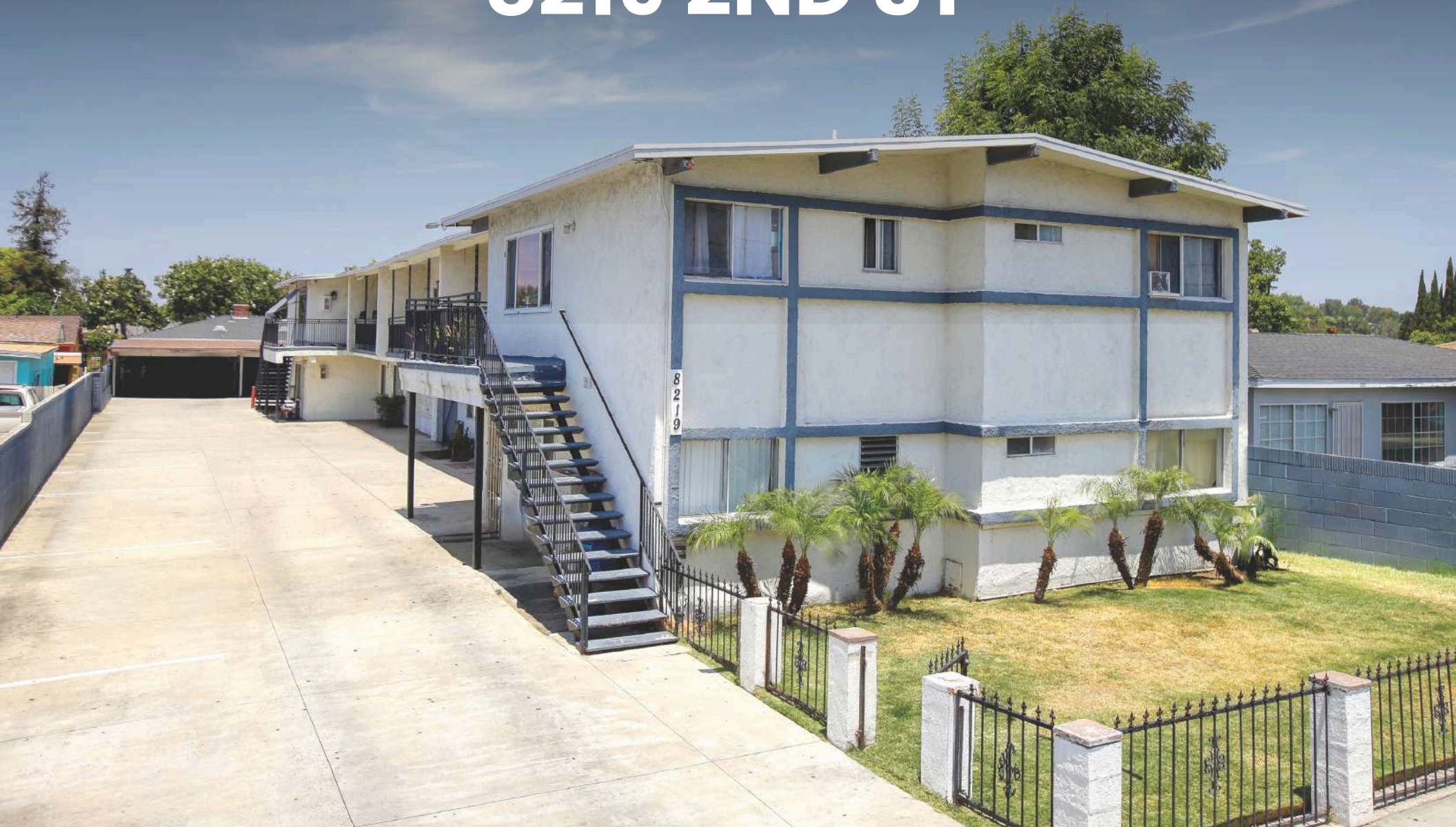


PARAMOUNT | CALIFORNIA

8219 2ND ST



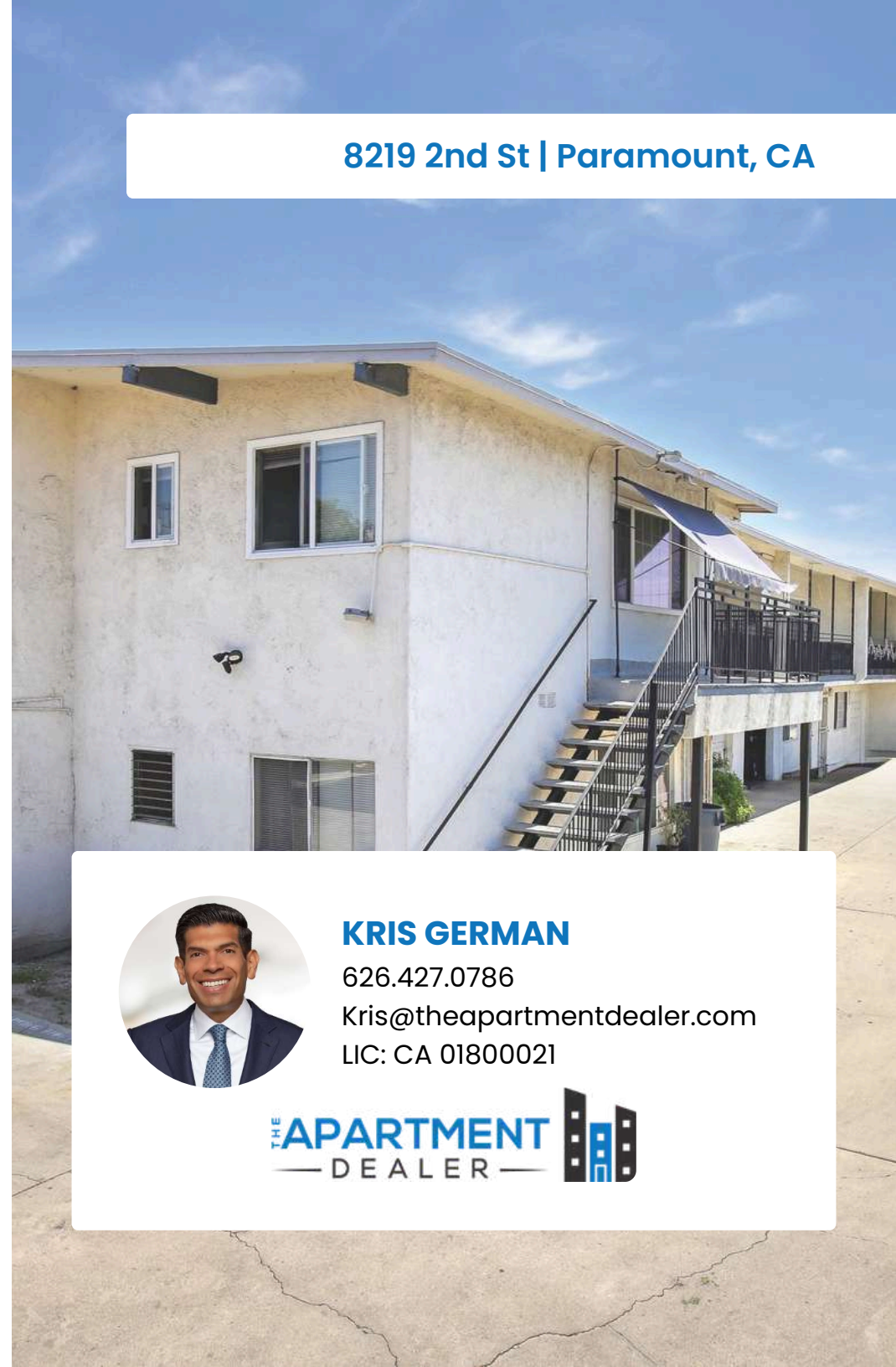
EXCLUSIVE MARKETING PACKAGE



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 COMMUNITY PROFILE
- 11 LOCAL MAP
- 12 INSERT NAME HERE
- 13 CONTACT US

8219 2nd St | Paramount, CA



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





8219 2nd St | Paramount, CA

EXECUTIVE SUMMARY

This 7-unit multi-family property located in the city of Paramount offers significant cash-flow from “Day 1” with the current rents in place. The asset is aggressively priced at a current 6.75% CAP Rate and 10.73 GRM, offering investors a significant rate of return on their investment.

