

7 UNIT MULTIFAMILY PROPERTY



7.91% CASH-ON-CASH RETURN

COMPASS
COMMERCIAL



HUNTINGTON PARK, CA 90255

6200 MALABAR ST



6200 MALABAR STREET HUNTINGTON PARK, CA 90255



Justino L. Fa'aola

Senior Vice President, Multifamily Investment Sales

SGV+ Multifamily | Compass Commercial

626 315 7603 | Jfaaola@compass.com

Lic. 02038198

COMPASS
COMMERCIAL

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended solely for the party receiving it from SGV+ Multifamily | Compass Commercial and may not be shared with others without written consent. By reviewing this material, the recipient agrees to treat all information as confidential and not reproduce or distribute any portion. If you have no interest in the subject property, please return this Offering Memorandum to SGV+ Multifamily | Compass Commercial.

This Offering Memorandum provides summary, unverified financial and physical information to prospective purchasers to establish preliminary interest in the property. It is not a substitute for independent due diligence. SGV+ Multifamily | Compass Commercial has not verified, and makes no warranty or representation regarding, the accuracy or completeness of the information contained herein, including but not limited to property size, condition, income, expenses, or tenant matters. All interested parties must independently confirm all information and bear their own costs in doing so.

SGV+ Multifamily | Compass Commercial acts solely as a marketing intermediary and does not perform legal, accounting, engineering, or due diligence services. Buyers are advised to consult appropriate professionals for legal, financial, tax, and physical evaluations of the property.

Any rent or income information provided—other than historical collections—represents good faith projections only. SGV+ Multifamily | Compass Commercial makes no representation or warranty as to the attainability of such projections. Buyers should independently verify all rent assumptions and ensure compliance with applicable rent control regulations.

755 E RTE 66, GLENDORA, CA 91740

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and greenery. The image is overlaid with a semi-transparent red gradient. A large, stylized '01' is positioned in the center-left, with the '0' being a thin outline and the '1' being a solid white shape. Below the '01', the text 'PROPERTY SUMMARY' is written in a white, serif font.

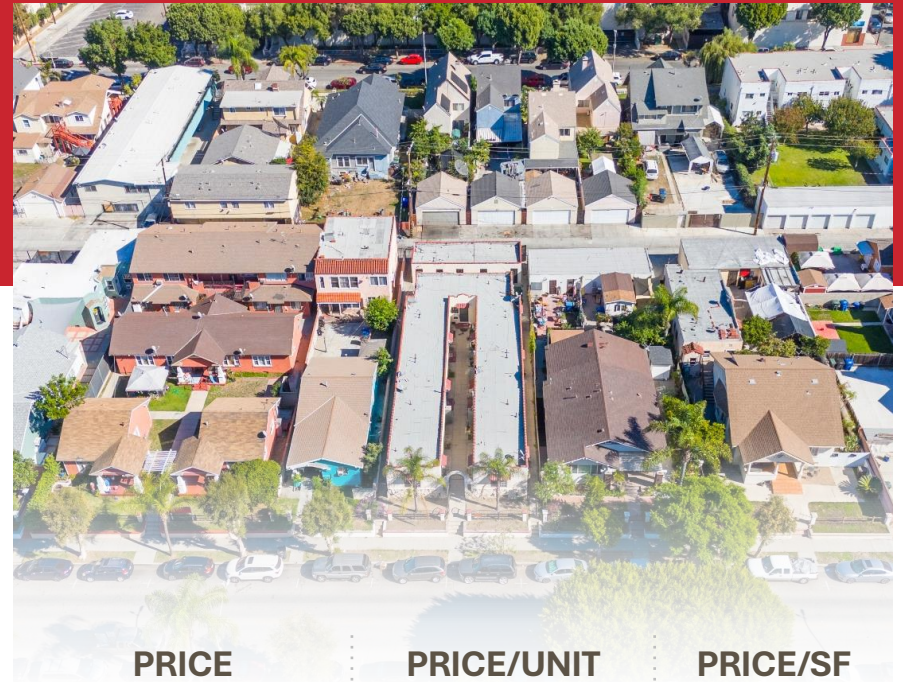
01 PROPERTY SUMMARY

6200 MALABAR STREET

PROPERTY SUMMARY

THE ASSET

UNITS	■ 7
YEAR BUILT	■ 1923
GROSS SF	■ 3,392
LOT SF	■ 7,501
APN	■ 6320-019-004
PARKING	■ 4 Detached Garages



