

Berkshire Hathaway HomeServices California Properties

8427 OTIS STREET SOUTH GATE, CA



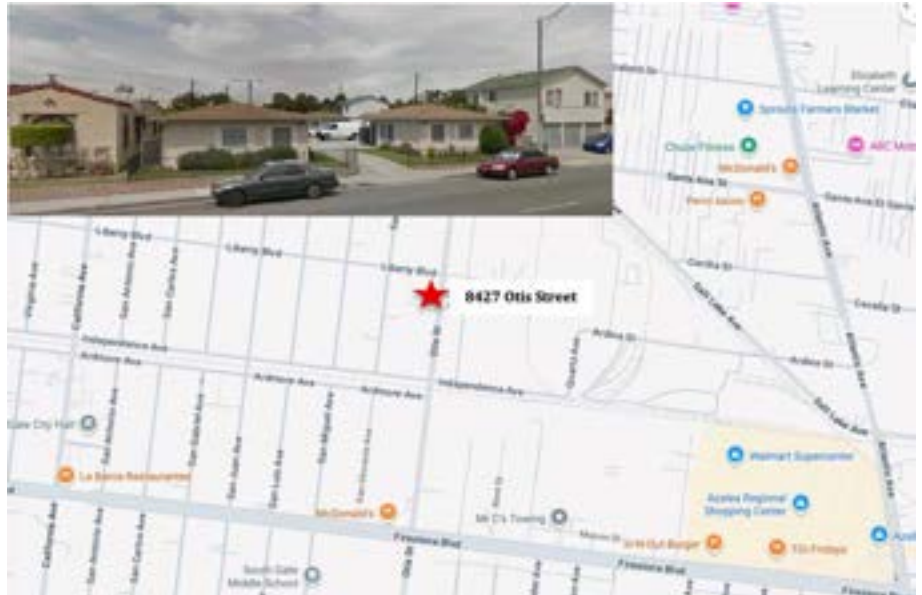
a seven unit multi-family income property
with major upside potential in South Gate



Mark Paulson
DRE #: 01245085
714-305-0797
mpaulson@bhhsca.com

Tami Eilts
DRE#: 02006398
949-370-2692
tamieilts@bhhsca.com

PROPERTY HIGHLIGHTS



This rare 7-unit apartment investment opportunity in South Gate offers a well maintained income property with strong upside potential in one of South Gates consistently high-demand rental markets.

Built in 1951, the property consists of 5,466 square feet of rentable space situated on a spacious 19,299 square foot lot.

Strategically positioned in a dense rental corridor with historically low vacancy rates, this property provides stable in-place income with the opportunity to increase and enhance long-term value.

The attractive layout features all single-story, detached units, creating a desirable living environment for tenants while minimizing shared walls and maximizing privacy.

The versatile mix consists of: Two (2) 1-Bedroom / 1- Bath detached units, each with an attached garage. Five (5) 2-Bedroom / 1- Bath detached units.

Additional improvements include two rear garage structures offering a total of (6) garages along with open onsite parking for tenants. T

Tenants pay their own gas and electricity, helping reduce owner operating expenses.

The property spans two separate with one parcel containing four units and the second parcel containing three units and additional parking areas.

A long private driveway enhances tenant privacy and provides convenient access throughout the property. With no local city rent control, strong tenant demand, and significant long-term upside potential.

This is an exceptional opportunity for investors seeking dependable cash flow and future appreciation in a highly sought-after rental market.



