

626 W 7th St, San Pedro

\$1,695,000 | 10 Units | 8.53 GRM | 6.0% Cap Rate



BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE

Anthony Walker
DRE #01908153
(310) 561-4776

Anthony.Walker@BuckinghamInvestments.com

OFFERING MEMORANDUM PRESENTED BY:

Josh Ess
DRE #02035659
(310) 867-1183

Josh.Ess@BuckinghamInvestments.com

INVESTMENT HIGHLIGHTS

3

AREA OVERVIEW

4

INVESTMENT SUMMARY

5

RENT ROLL

6

PROPERTY PHOTOS

7

BROKER INFO

8

DISCLAIMER

9



TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

- High yield 10 unit property one block from Downtown San Pedro for only \$169K/door
- 8.5X GRM on actual rents with an in-place cap rate of 6% plus upside to a market cap rate of 7.1%
- 8 out of 10 units remodeled in the last 5 years plus brand new separate electrical meters, main panel, and wiring at a cost of over \$100K
- RUBS income already in-place for a super low expense building
- 4 detached income generating garages at the rear of the property present ADU potential

AREA OVERVIEW

Only 1 block from Downtown San Pedro with art galleries, restaurants, boutiques, and other retail

Only a few blocks from the massive 42 acre West Harbor LA Waterfront Development with over a mile of waterfront access and 375,000 square feet of retail, dining, and entertainment slated to open in 2026

Minutes away from Cabrillo Marina and Cabrillo Beach, Palos Verdes, and the Port of LA

Walk Score 93/100



INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	\$1,695,000
Year Built	1923
Units	10
Building Sq. Ft	5,616
Lot Sq. Ft	5,001
Price / Sq. Ft	\$302
Price / Lot Sq. Ft	\$339
Price / Unit	\$169,500
Current GRM	8.53
@ Market GRM	7.75
Current Cap Rate	6.0%
@ Market Cap Rate	7.1%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$170,784	\$186,600
Parking Income	\$5,400	\$9,600
Other Income	\$22,548	\$22,548
Less Vacancy @ 5%	(\$8,539)	(\$9,330)
Effective Gross Income	\$190,193	\$209,418
Expenses	Actual	Market
Taxes	\$21,188	\$21,188
Insurance	\$9,828	\$9,828
Repairs and Maintenance	\$9,510	\$10,471
Property Management	\$9,510	\$10,471
Utilities	\$33,034	\$33,034
Pest Control	\$1,200	\$1,200
Gardening & Cleaning	\$2,450	\$2,450
City Licensing and Permits	\$1,160	\$1,160
Total Expenses	\$87,879	\$89,801
Net Operating Income	\$102,314	\$119,617

PROPOSED FINANCING

Loan Amount (70%)	\$1,186,500
Down Pmt (30%)	\$508,500
Rate (%)	6.00%
Amortization (years)	30
Payment (monthly)	(\$7,114)
Debt Cov. Ratio	1.20



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/2BA	\$1,747	\$2,500
1	OBD/1BA	\$1,437	\$1,450
1	OBD/1BA	\$1,399	\$1,450
1	OBD/1BA	\$1,157	\$1,450
1	OBD/1BA	\$1,437	\$1,450
1	OBD/1BA	\$1,437	\$1,450
1	OBD/1BA	\$1,399	\$1,450
1	OBD/1BA	\$1,399	\$1,450
1	OBD/1BA	\$1,383	\$1,450
1	OBD/1BA	\$1,437	\$1,450
TOTAL		\$14,232	\$15,550

PROPERTY PHOTOS



PROPERTY PHOTOS





Anthony Walker | CEO, Buckingham Investments

310-982-7055 | anthony.walker@buckinghaminvestments.com | DRE# 01908153

Anthony is the CEO and Managing Broker of Buckingham Investments, a 60 year Southern California investment real estate brokerage. He's presided in over \$1 billion in sales during his tenure and has leveraged his brokerage experience to develop an extensive portfolio of multi-family and commercial properties in one of the most challenging markets in the country. He has also been the sponsor and principal in the acquisition and sale of numerous multi-family and ground up construction syndications.

He teaches frequent seminars on many aspects of investing and has been an invited guest speaker at multiple educational institutions and trade organizations throughout Southern California. He believes that real estate wealth is not created only at the time of purchase, but well before an investment is ever made through education and planning.

Anthony received his Bachelor of Arts from The University of Southern California and his Masters of Business Administration from Loyola Marymount University

Josh Ess | Associate Broker

310-867-1183 | josh.ess@buckinghaminvestments.com | DRE# 02035659

Josh Ess brings 18 years of corporate and consulting engineering experience to his investment real estate practice, leveraging his background in managing multi-million-dollar projects to evaluate portfolio performance and potential. Inspired by Rich Dad Poor Dad and the Bigger Pockets Podcast, Josh and his wife purchased their first duplex in 2016, sparking a passion for real estate investing.

He was introduced to Buckingham Investments at a local REIA event and immediately connected with the company's client-focused, wealth-building philosophy. Today, Josh helps others achieve their real estate goals while pursuing his own. He holds a Mechanical Engineering degree from the University of Michigan and a California Professional Engineer license, and lives in Redondo Beach with his wife and two children.



DISCLAIMER AND CONFIDENTIALITY AGREEMENT

The information contained in this document is private, confidential, and intended solely for the addressed recipient. By receiving and reviewing this document, the intended recipient agrees to maintain the confidentiality of this document. This document is not to be shared, duplicated, recorded, viewed, or disseminated in any fashion without the express written consent of Buckingham Investments. If you are not the intended recipient, do not review the document. Instead, please notify Buckingham Investments that you have received this document erroneously and arrange the return the document to Buckingham Investments.

The sole intended purpose of this document is to provide a brief synopsis of the potential investment in a specific property. The information in this document has been compiled by Buckingham Investments and is only a representation of Buckingham Investments' opinions at the time the document was created. This document may not represent the current or future opinions of Buckingham Investments regarding this investment opportunity. While Buckingham Investments believes the sources of this information to be reliable, Buckingham Investments has not verified specific information including but not limited to: profit and loss statements, financial statements, size, condition, tenancy, lease status, operational history, or any other details of the property which may be addressed in this document. Buckingham Investments does not warranty the information in this document for any purpose other than as preliminary information regarding a potential real estate investment. This document is not a substitute for due diligence investigations. Buckingham Investments strongly encourages all potential real estate investors to conduct thorough due diligence investigations prior to entering into any transaction.

