

MULTIFAMILY LISTING
21 Units - San Pedro
Call 714-742-3700 for Address



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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

21 UNITS
SAN PEDRO
APPROX. 13,505 SQ. FT.
ASKING PRICE
\$5,000,000



UNITS: 21

NO. OF BUILDINGS: 1

APARTMENT MIX:

8 Two Bedroom 1 Bath
12 One Bedroom 1 Bath
1 Bachelor Unit 1 Bath

ADDRESS: Call 714-742-3700 for Address
SUMMARY:

OFF MARKET OPPORTUNITY - A 21-unit, 2-story (over on-grade parking) multifamily building built in 1973. The property enjoys an excellent unit mix of 12 - 1 bedroom 1 bath and 8 - 2 bedroom 1 bath apartments. Recently added single/bachelor ADU creates the 21st unit. The seller is in the process of getting approval from the city for one more additional 1 bedroom 1 bath ADU and will deliver approved plans at close of escrow. Brand new roof just installed. There are on-site laundry facilities for the tenants, an intercom entrance system and secure parking for 21 cars. Many of the units have balconies. This building is centrally located near the deep water port of San Pedro / Long Beach, where tenants can take advantage of the



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OVERVIEW

OFF MARKET OPPORTUNITY - A 21-unit, 2-story (over on-grade parking) multifamily building built in 1973. The property enjoys an excellent unit mix of 12 - 1 bedroom 1 bath and 8 - 2 bedroom 1 bath apartments. Recently added single/ bachelor ADU creates the 21st unit. The seller is in the process of getting approval from the city for one more additional 1 bedroom 1 bath ADU and will deliver approved plans at close of escrow. Brand new roof just installed. There are on-site laundry facilities for the tenants, an intercom entrance system and secure parking for 21 cars. Many of the units have balconies. This building is centrally located near the deep water port of San Pedro / Long Beach, where tenants can take advantage of the short commute to an incredible number of jobs located in the harbor area.

PROPERTY HIGHLIGHTS

- Two Story Building
- Brand New Roof
- On-Site Laundry
- Intercom Entrance System
- Most Units Have Balconies
- Individual and Secure Parking
- New ADU Bachelor Unit
- Near The Deep Water Port of San Pedro / Long Beach

PROPERTY SUMMARY

- Asking Price: \$5,000,000
- Year Built: 1973
- 15,900 Building Sq. Ft.
- Lot Size: 13,505 Sq. Ft.



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RENT ROLL/FINANCIAL DETAILS

Unit #	Unit Type	Current Rent	Proforma Rent
1	2 Bed 1 Ba	\$1,371	\$2,500
2	2 Bed 1 Ba	\$1,371	\$2,500
3	2 Bed 1 Ba	\$1,371	\$2,500
4	2 Bed 1 Ba	\$1,371	\$2,000
5	2 Bed 1 Ba	\$1,371	\$2,500
6	2 Bed 1 Ba	\$1,371	\$2,500
7	2 Bed 1 Ba	\$1,371	\$2,500
8	2 Bed 1 Ba	\$1,371	\$2,500
9	1 Bed 1 Ba	\$1,200	\$2,000
10	1 Bed 1 Ba	\$1,200	\$2,000
11	1 Bed 1 Ba	\$1,200	\$2,000
12	1 Bed 1 Ba	\$1,200	\$2,000
13	1 Bed 1 Ba	\$1,200	\$2,000
14	1 Bed 1 Ba	\$1,200	\$2,000
15	1 Bed 1 Ba	\$1,200	\$2,000
16	1 Bed 1 Ba	\$1,200	\$2,000
17	1 Bed 1 Ba	\$1,200	\$2,000
18	1 Bed 1 Ba	\$1,200	\$2,000
19	1 Bed 1 Ba	\$1,200	\$2,000
20	1 Bed 1 Ba	\$1,200	\$2,000
21	1 Bachelor Unit	\$1,395	\$2,000
Total	Monthly	\$26,763	\$46,000
Total	Annual	\$321,156	\$552,000



FINANCIAL DETAILS

Price:	Cost Per Unit:	Current GRM:	Current Cap:	Approx. Sq. Ft.	Lot Size
\$5,000,000	\$226,190	14.7	4.18%	15,900	0.31 Acres
Down Payment:	Percent Down:	Proforma GRM:	Market Cap:	Cost Per Sq. Ft.	Year Built
\$1,187,500	25%	13.8	4.64%	\$298.74	1973



