

## OFFERING MEMORANDUM

2660 & 2664 RANDOLPH ST.  
HUNTINGTON PARK, CA 90255

INCLUDES TWO  
SEPARATE  
PROPERTIES- 11 UNITS  
AND 12 UNITS  
BUILDINGS

**PORTFOLIO SALE-  
TOTAL 23 UNITS  
WITH STRONG  
UPSIDE POTENTIAL**

BUILDING SIZE-  
APROX. 10,589 SQ FT  
COMBINE

**LAND SIZE COMBINE:  
16,106 SQ FT**

PLEASE DO NOT DISTURB  
TENANTS



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# DISCLAIMER

## NON-ENDORSEMENT AND DISCLAIMER NOTICE

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# PROPERTY HIGHLIGHTS

## Premium Multi-Unit Investment Opportunity

Located in the in the Main Hub of the City of Huntington Park, walking distance to Pacific Blvd, commerce, public transportation, shopping, medical clinics, schools, City Parks, and more... This is an opportunity to add real estate to your portfolio at a low price and add value to it. Property needs some cosmetic work or updates, roof, paint, electrical, plumbing, its being sold AS IS CONDITION, without warranty or guarantee. Property is fully occupied with long term tenants paying below market rents for the area. Tenants, enjoy parking garages and open parking spaces. Area, has a high rental demand, this is a turn-key asset for the ideal investor that visualizes potential on the future value of the property.

The extraordinary opportunity to acquire the properties at 2660 and 2664 Randolph St has finally emerged after an impressive two-decade span without being available on the market. This unique situation not only underscores the rarity of such listings but also presents a pivotal moment of potential for discerning investors eager to secure a foothold in a prime location. As market dynamics shift, these properties are bound to attract considerable attention, making it crucial for prospective buyers to act with urgency. Seize this moment to be part of an exciting real estate chapter—these remarkable properties are poised to disappear quickly, and your chance to invest in them is now!

The asking price reflects a remarkable opportunity for those looking to invest in a property that promises both value and potential for growth. This figure not only represents a strategic financial decision but also opens the door to a future filled with possibilities. With the right vision and commitment, this investment can lead to significant returns, making it a compelling choice for discerning buyers who are ready to take the next step in their journey towards success and prosperity. Embrace this chance to make a meaningful investment that aligns with your aspirations and goals.



# PROPERTY PHOTOS



**2664 Randolph St, Huntington Park- 11 Units**

**9- 1 bedrooms  
2- Singles  
Two Stories  
Eleven- Above Car Garage-  
May add 2 more ADU's**

**2660 Randolph St, Huntington Park- 12 Units**

4- Studios  
4- Singles  
3- 1 bedrooms  
1- 2 bedrooms  
Five- Car Garage Attached- May add 2 more ADU's

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# PROPERTY PHOTOS- ADDITIONAL BUILDINGS