The unit mix includes (3) 3-Bed/1-Bath Units and (4) 2-Bed/1-Bath Units, creating a larger-unit profile across the asset. The building includes 6,006 Rental SqFt on a 7,973 SqFt lot.

Tenants benefit from garage and carport parking, while separate electricity and gas metering supports a cleaner operating profile. The property is located near schools, Paramount Park, major retail, and local amenities.

\$1,875,000

PRICE

7 UNITS

UNITS

1946

YEAR BUILT

6,006 **SQFT**

7,973 **LOT SIZE**

PARM*

ZONING

6241-009-029

APN

8219 2nd St | Paramount, CA

PROPERTY HIGHLIGHTS

- Excellent Unit Mix & Good-Size Units
- Unit Mix: (3) 3-Bedroom/1-Bathroom Units, (4) 2-Bedroom/1-Bathroom Units
- Tenants Enjoy Garage & Carport Parking
- 6,006 Rental Sq Ft | 7,973 Sq Ft Lot
- Separately Metered For Electricity & Gas
- Close Proximity to Schools, Paramount Park, Major Retail & More
- Significant Cash-Flow With Current Rents in Place!



Excellent
Cash-Flow Day 1



No Local Rent Control



6.75% CAP Rate
10.73 GRM

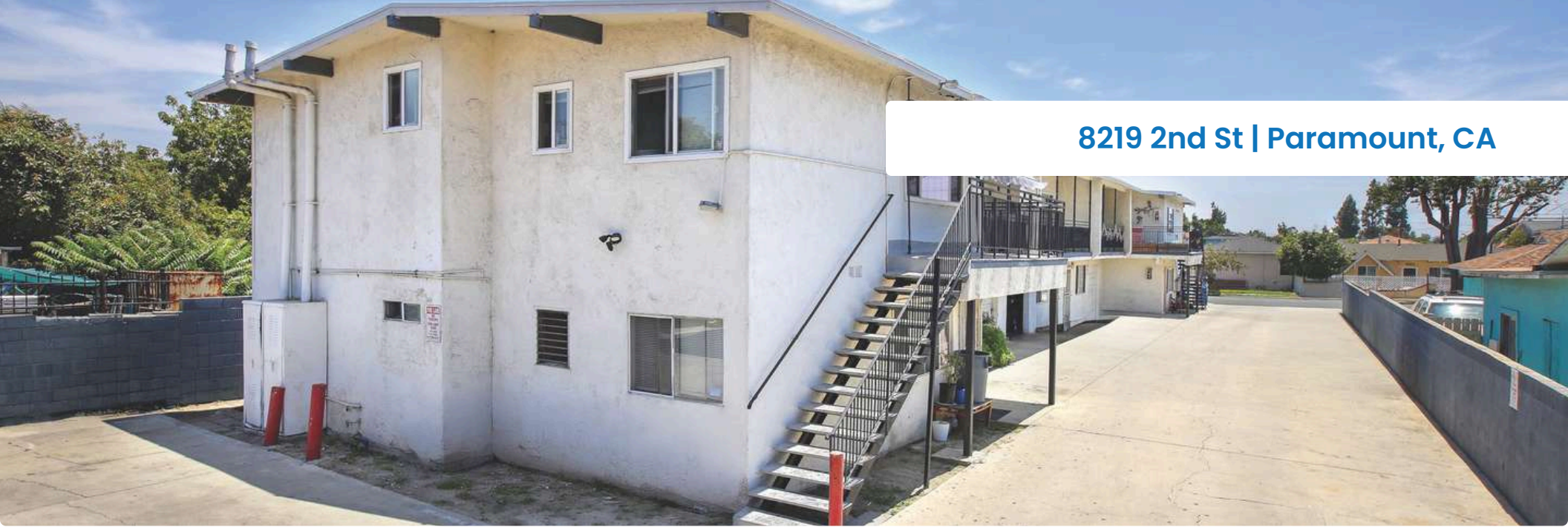


Garage &
Carport Parking



Separately Metered

8219 2nd St | Paramount, CA



AERIAL MAP

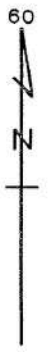
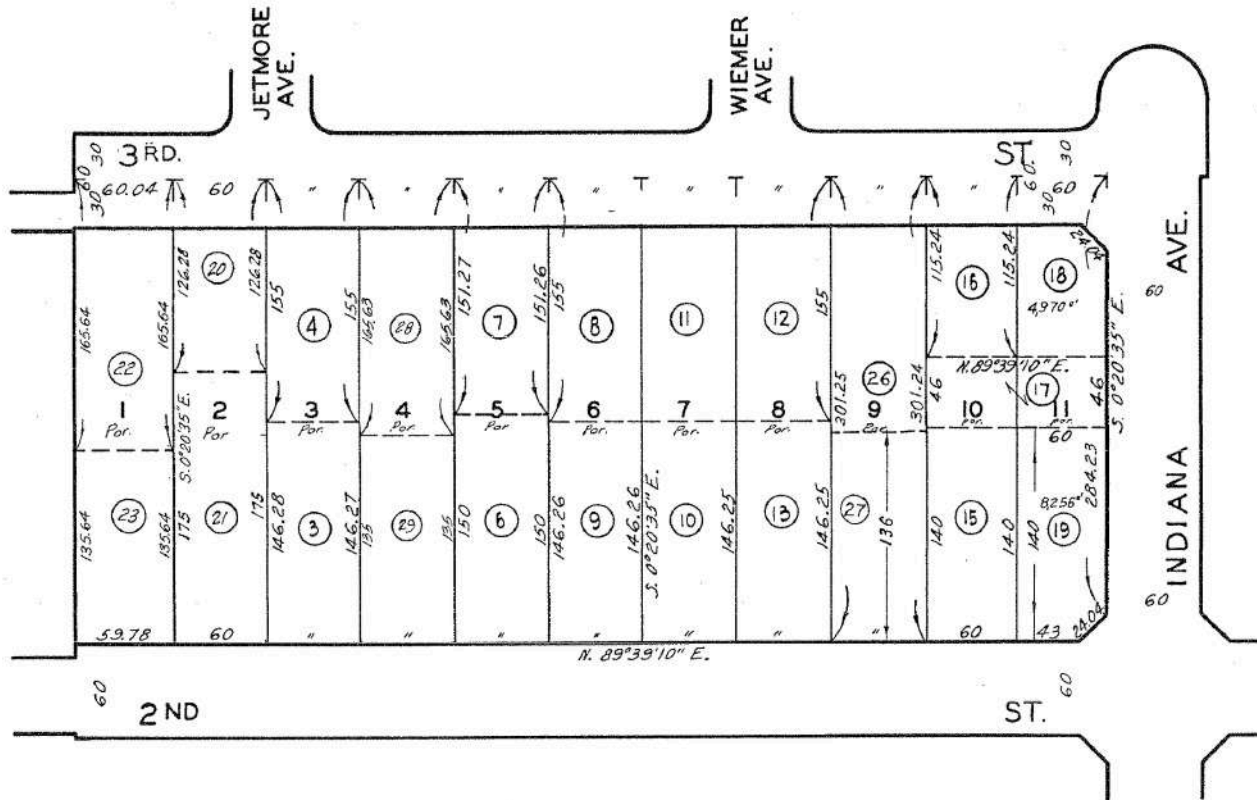
8219 2nd St | Paramount, CA



