

# 6815 Seville Ave.

Huntington Park, CA 90255



16 Renovated Units Cash Flowing at an amazing 7.5% Current Cap Rate from day 1

100% Fully Renovated Units in prime Huntington Park

Updated electrical, plumbing, water Heaters, HVACs, windows, interiors, exteriors, etc.

# 16 Units in Huntington Park

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*Global Platinum Properties*



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01 Executive Summary  
Investment Summary  
Unit Mix Summary

## OFFERING SUMMARY

ADDRESS	6815 SEVILLE AVE Los Angeles CA 90057
COUNTY	Los Angeles
MARKET	South East Los Angeles
SUBMARKET	Los Angeles County
BUILDING SF	6,424 SF
LAND SF	8,250 SF
LAND ACRES	.1819
NUMBER OF UNITS	16
YEAR BUILT	1950
YEAR RENOVATED	2023
APN	6322-016-009
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$4,100,000
PRICE PSF	\$638.23
PRICE PER UNIT	\$256,250
OCCUPANCY	87.5%
NOI (CURRENT)	\$309,102
NOI (Pro Forma)	\$336,650
CAP RATE (CURRENT)	7.54%
CAP RATE (Pro Forma)	8.21%
GRM (CURRENT)	9.86
GRM (Pro Forma)	9.21

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	55,563	397,783	1,057,921
2025 Median HH Income	\$57,863	\$57,834	\$57,514
2025 Average HH Income	\$77,289	\$75,972	\$78,624



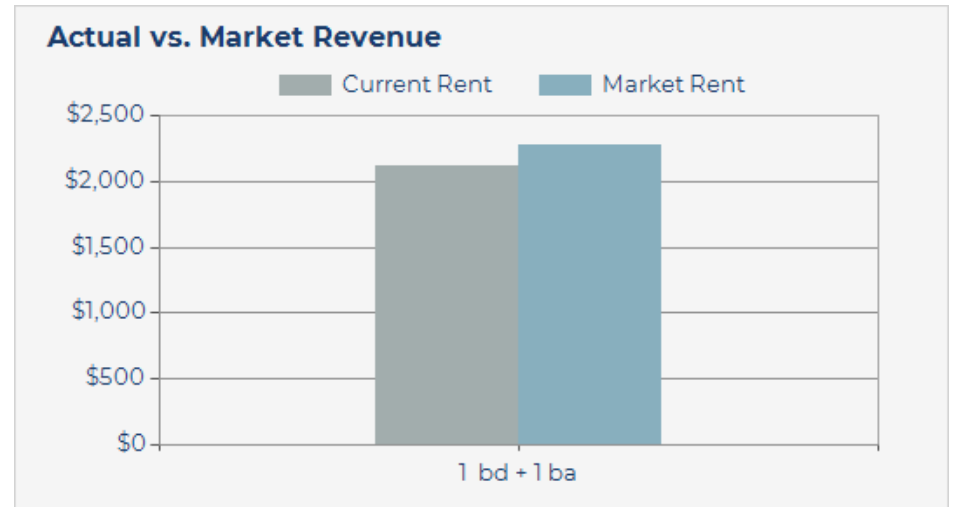
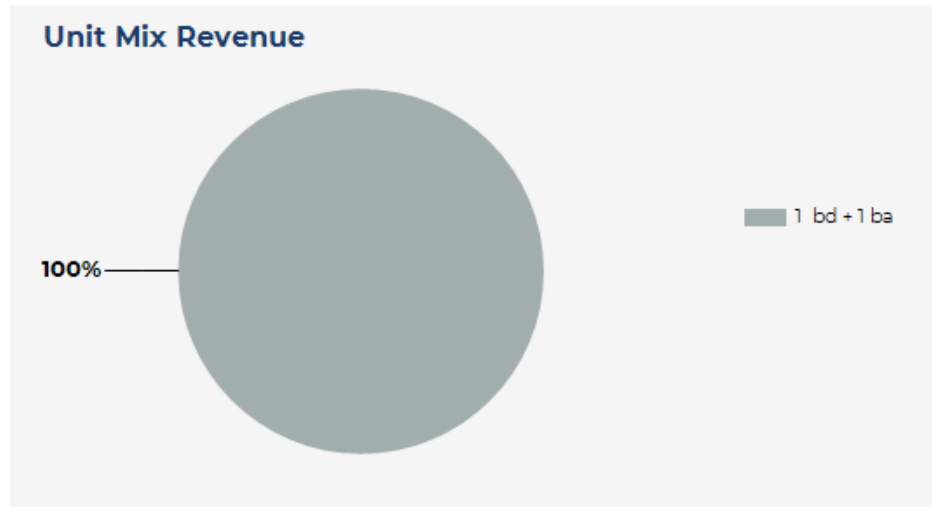
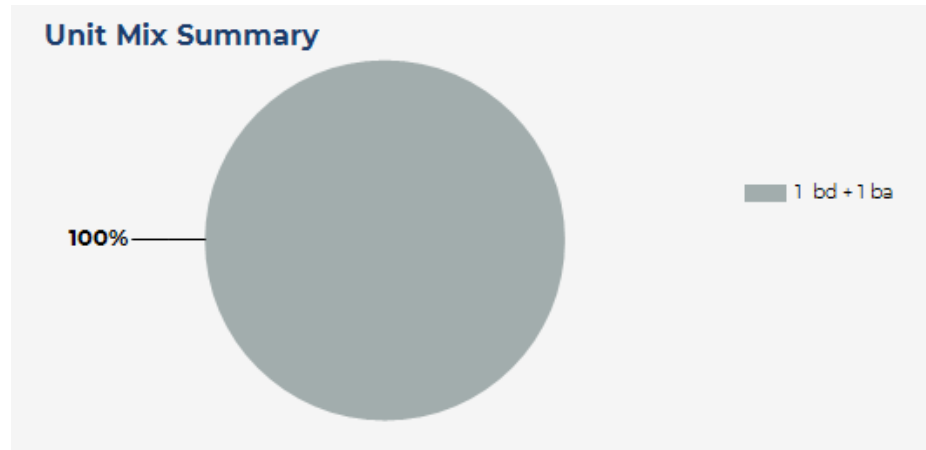
## Turnkey Investment |

