

12725-12731 BARLIN AVENUE
DOWNEY, CALIFORNIA

FOUR DETACHED SINGLE-FAMILY RESIDENCES

ONE PARCEL

\$2,900,000

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



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.

\$153,720 Gross Annual Income

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.



PROPERTY AT A GLANCE

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

THE ASSET

\$2,900,000

4

7,400 SF

20,189 SF

15 BR / 12 BA

8 Garage Spaces

1990

1 APN

NO COMMON WALLS

MONTH-TO-MONTH

Offering Price

Detached Residences

Approx. Total Living Area

Approx. Lot Area

Combined Unit Mix

Four Attached Two-Car Garages

Year Built

Four Residences / One Parcel

Detached SFR-Style Configuration

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	Current Actual Rent	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 current actual 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 current actual 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

B
ARLIN
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:

4.06%

at \$2,900,000 Offering Price



+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.

WHY BARLIN?



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 at current actual rents.

MEANINGFUL RENTAL UPSIDE

Approximately \$50,280 in potential additional annual gross rental income between current actual 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

$$\text{\$153,720} + \text{\$50,280} = \text{\$204,000}$$

BARLIN AVE



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