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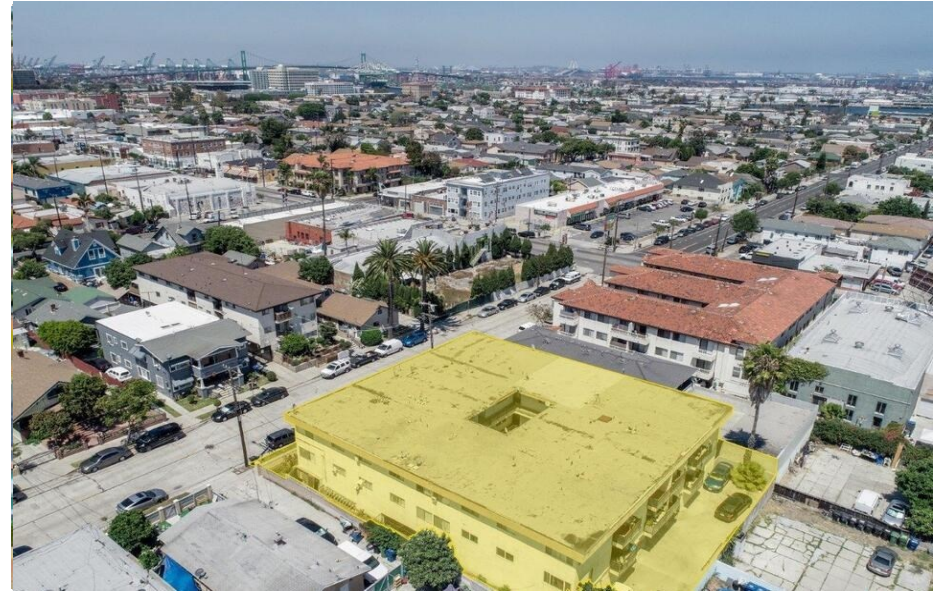
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PROPERTY PHOTOS



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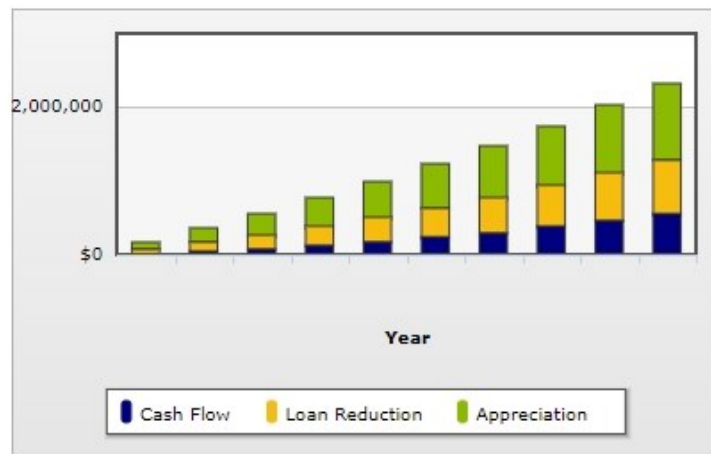
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Cumulative Wealth - Equity vs Debt

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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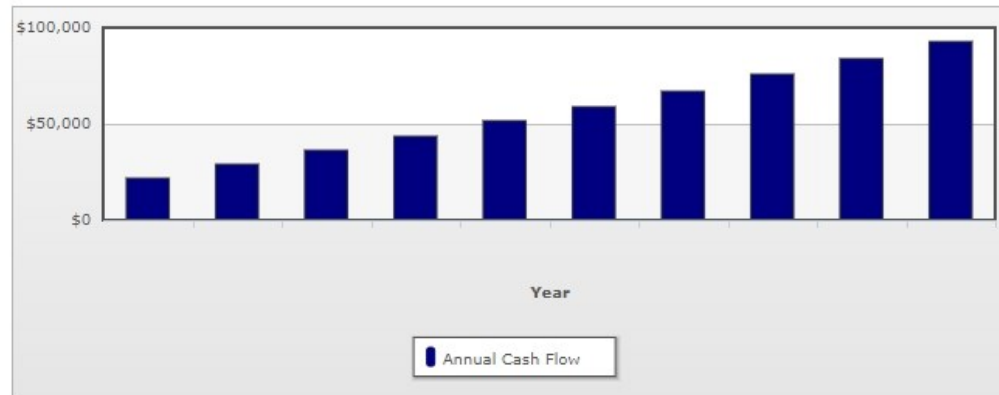
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Annual Cash Flow

