

San Pedro



663 W 5th St., 90731 - 6 Units

RE/MAX[®] ONE
COMMERCIAL

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OVERVIEW

RE/MAX One Commercial is pleased to present a turnkey 6-unit multifamily investment opportunity located in the heart of San Pedro. Built in 1990, the property is exempt from Los Angeles City Rent Control (RSO), positioning the asset for long-term income growth in a market supported by strong rental demand.

The property has been extensively renovated with a new roof, electrical systems, copper plumbing, water heater, and upgraded laundry facilities. Interior improvements include remodeled kitchens and bathrooms, hardwood flooring, recessed lighting, fresh paint, and updated fixtures, creating a true turnkey investment with minimal deferred maintenance. 5/6 of the units have been fully renovated.

Located in a highly walkable San Pedro neighborhood, the property features secured gated entry and parking and is just minutes from the \$200 million West Harbor redevelopment. With convenient access to the I-110 Freeway, the asset is well positioned to benefit from the area's continued growth and revitalization.

PROPERTY HIGHLIGHTS:

- 6 Units: (1) 2+2, (1) 1+1, (4) Studio's
- GRM: 12.49
- CAP Rate: 5.39%
- Price/Unit: \$245,833
- Price/SF: \$363.57
- Zoning: LAR3



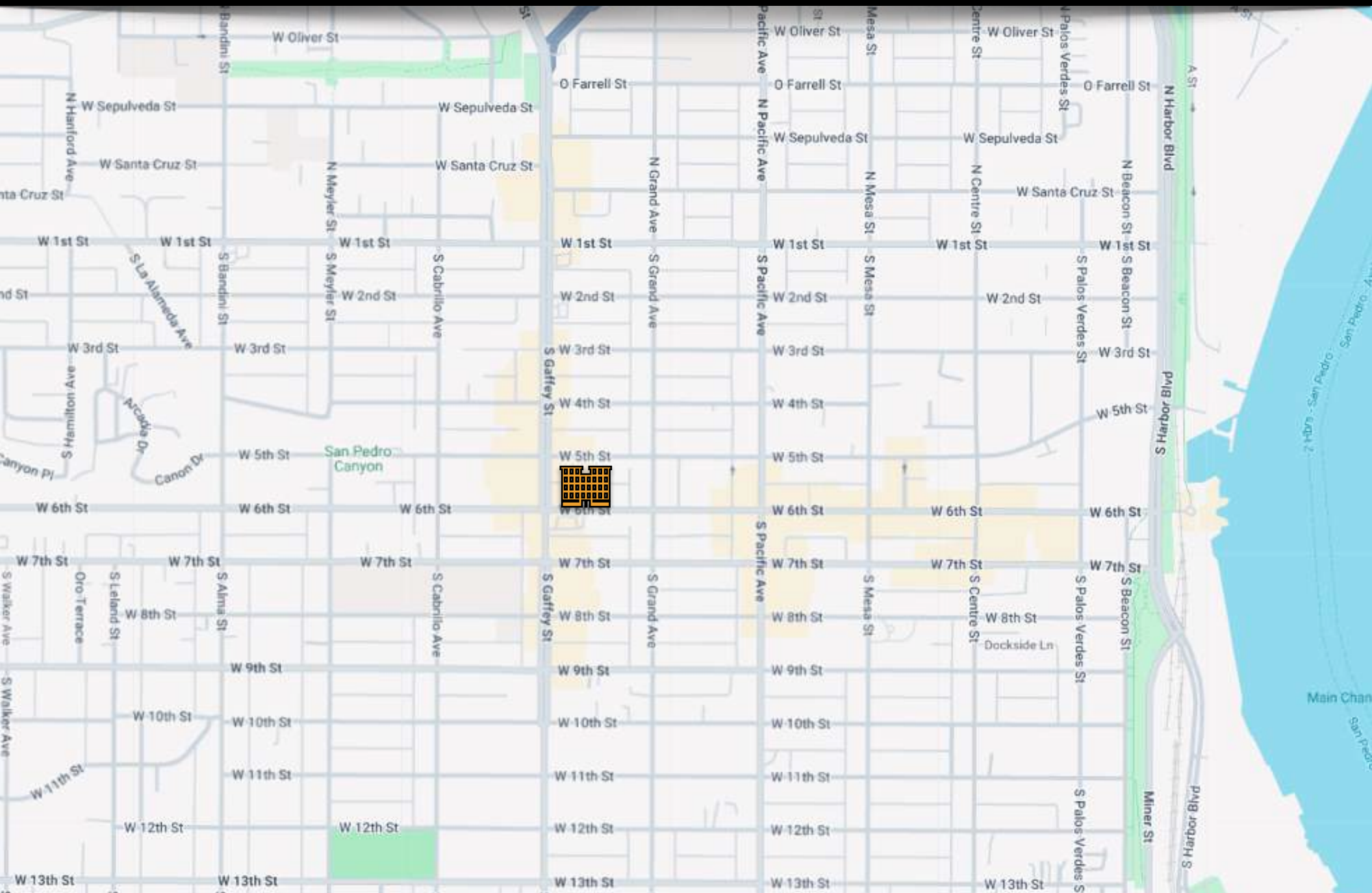
Chase Simonton

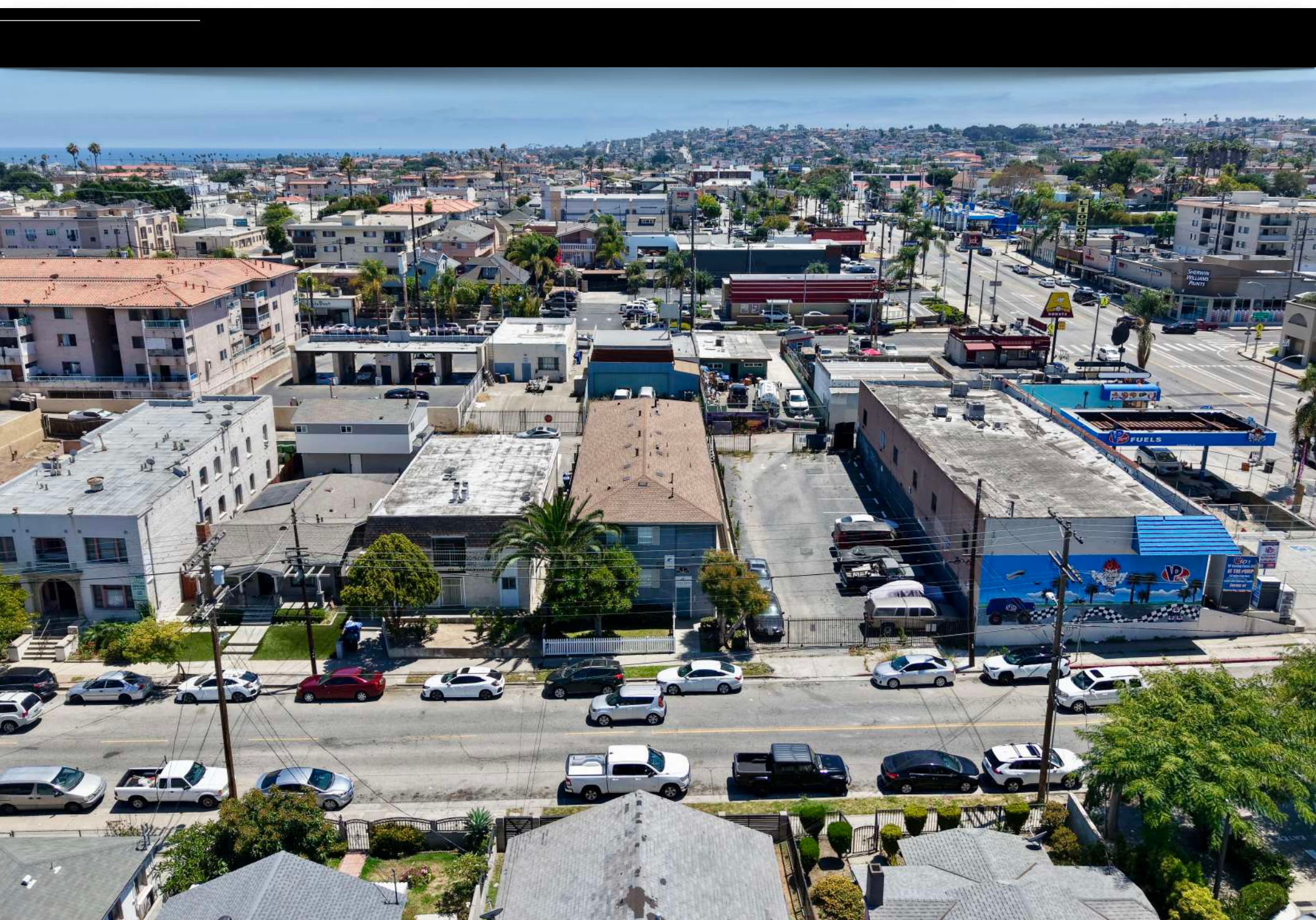
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MAP





FINANCIAL SUMMARY

PRICING

Offering Price		\$1,415,000
Down Payment	(35%)	\$495,250
Price/ Unit		\$235,833
Price/ SF		\$348.78
GRM	10.67	11.98
Cap Rate	6.61%	5.62%
	Market	

