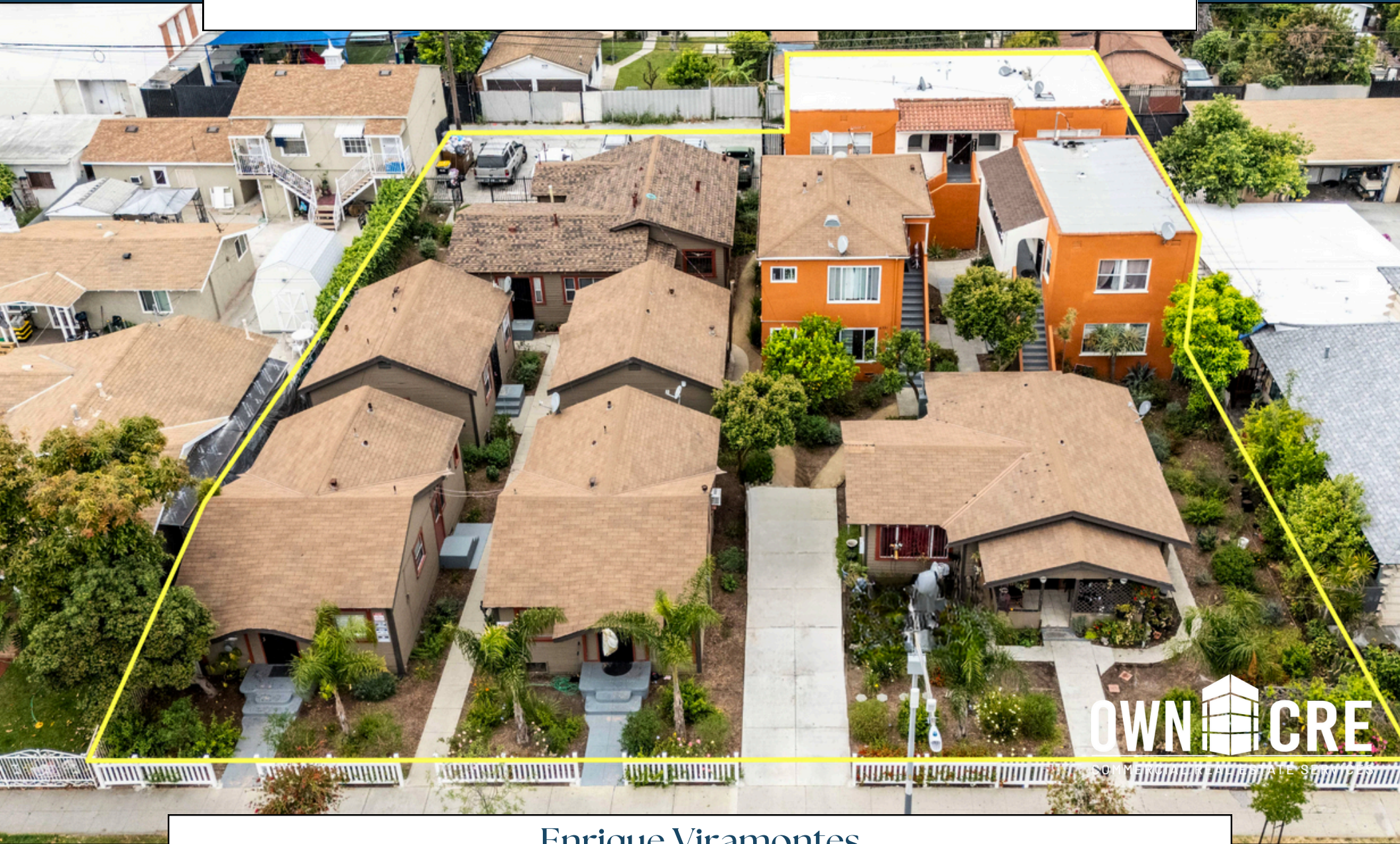


6729 & 6803 Middleton St, Huntington Park, CA 90255

15 Units | 2 Separate Parcels | Totaling 17,000 SQFT



OWN CRE

Enrique Viramontes

[www.owncre.com](http://www.owncre.com) | [ev@owncre.com](mailto:ev@owncre.com)

213.233.4363 | Cal DRE #01372010

# Middleton Street Apartments

## Property Profile

Property Address:	6729 & 6803 Middleton St Huntington Park, CA 90255
Assessor Parcel #:	6321-023-019 6321-023-020
Units:	15
Year Built:	1925 / 1938
Building Size:	8,390
Lot Size:	17,037
Zoning:	HPR4YY
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Garage



