STREAM | THE SWANSON APARTMENT TEAM

15 Units in Huntington Park

6729-6803 Middleton St, Huntington Park, CA 90255

15 UNITS

6.85% CURRENT CAP RATE

7.22% YEAR 1 CAP RATE

OPPORTUNITY ZONE

TWO PARCELS

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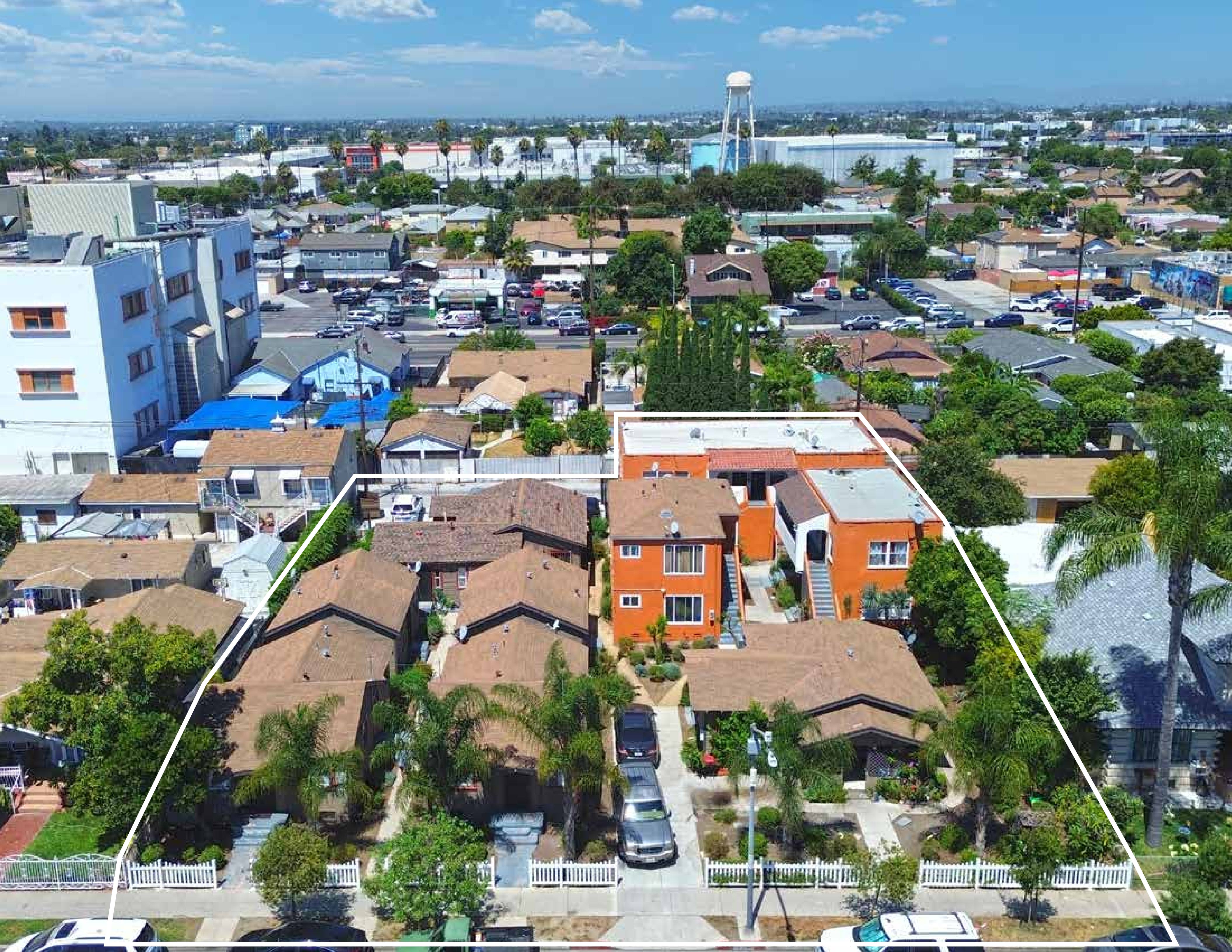