Price Reduction! 100% Fully Renovated 16-unit building cash flowing at an amazing 7.5% Cap Rate and 9.8 GRM from day 1! The offering provides investors with a turnkey opportunity to purchase a premium asset where every single unit was vacated, completely renovated and leased at market rent. It features an attractive and easy to rent unit mix of (16) well-designed One-Bedroom | One-Bathroom units (2 vacant). The property is separately metered for gas and electrical utilities and each unit has its own individual water heater to further reduce operating costs. The property has seen a complete restoration, down to every inch. Overall systems were updated with new copper plumbing in units, new electrical sub-panels in units, new HVAC systems, new water heaters, and brand-new windows in each unit. The units have undergone gut-level updating with new wood flooring, updated lighting fixtures, and brand-new kitchen and bathrooms. In the kitchen, there are new cabinets and modern countertops. The bathrooms boast new vanities and modern fixtures along with sleek bathtubs. The location is in the heavily sought-after Huntington Park and is poised to capitalize on the tremendous momentum in the immediate area and neighboring Downtown. Given the property's location and strong income metrics, it is an ideal investment for investors seeking immediate returns along with long-term wealth preservation and appreciation.

- Fully renovated 16-unit building with immediate cash flow at a 7.5% cap rate.
- Each unit was vacated, completely renovated, and leased at market rent, offering a turnkey investment opportunity.
- Well-designed unit mix of 16 one-bedroom, one-bathroom units, easy to lease.
- Upgraded systems include new copper plumbing, electrical panels, HVAC, water heaters, and brand-new windows.
- Modern interiors featuring new wood flooring, lighting fixtures, and kitchens with new cabinets and countertops, as well as updated bathrooms.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	16	\$2,115	\$33,847	\$2,267	\$36,272
Totals/Averages	16	\$2,115	\$33,847	\$2,267	\$36,272





