

OFFERING MEMORANDUM

4221 E. 60th St., Huntington Park, CA 90255



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THE DONELL-CULLIGAN GROUP

BAYSIDE

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HUNTINGTON PARK, CA 90255

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PROPERTY OVERVIEW

PROPERTY OVERVIEW

4221 E. 60th Street

HUNTINGTON PARK, CA 90255

PROPERTY SUMMARY

PRICE \$2,450,000

ADDRESS 4221 E. 60TH Street

CITY, STATE, ZIP Huntington Park, CA
90255

COUNTY Los Angeles County

YEAR BUILT 1964

NUMBER OF UNITS 9

BUILDING SIZE 8,100

LOT SIZE 8,936

CURRENT NOI \$135,858

CURRENT CAP 5.55%

CURRENT GRM 10.86

PRICE / BLDG SF \$302.47

PARKING Two 1-Car Garages
and 7-Carports



PROPERTY OVERVIEW

4221 E. 60th Street

HUNTINGTON PARK, CA 90255

- Desirable Huntington Park Location
- High-Demand Rental Location
- 9-Extra Large Units: 8,100 Gross Sq. Ft.
- Favorable Unit Mix: (1) 2 Bdrm /1.5 Bath (townhouse) & (8) 2 Bdrm /1 Bath
- Solid Income: 5.55 CAP & 10.86 GRM
- Professionally Managed & Maintained
- Community Laundry Room
- Gated Parking (7) Covered Parking Spaces and (2) One Car Garages
- Enclosed Courtyard
- Convenient access to Downtown Los Angeles, East Los Angeles College and USC Health Science Campus
- Near to Key Employment Centers
- Nearby Treder Park and Pixley Park
- Easy Access to the 105, 10, 710, and 110 Freeways



PROPERTY OVERVIEW

4221 E. 60th Street

HUNTINGTON PARK, CA 90255

4221 E 60th Street, Huntington Park

presents a solid investment opportunity located in a highly sought-after area of Huntington Park, California. This property, owned by the same family for over 45 years, is professionally managed, providing a stable, fully operational investment for a new owner.

The property includes a total of 8,100 sq ft across 9-units, featuring (8) 2-bedroom 1 bath units and (1) 2-bedroom 1.5 bath townhouse-style unit. Parking consists of 7-covered spaces and 2-single car garages.

