

CUDAHY | CALIFORNIA

5027 CLARA ST



EXCLUSIVE MARKETING PACKAGE



TABLE OF CONTENTS

- 03 EXECUTIVE SUMMARY
- 04 PROPERTY HIGHLIGHTS
- 05 PROPERTY PHOTOS
- 06 AERIAL MAP
- 07 PARCEL MAP
- 08 RENT ROLL & EXPENSES
- 09 FINANCIAL SUMMARY
- 10 MARKET OVERVIEW
- 11 CONTACT US

5027 Clara St | Cudahy, CA

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5027 Clara St | Cudahy, CA

EXECUTIVE SUMMARY

This well-positioned 16-unit multifamily property in Cudahy features three brand-new ADUs and delivers a strong 6% CAP rate with an 11.2 GRM. The property offers tenant-paid utilities, ample parking, a brand-new main electrical panel, and updated plumbing, making it an ideal investment with solid in-place performance.

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 ADU. The property is concentrated in 2-bedroom and 3-bedroom layouts, with 15 carport spaces and 8 open-space parking spaces.

The larger layouts, parking count, tenant-paid utilities, and newer ADUs are the main operating details to review.

\$4,750,000

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

13 UNITS + 3 BRAND-NEW ADUS

- 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 ADU
- 15 Carport Spaces + 8 Open-Space Parking Spaces
- Tenants Pay Electricity & Gas
- Close Proximity to Park, Schools, & Public Transit



Prime Location



6% CAP RATE



11.2 GRM



Brand-New Main
Electrical Panel



Carport & Open-
Space Parking



5027 Clara St | Cudahy, CA



AERIAL MAP

5027 Clara St | Cudahy, CA

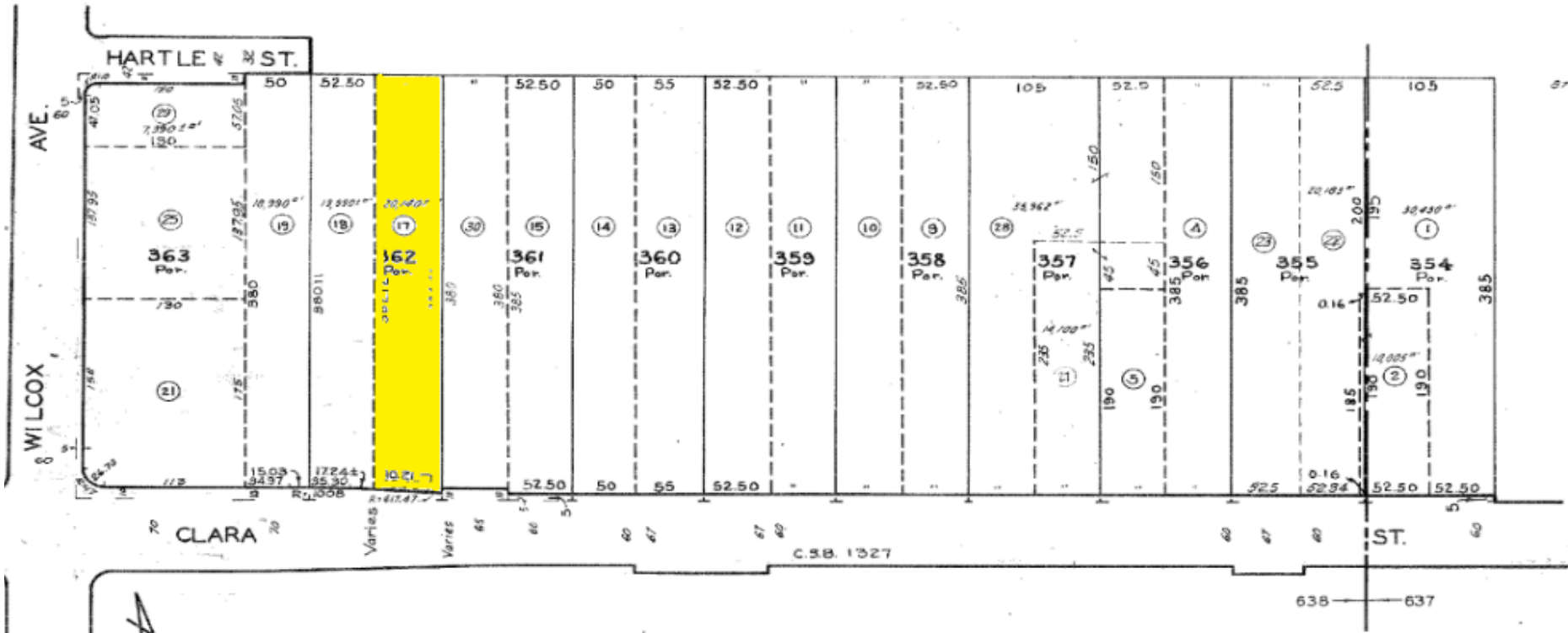


PARCEL MAP

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
200324202
7109-0835
71021824
88218
80215107 AC
87122838007001

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	\$55,820
New Insurance Quote	\$11,000
Utilities	\$11,330
On-Site Manager	\$2,560
Repairs & Maintenance	\$12,000
Reserves for Replacement	\$2,400
TOTAL EXPENSES	\$125,011

FINANCING

Loan Amount	\$2,850,000
Loan Type	30/10
Interest Rate	5.90%
Annual Debt Service	\$204,839

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		\$125,011		\$125,011
Net Operating Income		\$286,021		\$335,293
Less: Debt Service		\$204,839		\$204,839

PRE-TAX CASH FLOW 4.27% \$81,182 **6.87%** **\$130,454**

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	\$4,750,000
Down Payment	\$1,900,000
Loan Amount	\$2,850,000
Number of Units	16 Units
Price/Unit	\$296,875
Price/SF	\$363
Cash on Cash %	4.27%
COC Pro Forma	6.87%
Cap Rate	6.02%
Cap Rate (Proforma)	7.06%
GRM	11.21
GRM (Proforma)	10.01
Year Built	1964
Square Feet	13,074 Sq. Ft.
Lot Size	20,146 Lot Size

ABOUT CUDAHY

Cudahy is a dense renter market in Southeast Los Angeles County. Census data shows an owner-occupied housing unit rate of 14.2%, which means the city is heavily renter-based. That matters for apartment owners focused on occupancy and day-to-day operations.

The city also lists local schools and operates C.A.R.T., a free daily transit service for residents. In a compact submarket, local schools and transit can matter for day-to-day tenant convenience.

Cudahy also has its own local rent stabilization framework. The city states the maximum allowable rent increase for protected units is 3% from July 1, 2025 through June 30, 2026, while non-covered units follow the state maximum allowable increase.

5027 Clara St | Cudahy, CA



DEMOGRAPHICS

\$56,615

MEDIAN HH INCOME

\$494,100

MEDIAN PROPERTY VALUE

21,694

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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