

6520 Pickering Ave

6520 Pickering Ave, Whittier, CA 90601

FT First Team
COMMERCIAL
Presented By:
First Team Real Estate



DIGITALLY ALTERED

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Property Details

Price: \$1,295,000

- Located in Uptown Whittier within a short walk of restaurants, retail, and cultural destinations.
- Stable multifamily asset with potential upside through property enhancements or unit renovations.
-

Easy access to major transportation routes, including I-605, I-5, and SR-60, offering connectivity to Los Angeles and Orange County.

View the full listing here: <https://www.loopnet.com/Listing/6520-Pickering-Ave-Whittier-CA/40792010/>

Price:	\$1,295,000
No. Units:	5
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	7.37%
Lot Size:	0.16 AC
Gross Building Area:	3,628 SF
Gross Rent Multiplier:	11.22
No. Stories:	2
Year Built:	1963
Parking Ratio:	0.8/1,000 SF
Zoning Description:	R4, Whittier

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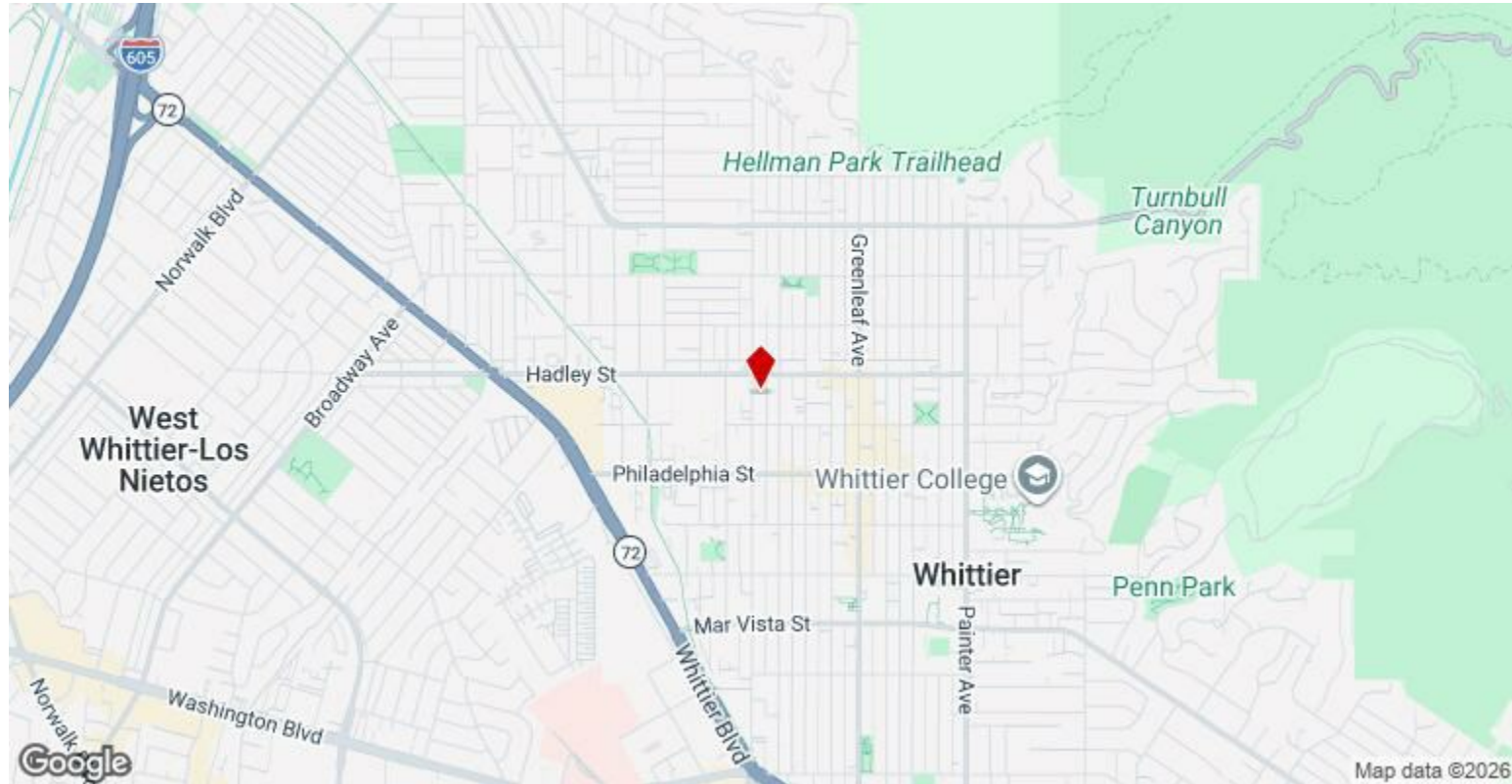
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	2	See Rent Roll	N/A
2+1	2	See Rent Roll	N/A
2+2	1	See Rent Roll	N/A

