

BALDWIN PARK | CALIFORNIA

14457 CAVETTE PL.



EXCLUSIVE MARKETING PACKAGE



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14457 Cavette Pl. | Baldwin Park, CA

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14457 Cavette Pl. | Baldwin Park, CA

EXECUTIVE SUMMARY

This Baldwin Park multi-family property is configured as detached, single-story cottages on a large lot. Unit mix consists of (1) 3-Bed/1-Bath Cottage and (4) 2-Bed/1-Bath Cottages across 3,384 rental square feet.

Key metrics include a 5.52% CAP Rate and a 12.82 GRM. The property is individually metered for gas and electricity, and tenants have on-site garage and open-space parking plus private patios and private yard space.

Baldwin Park sits in the San Gabriel Valley with access to major job corridors across Los Angeles County. That connectivity supports steady renter demand and can help support stable occupancy for well-positioned multi-family assets.

\$1,450,000

PRICE

5 UNITS

UNITS

1944

YEAR BUILT

3,384 **SQFT**

22,313 **LOT SIZE**

BPR1*

ZONING

8415-009-040

APN



14457 Cavette Pl. | Baldwin Park, CA

PROPERTY HIGHLIGHTS

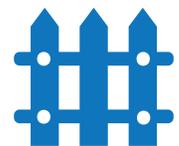
- OVER 35% UPSIDE IN RENTAL INCOME!
- FIRST TIME ON MARKET IN 20 YEARS!
- 3,384 Rental Sq. Ft. | HUGE 22,313 Sq. Ft. Lot
- Unit Mix: (1) 3-Bed/1-Bath Cottage & (4) 2-Bed/1-Bath Cottages
- Tenants Enjoy On-Site Garage & Open-Space Parking



All Detached Single-Story Cottages



5.52% CAP Rate | 12.82 GRM!



Private Yards & Patios



Individually Metered For Gas & Electricity

14457 Cavette Pl. | Baldwin Park, CA



AERIAL MAP

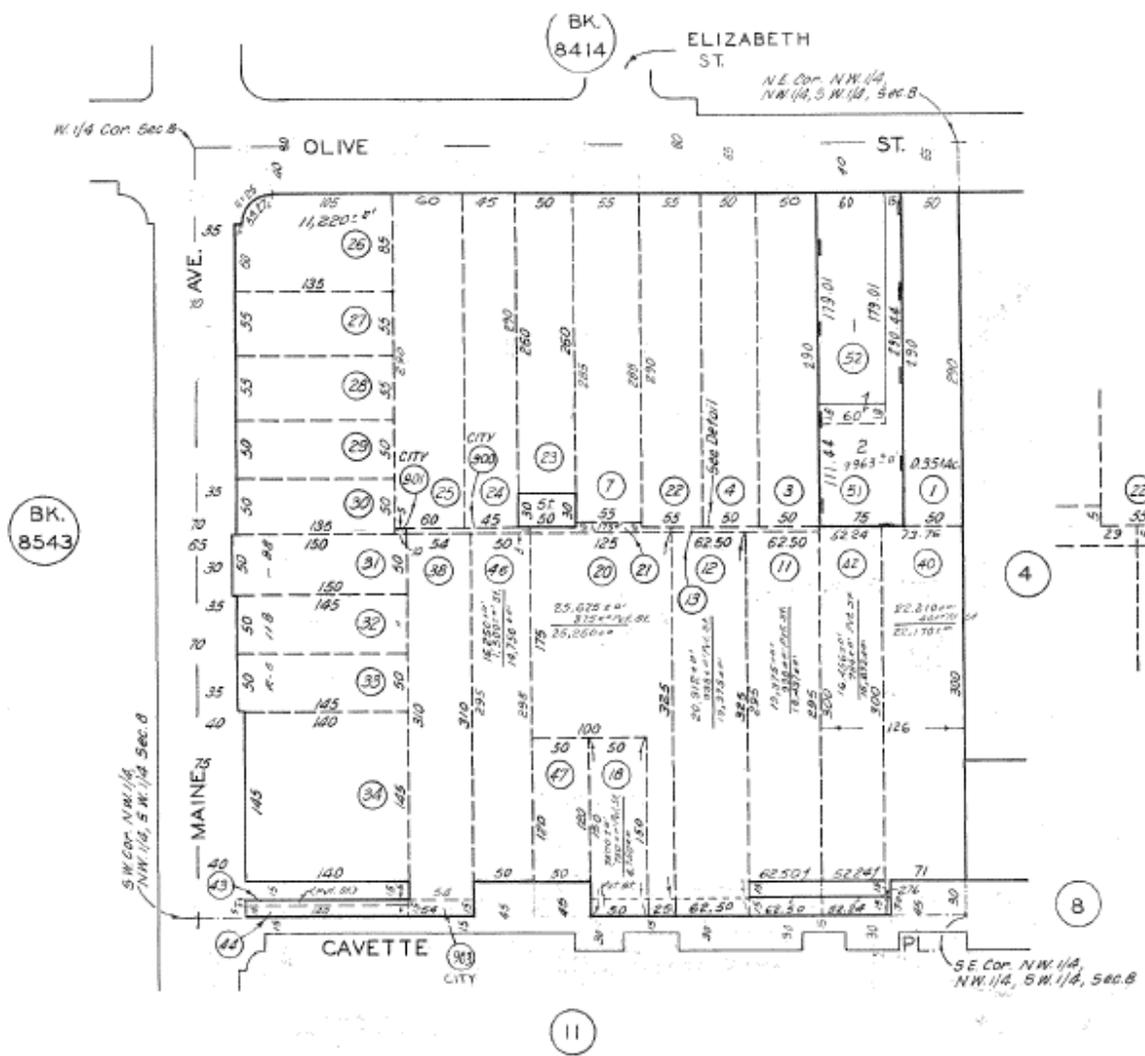
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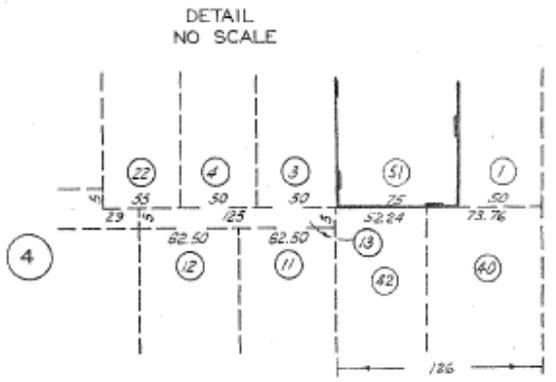
PARCEL MAP