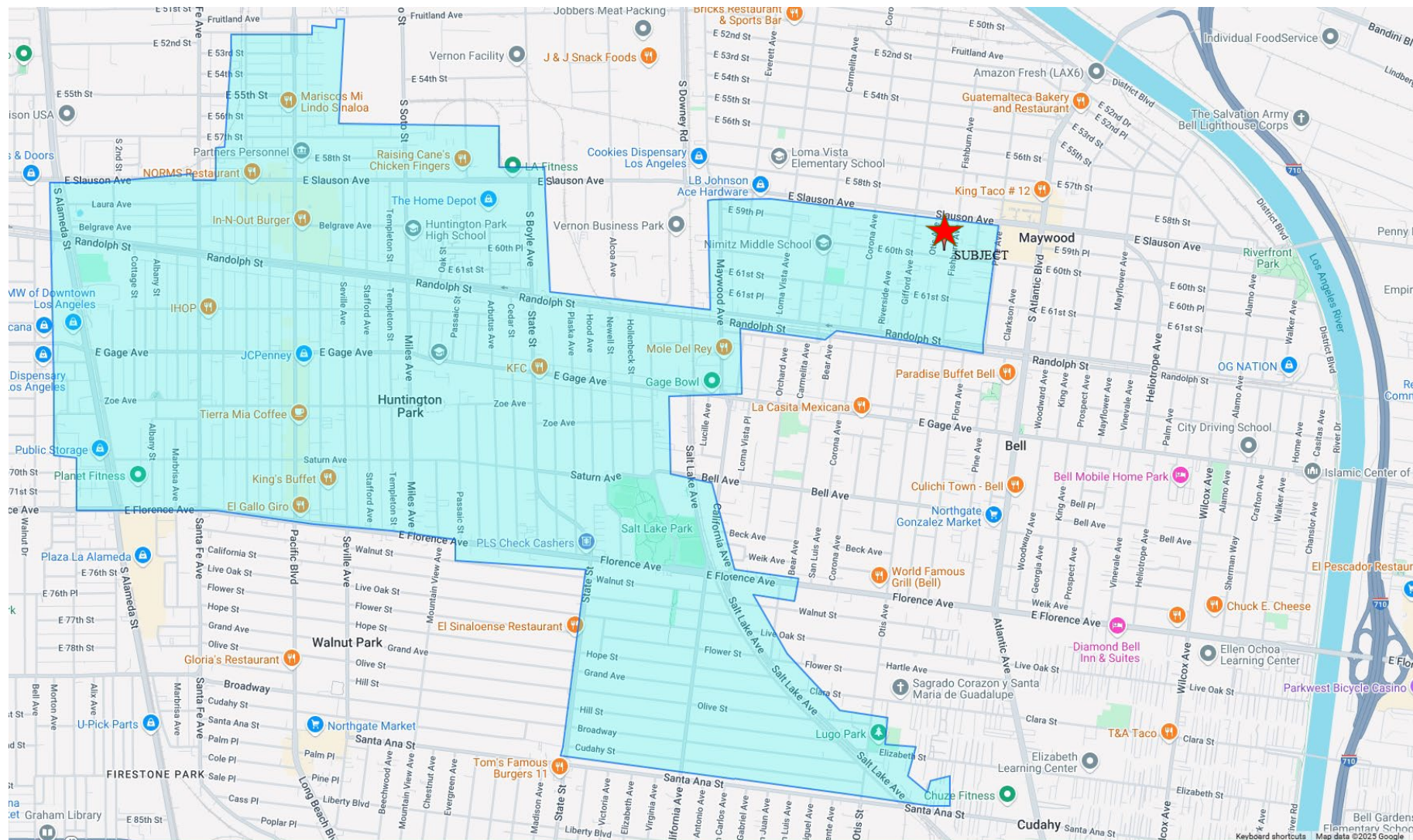
With Huntington Park's strong rental market and proximity to key employment centers, this location continues to attract reliable tenants. Ideally situated with easy access to major freeways (105, 10, and 110), and just minutes away from downtown Los Angeles, East Los Angeles College, and USC Health Sciences Campus, ensuring high rental demand. With spacious units, a prime location, and strong rental demand, 4221 E 60th Street represents an excellent opportunity for investors.



PROPERTY OVERVIEW

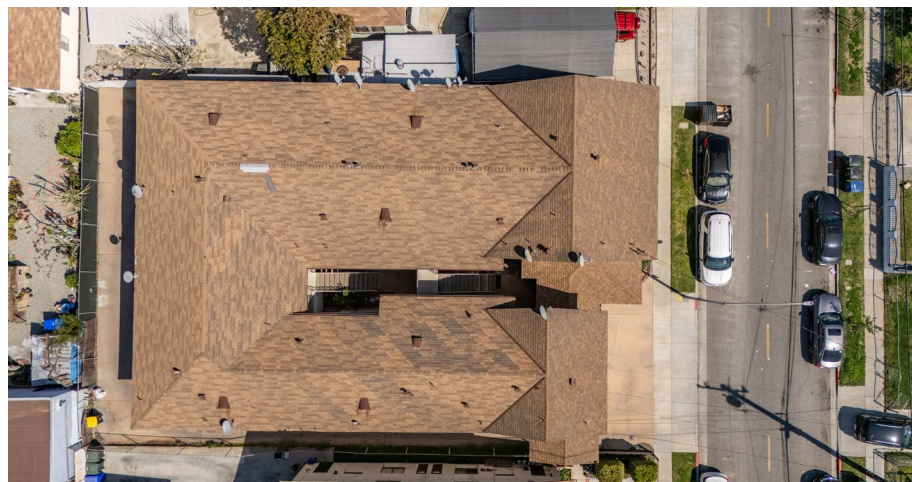
Local Map – Huntington Park

4221 E. 60th Street
HUNTINGTON PARK, CA 90255



PROPERTY PHOTOGRAPHS

4221 E. 60th Street
HUNTINGTON PARK, CA 90255



FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

4221 E. 60th Street
HUNTINGTON PARK, CA 90255

PRICING SUMMARY			
PRICE \$2,450,000			
PROPERTY SUMMARY			
APN	6312-025-005	PARKING	2-Garages & 7-Carports
NUMBER OF UNITS*	9	CURRENT NOI	\$135,858
BUILDING SIZE	8,100	MARKET NOI	\$179,042
LOT SIZE	8,936	CURRENT CAP RATE	5.55%
PRICE PER UNIT	\$272,222	MARKET CAP RATE	7.31%
PRICE PER SF	\$302.47	CURRENT GRM	10.86
YEAR BUILT	1964	MARKET GRM	9.07
ZONING	HPR3YY	OCCUPANCY	100%
FINANCIAL SUMMARY			
LOAN AMOUNT	\$1,298,500	LOAN-TO-VALUE	53%
DOWN PAYMENT	\$1,151,500	AMORTIZATION	30-Year
INTEREST RATE	5.91%	LOAN TERM	5-Year
MONTHLY PAYMENT	\$7,719	PROPOSED/EXISTING	Proposed
ANNUAL PAYMENT	\$92,628	DCR	1.47