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Location



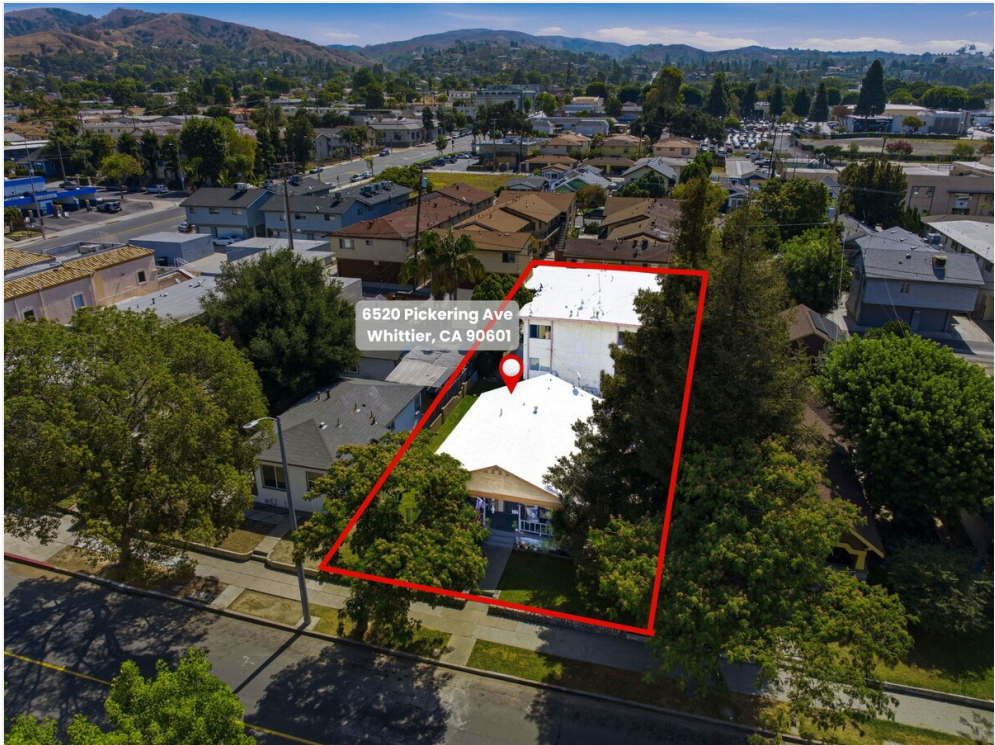
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Property Photos



Building Photo



Building Photo

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Aerial

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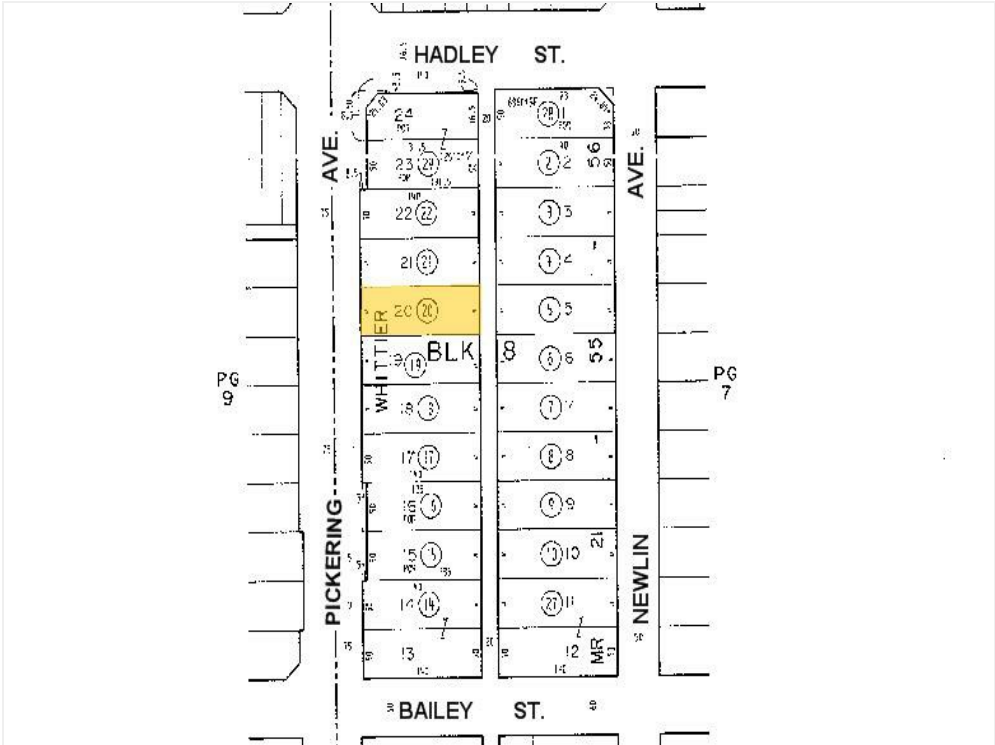
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Aerial



