

DOWNEY | CALIFORNIA

11515 - 11517 OLD RIVER SCHOOL RD



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY HIGHLIGHTS
- 05 PROPERTY PHOTOS
- 06 AERIAL MAP
- 07 PARCEL MAP
- 08 RENT ROLL & EXPENSES
- 09 FINANCIAL SUMMARY
- 10 MARKET OVERVIEW
- 11 CONTACT US

11515 Old River School Rd | Downey, CA

PRESENTED BY



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





11515 Old River School Rd | Downey, CA

EXECUTIVE SUMMARY

11515–11517 Old River School Rd is a 16-unit multi-family property in Downey that stands out for its slightly larger building footprint and straightforward operating profile. The asset totals 8,616 rentable sq. ft. on a 14,489 sq. ft. lot and includes on-site parking, giving residents a practical convenience while keeping the property's operations simple and efficient.

Unit mix consists of (16) 1-Bed/1-Bath units.

At the current marketing price of \$3,550,000, the property is positioned at 6.58% CAP Rate and 10.26 GRM on current numbers. For an investor focused on stable operations, compact floor plans, parking, and a strong infill location, this is a clear Downey hold with scale at a manageable unit count.

\$3,550,000

PRICE

16 UNITS

UNITS

1957

YEAR BUILT

8,616 **SQFT**

14,489 **LOT SIZE**

DOR3*

ZONING

6321-003-012

APN

11515 Old River School Rd | Downey, CA

PROPERTY HIGHLIGHTS

8,208 SQ. FT. | 14,604 LOT SIZE

- Prime Location
- 6.58% CAP Rate | 10.26 GRM
- All 1-Bed/1-Bath Units
- Tenants Enjoy On-site Parking & Laundry Facility
- PRICED TO SELL!
- Opportunity to acquire the adjacent 16-unit property



Prime Location



Opportunity to buy 2 side-by-side properties!



