

MULTI-FAMILY OPPORTUNITY

10456 Downey Norwalk Rd. Norwalk



Exclusively Listed By

Richard Bell

714-447-4900 Office

714-309-3549 Cell

Richard@bellrealtyca.com

www.Bellrealtyca.com

3 Separate Homes on large lot. All 2 Bedroom and 1 bath some with garages.

Plenty of room for expansion and/or make upgrades to maximize income.

Newer roof and long cement driveway. Private back yard on last unit.

Large lot of over 15,000 Sq. Ft. Great for owner occupied or Investor.

EXCLUSIVELY OFFERS FOR SALE

10456 Downey Norwalk Rd

Price: \$1,235,000
Down: \$494,000 40%
Loan: \$741,000
Interest Rate 6.5%



Loan terms: Fixed for 30 years

INVESTMENT HIGHLIGHTS
* Strong Rental Location in Residential area.
* 3 Separate Homes on a large lot.
* All 3 homes with 2 bedrooms and 1 Bath.
* Each home has a yard and separate parking.
* Newer roofs and exterior paint on front unit.
* Plenty of parking for all units.
* Separately metered for Electricity and Gas.
* Easy access to 605 Fwy. Near Costco.

FINANCIAL INDICATORS		
	Current Rents	Market Rents
Gross Rent Multiplier:	22.7	15.8
Cap Rate:	2.2%	4.0%
Cost Per Unit	\$411,667	\$411,667
Cost Per Square Foot:	\$456.56	\$456.56
Cash on Cash Return	-6.0%	-1.3%
Rent Per Square Foot	\$ 1.67	\$ 2.40

Please do not go on-site without an appointment. Drive by only. Do not disturb the residents.

For additional Information contact:
Richard Bell
(714) 447-4900 Office or (714) 309-3549 Cell
Richard@bellrealtyca.com
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PROPERTY SUMMARY


Number of Units 3
Address: 10456 Downey Norwalk Rd
City & State Norwalk, Ca 90650

Year Built: 1958
Rentable Sq. Ft.: 2,705
Lot Size 15,409

Parking: 3 garage, 8 spaces
APN: 8021-020-012
Cross Street: W/ 605 Fwy & N/ Imperial Hwy

INVESTMENT SUMMARY

PRICE: \$1,235,000
Down Payment \$494,000
Percent Down 40%

Price/Unit \$411,667
Price/Sq. Ft: \$457

PROPOSED FINANCING

New Loan: \$741,000
Rate: 6.50%
Term Fixed 30.0

FINANCIAL ANALYSIS (ANNUAL)

	Actual	Market	ANNUAL OPERATING EXPENSE	
Gross Schedule Income (GSI)	\$54,300	\$78,000	Taxes	\$ 14,079
Vacancy Allowance 3.0 %	\$1,629	\$2,340	Insurance	\$ 2,200
Gross Operating Income (GOI)	\$52,671	\$75,660	Utilities	\$ 3,700
Operating Expenses 48.0 %	\$26,064	\$26,064	Maintenance	\$ 2,400
Net Operating Income (NOI)	\$26,607	\$49,596	Pest Control	
Loan Payment (P&I)	(\$56,203)	(\$56,203)	Licenses	\$ 200
Gross Spendable Income (SI)	(\$29,596)	(\$6,607)	Gardener/pool	\$ 1,200
Cap Rate (NOI/LP)	2.2%	4.0%	Manager	
Gross Multiplier (LP/GSI)	22.7 X Gross	15.8	Professional Mgmt	
Cash on Cash Return	-6.0%	-1.3%	Replacement	\$ 2,000
			Misc	\$ 300
			Total	\$ 26,079

PRINCIPAL PAYDOWN FOR FIRST YEAR IS : \$ **8,282**
AN EXTRA RETURN ON INVESTMENT OF: **1.68%**

UNIT MIX & RENT SCHEDULE

Units	Bedroom/Baths	Actual Rent	Monthly Income	Market Rent	Monthly Income
1	2 Br / 1 BA	\$1,795	\$1,795	\$2,200	\$2,200
1	2 Br / 1 BA	\$1,595	\$1,595	\$2,100	\$2,100
1	2 Br / 1 BA	\$1,135	\$1,135	\$2,200	\$2,200
Total Scheduled Rent:			\$4,525		\$6,500
Laundry & Other Income:			\$0		\$0
Monthly Scheduled Gross Income:			\$4,525		\$6,500
Annual Scheduled Gross Income:		\$	\$4,300		\$78,000

REMARKS:

All 3 units are separate homes with 2 bedrooms and 1 Bathroom. Separate gas and electric meters. Newer Roof.
 Great parking with some garage space and 8 open spaces. Ideal rental location within residential area. Very close to 605 Fwy and Costco.
 With a lot of over 15,000 Square Feet there is room for expansion of the homes or add on an Additional unit.
Please do not disturb manager or tenants. Drive by only.

To Show Contact Call Agent Office 714-447-4900 Owner/Manager On File
Listing Office Bell Realty Group Cell 714-309-3549 E-mail Richard@Bellrealtyca.com
Sales Person **RICHARD BELL**

All information is from sources believed reliable, but is not guaranteed. Information is confidential and is **not** for public distribution.