PRICE	PRICE/UNIT	PRICE/SF
\$1,685,000	\$240,714	\$496.76



HIGHLY AMENITIZED LOCATION



Community Hospital
of Huntington Park

Target

THE HOME
DEPOT

STAPLES

Huntington Park
High School

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

curacao

SUPERIOR
GROCERS

enterprise

IN-N-OUT
BURGER

PEPBOYS
AUTO

UEI COLLEGE

WSS
Shoes. Style. Selection.

DOLLAR TREE
KING

INVESTMENT HIGHLIGHTS

❖ **Favorable Loan Assumption** from WaFd Bank | Buyer has the Option to Assume a \$982,709 Balance at a 3.45% Interest Rate, Fixed Until May 2029

❖ **7.91% Cash-On-Cash Return**, when Assuming Existing 3.45% Interest Rate

❖ **Highly Amenitized Location** | Steps Away from a Heavy Retail Corridor Along Pacific Blvd, Convenient Access to Big Name Retailers like Northgate Market, Home Depot, Target, and Blocks away from Local Parks and Grade Schools

❖ **Favorable Unit Mix** | Property Consists of 4, 1-Bedroom/1-Bathroom and 3, 2-Bedroom/1-Bathroom Units

❖ **Strong In-Place CAP Rate** of 6.42% and GRM of 10.81 | 7.29% CAP and 9.85 GRM at Market Rents

❖ **Highly Dense and Favorable Rental Market** of Huntington Park, CA | Located Less than 8 Miles from Major Employment Hubs like DTLA, Vernon, and City of Commerce

❖ **Tenant-Preferred Property Layout** | Consisting of 100% Single-Story, Ground-Level Units with Easy Access to On-Site Garage Parking

❖ **Potential for Future ADU** Conversion of Multiple Single-Car Garages (Buyer to Verify with City)

❖ **Additional Income Streams** from Community Laundry Room and Garages



INVESTMENT SUMMARY

SGV+ Multifamily of Compass Commercial, Inc., as the Exclusive Listing Agent, is proud to present 6200 Malabar Street – a 7-unit multifamily property located in the heart of Huntington Park, CA.

Huntington Park is located within LA County's Southeast region just 7-miles outside of DTLA, centered between the 710-, 5-, and 110-freeways. The property is located within a 10-mile drive to major employment hubs like City of Vernon, City of Commerce, and DTLA. Locally, tenants enjoy being just steps from Pacific Blvd – Huntington Park's heaviest retail corridor providing access to a variety of retailers, convenience stores, and places to dine. Tenants also enjoy convenient access to big name retailers within a 3-mile drive like Target, Home Depot, Northgate Market, and Several Local Parks and Schools.



The property offers 7 single-story, ground-level apartments, consisting of 4, 1-Bedroom and 3, 2-Bedroom units. The property sits on a 7,500+ SF lot and, in addition to housing, offers on-site garage parking and a community laundry room – all income generating attributes that are sparse for tenants in the area.

+/- \$150,000

CURRENT RENTAL
INCOME

6.42%

CAP RATE

10.81

GRM

The property currently generates over +/- \$150,000 in rental income, with an additional +/- \$5,400 of revenue via rentable garages and a shared laundry facility. With a total annual revenue of +/- \$155,880, a new investor will benefit from the current 6.42% CAP Rate and 10.81 GRM. A new investor also has the rare opportunity to assume the existing debt of +/- \$983,000 at a below market interest rate of 3.45%, which is fixed until mid-2029. The deal boasts an impressive in-place 7.91% Cash-on-Cash return with the assumption of the current debt.



PROPERTY LAYOUT



An aerial photograph of a city, likely Los Angeles, with a red overlay. A large, semi-transparent number '02' is positioned in the center. The text 'LOCATION OVERVIEW' and '6200 MALABAR STREET' is overlaid on the red area.