Desirable Unit Mix



On-site Laundry



On-Site Parking

11515 Old River School Rd | Downey, CA



AERIAL MAP

11515 Old River School Rd | Downey, CA

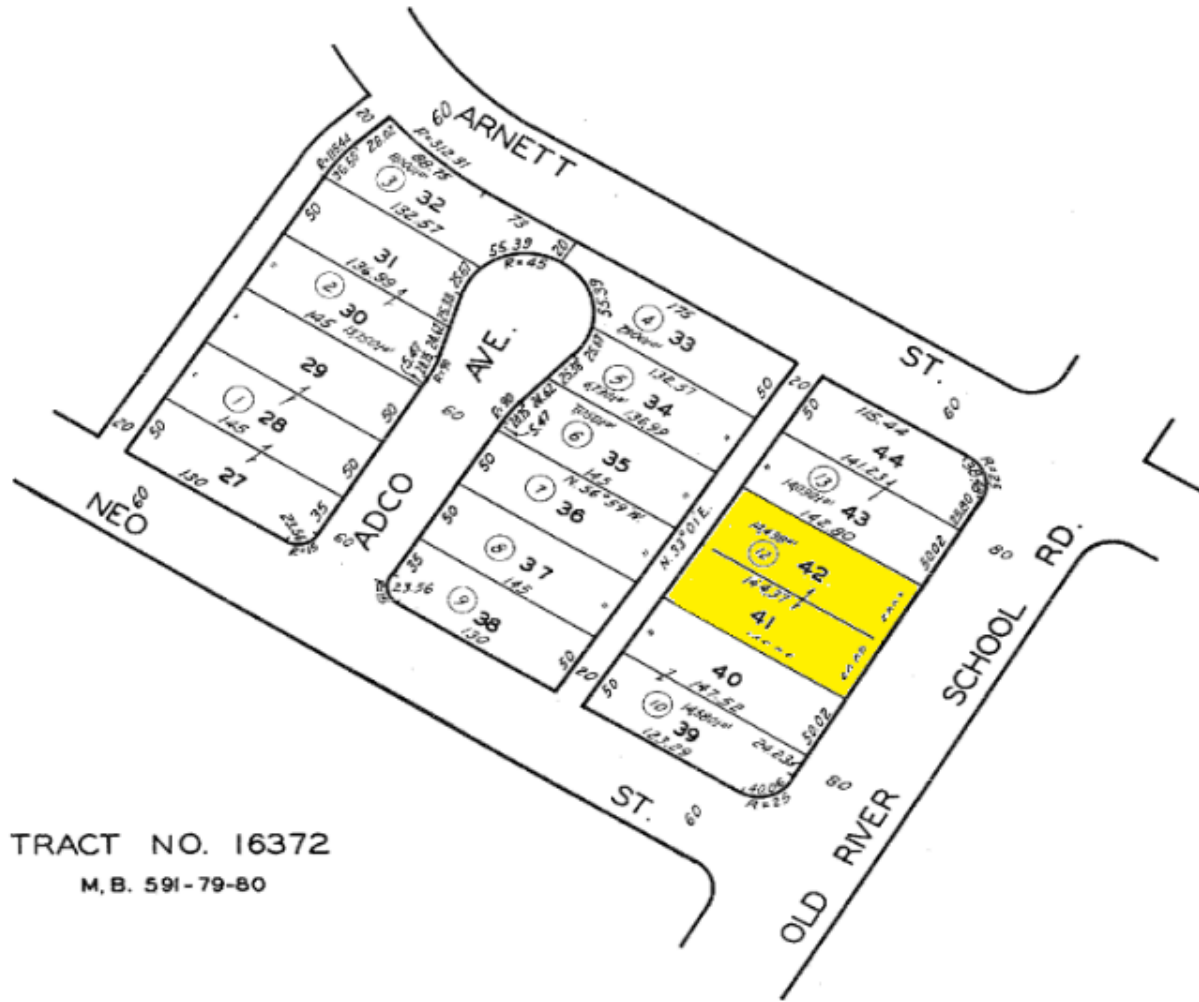


PARCEL MAP

11515 Old River School Rd | Downey, CA

6231 | 3
SCALE 1" = 80'

770329



TRACT NO. 16372
M. B. 591-79-80

CODE 3304

FOR PREV. ASSMT. SEE: B47 - 46

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CAL



FINANCES

11515 Old River School Rd | Downey, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	1 + 1	\$1,730	\$1,900
2	1 + 1	\$1,725	\$1,900
3	1 + 1	\$1,800	\$1,900
4	1 + 1	\$1,815	\$1,900
5	1 + 1	\$1,815	\$1,900
6	1 + 1	\$1,750	\$1,900
7	1 + 1	\$1,750	\$1,900
8	1 + 1	\$1,900	\$1,900
9	1 + 1	\$1,800	\$1,900
10	1 + 1	\$1,800	\$1,900
11	1 + 1	\$1,750	\$1,900
12	1 + 1	\$1,750	\$1,900
13	1 + 1	\$1,815	\$1,900
14	1 + 1	\$1,615	\$1,900
15	1 + 1	\$1,850	\$1,900
16	1 + 1	\$1,815	\$1,900

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$42,348
New Insurance Quote	\$8,500
Utilities	\$20,000
Professional Management Fee	\$16,773
Repairs & Maintenance	\$12,000
Reserves for Replacement	\$2,400
TOTAL EXPENSES	\$102,021

FINANCING

Loan Amount	\$2,307,500
Loan Type	30/10 ARM
Interest Rate	6%
Annual Debt Service	\$167,637

FINANCES

11515 Old River School Rd | Downey, CA

ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$28,480		\$30,400
Laundry & Other Income		\$4,080		\$4,080
Total Scheduled Gross Income		\$345,840		\$368,880
Less: Vacancy Allowance	3%	\$10,375	3%	\$11,066
Effective Gross Income		\$335,465		\$357,814
Less: Expenses		\$102,021		\$102,021
Net Operating Income		\$233,444		\$255,793
Less: Debt Service		\$167,637		\$167,637

PRE-TAX CASH FLOW 5.3% \$65,806 **7.09%** **\$88,155**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
16	1 + 1	\$1,615-\$1,900	\$28,480	\$30,400

MONTHLY TOTALS **\$28,480** **\$30,400**

PROPERTY SUMMARY

Price	\$3,550,000
Down Payment	\$1,242,500
Loan Amount	\$2,307,500
Number of Units	16 Units
Price/Unit	\$221,875
Price/SF	\$412
Cash on Cash %	5.3%
COC Pro Forma	7.09%
Cap Rate	6.58%
Cap Rate (Proforma)	7.21%
GRM	10.26
GRM (Proforma)	9.62
Year Built	1957
Square Feet	8,616 Sq. Ft.
Lot Size	14,489 Lot Size

ABOUT DOWNEY

Downey gives multi-family investors access to a dense infill market in Southeast Los Angeles County with regional commuter access and established renter demand. The city supports business development and economic activity through its Economic Development Division, which helps reinforce a broad local employment base instead of dependence on one industry.

From an operations standpoint, practical layouts, parking, and onsite laundry fit renter needs well in this part of the market. Local transit access and strong connectivity to surrounding job centers also support day-to-day renter mobility.

Downey's housing resources point to California AB 1482 rather than a separate local rent stabilization ordinance. Investors should underwrite to AB 1482 where applicable and confirm exemptions with counsel.

11515 Old River School Rd | Downey, CA



DEMOGRAPHICS

\$101,856

MEDIAN HH INCOME

\$759,800

MEDIAN PROPERTY VALUE

109,368

POPULATION

39

MEDIAN AGE

CONTACT US

11515 Old River School Rd | Downey, CA



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube