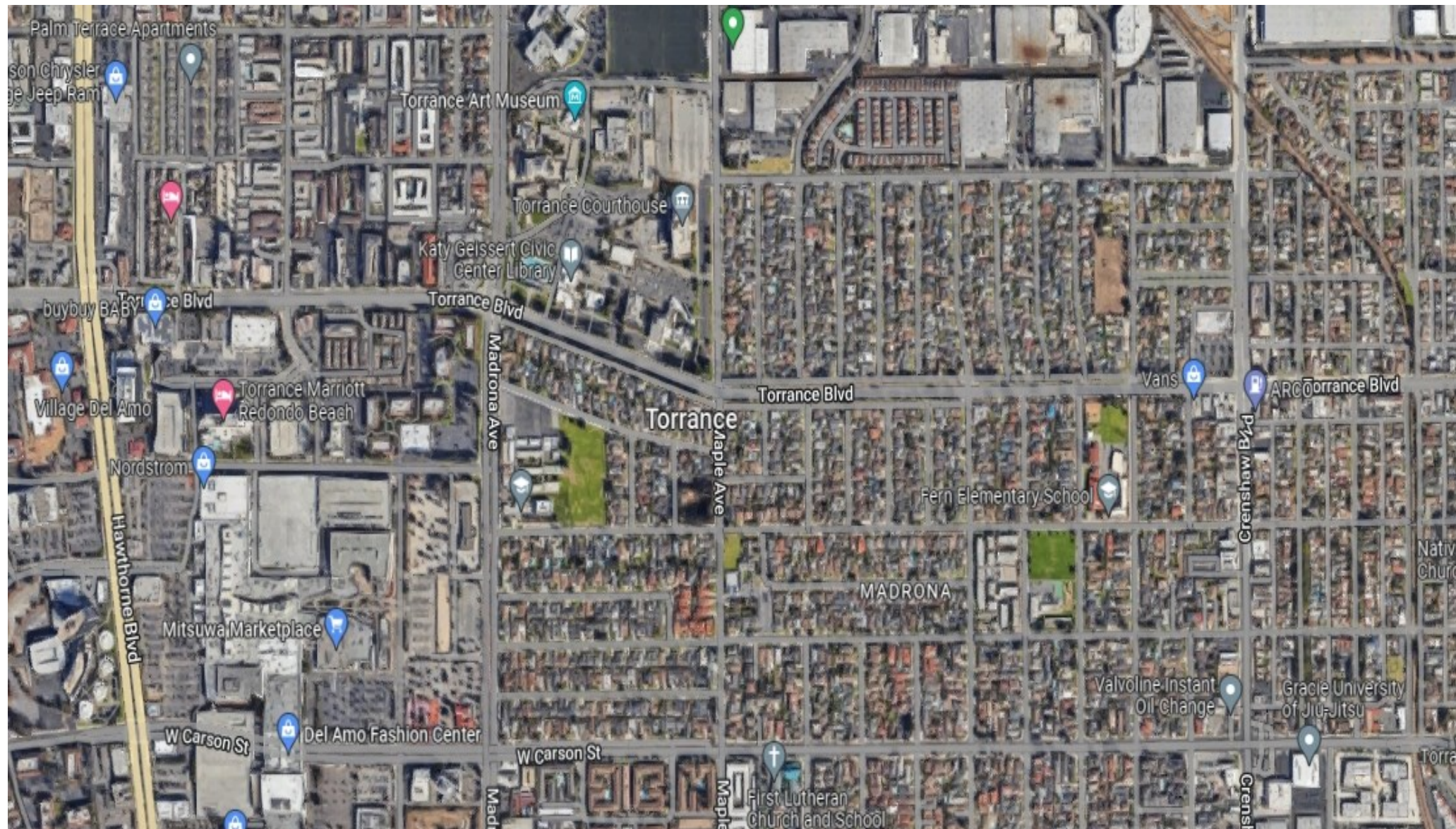
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AERIAL MAP



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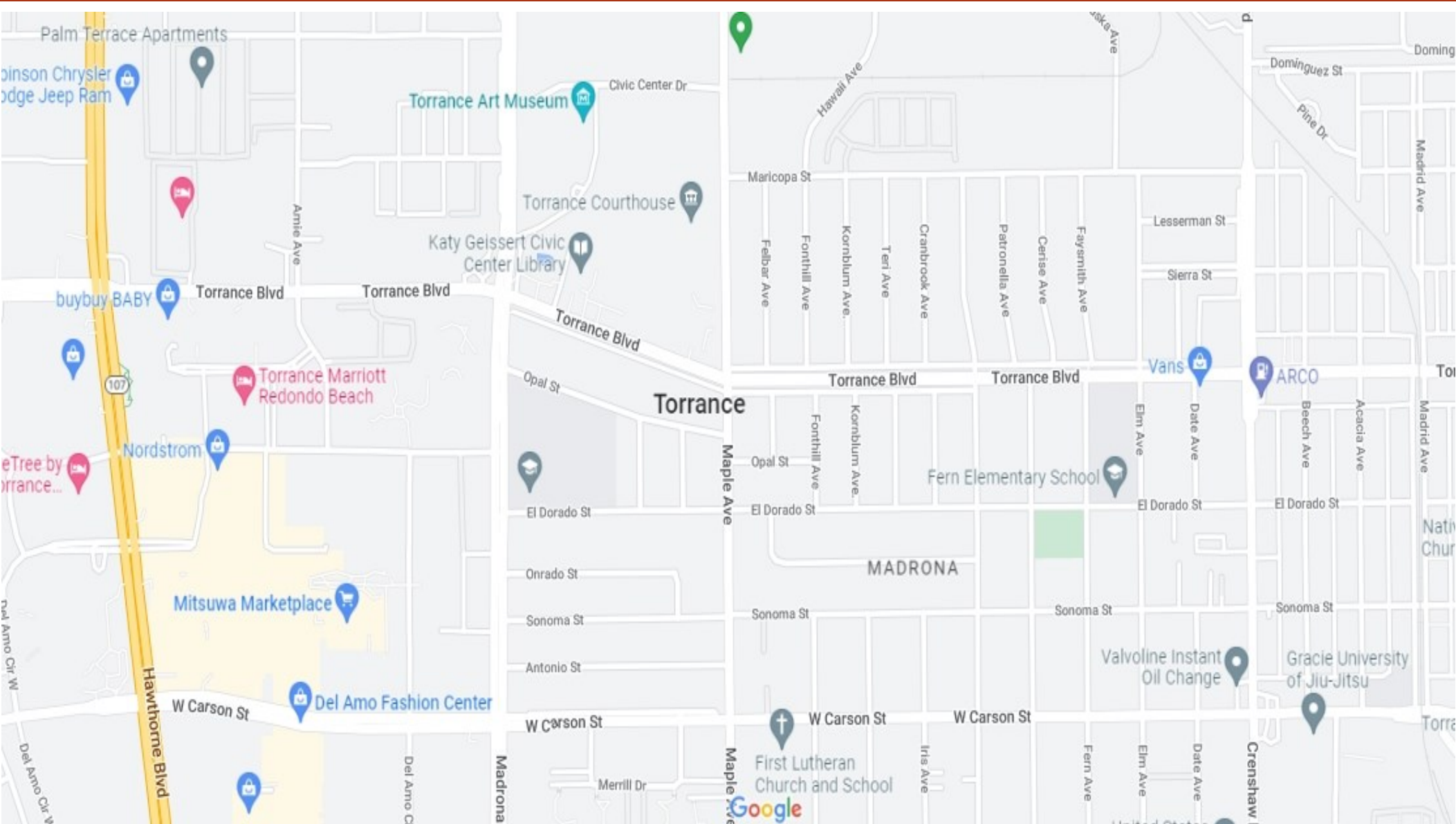
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STREET MAP



