

# 6-UNIT MULTI-FAMILY **INVESTMENT OPPORTUNITY**

Stabilized Asset with Rental Upside in High-Demand Southeast LA Submarket



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### PRICING BREAKDOWN

OFFERING PRICE	<b>\$1,500,000</b>
PRICE PER SF:	<b>\$300.25</b>
PRICE PER UNIT:	<b>\$250,000</b>
CURRENT GRM	<b>10.57</b>
MARKET GRM	<b>9.26</b>
CURRENT CAP RATE	<b>6.08%</b>
MARKET CAP RATE	<b>7.38%</b>

### THE PROPERTY

UNITS	<b>6</b>
YEAR BUILT	<b>1953</b>
GROSS LEASABLE AREA	<b>4,996 SF</b>
LOT SIZE	<b>11,778 SF</b>



**\$1,500,000**  
OFFERING PRICE

**6.08%**  
CURRENT CAP RATE

**10.57**  
CURRENT GRM

## PROPERTY OVERVIEW

Lee & Associates is pleased to present 6617 Jaboneria Road, a 6-unit multifamily investment located in Bell Gardens, California.

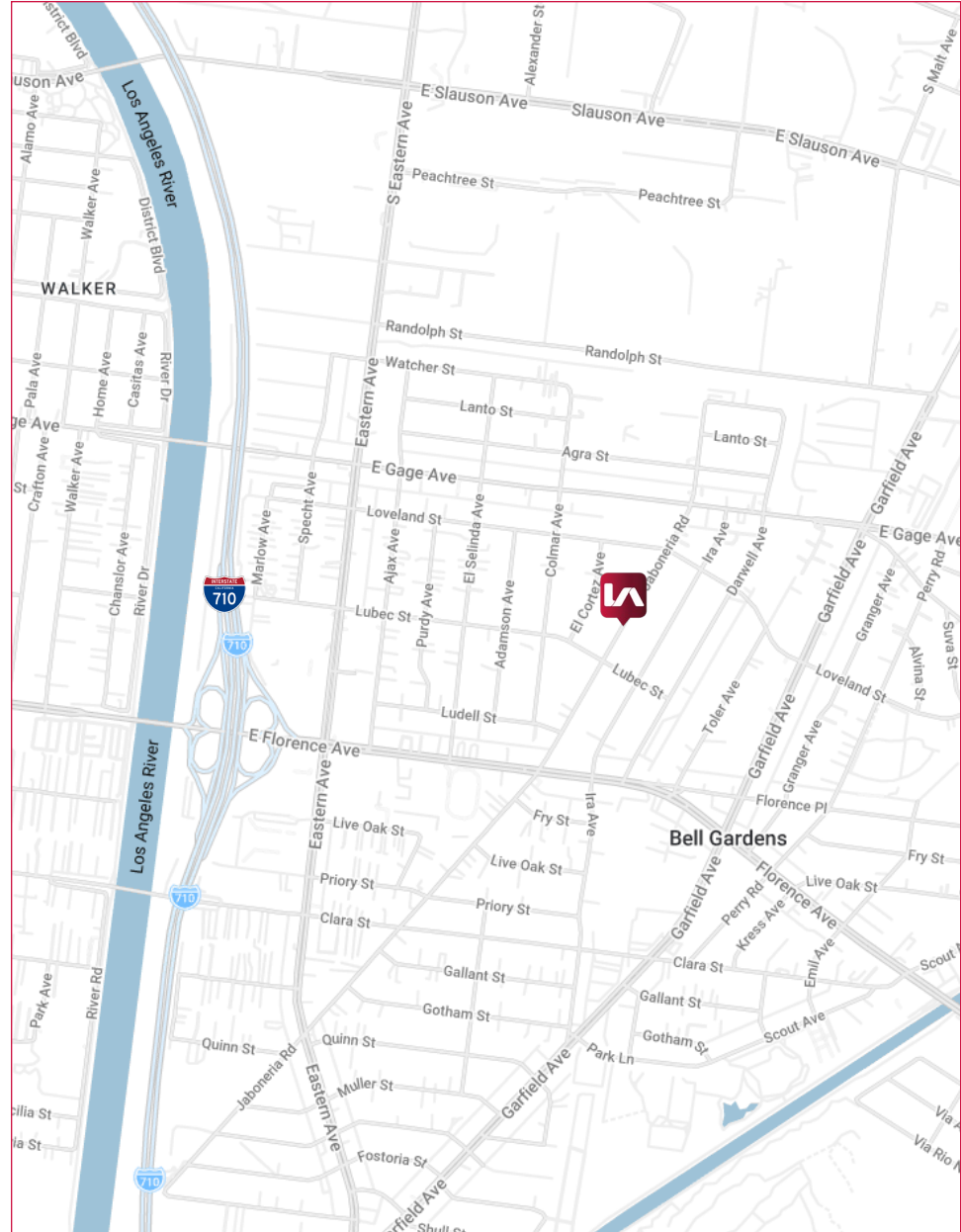
The property consists of approximately ±4,996 square feet situated on ±11,778 square feet of land and was originally constructed in 1953. The building features six spacious 2-bedroom / 1-bathroom units in an attractive and well-landscaped two-story configuration.

