

**FOR SALE**



# Kimberly Apartments

14521 Clark St  
Baldwin Park, CA 91706



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FOR SALE

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Section 1

# Property Information



# SUMMARY

FOR SALE

## PROPERTY DESCRIPTION

We are pleased to present 14521 Clark Street, a 26-unit multifamily property located in Baldwin Park, a prime rental market in the San Gabriel Valley. This asset offers  $\pm 19,384$  SF on a  $\pm 36,138$  SF lot and is conveniently located near the 605 and 10 Freeways, providing easy access to Pasadena, Downtown LA, Orange County, and San Bernardino County. Key attractions like Dodger Stadium, SOFI Stadium, and Santa Anita Pike Outlets are within a 30-minute drive.

Locally, tenants have access to major retailers such as Kaiser Permanente, Home Depot, Target, and restaurants like In-N-Out and Chick-Fil-A. The property is also a short 5-minute walk to Downtown Baldwin Park, offering a variety of dining and retail options. The unit mix includes 12, 1-Bedroom/1-Bathroom and 14, 2-Bedroom/1-Bathroom apartments. Amenities include secured access, covered parking, on-site laundry, a secure pool, and ample community space. The seller is offering favorable interest-only financing.



## OFFERING SUMMARY

Sale Price:	\$9,250,000
Number of Units:	26
Lot Size:	36,103 SF
Building Size:	19,384 SF
NOI:	\$361,906
Cap Rate:	3.91%

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## LOCATION DESCRIPTION

Discover a prime investment opportunity in the vibrant community of Baldwin Park, CA. Situated amidst a thriving business hub in the heart of Los Angeles County, the area boasts convenient access to major transportation routes and a burgeoning commercial landscape. Investors will find an array of nearby amenities, including the Baldwin Park Towne Center and a variety of dining options. With close proximity to the San Gabriel Valley, this dynamic location presents an excellent prospect for an office building investment. Don't miss the chance to capitalize on the potential of this sought-after commercial district.

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# HIGHLIGHTS

FOR SALE



## PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in Baldwin Park, a highly sought-after rental market in the San Gabriel Valley, with easy access to the 605 & 10 Freeways.
- **Potential for future ADU development** – buyer to verify with City.
- **Strong Accessibility:** Within 20 miles of key areas like Pasadena, Downtown LA, Orange County, and San Bernardino County.
- **Proximity to Attractions:** Just a 30-minute drive to major venues such as Dodger Stadium, SOFI Stadium, and Santa Anita Pike Outlets.
- **Convenient Amenities:** Close to major retailers including Kaiser Permanente, Home Depot, Target, In-N-Out, and Chick-Fil-A.
- **Walking Distance to Downtown Baldwin Park:** A 5-minute walk to the vibrant retail corridor with restaurants and shops like McDonald's, King Taco, and El Super.
- **Attractive Unit Mix:** 12 x 1-Bedroom/1-Bathroom and 14 x 2-Bedroom/1-Bathroom apartments, offering diverse tenant appeal.
- **Value-Add Opportunity:** Favorable financing options available, providing potential for 5+% cash-on-cash returns from day one.
- **Solid Amenities:** Secured access, covered on-site parking, laundry facilities, pool access, and spacious community areas.
- **Exceptional Investment:** Great potential for long-term value and rental demand in a rapidly developing area.

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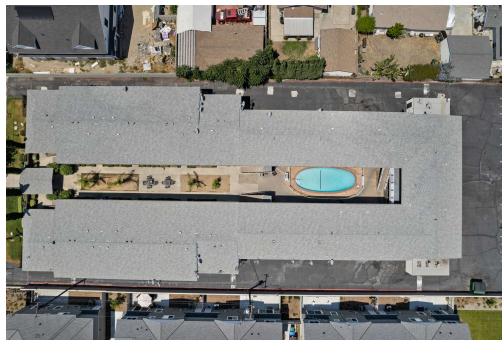


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# PROPERTY PHOTOS

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Section 2

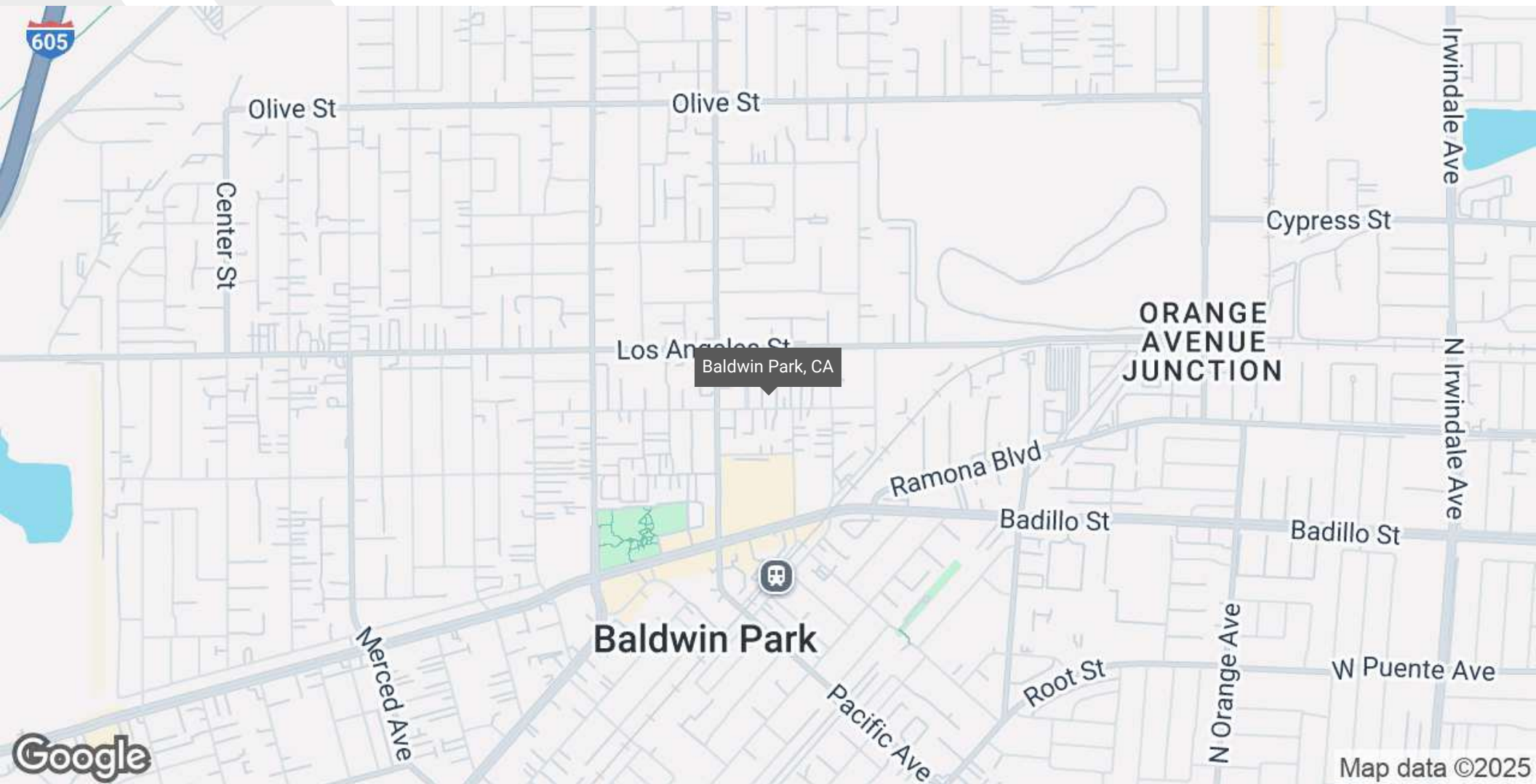
# Location Information





# REGIONAL MAP

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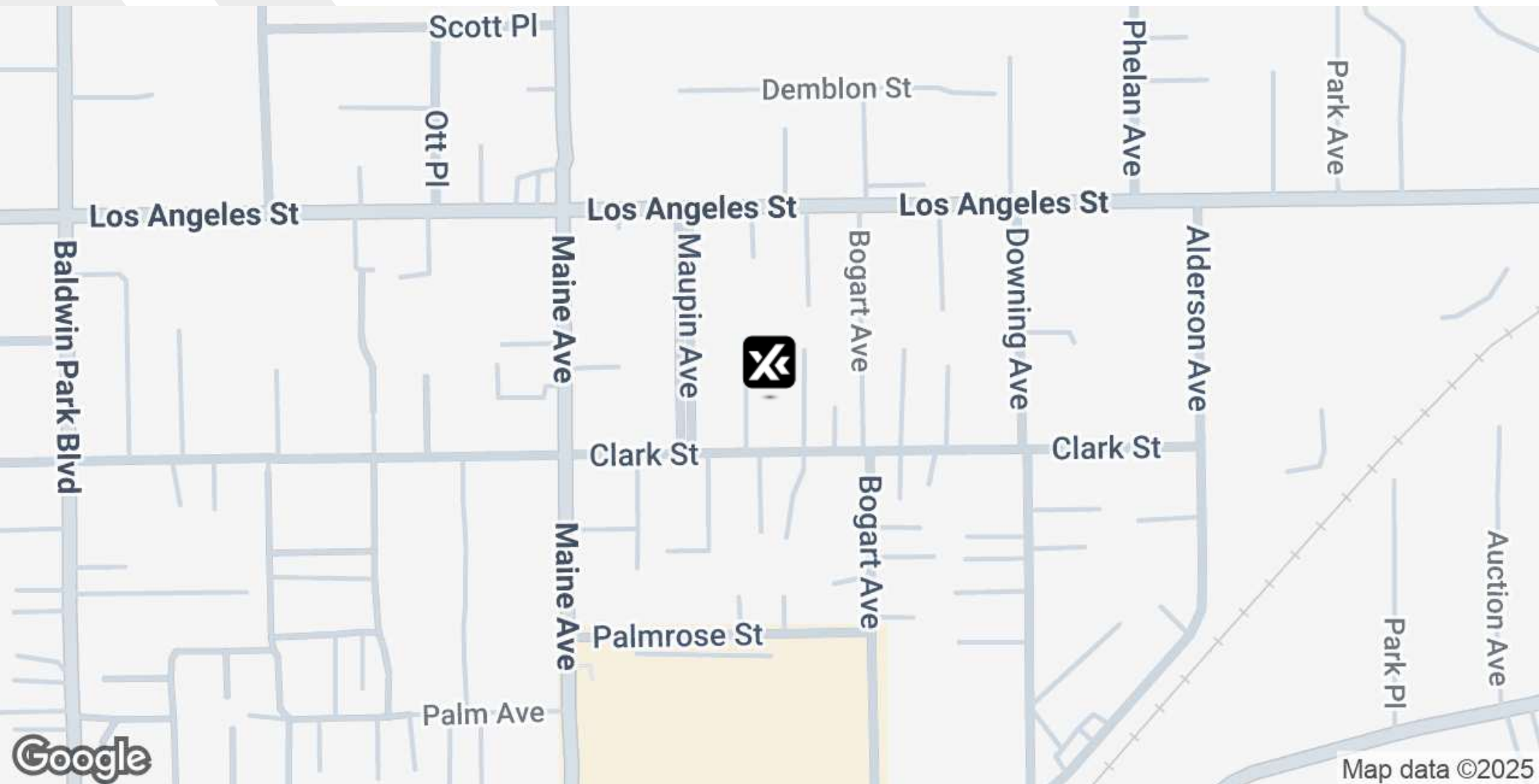
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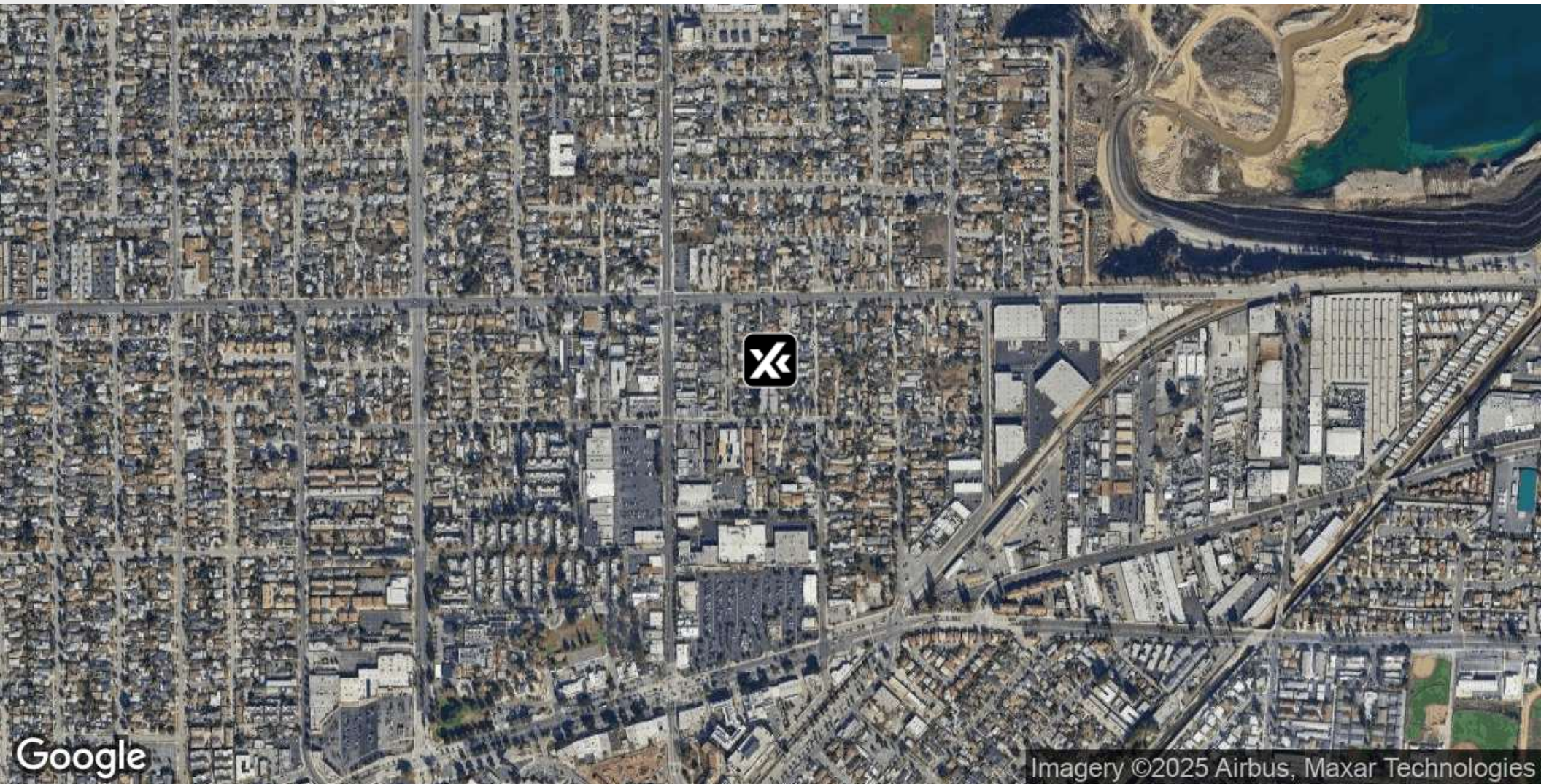


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# AERIAL MAP

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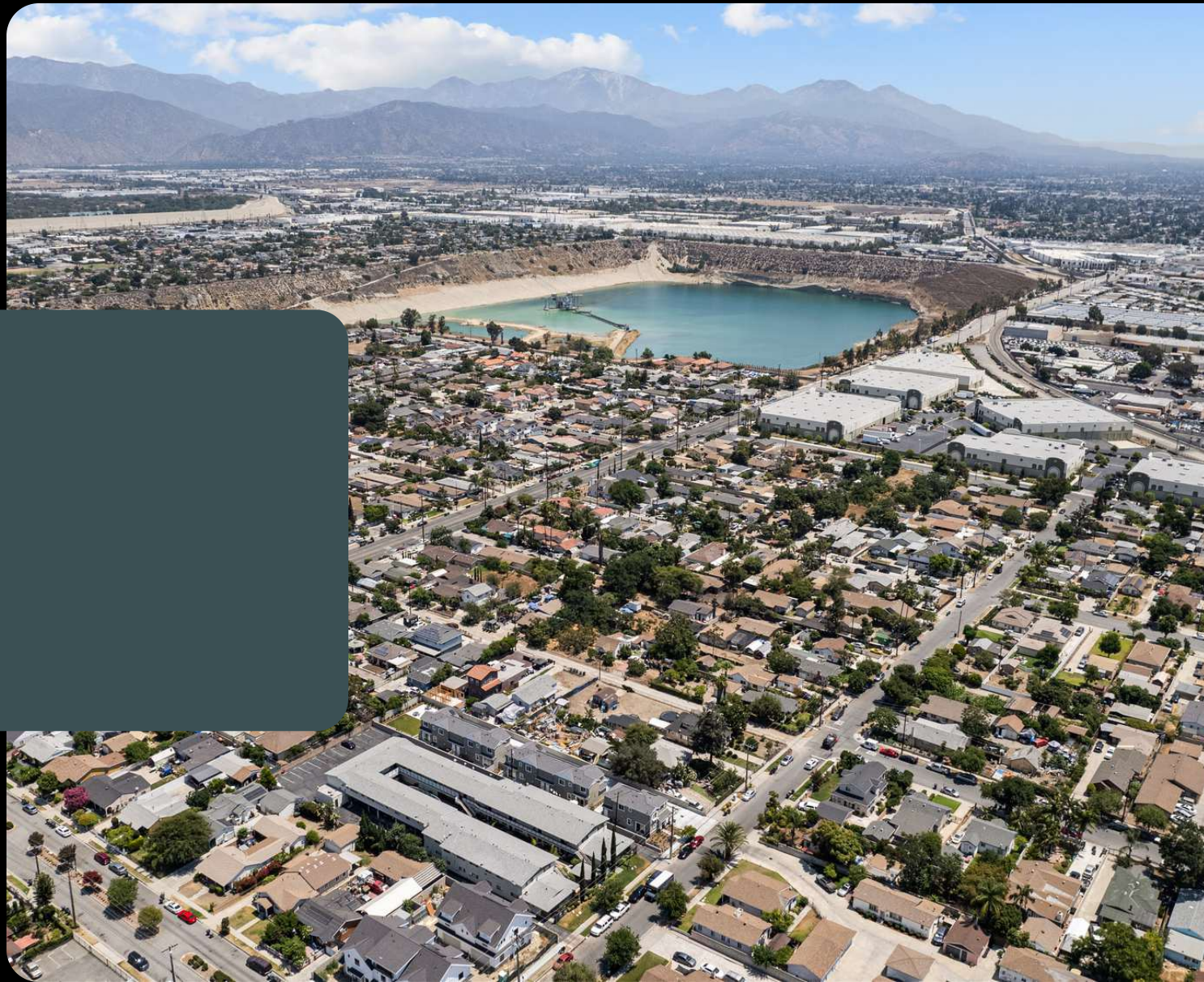


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Section 3

# Financial Analysis





# FINANCIAL SUMMARY

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## INVESTMENT OVERVIEW

### KIMBERLY APARTMENTS

Price	\$9,250,000
Price per SF	\$477
Price per Unit	\$355,769
GRM	15.66
CAP Rate	3.91%
Cash-on-Cash Return (yr 1)	3.91%
Total Return (yr 1)	\$361,906

## OPERATING DATA

### KIMBERLY APARTMENTS

Gross Scheduled Income	\$590,628
Total Scheduled Income	\$590,628
Gross Income	\$590,628
Operating Expenses	\$228,722
Net Operating Income	\$361,906
Pre-Tax Cash Flow	\$361,906

## FINANCING DATA

### KIMBERLY APARTMENTS

Down Payment	\$9,250,000
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# INCOME & EXPENSES

FOR SALE

## INCOME SUMMARY

## KIMBERLY APARTMENTS

Rental Income	\$590,628
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$590,628</b>

## EXPENSES SUMMARY

## KIMBERLY APARTMENTS

Electric	\$3,359
Gas	\$10,404
Trash	\$5,964
Gardner	\$4,390
Maintenance	\$16,900
Property Management	\$29,449
Water Sewer	\$11,256
Insurance	\$36,000
New Property Tax (Pro-Forma) @1.2%	\$111,000
<b>OPERATING EXPENSES</b>	<b>\$228,722</b>

