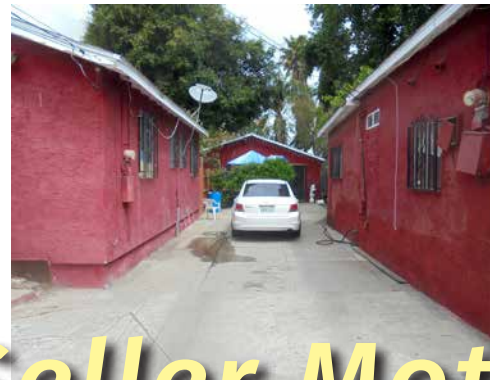
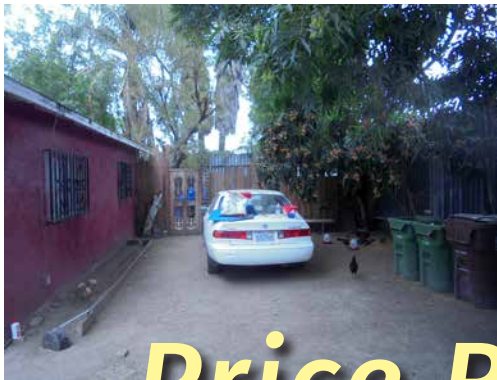


COMPTON APARTMENT INVESTMENT OPPORTUNITY

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

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



Price Reduced! Seller Motivated!



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	6.93%

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~~ \$725,000
(\$33.29 Per SF Land)

