

OFFERING MEMORANDUM

1230 S WILMINGTON AVENUE

COMPTON, CA 90220

 **Kidder
Mathews**



TABLE OF CONTENTS

01
EXECUTIVE
SUMMARY

02
PROPERTY
OVERVIEW

03
FINANCIALS

*Exclusively
listed by*

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, 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. Kidder Mathews has not made any investigation, and makes 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

100% VACANT TWO-HOME COMPOUND ON A MASSIVE LOT

We are pleased to present 1230 S Wilmington Avenue, a rare opportunity to acquire a two-home compound in Compton that will be delivered 100% VACANT!

The property features two stand-alone residences on a massive 18,945 SF COR3YY-zoned mid-block lot, boasting an exceptional 154-foot frontage.

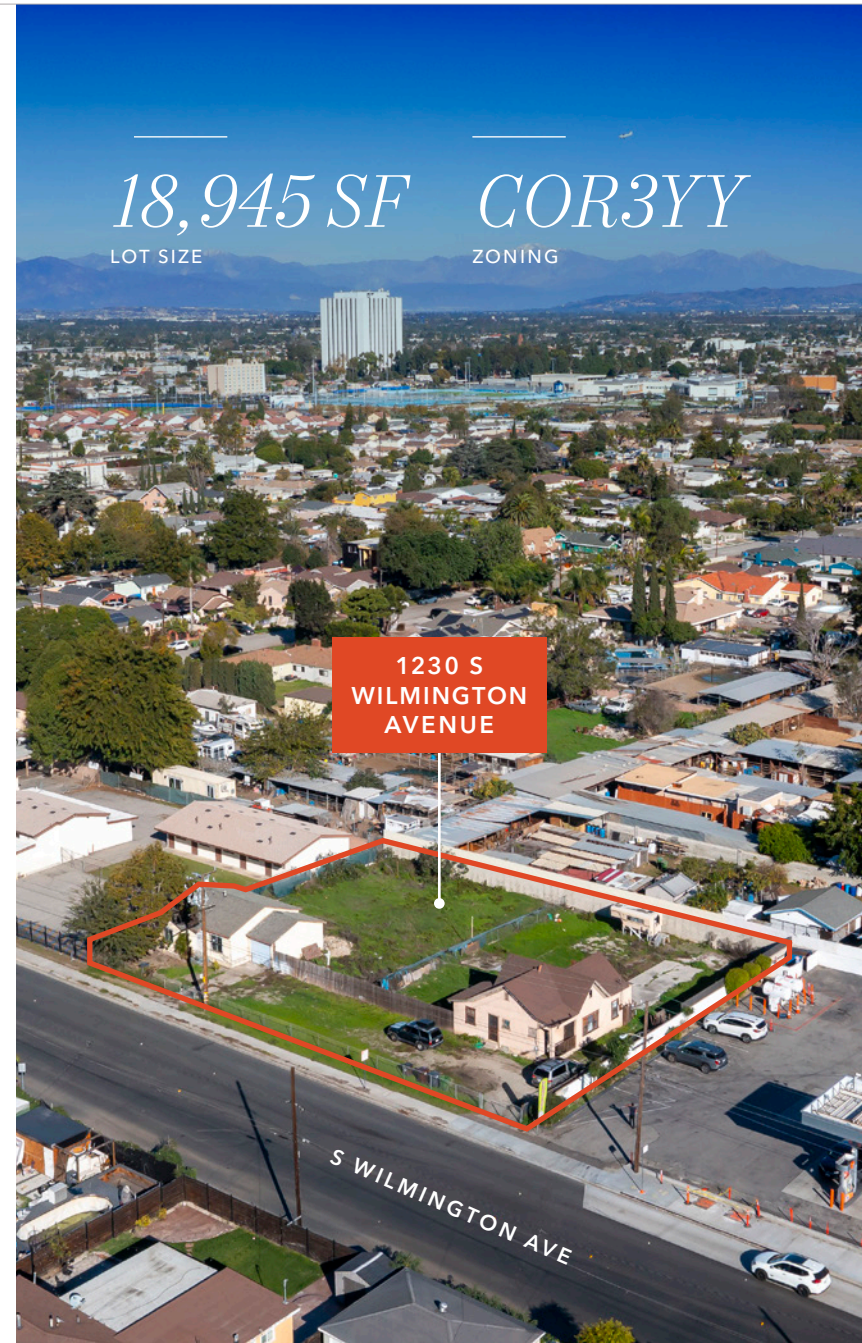
Each home is separately metered for gas, electricity, and water, and both offer generous on-site parking and usable outdoor space. The expansive lot size and favorable configuration support a wide range of investment strategies for investors, developers, and owner-users alike.

