TRIPLEX | WHITTIER

NOHCO
REAL ESTATE INVESTMENTS

12626 CAMILLA ST
WHITTIER, CA 90601

Total Units:	3
Bldg Size:	1,428 sf
Lot Size:	3,360 sf
GRM:	13.1 (actual)
Cap Rate:	5.5% (actual)
Cost/Unit:	$275,000
Cost/SF:	$577.73
Year Built:	1940
Zoning:	WH-R4
County:	Los Angeles
APN:	8135-001-001

EXCLUSIVELY LISTED:

$825,000

THE OFFERING

12626 Camilla is a solid opportunity to acquire a fully occupied 3 unit property in a quiet neighborhood in the city of Whittier. This 3 on a lot totals 1,428 SF in size with (3) spacious 1 bedroom 1 bathroom units, each with laundry hookups inside, attached single car garages, and private patio areas.

Sitting on a wide corner lot totaling 3,360 SF, the entire property spans corner to alley with over 70' footage and zoned R4. There is potential to add value by converting the garages to create 2 bedroom units and maximize rents in the future.

Well located in Whittier in high rental demand market near tons of retailers & restaurants, Whittier College, and close to 605 freeway access.

This won't last long!

HIGHLIGHTS

- 100% Fully Occupied Investment
- Actual 13.1 GRM/5.5% Cap Rate w/ Upside.
- (3) 1/1 Units w/ Garages & Separate Buildings.
- Nice Location Near Whittier College, Local Parks & Recreation & Close to 605 Freeway Access.

RENT ROLL

UNIT#	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	LEASE START	LEASE EXP.
12618	1/1	Occupied	$1,876	$1,975	$1,000	09/01/26	6/1/16	MTM
12622	1/1	Occupied	$1,876	$1,975	$1,000	09/01/26	11/20/15	MTM
12626	1/1	Occupied	$1,492	$1,975	$0	09/01/26	9/1/15	MTM
	3		**$5,244**	**$5,925**	**$2,000**			

FINANCIAL ANALYSIS

3 UNITS | WHITTIER

PRICING SUMMARY

Purchase Price	**$825,000**

FINANCIAL INDICATORS

Actual Cap Rate	5.5%
Actual GRM	13.1
Pro Forma Cap Rate	6.5%
Pro Forma GRM	11.6
Price Per Unit	$275,000
Price Per Sq. Ft.	$577.73
Occupancy	100%

PROPERTY SUMMARY

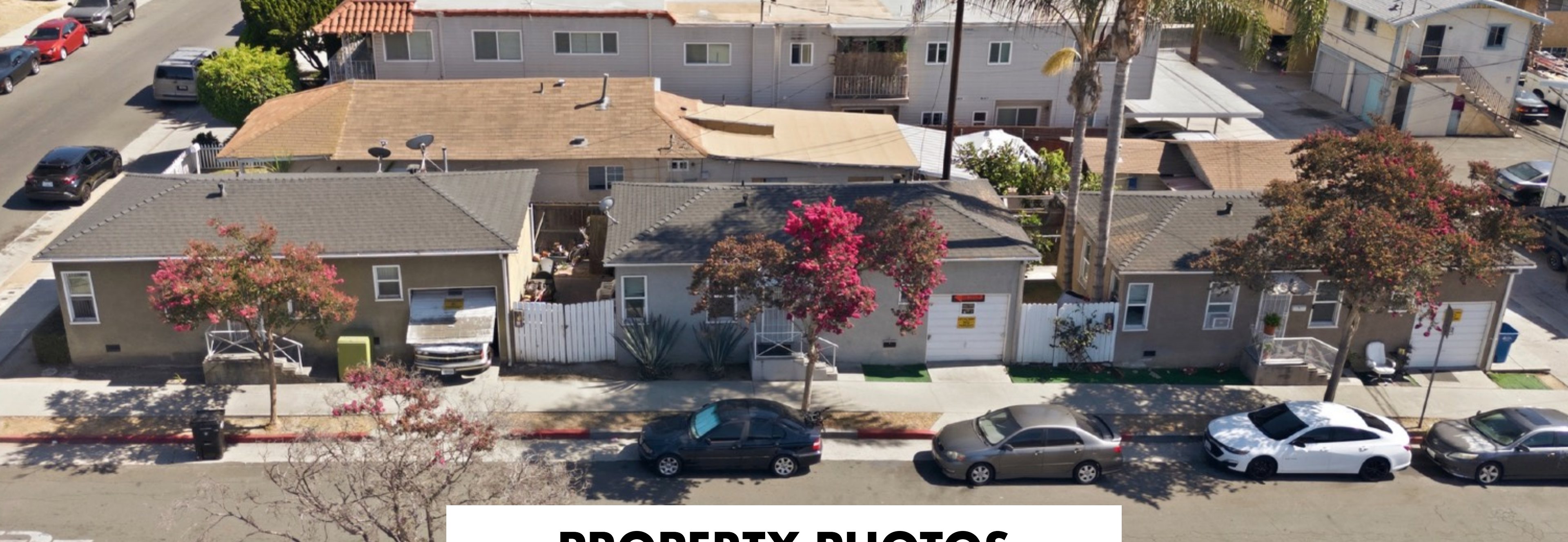
APN#	8135-001-001
No. Units	3
No. of Buildings	3
Year Built	1940
Building Sq. Ft.	1,428
Lot Size	3,360
Parking	3
Zoning	R4
Meter (Separate)	Electric & Gas
Meter (Master)	Water

