

# 4185 City Terrace Dr, Los Angeles

\$749,000 | 2 Units | 13.37 GRM | 4.7% Cap Rate



BUCKINGHAM INVESTMENTS  
EL SEGUNDO | LONG BEACH | TORRANCE

Jeffrey Isenberg  
CA BRE License # 02059354  
Jeffrey@BuckinghamInvestments.com  
(818)795-4477

Offering memorandum presented by:

Ashlee Carroll  
CA BRE License # 02156285  
Ashlee@BuckinghamInvestments.com  
(562)714-7975

INVESTMENT HIGHLIGHTS

3

AREA OVERVIEW

4

INVESTMENT SUMMARY

5

RENT ROLL

6

SALES COMPARABLES

7

PROPERTY PHOTOS

9

CONTACT CARD

11

DISCLAIMER

12

# TABLE OF CONTENTS

# INVESTMENT HIGHLIGHTS

- Well-maintained duplex with two 2-bedroom, 1-bath units
- Modern cosmetic upgrades throughout both units including new flooring, updated kitchens, and refreshed bathrooms
- Major system improvements include seismic retrofitting, updated electrical new windows and tankless water heaters
- On-site laundry and secure, gated parking for two cars
- Bright, comfortable living spaces with contemporary finishes
- Strong investment opportunity in a high-demand rental market

BUCKINGHAM INVESTMENTS  
EL SEGUNDO | LONG BEACH | TORRANCE

# AREA OVERVIEW

Located in the desirable City Terrace neighborhood of East Los Angeles

Close to Cal State LA and Monterey Park Golf Club  
Near Robert F. Kennedy Elementary School, LA County Fire Department HQ, and LA County Sheriff's Training Academy

Convenient access to major freeways: 10, 710, and 60  
Easy commute to nearby employment, education, and amenities

Central East LA location with consistent rental demand

BUCKINGHAM INVESTMENTS  
EL SEGUNDO | LONG BEACH | TORRANCE

# INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION	
Price	\$749,000
Year Built	1954
Units	2
Building Sq. Ft	1,312
Lot Sq. Ft	2,261
Price / Sq. Ft	\$571
Price / Lot Sq. Ft	\$331
Price / Unit	\$374,500
Current GRM	13.37
@ Market GRM	11.58
Current Cap Rate	4.7%
@ Market Cap Rate	5.7%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$56,004	\$64,680
Parking Income	-	-
Less Vacancy @ 5%	(\$2,800)	(\$3,234)
<b>Effective Gross Income</b>	<b>\$53,204</b>	<b>\$61,446</b>
Expenses	Actual	Market
Taxes	\$9,363	\$9,363
Insurance	\$2,700	\$2,700
Repairs and Maintenance	\$2,660	\$3,072
Property Management	-	-
Utilities	\$1,877	\$1,877
Pest Control	\$840	\$840
Cleaning/Gardening	\$720	\$720
City Licensing and Permits	-	-
<b>Total Expenses</b>	<b>\$18,160</b>	<b>\$18,572</b>
<b>Net Operating Income</b>	<b>\$35,044</b>	<b>\$42,874</b>

PROPOSED FINANCING	
Loan Amount (70%)	\$524,300
Down Pmt (30%)	\$224,700
Rate (%)	6.25%
Amortization (years)	30
Payment (monthly)	(\$3,228)
Debt Cov. Ratio	0.90