For owner-users, the property provides an ideal multigenerational living setup, occupy one home while a family member or tenant resides in the other. The oversized lot can also accommodate numerous personal vehicles, work trucks, or equipment storage.

With nearly 19,000 square feet of land, the property presents multiple development pathways (buyer to verify), including the addition of ADUs, subdivision, or a larger-scale affordable housing project. Zoning and lot size may also allow the parcel to be split into multiple lots.

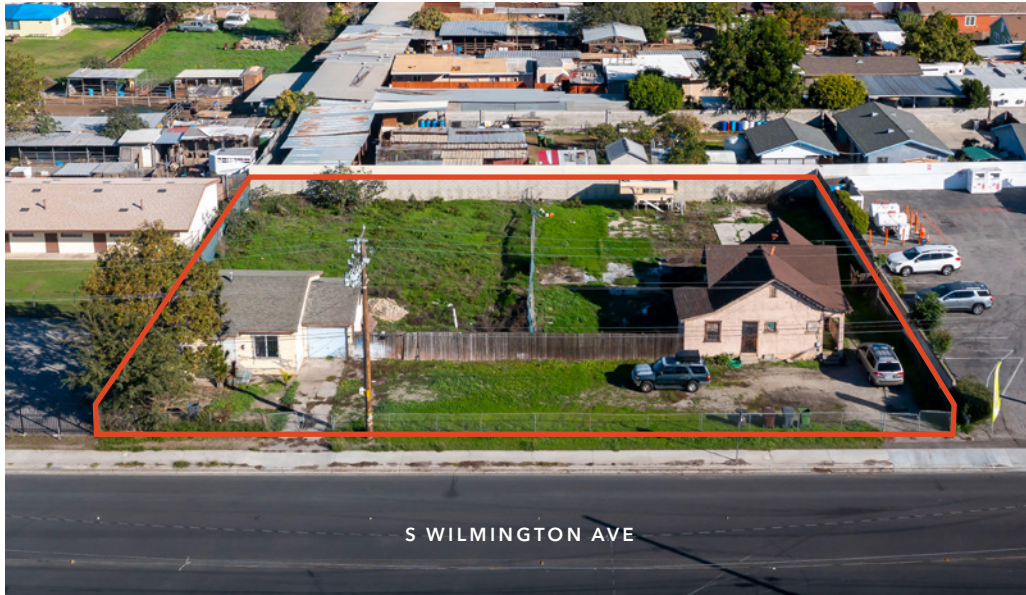
The property is located just south of Compton/Woodley Airport and offers excellent regional connectivity with close proximity to the 91, 110, and 710 Freeways. Nearby amenities include Compton Towne Center, Plaza Mexico, the Compton Art & History Museum, and the Dominguez Rancho Adobe Museum.

Contact Casey Lins at 714.333.6768 or at Casey.Lins@kidder.com for additional information.