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	\$321,156	\$330,791	\$340,714	\$350,936	\$361,464	\$372,308	\$383,477	\$394,981	\$406,831	\$419,036
Total Operating Expenses	(\$88,318)	(\$90,968)	(\$93,697)	(\$96,507)	(\$99,403)	(\$102,385)	(\$105,456)	(\$108,620)	(\$111,879)	(\$115,235)
Net Operating Income	\$232,838	\$239,823	\$247,018	\$254,428	\$262,061	\$269,923	\$278,021	\$286,361	\$294,952	\$303,801
Loan Payment	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)	(\$210,304)
Before-Tax Cash Flow	\$22,534	\$29,519	\$36,714	\$44,124	\$51,757	\$59,619	\$67,716	\$76,057	\$84,648	\$93,496
Cash-On-Cash Return	1.90%	2.49%	3.09%	3.72%	4.36%	5.02%	5.70%	6.40%	7.13%	7.87%



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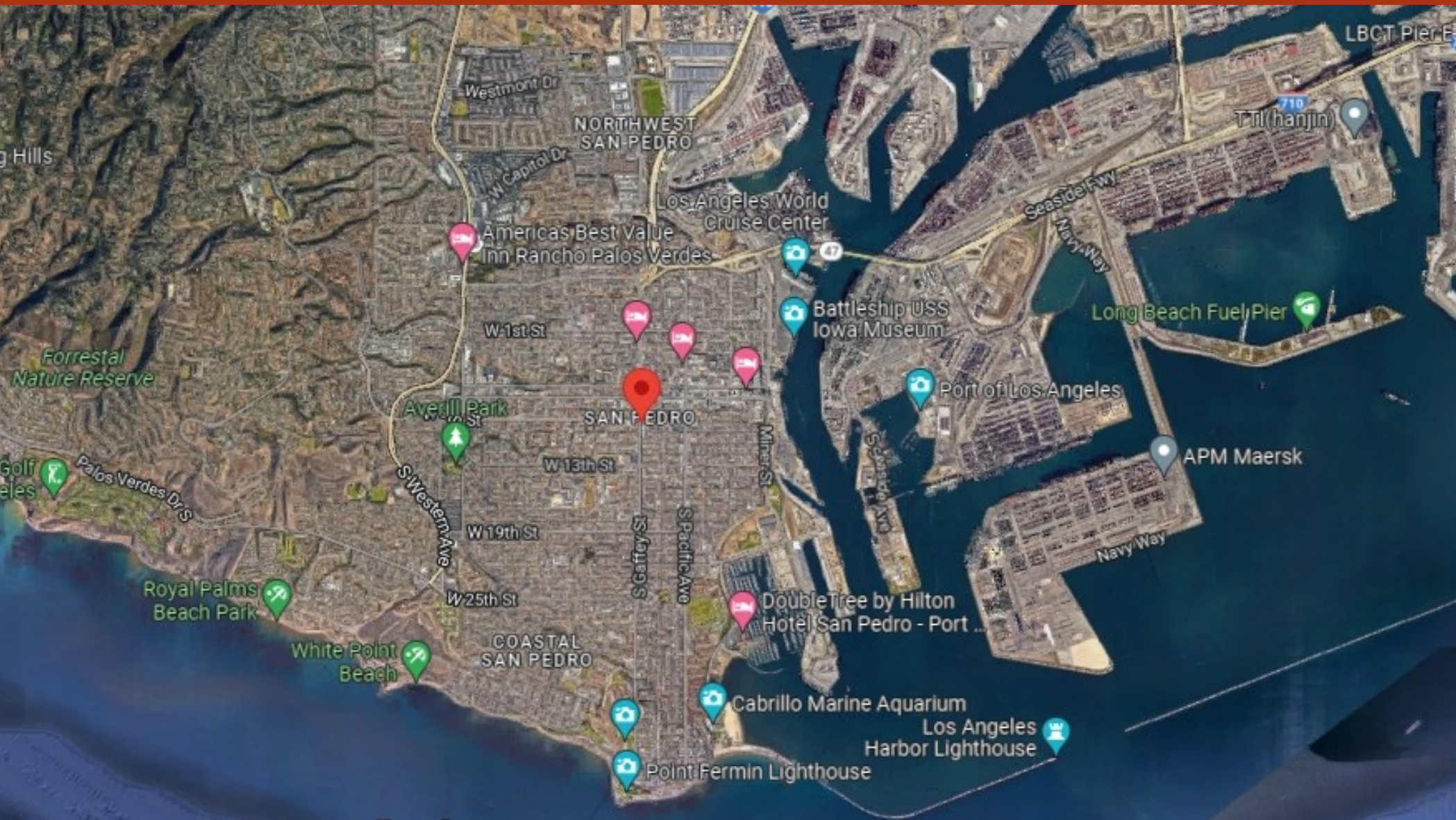
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AERIAL MAP



