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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

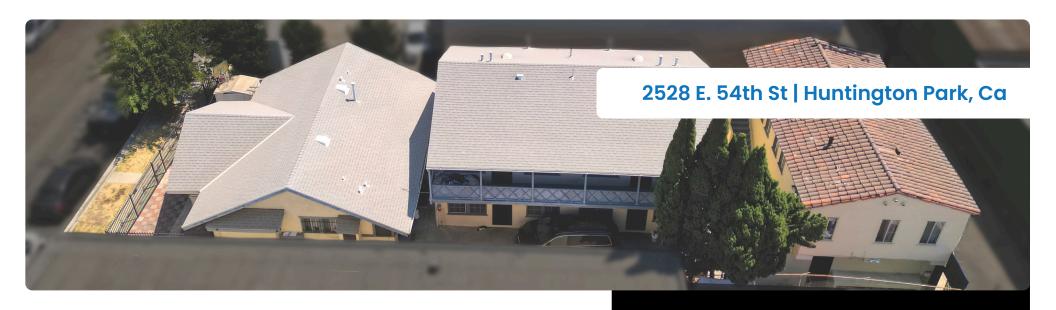
**YEAR BUILT** 

4,214 **SQFT** 6,500 **LOT SIZE** 

HPM2\* **ZONING** 

6309-012-022 APN





### **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







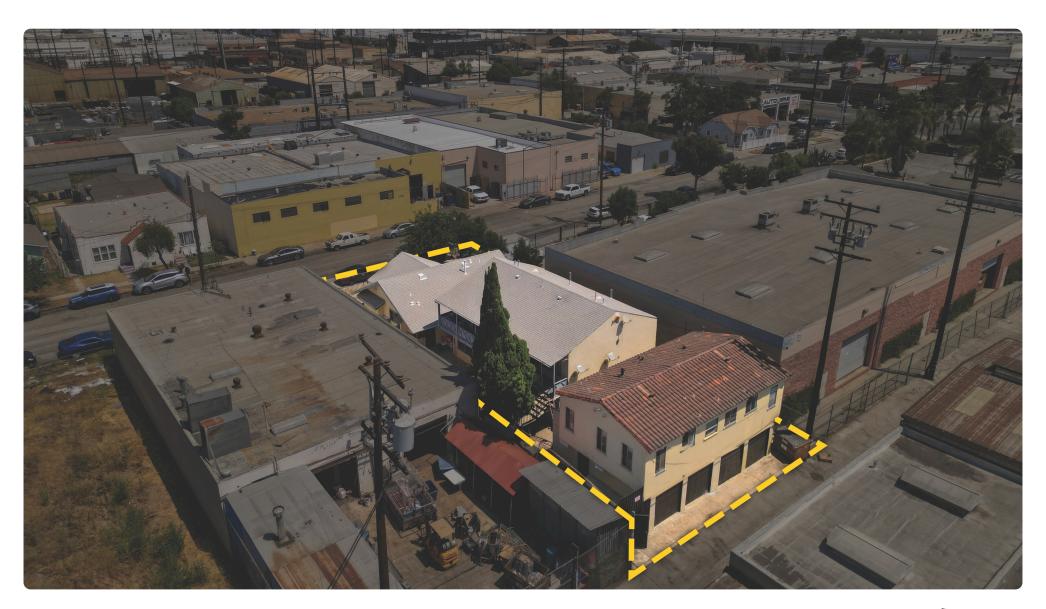






#### 2528 E. 54th St | Huntington Park, Ca

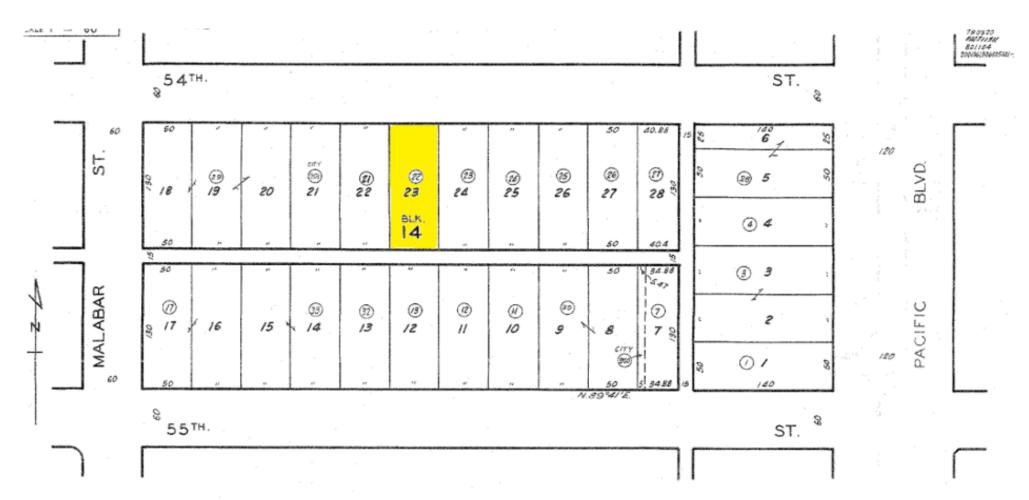
# **AERIAL MAP**





### **PARCEL MAP**

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



HUNTINGTON PARK EXTENSION NO. I

M. B. 8 - 181

CODE 594



### **FINANCES**

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

#### **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

#### **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		
TOTAL EXPENSES	\$37,206		

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		W L		

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



## **FINANCES**

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

ANNUALIZED OPERATING D	ATA	CURREN	Т	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%		
COC Pro Forma	10.48%		
Cap Rate	5.67%		
Cap Rate (Proforma)	8.67%		
GRM	11.58		
GRM (Proforma)	8.51		
Year Built	1922		
Square Feet	4,214 Sq. Ft.		
Lot Size	6,500 Lot Size		



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

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.



#### **DEMOGRAPHICS**

\$56,952 \$557,600

MEDIAN HH INCOME MEDIAN PROPERTY VALUE

56,658 34.2

POPULATION MEDIAN AGE



### **CONTACT US**

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



**KRISTOPHER GERMAN** 

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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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