

609 WEST E STREET WILMINGTON, CA 90744

Turnkey 4-unit investment offered vacant and rent-ready following a complete interior renovation. Recent exterior upgrades include enclosed patios, new landscaping, fresh paint, and individual water submeters.



Offering Memorandum
Exclusive Listing Agreement

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Executive Summary



4-Unit Multi-Family Offering in Wilmington, CA

Recently renovated 4-unit multifamily asset located in a dense Wilmington rental market, supported by strong rental demand fundamentals and immediate income potential.

This 4-unit multifamily property features four (4) fully renovated one-bedroom/one-bath units, offering a rare opportunity to lease up at market rents from day one. With no existing tenants, a new owner can set their own terms and capitalize on strong rental demand in one of Los Angeles County's most established rental markets.

Recent capital improvements include fresh exterior paint, a new roof (2019), newly built enclosed patios, new landscaping, and individual water submeters — enhancing curb appeal, tenant experience, and operational efficiency. All four units feature new vinyl plank flooring, kitchen cabinets with quartz countertops, new bathroom vanities, and shower/tub surrounds. Each unit is separately metered for water, gas, and electricity, providing long-term expense control. The property also offers four (4) on-site parking spaces — a valuable amenity in a dense urban environment.

Located at 609 W. E Street, the property sits within a dense residential submarket anchored by the Port of Los Angeles — part of the San Pedro Bay Port Complex, the busiest port complex in the nation — generating tens of thousands of direct and indirect jobs throughout the Harbor Area. Residents enjoy convenient access to the 110 and 405 freeways and key corridors connecting to Downtown Los Angeles, Long Beach, and the broader LA metro.

The surrounding area benefits from a strong mix of neighborhood retail, dining, and essential services, complemented by ongoing public and private investment tied to regional port expansion and the 2028 LA Olympics — driving sustained job growth and infrastructure improvements across the Harbor Area. Wilmington remains a core rental market offering relative affordability compared to nearby coastal communities, supporting stable occupancy and durable renter demand. Combined with the property's recent improvements, functional unit mix, and proximity to a major employment corridor, the asset is well-positioned as a stable multifamily investment with consistent cash flow potential.

Street Address	609 W. E Street
City	Wilmington
State	CA
Zip Code	90744
APN	7417-023-011
Rentable Square Feet	2,075
Lot Size	4,641
Year Built	1955

Investment Highlights

Balanced Unit Mix

The property features unit mix of four 1-bedroom/1-bath units, appealing to a broad renter base and supporting stable occupancy.

Recently Renovated Units

All units have been recently renovated, providing a turnkey investment profile and minimizing near-term capital expenditure requirements.

Capital Improvements

Recent upgrades include newer exterior paint, individual water submeters for each unit, new roof (2019), and new landscaping, enhancing curb appeal and tenant experience.

On-Site Parking

The property offers on-site parking with 4 spaces, a valuable amenity in a dense Los Angeles submarket that supports tenant retention.

Separately Metered Utilities

Each unit is separately metered for water, gas and electricity, allowing for efficient utility management and improved operating expense control.

Strong Rental Market

The asset is located within a strong rental demand market, supported by a dense residential population and long-term housing fundamentals.

Strategic Location

The property is ideally situated within the Harbor Area, offering direct proximity to the Port of Los Angeles — the nation's busiest port complex — and convenient freeway access connecting residents to the greater Los Angeles metro.



Property Photos



The property offers four on-site parking spaces, a highly desirable amenity in dense Los Angeles submarkets that enhances tenant convenience and long-term retention.

