

116 E Alondra Boulevard

Compton, CA 90220 · 6 Units · 2 Bed / 1 Bath Throughout



LIST PRICE

\$1,399,000

CAP RATE

9.26%

GRM

8.10

PRICE / UNIT

\$233,167

RENT ROLL

Unit A	Occupied	\$2,400
Unit B	Occupied	\$2,100
Unit C	Occupied	\$2,200
Unit D	Vacant — Pro Forma	\$2,400
Unit E	Vacant — Pro Forma	\$2,400
Unit F	Vacant — Pro Forma	\$2,400
Total Monthly Gross		\$14,400

ANNUAL OPERATING SUMMARY

Gross Potential Rent	\$172,800
Expenses (25%)	(\$43,200)
NOI	\$129,600

Vacant-unit pro forma is set at \$2,400/month, in line with current in-place market rents at the property. All figures are estimates for discussion purposes; buyer to verify income and expenses independently.



Mark Perez

562-754-0660 · mark@socalpropertyteams.com