FINANCIAL OVERVIEW

4221 E. 60th Street
HUNTINGTON PARK, CA 90255

PRICING SUMMARY

PRICE	\$2,450,000
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PROPERTY SUMMARY & INVESTMENT HIGHLIGHTS

ADDRESS	4221 E. 60 th Street, Huntington Park, CA 90255
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ANNUAL PAYMENT	\$92,628
LOAN-TO-VALUE	53%
AMORTIZATION	30-Year
TERM	5-Year
PROPOSED/EXISTING	Proposed
DEBT CONVERAGE RATIO	1.47

SCHEDULED RENT SUMMARY

Unit Type	No. Of Units	Average Rent	Market Rent
2 Bedroom 1 Bath	8	\$2,024	\$2,450
2 Bedroom 1.5 Bath	1	\$2,350	\$2,650

SCHEDULED RENT SUMMARY

Gross Scheduled Rent Income	Current \$225,624	Market \$270,144
Other Income Laundry	\$262	\$262
Less Vacancy	3%	3%
Gross Operating Income	\$218,855	\$262,040

EXPENSE SUMMARY

Annual Expenses	Per Unit	Current	Market Pro Forma
Real Estate Taxes and Direct Assessment (Est. 1.25%)	\$3,403	\$30,625	\$30,625
Professional Mgmt. (Est. 5%)	\$1,504	\$13,537	\$13,537
Insurance (Est. \$1.50 SF)	\$1,350	\$12,150	\$12,150
Utilities (Actual)	\$1,758	\$15,825	\$15,825
Landscaping (Actual)	\$133	\$1,200	\$1,200
Maintenance / Repairs (Est.)	\$1,000	\$9,000	\$9,000
Pest Control (Actual)	\$73	\$660	\$660
TOTAL EXPENSES		\$82,997	\$82,997
Expense Per Unit	\$9,222		
Expense Per SF	\$10.25		
NET OPERATING INCOME		\$135,858	\$179,042
Pre-Tax Cash Flow		\$43,336	\$86,520
Principal Reduction		\$16,215	\$16,215
TOTAL RETURN BEFORE TAXES		\$59,551	\$102,735

RENT ROLL


4221 E. 60th Street
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UNIT #	UNIT TYPE	ACTUAL RENT	MARKET RENT	LAST RENT INCREASE	NOTES
A	2 Bdrm / 1 Bath	\$2,175	\$2,450	8/1/2024	
B	2 Bdrm / 1 Bath	\$1,980	\$2,450	12/1/2024	
C	2 Bdrm / 1 Bath	\$1,825	\$2,450	11/1/2024	
D	2 Bdrm / 1 Bath	\$2,070	\$2,450	12/1/2024	
E	2 Bdrm / 1 Bath	\$1,950	\$2,450	11/1/2024	
F	2 Bdrm / 1 Bath	\$2,170	\$2,450	2/1/2025	
G	2 Bdrm / 1 Bath	\$2,095	\$2,450	6/1/2024	
H	2 Bdrm / 1 Bath	\$1,925	\$2,450	12/1/2024	
I	2 Bdrm / 1.5 Bath (Townhouse Style)	\$2,350*	\$2,650	1/1/2022	* Est. Rent, Currently Resident Manager Pays \$1,300
MONTHLY TOTALS		\$18,540	\$22,250		
ANNUALIZED TOTALS		\$222,480	\$267,000		

