

HUNTINGTON PARK | CALIFORNIA

# 2821 RANDOLPH ST



EXCLUSIVE MARKETING PACKAGE





2821 Randolph St | Huntington Park, CA

## EXECUTIVE SUMMARY

This 14-unit multi-family property in the city of Huntington Park is priced at \$2,925,000 and offers a strong price-per-unit story with practical tenant amenities already in place. The property includes 19 onsite garage parking spaces, private gated entry, an onsite laundry facility, and a corner location within walking distance to shops, dining, and schools.

Unit mix consists of (4) 2-Bed/1-Bath Units and (10) 1-Bed/1-Bath Units.

The property includes 9,160 Rental SF on a 13,887 SF lot and is offered with current marketing metrics of 12 GRM and 5.4% CAP rate. This is an excellent fit for investors looking for a Huntington Park multi-family asset with parking, gated access, tenant convenience features, and potential 30% upside in rental income.

\$2,925,000

**PRICE**

14 UNITS

**UNITS**

1965

**YEAR BUILT**

9,160 **SQFT**

13,887 **LOT SIZE**

HPCN-R3\*

**ZONING**

6320-009-028

**APN**



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# PROPERTY HIGHLIGHTS

9,160 SQ. FT. | 13,887 LOT SIZE

EXCELLENT PRICE PER UNIT!

- Great Unit Mix: (4) 2-Bed/1-Bath & (10) 1-Bed/1-Bath
- Tenants Enjoy: 19 Onsite Garage Parking Spaces, Private Gated Entry, & Onsite Laundry Facility
- Prime Corner Location – Walking Distance to Shops, Dining & Schools



\$2,925,000  
PRICED TO SELL!



Prime Corner Location



5.4% CAP Rate | 12 GRM



Onsite Laundry Facility



Huge 30% Upside in  
Rental Income!

