

OFFERING MEMORANDUM

2699 E 20th Street

SIGNAL HILL, CA 90755



5-UNIT BUILDING / SIGNAL HILL





Investment Highlights

Rare Hilltop Investment Opportunity in Signal Hill!

This 5 unit multifamily property offers panoramic city views and an unprecedented value-add opportunity.

The property features five legal conforming units, including a spacious 3-bedroom, 2-bath penthouse with sweeping views, three 2-bedroom, 2-bath units, and one studio. The crown jewel penthouse is ideal for an owner-user looking to live on-site while rental income from the remaining units helps offset ownership costs.

Additional highlights include four attached garages, fresh exterior paint, updated interiors, and significant rental upside.

Whether you're an investor or owner-user, 2699 E. 20th Street presents a rare opportunity to acquire a premier Signal Hill asset with immediate income, substantial upside, and the ability to reset rents from day one.

Commercial financing or DSCR loan options apply.

PRICING & FINANCIALS

List Price	\$2,000,000
Building Data / Financial Indicators	
Street	2699 E 20 th Street
City, State, Zip	Signal Hill, CA 90755
APN	7216-002-018
Number of Units	5 units
Year Built*	1964
Building Size	5,340 SF
Lot Size	4,495 SF
Current Cap Rate	5.37%
Market Cap Rate	6.37%
Current GRM	12.46
Market GRM	11.00
Price Per Unit	\$400,000
Price / Sqft	\$374.53
Loan Summary	
Down Payment	\$670,000
Loan Amount	\$1,330,000
Interest Rate	5.8%
Monthly P&I	\$7,883
Annual P&I	\$94,597
Loan to Value	66.5%
Debt Service Ratio (excludes bonus unit income)	1.20
Amortization	30
Loan Term	30

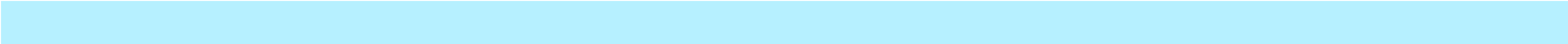
*The property is subject to AB1482

Income	Current Actual	Market- Pro Forma
Scheduled Rental Income	\$168,960	\$191,400
Vacancy (5%)	(\$8,448)	(\$9,570)
Net Rental Income	\$160,512	\$181,830
Laundry Income		
Garage Rent		
Effective Gross Income	\$160,512	\$181,830
Expenses*	Current Actual	Market- Pro Forma
Property Tax	\$25,000	\$25,000
Insurance	\$5,929	\$5,929
Repairs & Maintenance	\$3,750	\$3,750
Property Management (6%)	\$9,631	\$10,910
Utilities	\$6,347	\$6,347
Gardening	\$1,970	\$1,970
License & Fees	\$500	\$500
Total Expenses	\$53,127	\$54,406
Net Operating Income	\$107,385	\$127,424