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





Aerial Photo

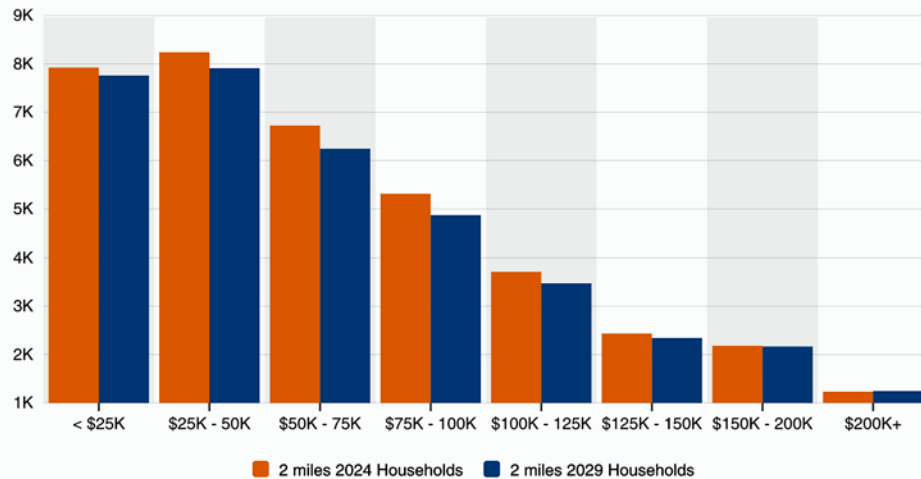




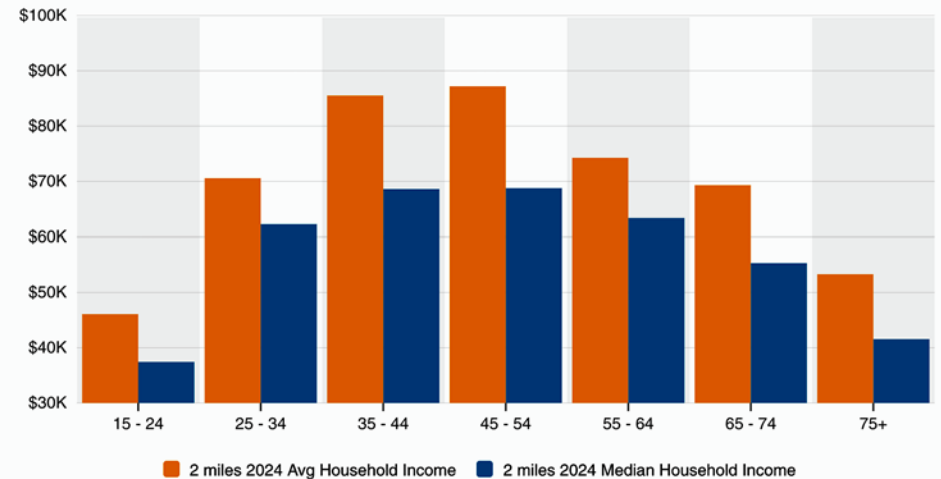
This is a comprehensive street map of Compton, California. The map displays a dense network of streets, including major thoroughfares like I-105 (San Diego Avenue) running horizontally across the upper half and I-710 (Foothill Expressway) running vertically along the right edge. Key neighborhoods labeled include Willowbrook, Rosewood, and Downtown Compton. Numerous landmarks are identified, such as Martin Luther King Jr. Community Hospital, George Washington Carver Park, and several schools like Lynwood Community Adult School and Roosevelt Elementary School. Commercial areas are also shown, featuring stores like Walmart Supercenter, King Taco #24, and various motels. A prominent red pin is placed on the map at the intersection of Euclid Avenue and East El Segundo Boulevard, with a yellow circle highlighting the specific point. Other smaller features include parks like Gonzales Park and Wilson Park, and religious institutions like Our Lady of Victory Church. The map uses standard cartographic symbols for roads, buildings, green spaces, and points of interest.

Neighborhood Demographics

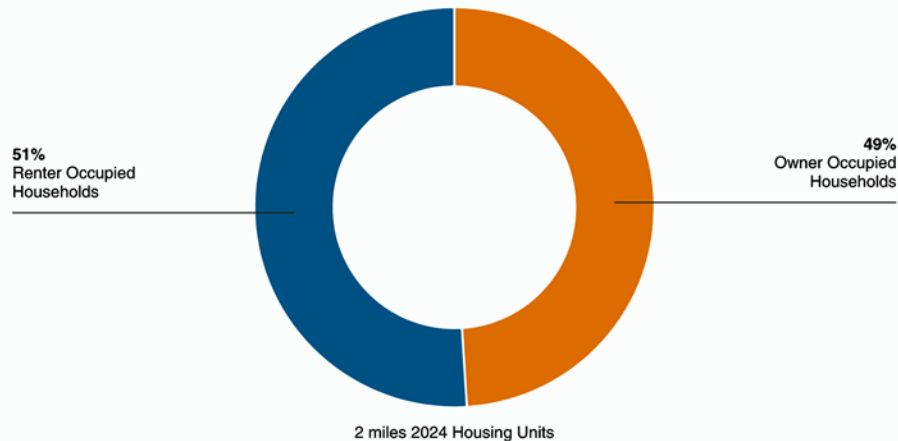
Household Income



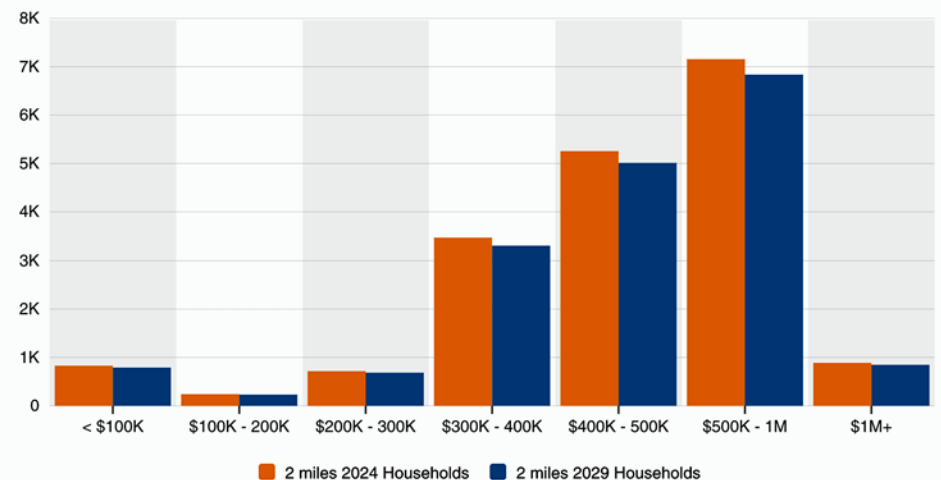
Household Income By Age



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

Price Reduced! Seller Motivated!

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CEO

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