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Location

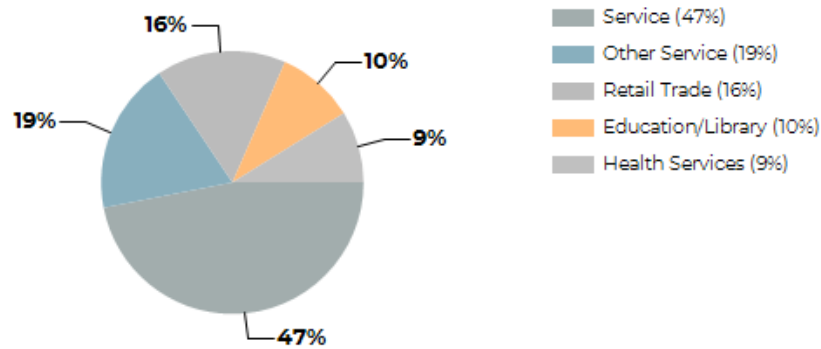
Location Summary

Local Business Map

## Huntington Park

Nestled in the highly coveted Huntington Park, CA, this exceptional location is perfectly positioned to take advantage of the significant growth and vibrant energy in the surrounding area, including the bustling Downtown. With its prime location and robust income metrics, this property represents a golden opportunity for astute investors looking to secure immediate returns while also ensuring long-term wealth preservation and appreciation.

