OFFER MEMORANDUM

7737 Newlin Ave • Whittier, California



8	5	3	6
UNITS	1 BED / 1 BATH	2 BED / 1 BATH	REAR PARKING SPACES

Multifamily investment opportunity near Uptown Whittier, with a mix of one- and two-bedroom units, six rear parking spaces, and additional street parking.

CONFIDENTIAL INVESTMENT INFORMATION • FOR QUALIFIED PROSPECTIVE PURCHASERS

PROPERTY OVERVIEW



7737 Newlin Ave is an eight-unit multifamily property in Whittier, California. The property consists of five 1-bedroom/1-bath units and three 2-bedroom/1-bath units. There are six parking spaces in the rear, plus street parking. The property is located near Uptown Whittier, with convenient access to shopping, schools, restaurants, and neighborhood amenities.

Property Type	8-Unit Multifamily
Unit Mix	5 × 1BR / 1BA + 3 × 2BR / 1BA
Parking	6 rear spaces + street parking
Current Gross Rental Income	$14,535.00/month • $174,420.00/year
Approx. Operating Expenses	$3,300.00/month • $39,600.00/year
Estimated NOI	$134,820.00/year • $11,235.00/month
Expense Ratio	22.7% of gross scheduled rent

Investment note: The income and expense figures above are based on information provided for this memorandum and should be independently verified by prospective purchasers through leases, rent roll, operating statements, utility bills, tax records, insurance, and other due-diligence materials.

FINANCIAL ANALYSIS

$174,420	$39,600	$134,820
ANNUAL GROSS RENT	ANNUAL EXPENSES	ESTIMATED NOI

CAP RATE

The capitalization rate is calculated as Net Operating Income ÷ Purchase Price. Because a purchase/asking price was not provided, a single current cap rate cannot be calculated without assuming a price. The estimated NOI from the provided income and expense figures is $134,820.00 per year.

Illustrative Purchase Price	Annual NOI	Cap Rate
$1,800,000	$134,820	7.49%
$2,000,000	$134,820	6.74%
$2,250,000	$134,820	5.99%
$2,500,000	$134,820	5.39%

Illustrative cap rates are mathematical examples only and are not an indication of value, market cap rates, or an appraisal.

INVESTMENT CONSIDERATIONS

Unit Mix

The eight-unit configuration includes five 1-bedroom/1-bath units and three 2-bedroom/1-bath units, providing a mix of smaller and larger floor plans.

Parking

Six parking spaces are located at the rear of the property, with street parking also available.

Location

The property is located in Whittier near Uptown Whittier and is described as being close to shopping and schools.

Current Income

Owner-provided rental income is approximately $14,535.00 per month, or $174,420.00 annually.

Operating Expenses

Owner-provided operating expenses are approximately $3,300.00 per month, or $39,600.00 annually.

Estimated NOI

Based on the supplied figures, estimated NOI is approximately $134,820.00 annually before debt service, income taxes, depreciation, capital expenditures, and other items not included in the stated expenses.

RECOMMENDED BUYER DUE DILIGENCE

• Review current leases, rent roll, security deposits, and payment history.

• Verify all rental income and operating expenses with supporting documentation.

• Confirm property taxes, insurance, utilities, repairs/maintenance, and any owner-paid services.

• Review permits, zoning, unit configuration, parking, and code compliance.

• Inspect all units and common areas and obtain appropriate property-condition reports as desired.

• Confirm legal unit count and bedroom/bathroom configurations with applicable records.

• Determine financing terms and calculate debt-service coverage and cash-on-cash return separately from this unlevered NOI analysis.

IMPORTANT DISCLAIMER: This offering memorandum is intended for preliminary informational purposes only. All figures, descriptions, income, expenses, unit counts, parking, and other property information should be independently verified by the purchaser. Prospective purchasers should rely on their own investigation and professional advisors before entering into a transaction.