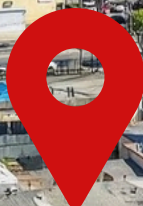


OFFERING MEMORANDUM



Lueders Park Community Center

Roosevelt Elementary School



7 Unit Value-Add Multifamily
Investment Opportunity

Offered at \$799,000 | Approximately
\$107,000 per Unit | ~4.5 GRM
(Proforma)

1004 N POINSETTIA AVE
Compton, CA 90221

THE OPPORTUNITY



This TrustSale presents a compelling opportunity to acquire a 7-unit multifamily asset at an attractive basis in a strong rental market. The property is currently operating with below-market rents and partial occupancy, providing investors with immediate income and significant upside potential. With 5 of 7 units occupied and rental rates ranging between \$500 and \$650 per month, the property is positioned for substantial repositioning through renovation and lease-up strategies. Upon stabilization, projected gross scheduled income is estimated at approximately \$168,252 annually, supporting a potential valuation in the \$1.5M to \$1.7M range. This opportunity is ideal for experienced investors seeking to capitalize on value-add fundamentals, including rent increases, operational improvements, and long-term appreciation.



PROPERTY OVERVIEW

Well-located 7-unit multifamily asset offering strong in-place income with upside potential. Ideal for investors seeking stable cash flow with repositioning flexibility.

- 7 units | 4,767 SF building / 8,197 SF lot
- Private 1-car garage per unit
- Most tenants willing to relocate
- Value-add upside potential
- Utility Meter: 8 electric, 7 gas and 1 water. Tenants pay most utilities



VALUE-ADD OPPORTUNITY

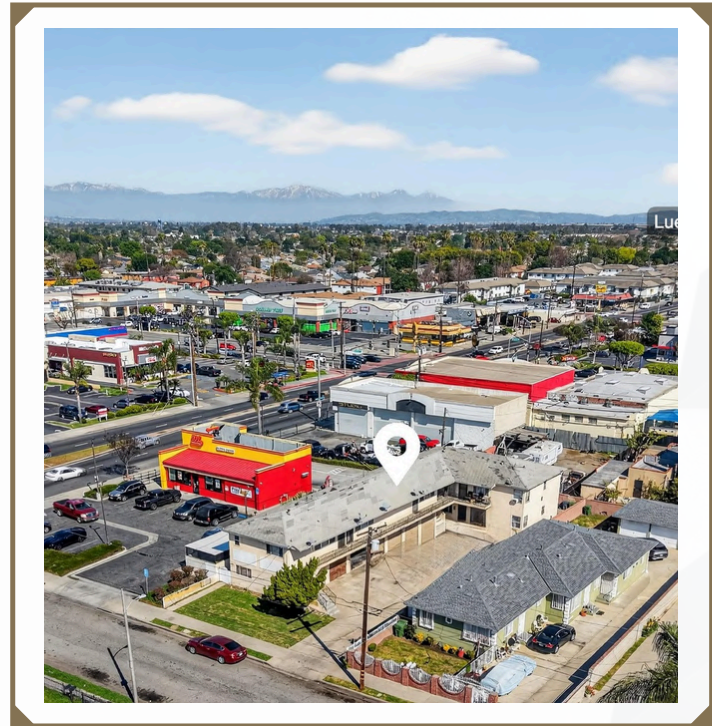
The investment offers a clear path to value creation through renovation and repositioning. Current rents are significantly below market, creating an immediate opportunity to increase income as units are upgraded and re-leased. The combination of in-place tenants and vacant units allows for phased improvements while maintaining partial cash flow.

