

HUNTINGTON PARK | CALIFORNIA

6906 MABRISA AVE



EXCLUSIVE MARKETING PACKAGE



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6906 Mabrisa Ave | Huntington Park, CA



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6906 Mabrisa Ave | Huntington Park, CA

EXECUTIVE SUMMARY

This 4-unit multi-family property located in the highly desirable rental community of Huntington Park offers strong current cash-flow with a 6.94% CAP Rate and 10.27 GRM. Priced at \$1,100,000, this asset gives investors an excellent entry price in a dense Southeast L.A. rental market.

The unit mix includes (1) 2-Bed/1-Bath + Den Unit and (3) 2-Bed/1.5-Bath Units, creating large floor plans across approximately 4,028 Rental SqFt. The larger 2-Bed layouts help support practical tenant demand.

Tenants benefit from carport parking, an on-site laundry room, gated entry, and separate electricity and gas metering. The location offers walking-distance access to schools, shopping, and public transit, with cash-flow in place and room to grow.

\$1,100,000
PRICE

4 UNITS
UNITS

1965
YEAR BUILT

4,028 SQFT
5,808 LOT SIZE

HPR3YY
ZONING

6321-031-015
APN

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PROPERTY HIGHLIGHTS

- Priced to Sell!
- Ideal Unit Mix:
2-Bedroom/1-Bathroom Plus Den &
Three 2-Bedroom/1.5-Bathroom Units
- 4,028 Rental SqFt
- Tenants Enjoy Carport Parking, On-Site Laundry Room & Gated Entry
- Electricity & Gas Separately Metered
- Excellent Location: Walking Distance to Schools, Shopping, Public Transit
- Excellent Cash-Flow With Room to Grow



Priced to Sell!



HUGE UNITS!



6.94% CAP Rate
10.27 GRM



On-Site Laundry



Separately Metered

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AERIAL MAP

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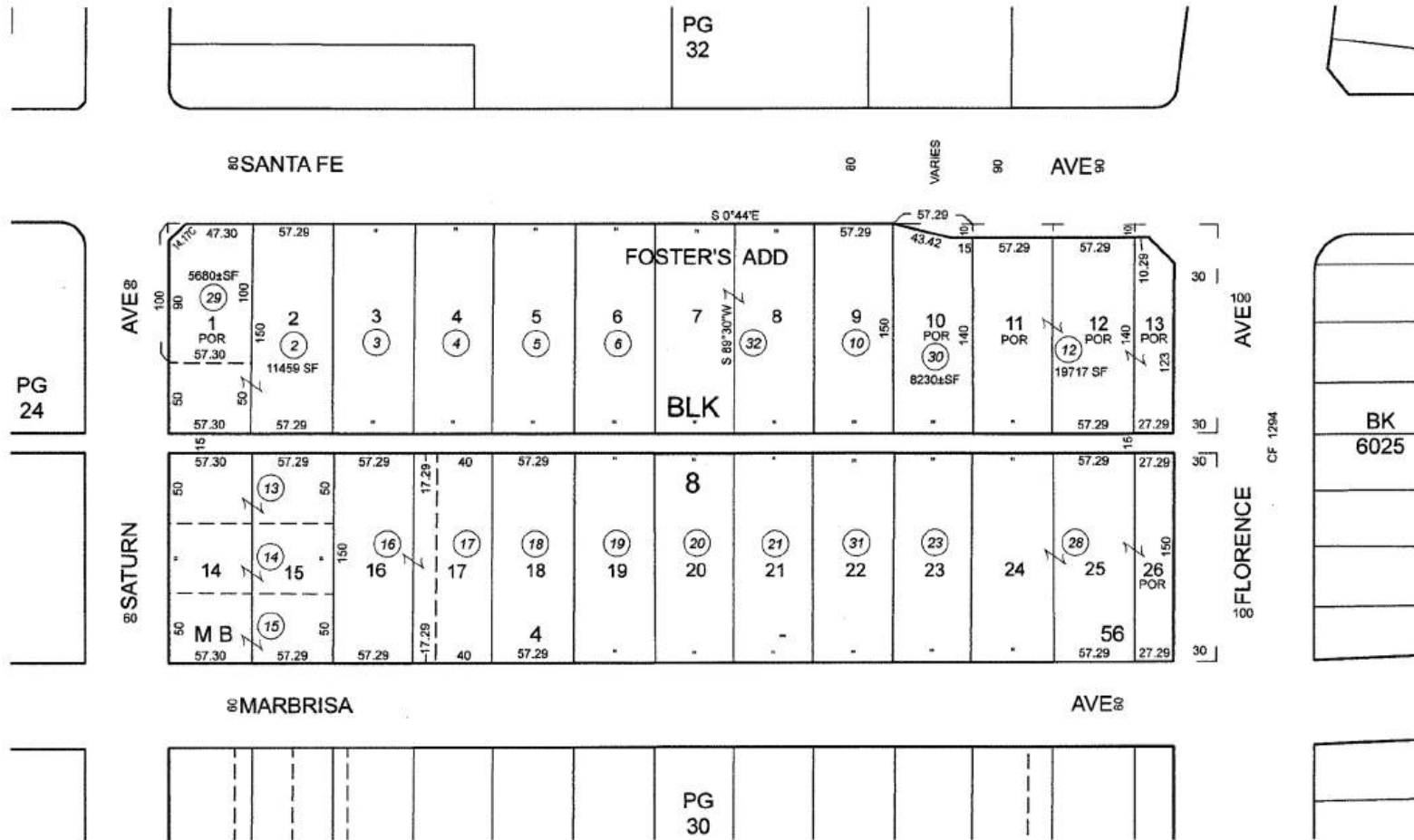
PARCEL MAP

