

10 UNIT MULTIFAMILY INVESTMENT

5200 Live Oak Street
Cudahy, CA 90201



For more information

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Price: \$3,295,000

Property Highlights

- Attractive 5.80% Cap Rate & 10.9 GRM on Current Income
- Eight Detached Single Family Homes & One Duplex
- (7) 2-Bed / 1-Bath, (2) 3-Bed / 2-Bath & (1) 3-Bed / 1-Bath
- Huge Lot Totaling 40,503 Square Feet
- Potential to Add Multiple ADU's



5200 Live Oak Street, Cudahy

We are pleased to present 5200 Live Oak Street, a 100% single story 10-unit multifamily investment opportunity located in the city of Cudahy. This property features eight detached single-family homes and one duplex, all situated on an expansive 40,503-square-foot lot. The unit mix is ideal, consisting of seven 2-bedroom, 1-bath units, one 3-bedroom, 1-bath unit, and two 3-bedroom, 2-bath units. Parking includes garages, carports, and open spaces, offering convenience for tenants. Tenants are responsible for gas and electricity, while the owner pays for water and trash. Offered at an attractive 5.80% Cap Rate and 10.9 GRM based on actual income, 5200 Live Oak Street delivers strong cash flow from the very first day. Several units have been completely rehabbed, while the remaining units are in good condition. The property also includes a large vacant space at the rear, which presents an excellent opportunity for an ADU, subject to buyer verification with the city. 5200 Live Oak Street is conveniently located near the 710 Freeway, providing seamless access to surrounding areas and major employment hubs such as Downtown Los Angeles, Vernon, and Commerce. Its location offers a strategic advantage for commuters and tenants seeking proximity to job centers and essential amenities. This is an exceptional opportunity to acquire a stabilized, high-performing investment property offering strong cash flow and minimal management challenges. Buyer to verify the number of units, unit mix, year built, square footage, ADU potential, and any other property specifics with the City of Cudahy. Seller or agent make no warranties or representations regarding these details.

Acquisition Costs

Purchase Price, Points and Closing Costs	\$3,295,000
Investment - Cash	\$1,120,000
First Loan (Fixed)	\$2,175,000

Investment Information

Purchase Price	\$3,295,000
Price per Unit	\$329,500
Price per SF	\$374.43
Expenses per Unit	(\$10,142)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$301,524
Total Vacancy and Credits	(\$9,046)
Operating Expenses	(\$101,422)
Net Operating Income	\$191,056
Debt Service	(\$161,552)
Cash Flow Before Taxes	\$29,504

Financial Indicators

Cash-on-Cash Return Before Taxes	2.63%
Debt Coverage Ratio	1.18
Capitalization Rate	5.80%
Gross Rent Multiplier	10.93
Gross Income / Square Feet	\$34.26
Gross Expenses / Square Feet	(\$11.53)
Operating Expense Ratio	34.68%

PRO FORMA SUMMARY

Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$301,524	\$30,152	\$334,200	\$33,420
- Less: Vacancy	(\$9,046)	(\$905)	(\$13,368)	(\$1,337)
Effective Gross Income	\$292,478	\$29,248	\$320,832	\$32,083

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Property Taxes & Direct Assessments	\$42,788	\$4,279	\$42,788	\$4,279
Insurance	\$11,500	\$1,150	\$11,500	\$1,150
Utilities	\$10,440	\$1,044	\$10,400	\$1,040
Landscaping	\$3,600	\$360	\$3,600	\$360
Repairs & Maintenance	\$14,622	\$1,462	\$16,042	\$1,604
Property Management	\$14,622	\$1,462	\$16,042	\$1,604
Administrative	\$350	\$35	\$350	\$35
Reserves	\$3,500	\$350	\$3,500	\$350
Total Expenses	(\$101,422)	(\$10,142)	(\$104,222)	(\$10,422)
Net Operating Income	\$191,056	\$19,106	\$216,610	\$21,661



Investment Summary

Price	\$3,295,000
Year Built	1917
Units	10
Price/Unit	\$329,500
RSF	8,800
Price/RSF	\$374.43
Lot Size	40,503 sf
Floors	1
Parking Spaces	
APN	6226-017-030
Cap Rate	5.8%
Market Cap Rate	6.57%
GRM	10.93
Market GRM	9.86

