

DOWNEY | CALIFORNIA

11523-11529 OLD RIVER SCHOOL RD



EXCLUSIVE MARKETING PACKAGE



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11523 Old River School Rd | Downey, CA

PRESENTED BY



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EXECUTIVE SUMMARY

The property totals 8,208 rentable sq. ft. on a 14,604 sq. ft. lot and includes on-site parking plus a pool, a combination that adds everyday convenience and gives the asset a stronger common-area feature set than a more basic 16-unit hold.

Unit mix consists of (16) 1-Bed/1-Bath units. That uniform layout supports straightforward leasing, consistent unit positioning, and a cleaner operating rhythm across the property. For an investor focused on simplicity, the appeal here is a manageable unit type paired with an amenity package that can help support tenant retention.

Investors also have the opportunity to acquire the adjacent 16-unit property, creating a rare side-by-side 32-unit footprint in Downey.

\$3,550,000

PRICE

16 UNITS

UNITS

1956

YEAR BUILT

8,208 **SQFT**

14,604 **LOT SIZE**

DOR3

ZONING

6231-003-010

APN

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PROPERTY HIGHLIGHTS

8,208 SQ. FT. | 14,604 LOT SIZE

- Prime Corner Lot
- 6.34% CAP Rate | 9.84 GRM
- All 1-Bed/1-Bath Units
- Tenants Enjoy On-site Parking, Laundry Facility & Sparkling Pool
- PRICED TO SELL!
- Opportunity to acquire the adjacent 16-unit property



Prime Location



Opportunity to buy 2 side-by-side properties!



Desirable Unit Mix



On-site Laundry



On-Site Parking

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AERIAL MAP

11523 Old River School Rd | Downey, CA

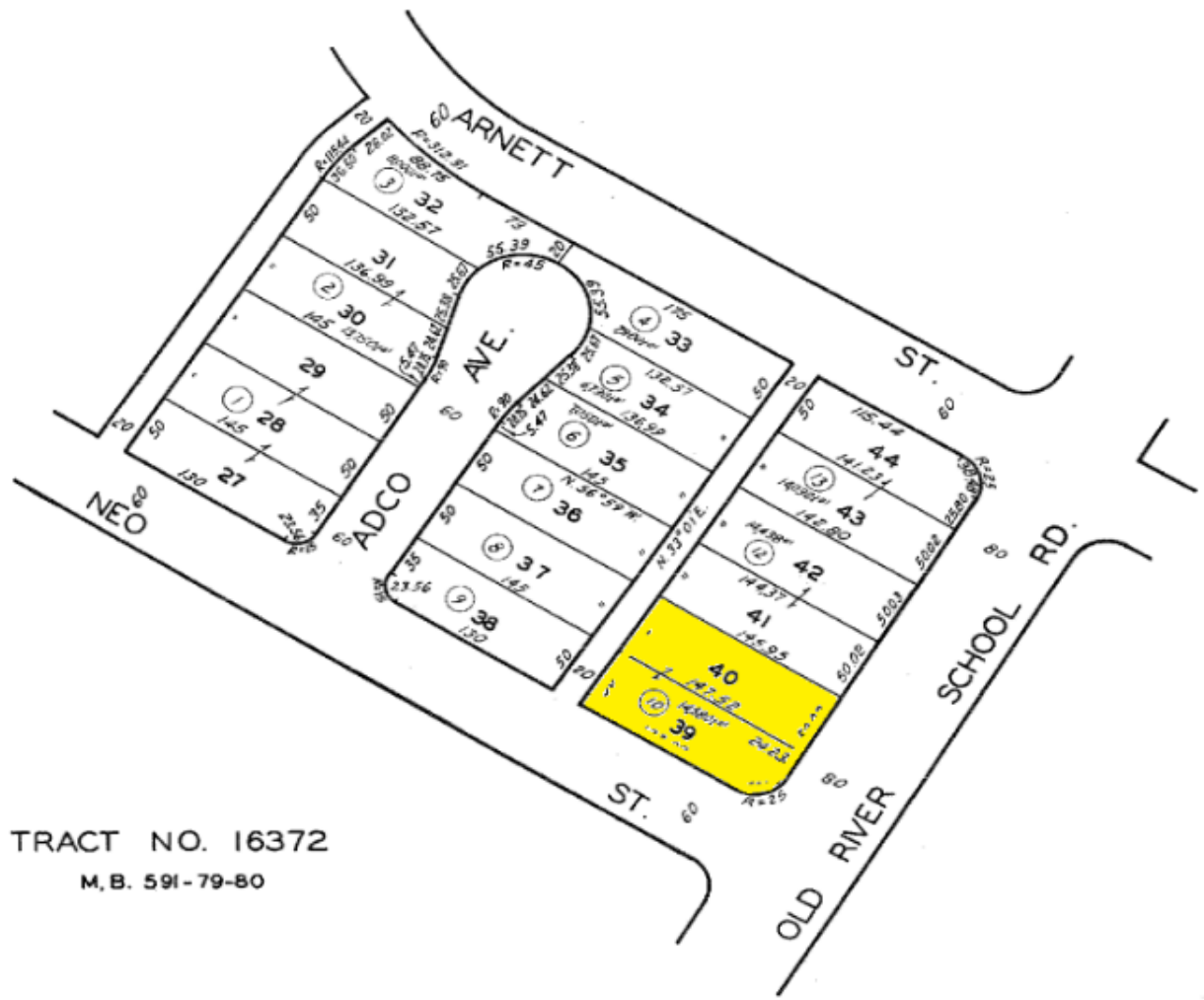


PARCEL MAP

11523 Old River School Rd | Downey, CA

6231 | 3
SCALE 1" = 80'