*Expenses are estimates

RENT ROLL

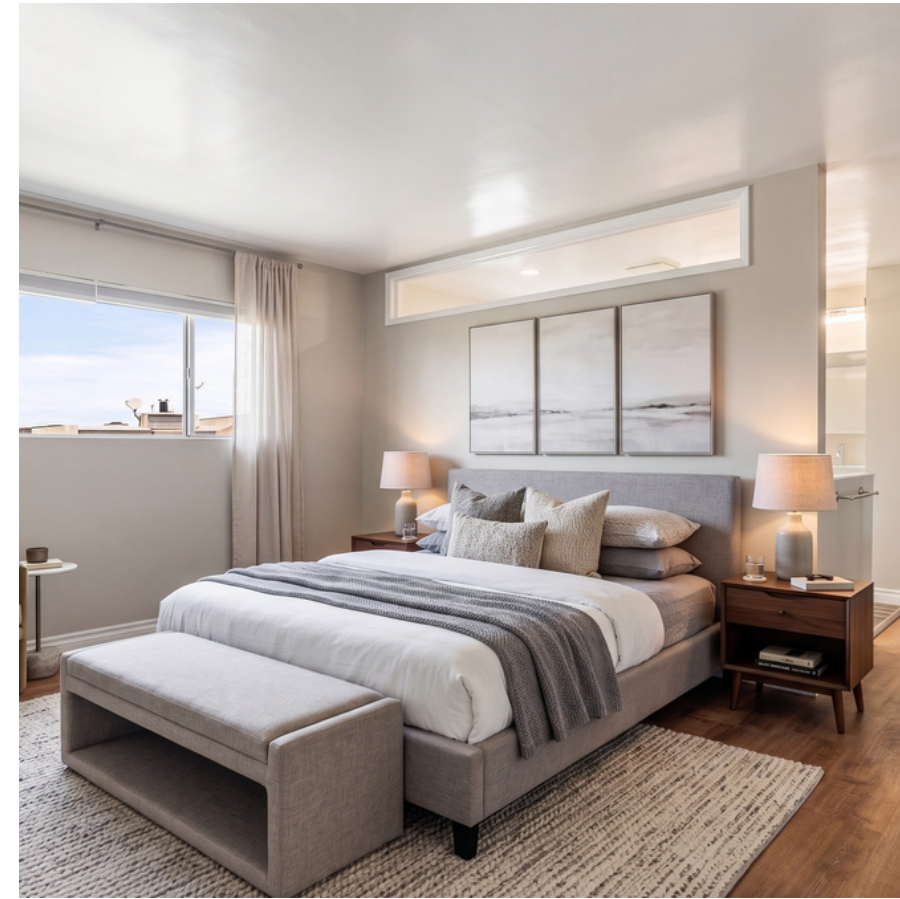
Unit #	Type	Current Rent	Market Rent	Notes
A	2 Bed / 2 Bath	\$3,240	\$3,500	Garage parking Moved in 01/01/2024, Month-to-Month
B	2 Bed / 2 Bath	\$2,495	\$3,200	Garage parking, 1-year lease ends 7/25/26
C	2 Bed / 1 Bath	\$2,595	\$3,200	Leased (Move-In 7/18/2026)
D	3 Bed / 2 Bath	\$4,200	\$4,200	VACANT ON 6/27/2026
E	STUDIO	\$1,550	\$1,850	Leased (Move-In 8/1/2026)
Total		\$14,080	\$15,950	