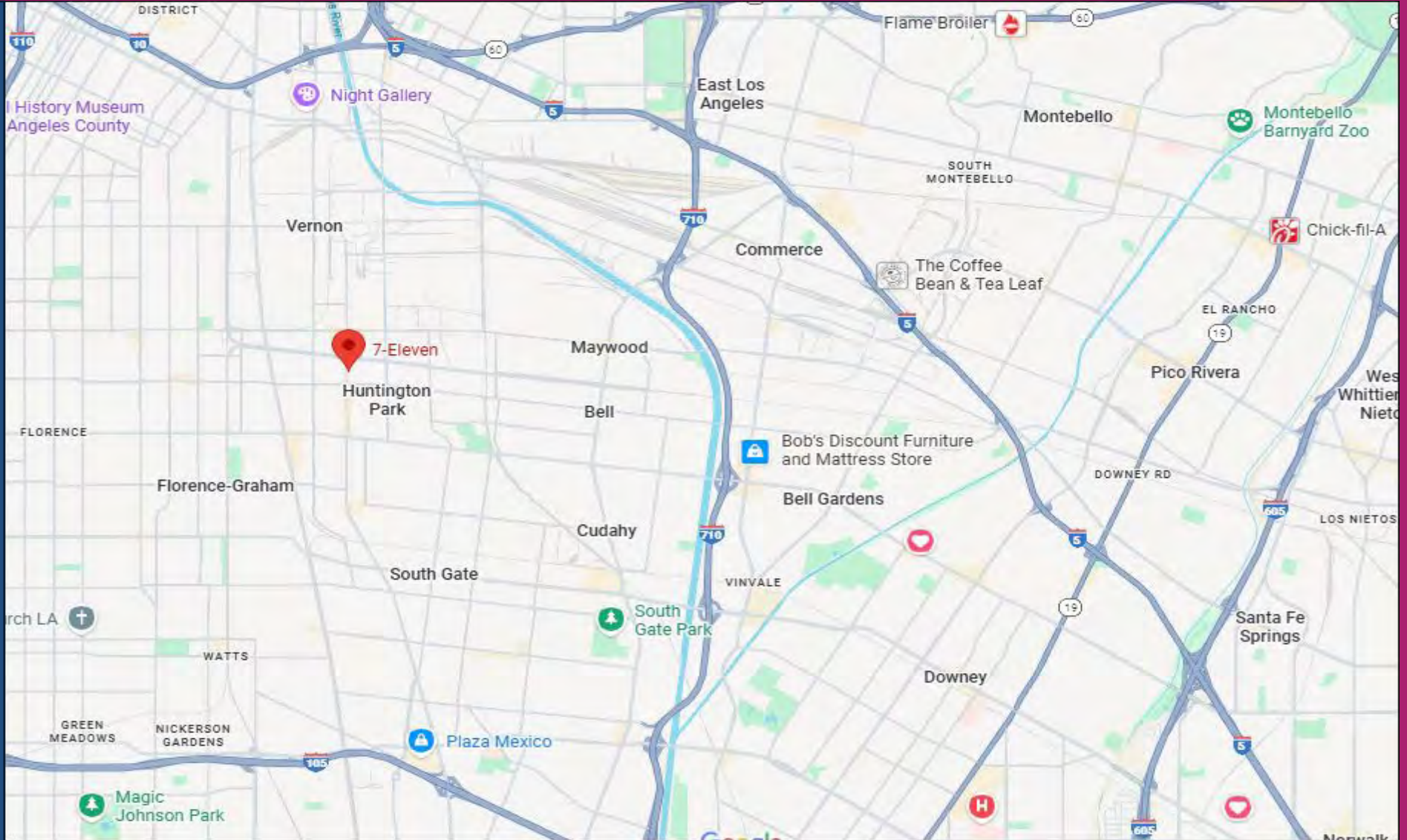


# LOCATION OVERVIEW

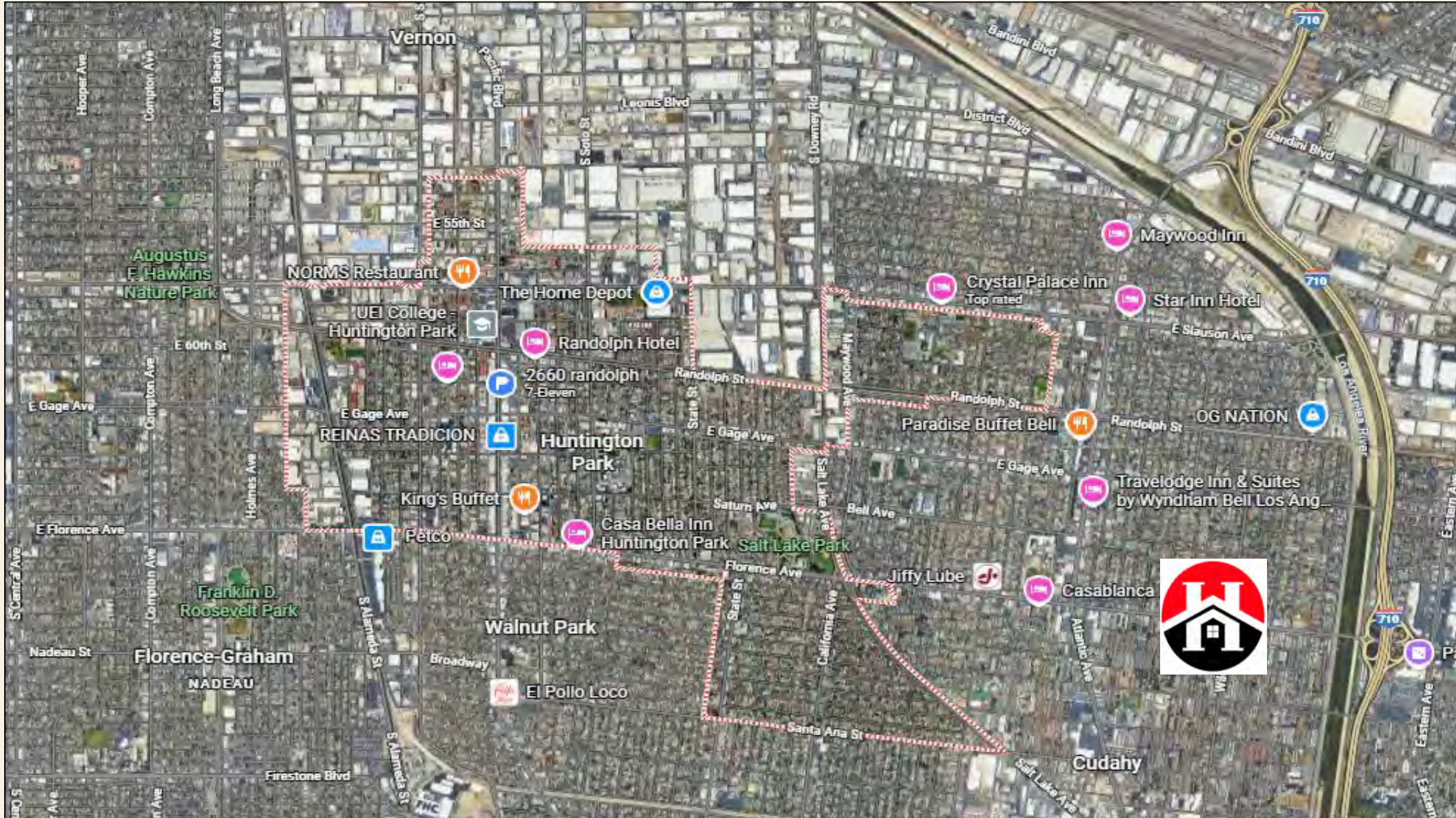
## PROXIMITY TO KEY AREAS:

**Downtown-LA- 20-minute drive, Crypto Arena, BMO Stadium, Dodger Stadium, Arts District, Walt Disney Concert Hall, USC,**

**Freeway Access: 710, 110, 10 & 5 Freeways, providing easy access across Los Angeles.**



# LOCATION OVERVIEW



# PLOT MAP FOR BOTH PARCELS NEXT TO EACH, MAY ADD 4 MORE ADU'S



# PROPERTY PHOTOS







## ESTIMATED ANNUALIZED EXPENSES:

2660 & 2664 RANDOLPH ST, HUNTINGTON PARK, CA 90255

<b>PROPERTY TAXES</b>	<b>\$20,540</b>		
<b>INSURANCE</b>	<b>\$14,655</b>		
Maintenance & Repairs	\$ 2,000		
Electrical & Gas	\$3,000	Singles	Studios
Water/Sewer/Trash Gardening Management Free Rent	\$4,200		

Estimated Annualized Expenses \$ 44,395

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THANK YOU

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