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# AERIAL MAP

2821 Randolph St | Huntington Park, CA

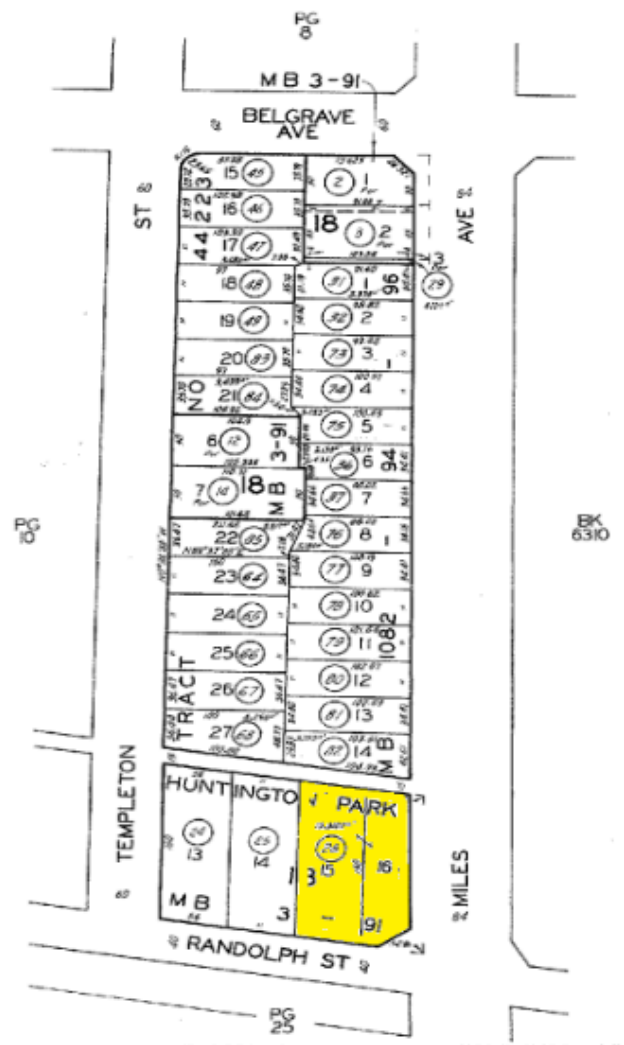


# PARCEL MAP

2821 Randolph St | Huntington Park, CA

6320 | 9 | SCALE 1" = 100' | 189 594 | OFFICE OF ASSESSOR | COUNTY OF LOS ANGELES | P.A. 6320 - 9

REVISED 8/26/2024



# FINANCES

2821 Randolph St | Huntington Park, CA

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
2815	2 + 1	\$700	\$1,995
2185 - A	1 + 1	\$1,444	\$1,795
2185 - B	1 + 1	\$1,460	\$1,795
2185 - C	2 + 1	\$1,605	\$1,995
2185 - D	2 + 1	\$1,605	\$1,995
2185 - E	1 + 1	\$1,460	\$1,795
2185 - F	1 + 1	\$1,460	\$1,795
2185 - G	2 + 1	\$1,400	\$1,995
2821	1 + 1	\$1,650	\$1,795
2821 - A	1 + 1	\$1,460	\$1,795
2821 - B	1 + 1	\$1,460	\$1,795
2821 - C	1 + 1	\$1,400	\$1,795
2821 - D	1 + 1	\$1,460	\$1,795
2821 - E	1 + 1	\$1,460	\$1,795

## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$40,516
New Insurance Quote	\$12,500
Electricity	\$2,544
Gas	\$878
Trash	\$3,667
Water	\$3,943
Repairs & Maintenance	\$10,500
Reserves for Replacement	\$2,800
<b>TOTAL EXPENSES</b>	<b>\$77,348</b>

## FINANCING

Loan Amount	\$1,755,000
Loan Type	30/10
Interest Rate	6%
Annual Debt Service	\$127,499

# FINANCES

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## ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$20,024		\$25,930
Laundry & Other Income		\$3,000		\$3,000
Total Scheduled Gross Income		\$243,288		\$314,160
Less: Vacancy Allowance	3%	\$7,299	3%	\$9,425
Effective Gross Income		\$235,989		\$304,735
Less: Expenses		\$77,348		\$77,348
Net Operating Income		\$158,642		\$227,388
Less: Debt Service		\$127,499		\$127,499

**PRE-TAX CASH FLOW**      2.66%      \$31,143      **8.54%**      **\$99,889**

## UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
4	2 + 1	\$700-\$1,605	\$5,310	\$7,980
10	1 + 1	\$1,400-\$1,650	\$14,714	\$17,950

**MONTHLY TOTALS**      **\$20,024**      **\$25,930**

## PROPERTY SUMMARY

Price	\$2,925,000
Down Payment	\$1,170,000
Loan Amount	\$1,755,000
Number of Units	14 Units
Price/Unit	\$208,929
Price/SF	\$319
Cash on Cash %	2.66%
<b>COC Pro Forma</b>	<b>8.54%</b>
Cap Rate	5.42%
<b>Cap Rate (Proforma)</b>	<b>7.77%</b>
GRM	12.02
<b>GRM (Proforma)</b>	<b>9.31</b>
Year Built	1965
Square Feet	9,160 Sq. Ft.
Lot Size	13,887 Lot Size

# ABOUT HUNTINGTON PARK

This market is shaped by renter demand that is influenced by household size, daily-use retail, regional employment access, and the practical value of parking and transit connectivity. It has a compact city layout, with about 3 square miles of land area, which can support demand for functional apartment housing close to daily services.

For operators, parking, gated access, onsite laundry, and walkable access to shops, dining, and schools can help support tenant appeal in this type of dense rental market.

Huntington Park maintains a local rent stabilization ordinance. The city code states that covered rental units are subject to an annual rent cap of 3% per year or 100% of CPI for the Los Angeles-Long Beach-Anaheim region, whichever is lower, with rent increases limited to once during a 12-month period. Investors should confirm applicability, exemptions, registration rules, and rent history with counsel during due diligence.



## DEMOGRAPHICS

\$59,996

MEDIAN HH INCOME

\$572,700

MEDIAN PROPERTY VALUE

53,108

POPULATION

34.6

MEDIAN AGE