12725–12731 BARLIN AVENUE
DOWNEY, CALIFORNIA

FOUR DETACHED SINGLE-FAMILY RESIDENCES

ONE PARCEL

$3,750,000

4 Detached Residences | 7,400 SF | 20,189 SF Lot

BARLIN AVE

BARLIN AVE

THE INVESTMENT OPPORTUNITY

four homes. one parcel. a distinctly different four-unit investment.

STABILITY TODAY. UPSIDE TOMORROW.

Located at 12725–12731 Barlin Avenue in Downey, CA, this rare four-unit property combines the management efficiency of a single parcel with the premium appeal of detached single-family living.

Property Highlights

The Layout: 4 detached two-story homes (built 1990) totaling ~7,400 sq ft on a spacious 20,189 sq ft lot.
Unit Mix: 15 bedrooms and 12 bathrooms total, with individual residences ranging from 1,600 to 2,200 sq ft.
Single-Family Amenities: Zero common walls, private entrances, individual yards, attached two-car garages, and dedicated driveway parking for each home.

Financial & Investment Highlights

Exceptional Stability: 100% occupied on month-to-month leases, featuring an exceptional track record of only 1–2 total months of physical vacancy across all units over the last five years.
In-Place Income: $153,720 annual Gross Scheduled Income (effective September 20, 2026).
Upside Potential: $204,000 annual Pro Forma market rent ($17,000/month), representing $50,280 in potential additional gross annual income.

The Bottom-Line Opportunity

Acquire strong, steady cash flow from day one while preserving significant income growth and appreciation potential.

BARLIN AVE

PROPERTY AT A GLANCE

Unlike a conventional fourplex, residents live in four individual detached homes.

THE ASSET

$3,750,000	Offering Price
4	Detached Residences
7,400 SF	Approx. Total Living Area
20,189 SF	Approx. Lot Area
15 BR / 12 BA	Combined Unit Mix
8 Garage Spaces	Four Attached Two-Car Garages
1990	Year Built
1 APN	Four Residences / One Parcel
NO COMMON WALLS	Detached SFR-Style Configuration
MONTH-TO-MONTH	All Four Tenancies

SINGLE-FAMILY CHARACTERISTICS WITH FOUR-UNIT OWNERSHIP

Each residence offers:

- Private Entrance
- Attached Two-Car Garage
- Driveway Parking
- Individual Yard
- Two-Story Floor Plan
- Central Heating & Air Conditioning
- Washer/Dryer Hookups

THE FOUR RESIDENCES

Four distinct detached homes

Residence	Beds/Baths	Approx. SF	Scheduled Rent 9/20/26	Estimated AS-IS Market Rent*
12725	3/3	1,600	$2,500	$4,000
12727	4/3	1,800	$3,150	$4,250
12729	4/3	1,800	$3,580	$4,250
12731	4/3	2,200	$3,580	$4,500
TOTAL	15/12	7,400	$12,810/mo	$17,000/mo
ANNUAL			$153,720	$204,000

POTENTIAL ADDITIONAL ANNUAL GROSS RENTAL INCOME

Approximately +32.7% above scheduled rental income

RESIDENTIAL SCALE MATTERS

The residences range from approximately **1,600 to 2,200 square feet**, with three- and four-bedroom floor plans, three bathrooms per residence, attached two-car garages and individual outdoor areas.

That size, privacy and functionality broaden the rental proposition beyond the typical four-unit apartment product and support comparison with the **detached single-family rental market.**

*Estimated AS-IS market rents are based upon recent rental-market evidence and are not guaranteed. Actual rents are subject to property condition, tenant turnover, improvements, applicable law and then-current market conditions.

12725 Barlin Ave

12727 Barlin Ave

12729 Barlin Ave

12731 Barlin Ave

THE RENTAL UPSIDE

Market evidence behind the Pro Forma

THE MARKET EVIDENCE BEHIND THE PRO FORMA

Approximately +32.7% above scheduled rental income

RESIDENTIAL SCALE MATTERS

Recent detached single-family rental analysis produced a qualifying range of approximately **$3,980 to $4,950 per month**, with an approximately **$4,500 median and $4,419 average**.

