



**PACIFIC WEST REALTY INVESTMENTS**

*NEW EXCLUSIVE LISTING!*

**FOR SALE**

**PRIDE OF OWNERSHIP 10 UNITS IN PRIME WHITTIER LOCATION!**

**8140 BRIGHT AVENUE, WHITTIER, CA**

**10 SPACIOUS TWO BEDROOM UNITS WITH ENCLOSED GARAGES**



**BUILDING SHOWS AS ABSOLUTE PRIDE OF OWNERSHIP**

**PRIME LOCATION – CENTERED TO EVERYTHING**

**MUCH OF BUILDING RENOVATED & COPPER PLUMBING**

**ALL 2 BEDROOM UNITS WITH STRONG UPSIDE IN RENTS**

**~ 4.00 CAP ON ACTUALS AND 4.43 CAP ON STABILIZED**

**SUBMIT OFFER!!**

PLEASE CONTACT: Michael B. Gourdikian -  
Pacific West Realty Investments  
1611 Oakhaven Drive  
Arcadia, CA 91006

(626) 355-4020 Direct Line  
(626) 355-2403 Fax  
E-Mail: [Gourdikian@aol.com](mailto:Gourdikian@aol.com)



1611 Oakhaven Drive, Arcadia, California 91006  
P:(626)355-4020 F:(626) 355-2403 [Gourdikian@aol.com](mailto:Gourdikian@aol.com) DRE License # 01015826



## PACIFIC WEST REALTY INVESTMENTS

\*\*\*\*\*

### FOR SALE----FOR SALE

#### PRIME WHITTIER LOCATION – 10 PRIDE OWNERSHIP APARTMENTS

\*\*\*\*\*

#### BRIGHT VILLA APARTMENTS

8140 BRIGHT AVENUE, WHITTIER

PRICE: \$ 2,975,000  
NUMBER OF UNITS: 10  
UNIT BREAKDOWN: 10 2BR/1BA Est. Avg. Sq. Ft. 793/assessor TBV

ANNUAL INCOME "CURRENT": \$ 178,440  
ANNUAL INCOME "STABILIZED": \$ 193,800 **8.6% Below Market**

IMPROVEMENT SIZE: 7,928 SQ. FT. APPROX. *PER ASSESSOR*

LOT SIZE: 8,316 SQ. FT. APPROX. *PER ASSESSOR*

AGE: 1973 *PER ASSESSOR*

FINANCING: Cash to new loan. Current avg. 3 year fixed 4.20% 30/30

#### AMENITIES:

UNITS INCLUDE: approximately 50% of units have new kitchen cabinetry along with new granite countertops, kitchen & baths mostly wood vinyl or tile, bedrooms and hallways carpet, wall A/C's and heaters, all units have private balconies, stoves, garbage disposal, blinds etc. Units separately metered for electric (all electric building) & central gas hot water heater for laundry room (2 washers & 2 dryers leased). Building built per owner with copper piping. Gated entry. Very Low maintenance building. Spacious units with very nice floor plans. Unit to unit may vary - Buyer Must Verify all at inspection.

PROPERTY INCLUDES: 10 enclosed garages plus 5 more covered parking. Major Capital Improvements: property has been "Soft Story Retrofitted" and also new concrete driveway!

\*\*\*\*\*

#### REMARKS: ABSOLUTE PRIDE OF OWNERSHIP BUILDING IN PRIME WHITTIER

**LOCATION ! RENTS 8.6% BELOW MARKET.** Strong Upside to Buyer in high demand rental market. Strategically located to all: prime residential, office, retail, shopping, restaurants, major transportation and future Gold Line extension proposed. Very rare opportunity to purchase quality asset with ever increasing upside. Submit Offer.

The information presented herein has been secured from sources deemed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information presented herein & bears all risk for any inaccuracies.



# PACIFIC WEST REALTY INVESTMENTS

## RENTAL INCOME FINANCIAL ANALYSIS

8140 BRIGHT AVENUE, WHITTIER

### CURRENT INCOME:

#	Desc. (BR/BA)	Rent
2	2 / 1	\$ 1,550
2	2 / 1	1,500
3	2 / 1	1515,1495,1475
3	2 / 1	1440,1420,1375
	Laundry	50
	MONTH	\$ 14,870
	ANNUAL	\$ 178,440

### STABILIZED/ INCOME:

#	Desc. (BR/BA)	Est. Sq.Ft.* (TBV)	Rent
10	2 / 1	793	\$ 1,600
			50
			\$ 16,150
			\$ 193,800

**\* CURRENT RENTS \$15,360 OR 8.61% BELOW MARKET \***

SALES PRICE: \$ 2,975,000  
 NEW LOAN EST. (55%): 1,650,000 4.20% fixed 3 years trending then ARM. 30/30  
 CASH DOWN (45%): \$ 1,325,000

	<u>CURRENT</u>	<u>STABILIZED</u>
Gross Scheduled Income	\$ 178,440	\$ 193,800
Vacancy (2%)	<u>3,569</u>	<u>3,876</u>
Gross Operating Income	174,871	189,924
Expenses (32%)	<u>57,101</u>	(30) <u>58,140</u>
Net Operating Income	\$ 117,770	\$ 131,784
Loan 1st T.D.	<u>96,825</u>	<u>96,825</u>
Cash Flow	\$ 20,945	\$ 34,959
CASH ON CASH RETURN:	1.58%	2.64%
GROSS RENT MULTIPLIER:	16.67	15.35
COST PER UNIT:	\$297,500	\$297,500
CAP RATE:	~ 4.00	4.43

**FOR FURTHER INFORMATION CALL: MICHAEL GOURDIKIAN (626) 355-4020**

\* PWRI has not measured square footage just using assessor building information. Buyer must verify in due diligence.

The information presented herein has been secured from sources deemed reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information presented herein & bears all risk for any inaccuracies.



# PACIFIC WEST REALTY INVESTMENTS

8140 BRIGHT AVENUE, WHITTIER



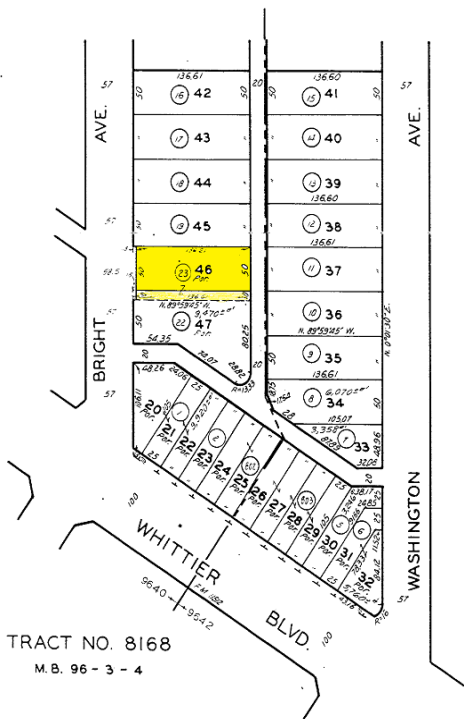
TG 707D1

TRACT  
MAP

8141 33  
SCALE 1" = 80'



CODE  
9642  
9643







## PACIFIC WEST REALTY INVESTMENTS



1611 Oakhaven Drive, Arcadia, California 91006  
P:(626)355-4020 F:(626) 355-2403 [Gourdikian@aol.com](mailto:Gourdikian@aol.com) DRE License # 01015826



## PACIFIC WEST REALTY INVESTMENTS