FINANCIAL OVERVIEW (PROFORMA)

UNIT COUNT

- Unit mix consists of **two (2) 2-bedroom, 1-bath** units, and **five (5) 1-bedroom, 1-bath** units, all with one (1) car garage. Based on projected post renovation rents, the units could rent as follows:

Unit 1	2bed/1bath/1 car garage	\$2,428
Unit 2	2bed/1bath/1 car garage	\$2,428
Unit 3	1bed/1bath/1 car garage	\$1,833
Unit 4	1bed/1bath/1 car garage	\$1,833
Unit 5	1bed/1bath/1 car garage	\$1,833
Unit 6	1bed/1bath/1 car garage	\$1,833
Unit 7	1bed/1bath/1 car garage	\$1,833

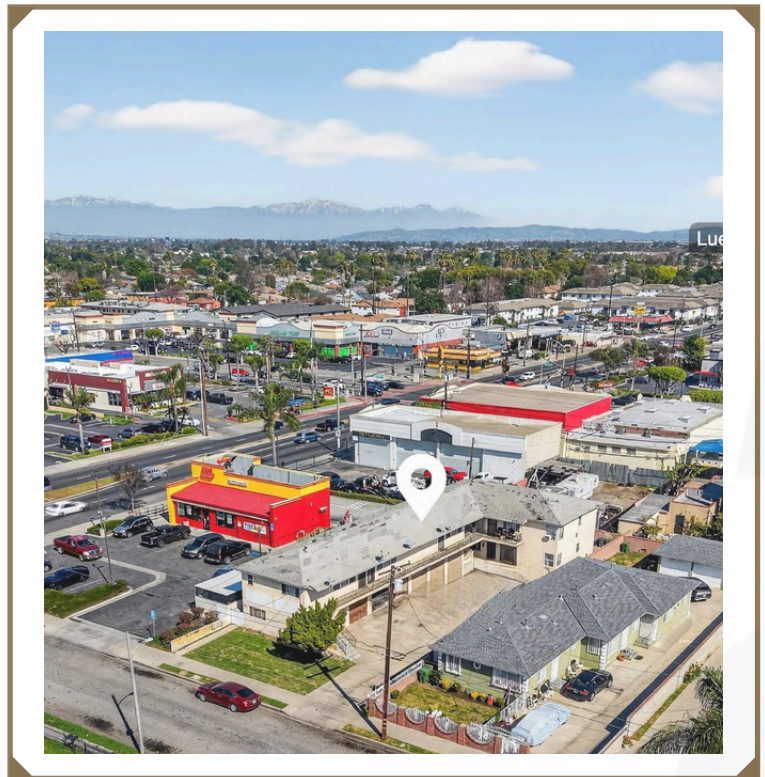


- Total: \$14,021 per month or \$168,252 gross income per year.

All financial figures are projections based on renovation and stabilization assumptions. Actual results may vary and buyers are encouraged to conduct independent verification.

FINANCIAL OVERVIEW (PROFORMA)

- **Gross Scheduled Income:**
\$168,252 Vacancy Allowance (5%): (\$8,413)
- **Gross Operating Income (NOI):**
Approximately \$159,839 annually
Fully occupied
- **Net Operating Income (NOI):**
\$103,895 Estimated Cap Rate:
~6.49% (Based on \$1.6M
valuation)
- **Operating Expenses (35%):**
(\$55,944)



All financial figures are projections based on renovation and stabilization assumptions. Actual results may vary and buyers are encouraged to conduct independent verification.

Offered Exclusively By
Century 21 Masters Commercial



Yvette Geater & Delroy Burnett

Realtors Century 21 Masters

📞 Phone: 562-307-1056 | 310-686-7836

✉ Email: Teamburnett2@yahoo.com

📍 CA DRE# 02074114 | #02055877

5000 E Spring St Suite 525 Long Beach CA 90815



Enrique Vasquez Plaza

Commercial Real Estate Advisor Century 21 Masters Commercial

📞 Phone: 626-324-0388

✉ Email: enriquec21masters@gmail.com

📍 CA DRE License #01868555

CONFIDENTIALITY & DISCLAIMER

This brochure is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information is subject to verification. Buyers are encouraged to conduct independent due diligence.