The Barlin AS-IS pro forma intentionally positions the residences within that observed range.

SELECT RENTAL MARKET EVIDENCE

8510 Donovan represents the upper end of the comparison set and reflects significant remodeling and upgrades, including kitchen, flooring, paint and bathroom improvements.

Property	Beds/Baths	Approx. SF	Rent
7813 2nd — Downey	3/2	1,516	$4,100
11442 Ferina — Norwalk	4/3	1,854	$3,995
7220 Via Amorita — Downey	4/3	1,887	$4,500
8510 Donovan — Downey	4/3	2,201	$4,950

* Properties shown are recent MLS-reported leased properties selected as rental-market evidence. Information is deemed reliable but not guaranteed.

THE VALUE-ADD STORY DOES NOT DEPEND UPON A FULL REMODEL

The residences have received periodic improvements but generally retain opportunities for future cosmetic modernization. That creates more than one path forward:

HOLD
Retain established tenants and existing income.

RELEASE AS-IS
Capture market rent opportunities as natural turnover occurs, subject to applicable law and market conditions.

IMPROVE SELECTIVELY
Use turnover as an opportunity for paint, flooring and targeted cosmetic improvements where the anticipated rent supports the investment.

MODERNIZE MORE EXTENSIVELY
A future owner may elect to undertake broader kitchen, bath or other improvements as part of a longer-term value-add strategy.

The investment thesis therefore does not require immediate displacement, wholesale renovation or dependence upon a single execution strategy.

INCOME TODAY + THE PATH FORWARD

BARLIN AVE

CURRENT OPERATING SNAPSHOT

Annual Gross Scheduled Income:
$153,720

Reported Annual Operating Expenses:
$35,954

Reported Net Operating Income:
$117,766

Current Indicated Cap Rate:
3.14%
at $3,750,000 Offering Price

*Grass has been virtually enhanced

+32.7% POTENTIAL GROSS RENTAL

THE INCOME BRIDGE

Scheduled Annual Rental Income:
$153,720

Potential Additional Annual Gross Rental Income:
+$50,280

ESTIMATED AS-IS ANNUAL MARKET-RENT PRO FORMA
$204,000

The pro forma is intended to illustrate rental-income potential—not projected investor NOI. A purchaser should independently underwrite future operating expenses, including property taxes following acquisition, insurance, management, maintenance, reserves and other ownership costs.

*Effective September 20, 2026

WHY BARLIN?

BARLIN AVE

Four Detached Homes

Not four apartments sharing walls.

ESTABLISHED OCCUPANCY

Seller reports approximately one to two months of physical vacancy across all four residences during the past five years.

IN-PLACE INCOME

All four residences occupied with scheduled rent increases effective September 20, 2026.

MEANINGFUL RENTAL UPSIDE

Approximately $50,280 in potential additional annual gross rental income between scheduled rents and estimated AS-IS market rents.

FLEXIBLE EXECUTION

Hold, release as-is upon turnover, selectively improve, or pursue broader modernization over time.

ONE PARCEL. FOUR RESIDENCES. LONG-TERM OPTIONALITY.

12725–12731 BARLIN AVENUE

DOWNEY, CALIFORNIA

$153,720 + $50,280 = $204,000

BARLIN AVE

LESLIE CARMICHAEL

THE CARMICHAEL GROUP

REALTOR® | CalRE# 01351134

Office 714.751.2181

Cell/Text 714.618.4600

Leslie@Carmichaelgroup.com

CarmichaelGroup.com

COLDWELL BANKER REALTY

BUYING | SELLING | RELOCATION | RESIDENTIAL | INVESTMENT

840 Newport Center Drive, Suite 100 | Newport Beach | CA 92660

Financial information, rental information, square footage, vacancy history and other property information have been obtained from sources believed reliable, including Seller and third-party sources, but have not been independently verified and are not guaranteed. Pro forma rents and other forward-looking information are estimates only. Buyer and Buyer's advisors should independently investigate and verify all information material to Buyer's investment decision. Final brokerage-required disclosures, licensing information, Equal Housing Opportunity identification and other required marketing language to be added by Coldwell Banker Realty Marketing. Coldwell Banker Realty is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. (43478584)