

Wilmington, 6-Units
1214 E Sandison Street | Wilmington, CA 90744



- Very Well Maintained Property
- Corner Lot with 8 Gated Parking Spaces
- Newer Paint in all Interiors & Exterior
- 8.04 GRM
- \$124 Per SQFT

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Each office independently owned and operated

PROPERTY DESCRIPTION

1214 E Sandison Street | Wilmington, CA 90744

The Sandison Street Apartments have been very well maintained. Some highlights of the building located on a corner lot include 8 parking spaces secured by an automatic gate and newer paint on the interiors and exterior. The on-site manager in the 2 bedroom unit pays \$600. The building is under L.A. City Rent Control. The property is located just north of Pacific Coast Highway, east of the 110 Freeway and west of the 710 Freeway in the city of Wilmington.



PRO FORMA SUMMARY

1214 E Sandison Street | Wilmington, CA 90744



UNIT MIX & MONTHLY SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
2 bed, 1 bath	1	\$1,200	\$1,200	\$1,200	\$1,200
1 bed, 1 bath	1	\$850	\$850	\$850	\$850
1 bed, 1 bath	1	\$800	\$800	\$850	\$850
1 bed, 1 bath	1	\$800	\$800	\$850	\$850
1 bed, 1 bath	1	\$725	\$725	\$850	\$850
Single	1	\$650	\$650	\$675	\$675
TOTALS	6		\$5,025		\$5,275

INVESTMENT SUMMARY

Price:	\$485,000
Year Built:	1960
Units:	6
Price/Unit:	\$80,833
RSF:	3,924
Price/RSF:	\$123.60
Lot Size:	5,322 sf
Floors:	2
APN:	7426-010-001
Cap Rate:	7.27%
Market Cap Rate:	7.86%
GRM:	8.0
Market GRM:	7.7

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$60,300	\$63,300
Less: Vacancy	(\$3,015)	(\$3,165)
Effective Gross Income	\$57,285	\$60,135
Less: Expenses	(\$22,020)	(\$22,020)
Net Operating Income	\$35,265	\$38,115

ANNUALIZED EXPENSES

	Actual	Market
Estimated Total	\$22,020	\$22,020
Total Expenses	\$22,020	\$22,020
Expenses Per RSF	\$5.61	\$5.61
Expenses Per Unit	\$3,670	\$3,670

The information and calculations presented are deemed to be accurate, but not guaranteed and we are not responsible for its correctness.



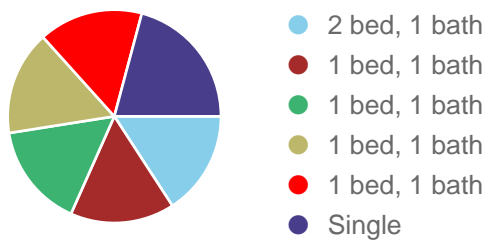
UNIT MIX REPORT

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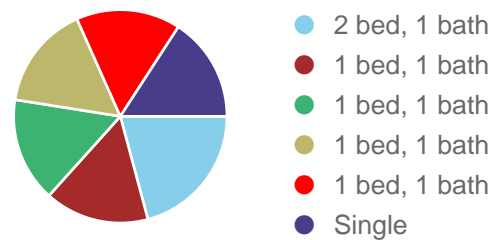
UNIT MIXES

Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2 bed, 1 bath	800	\$1,200	\$1,200	\$1,200	\$1,200
1	1 bed, 1 bath	630	\$850	\$850	\$850	\$850
1	1 bed, 1 bath	630	\$800	\$800	\$850	\$850
1	1 bed, 1 bath	630	\$800	\$800	\$850	\$850
1	1 bed, 1 bath	630	\$725	\$725	\$850	\$850
1	Single	400	\$650	\$650	\$675	\$675
6		3,720		\$5,025		\$5,275

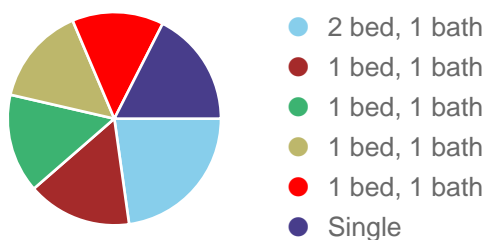
UNIT MIX



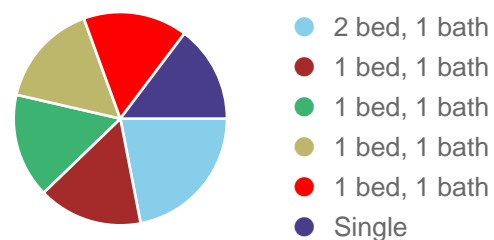
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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