## Investment Highlights

- Recent Renovations and Upgrades
- Two Separate Parcels - 17K SF Lot!
- Good Combination of Single-Story Bungalows and Two-Story Buildings
- Walk Score of 94!
- Onsite and Garage Parking!
- 6 Miles to Downtown LA! Centrally Located

## Investment Summary

Enrique Viramontes is pleased to introduce 15 multi-family units in the city of Huntington Park. Sitting on over 17,000 SF of land and on two separate parcels, The Middleton Street Apartments provide an excellent value-add opportunity to an investor looking for immediate high dollar cash-on-cash returns with additional room to increase profitability in the near future. Comprised of mostly single-story cottages, the unit mix is comprised of 3 (2+1)s, 10 (1+1)s, and 2 (S+1)s. Plentiful parking is available for tenants. Separately metered for gas and electricity.



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# Middleton Street Apartments

Photos



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# Middleton Street Apartments

## Photos



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# Middleton Street Apartments

Photos

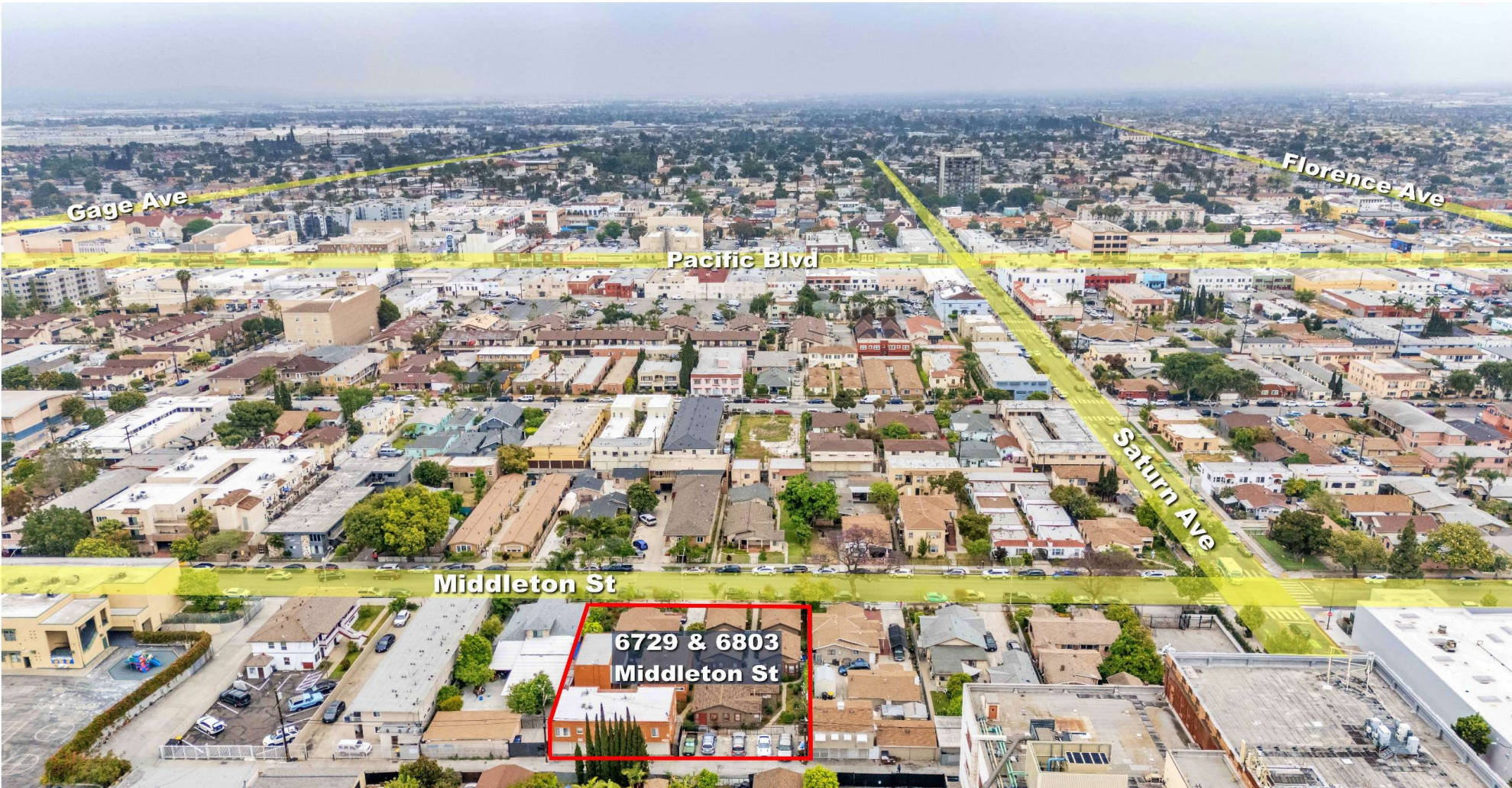


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# Middleton Street Apartments

