

HUNTINGTON PARK | CALIFORNIA

2671 CLARENDON AVE



EXCLUSIVE MARKETING PACKAGE

TABLE OF CONTENTS

03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
05	PROPERTY PHOTOS
06	AERIAL MAP
07	PARCEL MAP
08	RENT ROLL & EXPENSES
09	FINANCIAL SUMMARY
10	MARKET OVERVIEW
11	CONTACT US

2671 Clarendon Ave | Huntington Park, CA

PRESENTED BY



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





2671 Clarendon Ave | Huntington Park, CA

EXECUTIVE SUMMARY

This 8-unit multi-family investment located in the city of Huntington Park features two single-story structures with private gated entry and an onsite laundry facility. The efficient unit mix; six 1-Bed/1-Bath units and two studio apartments, supports strong leasing velocity and stable occupancy.

The property operates efficiently thanks to its simple layouts, infill positioning near major employment centers, and low-maintenance design. With 35% upside in rental income, investors have a clear path to increased cash flow through unit renovations and operational enhancements.

Offering 4,286 rentable square feet on a 7,672 square foot lot, the asset aligns perfectly with investors seeking clean, easy-to-manage multi-family properties in a renter-driven submarket. **With a current 5.4% CAP Rate and 11.0 GRM, this property combines immediate income with significant value-add potential, a compelling opportunity in a high-demand rental corridor.**

\$1,395,000

PRICE

8 UNITS

UNITS

1923

YEAR BUILT

4,286 SQFT

7,672 LOT SIZE

HPCPY

ZONING

6320-022-017

APN





2671 Clarendon Ave | Huntington Park, CA

PROPERTY HIGHLIGHTS

4,286 SQ. FT. | 7,672 LOT SIZE

- NEW PRICE! \$1,395,000 – PRICED TO SELL!
- DESIRABLE SINGLE-STORY CONSTRUCTION
- Unit Mix:
- First Structure — (4) 1-Bed/1-Bath Units & (2) Studios
- Second Structure — (2) 1-Bed/1-Bath Units
- Tenants Enjoy Private Gated Entry & Onsite Laundry Facility
- 35% UPSIDE IN RENTAL INCOME!



Excellent Day 1
Cash Flow!



Prime Rental Location!