02

LOCATION OVERVIEW

6200 MALABAR STREET

HUNTINGTON PARK

Huntington Park is a vibrant city located in the Southeast region of Los Angeles County, approximately seven miles south of Downtown Los Angeles. Known for its strong sense of community and central location, the city offers convenient access to major freeways including the 710, 5, and 110, connecting residents to key employment hubs such as Vernon, Commerce, and DTLA. The city's commercial core along Pacific Boulevard serves as a bustling retail corridor featuring local shops, restaurants, and essential services, providing residents with a lively urban atmosphere and everyday convenience.



53,644

POPULATION



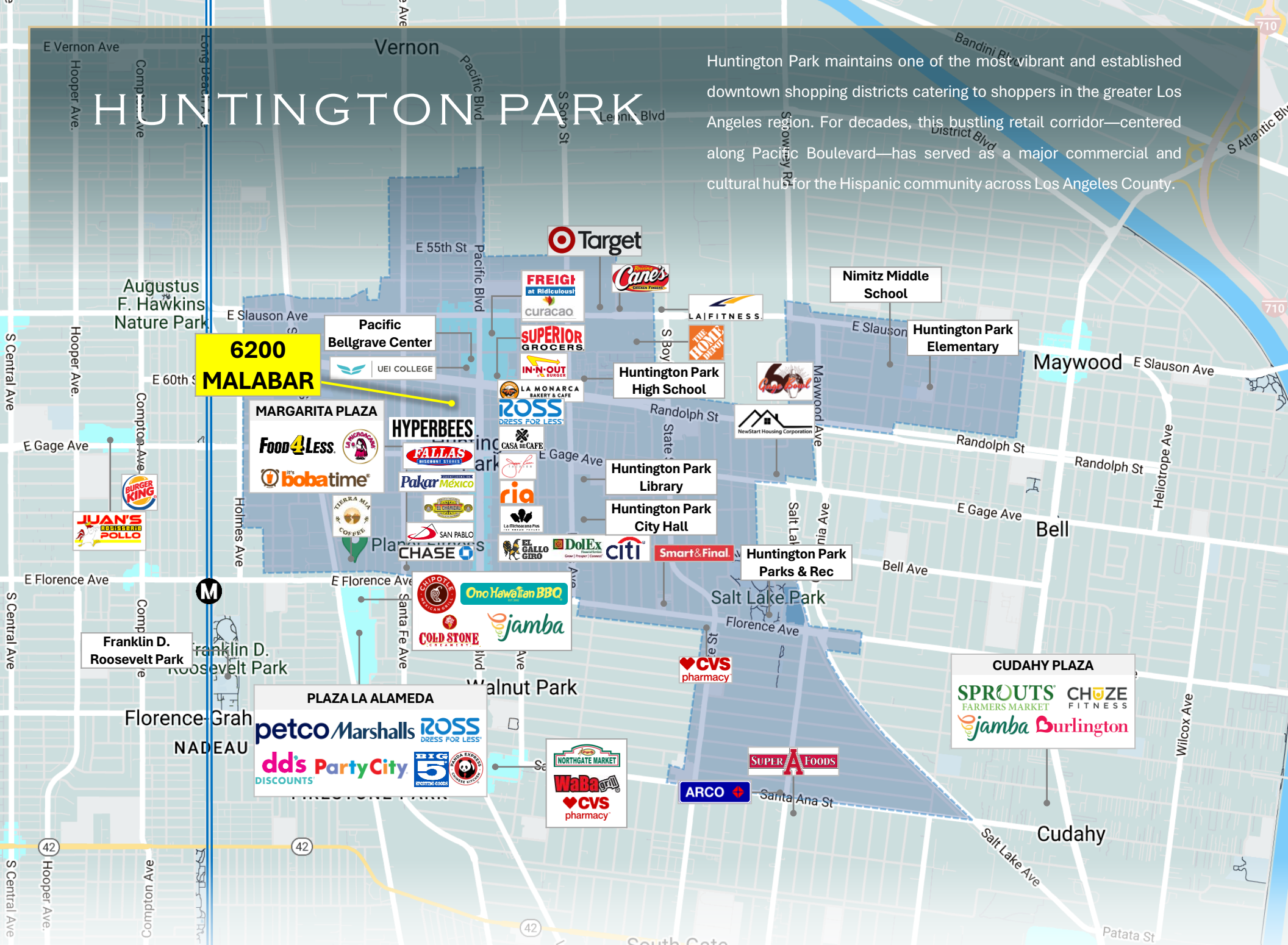
\$51,065

AVG HH INCOME



HUNTINGTON PARK

Huntington Park maintains one of the most vibrant and established downtown shopping districts catering to shoppers in the greater Los Angeles region. For decades, this bustling retail corridor—centered along Pacific Boulevard—has served as a major commercial and cultural hub for the Hispanic community across Los Angeles County.



6200 MALABAR

BUSINESS ENVIRONMENT

Named after industrialist Henry E. Huntington, the City of Huntington Park was incorporated in 1906 as a streetcar suburb serving workers in the rapidly growing industrial areas southeast of Downtown Los Angeles. Today, the city maintains its strong ties to the regional economy, with roughly 30% of residents employed in nearby manufacturing and distribution centers located in Vernon and Commerce.

Huntington Park benefits from a diverse economic base, supported by a blend of manufacturing, industrial, retail, and service-oriented businesses. This economic diversity reduces reliance on any single tax source and contributes to the city's fiscal stability. The area's sustained employment opportunities, coupled with its central location and connectivity to key industrial corridors, have supported steady population and residential growth, reinforcing Huntington Park's role as a resilient working-class community within Los Angeles County's Southeast region.