The asset provides stable in-place income with clear rental upside through continued rent optimization. The Southeast Los Angeles rental market continues to demonstrate strong tenant demand supported by affordability relative to surrounding submarkets and proximity to major employment corridors.

This offering presents investors the opportunity to acquire a well-located, income-producing multifamily property with long-term appreciation potential.

## OFFERING SUMMARY

<b>Offering Price</b>	\$1,500,000
<b>Number of Units</b>	6
<b>Gross Leasable Area</b>	±4,996 SF
<b>Lot Size</b>	±11,778 SF
<b>Year Built</b>	1953
<b>Unit Mix</b>	Six (6) 2 Bed / 1 Bath Units
<b>Current Cap Rate</b>	6.08%
<b>Market Cap Rate</b>	7.38%
<b>Current GRM</b>	10.57
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**THE PROPERTY**

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**ANNUALIZED OPERATING DATA**

CURRENT RENTS			MARKET RENTS		
<b>Scheduled Gross Income</b>	<b>\$141,960</b>		<b>Scheduled Gross Income</b>	<b>\$162,000</b>	
Vacancy Rate Reserve	4,259	3.00% <sup>1</sup>	Vacancy Rate Reserve	4,860	3.00% <sup>1</sup>
Gross Operating Income	137,701		Gross Operating Income	157,140	
Expenses	46,504	32.76% <sup>1</sup>	Expenses	46,504	28.71% <sup>1</sup>
<b>Net Operating Income</b>	<b>91,197</b>		<b>Net Operating Income</b>	<b>110,636</b>	
Loan Payments	0		Loan Payments	0	
<b>Pre Tax Cash Flows</b>	<b>91,197</b>	<b>6.08%<sup>2</sup></b>	<b>Pre Tax Cash Flows</b>	<b>110,636</b>	<b>7.38%<sup>2</sup></b>
Principal Reduction	0		Principal Reduction	0	
<b>Total Return Before Taxes</b>	<b>91,197</b>	<b>6.08%<sup>2</sup></b>	<b>Total Return Before Taxes</b>	<b>110,636</b>	<b>7.38%<sup>2</sup></b>

<sup>1</sup>As a percent of Scheduled Gross Income | <sup>2</sup>As a percent of Down Payment

**ESTIMATED ANNUALIZED EXPENSES**

Taxes	1.14%	\$17,055
Direct Assesments		\$3,046
Insurance		\$8,000
Utilities		\$9,805
Maint. & Rep.	5%	\$7,098
Lic. & Permits		\$1,500
<b>Total Expenses:</b>		<b>\$46,504</b>
<b>Per Net Sq. Ft:</b>		<b>\$9.31</b>
<b>Per Unit:</b>		<b>\$7,751</b>

## PROPERTY RENT ROLL

UNIT #	BDRMS / BATHS	SIZE	CURRENT		PRO FORMA	
			MONTHLY RENT	MONTHLY INCOME	MONTHLY RENT	MONTHLY INCOME
A	2/1	-	\$1,890	\$1,890	\$2,250	\$2,250
B	2/1	-	\$1,820	\$1,820	\$2,250	\$2,250
C	2/1	-	\$1,800	\$1,800	\$2,250	\$2,250
D	2/1	-	\$2,250	\$2,250	\$2,250	\$2,250
E	2/1	-	\$2,250	\$2,250	\$2,250	\$2,250
F	2/1	-	\$1,820	\$1,820	\$2,250	\$2,250
<b>TOTAL SCHEDULED RENT</b>				<b>\$11,830</b>		<b>\$13,500</b>
LAUNDRY				-		-
OTHER INCOME				-		-
<b>MONTHLY SCHEDULED GROSS INCOME</b>				<b>\$11,830</b>		<b>\$13,500</b>
<b>ANNUALIZED SCHEDULED GROSS INCOME</b>				<b>\$141,960</b>		<b>\$162,000</b>



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