Property Information

15
UNITS

8,390 SF
BUILDING SIZE

17,038 SF
LOT SIZE

1925 & 1938
YEAR BUILT

Property Highlights

- 6.85% current cap rate / 7.22% Year 1 / 8.08% pro forma
- $210,000/unit — below market comp avg of $222,017
- Strong rental upside — studios 20%+ below pro forma rents
- Opportunity Zone — major capital gains tax advantage
- Two separate parcels — ideal for 1031 exchange
- 6 garages + 6 open spaces + tandem driveway
- No on-site manager required — saves ~$14,400/yr
- Individually metered gas & electric — tenants pay utilities
- RUBS in place — owner recovers water/trash costs
- 6.21%–9.72% cash-on-cash depending on stabilization

































Financial Analysis

Rent Roll

UNIT #	UNIT TYPE	SF	CURRENT RENT	YEAR 1 (3% INCREASE OR CPI)	PRO FORMA
6729 A	1 Bedroom / 1 Bath	575	$1,900	$1,957	$1,995
6729 B	1 Bedroom / 1 Bath	575	$1,772	$1,825	$1,995
6731	2 Bedroom / 1 Bath	690	$2,159	$2,224	$2,395
6731 A	2 Bedroom / 1 Bath	690	$2,195	$2,261	$2,395
6731 B	2 Bedroom / 1 Bath	690	$2,159	$2,224	$2,395
6731 C	Studio	300	$984	$1,013	$1,595
6731 D	Studio	300	$1,231	$1,268	$1,595
6731 E	1 Bedroom / 1 Bath	575	$1,725	$1,777	$1,995
6731 F	1 Bedroom / 1 Bath	575	$1,746	$1,798	$1,995
6803	1 Bedroom / 1 Bath	575	$1,899	$1,956	$1,995
6803 A	1 Bedroom / 1 Bath	575	$1,849	$1,904	$1,995
6803 B	1 Bedroom / 1 Bath	575	$1,850	$1,906	$1,995
6803 C	1 Bedroom / 1 Bath	575	$1,899	$1,956	$1,995
6807	1 Bedroom / 1 Bath	575	$1,850	$1,906	$1,995
6807 A	1 Bedroom / 1 Bath	575	$1,850	$1,905	$1,995
	Totals	8,420	$27,067	$27,879	$30,325
	Plus Misc. (Credit Check, Late Fees, Etc.)		$200	$200	$200
	Plus Laundry Est.		$200	$200	$200
	Plus Pets (¼ of Building at $25/Pet)		Optional	$125	$125
	Plus RUBS		$135	$135	$135
	Total Monthly Income		$27,602	$28,539	$30,985
	Annualized		X 12	X 12	X 12
	Total Annual Income		$331,220	$342,464	$371,820

Operating Statement

PROPERTY INCOME		CURRENT RENT	YEAR 1	PRO FORMA
Gross Monthly Rental Income		$27,067	$27,879	$30,325
Annualized		X 12	X 12	X 12
Gross Annual Rents		$324,800	$334,544	$363,900
Plus Misc.		$2,400	$2,400	$2,400
Plus Laundry		$2,400	$2,400	$2,400
Plus Pets	$25/Pet	Optional	$1,500	$1,500
Plus RUBS		$1,620	$1,620	$1,620
Gross Annual Income		$331,220	$342,464	$371,820
Less Vacancy	3%	$(9,937)	$(10,274)	$(11,155)
Annual Gross Operating Income		$321,284	$332,190	$360,665
PROPERTY EXPENSES		**EXPENSES**		
Less Property Taxes	1.3851%	$(43,632)	$(43,632)	$(43,632)
Less Property Tax Assessments	Actual	$(3,181)	$(3,181)	$(3,181)
Less On-Site Management	$1,200/Mth	$(1,200)	Optional	Optional
Less Professional Management	5.00%	$(16,064)	$(16,610)	$(18,033)
Less Insurance	$1.50/SF Est.	$(12,585)	$(12,585)	$(12,585)
Less Landscaping	$200/Mth	$(2,400)	$(2,400)	$(2,400)
Less Common Electric	2026 Annualized	$(2,319)	$(2,319)	$(2,319)
Less Common Gas	$50/Mth	$(600)	$(600)	$(600)
Less Water	2026 Annualized	$(3,918)	$(3,918)	$(3,918)
Less Trash	2026 Annualized	$(6,549)	$(6,549)	$(6,549)
Less Maintenance/Repairs	$500/Unit	$(7,500)	$(7,500)	$(7,500)
Less Turnover	$250/Unit	$(3,750)	$(3,750)	$(3,750)
Less Licenses/Permits/Pets/Misc.	$150/Mth Est.	$(1,800)	$(1,800)	$(1,800)
Less Reserves	$250/Unit	A Lender Will Require	A Lender Will Require	A Lender Will Require
Total Expenses		$(105,498)	$(104,843)	$(106,267)
Net Operating Income		$215,786	$227,347	$254,398
Less New Debt Service		$(147,489)	$(147,489)	$(147,489)
Cash Flow		$68,296	$79,857	$106,909
Cash on Cash Return		6.21%	7.26%	9.72%
Plus Principal Reduction		$25,174	$26,727	$28,375
Total Return on Investment		$93,470	$106,584	$135,284
Percentage of Total Return on Investment		8.50%	9.69%	12.30%