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MAPPING AND GIS SERVICES
SCALE 1" = 80'

2017



FINANCES

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RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	3 + 1	\$2,325	\$2,495
2	2 + 1.5	\$1,975	\$2,450
3	2 + 1.5	\$2,450	\$2,450
4	2 + 1.5	\$2,033	\$2,450

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$15,237
New Insurance Quote	\$3,000
Electricity	\$1,219
Trash	\$3,501
Repairs & Maintenance	\$3,000
TOTAL EXPENSES	\$27,534

FINANCING

Loan Amount	\$825,000
Loan Type	30/30
Interest Rate	7.25%
Annual Debt Service	\$68,161

FINANCES

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ANNUALIZED OPERATING DATA		CURRENT	PROFORMA
Scheduled Gross Income		\$8,783	\$9,845
Laundry & Other Income		\$1,680	\$1,680
Total Scheduled Gross Income		\$107,076	\$119,820
Less: Vacancy Allowance	3%	\$3,212	3% \$3,595
Effective Gross Income		\$103,864	\$116,225
Less: Expenses		\$27,534	\$27,534
Net Operating Income		\$76,330	\$88,692
Less: Debt Service		\$68,161	\$68,161
PRE-TAX CASH FLOW	2.97%	\$8,169	7.47% \$13,185

UNIT MIX				
# of Units	Unit Mix	Current Range	Current Total	Proforma Total
1	3 + 1	\$2,325 - \$2,325	\$2,325	\$2,495
3	2 + 1.5	\$1,975 - \$2,450	\$6,458	\$7,350
MONTHLY TOTALS			\$8,783	\$9,845

PROPERTY SUMMARY

PRICE \$1,100,000

Down Payment	\$275,000
Loan Amount	\$825,000
Number of Units	4 Units
Price/Unit	\$275,000
Price/SF	\$273
Cash on Cash %	2.97%
Proforma COC	7.47%
Cap Rate	6.94%
Proforma Cap Rate	8.06%
GRM	10.27
Proforma GRM	9.18
Year Built	1965
Living Sq Ft	4,028
Lot Size Sq Ft	5,808



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~75%
**RENTER OCCUPIED
HOUSING**

\$572,700
**MEDIAN HOME
VALUE**

\$59,996
**MEDIAN HOUSEHOLD
INCOME**

51,544
**LOCAL
POPULATION**

COMMUNITY PROFILE

Huntington Park is a dense Southeast Los Angeles County rental market with practical access to employment centers, transit, retail corridors, and daily-needs services. For apartment investors, the city offers tenant demand tied to location, affordability, and proximity to surrounding job hubs.

Pacific Boulevard supports local errands, retail activity, dining, and tenant convenience. The market is best viewed through current income, unit size, parking, utility structure, and rent-regulation compliance.

Rent Control: Local ordinance applies; verify rules.

FUNDAMENTALS

- I-710 and I-105 connect renters to regional jobs.
- Affordability supports demand near higher-cost L.A. hubs.
- Dense renter base near Southeast L.A. job corridors.
- Vernon and Commerce industrial access supports renters.

LOCAL MAP

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AREA PERKS

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Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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