Subject Aerial



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# Middleton Street Apartments

Subject Aerial

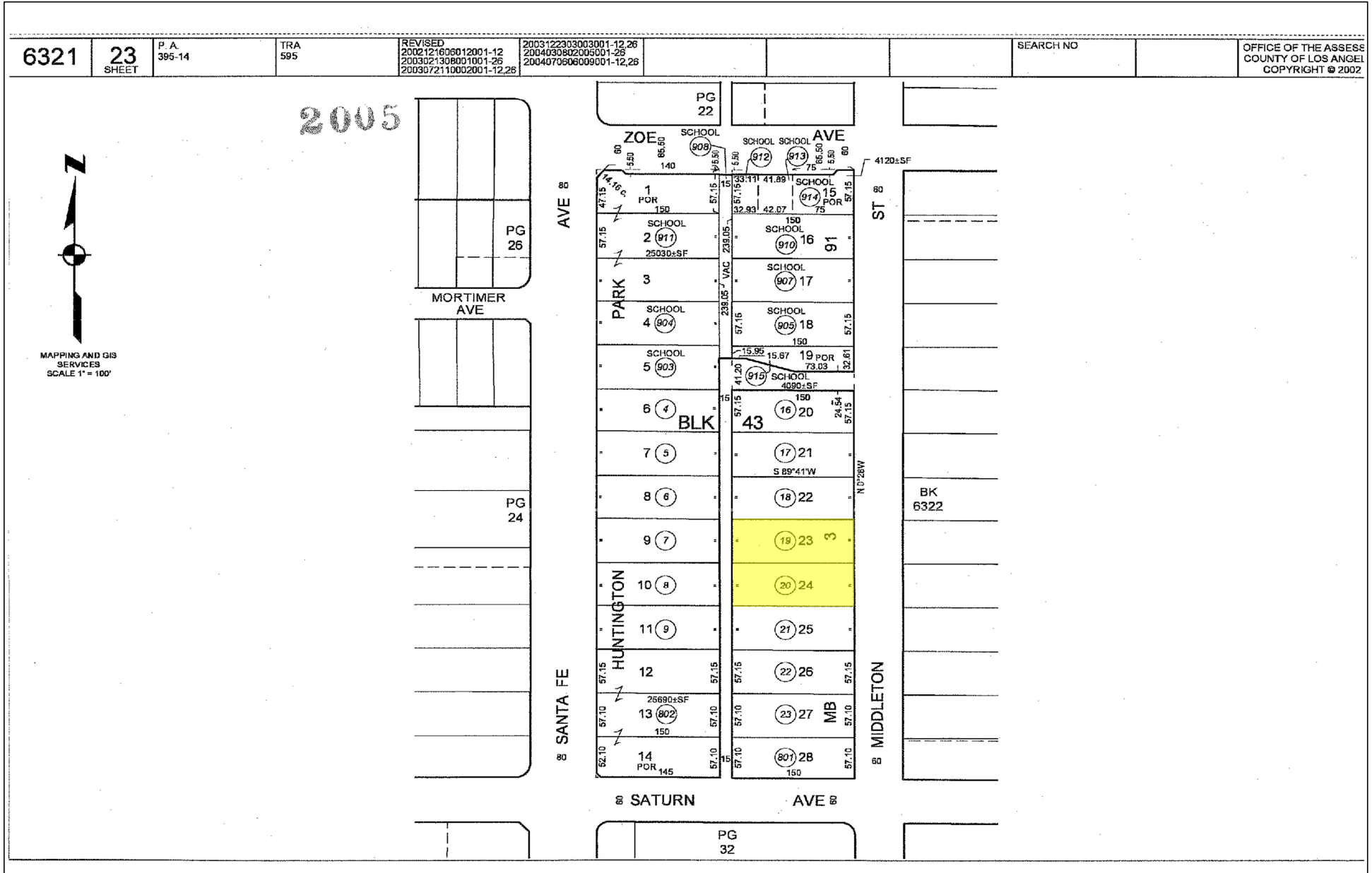


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# Middleton Street Apartments

## Parcel Map



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# Middleton Street Apartments