Offering Summary

	LISTING PRICE
	$3,150,000
$ / UNIT	**$210,000**
SALES COMP SUMMARY AVG. $ / UNIT	$222,017
ACTUAL CAP RATE	**6.85%**
YEAR 1 CAP RATE	7.22%
PRO FORMA CAP RATE	8.08%
SALES COMP SUMMARY AVG. CAP RATE	5.87%
ACTUAL GIM	**9.51**
YEAR 1 GIM	9.20
PRO FORMA GIM	8.47
SALES COMP SUMMARY AVG. GRM	11.74
$ / SQ. FT.	**$375**
SALES COMP SUMMARY AVG. $ / SQ. FT.	$287

Financing Assumptions

DOWN PAYMENT	$1,100,000	35%
LOAN AMOUNT	$2,050,000	65%
INTEREST RATE	6.00%	
YEAR AMORITZED	30	
DEBT COVERAGE	1.39	
TERMS	Fixed	
DATE OF QUOTE	June 2026	
EXPENSES PER UNIT	$6,990	

Market Comparables

Sales Comparables

6729-6803 Middleton St, Huntington Park — Subject Property

UNITS	15	CAP	6.85%
PRICE	$3,150,000	GIM	9.51
PRICE/UNIT	$210,000	BUILT	1925 & 1938
PRICE/SF	$375	UNIT MIX	(3)2Bd/1Ba, (10)1Bd/1Ba, (2)Studios

1 2844 Ardmore Ave, South Gate — Sold 5/8/26

UNITS	10	CAP	5.60%
PRICE	$1,900,000	GRM	11.35
PRICE/UNIT	$190,000	BUILT	1964
PRICE/SF	$275	UNIT MIX	(6)2Bd/1Ba, (4)1Bd/1Ba

2 2938 E 60th Pl, Huntington Park — Sold 4/1/26

UNITS	9	CAP	5.92%
PRICE	$1,750,000	GRM	10.83
PRICE/UNIT	$194,444	BUILT	1962
PRICE/SF	$229	UNIT MIX	(3)3Bd/1.5Ba, (6)2Bd/1Ba

3 6110 Seville Ave, Huntington Park — Sold 1/30/26

UNITS	19	CAP	5.50%
PRICE	$4,075,000	GRM	11.00
PRICE/UNIT	$214,474	BUILT	1963
PRICE/SF	$128	UNIT MIX	(7)2Bd/1.5Ba, (7)2Bd/1Ba, (4)1Bd/1Ba

Sales Comparables

4 3224 Tecumseh Ave, South Gate — Sold 5/1/26

UNITS	5	CAP	6.06%
PRICE	$1,337,500	GRM	11.12
PRICE/UNIT	$267,500	BUILT	1945
PRICE/SF	$348	UNIT MIX	(5)2Bd/1Ba

5 4127 E 57th St, Maywood — Sold 1/19/26

UNITS	5	CAP	5.82%
PRICE	$1,175,000	GRM	13.46
PRICE/UNIT	$235,000	BUILT	1922
PRICE/SF	$226	UNIT MIX	(5)2Bd/1Ba

6 3164 Cherokee Ave, South Gate — Sold 1/7/26

UNITS	8	CAP	6.04%
PRICE	$1,750,000	GRM	12.08
PRICE/UNIT	$218,750	BUILT	1946
PRICE/SF	$329	UNIT MIX	(4)2Bd/1Ba, (4)1Bd/1Ba