## NET OPERATING INCOME

**\$361,906**

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# RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1	1	1	664 SF	\$1,773	\$2.67	\$2,000	\$3.01
2	2	1	815 SF	\$2,400	\$2.94	\$2,700	\$3.31
3	2	1	815 SF	\$1,796	\$2.20	\$2,700	\$3.31
4	2	1	815 SF	\$1,980	\$2.43	\$2,700	\$3.31
5	1	1	664 SF	\$1,950	\$2.94	\$2,000	\$3.01
6	1	1	664 SF	\$1,700	\$2.56	\$2,000	\$3.01
7	2	1	815 SF	\$1,950	\$2.39	\$2,700	\$3.31
8	2	1	815 SF	\$2,090	\$2.56	\$2,700	\$3.31
9	2	1	815 SF	\$1,454	\$1.78	\$2,700	\$3.31
10	1	1	664 SF	\$1,850	\$2.79	\$2,000	\$3.01
11	2	1	815 SF	\$2,000	\$2.45	\$2,700	\$3.31
12	2	1	815 SF	\$2,000	\$2.45	\$2,700	\$3.31
13	2	1	815 SF	\$2,000	\$2.45	\$2,700	\$3.31
14	1	1	664 SF	\$1,678	\$2.53	\$2,000	\$3.01
15	1	1	664 SF	\$1,800	\$2.71	\$2,700	\$4.07
16	1	1	664 SF	\$1,800	\$2.71	\$2,000	\$3.01
17	1	1	664 SF	\$1,672	\$2.52	\$2,000	\$3.01
18	2	1	815 SF	\$1,841	\$2.26	\$2,700	\$3.31
19	2	1	815 SF	\$2,150	\$2.64	\$2,700	\$3.31
20	1	1	664 SF	\$1,705	\$2.57	\$2,000	\$3.01
21	1	1	664 SF	\$1,750	\$2.64	\$2,000	\$3.01
22	1	1	664 SF	\$1,800	\$2.71	\$2,000	\$3.01

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# RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
23	1	1	664 SF	\$1,850	\$2.79	\$2,000	\$3.01
24	2	1	815 SF	\$2,100	\$2.58	\$2,700	\$3.31
25	2	1	815 SF	\$2,150	\$2.64	\$2,700	\$3.31
26	2	1	815 SF	\$1,980	\$2.43	\$2,700	\$3.31
TOTALS			19,378 SF	\$49,219	\$66.34	\$62,500	\$83.52
AVERAGES			745 SF	\$1,893	\$2.55	\$2,404	\$3.21

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# UNIT MIX SUMMARY

FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
-	1	1	12	46.20%	664 SF	\$1,777	\$2.68	\$1,672	\$1,950	\$2,000	\$3.01
-	2	1	14	53.80%	815 SF	\$1,992	\$2.44	\$1,459	\$2,400	\$2,700	\$3.31
TOTALS/AVERAGES			26	100%	745 SF	\$1,893	\$2.55	\$1,557	\$2,192	\$2,377	\$3.17

