

NORWALK | CALIFORNIA

# 12155 PINE STREET



EXCLUSIVE MARKETING PACKAGE



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12155 Pine Street | Norwalk, CA



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12155 Pine Street | Norwalk, CA

## EXECUTIVE SUMMARY

The Norwalk 6-unit apartment community presents investors with an opportunity to acquire a well-positioned multifamily asset in one of Southeast Los Angeles County's established rental markets. Offered at \$1,325,000 (\$220,833 per unit), the property is currently projected to deliver a 5.43% CAP Rate, 12.16 GRM, and approximately 40% rental upside, providing investors with immediate cash flow and long-term value-add potential.

The property features an ideal unit mix of three (2-Bed/1-Bath) units and three (1-Bed/1-Bath) units. Tenants enjoy desirable amenities including 4 carport parking spaces, 8 open parking spaces, onsite coin-operated laundry, and gated pedestrian and parking access. In addition, electricity and gas are separately metered, helping reduce operating expenses and improve management efficiency.

Combining stable in-place income, strong tenant amenities, and meaningful rental upside, this offering presents an attractive opportunity for investors seeking both current returns and future income growth.

\$1,325,000

**PRICE**

6 UNITS

**UNITS**

1963

**YEAR BUILT**

4,544 **SQFT**

7,084 **LOT SIZE**

NOR3\*

**ZONING**

8056-020-028

**APN**

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# PROPERTY HIGHLIGHTS

**Only \$220,000 Per Unit - Priced to Sell**

**40% Upside in Rental Income**

- 3 (2-Bed/1-Bath) and 3 (1-Bed/1-Bath) Units
- Tenants Enjoy Plenty of Onsite Parking
- 4 Carport Spaces and 8 Open Spaces
- Gated Entryways for Parking and Tenant Access
- Electricity and Gas Separately Metered
- Excellent Norwalk Location Near Schools, Public Transit, and Shopping
- No Individual City Rent Control



