

HUNTINGTON PARK | CALIFORNIA

2821 RANDOLPH ST



EXCLUSIVE MARKETING PACKAGE



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2821 Randolph St | Huntington Park, CA

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2821 Randolph St | Huntington Park, CA

EXECUTIVE SUMMARY

This 14-unit multifamily property in Huntington Park is offered at \$2,700,000, providing investors an attractive price per unit, strong day-one cash flow, and substantial rental upside. With a 6.2% current CAP Rate and 30% upside in rental income, the property combines meaningful current returns with the potential to further increase cash flow over time.

The property features a desirable unit mix of (4) 2-Bed/1-Bath units and (10) 1-Bed/1-Bath units, totaling 9,160 rentable square feet on a 13,887 square foot lot. A major competitive advantage is the property's 19 onsite garage parking spaces, an especially valuable amenity in this rental market. Residents also benefit from private gated entry and an onsite laundry facility.

Positioned on a prime corner location within walking distance to shopping, dining, and schools, the property combines strong rental fundamentals with tenant-friendly amenities and convenient access to everyday services.

\$2,700,000
PRICE

14 UNITS
UNITS

1965
YEAR BUILT

9,160 SQFT
13,887 LOT SIZE

HPCN-R3*
ZONING

6320-009-028
APN





2821 Randolph St | Huntington Park, CA

PROPERTY HIGHLIGHTS

9,160 SQ. FT. | 13,887 LOT SIZE

EXCELLENT PRICE PER UNIT!

- Great Unit Mix: (4) 2-Bed/1-Bath & (10) 1-Bed/1-Bath
- Tenants Enjoy: 19 Onsite Garage Parking Spaces, Private Gated Entry, & Onsite Laundry Facility
- Prime Corner Location – Walking Distance to Shops, Dining & Schools
- Units Separately Metered for Electricity & Gas



\$2,700,000
PRICED TO SELL!



Prime Corner Location



6.22% CAP Rate
10.81 GRM



Onsite Laundry Facility



Huge 30% Upside in
Rental Income!



AERIAL MAP

2821 Randolph St | Huntington Park, CA



PARCEL MAP

2821 Randolph St | Huntington Park, CA

6320

9

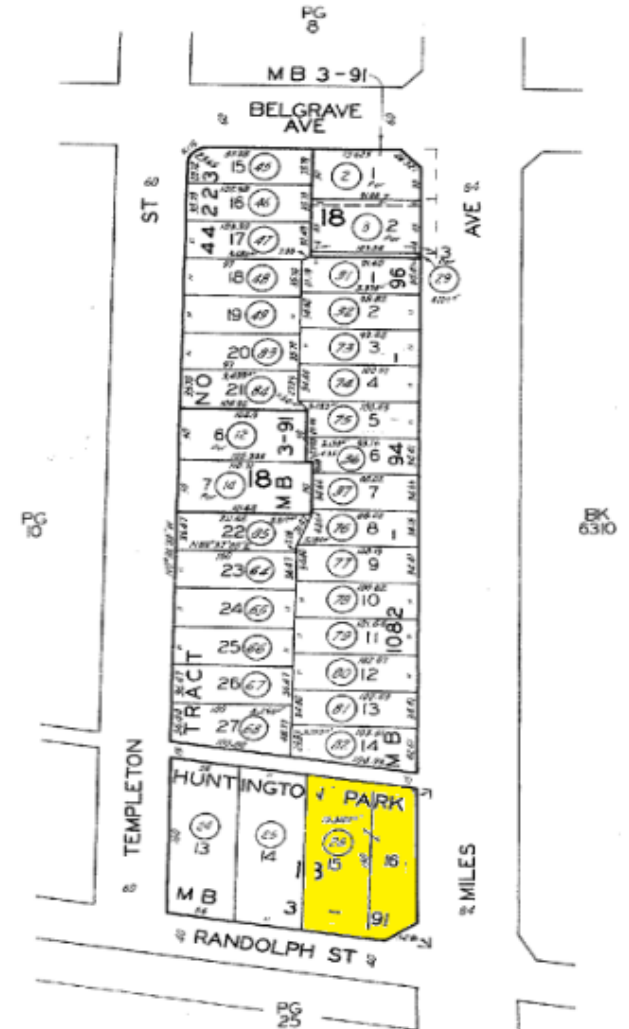
SCALE 1" = 100'

189

P.A. 6320 - 9

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES

REVISED
8/26/2014



FINANCES

2821 Randolph St | Huntington Park, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
2815	2 + 1	\$700	\$1,995
2185 - A	1 + 1	\$1,487	\$1,795
2185 - B	1 + 1	\$1,503	\$1,795
2185 - C	2 + 1	\$1,653	\$1,995
2185 - D	2 + 1	\$1,653	\$1,995
2185 - E	1 + 1	\$1,503	\$1,795
2185 - F	1 + 1	\$1,503	\$1,795
2185 - G	2 + 1	\$1,400	\$1,995
2821	1 + 1	\$1,700	\$1,795
2821 - A	1 + 1	\$1,503	\$1,795
2821 - B	1 + 1	\$1,503	\$1,795
2821 - C	1 + 1	\$1,442	\$1,795
2821 - D	1 + 1	\$1,503	\$1,795
2821 - E	1 + 1	\$1,503	\$1,795

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$37,399
New Insurance Quote	\$12,500
Electricity	\$2,544
Gas	\$878
Trash	\$3,667
Water	\$3,943
Repairs & Maintenance	\$10,500
Reserves for Replacement	\$2,800
TOTAL EXPENSES	\$74,231

FINANCING

Loan Amount	\$1,890,000
Loan Type	30/10
Interest Rate	6.25%
Annual Debt Service	\$140,999

FINANCES

2821 Randolph St | Huntington Park, CA

ANNUALIZED OPERATING DATA

	CURRENT	PROFORMA
Scheduled Gross Income	\$246,672	\$311,160
Laundry & Other Income	\$3,000	\$3,000
Total Scheduled Gross Income	\$249,672	\$314,160
Less: Vacancy Allowance	3% \$7,490	3% \$9,425
Effective Gross Income	\$242,182	\$304,735
Less: Expenses	\$74,231	\$74,231
Net Operating Income	\$167,951	\$230,504
Less: Debt Service	\$140,999	\$140,999

PRE-TAX CASH FLOW 3.33% \$26,951 **11.05%** **\$89,505**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
4	2 + 1	\$700-\$1,653	\$5,406	\$7,980
10	1 + 1	\$1,400-\$1,650	\$15,150	\$17,950

MONTHLY TOTALS \$20,556 **\$25,930**

PROPERTY SUMMARY

Price	\$2,700,000
Down Payment	\$810,000
Loan Amount	\$1,890,000
Number of Units	14 Units
Price/Unit	\$192,857
Price/SF	\$295
Cash on Cash %	3.33%
COC Pro Forma	11.05%
Cap Rate	6.22%
Cap Rate (Proforma)	8.54%
GRM	10.81
GRM (Proforma)	8.59
Year Built	1965
Square Feet	9,160 Sq. Ft.
Lot Size	13,887 Lot Size

ABOUT HUNTINGTON PARK

This market is shaped by renter demand that is influenced by household size, daily-use retail, regional employment access, and the practical value of parking and transit connectivity. It has a compact city layout, with about 3 square miles of land area, which can support demand for functional apartment housing close to daily services.

For operators, parking, gated access, onsite laundry, and walkable access to shops, dining, and schools can help support tenant appeal in this type of dense rental market.

Huntington Park maintains a local rent stabilization ordinance. The city code states that covered rental units are subject to an annual rent cap of 3% per year or 100% of CPI for the Los Angeles-Long Beach-Anaheim region, whichever is lower, with rent increases limited to once during a 12-month period. Investors should confirm applicability, exemptions, registration rules, and rent history with counsel during due diligence.

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DEMOGRAPHICS

\$59,996

MEDIAN HH INCOME

\$572,700

MEDIAN PROPERTY VALUE

53,108

POPULATION

34.6

MEDIAN AGE

CONTACT US

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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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