5.4% CAP Rate | 11 GRM



Private Gated Entry



Onsite Laundry Facility

2671 Clarendon Ave | Huntington Park, CA



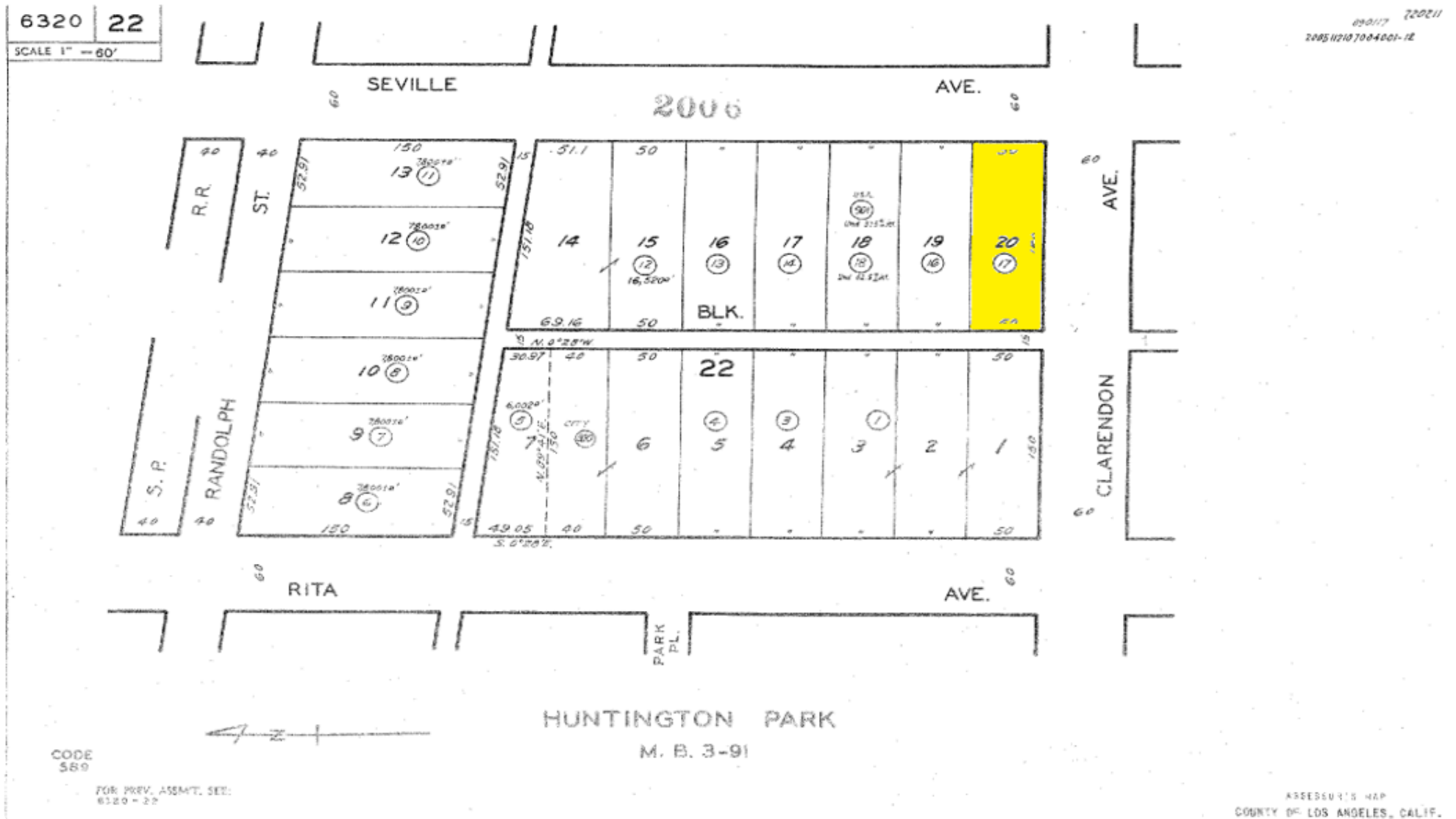
AERIAL MAP

2671 Clarendon Ave | Huntington Park, CA



PARCEL MAP

2671 Clarendon Ave | Huntington Park, CA



FINANCES

2671 Clarendon Ave | Huntington Park, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	1 + 1	\$1,446	\$1,825
2	1 + 1	\$1,446	\$1,825
3	1 + 1	\$1,334	\$1,825
4	1 + 1	\$1,300	\$1,825
5	1 + 1	\$1,300	\$1,825
6	1 + 1	\$1,223	\$1,825
7	Studio	\$1,200	\$1,595
8	Studio	\$1,200	\$1,595

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$19,479
New Insurance Quote	\$7,500
Electricity	\$4,500
Gas	\$775
Trash	\$5,570
Water	\$1,800
Repairs & Maintenance	\$6,000
Reserves for Replacement	\$1,200
TOTAL EXPENSES	\$46,824

FINANCING

Loan Amount	\$627,750
Loan Type	ARM 30/10
Interest Rate	6%
Annual Debt Service	\$55,740

FINANCES

2671 Clarendon Ave | Huntington Park, CA

ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Scheduled Gross Income		\$10,449		\$14,140
Laundry & Other Income		\$1,200		\$1,200
Total Scheduled Gross Income		\$126,588		\$170,880
Less: Vacancy Allowance	3%	\$3,798	3%	\$5,126
Effective Gross Income		\$122,790		\$165,754
Less: Expenses		\$46,824		\$46,824
Net Operating Income		\$75,966		\$118,929
Less: Debt Service		\$55,740		\$55,740

PRE-TAX CASH FLOW 3.22% \$20,226 **10.07%** **\$63,189**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
6	1 + 1	\$1,223 - \$1,446	\$8,049	\$10,950
2	Studio	\$1,200-\$1,200	\$2,400	\$3,190

MONTHLY TOTALS \$10,449 **\$14,140**

PROPERTY SUMMARY

Price	\$1,395,000
Down Payment	\$627,750
Loan Amount	\$767,250
Number of Units	8 Units
Price/Unit	\$174,375
Price/SF	\$325
Cash on Cash %	3.22%
COC Pro Forma	10.07%
Cap Rate	5.45%
Cap Rate (Proforma)	8.53%
GRM	11.02
GRM (Proforma)	8.16
Year Built	1906
Square Feet	4,286 Sq. Ft.
Lot Size	7,672 Lot Size

ABOUT HUNTINGTON PARK

Huntington Park sits in southeast L.A. with quick access to the 710 and 110 and short drives to Vernon and Commerce job centers. For investors, commuter convenience and nearby industrial employment make renter demand steady.

The majority of the rental stock consists of small garden style apartments oftentimes finding shared laundry and onsite parking. 1-Bed/1-Bath units are in high demand in this aread given the tenant base and the infill location which supports stable occupancy and straightforward operations.

Targeted streetscape and industrial investment keep the area competitive. Owners who refresh interiors, add or activate laundry, and sharpen utility cost recovery see stronger retention and firmer, defensible cash-flow.

2671 Clarendon Ave | Huntington Park, CA



DEMOGRAPHICS

\$56,952

MEDIAN HH INCOME

\$557,600

MEDIAN PROPERTY VALUE

56,658

POPULATION

34.2

MEDIAN AGE

CONTACT US

2671 Clarendon Ave | Huntington Park, CA



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

17

Years of
Experience

400+

Number of total
transactions closed

\$550M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube