

COMPTON APARTMENT INVESTMENT OPPORTUNITY

Current Below Market Rent: Month-to-Month Tenant Income

Three Stand Alone Buildings: 2,220± SF Home Office on 21,780± SF Contractor's Yard Land



519 E OAKS STREET
COMPTON, CA 90221

Property Details

Building Area	2,220± SF
Buildings	3
Stories	One
Construction	Wood Frame
Year Built	1930
Land Area	21,780± SF
Zoning:	Limited Manufacturing M-L Zoned
Assessor's Parcel Number	6169-031-008
Frontage	72.6' on Oaks Street

Pro Forma Investment Highlights

Gross Monthly Income (\$2,100 × 3)	\$ 6,300
Gross Annual Income	\$ 75,600
Less 5% Vacancy Factor	– \$ 3,780
Adjusted Gross Annual Income	\$ 71,820
Less 30% Estimated Expenses	– \$ 21,546
Net Annual Operating Income	\$ 50,274
Cap Rate	6.22%

Property Highlights

- 3 stand-alone buildings on 21,780± SF of land
- Ideal to occupy one of the buildings for a home office for a contractor business
- Rent out the other two buildings for investment income
- Legal non-conforming use is currently a triplex with three 2-bedroom residential units
- \$4,840 current monthly income (month-to-month tenancy)
- Located just west of Santa Fe Avenue and 3 blocks north of Rosecrans Avenue
- One mile south of the Century (105) Freeway
- Zoning code 30-14.4 may allow: Accessory storage of automobiles (in operating condition); building materials (excluding rock, gravel, and sand storage in excess of 2,000 tons); equipment, lumber, pipe, wood, cabinet and carpentry shops; carpet cleaning; pest control operator.

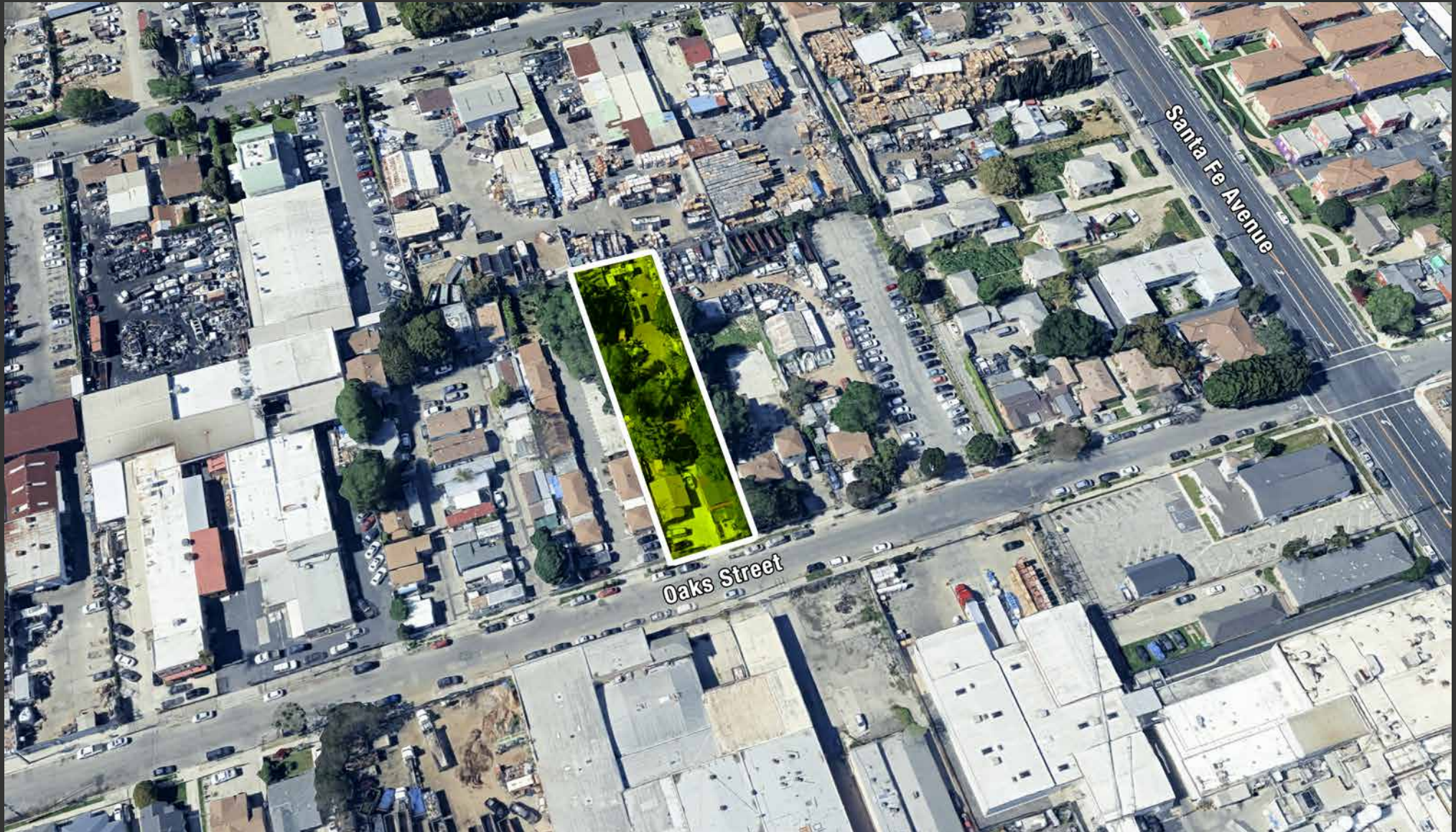
Asking Price: ~~\$1,097,000~~ \$808,000
(\$37.10 Per SF Land)