SCHEDULED INCOME

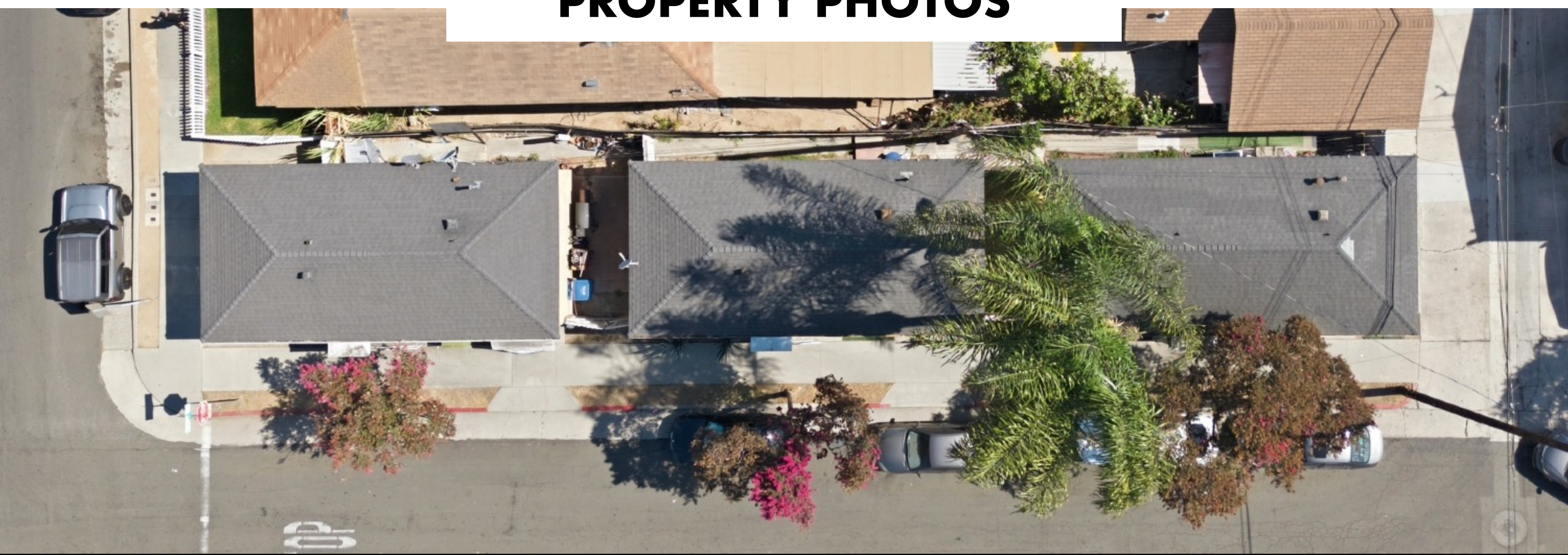
Unit #	*Unit Type*	*Actual*	*Pro Forma*
12618	1+1	$1,876	$1,975
12622	1+1	$1,876	$1,975
12626	1+1	$1,492	$1,975
Total	**3**	**$5,244**	**$5,925**

ANNUAL OPERATING INFORMATION

		Actual		*Pro Forma*
Effective Gross Income		$62,928		$71,100
Estimated Expenses				
Property Taxes (1.20%)		($9,900)		($9,900)
Insurance		($1,596)		($1,596)
Utilities (Water, Sewer, & Trash)		($2,310)		($2,310)
Maintenance & Repairs		($2,535)		($2,535)
Landscaping		($900)		($900)
Miscellaneous/Admin		($600)		($600)
Total Expenses		($17,841)		($17,841)
Expenses Per Unit		$5,947		$5,947
Expenses Per SF		$12.49		$12.49
% of GSI		($62,928)		25%
Net Operating Income	**5.5%**	$45,087	**6.5%**	**$53,259**



PROPERTY PHOTOS



DRONE PHOTO

EXCLUSIVELY LISTED BY

NOHCO
REAL ESTATE INVESTMENTS

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Bachelors Degree from University of California, Irvine (2002)

Sold $750M in Transactions

Apartments/Multi-Family
Retail/Shopping Centers
Residential/Residential Income
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN

CCIM

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