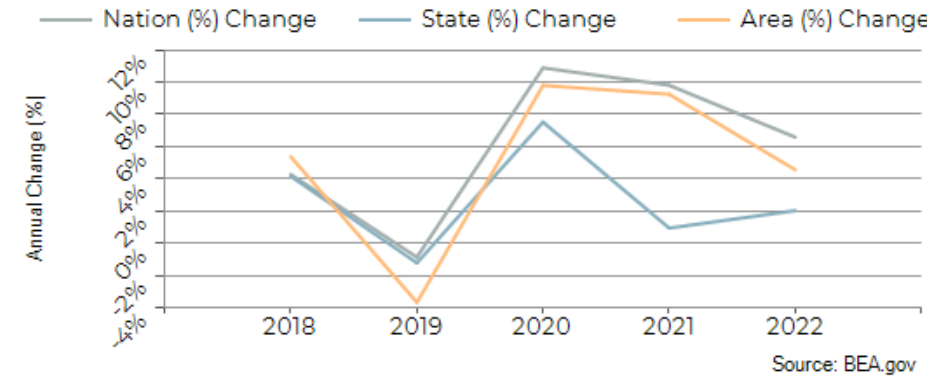
### Major Industries by Employee Count

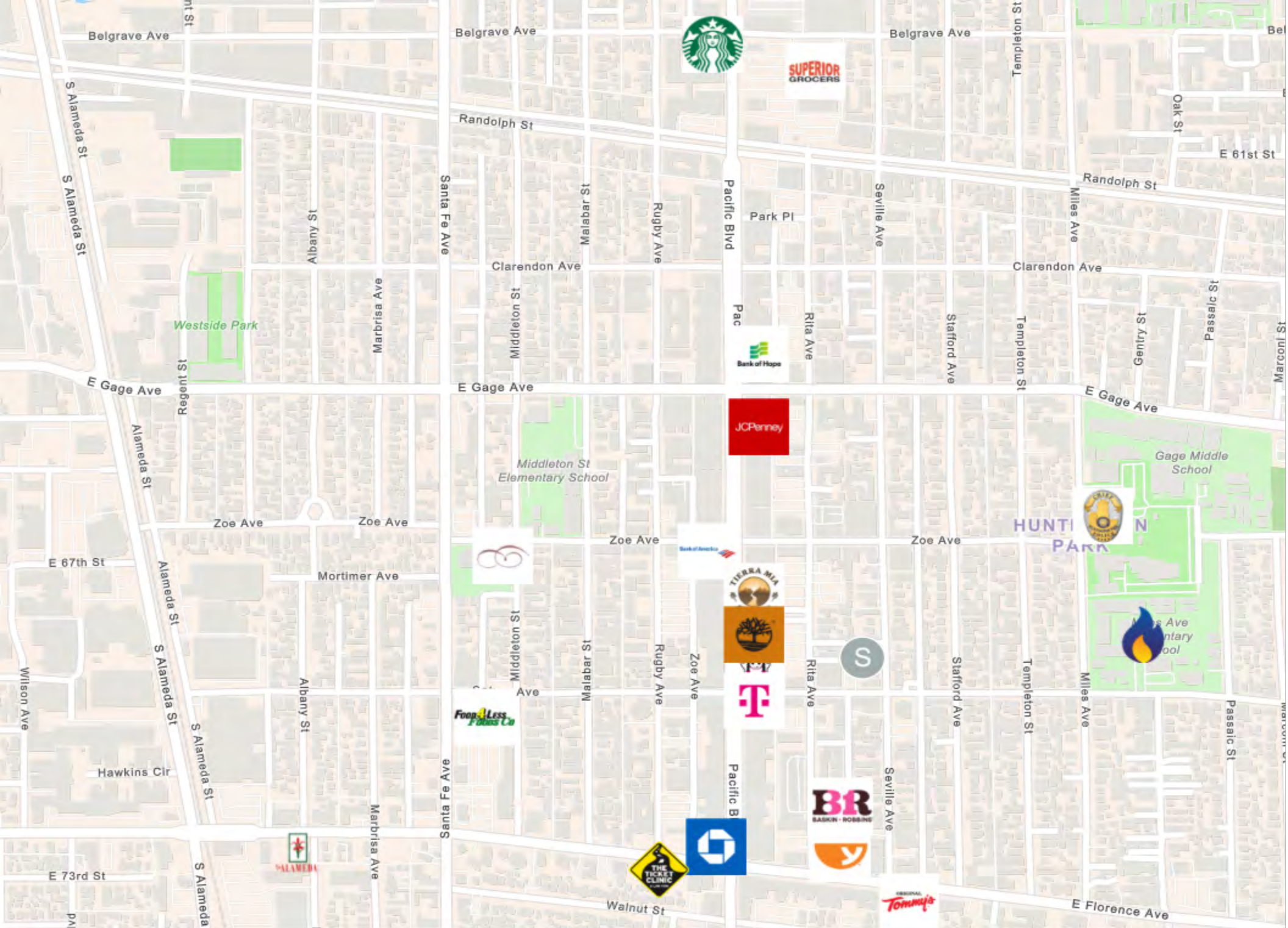


### Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

## Los Angeles County GDP Trend







03

Property Description

Property Features

16 UNITS IN HUNTINGTON PARK

## PROPERTY FEATURES

NUMBER OF UNITS	16
BUILDING SF	6,424
LAND SF	8,250
LAND ACRES	.1819
YEAR BUILT	1950
YEAR RENOVATED	2023
# OF PARCELS	1
ZONING TYPE	HPCPY
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

## UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

## CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Flat
STYLE	Spanish
LANDSCAPING	Front Yard





04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
A	1 bd + 1 ba	\$2,362.00	\$2,267.00	
B	1 bd + 1 ba	\$2,507.00	\$2,267.00	
C	1 bd + 1 ba	\$2,159.00	\$2,267.00	
D	1 bd + 1 ba	\$2,267.00	\$2,267.00	Vacant
E	1 bd + 1 ba	\$2,267.00	\$2,267.00	
F	1 bd + 1 ba	\$1,849.00	\$2,267.00	
G	1 bd + 1 ba	\$2,033.00	\$2,267.00	
H	1 bd + 1 ba	\$1,692.00	\$2,267.00	
J	1 bd + 1 ba	\$2,267.00	\$2,267.00	
K	1 bd + 1 ba	\$2,140.00	\$2,267.00	
L	1 bd + 1 ba	\$1,905.00	\$2,267.00	
M	1 bd + 1 ba	\$1,665.00	\$2,267.00	
N	1 bd + 1 ba	\$2,140.00	\$2,267.00	
P	1 bd + 1 ba	\$2,267.00	\$2,267.00	Vacant
Q	1 bd + 1 ba	\$2,060.00	\$2,267.00	
6815	1 bd + 1 ba	\$2,267.00	\$2,267.00	
<b>Totals / Averages</b>		<b>\$33,847.00</b>	<b>\$36,272.00</b>	