14457 Cavette Pl. | Baldwin Park, CA

SCALE 1" = 100'
2010



62081310-01
100412555
700928401
710908806
730713305
741028801
750906403
771518
80516303-87
8705040300900
93082706005001-06
930908
94062205005001-06
94062205005008-06
99917170
2009070605004001-06



CODE 2088

PARCEL MAP P. M. 259-17



FINANCES

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RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 1	\$1,969	\$2,595
2	2 + 1	\$2,171	\$2,495
3	2 + 1	\$1,719	\$2,495
4	2 + 1	\$1,844	\$2,495
5	2 + 1	\$1,719	\$2,495

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$17,066
New Insurance Quote	\$3,575
Water	\$4,180
Repairs & Maintenance	\$3,750
Reserves for Replacement	\$1,000
TOTAL EXPENSES	\$29,571

FINANCING

Loan Amount	\$725,000
Loan Type	30/5
Interest Rate	6%
Annual Debt Service	\$52,670

FINANCES

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ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$9,422		\$12,575
Laundry & Other Income		\$0		\$0
Total Scheduled Gross Income		\$113,064		\$150,900
Less: Vacancy Allowance	3%	\$3,392	3%	\$4,527
Effective Gross Income		\$109,672		\$146,373
Less: Expenses		\$29,571		\$29,571
Net Operating Income		\$80,101		\$116,802
Less: Debt Service		\$52,670		\$52,670

PRE-TAX CASH FLOW 3.78% \$27,431 **8.85%** **\$64,132**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
1	3 + 1	\$2,010-\$2,010	\$2,010	\$2,010
4	2 + 1	\$1,719-\$2,171	\$7,453	\$7,630
MONTHLY TOTALS			\$9,422	\$12,575

PROPERTY SUMMARY

Price	\$1,450,000
Down Payment	\$725,000
Loan Amount	\$725,000
Number of Units	5 Units
Price/Unit	\$290,000
Price/SF	\$428
Cash on Cash %	3.73%
COC Pro Forma	8.85%
Cap Rate	5.52%
Cap Rate (Proforma)	8.06%
GRM	12.82
GRM (Proforma)	9.61
Year Built	1944
Square Feet	3,384 Sq. Ft.
Lot Size	22,313 Lot Size

ABOUT BALDWIN PARK

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Baldwin Park is located in the San Gabriel Valley, with direct access to major job corridors across Los Angeles County. That connectivity supports steady renter demand from households who want proximity without coastal pricing. The area also benefits from freeway access that keeps commutes practical for workforces moving between the valley, the 605 corridor, and nearby employment nodes.

The city's renter base is supported by consistent workforce movement and household turnover tied to the larger regional economy. This helps keep occupancy stable when units are positioned for everyday livability. In markets like this, unit design and daily convenience often matter more than luxury finishes for maintaining steady leasing.

Long-term demand is supported by infill patterns and the broader LA employment base, which keeps leasing tied to real utility, not just headlines. Limited buildable land across the surrounding area also supports tighter supply dynamics over time, which can help stabilize vacancy in well-located submarkets.



DEMOGRAPHICS

\$80,663

MEDIAN HH INCOME

\$606,900

MEDIAN PROPERTY VALUE

69,247

POPULATION

37.4

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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