Financing Summary

Loan 1 (Fixed)	\$2,175,000
Initial Equity	\$1,120,000
Interest Rate	6.3%
Term	30 years
Monthly Payment	\$13,463
DCR	1.18

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
2+1	7	\$2,102	\$14,717	\$2,450	\$17,150
3+1	1	\$3,500	\$3,500	\$3,500	\$3,500
3+2	2	\$3,455	\$6,910	\$3,600	\$7,200
Totals	10		\$25,127		\$27,850

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$301,524	\$334,200
- Less: Vacancy	(\$9,046)	(\$13,368)
Effective Gross Income	\$292,478	\$320,832
- Less: Expenses	(\$101,422)	(\$104,222)
Net Operating Income	\$191,056	\$216,610
- Debt Service	(\$161,552)	(\$161,552)
Net Cash Flow after Debt Service	\$29,504	\$55,058
+ Principal Reduction	\$25,248	\$25,248
Total Return	\$54,752	\$80,306

Annualized Expenses

Description	Actual	Market
Property Taxes & Direct Assessments	\$42,788	\$42,788
Insurance	\$11,500	\$11,500
Utilities	\$10,440	\$10,400
Landscaping	\$3,600	\$3,600
Repairs & Maintenance	\$14,622	\$16,042
Property Management	\$14,622	\$16,042
Administrative	\$350	\$350
Reserves	\$3,500	\$3,500
Total Expenses	\$101,422	\$104,222
Expenses Per RSF	\$11.53	\$11.84
Expenses Per Unit	\$10,142	\$10,422

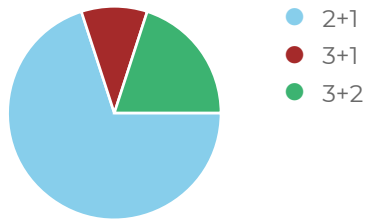
UNIT RENT ROLL

Unit	Description	Current Rent	Pro Forma Rent	Comments
1	2+1	\$2,106	\$2,450	
2	2+1	\$2,106	\$2,450	
3	3+2	\$3,410	\$3,600	
4	2+1	\$2,043	\$2,450	
5	2+1	\$2,043	\$2,450	
6	2+1	\$2,043	\$2,450	
7	2+1	\$2,043	\$2,450	
8	3+1	\$3,500	\$3,500	
9	2+1	\$2,333	\$2,450	
10	3+2	\$3,500	\$3,600	

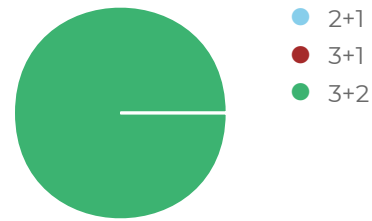
UNIT MIX REPORT

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
7	2+1	0	\$2,102	\$14,717	\$2,450	\$17,150
1	3+1	0	\$3,500	\$3,500	\$3,500	\$3,500
2	3+2	0	\$3,455	\$6,910	\$3,600	\$7,200
10		0		\$25,127		\$27,850

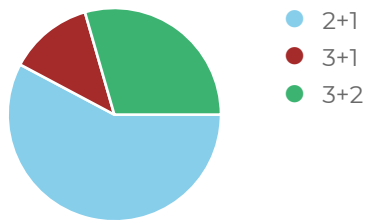
UNIT MIX



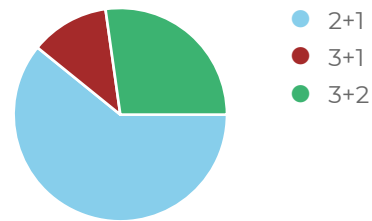
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