Interior Photos



Interior Photos



Income and Expenses

INCOME		STABILIZED RENTS		MARKET RENTS	
# of Units	Unit Type	Average Rent	Total	Average Rent	Total
4	1+1	\$2,000	\$8,000	\$2,289	\$9,156
Rental Income			\$8,000		\$9,156
Laundry Income			\$0		\$0
Parking Income			\$0		\$0
Storage Income			\$100		\$100
TOTAL MONTHLY INCOME			\$8,100		\$9,256
GROSS POTENTIAL INCOME			\$97,200		\$111,072

EXPENSES		CURRENT	MARKET
Taxes (1.20% x Sales Price)	66.05%	\$11,940	\$11,940
Insurance (\$1.50/sq. ft.)	17.22%	\$3,113	\$3,113
Maintenance & Repair (\$500/unit)	11.06%	\$2,000	\$2,000
Cleaning (\$50/month)	3.32%	\$600	\$600
RSO & SCEP Fee (\$106/unit)	2.35%	\$424	\$424
TOTAL	100%	\$18,077	\$18,077

Financial Analysis

PRICING DETAILS		
Offering Price		\$995,000
Down Payment	20.00%	\$199,000
Number of Units		4
Price Per Unit		\$248,750
Rentable Square Feet		2,075
Price Per SF		\$479.52
GRM - Stabilized		10.36
CAP Rate -Stabilized		7.76%
GRM - Market		9.06
CAP Rate - Market		9.13%
Year Built		1955
Lot Size		4,641
Type of Ownership		Fee Simple

FINANCING		
Loan Amount		\$796,000
Loan Type		Proposed New
Interest Rate		6.00%
Amortization		30 Year Fixed (30)
Term		30
Monthly Payments		\$4,772
Annual Payments		\$57,269

ANNUALIZED OPERATING DATA	STABILIZED RENTS		MARKET RENTS	
Scheduled Gross Income		\$97,200		\$111,072
Less Vacancy	2%	\$1,920	2%	\$2,197
Gross Operating Income		\$95,280		\$108,875
Less Expenses	19%	\$18,077	16%	\$18,077
NET OPERATING INCOME		\$77,204		\$90,798
Less Loan Payment		\$57,269		\$57,269
Net Cash Flow After Loan Payments	10.02%	\$19,934	16.85%	\$33,529
Principal Reduction		\$9,754		\$9,754
TOTAL RETURN	14.92%	\$29,689	21.75%	\$43,283

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TOTAL	100%	\$18,077		\$18,077

Rent Roll

Unit #	Unit Type	Tenant Portion	HAP Portion	Stabilized Rent	Market Rent	Rental Upside	Notes
1	1+1	-	-	\$2,000	\$2,289	13%	Vacant
2	1+1	-	-	\$2,000	\$2,289	13%	Vacant
3	1+1	-	-	\$2,000	\$2,289	13%	Vacant
4	1+1	-	-	\$2,000	\$2,289	13%	Vacant
Total				\$8,000	\$9,156	13%	



Area Overview

Wilmington, California

Centrally located within the Harbor Area, offering direct connectivity to the Port of Los Angeles, the South Bay, and major employment hubs across the greater Los Angeles metro.

The subject property is located in Wilmington, a strategically positioned and densely populated submarket that continues to benefit from long-term public and private reinvestment driven by its role as a critical hub within the regional economy. The area offers direct access to Downtown Los Angeles, Long Beach, and the South Bay, positioning the property within one of the region's most infrastructure-rich urban corridors. Wilmington has historically served as a vital residential base for the Harbor Area, supported by strong employment access and sustained housing demand.

The property benefits from exceptional regional connectivity, anchored by the Port of Los Angeles — the busiest container port in the nation and a cornerstone of the Southern California economy. Together with the adjacent Port of Long Beach, the San Pedro Bay Port Complex supports hundreds of thousands of direct and indirect jobs across logistics, transportation, manufacturing, and trade, generating consistent rental demand and underpinning Wilmington's position as a stable long-term residential submarket.

Wilmington is further strengthened by its proximity to Los Angeles International Airport (LAX) and the broader South Bay employment corridor, while planned infrastructure improvements tied to the 2028 Los Angeles Olympics are expected to drive sustained job growth and neighborhood reinvestment throughout the Harbor Area.