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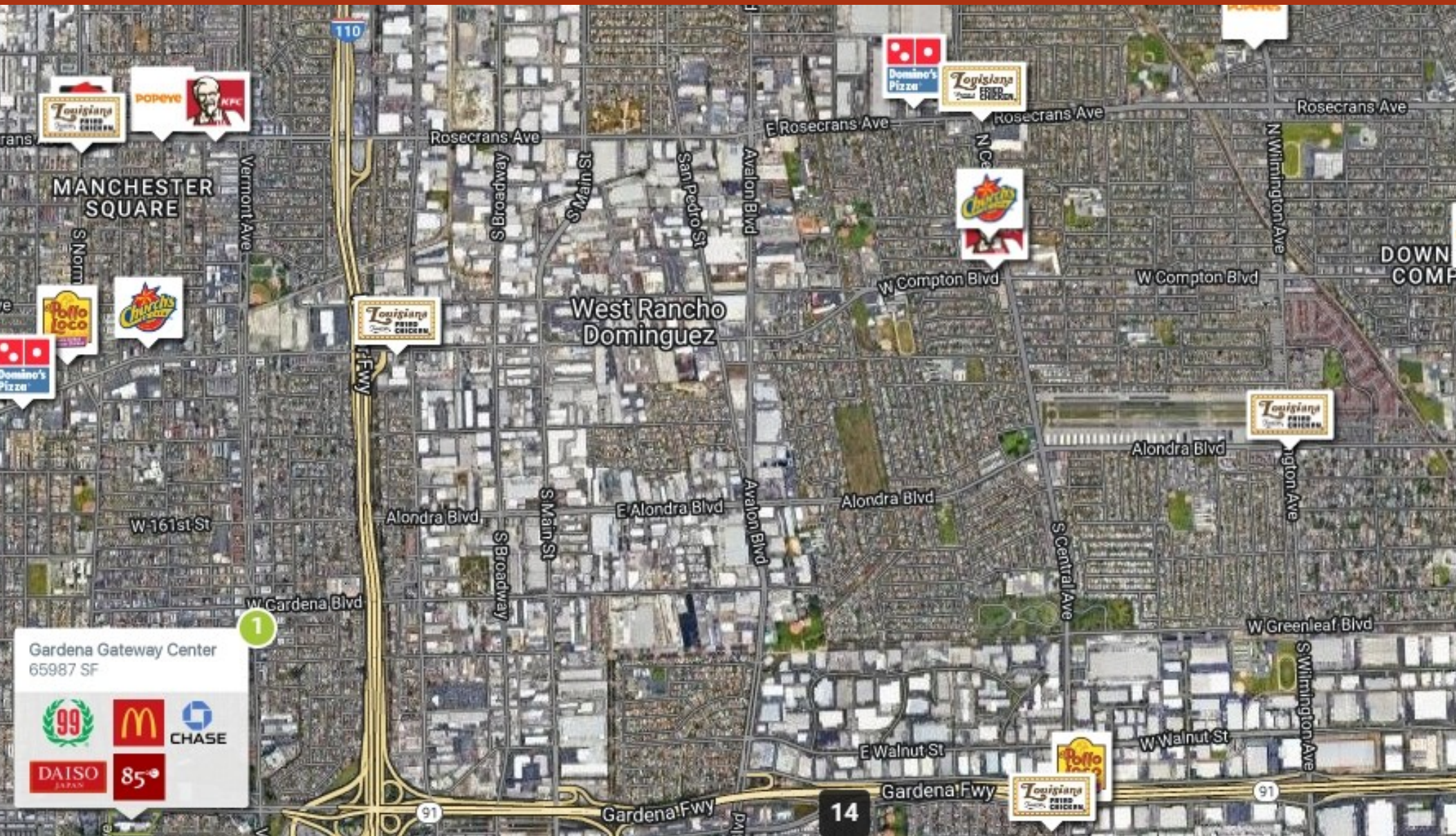
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RETAILERS/POINTS OF INTEREST MAP



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COMMUNITY OVERVIEW

Torrance is a larger medium-sized coastal city (i.e. on the ocean, a bay, or inlet) located in the state of California. With a population of 147,067 people and 38 constituent neighborhoods, Torrance is the 40th largest community in California.

Torrance home prices are not only among the most expensive in California, but Torrance real estate also consistently ranks among the most expensive in America.

Torrance is a decidedly white-collar city, with fully 88.08% of the workforce employed in white-collar jobs, well above the national average. Overall, Torrance is a city of professionals, managers, and sales and office workers. There are especially a lot of people living in Torrance who work in management occupations (15.89%), office and administrative support (12.59%), and sales jobs (9.74%).

Of important note, Torrance is also a city of artists. Torrance has more artists, designers and people working in media than 90% of the communities in America. This concentration of artists helps shape Torrance's character.

Torrance is also nautical, which means that parts of it are somewhat historic and touch the ocean or tidal bodies of water, such as inlets and bays. Quite often, nautical areas such as these attract visitors and locals who come to enjoy the scenery and various waterfront activities.



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LISTING AGENT PROFESSIONAL BIO

Mike Lembeck is one of the top producers in listings and sales of income property in Southern California. As a licensed California Real Estate agent Mike is experienced and proven in large and small income producing properties, including: apartment buildings, shopping centers, commercial buildings, and 1031 tax deferred exchanges in Southern California. He is also a member of the Huntington Beach/Fountain Valley Board of Realtors, Orange County Association of Realtors, and Southern California reciprocal Board of Realtors.

Mike Lembeck is a native Southern Californian and has lived in the area his entire life. This has allowed Mike to become familiar with all the different apartment building locations within the cities he services. This expert knowledge along with his familiarity with the Southern California multifamily apartment market make him an expert in apartment building sales.

Mike is a founding member of the Commercial REO Brokers Association and is a member of The Realty Investment Assoc. of Orange County (RIAOC).

Mike has an extensive background in the construction industry and is one of the select few and highly educated graduates of the Fortune Builders Mastery Program specializing in the analysis, acquisition, renovation and disposition of all types of investment properties. He is currently purchasing properties through joint ventures and partnerships to acquire properties



MIKE LEMBECK

President

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