770329



TRACT NO. 16372
M. B. 591-79-80

CODE
3304

FOR PREV. ASSMT. SEE: B-47 - 46

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CAL



FINANCES

11523 Old River School Rd | Downey, CA

RENT ROLL

| UNIT # | TYPE | | CURRENT RENT | MARKET RENT |
|--------|-------------|-----|--------------|-------------|
| 1 | 1 + 1 | MGR | \$1,900 | \$1,900 |
| 2 | 1 + 1 | | \$1,650 | \$1,900 |
| 3 | 1 + 1 | | \$1,850 | \$1,900 |
| 4 | 1 + 1 | | \$1,875 | \$1,900 |
| 5 | 1 + 1 | | \$1,800 | \$1,900 |
| 6 | 1 + 1 | | \$1,855 | \$1,900 |
| 7 | 1 + 1 | | \$1,800 | \$1,900 |
| 8 | 1 + 1 | | \$1,850 | \$1,900 |
| 9 | 1 + 1 | | \$1,750 | \$1,900 |
| 10 | 1 + 1 | | \$1,815 | \$1,900 |
| 11 | 1 + 1 | | \$1,800 | \$1,900 |
| 12 | 1 + 1 | | \$1,625 | \$1,900 |
| 13 | 1 + 1 | | \$1,550 | \$1,900 |
| 14 | 1 + 1 | | \$1,850 | \$1,900 |
| 15 | 1 + 1 | | \$1,845 | \$1,900 |
| 16 | 1 + 1 | | \$1,750 | \$1,900 |
| 17 | Studio (NC) | | \$1,200 | \$1200 |

ESTIMATED ANNUAL EXPENSES

| | |
|-----------------------------|------------------|
| Property Taxes | \$42,348 |
| New Insurance Quote | \$8,500 |
| Utilities | \$20,000 |
| Pool | \$6,855 |
| On-site Management | \$17,700 |
| Professional Management Fee | \$13,994 |
| Repairs & Maintenance | \$12,000 |
| Reserves for Replacement | \$3,200 |
| TOTAL EXPENSES | \$124,596 |

FINANCING

| | |
|---------------------|-------------|
| Loan Amount | \$2,307,500 |
| Loan Type | 30/10 ARM |
| Interest Rate | 6% |
| Annual Debt Service | \$167,637 |

FINANCES

11523 Old River School Rd | Downey, CA

ANNUALIZED OPERATING DATA

| | CURRENT | | PROFORMA | |
|------------------------------|--------------|-----------------|-------------|-----------------|
| Scheduled Gross Income | | \$29,715 | | \$31,600 |
| Laundry & Other Income | | \$4,080 | | \$4,080 |
| Total Scheduled Gross Income | | \$360,660 | | \$383,280 |
| Less: Vacancy Allowance | 3% | \$10,820 | 3% | \$11,498 |
| Effective Gross Income | | \$349,840 | | \$371,782 |
| Less: Expenses | | \$124,596 | | \$124,596 |
| Net Operating Income | | \$225,244 | | \$247,185 |
| Less: Debt Service | | \$167,637 | | \$167,637 |
| PRE-TAX CASH FLOW | 4.64% | \$57,606 | 6.4% | \$79,548 |

UNIT MIX

| UNITS | TYPE | CURRENT RANGE | TOTAL | PROFORMA |
|-----------------------|-------------|-----------------|-----------------|-----------------|
| 16 | 1 + 1 | \$1,625-\$1,850 | \$28,515 | \$30,400 |
| 1 (NC) | Studio (NC) | \$1,200 | \$1,200 | \$1,200 |
| MONTHLY TOTALS | | | \$29,715 | \$31,600 |

PROPERTY SUMMARY

| | |
|-----------------------|-----------------|
| Price | \$3,550,000 |
| Down Payment | \$1,242,500 |
| Loan Amount | \$2,307,500 |
| Number of Units | 16 Units |
| Price/Unit | \$221,875 |
| Price/SF | \$433 |
| Cash on Cash % | 4.64% |
| COC Pro Forma | 6.40% |
| Cap Rate | 6.34% |
| Cap Rate (Proforma) | 6.96% |
| GRM | 9.84 |
| GRM (Proforma) | 9.26 |
| Year Built | 1956 |
| Square Feet | 8,208 Sq. Ft. |
| Lot Size | 14,604 Lot Size |

ABOUT DOWNEY

Downey gives multi-family investors access to a dense infill market in Southeast Los Angeles County with regional commuter access and established renter demand. The city supports business development and economic activity through its Economic Development Division, which helps reinforce a broad local employment base instead of dependence on one industry.

From an operations standpoint, practical layouts, parking, and onsite laundry fit renter needs well in this part of the market. Local transit access and strong connectivity to surrounding job centers also support day-to-day renter mobility.

Downey's housing resources point to California AB 1482 rather than a separate local rent stabilization ordinance. Investors should underwrite to AB 1482 where applicable and confirm exemptions with counsel.

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DEMOGRAPHICS

\$101,856

MEDIAN HH INCOME

\$759,800

MEDIAN PROPERTY VALUE

109,368

POPULATION

39

MEDIAN AGE

CONTACT US

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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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