No Individual City Rent Control



Plenty of Onsite Parking



5.43% Current CAP Rate  
12.16 Current GRM



Onsite Coin-Op Laundry Facility



Electricity & Gas Separately Metered

12155 Pine Street | Norwalk, CA



# AERIAL MAP

12155 Pine Street | Norwalk, CA

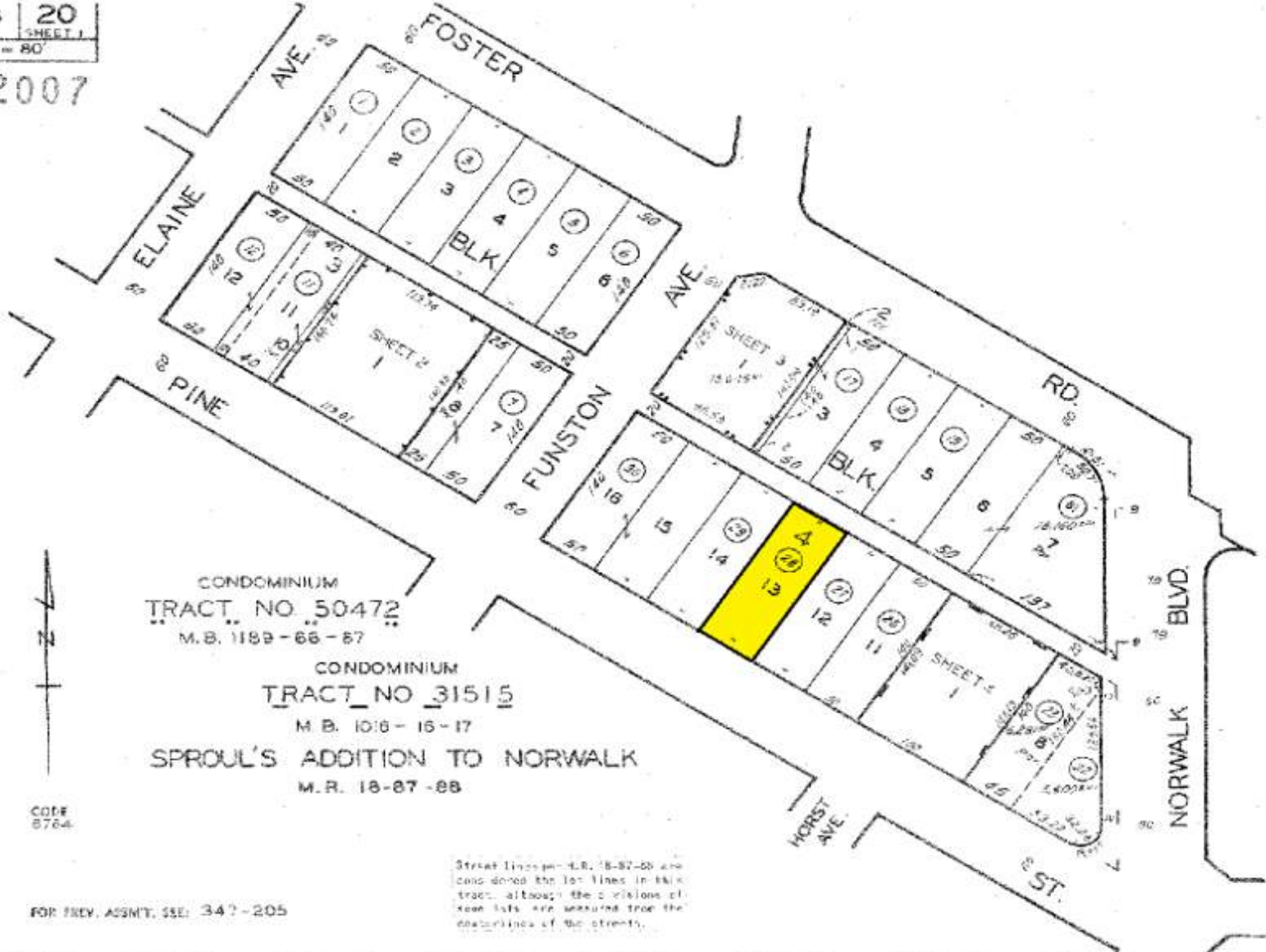


# PARCEL MAP

12155 Pine Street | Norwalk, CA

8056 | 20  
 SHEET 1  
 SCALE 1" = 80'  
 2007

11-18-85 680611  
 87075897004001-12 87041350 1  
 75150  
 243052104-81  
 24305104-82  
 5109884 80601-2  
 2040883007001001-12  
 2040883007001001-12  
 2040883007001001-12



CONDOMINIUM  
 TRACT NO. 50472  
 M.B. 1189-66-87

CONDOMINIUM  
 TRACT NO. 31515  
 M.B. 1018-16-17

SPROUL'S ADDITION TO NORWALK  
 M.R. 18-87-88

CONDOMINIUM  
 TRACT NO. 60800  
 M.B. 1319-79-80

CODE  
 8784

FOR FEE, ADJMT, SEE: 347-205

Street lines on M.R. 18-87-88 are condensed the lot lines in this tract, although the divisions of some lots are measured from the boundaries of the streets.

ENGINEER'S MAP  
 COUNTY OF LOS ANGELES, CALIF.



# FINANCES

12155 Pine Street | Norwalk, CA

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 1	\$1,700	\$2,150
2	2 + 1	\$1,640	\$2,150
3	2 + 1	\$1,500	\$2,150
4	1 + 1	\$1,440	\$1,895
5	1 + 1	\$1,400	\$1,895
6	1 + 1	\$1,300	\$1,895

## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$15,779
New Insurance Quote	\$4,750
Gas & Electricity	\$600
Water	\$4,150
Trash	\$3,000
Repairs & Maintenance	\$4,500
Reserves for Replacement	\$900
<b>TOTAL EXPENSES</b>	<b>\$33,679</b>

## FINANCING

Loan Amount	\$795,000
Loan Type	30/5
Interest Rate	6.25%
Annual Debt Service	\$59,309

# FINANCES

12155 Pine Street | Norwalk, CA

ANNUALIZED OPERATING DATA	CURRENT	PROFORMA
Scheduled Gross Income	\$107,760	\$151,560
Laundry & Other Income	\$1,200	\$1,200
Total Scheduled Gross Income	\$108,960	\$146,820
Less: Vacancy Allowance	3% \$3,269	3% \$4,405
Effective Gross Income	\$105,691	\$142,415
Less: Expenses	\$33,679	\$33,679
Net Operating Income	\$72,012	\$108,736
Less: Debt Service	\$59,309	\$59,309
<b>PRE-TAX CASH FLOW</b>	2.40% \$12,703	9.33% \$49,427

UNIT MIX			
# of Units	Current Rent Range	Current Total	Proforma Total
3	2 + 1	\$4,840	\$6,450
3	1 + 1	\$4,140	\$5,685
<b>MONTHLY TOTALS</b>		\$8,980	\$12,135

## PROPERTY SUMMARY

**PRICE \$1,325,000**

Down Payment	\$530,000
Loan Amount	\$795,000
Number of Units	6 Units
Price/Unit	\$220,833
Price/SF	\$292
Cash on Cash %	2.40%
<b>Proforma COC</b>	<b>9.33%</b>
Cap Rate	5.43%
<b>Proforma Cap Rate</b>	<b>8.21%</b>
GRM	12.16
<b>Proforma GRM</b>	<b>9.02</b>
Year Built	1963
Living Sq Ft	4,544
Lot Size Sq Ft	7,084



12155 Pine Street | Norwalk, CA

**\$100,085**  
**MEDIAN HOUSEHOLD INCOME**

**~31.7%**  
**RENTER-OCCUPIED HOUSING**

**37.2**  
**MEDIAN AGE**

**97,104**  
**POPULATION**

# COMMUNITY PROFILE

Norwalk is a central Southeast LA County city with strong regional access, established residential neighborhoods, and a practical rental base. The city is positioned near the 5, 605, 105, and 91 freeways, with Norwalk Transit, Metro rail access, and the Norwalk/Santa Fe Springs Metrolink station supporting commuter demand across LA and Orange County. Local parks, schools, shopping, and civic services add daily convenience for tenants.

Rent Control: No Local City Rent Control

## FUNDAMENTALS

- Access to 5, 605, 105, and 91 freeways
- Metrolink connects to LA, OC, and Riverside routes
- Norwalk Transit serves local and regional riders
- 12 city parks across 87.3 acres
- Near schools, shopping, and public transit

# LOCAL MAP

12155 Pine Street | Norwalk, CA



# AREA PERKS

12155 Pine Street | Norwalk, CA



*29.5 Minute*  
Avg Commute



*Within a 10 Minute Drive*  
of Cerritos College & Biola University



*4 Major*  
Freeways



*\$1.52 Billion*  
Retail Sales



*12 City*  
Parks

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19

Years of  
Experience

400+

Number of total  
transactions closed

\$600M+

Value of  
Transactions Closed

3,000+

Number of  
Multi-Family Units Sold

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