

BALDWIN PARK | CALIFORNIA

3624 BALDWIN PARK BLVD



EXCLUSIVE MARKETING PACKAGE



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3624 Baldwin Park Blvd | Baldwin Park, CA

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3624 Baldwin Park Blvd | Baldwin Park, CA

EXECUTIVE SUMMARY

This 17-unit Baldwin Park multi-family property offers excellent in place cash-flow with much of the interior work already completed. The property is offered at a 6% current CAP Rate and 11.25 GRM, with 16 of the 17 units fully renovated including new kitchens, bathrooms, windows, and more.

Unit mix consists of (2) 2-Bed/1-Bath Units and (15) 1-Bed/1-Bath Units.

From an operations standpoint, tenant-paid electricity and gas, onsite carport parking, a laundry room, many interior upgrades, and strong rental rates already in place help position the asset as a well established day-1 investment.

\$4,395,000

PRICE

17 UNITS

UNITS

1960

YEAR BUILT

9,092 **SQFT**

19,244 **LOT SIZE**

BPR1*

ZONING

8555-001-006

APN



3624 Baldwin Park Blvd | Baldwin Park, CA

PROPERTY HIGHLIGHTS

9,092 SQ. FT. | 19,244 LOT SIZE

Excellent Cash Flow Day 1!

- 16 of 17 Units Fully Renovated – New Kitchens, New Bathrooms, Windows & More!
- Excellent 6% Current Cap Rate | 11.25 GRM
- Unit Mix: (2) 2-Bed/1-Bath & (15) 1-Bed/1-Bath Units
- Tenants Pay for Electricity & Gas
- Many Interior Upgrades
- EXCELLENT RENTAL RATES IN PLACE!



Prime SGV Location!