From an investment perspective, Wilmington represents a compelling multifamily environment driven by persistent housing demand, a deep renter base, and direct proximity to major employment nodes. The area's relative affordability compared to neighboring coastal communities continues to attract workforce renters, supporting durable occupancy and income resilience — positioning multifamily assets here as attractive long-term holdings within the greater Los Angeles market.



Area Overview

Long Beach, California

A thriving port city and regional economic hub, Long Beach continues to emerge as one of Southern California's most dynamic live-work-play destinations and redevelopment corridors.

Long Beach has established itself as one of the most prominent cities in Los Angeles County, evolving from a traditionally industrial and residential market into a globally recognized destination city with a diversified and expanding economic base. This transformation is driven by sustained public and private investment, strategic waterfront redevelopment, and a maturing urban core that has repositioned Long Beach as a long-term growth node with broad appeal to residents, employers, and investors alike.

At the core of this evolution is the Port of Long Beach, one of the busiest container ports in the world and a foundational pillar of the Southern California economy. Together with the Port of Los Angeles, the San Pedro Bay Port Complex drives billions in annual economic activity and supports hundreds of thousands of regional jobs across logistics, trade, and transportation. Beyond the port, the city's revitalized Downtown and waterfront district have attracted significant mixed-use development, dining, hospitality, and cultural investment — establishing Long Beach as a year-round destination with a vibrant urban identity.

Long Beach's prominence is further reinforced by its world-class healthcare and education institutions, including Long Beach Memorial Medical Center and California State University Long Beach — one of the largest universities in the Cal State system. These anchors generate substantial and consistent demand for workforce housing throughout surrounding neighborhoods, attracting a broad and stable renter base that extends well beyond port-related employment.

From an investment perspective, Long Beach offers a compelling case for multifamily ownership, supported by sustained renter demand, ongoing waterfront and downtown redevelopment, and limited new housing supply relative to job and population growth. The city's increasing regional prominence, combined with continued public and private reinvestment, positions multifamily assets in Long Beach to benefit from long-term demand durability and neighborhood appreciation.



Area Overview

Port of Los Angeles & Port of Long Beach

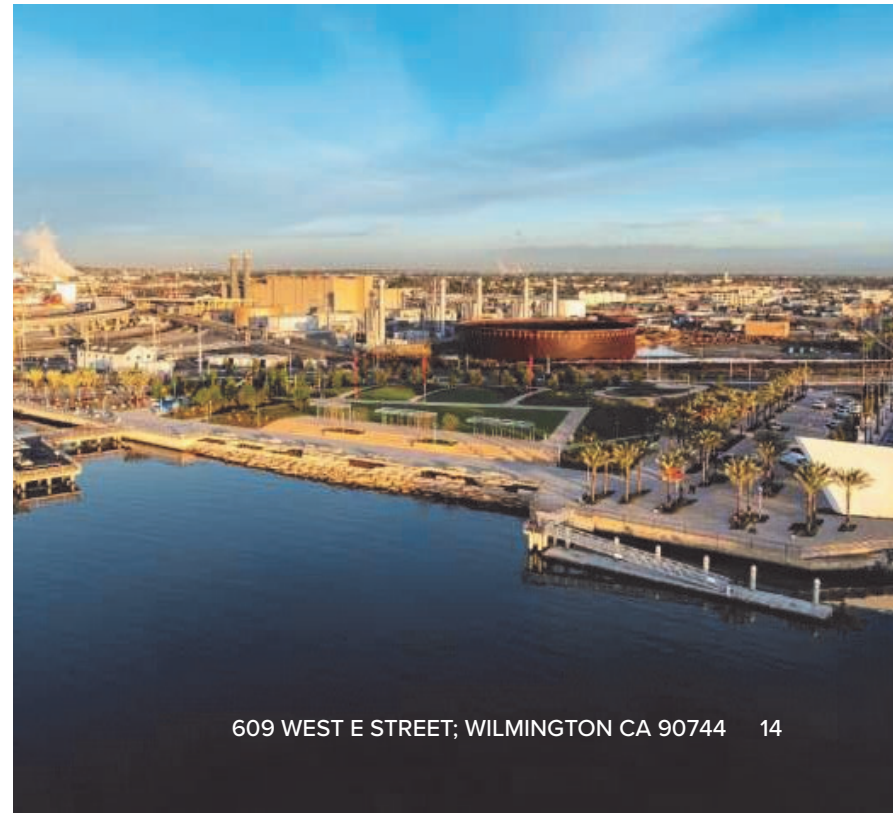
The San Pedro Bay Port Complex, comprising the Port of Los Angeles and the Port of Long Beach, is the busiest container port complex in the United States and one of the most significant trade gateways in the world. Together, the twin ports handle hundreds of billions of dollars in cargo annually, serving as the primary entry point for goods flowing between North America and global markets. This concentration of trade activity generates an enormous and sustained economic footprint across the entire Southern California region.