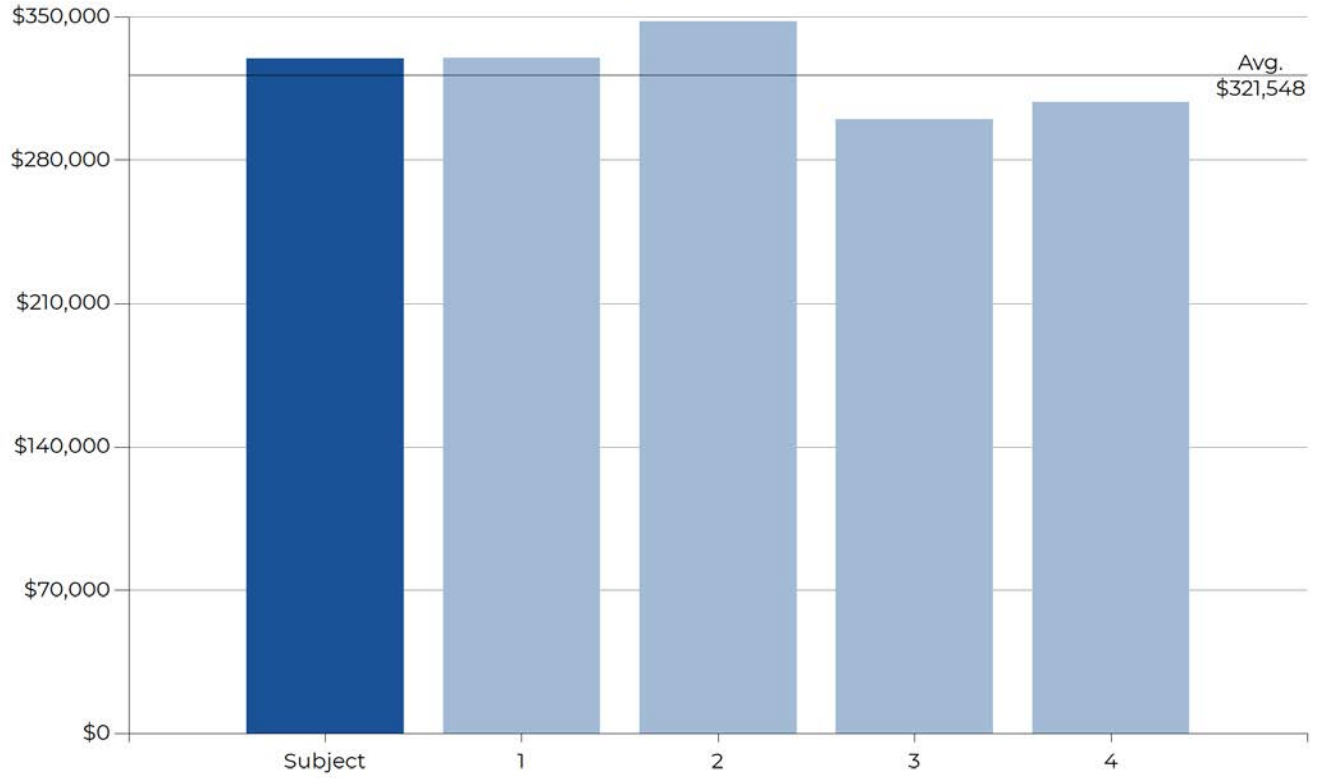


PROPERTY PHOTOS

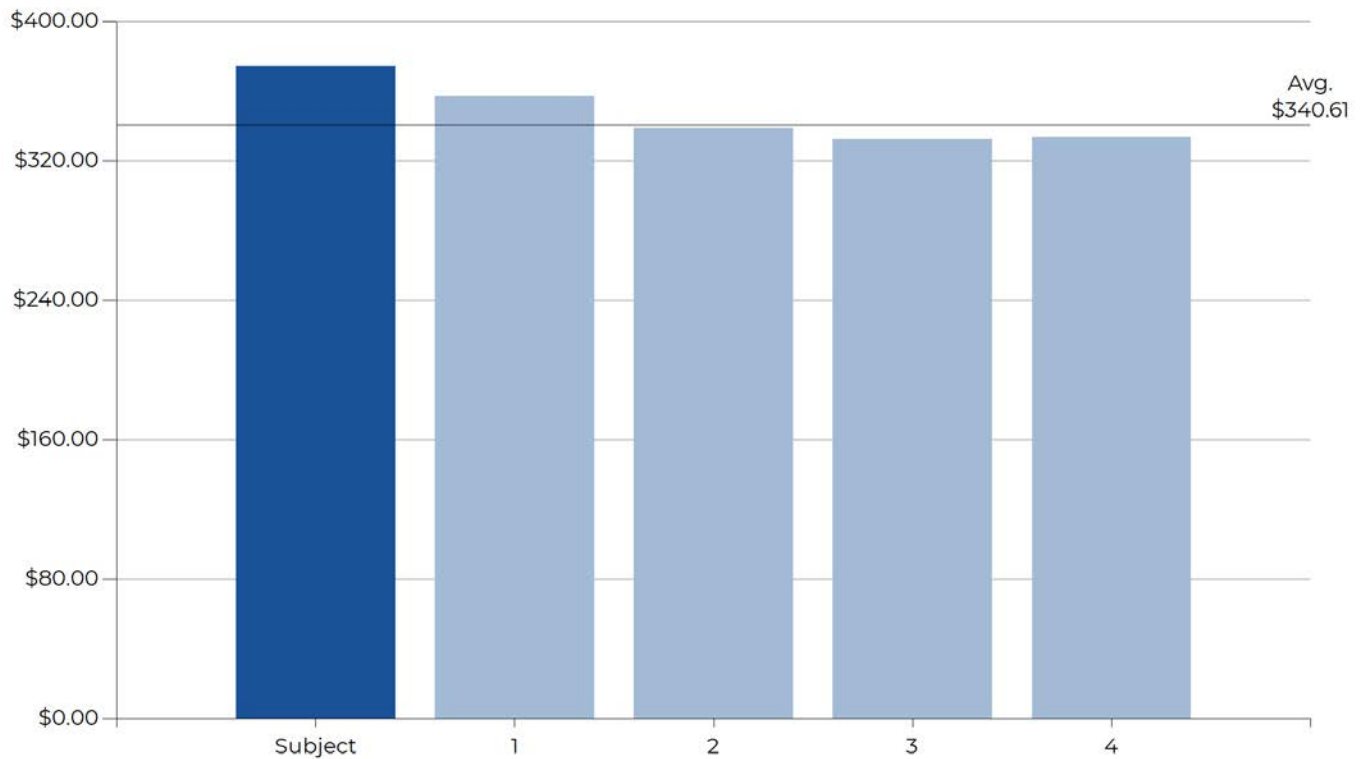




Price per Unit



Price per SF



RECENT SALE COMPARABLES

S



Sale Price	\$3,295,000	Units	7	Unit Type	2+1
Units	10		1		3+1
Price/Unit	\$329,500		2		3+2
Price/SF	\$374.43				
Lot Size	40,503				
Cap Rate	5.8%				
GRM	10.93				
Year Built	1917				

5200 Live Oak Street

5200 Live Oak Street, Cudahy, CA 90201

1



Sale Price	\$1,650,000	Units	5	Unit Type	2 Bedroom 1 Bath
Units	5				
Price/Unit	\$330,000				
Price/SF	\$357.14				
Lot Size	18,404				
Year Built	1962				
Sale Date	11/18/2024				

7317 Richfield Street, Paramount, CA 90723

2



Sale Price	\$2,435,000	Units	1	Unit Type	1 Bedroom 1 Bath
Units	7		4		2 Bedroom 1 Bath
Price/Unit	\$347,857		2		2 Bedroom 2 Bath
Price/SF	\$338.76				
Lot Size	16,361				
Cap Rate	5.78%				
GRM	12.1				
Year Built	1997				
Sale Date	10/23/2024				

6703 Vinevale Avenue, Bell, CA 90201

RECENT SALE COMPARABLES

3



7313 Motz Street, Paramount, CA 90723

Sale Price	\$1,800,000	Units	6	Unit Type	2 Bedroom 1 Bath
Units	6				
Price/Unit	\$300,000				
Price/SF	\$332.72				
Lot Size	17,859				
Cap Rate	2.6%				
GRM	23.8				
Year Built	1964				
Sale Date	5/17/2024				