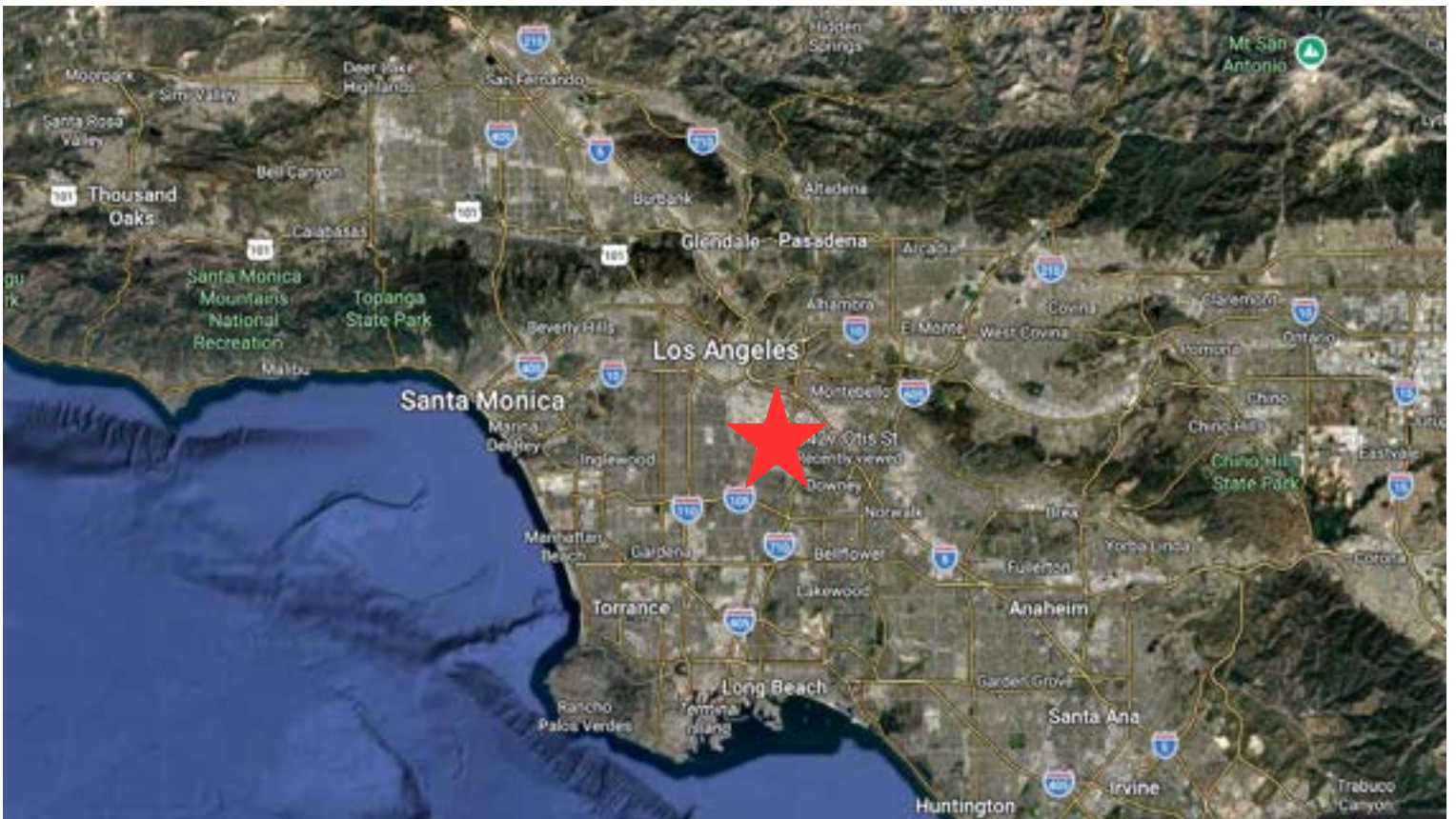




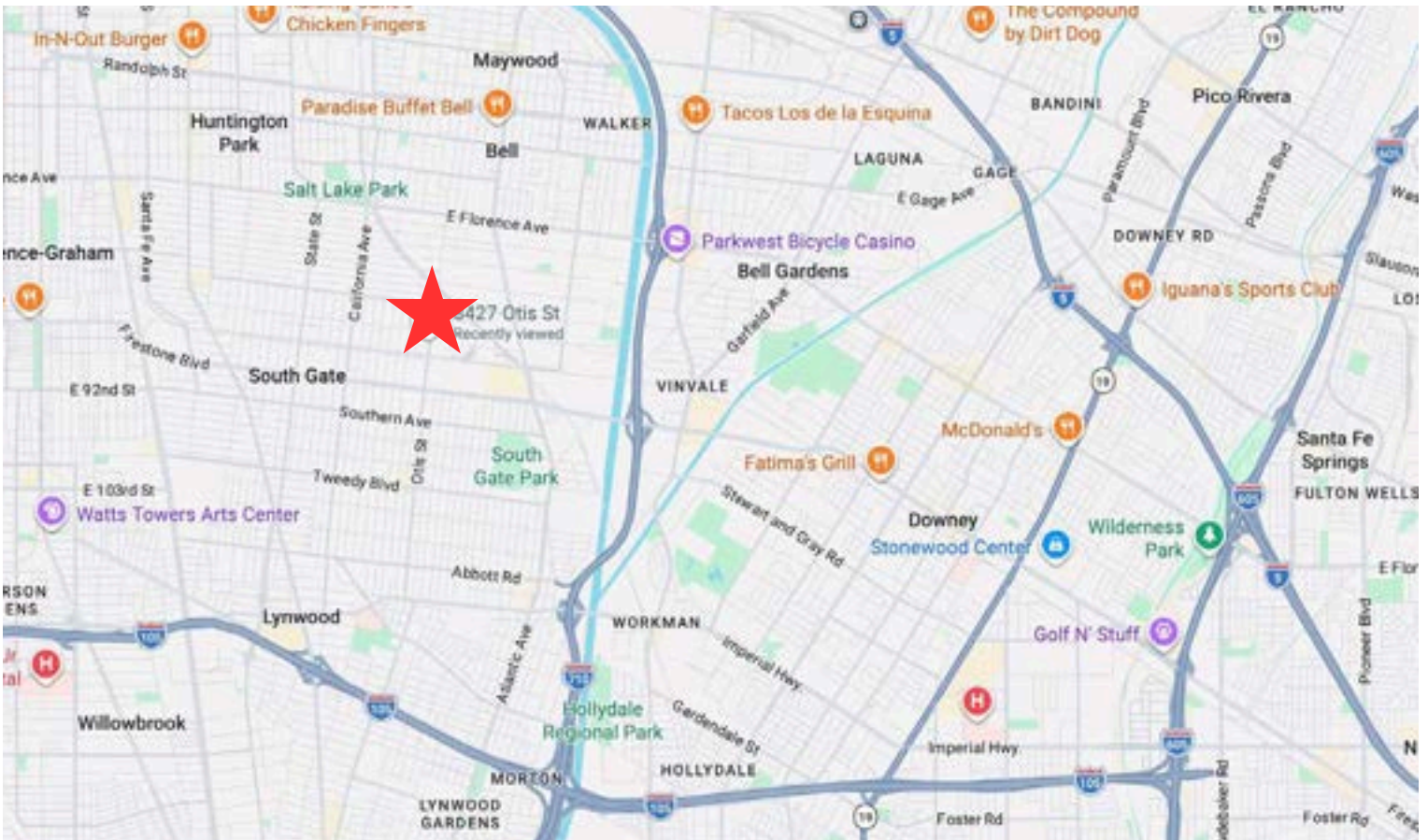
INVESTMENT HIGHLIGHTS

- **ASKING PRICE:** \$1,725,000
- **CAP RATE:** 5%
- **NET OPERATING INCOME (NOI):** \$88,060
- **TOTAL SQUARE FEET:** 5,466
- **YEAR BUILT:** 1951
- **TOTAL DETACHED SINGLE-STORY UNITS:** 7
- **UNIT MIX:** 2 X 1 BED/1 BATH WITH ATTACHED GARAGE, 5 X 2 BED/1 BATH

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- UPGRADED ELECTRICAL PANELS
 - UPGRADED WINDOWS
 - SET BACK FROM STREET CREATES PRIVACY
 - TWO REAR GARAGE STRUCTURES WITH 6 GARAGES
 - OPEN ONSITE PARKING FOR TENANTS
 - SEPARATELY METERED FOR ELECTRICITY & GAS
 - RECENTLY INSTALLED FIRE EXTINGUISHERS



**STRATEGICALLY POSITIONED IN DENSE RENTAL CORRIDOR
WITH HISTORICALLY LOW VACANCY RATES**



FINANCIAL SUMMARY

Rent Roll	
Unit	Rent
1	\$ 1,000.00
2	\$ 1,200.00
3	\$ 1,385.00
4	\$ 1,385.00
5	\$ 1,505.00
6	\$ 1,505.00
7	\$ 1,600.00

Annual Income	\$114,960
Expenses	
Insurance	\$8,562.91
Gardening	\$5,400
Property Taxes	\$18,057.15
Utilities	\$12,002.26
Total Expenses	\$44,022.32