An aerial photograph of a city, likely Los Angeles, with a dense residential and commercial area. The image is overlaid with a semi-transparent red filter. A large, faint watermark '03' is visible in the center. The text 'FINANCIAL ANALYSIS' is prominently displayed in a white, serif font across the middle of the image.

FINANCIAL ANALYSIS

6200 MALABAR STREET

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$1,685,000
PRICE/UNIT	\$240,714
PRICE/SF	\$496.76
GRM	10.81
MARKET GRM	9.85
CURRENT CAP	6.42%
MARKET CAP	7.29%

Proposed Financing (Loan Assumption)

Down	42%	\$702,291
Loan	58.3%	\$982,709
Ammort Years		30
Interest Rate		3.45%
Payments		(\$4,385)

- 1 Parking Income: Actual
- 2 Laundry Income: Actual
- 3 New Tax: 1.385148%, Direct Assessments of \$2,355.00
- 4 Insurance: Estimated at \$850 per Unit per Year.
- 5 Water & Sewer: Year-to-Date Average Annualized
- 6 Electric: Year-to-Date Average Annualized
- 7 Trash: Actual
- Repairs & Maintenance: Estimated at \$750/Unit/Year.
- 8 Actual is \$8,599.81 and includes Capital Improvements.
- Reserves & Replacements: Estimated at \$200/Unit/Year for Long-Term Capital Improvement Savings

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
4	1+1	\$1,600	\$6,400	\$1,800	\$7,200
3	2+1	\$2,047	\$6,140	\$2,200	\$6,600
Total Scheduled Rent			\$12,540		\$13,800

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$150,480	\$165,600
Parking Income	\$3,000	\$3,000
Laundry Income	\$2,400	\$2,400
Gross Potential Income	\$155,880	\$171,000
Less: Vacancy/Deductions	3% (\$4,676)	3% (\$5,130)
Effective Gross Income	\$151,204	\$165,870

ANNUALIZED EXPENSES

	Current	Market
New Real Estate Taxes	\$25,695	\$25,695
Insurance	\$5,250	\$5,250
Water & Sewer	\$1,062	\$1,062
Electric	\$735	\$735
Trash	\$3,668	\$3,668
Repairs & Maintenance	\$5,250	\$5,250
Reserves & Replacements	\$1,400	\$1,400
ESTIMATED EXPENSES	\$43,060	\$43,060
Expenses/Unit	\$6,151	\$6,151
Expenses/SF	\$12.69	\$12.69
% of SGI	28.61%	26.00%

RETURN

	Current	Market
NOI	\$108,144	\$122,810
Less Debt	(\$52,625)	(\$52,625)
Cashflow	\$55,519	\$70,185
Principal Paydown	\$19,194	\$19,194
Total Return Before Taxes	10.64%	12.73%

RENT ROLL

Unit #	Unit Type	Unit SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Notes
6150	2B/1B	595	\$2,100	\$3.53	\$2,200	\$3.69	
6150 A	1B/1B	400	\$1,600	\$4.00	\$1,800	\$4.50	
6150 B	1B/1B	400	\$1,600	\$4.00	\$1,800	\$4.50	*
6150 C	2B/1B	595	\$2,100	\$3.53	\$2,200	\$1.05	*
6200	2B/1B	595	\$1,940	\$3.26	\$2,200	\$3.69	
6200 A	1B/1B	400	\$1,600	\$4.00	\$1,800	\$4.50	
6200 B	1B/1B	400	\$1,600	\$4.00	\$1,800	\$4.50	
Gross Scheduled Rent/Month			\$12,540		\$13,800		









Vacant Units Underwritten to Highest Collected for Valuation Purposes

An aerial photograph of a city, likely Los Angeles, with a dense residential and commercial area. The image is overlaid with a semi-transparent red filter. A large, faint watermark '04' is visible in the center. The text 'MARKET COMPARABLES' is prominently displayed in a white, serif font across the middle of the image.

MARKET COMPARABLES

6200 MALABAR STREET

SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	S Subject 6200 Malabar Street Huntington Park, CA 90255	7	1923	3,392	7,501	4 - 1+1 3 - 2+1	On Market	\$1,685,000	\$240,714	\$496.76	6.42%	10.81
	1 7102 Malabar St Huntington Park, CA	14	1953	8,608	8,733	14 - 1+1	8/26/2025	\$2,700,000	\$192,857	\$313.66	5.28%	11.00
	2 7009 Seville Ave Huntington Park, CA	8	1964	7,260	8,712	2 - 1+1 6 - 2+1	8/19/2025	\$1,450,000	\$181,250	\$199.72	5.38%	10.62
	3 4221 E 60th St Huntington Park, CA	9	1964	8,100	8,934	8 - 2+1 1 - 2+2	7/30/2025	\$2,079,000	\$231,000	\$256.67	6.53%	10.86
	4 4053 E 60th St Huntington Park, CA	8	1930	6,154	9,583	8 - 1+1	7/26/2025	\$1,900,000	\$237,500	\$308.74	5.28%	11.81
	5 6501 Stafford Ave Huntington Park, CA	5	1961	4,502	7,841	4 - 1+1 1 - 3+2 SFR	7/2/2025	\$1,208,000	\$241,600	\$268.33	6.08%	9.47
	6 6825 Albany St Huntington Park, CA	15	1962	10,110	11,872	6 - 1+1 9 - 2+1	5/6/2025	\$4,000,000	\$266,667	\$395.65	7.66%	8.48
	7 2807 Clarendon Ave Huntington Park, CA	5	1959	3,871	5,998	4 - 1+1 1 - 4+2 SFR	1/24/2025	\$1,200,000	\$240,000	\$310.00	6.52%	11.24
AVERAGES		9	1956	6,944	9,279				\$227,268	\$293.25	6.10%	10.50

SALES COMPARABLES

6200 Malabar Street
Huntington Park, CA 90255



SUBJECT		Units	Unit Type
Offering Price	\$1,685,000	4	1+1
Price/Unit	\$240,714	3	2+1
Price/SF	\$497		
Cap Rate	6.42%		
GRM	10.81		
Total Units	7		
Year Built	1923		

7102 Malabar St
Huntington Park, CA



COE	8/26/2025	Units	Unit Type
Sales Price	\$2,700,000	14	1+1
Price/Unit	\$192,857		
Price/SF	\$314		
Cap Rate	5.28%		
GRM	11.00		
Total Units	14		
Year Built	1953		

7009 Seville Ave
Huntington Park, CA



COE	8/19/2025	Units	Unit Type
Sales Price	\$1,450,000	2	1+1
Price/Unit	\$181,250	6	2+1
Price/SF	\$200		
Cap Rate	5.38%		
GRM	10.62		
Total Units	8		
Year Built	1964		