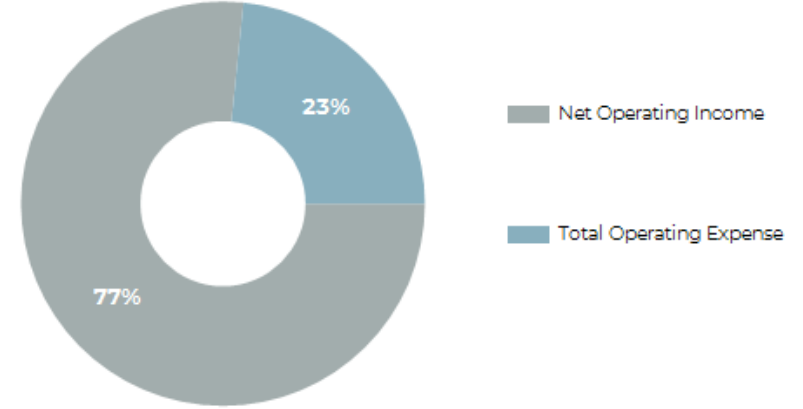
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## Financial Analysis

Income & Expense Analysis

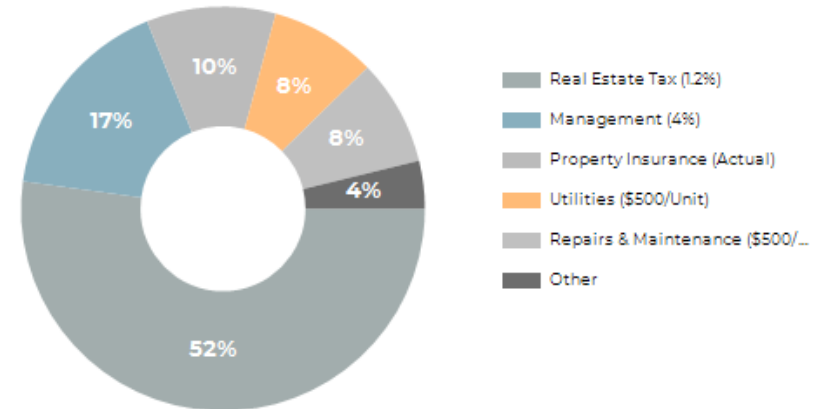
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Income	\$406,164	97.7%	\$435,264	97.8%
PATH Incentive - 9 Units ~\$90/Unit	\$9,720	2.3%	\$9,720	2.2%
<b>Gross Potential Income</b>	<b>\$415,884</b>		<b>\$444,984</b>	
General Vacancy	-\$12,476	3%	-\$12,476	2.86%
<b>Effective Gross Income</b>	<b>\$403,408</b>		<b>\$432,508</b>	
Less Expenses	\$94,306	23.37%	\$95,858	22.16%
<b>Net Operating Income</b>	<b>\$309,102</b>		<b>\$336,650</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$49,200	\$3,075	\$49,200	\$3,075
Property Insurance (Actual)	\$9,758	\$610	\$9,758	\$610
Utilities (\$500/Unit)	\$8,000	\$500	\$8,000	\$500
Pest Control (\$100/Month)	\$1,200	\$75	\$1,200	\$75
Repairs & Maintenance (\$500/Unit)	\$8,000	\$500	\$8,000	\$500
Management (4%)	\$15,748	\$984	\$17,300	\$1,081
Cleaning & Gardening (\$200/Month)	\$2,400	\$150	\$2,400	\$150
<b>Total Operating Expense</b>	<b>\$94,306</b>	<b>\$5,894</b>	<b>\$95,858</b>	<b>\$5,991</b>
Expense / SF	\$14.68		\$14.92	
% of EGI	23.37%		22.16%	

## DISTRIBUTION OF EXPENSES CURRENT



\* Expenses are estimated



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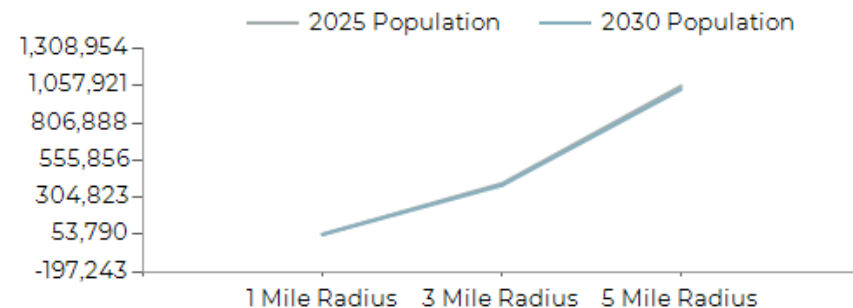
Demographics