## Current Income & Expense Analysis

6729 & 6803 Middleton St  
Huntington Park, CA 90255

15	W/F Stucco	8,390	17,037	1925 / 1938	HPR4YY
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

### CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
1	2 bd + 1 ba SFR	\$ 1,925 - 1,925	\$ 1,925
2	2 bd + 1 ba	\$ 1,925 - 2,249	\$ 4,174
10	1 bd + 1 ba	\$ 1,476 - 1,900	\$ 16,991
2	Studio	\$ 877 - 1,195	\$ 2,072
<b>15</b>			<b>\$ 25,162</b>
Laundry Income			\$ 250

### CURRENT ANNUALIZED EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$ 304,944
Vacancy Rate	3.0%	\$ 9,148
<b>GROSS OPERATING INCOME</b>		<b>\$ 295,796</b>
<b>Expenses</b>		
Property Taxes & Direct Assessments		\$ 45,048
New Insurance Quote		\$ 9,893
Water & Sewer		\$ 3,717
Electricity		\$ 1,216
Gas		\$ 1,121
Trash		\$ 3,676
Landscaping		\$ 1,800
Professional Management	5.0%	\$ 14,790
Repairs & Maintenance	5.5%	\$ 16,269
Reserves for Replacement		\$ 2,250
<b>Total Expenses</b>	<b>32.7%</b>	<b>\$ 99,780</b>
	Per Unit	\$ 6,652
	Per Foot	\$ 11.89
<b>NET OPERATING INCOME</b>		<b>\$ 196,016</b>



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# Middleton Street Apartments

## Current Pricing Analysis and Opinion of Value

6729 & 6803 Middleton St  
Huntington Park, CA 90255

15	W/F Stucco	8,390	17,037	1925 / 1938	HPR4YY
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

### CURRENT PRICING AND FINANCING

<b>PRICE</b>		<b>\$ 2,950,000</b>
Down Payment	100%	<b>\$ 2,950,000</b>

### CURRENT SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 304,944</b>
Less Vacancy	3.0%	\$ 9,148
Gross Operating Income		\$ 295,796
Less Expenses	32.7%	\$ 99,780
<b>NET OPERATING INCOME</b>		<b>\$ 196,016</b>
<b>PRE-TAX CASH FLOW</b>		<b>\$ 196,016</b>
Return %		6.64%
Gross Rent Multiplier		<b>9.67</b>
Capitalization Rate		<b>6.64%</b>
Price per Square Foot		\$ 351.61
Price per Unit		\$ 196,667



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# Middleton Street Apartments

## Proforma Income & Expense Analysis

6729 & 6803 Middleton St  
Huntington Park, CA 90255

15	W/F Stucco	8,390	17,037	1925 / 1938	HPR4YY
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

### PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
1	2 bd + 1 ba SFR	\$ 2,500	\$ 2,500
2	2 bd + 1 ba	\$ 2,450	\$ 4,900
10	1 bd + 1 ba	\$ 1,900	\$ 19,000
2	Studio	\$ 1,550	\$ 3,100
<b>15</b>			<b>\$ 29,500</b>
Laundry Income			\$ 250

### PROFORMA ANNUALIZED EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$ 357,000
Vacancy Rate	3.0%	\$ 10,710
<b>GROSS OPERATING INCOME</b>		<b>\$ 346,290</b>
<b>Expenses</b>		
Property Taxes & Direct Assessments		\$ 45,048
New Insurance Quote		\$ 9,893
Water & Sewer		\$ 3,717
Electricity		\$ 1,216
Gas		\$ 1,121
Trash		\$ 3,676
Landscaping		\$ 1,800
Professional Management	5.0%	\$ 17,315
Repairs & Maintenance	5.5%	\$ 19,046
Reserves for Replacement		\$ 2,250
<b>Total Expenses</b>	<b>29.4%</b>	<b>\$ 105,082</b>
	Per Unit	\$ 7,005
	Per Foot	\$ 12.52
<b>NET OPERATING INCOME</b>		<b>\$ 241,208</b>



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# Middleton Street Apartments

## Proforma Pricing Analysis and Opinion of Value

6729 & 6803 Middleton St  
Huntington Park, CA 90255

15	W/F Stucco	8,390	17,037	1925 / 1938	HPR4YY
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

### PROFORMA PRICING AND FINANCING

<b>PRICE</b>		<b>\$ 2,950,000</b>
Down Payment	100%	<b>\$ 2,950,000</b>

### PROFORMA SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 357,000</b>
Less Vacancy	3.0%	\$ 10,710
Gross Operating Income		\$ 346,290
Less Expenses	29.4%	\$ 105,082
<b>NET OPERATING INCOME</b>		<b>\$ 241,208</b>
<b>PRE-TAX CASH FLOW</b>		<b>\$ 241,208</b>
Return %		8.18%
Gross Rent Multiplier		<b>8.26</b>
Capitalization Rate		<b>8.18%</b>
Price per Square Foot		\$ 351.61
Price per Unit		\$ 196,667