7 6815 Seville Ave, Huntington Park — Sold 11/25/25

UNITS	16	CAP	7.50%
PRICE	$3,330,000	GRM	9.86
PRICE/UNIT	$208,125	BUILT	1949
PRICE/SF	$518	UNIT MIX	(16)1Bd/1Ba

Sales Comparables

8 4739 Live Oak, Cudahy — Sold 9/19/25

UNITS	8	CAP	6.08%
PRICE	$1,835,000	GRM	N/A
PRICE/UNIT	$229,375	BUILT	1950
PRICE/SF	$252	UNIT MIX	(1)4Bd/2Ba, (1)3Bd/1.5Ba, (3)3Bd/1Ba, (3)2Bd/1Ba

9 8915 Elizabeth Ave, South Gate — Sold 9/8/25

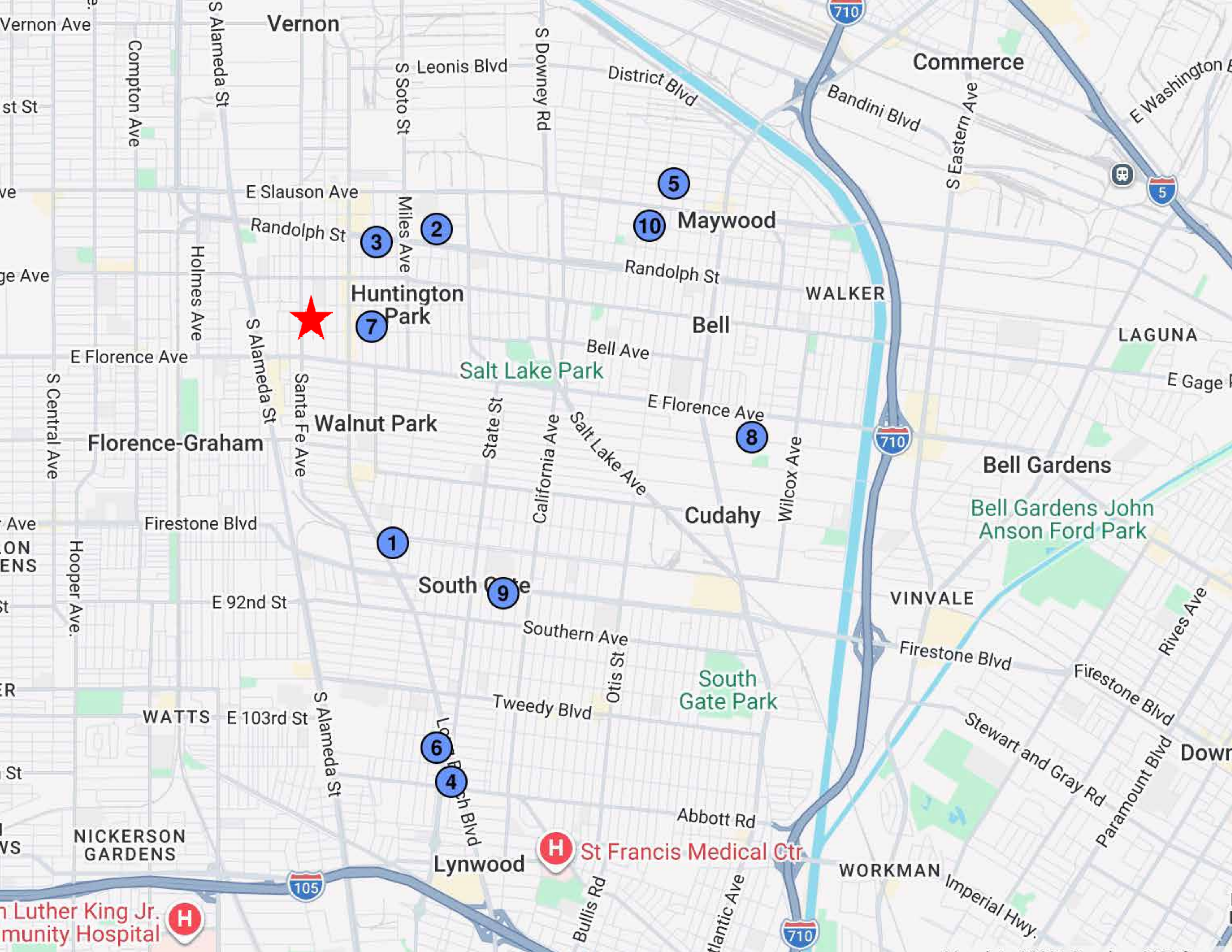
UNITS	5	CAP	4.12%
PRICE	$1,125,000	GRM	14.10
PRICE/UNIT	$225,000	BUILT	1949
PRICE/SF	$211	UNIT MIX	(2)2Bd/1Ba, (3)1Bd/1Ba