Demographics

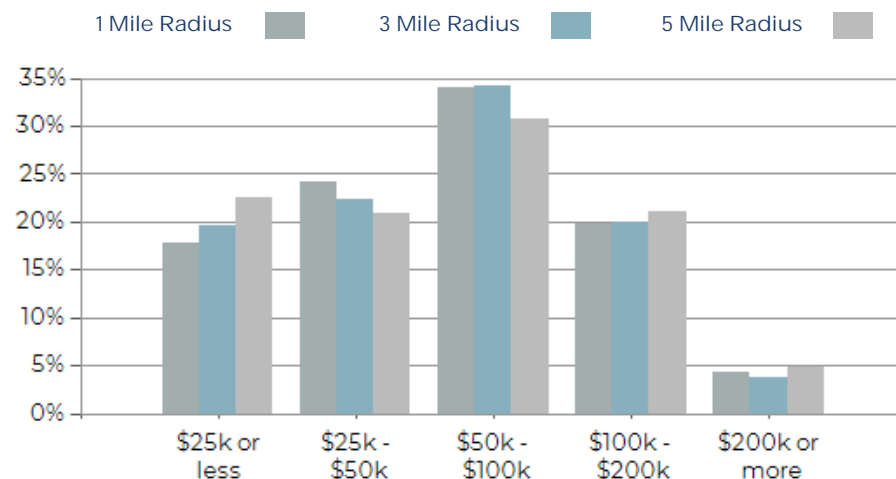
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	63,593	414,649	1,047,161
2010 Population	61,393	421,630	1,081,443
2025 Population	55,563	397,783	1,057,921
2030 Population	53,790	386,167	1,035,605
2025-2030: Population: Growth Rate	-3.25%	-2.95%	-2.15%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,537	11,327	39,391
\$15,000-\$24,999	1,234	8,971	25,421
\$25,000-\$34,999	1,560	9,919	26,251
\$35,000-\$49,999	2,186	13,068	33,893
\$50,000-\$74,999	3,034	20,390	49,915
\$75,000-\$99,999	2,233	14,934	38,965
\$100,000-\$149,999	2,209	14,516	41,974
\$150,000-\$199,999	851	6,133	18,623
\$200,000 or greater	668	3,934	14,124
Median HH Income	\$57,863	\$57,834	\$57,514
Average HH Income	\$77,289	\$75,972	\$78,624

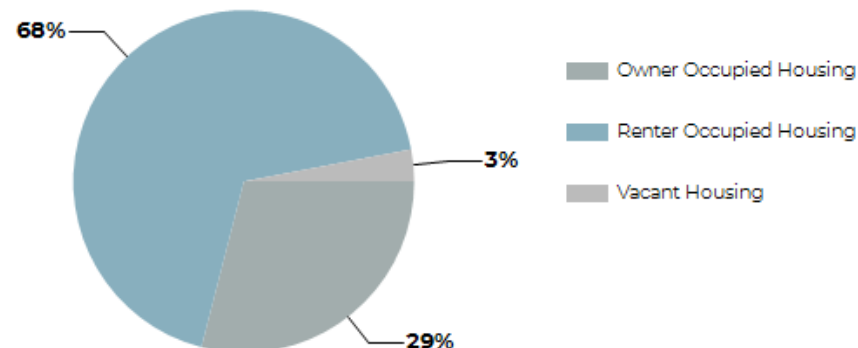
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,840	101,987	272,465
2010 Total Households	15,166	98,720	265,844
2025 Total Households	15,512	103,193	288,556
2030 Total Households	15,498	103,302	292,269
2025 Average Household Size	3.55	3.83	3.57
2025-2030: Households: Growth Rate	-0.10%	0.10%	1.30%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

# 16 Units in Huntington Park

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