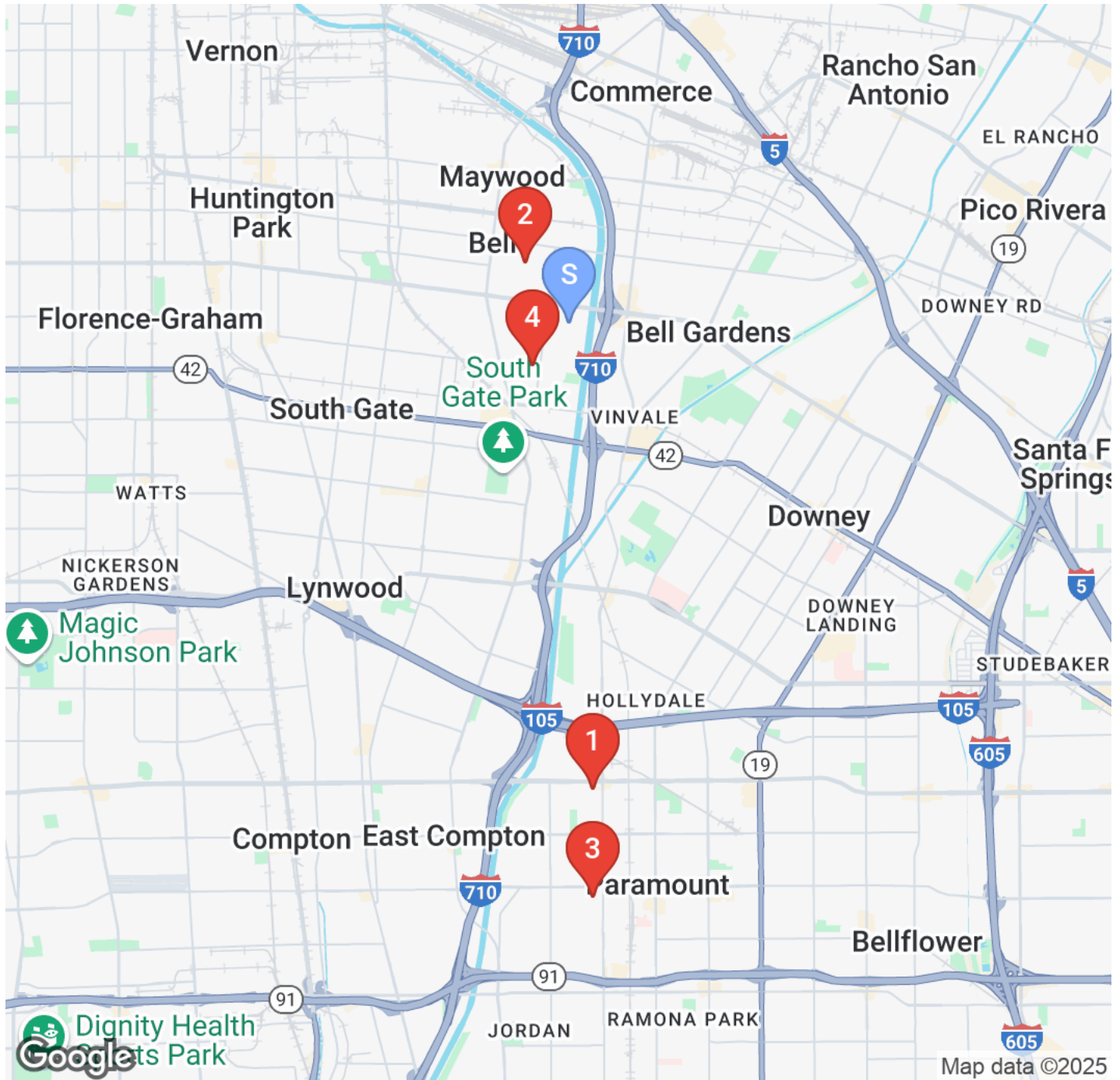
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4925 Santa Ana Street, Cudahy, CA 90201

Sale Price	\$1,850,000	Units	6	Unit Type	2 Bedroom 1 Bath
Units	6				
Price/Unit	\$308,333				
Price/SF	\$333.81				
Lot Size	20,636				
Cap Rate	3.0%				
GRM	14.6				
Year Built	1982				
Sale Date	1/9/2024				

RECENT SALE COMPARABLES



S 5200 Live Oak Street
Cudahy, CA, 90201
\$3,295,000

1 7317 Richfield Street
Paramount, CA, 90723
\$1,650,000

2 6703 Vinevale Avenue
Bell, CA, 90201
\$2,435,000

3 7313 Motz Street
Paramount, CA, 90723
\$1,800,000

4 4925 Santa Ana Street
Cudahy, CA, 90201
\$1,850,000