EXTERIOR PHOTOS



PENTHOUSE
INTERIOR PHOTOS
VIRTUALLY STAGED

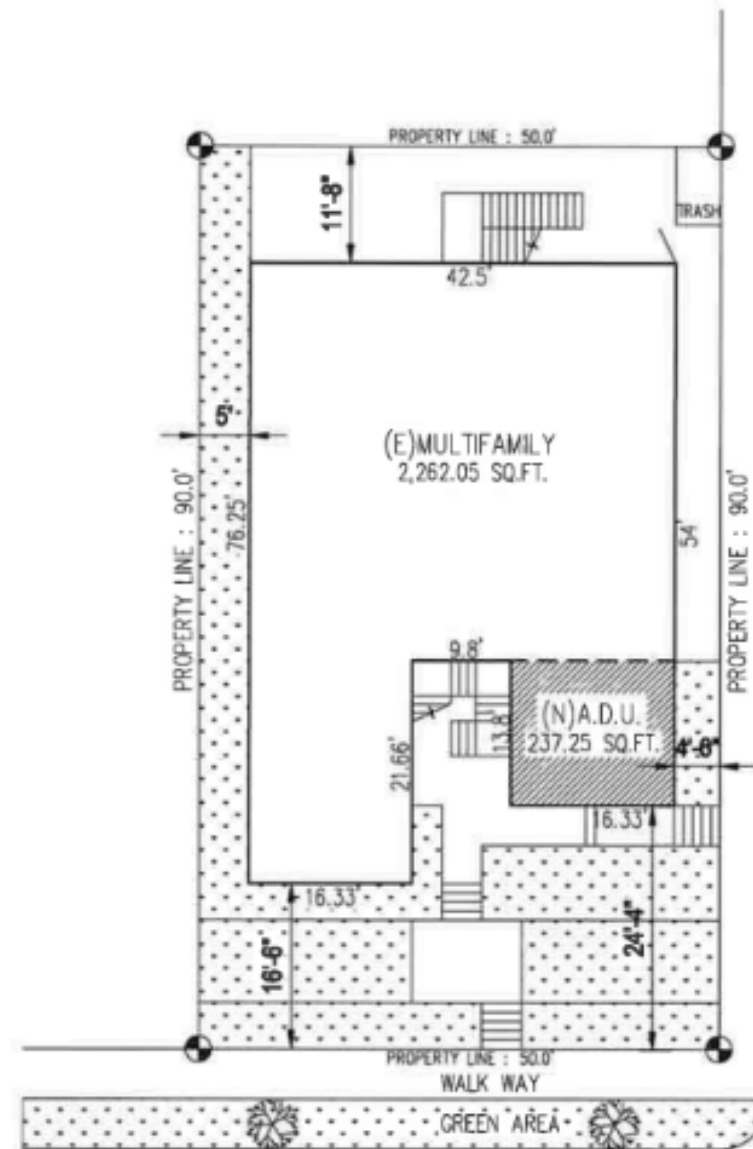


INTERIOR PHOTOS
STUDIO UNIT



VICINITY MAP

THOMAS GUIDE PAGE 673 GRID J-5



20th. STREET

OHIO AVENUE



SITE PLAN

1" = 10'

LAUNDRY CONVERSION TO ACCESSORY DWELLING UNIT FOR :

BRIAN BUMPAS

2699 1/2 EAST 20TH. STREET, SINAL HILL CALIFORNIA 90755

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CITY OF SIGNAL HILL
PLAN APPROVED SUBJECT TO
THE FOLLOWING CONDITIONS:

NOV 19 2020

BUILDING: *JB* PLANNING: *JA*
(Note: This approval shall not be construed to be an
approval of any violations of any provision of
federal, state, county or local ordinances.)

BUILDING ANALYSIS

THE FULL STRUCTURAL DESIGN IS IN CONFORMANCE WITH THE
STRUCTURAL REQUIREMENTS OF THE CALIFORNIA BUILDING CODE

CONSTRUCTION TYPE: V-B
OCCUPANCY: R3/U
OCCUPANCY LOAD: 16
ZONING: R2-1-CPD

BUILDING CODE: CALIFORNIA BUILDING CODE (CBC) 2,019
CALIFORNIA ELECTRICAL CODE (CEC) 2,019
CALIFORNIA PLUMBING CODE (CPC) 2,019
CALIFORNIA MECHANICAL CODE (CMC) 2,019
2,014 ENERGY STANDARDS W/2,017 AMENDMENTS.

BUILDING SUMMARY

LOT AREA:	4,498.00	SQ. FT.
BUILDING COVERED LIVING AREA:	2,262.05	SQ. FT.
LAUNDRY CONVERTED TO A.D.U. AREA:	237.25	SQ. FT.

LEGAL DESCRIPTION

CITY: SIGNAL HILL
COUNTY: LOS ANGELES
STATE: CALIFORNIA
NUMBER OF STORIES: ONE
A.P.N. #: 7218 002 018
BLOCK: NONE
TRACT: FLORA VILLA TRACT E 50FT.
OF LOTS 10 AND LOT 11.
LOT: FR 64
LOT SIZE: 4,980.30 SQ. FT.

SHEET INDEX

A.01	SITE PLAN, VICINITY MAP, GENERAL NOTES
A.02	EXISTING & NEW FLOOR PLAN & ELECTRICAL PLAN

LAUNDRY CONVERSION TO ACCESSORY DWELLING UNIT FOR :
BRIAN BUMPAS
2699 1/2 EAST 20TH. STREET, SINAL HILL CALIFORNIA 90755

Date:
NOVEMBER, 2020
Scale:
AS INDICATED
Job No.

202011
SITE PLAN
Sheet No.
A.01

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Juan Huizar / 562.307.0838

Juan@Sagereggroup.com

CA DRE #01417642



SAGE REAL ESTATE

Torey Carrick / 310.567.7452

Torey@andersonreg.com

CA DRE #01878468