Buyer to confirm all details with the city and governmental department for allowed uses.





Aerial Photo



Plat Map



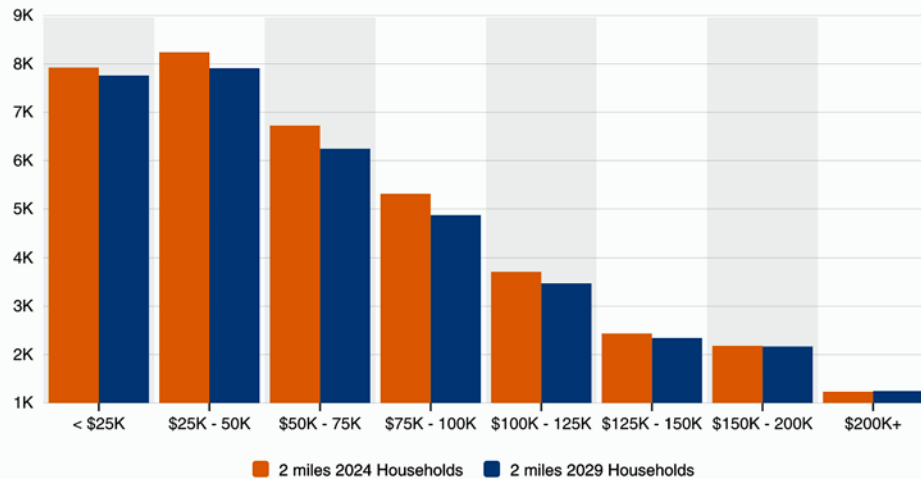
This is a detailed street map of the Compton, California area. The map shows a grid of streets, with major highways (105, 10, 710) running through the region. Key landmarks and locations are labeled, including:

- Neighborhoods:** Willowbrook, Rosewood, Compton, East Compton, and Lynwood.
- Streets:** Major streets like E El Segundo Blvd, W Rosecrans Ave, and N Long Beach Blvd are clearly marked. A network of smaller streets is also visible.
- Landmarks and Businesses:**
 - Walmart Supercenter:** Located near the intersection of Euclid Ave and N Long Beach Blvd.
 - King Taco #24:** Located on Euclid Ave.
 - Town House Motel:** Located on Euclid Ave.
 - St Francis Medical Ctr:** Located in the Lynwood area.
 - St. Philip Neri:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Vincent de Paul:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Anthony:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Ignace:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Francis:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Joseph:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Michael:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Raphael:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Thome:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. George:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Nicholas:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Basil:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. John:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Paul:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Peter:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. James:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Andrew:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. David:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Martin:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Lawrence:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Basil:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. John:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Paul:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Peter:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. James:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Andrew:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. David:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Martin:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
 - St. Lawrence:** A church located near the intersection of Euclid Ave and N Long Beach Blvd.
- Parks and Recreation:** George Washington Carver Park, Yvonne Burke-John D. Ham Park, and Compton Courthouse are labeled.
- Education:** Lynwood Community Adult School and Martin Luther King Jr. Community Hospital are labeled.
- Transportation:** A subway station is marked near the intersection of Euclid Ave and N Long Beach Blvd.