10 4053 E 60th St, Huntington Park — Sold 7/26/25

UNITS	8	CAP	6.01%
PRICE	$1,900,000	GRM	11.90
PRICE/UNIT	$237,500	BUILT	1930
PRICE/SF	$309	UNIT MIX	(3)3Bd/1Ba, (4)2Bd/1Ba, (2)Studios

Sales Comparables Summary

	PROPERTY	SOLD	UNITS	SALES PRICE	CAP RATE	GRM	$/SF	$/UNIT
1	2844 Ardmore Ave, South Gate	5/8/26	10	$1,900,000	5.60%	11.35	$275	$190,000
2	2938 E 60th Pl, Huntington Park	4/1/26	9	$1,750,000	5.92%	10.83	$229	$194,444
3	6110 Seville Ave, Huntington Park	1/30/26	19	$4,075,000	5.50%	11.00	$128	$214,474
4	3224 Tecumseh Ave, South Gate	5/1/26	5	$1,337,500	6.06%	11.12	$348	$267,500
5	4127 E 57th St, Maywood	1/19/26	5	$1,175,000	5.82%	13.46	$266	$235,000
6	3164 Cherokee Ave, South Gate	1/7/26	8	$1,750,000	6.04%	12.08	$329	$218,750
7	6815 Seville Ave, Huntington Park	11/25/25	16	$3,330,000	7.50%	9.86	$518	$208,125
8	4739 Live Oak, Cudahy	9/19/25	8	$1,835,000	6.08%	N/A	$252	$229,375
9	8915 Elizabeth Ave, South Gate	9/8/25	5	$1,125,000	4.12%	14.10	$211	$225,000
10	4053 E 60th St, Huntington Park	7/26/25	8	$1,900,000	6.01%	11.90	$309	$237,500
		Total Average	13	$2,017,750	5.87%	11.74	$287	$222,017



Vernon Ave
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S Alameda St
Compton Ave
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Leonis Blvd
S Downey Rd
District Blvd
Commerce
Bandini Blvd
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E Washington Blvd
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710
E Slauson Ave
Randolph St
Miles Ave
Maywood
Randolph St
Holmes Ave
Huntington Park
WALKER
Bell
LAGUNA
Bell Ave
E Florence Ave
Salt Lake Park
E Gage
S Alameda St
Santa Fe Ave
E Florence Ave
S Central Ave
Walnut Park
State St
California Ave
Salt Lake Ave
710
Florence-Graham
Wilcox Ave
Bell Gardens
Cudahy
Bell Gardens John Anson Ford Park
Firestone Blvd
Hooper Ave
South Gate
VINVALE
E 92nd St
Southern Ave
Otis St
Rives Ave
Firestone Blvd
Firestone Blvd
South Gate Park
Tweedy Blvd
WATTS
E 103rd St
S Alameda St
Stewart and Gray Rd
Paramount Blvd
Abbott Rd
NICKERSON GARDENS
St Francis Medical Ctr
WORKMAN
Lynwood
Imperial Hwy
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