Recent Interior Upgrades



6% CAP Rate | 11.25 GRM



Laundry Room Onsite



Carport Parking

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AERIAL MAP

3624 Baldwin Park Blvd | Baldwin Park, CA



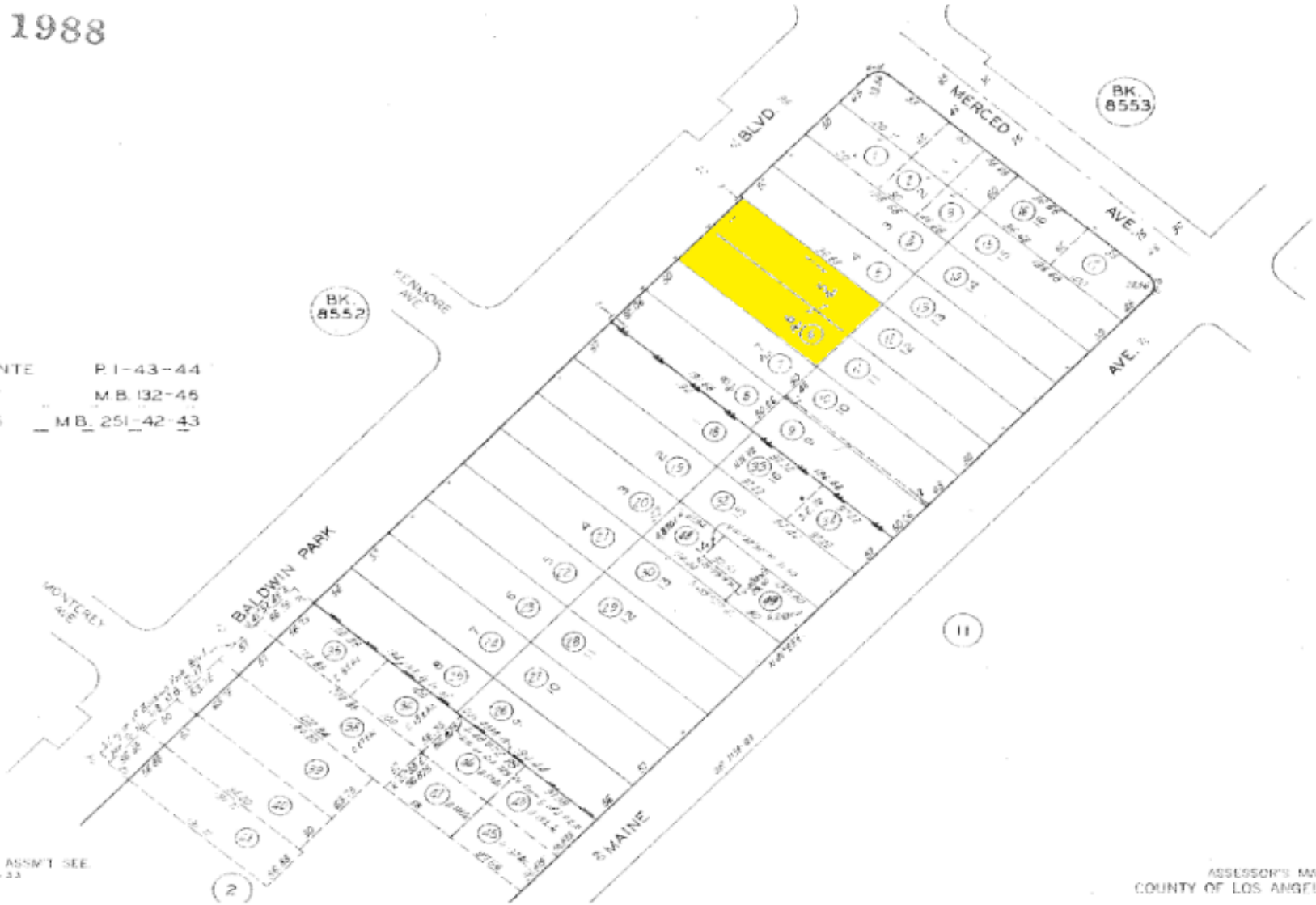
PARCEL MAP

3624 Baldwin Park Blvd | Baldwin Park, CA

5555 1 1988
SCALE 1" = 100'

7512226405
7507182228
880127
58123106609041

RANCHO LA PUENTE P. 1-43-44
TRACT NO. 8497 M.B. 132-46
TRACT NO. 13175 M.B. 251-42-43



CODE 2088

TOP PREV. ASSMT SEE.
5552-32 & 33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



FINANCES

3624 Baldwin Park Blvd | Baldwin Park, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
3624 - A	2 Bed + 1 Bath	\$2,208	\$2,275
3624 - A1	2 Bed+ 1 Bath	\$2,265	\$2,275
3624 - B	1 Bed + 1 Bath	\$1,590	\$2,095
3624 - C	1 Bed + 1 Bath	\$2,080	\$2,095
3624 - D	1 Bed + 1 Bath	\$1,870	\$2,095
3628 - A	1 Bed + 1 Bath	\$2,000	\$2,095
3628 - B	1 Bed + 1 Bath	\$2,000	\$2,095
3628 - C	1 Bed + 1 Bath	\$1,777	\$2,095
3628 - D	1 Bed + 1 Bath	\$1,808	\$2,095
3628 - E	1 Bed + 1 Bath	\$1,870	\$2,095
3628 - F	1 Bed + 1 Bath	\$1,846	\$2,095
3628 - G	1 Bed + 1 Bath	\$2,078	\$2,095
3628 - H	1 Bed + 1 Bath	\$1,943	\$2,095
3628 - I	1 Bed + 1 Bath	\$1,590	\$2,095
3628 - J	1 Bed + 1 Bath	\$2,060	\$2,095
3628 - K	1 Bed + 1 Bath	\$1,891	\$2,095
3628 - L	1 Bed + 1 Bath	\$1,694	\$2,095

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$51,727
New Insurance Quote	\$13,000
Electricity	\$645
Trash	\$7,692
Water	\$4,994
Onsite Manager	\$7,692
Repairs & Maintenance	\$12,500
Reserves for Replacement	\$2,500
TOTAL EXPENSES	\$115,935

FINANCING

Loan Amount	\$2,417,250
Loan Type	ARM 30/10
Interest Rate	6%
Annual Debt Service	\$175,611

FINANCES

3624 Baldwin Park Blvd | Baldwin Park, CA

ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$32,570		\$35,975
Laundry & Other Income		\$0		\$3,000
Total Scheduled Gross Income		\$390,840		\$434,700
Less: Vacancy Allowance	3%	\$11,725	3%	\$13,041
Effective Gross Income		\$379,115		\$421,659
Less: Expenses		\$115,935		\$115,935
Net Operating Income		\$263,180		\$305,724
Less: Debt Service		\$175,611		\$175,611

PRE-TAX CASH FLOW 4.43% \$87,569 **6.58%** **\$130,113**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
1	2 Bed + 1 Bath	\$2,208 - \$2,265	\$4,473	\$4,550
2	1 Bed + 1 Bath	\$1,590 - \$2,078	\$28,097	\$31,425
MONTHLY TOTALS			\$32,570	\$35,975

PROPERTY SUMMARY

Price	\$4,395,000
Down Payment	\$1,977,750
Loan Amount	\$2,417,250
Number of Units	17 Units
Price/Unit	\$258,529
Price/SF	\$483
Cash on Cash %	4.43%
COC Pro Forma	6.58%
Cap Rate	5.99%
Cap Rate (Proforma)	6.96%
GRM	11.25
GRM (Proforma)	10.11
Year Built	1960
Square Feet	9,092 Sq. Ft.
Lot Size	19,244 Lot Size

ABOUT BALDWIN PARK

3624 Baldwin Park Blvd | Baldwin Park, CA

Baldwin Park offers investors a central San Gabriel Valley location with practical regional access. The city highlights connectivity to the 10, 605, and 210 freeways, which supports commuter access across nearby employment and population centers.

For operators, that kind of infill location matters because convenience, parking, and functional renovated interiors can support tenant demand in established rental corridors. That second point is an investment inference based on the property's features and the city's location profile.

Baldwin Park also has a local rent stabilization ordinance, and the city states the maximum allowable rent increase is 3.0% effective January 17, 2026. That makes local compliance part of the underwriting process for covered units.



DEMOGRAPHICS

\$80,663

MEDIAN HH INCOME

\$606,900

MEDIAN PROPERTY VALUE

69,247

POPULATION

38.2

MEDIAN AGE

CONTACT US

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19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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