COMPARABLES

SOLD COMPARABLES

4221 E. 60th Street
HUNTINGTON PARK, CA 90255

	Address	Price	Units	Year Built	Building Size	Price/Unit	Price/SF	Cap Rate	GRM	Sale Date
1	6363 Cedar Street Huntington Park, 90255	\$1,880,000	7	1963	6,912	\$268,571	\$272	4.95%	12.15	4/30/24
2	6532 Malabar Street Huntington Park, 90255	\$1,826,000	7	1964	7,132	\$260,857	\$256	4.96%	12.39	8/16/24
3	2755 E. 58 th Street Huntington Park, 90255	\$1,765,000	9	1930	5,864	\$196,111	\$301	5.26%	11.67	4/30/24
	Averages					\$241,856	\$276	5.06%	12.07	
	4221 E. 60th Street Huntington Park, 90255	\$2,450,000	9	1964	8,100	\$272,222	\$302	5.55%	10.86	SUBJECT

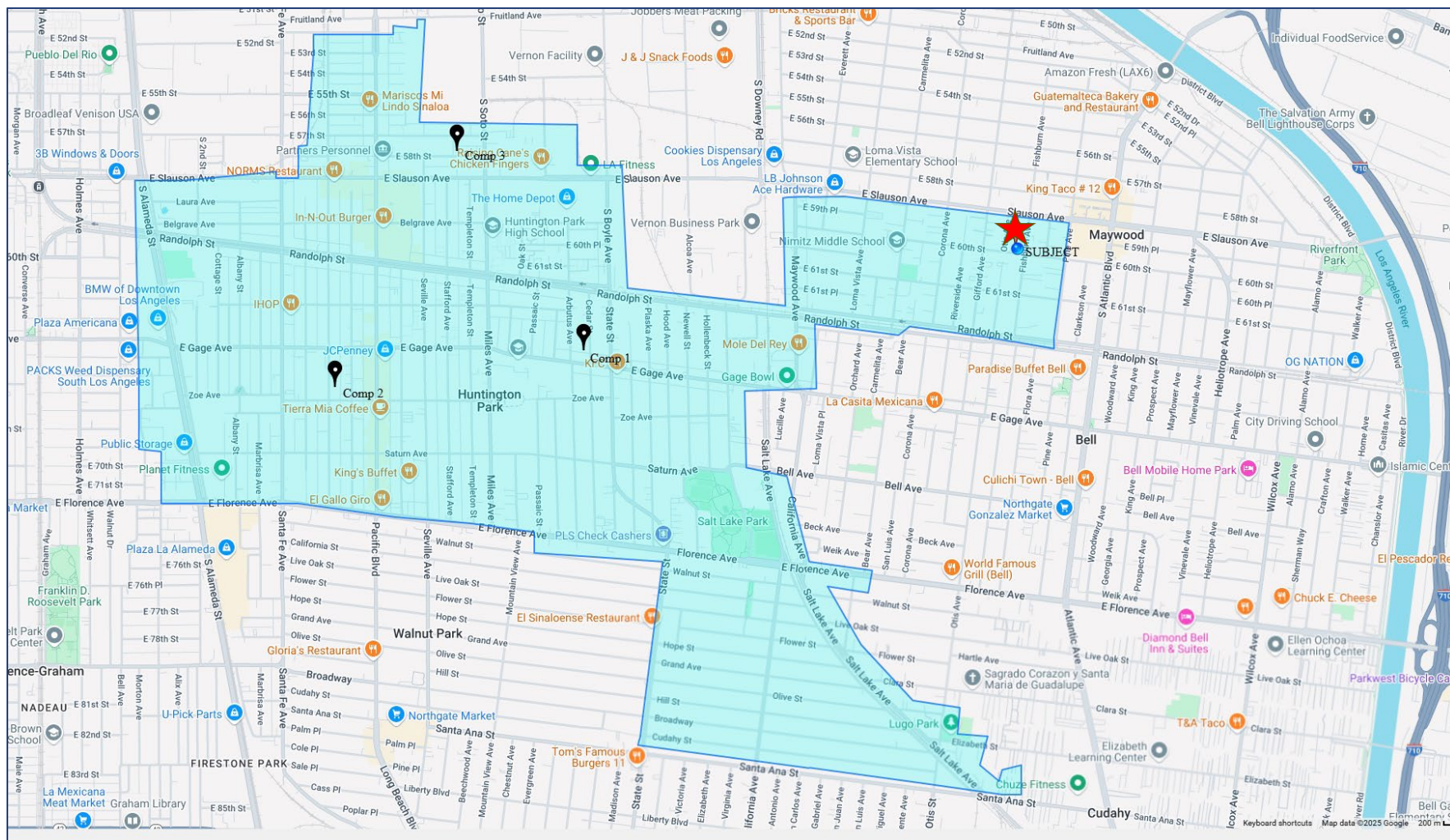
SOLD COMPARABLES

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	SUBJECT PROPERTY	SOLD	SOLD	SOLD
				