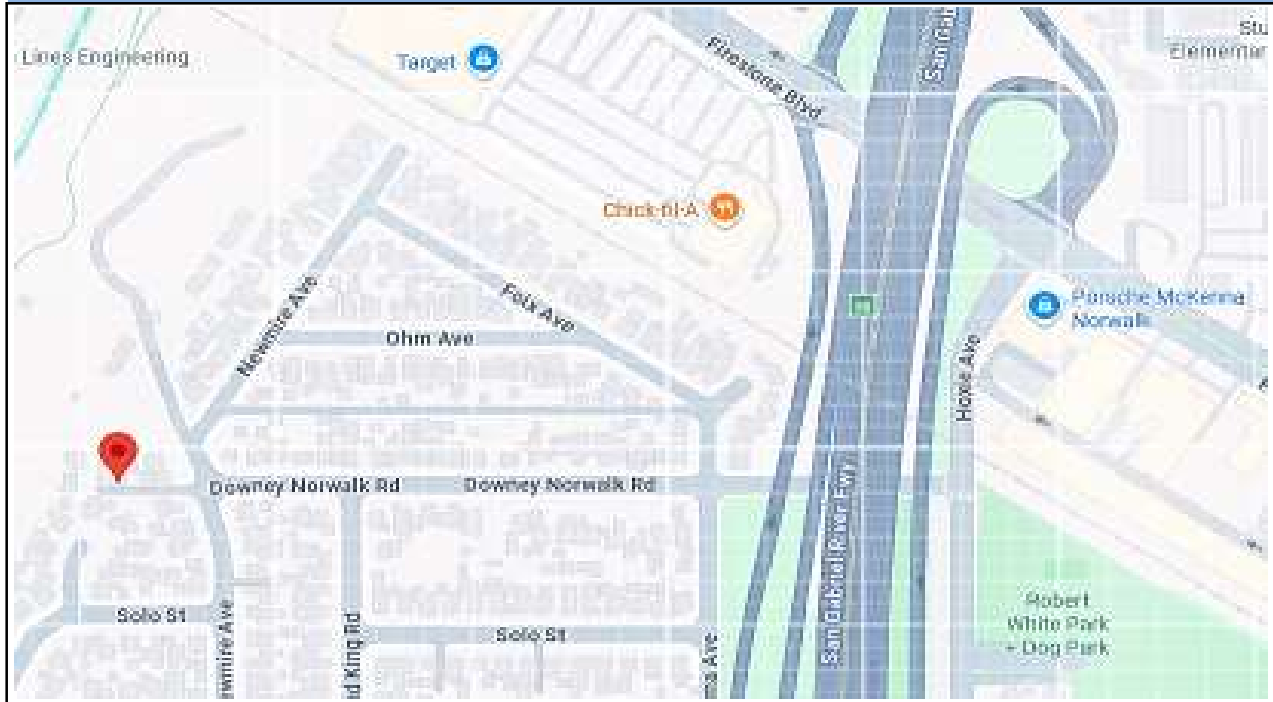
10456 Downey Norwalk Rd
Norwalk, Ca 90650
3 Units

PROPERTY PICTURES

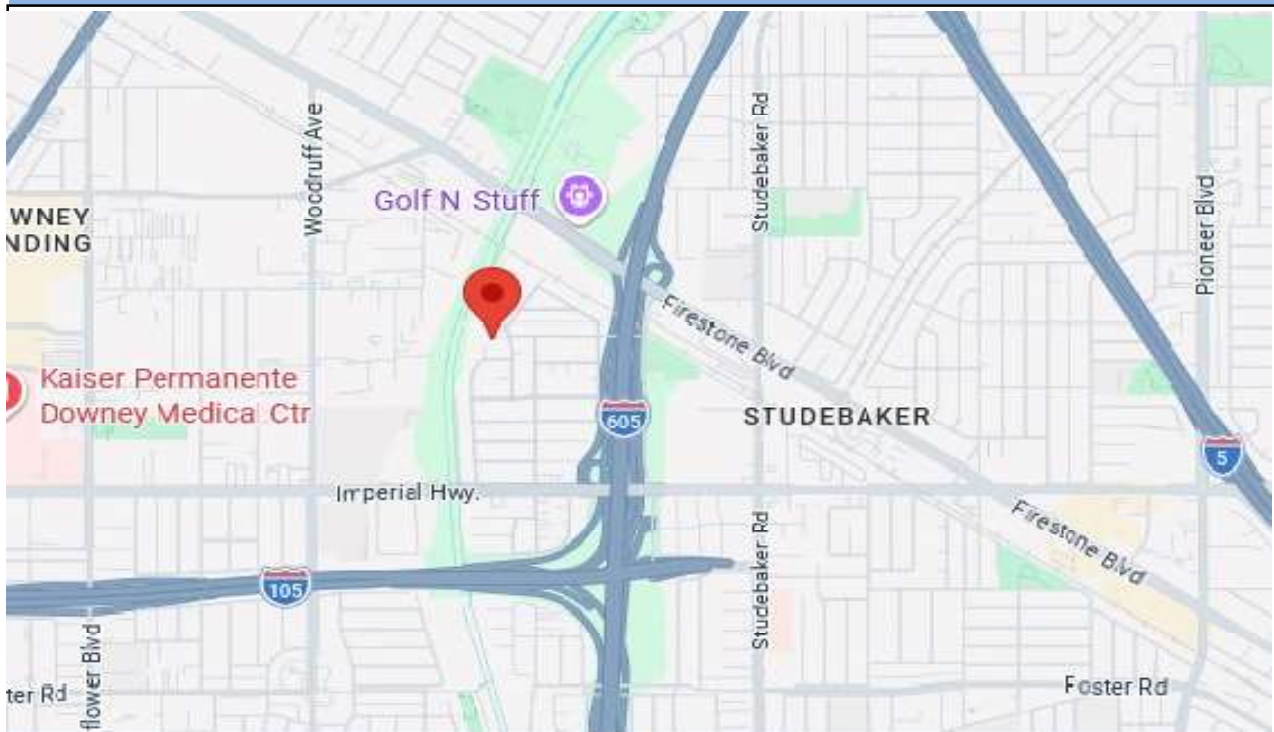


Property Location

Street Map



Location Map



Property Location

Aerial Map



Plat Map