\*Photo has been virtually staged

# RENT ROLL

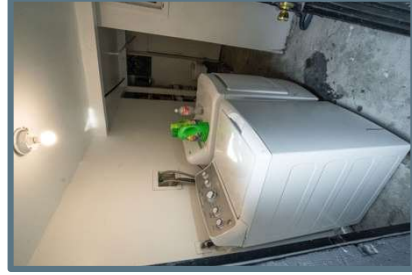
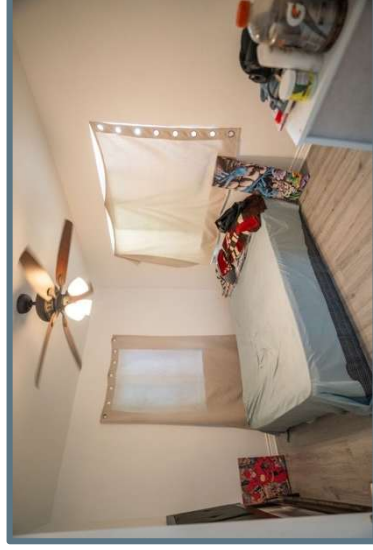
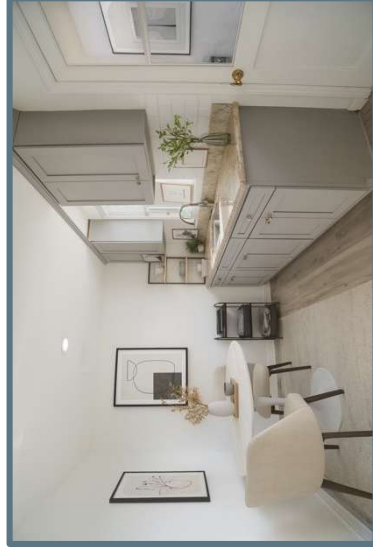
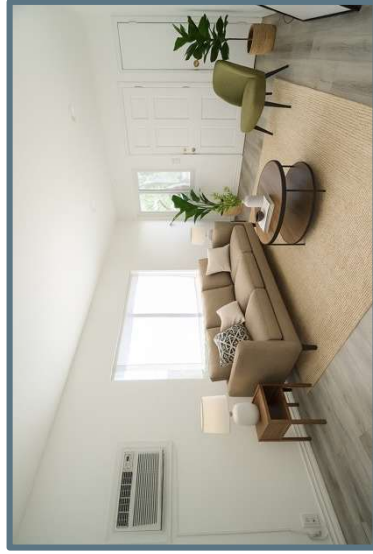


\*Photo has been virtually staged

# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	\$2,695**	\$2,695
1	2BD/1BA	\$1,972	\$2,695
TOTAL		\$4,667	\$5,390

\*\*Vacant market, rents applied

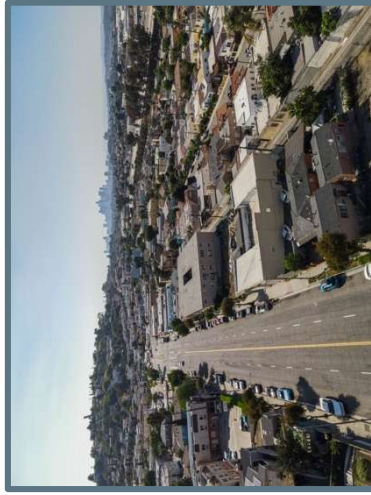
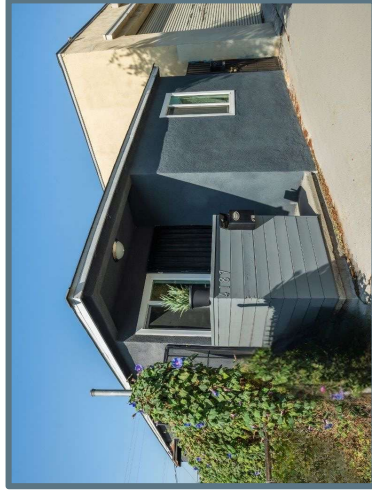
# PROPERTY PHOTOS



BUCKINGHAM INVESTMENTS  
EL SEGUNDO | LONG BEACH | TORRANCE

\*Some photos have been virtually staged

# PROPERTY PHOTOS



# CONTACT INFO



For additional information, please contact:

Jeffrey Isenberg  
CA BRE License # 02059354  
Jeffrey.Isenberg@BuckinghamInvestments.com  
(818)795-4477



Ashlee Carroll  
DRE# 02156285  
Ashlee@BuckinghamInvestments.com  
(562)714-7975

Buckingham Investments  
1304 El Prado Ave, Ste. C  
Torrance, CA 90501

## DISCLAIMER AND CONFIDENTIALITY AGREEMENT

The information contained in this document is private, confidential, and intended solely for the addressed recipient. By receiving and reviewing this document, the intended recipient agrees to maintain the confidentiality of this document. This document is not to be shared, duplicated, recorded, viewed, or disseminated in any fashion without the express written consent of Buckingham Investments. If you are not the intended recipient, do not review the document. Instead, please notify Buckingham Investments that you have received this document erroneously and arrange the return of the document to Buckingham Investments.

The sole intended purpose of this document is to provide a brief synopsis of the potential investment in a specific property. The information in this document has been compiled by Buckingham Investments and is only a representation of Buckingham Investments' opinions at the time the document was created. This document may not represent the current or future opinions of Buckingham Investments regarding this investment opportunity. While Buckingham Investments believes the sources of this information to be reliable, Buckingham Investments has not verified specific information including but not limited to: profit and loss statements, financial statements, size, condition, tenancy, lease status, operational history, or any other details of the property which may be addressed in this document. Buckingham Investments does not warrant the information in this document for any purpose other than as preliminary information regarding a potential real estate investment. This document is not a substitute for due diligence investigations. Buckingham Investments strongly encourages all potential real estate investors to conduct thorough due diligence investigations prior to entering into any transaction.