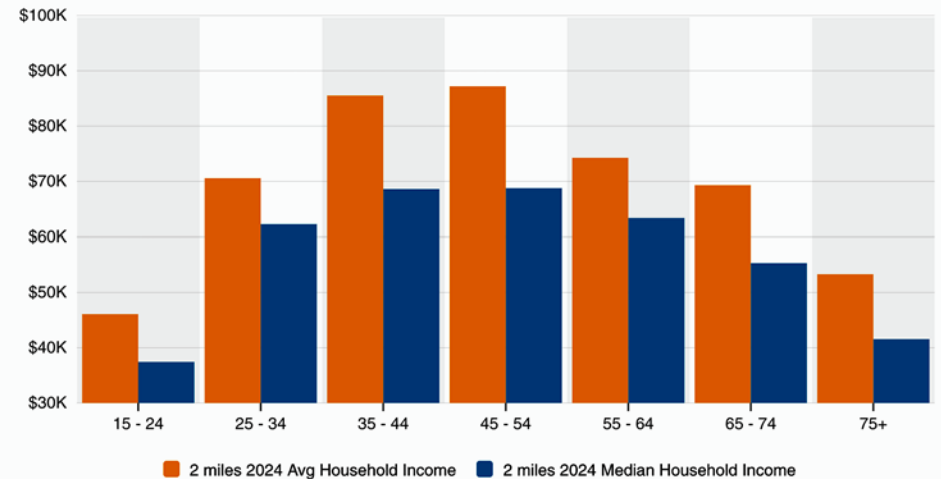
A red pin is placed on Euclid Ave near the intersection with N Long Beach Blvd, and a yellow pin is placed on Euclid Ave near the intersection with N Rose Ave.

Neighborhood Demographics

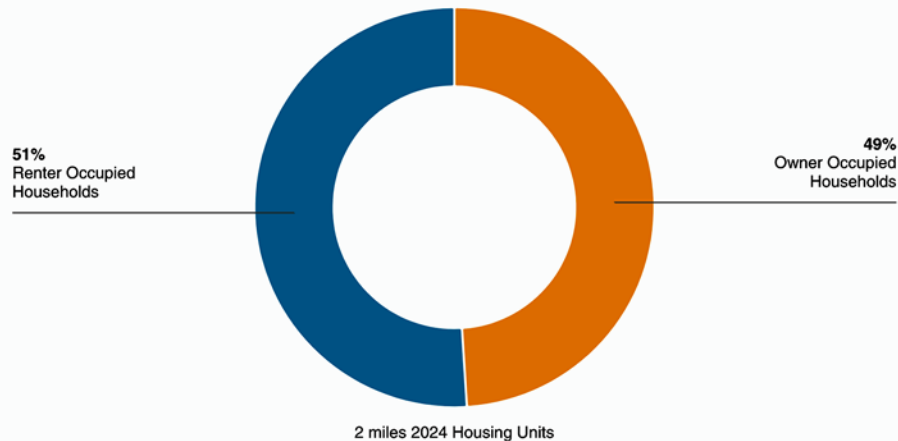
Household Income



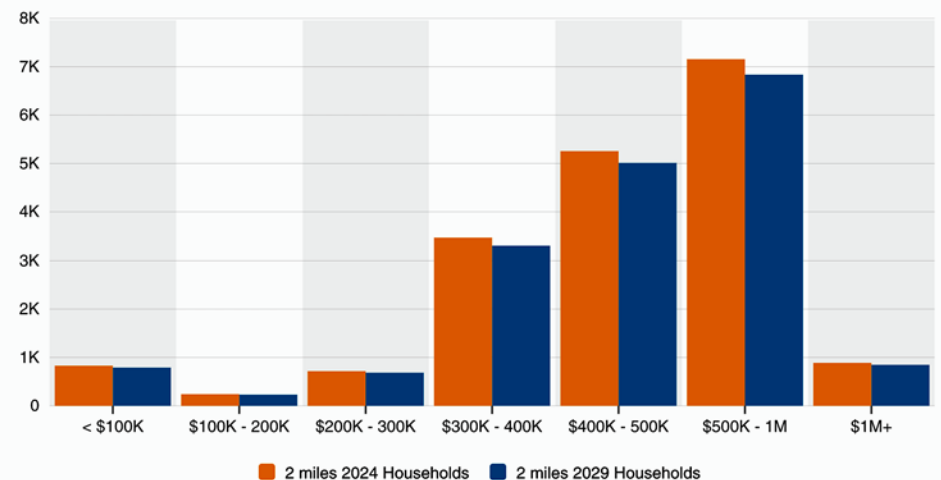
Household Income By Age



Housing Occupancy



Home Values



519 E Oaks Street
Compton, CA 90221

3 Freestanding Buildings
with Tenant Income

2,220± SF of Buildings
21,780± SF of Land

Great for Contractor's Yard
and Home Office

Sale Price Reduced!

Exclusively offered by



TONY KIM

Vice President

213.878.2626 mobile

tony@majorproperties.com

DRE Lic. 01210428



JEFF LUSTER

CEO

213.804.3013 mobile

jeff@majorproperties.com

DRE Lic. 00636424

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com