SALES COMPARABLES

4221 E 60th St
Huntington Park, CA

3



COE	7/30/2025	Units	Unit Type
Sales Price	\$2,079,000	8	2+1
Price/Unit	\$231,000	1	2+2
Price/SF	\$257		
Cap Rate	6.53%		
GRM	10.86		
Total Units	9		
Year Built	1964		

4053 E 60th St
Huntington Park, CA

4



COE	7/26/2025	Units	Unit Type
Sales Price	\$1,900,000	8	1+1
Price/Unit	\$237,500		
Price/SF	\$309		
Cap Rate	5.28%		
GRM	11.81		
Total Units	8		
Year Built	1930		

6501 Stafford Ave
Huntington Park, CA

5



COE	7/2/2025	Units	Unit Type
Sales Price	\$1,208,000	4	1+1
Price/Unit	\$241,600	1	3+2 SFR
Price/SF	\$268		
Cap Rate	6.08%		
GRM	9.47		
Total Units	5		
Year Built	1961		

SALES COMPARABLES

6825 Albany St
Huntington Park, CA

6



COE	5/6/2025	Units	Unit Type
Sales Price	\$4,000,000	6	1+1
Price/Unit	\$266,667	9	2+1
Price/SF	\$396		
Cap Rate	7.66%		
GRM	8.48		
Total Units	15		
Year Built	1962		

2807 Clarendon Ave
Huntington Park, CA

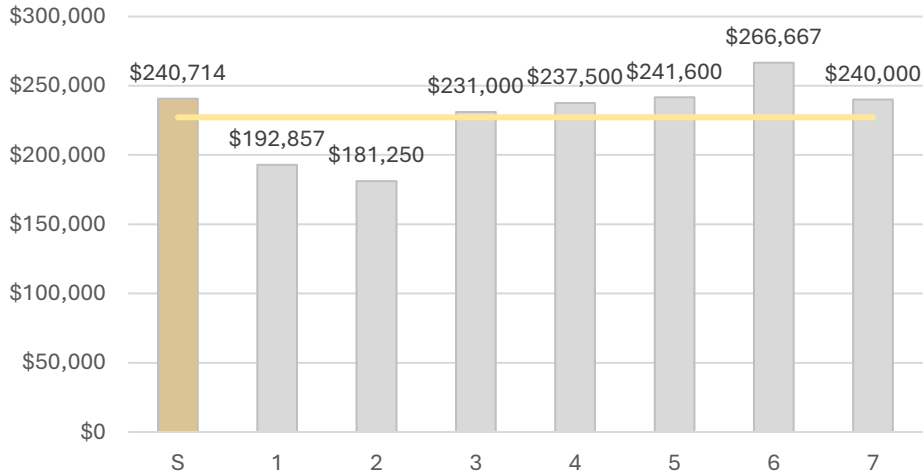
7



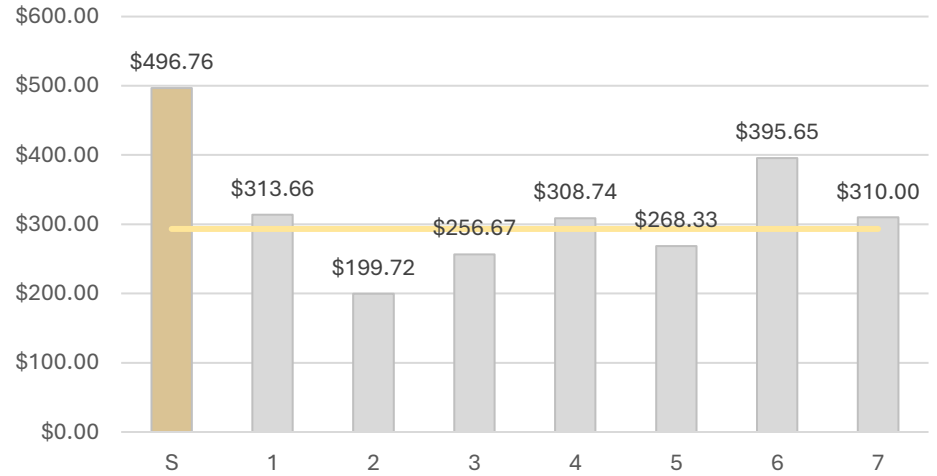
COE	1/24/2025	Units	Unit Type
Sales Price	\$1,200,000	4	1+1
Price/Unit	\$240,000	1	4+2 SFR
Price/SF	\$310		
Cap Rate	6.52%		
GRM	11.24		
Total Units	5		
Year Built	1959		