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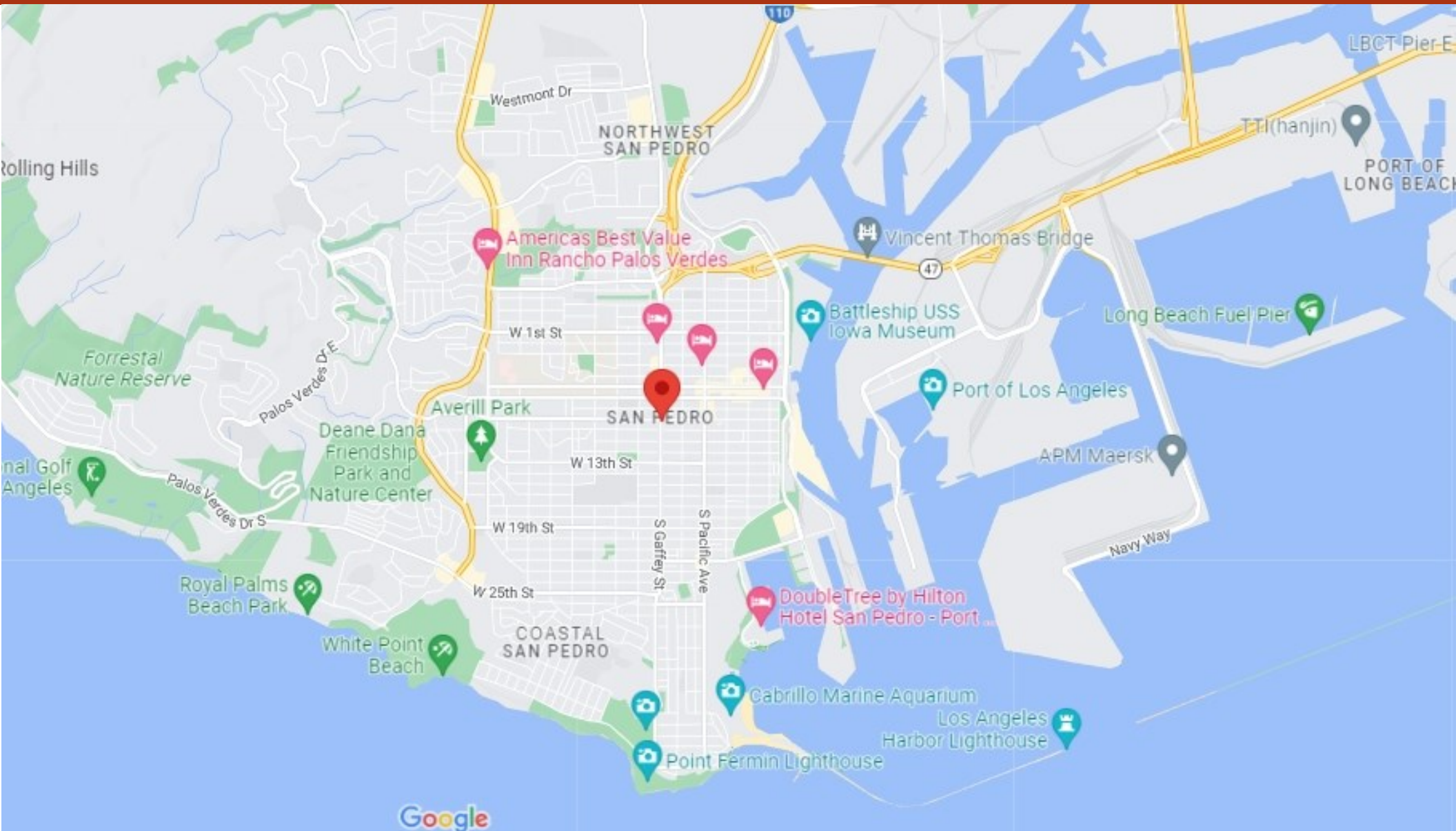
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STREET MAP