The ports collectively support hundreds of thousands of direct and indirect jobs across logistics, transportation, warehousing, and maritime operations — creating one of the deepest workforce employment corridors in the nation. This dense employment base drives consistent housing demand throughout Wilmington, San Pedro, and the broader Harbor Area, underpinning stable occupancy and long-term renter demand for multifamily assets in the immediate submarket. Ongoing port expansion and infrastructure investments tied to the 2028 Los Angeles Olympics further reinforce the complex's role as a long-term economic anchor.

Pacific Gateway - Harbor Area Industrial & Logistics Corridor

The Harbor Area industrial and logistics corridor represents one of the most concentrated employment zones in Southern California. Stretching across Wilmington, Carson, and surrounding communities, this vast network of warehousing, distribution centers, and freight operations serves as the critical inland infrastructure supporting the flow of goods through the San Pedro Bay Port Complex. The corridor attracts major national and global logistics operators seeking direct port access and exceptional freeway connectivity via the 110 and 405 freeways.

This dense employment ecosystem generates consistent demand for workforce housing throughout Wilmington and adjacent submarkets, supporting a broad and stable renter base with deep ties to the local economy. As e-commerce and global trade continue to expand, the Harbor Area logistics corridor remains a high-demand employment zone with long-term growth fundamentals that directly benefit surrounding residential submarkets and multifamily investment.



Area Overview



AltaSea at the Port of Los Angeles

AltaSea at the Port of Los Angeles is an emerging ocean innovation campus positioned at the forefront of blue economy research, technology, and industry development. Located on 35 acres of historic waterfront at the Port of LA, AltaSea brings together leading scientific institutions, technology companies, and entrepreneurs focused on ocean science, sustainable energy, and marine engineering — diversifying the Harbor Area’s economic base well beyond traditional port and logistics industries.

As AltaSea continues to attract research institutions and industry partners, the campus is generating a growing pipeline of high-quality employment opportunities and drawing a new generation of professionals into the submarket. This emerging innovation ecosystem adds a forward-looking dimension to the Harbor Area’s economic profile, reinforcing the area’s position as a destination for sustained reinvestment and supporting long-term residential demand in Wilmington and San Pedro.

West Harbor - San Pedro Waterfront Development

West Harbor is a landmark redevelopment project transforming the former Ports O’ Call Village site into one of the most anticipated mixed-use destinations in the greater Los Angeles area. Spanning approximately 42 acres along the main channel of the Port of Los Angeles, West Harbor features waterfront dining, retail, entertainment, a performance venue, and activated public open space — establishing San Pedro as a premier waterfront district and regional destination.

The project represents one of the most significant private investments in the Harbor Area in decades, signaling strong long-term confidence in the submarket’s trajectory. West Harbor’s activation of the waterfront is expected to drive sustained increases in regional visitation, tourism, and surrounding property values — catalyzing additional investment throughout the broader Harbor Area and reinforcing the long-term investment thesis for multifamily ownership in the immediate corridor.

The Team

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