	SUBJECT PROPERTY	1	2	3
	4221 E. 60th Street Huntington Park	6363 Cedar Street Huntington Park	6532 Malabar Street Huntington Park	2755 E. 58th Street Huntington Park
# OF UNITS	9	7	7	9
TOTAL SF*	8,100	6,912	7,132	5,864
AVERAGE SF	900	987	1,019	652
YEAR BUILT	1964	1963	1964	1930
SALE DATE	N/A	4/30/2024	8/16/2024	4/30/2024
SALE PRICE	\$2,450,000	\$1,880,000	\$1,826,000	\$1,765,000
PRICE PER UNIT	\$272,222	\$268,571	\$260,857	\$196,111
PRICE PER SF	\$302	\$272	\$256	\$301
NET INCOME	\$135,858	\$93,027	\$90,599	\$92,919
CAP RATE	5.55%	4.95%	4.96%	5.26%
GROSS INCOME	\$225,624	\$154,679	\$147,409	\$151,267
GRM	10.86	12.15	12.39	11.67
AVERAGE RENT	\$2,089	\$1,841	\$1,755	\$1,401
UNIT TYPE	1-2/1.5, 8-2/1	2-2/1.5, 5-2/1	4-3/2, 3-2/1.5	5-2/1, 4-1/1/
	Courtyard style. 1-unit is a two story townhome style 2 bdrm, 1.5 bath. 8 units are 2 bdrm 1 bath. Community laundry. Gated parking and gated entry. 7-covered parking spaces in rear and 2-one car garages at frontage.	2-units are two story townhome style with 1.5 bath. 8-garage parking spaces. Renovations include new roof 2019, new 100 gallon water heater 2019, and new plumbing 1999.	10-covered parking spaces.	

SOLD COMPARABLES MAP

4221 E. 60th Street
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4221 E. 60TH Street

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LOCATION

CITY OVERVIEW



4221 E. 60th Street

HUNTINGTON PARK, CA 90255

City of Huntington Park – “The City of Perfect Balance”

Nestled just five miles south of Downtown Los Angeles, Huntington Park is a vibrant suburb offering the serenity of a residential community paired with the excitement of city living. Huntington Park’s main commercial thoroughfare is Pacific Boulevard, which is bustling with an array of diverse eateries, shops, cafes, theaters, and so much more. Pacific Boulevard exudes an urban vibe, with rows of buildings brimming with historic character in a walkable environment.

Huntington Park affords residents access to year-round outdoor activities, containing more than 31 acres of total park space—including playgrounds, picnic areas, athletic facilities, a skate park, and more. The city’s residential streets tout a wide variety of homes along tranquil tree-lined avenues. Close proximity to the 710, 110, and 105 freeways makes getting around from Huntington Park, also known as “The City of Perfect Balance”.



CITY OVERVIEW

4221 E. 60th Street

HUNTINGTON PARK, CA 90255

County of Los Angeles

The main drivers of successful multi-family investment are strong employment and wage growth. In some locations, supply is also an issue, however in the Los Angeles area, developable residential land is scarce, and new multi-family development is primarily targeted to the high-end of the rental market.

Los Angeles County is the largest regional economy on the West Coast and is one of the most dynamic and diverse economies in the world, with a fast-growing and immense high-tech industry, world leading creative economy, tremendous strength in aerospace and advanced transportation, the nation's largest manufacturing base, the nation's largest international trade industry, and a rapidly increasing amount of venture capital investment in startups.

With over a dozen major industries, the L.A. region is also known for innovation as creative collisions occur where industries overlap, driving new business concepts and entirely new sectors, making L.A. County the creative capital of the nation. All this success can be traced to our highly diverse, skilled workforce and visionaries who are reinventing everything from transit to translational medicine. As venture capitalist Mark Suster said, "What I love about L.A. is it represents the best our country has to offer. Los Angeles is a leader amongst the most cohesive large cities I can think of in the world."

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign, the Getty Center, the Walt Disney Concert Hall, the Hollywood Walk of Fame, Space Shuttle Endeavour at the California Science Center, Universal Studios Hollywood and Griffith Observatory.



DISCLAIMER & CONFIDENTIALITY AGREEMENT

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXCLUSIVELY CO-LISTED AND MARKETING BY



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