ASSET

Units	6
Year Built	1990
Gross SF	4,057
Lot SF	5,000
Zoning	LAR3
Parking	7

Income

	Current	Proforma
Monthly Income	\$9,839	\$11,050
Annualized Income	\$118,068	\$132,600
Less Vacancy (3%)	\$3,542	\$3,978
Effective Rental Income	\$114,526	\$128,622
Total Expenses	\$35,020	\$35,020
Net Operating Income (NOI)	\$79,506	\$93,602

ESTIMATED EXPENSES

Real Estate Taxes	\$12,438
Insurance	\$5,660
Utilities	\$5,099
Repairs & Maintenance	\$4,824
Management	\$4,824
Pest Control / Gardening	\$2,175
Total Expenses	\$35,020



RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
1	2/2	\$2,164.10	\$2,600.00
2	0/1	\$1,605.40	\$1,650.00
3	0/1	\$1,470.70	\$1,650.00
4	0/1	\$1,368.60	\$1,650.00
5	0/1	\$1,550.00	\$1,650.00
6	1/1	\$1,680.20	\$1,850.00
Monthly Gross		\$9,839.00	\$11,050.00
Annual Gross		\$118,068.00	\$132,600
Upside		12%	



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COMPARABLE SALES

<u>ADDRESS</u>	<u>UNITS</u>	<u>GRM</u>	<u>PRICE/UNIT</u>	<u>PRICE/SF</u>	<u>DATE SOLD / YB</u>
1038 S Walker Ave	7	11.88	\$275,000	\$292.11	10/25
523 W 12th St.,	5	14.56	\$360,000	\$388.94	06/25
Average	6.0	13.22	\$317,500	\$340.52	
663 W 5th St - San Pedro - 90731	6	11.98	\$235,833	\$348.78	

Values represented in table and respective charts refer to Subject Property's LISTED PRICE to Comp Property's SALE PRICE.



RECENT SALES

The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over \$80 million in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$44,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

Los Angeles - Recent Closings

1224 S Mesa St, San Pedro	5 Units
8853 Alcott St, Pico-Robertson	8 Units
210 S Fuller Ave, Miracle Mile	8 Units
1128 Larrabee St, West Hollywood	6 Units
15125 Victory Blvd, Van Nuys	32 Units
11315 Califa St, North Hollywood	6 Units
18957 Saticoy St, Reseda	8 Units
7030 Etiwanda Ave, Reseda	19 Units
17909 Roscoe Blvd, Northridge	6 Units
6819 Variel Ave, Canoga Park	6 Units
18139 Roscoe Blvd, Northridge	5 Units
18157 Roscoe Blvd, Northridge	8 Units
7255 Kester Ave, Van Nuys	3 Units
10932 Bloomfield St, Studio City	8 Units
18407 Dearborn St, Northridge	36 Units
8357 Amigo Ave, Northridge	4 Units
7101 Woodman Ave, Van Nuys	16 Units
412 Raymond Ave, Glendale	6 Units
6919 Coldwater Canyon, North Hollywood	9 Units
14201 Delano St, Van Nuys	9 Units
11646 Chandler Blvd, North Hollywood	4 Units
13010 Burbank Blvd, Sherman Oaks	4 Units
14220 Gilmore St, Van Nuys	3 Units
12521 Saticoy St, North Hollywood	10 Units
3926 Kentucky Ave, Studio City	8 Units
14532 Dickens St, Sherman Oaks	12 Units
4427 Woodman Ave, Sherman Oaks	15 Units
5020 Tujunga Ave, North Hollywood	40 Units
21909 Lanark St, Canoga Park	33 Units
20306 Cohasset St, Winnetka	44 Units
13701 Gault St, Van Nuys	7 Units
5401 Sepulveda Blvd, Sherman Oaks	12 Units
6717 Irvine St, North Hollywood	4 Units
11543 Sylvan St, North Hollywood	6 Units

RE/MAX was Voted #1 Most Trusted Real Estate Brokerage!



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AGENT SUMMARY

RE/MAX One is the #1 RE/MAX franchise in the world by sales volume and we head their Multi-Family division.

We have a 100% completion rate for all 1031 exchanges and have achieved record setting prices throughout Los Angeles.

Our dynamic team of agents are the most active brokers in the area and range from 45+ years of experience to young, high-energy agents dialing the phones to sell your property.

Chase Simonton

Vice President, Multi-Family Investments
dre 01766871

With over 16 years of experience selling multi-family investments and over \$750 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica and the Greater Los Angeles Area. Leading a commercial real estate team of 9 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property. and energy of a high powered real estate office.

Mike Torres

Associate Partner, Multi-Family Investments
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Specializing in multifamily sales in the greater Los Angeles sub-markets with an emphasis in San Pedro, Pico-Roberston, West Hollywood, and Miracle Mile. Mike provides clients with extensive market knowledge and invaluable information on local submarket trends. He prides himself on his aggressive underwriting, strategic marketing and navigation of the 1031 exchange process.



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