

CUDAHY | CALIFORNIA

# 5027 CLARA ST



EXCLUSIVE MARKETING PACKAGE



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5027 Clara St | Cudahy, CA

## PRESENTED BY



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5027 Clara St | Cudahy, CA

# EXECUTIVE SUMMARY

This 16-unit multi-family property stands out for both current income and unit composition. The offering is currently priced at a 7.38% CAP Rate and 9.43 GRM, providing a new investor a solid cash-on-cash return from Day 1. With 13 existing units and 3 newly built ADUs, the subject property gives investors a mix of established cash-flow and newer inventory in one asset.

Unit mix consists of (4) 3-Bed/2-Bath Units, (9) 2-Bed/1-Bath Units, (1) 2-Bed/1-Bath New ADU, (1) 1-Bed/1-Bath New ADU, and (1) Studio New ADU.

The property also offers practical operating features that matter over time, including tenant-paid electricity and gas, 15 carport spaces, 8 open-space parking spaces, a brand-new main electrical panel, newer plumbing, 13,075 Rental SF, and a 20,146 SF lot. This is a numbers-driven opportunity for investors seeking scale, broad tenant appeal, and cash-flow from day one.

**\$3,995,000**

**PRICE**

**16 UNITS**

**UNITS**

**1964**

**YEAR BUILT**

**13,074 SQFT**

**20,146 LOT SIZE**

**CUR3\***

**ZONING**

**6226-019-017**

**APN**



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## PROPERTY HIGHLIGHTS

13,074 SQ. FT. | 20,146 LOT SIZE

7.38% CAP RATE | 9.43 GRM!

EXCELLENT CASH-FLOW DAY 1

- Ideal Unit Mix:
  - (4) 3-Bed/2-Bath Units, (9) 2-Bed/1-Bath Units,
  - (1) 2-Bed/1-Bath New ADU, (1) 1-Bed/1-Bath New ADU,
  - (1) Studio New ADU
- 15 Carport Spaces + 8 Open-Space Parking Spaces
- Tenants Pay Electricity & Gas
- Brand-New Main Electrical Panel | Newer Plumbing
- Close Proximity to Park, Schools, & Public Transit



Prime Location



7.38% CAP RATE



9.43 GRM



Brand-New Main  
Electrical Panel



Carport & Open-  
Space Parking



5027 Clara St | Cudahy, CA



# AERIAL MAP

5027 Clara St | Cudahy, CA

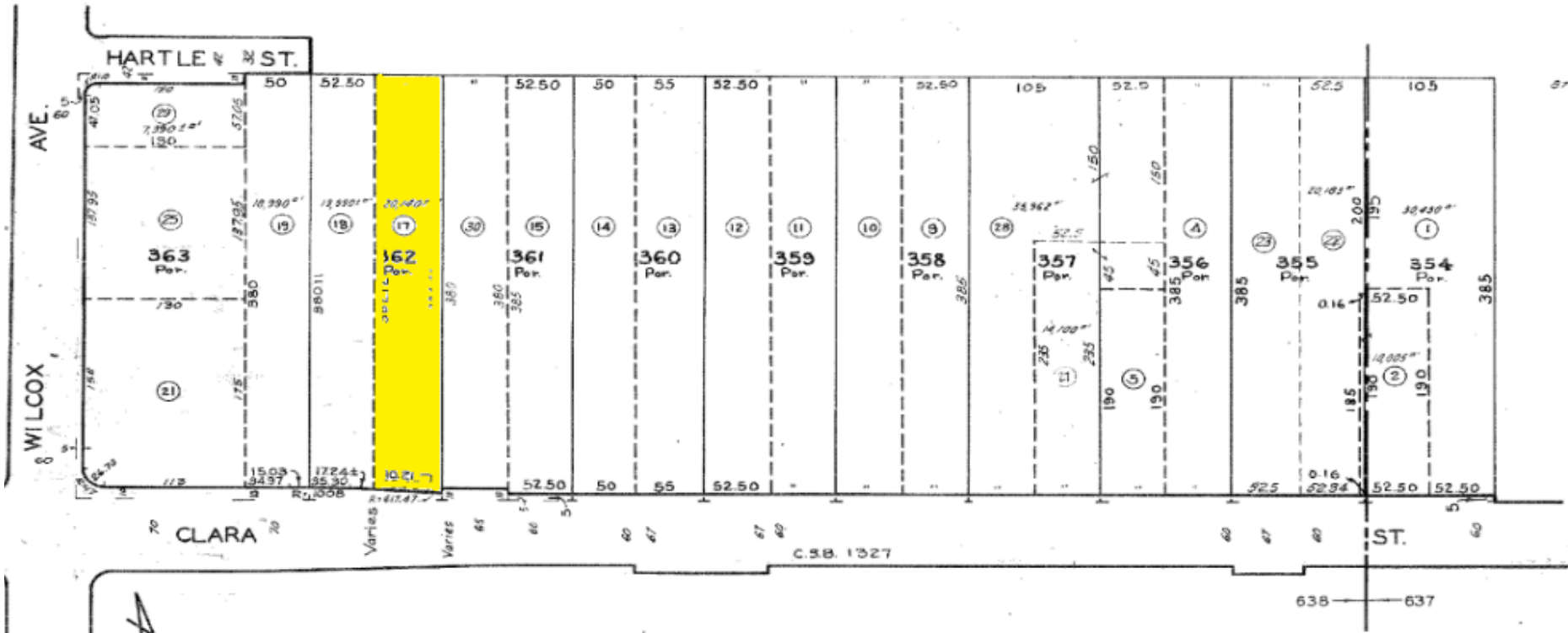


# PARCEL MAP

5027 Clara St | Cudahy, CA

6226 19  
SCALE 1" = 80'

1988



REVISIONS  
1-6-61  
4-12-62  
7-24-62  
12-13-62  
3-7-63  
4-1-63  
3-23-64  
7-03-64-202  
7-09-68-35  
7-10-72-24  
8-22-78  
8-27-79-7-86  
8-12-88-00-7-00-1

TRACT NO. 180  
M. B. 13 - 198

CODE  
638  
637

FOR PREV. ASSM'T. SEE: 18-42 -19

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# FINANCES

5027 Clara St | Cudahy, CA

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 2	\$3,200	\$3,200
2	3 + 2	\$3,200	\$3,200
3	2 + 1	\$2,065	\$2,295
4	2 + 1	\$2,013	\$2,295
5	2 + 1	\$1,950	\$2,295
6	2 + 1	\$2,276	\$2,295
7	3 + 2	\$2,465	\$3,200
8	3 + 2	\$2,528	\$3,200
9	2 + 1	\$2,010	\$2,295
10	2 + 1	\$2,065	\$2,295
11	2 + 1	\$1,915	\$2,295
12	2 + 1	\$2,065	\$2,295
13	2 + 1	\$2,010	\$2,295
14	2 + 1 ADU	\$2,000	\$2,295
15	1 + 1 ADU	\$1,750	\$1,995
16	Studio ADU	\$1,800	\$1,800

## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$46,947
New Insurance Quote	\$11,000
Utilities	\$11,330
On-Site Manager	\$16,020
Repairs & Maintenance	\$12,000
Reserves for Replacement	\$2,400
<b>TOTAL EXPENSES</b>	<b>\$116,138</b>

## FINANCING

Loan Amount	\$2,596,750
Loan Type	30/10
Interest Rate	6%
Annual Debt Service	\$188,651

# FINANCES

5027 Clara St | Cudahy, CA

## ANNUALIZED OPERATING DATA      CURRENT      PROFORMA

Scheduled Gross Income		\$35,312		\$39,595
Laundry & Other Income		\$0		\$0
Total Scheduled Gross Income		\$423,744		\$474,540
Less: Vacancy Allowance	3%	\$12,712	3%	\$14,236
Effective Gross Income		\$411,032		\$460,304
Less: Expenses		\$116,138		\$116,138
Net Operating Income		\$294,893		\$344,165
Less: Debt Service		\$188,651		\$188,651

**PRE-TAX CASH FLOW      7.60%      \$106,242      11.12%      \$155,514**

## UNIT MIX

### UNITS      TYPE      CURRENT RANGE      TOTAL      PROFORMA

4	3 + 2	\$2,465-\$3200	\$11,393	\$12,800
9	2 + 1	\$1,915-\$2,276	\$18,369	\$20,655
1	2 + 1 ADU	\$2,000	\$2,000	\$2,295
1	1 + 1 ADU	\$1,750	\$1,750	\$1,995
1	Studio ADU	\$1,800	\$1,800	\$1,800

**MONTHLY TOTALS      \$35,312      \$39,545**

## PROPERTY SUMMARY

Price	\$3,995,000
Down Payment	\$1,398,250
Loan Amount	\$2,596,750
Number of Units	16 Units
Price/Unit	\$249,688
Price/SF	\$306
Cash on Cash %	7.60%
COC Pro Forma	11.12%
Cap Rate	7.38%
Cap Rate (Proforma)	8.61%
GRM	9.43
GRM (Proforma)	8.42
Year Built	1964
Square Feet	13,074 Sq. Ft.
Lot Size	20,146 Lot Size

# ABOUT CUDAHY

This market in Southeast LA County is shaped by renter demand, which is driven by household density, regional commuter access, and the practical value of larger unit types. For operators, layouts with more bedrooms, reliable parking, and proximity to daily-use destinations can support occupancy and help reduce turnover friction in this part of the market.

The city's location also gives tenants access to surrounding employment hubs, which helps support steady housing demand. In markets like Cudahy, unit functionality often matters just as much as finishes, especially for households looking for usable bedroom count, parking, and convenience. Properties with a wider range of unit sizes can appeal to a broader renter pool than smaller-format inventory alone. For investors, that can support more stable leasing performance when paired with well-maintained building systems and efficient operations.

Cudahy also maintains local tenant protection and rent stabilization rules for covered units. Investors should review current city guidance and confirm how local rules interact with statewide law and property-specific exemptions.

5027 Clara St | Cudahy, CA



## DEMOGRAPHICS

\$56,615

MEDIAN HH INCOME

\$494,100

MEDIAN PROPERTY VALUE

22,087

POPULATION

30.7

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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