QUADRUPLEX | MAYWOOD

NOHCO
REAL ESTATE INVESTMENTS

6133 PROSPECT AVE
MAYWOOD, CA 90270

Total Units:	4
Bldg Size:	2,388 sf
Lot Size:	9,096 sf
GRM:	13.3 (actual)
Cap Rate:	5.0% (actual)
Cost/Unit:	$250,000
Cost/SF:	$418.76
Year Built:	1956
Zoning:	R3
County:	Los Angeles
APN:	6316-009-015

EXCLUSIVELY LISTED:

$1,000,000

THE OFFERING

6133 Prospect is a solid opportunity to acquire a fully occupied 4 unit property in a calm neighborhood in the city of Maywood. There are 3 separate structures including a front 2 bed Home with big front yard and side patio for the perfect owner/occupier opportunity.

In the rear are (3) 1 bedroom 1 bathroom units with spacious layouts and dedicated parking for each.

Sitting on a large lot totaling 9,096sf with R3 zoning, the entire property offers tons of potential to expand or build out the front house, create additional parking, and maximizing rent in the future.

Convenient Location in Maywood near Bell, Cudahy, Huntington Park, Local Parks & Recreation & Close to 710 Freeway Access.

This won't last long!

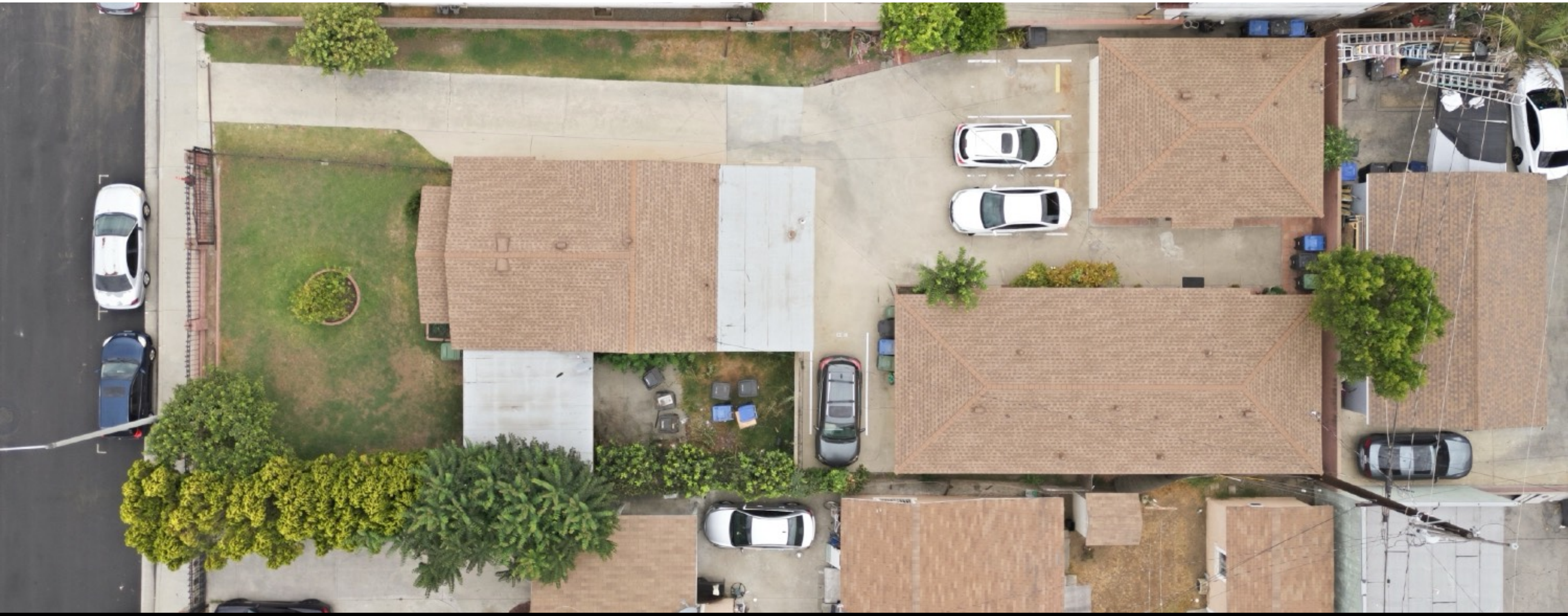
HIGHLIGHTS

- ➢ 100% Fully Occupied Investment.
- ➢ Actual 13.3 GRM/5.0% Cap Rate w/ Upside.
- ➢ Front House w/ (3) 1/1 Units & Separate Buildings.
- ➢ Big 9,096sf Lot w/ Ample Parking.
- ➢ Ideal Owner/Occupier Opportunity.

PROPERTY PHOTOS

RENT ROLL

UNIT#	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LAST INCREASE	LEASE START	LEASE EXP.
A	1/1	Occupied	$1,343	$1,800	$0	09/01/26	10/1/15	MTM
B	1/1	Occupied	$1,775	$1,800	$1,700	04/17/26	4/17/26	1/16/27
C	1/1	Occupied	$1,343	$1,800	$0	09/01/26	10/1/15	MTM
House	2/1	Occupied	$1,795	$2,500	$0	09/01/26	10/1/15	MTM
	4		**$6,256**	**$7,900**	**$1,700**			



FINANCIAL ANALYSIS

PRICING SUMMARY

Purchase Price	**$1,000,000**

FINANCIAL INDICATORS

Actual Cap Rate	5.0%
Actual GRM	13.3
Pro Forma Cap Rate	7.0%
Pro Forma GRM	10.5
Price Per Unit	$250,000
Price Per Sq. Ft.	$418.76
Occupancy	100%

PROPERTY SUMMARY

APN#	6316-009-015
No. Units	4
No. of Buildings	3
Year Built	1956
Building Sq. Ft.	2,388
Lot Size	9,096
Parking	4
Zoning	R3
Meter (Separate)	Electric & Gas
Meter (Master)	Water

SCHEDULED INCOME

Unit #	*Unit Type*	*Actual*	*Pro Forma*
A	1+1	$1,343	$1,800
B	1+1	$1,775	$1,800
C	1+1	$1,343	$1,800
House	2+1	$1,795	$2,500
Total	**4**	**$6,256**	**$7,900**

ANNUAL OPERATING INFORMATION

		Actual		*Pro Forma*
Gross Scheduled Rent		$75,072		$94,800
Estimated Expenses				
Property Taxes (1.2%)		($12,000)		($12,000)
Insurance		($2,428)		($2,428)
Utilities (Water, Sewer, Trash)		($3,765)		($3,765)
Maintenance & Repairs		($4,365)		($4,365)
Landscaping		($1,300)		($1,300)
Miscellaneous/Admin		($1,200)		($1,200)
Total Expenses		**($25,058)**		**($25,058)**
Expenses Per Unit		$6,265		$6,265
Expenses Per SF		$10.49		$10.49
% of GSI		33%		26%
Net Operating Income	**5.0%**	$50,014	**7.0%**	**$69,742**


DRONE PHOTO
SUBJECT PROPERTY

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