Plat Map

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6520 PICKERING AVENUE

UPTOWN WHITTIER MULTIFAMILY INVESTMENT

5-Unit Residential Asset | High-Yielding Southern California Opportunity

THE OPPORTUNITY

An exceptional investment opportunity located in a highly desirable, historically strong rental market within Uptown Whittier. **6520 Pickering Ave** consists of five multi-family units distributed across two separate structures on a 7,003-square-foot lot.

The property features a versatile, highly rentable unit mix consisting of:

1 Detached Front House: 3 Bedrooms / 1.5 Bathrooms (Craftsman-style single-family home)

1 Rear Fourplex: Two 2-Bed/1-Bath units and two 1-Bed/1-Bath units

This stable, income-producing asset sits in a premium submarket that is **not subject to local rent control**, offering unparalleled operational flexibility and immediate potential upside through minor value-add property enhancements.

INVESTMENT HIGHLIGHTS

Prime Location: Situated in historic Uptown Whittier, within short walking distance to a rich assortment of restaurants, retail stores, cafes, and entertainment.

Regional Connectivity: Excellent access to major transit corridors including the I-605, I-5, and SR-60 freeways, bridging convenient commutes to both Los Angeles and Orange Counties.

No Local Rent Control: Capitalize on increased rental agility and unimpeded adjustments to market rates in a high-demand rental ecosystem.

Tenant-Centric Utilities: Each individual unit is equipped with its own dedicated hot water tank and washer/dryer hookups, keeping utility overhead predictable.

On-Site Parking: Vehicle parking is seamlessly accommodated by four covered carports at the rear of the site.

FINANCIAL SUMMARY

The property's detailed baseline financials reflect healthy margins, calculated with a standard vacancy protection allowance and institutional debt servicing assumptions.

Acquisition Metrics

Asking Price: \$1,295,000.00

Capitalization Rate (Cap Rate): 7.37%

Gross Rent Multiplier (GRM): 11.22x



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Net Operating Income (NOI): \$95,416.38 (Annual) / \$7,951.36 (Monthly)

Cash & Returns

Required Down Payment: \$388,500.00

Estimated Closing Costs: \$25,000.00

Projected Deferred Maintenance: \$20,000.00

Total Cash Out-of-Pocket: \$433,500.00

Net Monthly Cash Flow (After Debt): \$2,221.67

Cash-on-Cash Return: 6.15%

PROPERTY INCOME & EXPENSES

Revenue & Expense Breakdown

Line Item	Monthly	Annual
Gross Scheduled Rental Income	\$9,615.00	\$115,380.00
Less: Vacancy Allowance (5.0%)	(\$480.75)	(\$5,769.00)
Effective Gross Income (EGI)	\$9,134.25	\$109,611.00
Less: Estimated Operating Expenses (12.95%)	(\$1,182.89)	(\$14,194.62)
Net Operating Income (NOI)	\$7,951.36	\$95,416.38

Proposed Debt Structure

Loan Principal: \$906,500.00 (1st Mortgage)

Interest Rate: 6.50% (30-Year Amortization)

Monthly Debt Service Payment: \$5,729.70

PROPERTY SPECIFICATIONS

Total Building Size: 3,628 Gross Sq. Ft.

Total Lot Size: 7,003 Sq. Ft. (0.16 Acres)

Zoning: R4, Whittier (Multifamily Residential High-Density)

Assessor Parcel Number (APN): 8139-008-020

Parking Spaces: 4 Covered Carports

Construction: Front House (Approx. 1930) | Rear Fourplex (Approx. 1963)

CONTACT FOR DETAILS & TOURS

To request a full review of lease structures, please Contact Listing Agent

Confidentiality & Disclaimer

The information contained in this Offering Memorandum is strictly confidential and is intended solely for the review of prospective purchasers of the Painter Ave and Olive Drive Portfolio.

This document has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The Seller and its representatives have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, or the physical condition of the improvements thereon. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, all potential buyers must take appropriate measures to verify all of the information set forth herein.