PROPERTY OVERVIEW

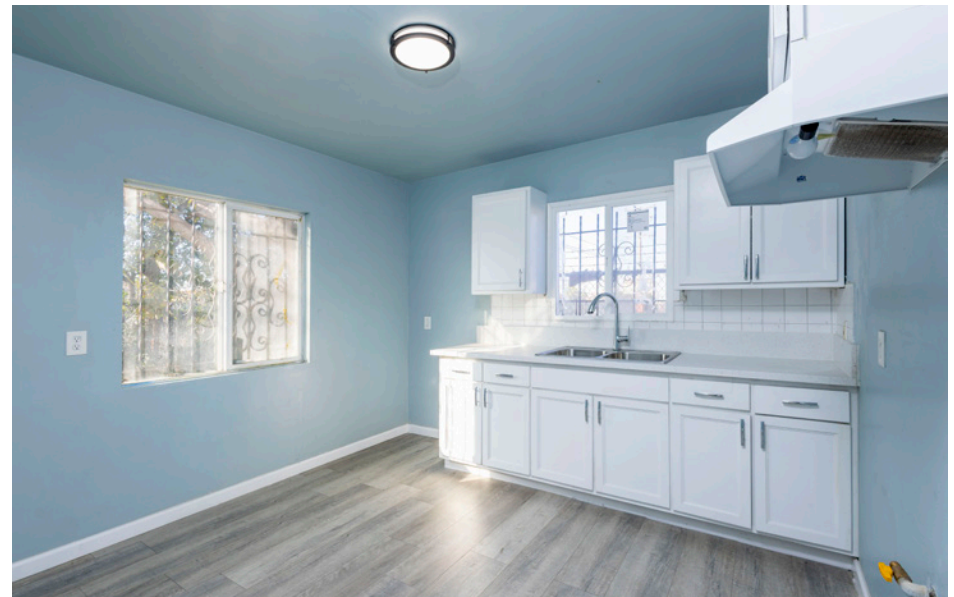
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



COMPTON ART AND HISTORY MUSEUM

COMPTON CITY HALL

COMPTON HIGH SCHOOL

RENAISSANCE PLAZA

RAYMOND STREET PARK

MONTE SANTO CHRISTIAN CHURCH

1230 S WILMINGTON AVENUE



S WILMINGTON AVE

W CALDWELL ST

PROPERTY OVERVIEW



FINANCIALS

FINANCIAL SUMMARY

INVESTMENT SUMMARY

ADDRESS	1230 S Wilmington Ave, Compton, CA 90220
LIST PRICE	\$947,000
NO. OF UNITS	2
COST PER UNIT	\$473,500
PRO FORMA GRM	13.85
PRO FORMA CAP	5.50%
YEAR BUILT	1926
LAND SIZE	18,945 SF
BUILDING SIZE	1,529 SF
PRICE/SF	\$619

\$947K

LIST PRICE

18,945 SF

LAND SIZE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for inaccuracies.

ANNUALIZED OPERATING DATA - CURRENT RENTS

Scheduled Gross Income	\$68,400	
Less: Vacancy	-	0%
Gross Operating Income	\$68,400	
Less: Expenses	(\$16,338)	23.9%
Net Operating Income	\$52,063	

ESTIMATED OPERATING EXPENSES - CURRENT RENTS

New Property Taxes (1.25%)	\$11,838
Insurance - Estimate (\$1,400/Unit)	\$2,800
Maintenance/Repairs - Estimate (\$850/Unit)	\$1,700
Estimated Total Expenses	\$16,338
Per Net SF	\$10.69
Expenses Per Unit	\$8,169

SCHEDULED INCOME - PROFORMA RENTS

Unit	Beds/Baths	Monthly Rent/Unit
1	3BD + 1BA	\$3,300
2	2BD + 1BA	\$2,400
Monthly Scheduled Gross Income		\$5,700
Parking Income		-
Laundry Income		-
Total Monthly Scheduled Gross Income		\$5,700
Annual Scheduled Gross Income		\$68,400

Exclusively listed by

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM