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Section 4

# Demographics



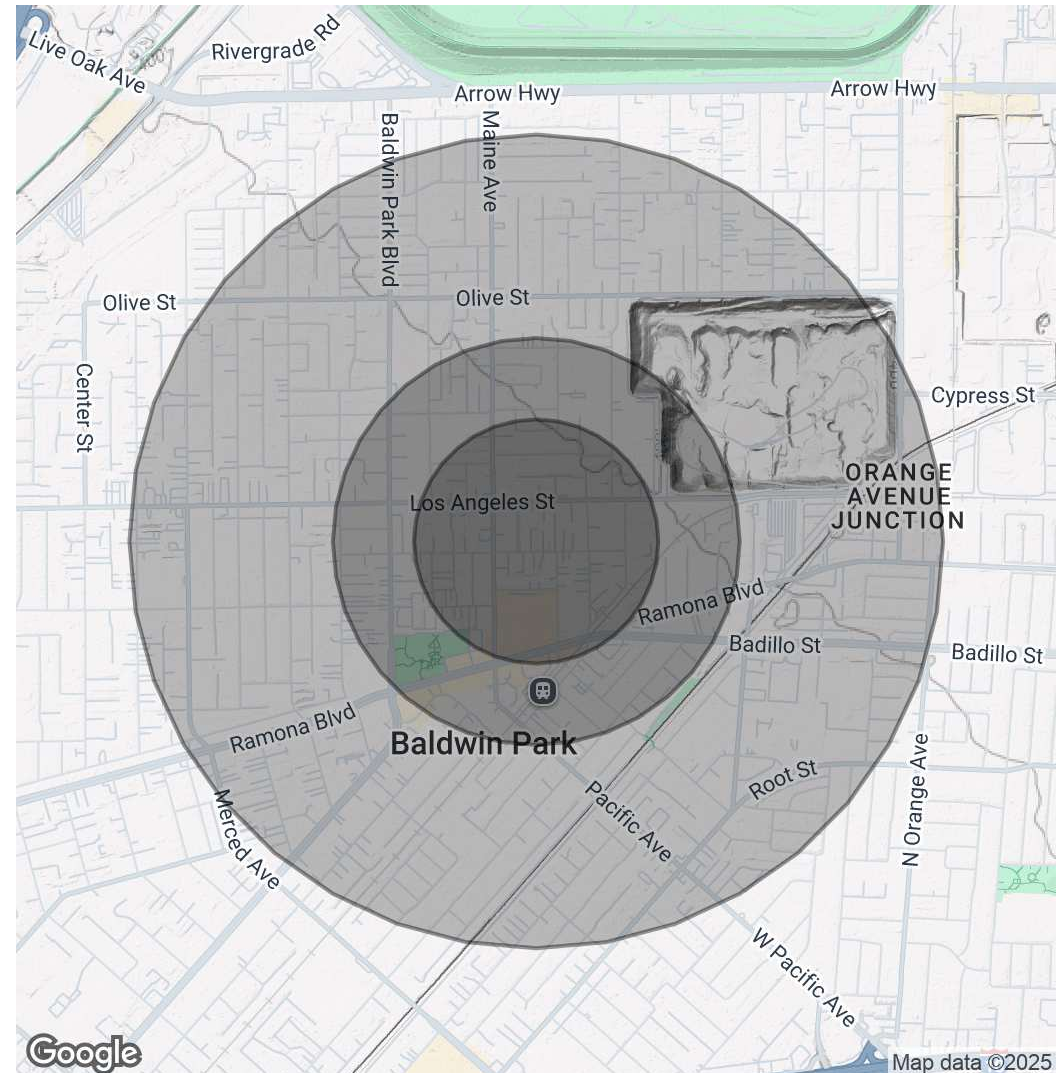


# Demographics Map & Report

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,007	7,008	34,165
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	837	1,876	8,774
# of Persons per HH	3.6	3.7	3.9
Average HH Income	\$91,715	\$88,288	\$95,273
Average House Value	\$600,698	\$612,476	\$655,514

Demographics data derived from AlphaMap



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Section 5

# Advisor Bios





# EXCLUSIVE MARKETING BY:

FOR SALE



**KARL MARKARIAN**

Senior Advisor and Vice-President of Sales

karl.markarian@expcommercial.com

Direct: **818.433.0548**

CalDRE #01932970

## PROFESSIONAL BACKGROUND

Founder – One West Group at eXp Commercial Commercial Real Estate Advisor | 30+ Years of Industry Experience

With over three decades in the real estate industry, Karl Markarian brings a wealth of experience, market insight, and a proven track record of success. Having closed more than \$200 million in commercial transactions, Karl has built a reputation for delivering results across multifamily, retail, office, and development properties. As the founder of One West Group, Karl leads a dynamic team of commercial advisors dedicated to excellence, collaboration, and client-focused solutions. Backed by the national platform of eXp Commercial, One West Group combines local market expertise with a national reach, offering strategic opportunities to investors, developers, and property owners. Karl's approach is hands-on and relationship-driven, with a deep focus on growth, leadership, and long-term success, for his clients, his team, and the communities they serve.

## EDUCATION

York University, Toronto, Canada  
Master's in International Business

Seneca College, Toronto, Canada  
Diploma in Business & Commerce

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# Advisor Bio 2

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