

HUNTINGTON PARK | CALIFORNIA

2528 E. 54TH ST



EXCLUSIVE MARKETING PACKAGE





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2528 E. 54th St | Huntington Park, Ca

## PRESENTED BY



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## EXECUTIVE SUMMARY

This 7-unit configuration blends a Cottage, 4-Plex, and Duplex for flexible leasing. Gated private entry, garage parking, and an onsite laundry facility support resident convenience and retention.

Operations are streamlined by separately metered Electricity & Gas and new electrical panels (2025). The Unit Mix—(1) 3-Bed/1-Bath Cottage and (6) 1-Bed/1-Bath Units tends to lease efficiently in this submarket.

Positioned near employment and commuter routes, the asset benefits from durable renter demand and a clear path to value through unit turns and operational polish.

\$1,375,000

**PRICE**

7 UNITS

**UNITS**

1948

**YEAR BUILT**

4,214 **SQFT**

6,500 **LOT SIZE**

HPM2\*

**ZONING**

6309-012-022

**APN**





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# PROPERTY HIGHLIGHTS

4,214 SQ. FT. | 6,500 LOT SIZE

LISTED FOR \$1,375,000 – PRICED TO SELL!

Current 5.67% CAP Rate | 11.58 GRM

3 SEPARATE STRUCTURES:

(1) Single-Story Cottage, (1) 4-Plex & (1) Duplex

- Unit Mix: (1) 3-Bed/1-Bath Cottage & (6) 1-Bed/1-Bath Units
- New Electrical Panels – 2025
- Units Separately Metered for Electricity & Gas
- 35% UPSIDE IN RENTAL INCOME!



Priced to Sell!



Private Gated Entry



Garage & Carport  
Parking



Onsite Laundry Facility







# AERIAL MAP

2528 E. 54th St | Huntington Park, Ca





**2528 E. 54th St | Huntington Park, Ca**





# FINANCES

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 1 SFR	\$2,224	\$2,595
2	1 + 1	\$1,223	\$1,795
3	1 + 1	\$1,223	\$1,795
4	1 + 1	\$1,339	\$1,795
5	1 + 1	\$1,223	\$1,795
6	1 + 1	\$1,339	\$1,795
7	1 + 1	\$1,223	\$1,795

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## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$19,222
New Insurance Quote	\$5,500
Water	\$1,465
Trash	\$3,075
Electricity	\$1,345
Gas	\$299
Repairs & Maintenance	\$5,250
Reserves for Replacement	\$1,050
<b>TOTAL EXPENSES</b>	<b>\$37,206</b>

## FINANCING

Loan Amount	\$825,000
Loan Type	ARM 30/10
Interest Rate	6.25%
Annual Debt Service	\$61,547

# FINANCES

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## ANNUALIZED OPERATING DATA

## CURRENT

## PROFORMA

Scheduled Gross Income		\$9,794		\$13,265
Laundry & Other Income		\$1,200		\$1,200
Total Scheduled Gross Income		\$118,728		\$161,580
Less: Vacancy Allowance	3%	\$3,562	3%	\$4,847
Effective Gross Income		\$115,166		\$156,733
Less: Expenses		\$37,206		\$37,206
Net Operating Income		\$77,960		\$119,527
Less: Debt Service		\$61,547		\$61,547

**PRE-TAX CASH FLOW**      2.98%      \$16,413      **10.48%**      **\$57,629**

## UNIT MIX

## UNITS      TYPE      CURRENT RANGE      TOTAL      PROFORMA

1	3 + 1 SFR	\$2,224 - \$2,224	\$2,224	\$2,595
6	1 + 1	\$1,223 - \$1,339	\$7,570	\$10,770

**MONTHLY TOTALS**      **\$9,794**      **\$13,365**

## PROPERTY SUMMARY

Price	\$1,375,000
Down Payment	\$550,000
Loan Amount	\$825,000
Number of Units	7 Units
Price/Unit	\$196,429
Price/SF	\$326
Cash on Cash %	2.98%
<b>COC Pro Forma</b>	<b>10.48%</b>
Cap Rate	5.67%
<b>Cap Rate (Proforma)</b>	<b>8.67%</b>
GRM	11.58
<b>GRM (Proforma)</b>	<b>8.51</b>
Year Built	1922
Square Feet	4,214 Sq. Ft.
Lot Size	6,500 Lot Size



# ABOUT HUNTINGTON PARK

Huntington Park sits in southeast L.A. with quick access to the 710 and 110 and short drives to Vernon and Commerce job centers. For investors, commuter convenience and nearby industrial employment make renter demand steady.

The majority of the rental stock consists of small garden style apartments oftentimes finding shared laundry and onsite parking. 1-Bed/1-Bath units are in high demand in this aread given the tenant base and the infill location which supports stable occupancy and straightforward operations.

Targeted streetscape and industrial investment keep the area competitive. Owners who refresh interiors, add or activate laundry, and sharpen utility cost recovery see stronger retention and firmer, defensible cash-flow.

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## DEMOGRAPHICS

\$56,952

MEDIAN HH INCOME

\$557,600

MEDIAN PROPERTY VALUE

56,658

POPULATION

34.2

MEDIAN AGE

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Years of  
Experience

400+

Number of total  
transactions closed

\$550M+

Value of  
Transactions Closed

3,000+

Number of  
Multi-Family Units Sold

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