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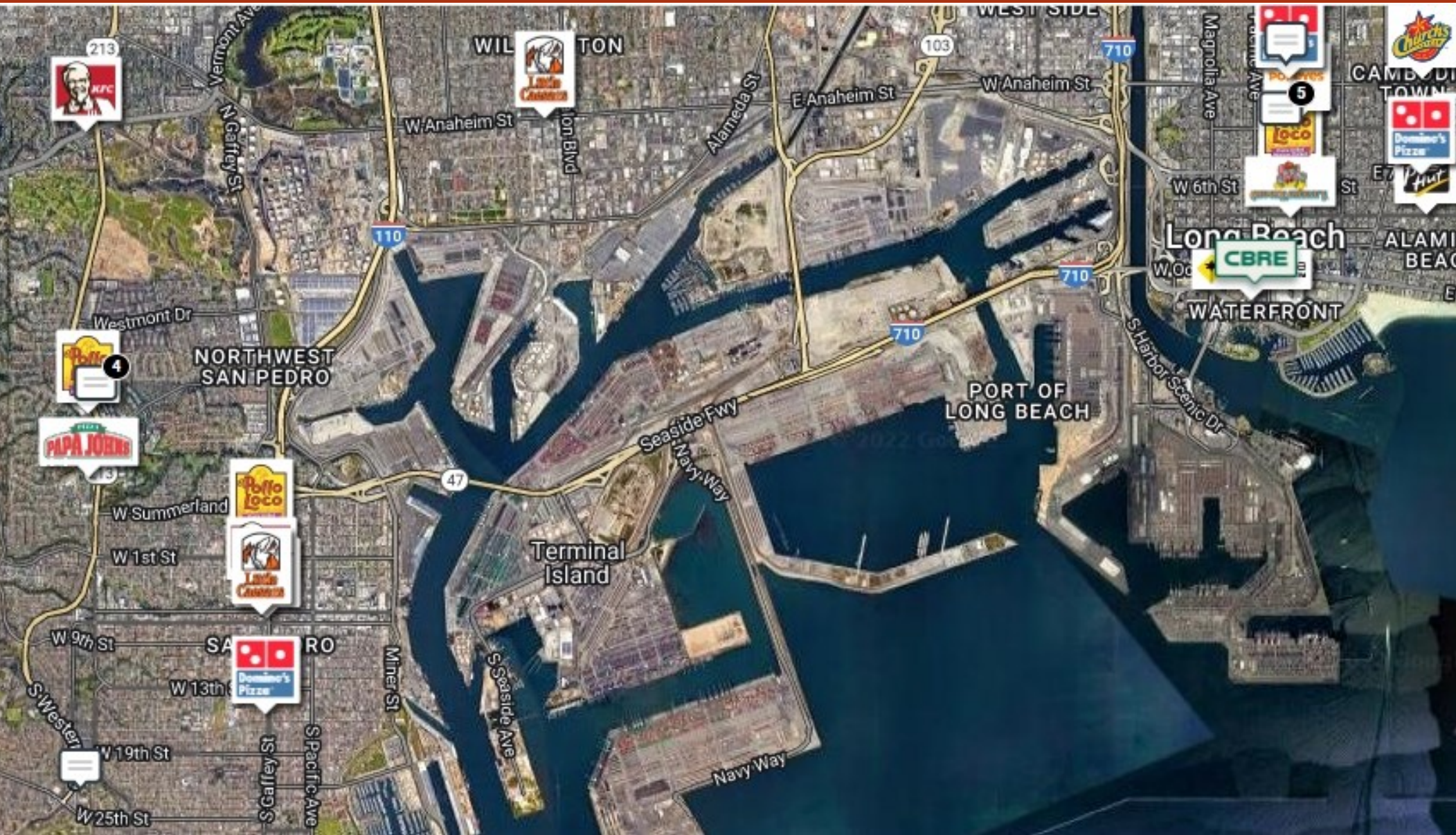
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RETAILERS/POINTS OF INTEREST MAP



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COMMUNITY OVERVIEW

San Pedro median real estate price is \$785,446, which is more expensive than 57.9% of the neighborhoods in California and 90.0% of the neighborhoods in the U.S.

The average rental price in San Pedro is currently \$2,379. Rents here are currently lower in price than 63.3% of California neighborhoods.

San Pedro is a densely urban neighborhood (based on population density) located in Los Angeles, California.

San Pedro real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and single-family homes. Most of the residential real estate is renter occupied. Many of the residences in the San Pedro neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built before 1940.

Home and apartment vacancy rates are 8.0% in San Pedro. Neighborhood Scout analysis shows that this rate is lower than 51.1% of the neighborhoods in the nation, approximately near the middle range for vacancies.



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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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