SALES COMPARABLES

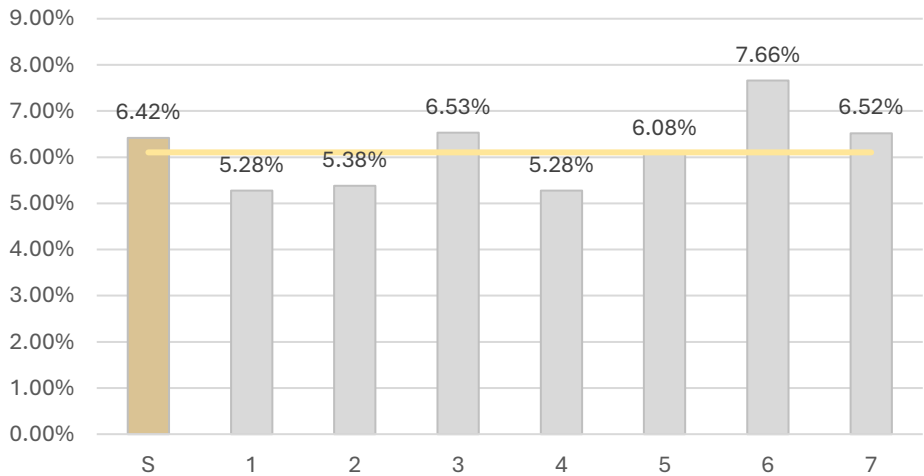
PRICE/UNIT



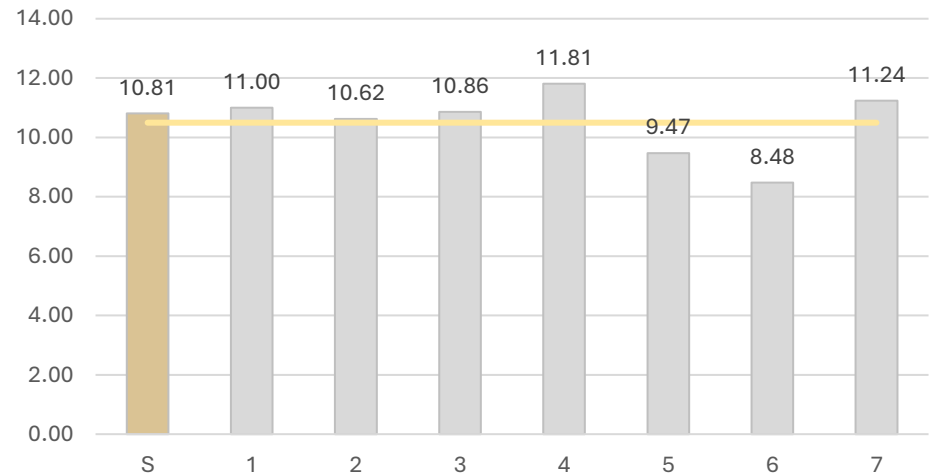
PRICE/SF



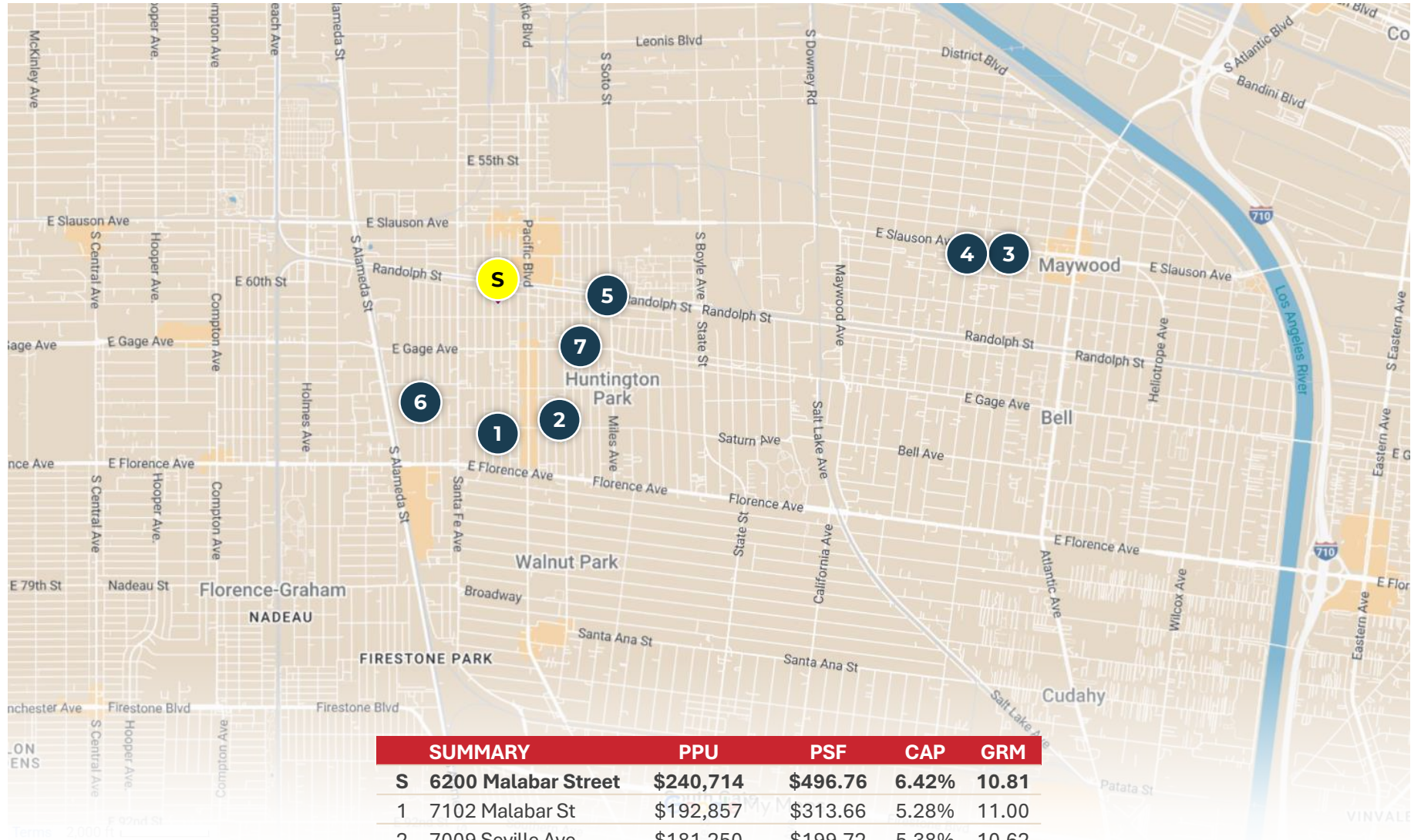
CAP RATE



GRM



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
S	6200 Malabar Street	\$240,714	\$496.76	6.42%	10.81
1	7102 Malabar St	\$192,857	\$313.66	5.28%	11.00
2	7009 Seville Ave	\$181,250	\$199.72	5.38%	10.62
3	4221 E 60th St	\$231,000	\$256.67	6.53%	10.86
4	4053 E 60th St	\$237,500	\$308.74	5.28%	11.81
5	6501 Stafford Ave	\$241,600	\$268.33	6.08%	9.47
6	6825 Albany St	\$266,667	\$395.65	7.66%	8.48
7	2807 Clarendon Ave	\$240,000	\$310.00	6.52%	11.24

6200 MALABAR STREET

HUNTINGTON PARK, CA 90255



Justino L. Fa'aola

Senior Vice President, Multifamily Investment Sales

SGV+ Multifamily | Compass Commercial

626 315 7603 | Jfaaola@compass.com

Lic. 02038198



COMPASS
COMMERCIAL