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# Middleton Street Apartments

## Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
6729 A	1 bd + 1 ba	\$1,900	\$1,900
6729 B	1 bd + 1 ba	\$1,580	\$1,900
6731	2 bd + 1 ba SFR	\$1,925	\$2,500
6731 A	2 bd + 1 ba	\$2,249	\$2,450
6731 B	2 bd + 1 ba	\$1,925	\$2,450
6731 C	Studio	\$877	\$1,550
6731 D	Studio	\$1,195	\$1,550
6731 E	1 bd + 1 ba	\$1,675	\$1,900
6731 F	1 bd + 1 ba	\$1,593	\$1,900
6803	1 bd + 1 ba	\$1,642	\$1,900
6803 A	1 bd + 1 ba	\$1,675	\$1,900
6803 B	1 bd + 1 ba	\$1,900	\$1,900
6803 C	1 bd + 1 ba	\$1,900	\$1,900
6807	1 bd + 1 ba	\$1,476	\$1,900
6807 A	1 bd + 1 ba	\$1,650	\$1,900
TOTALS:		\$25,162	\$29,500



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# Middleton Street Apartments

## Subject Photo



## Pricing Summary

<b>Price:</b>	\$ 2,950,000
<b>Down:</b>	\$ 2,950,000
<b>Price / Unit:</b>	\$ 196,667
<b>Price/ Sq Foot</b>	\$ 351.61
<b>GRM:</b>	9.67
<b>GRM (Proforma):</b>	8.33
<b>Cap Rate:</b>	6.64%
<b>Cap Rate(Proforma):</b>	8.18%

## Property Profile

<b>No. of Units:</b>	15
<b>Year Built:</b>	1925 / 1938
<b>Square Footage:</b>	8,390
<b>Lot Size:</b>	17,037
<b>Construction Type:</b>	W/F Stucco
<b>Roof Type:</b>	Composite
<b>Parking:</b>	Garage
<b>Type:</b>	Apartment Complex
<b>Parcel No.:</b>	6321-023-019 6321-023-020



## Broker Contact

**Enrique Viramontes**

**DRE Lic. #01372010**

Direct Line:	213.233.4363
Direct Fax:	213.817.6079
email:	<a href="mailto:eviramontes@remaxcir.com">eviramontes@remaxcir.com</a>

## Unit Mix & Rent Schedule

# of Units	Type	Current Rent Range	Monthly Income	Market Rent	Monthly Income
1	2 bd + 1 ba SFR	\$ 1,925 - 1,925	\$ 1,925	\$ 2,500	\$ 2,500
2	2 bd + 1 ba	\$ 1,925 - 2,249	\$ 4,174	\$ 2,450	\$ 4,900
10	1 bd + 1 ba	\$ 1,476 - 1,900	\$ 16,991	\$ 1,900	\$ 19,000
2	Studio	\$ 877 - 1,195	\$ 2,072	\$ 1,550	\$ 3,100
<b>15</b>			<b>\$ 25,162</b>		<b>\$ 29,500</b>

## Income & Expenses

	Current Annualized	Proforma Annualized
<b>Scheduled Gross Income</b>	\$ 301,944	\$ 354,000
Laundry Income	\$ 3,000	\$ 3,000
<b>Total Scheduled Gross Income</b>	\$ 304,944	\$ 357,000
Vacancy Rate	3.0% \$ 9,148	3.0% \$ 10,710
<b>Effective Operating Income</b>	\$ 295,796	\$ 346,290
<b>Expenses</b>		
Property Taxes & D.A.	\$ 45,048	\$ 45,048
New Insurance Quote	\$ 9,893	\$ 9,893
Water & Sewer	\$ 3,717	\$ 3,717
Electricity	\$ 1,216	\$ 1,216
Gas	\$ 1,121	\$ 1,121
Trash	\$ 3,676	\$ 3,676
Landscaping	\$ 1,800	\$ 1,800
Professional Management	\$ 14,790	\$ 17,315
Repairs & Maintenance	\$ 16,269	\$ 19,046
Reserves for Replacement	\$ 2,250	\$ 2,250
<b>Total Expenses</b>	\$ 99,780	\$ 105,082
	Per Unit	\$ 7,005
	Per Foot	\$ 12.52
<b>Net Operating Income</b>	\$ 196,016	\$ 241,208

**Pre-Tax Cash Flow**                      **\$ 196,016**                      **\$ 241,208**

**Return**    **6.64%**    **8.18%**

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the recent renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate.

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