PARCEL MAP

8219 2nd St | Paramount, CA

701102386
720724108
830809601-84



CODE
7273

TRACT NO. 11799
M.B. 216 - 14



FINANCES

8219 2nd St | Paramount, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 1	\$2,400	\$2,400
2	3 + 1	\$2,300	\$2,400
3	3 + 1	\$2,200	\$2,400
4	2 + 1	\$2,033	\$2,100
5	2 + 1	\$1,975	\$2,100
6	2 + 1	\$1,905	\$2,100
7	2 + 1	\$1,743	\$2,100

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$22,622
New Insurance Quote	\$5,000
Electricity	\$90
Trash	\$6,078
Water	\$2,458
Repairs & Maintenance	\$5,250
Reserves for Replacement	\$1,400
TOTAL EXPENSES	\$42,898

FINANCING

Loan Amount	\$1,218,750
Loan Type	30/5
Interest Rate	6.25%
Annual Debt Service	\$90,922

FINANCES

8219 2nd St | Paramount, CA

ANNUALIZED OPERATING DATA CURRENT PROFORMA

Scheduled Gross Income		\$14,556		\$15,600
Laundry & Other Income		\$0		\$0
Total Scheduled Gross Income		\$174,672		\$187,200
Less: Vacancy Allowance	3%	\$5,240	3%	\$5,616
Effective Gross Income		\$169,432		\$181,584
Less: Expenses		\$42,898		\$42,898
Net Operating Income		\$126,534		\$138,686
Less: Debt Service		\$90,922		\$90,922

PRE-TAX CASH FLOW 5.43% \$35,612 7.28% \$47,764

UNIT MIX

# of Units	Unit Mix	Current Range	Current Total	Proforma Total
3	3 + 1	\$2,200-\$2,400	\$6,900	\$7,200
4	2 + 1	\$1,743-\$2,033	\$7,656	\$8,400
MONTHLY TOTALS			\$14,556	\$15,600

PROPERTY SUMMARY

PRICE \$1,875,000

Down Payment	\$656,250
Loan Amount	\$1,218,750
Number of Units	7 Units
Price/Unit	\$267,857
Price/SF	\$312
Cash on Cash %	5.43%
Proforma COC	7.28%
Cap Rate	6.75%
Proforma Cap Rate	7.4%
GRM	10.73
Proforma GRM	10.02
Year Built	1946
Living Sq Ft	6,006
Lot Size Sq Ft	7,973



8219 2nd St | Paramount, CA

<p>~57% RENTER OCCUPIED HOUSING</p>	<p>50,755 LOCAL POPULATION</p>	<p>\$533,700 MEDIAN HOME VALUE</p>	<p>\$75,250 MEDIAN HOUSEHOLD INCOME</p>
---	--	--	---

COMMUNITY PROFILE

Paramount is an established Southeast Los Angeles County rental market with access to surrounding employment, retail, and transportation corridors. For apartment investors, the city offers practical tenant demand tied to location, relative affordability, and renter convenience.

Its compact layout gives residents access to local businesses, parks, dining, shopping, and regional transportation options. The market is best viewed through unit size, parking, utility structure, current income, and long-term tenant demand.

Rent Control: No local ordinance applies; verify rules.

FUNDAMENTALS

- Southeast L.A. location near freight and logistics corridors.
- I-105, I-710, and I-605 support regional job access.
- Industrial base supports blue-collar tenant demand.
- Long Beach and Downey job corridors are nearby.

LOCAL MAP

8219 2nd St | Paramount, CA



CHINATOWN KITCHEN | cricket | Centravel
PARAMOUNT | DOLLAR TREE | Jack in the box | metro by T-Mobile

Western Union | **ORALES** | Roosevelt Elementary School

LA HACIENDA | PARAMOUNT CONVALESCENT HOSPITAL | PRESTIGE LAUNDRY | Starbucks
BASKIN ROBBINS | Rocket | Wirtz Elementary | Little Caesars Pizza

PANTHERS | Paramount Park Middle School

Paramount High School

AREA PERKS

8219 2nd St | Paramount, CA



CONTACT US

8219 2nd St | Paramount, CA



KRISTOPHER GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021

19

Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

TheApartmentDealer.com

Follow us @theapartmentdealer



YouTube