

Fourplex In Huntington Park

6200 COTTAGE ST., HUNTINGTON PARK, CA 90255



- APPROXIMATELY 2,328 SF TWO-STORY BUILDING ON 6,219 SF HP-R3 ZONED LOT.
- THIS FOURPLEX CONSISTS OF 4 - 1 BEDROOM / 1BATH UNITS.
- DIRECTLY ACROSS THE STREET FROM LINDA ESPERANZA MARQUEZ HIGH SCHOOL & RAUL R. PEREZ MEMORIAL PARK.
- ON-SITE PARKING IN THE REAR ACCESSIBLE VIA THE ALLEY PLUS AMPLE STREET PARKING.
- LESS THAN 1/2 A MILE FROM "THE FAMOUS" PACIFIC BLVD. IN HUNTINGTON PARK.
- LOCATED JUST SOUTH OF RANDOLPH ST., BETWEEN ALAMEDA ST. & SANTA FE AVE.
- CENTRALLY LOCATED BETWEEN THE 110, 10, 710 & 105 FREEWAYS.
- EXCELLENT DEMOGRAPHICS; JUST UNDER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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6200 COTTAGE ST., HUNTINGTON PARK, CA 90255

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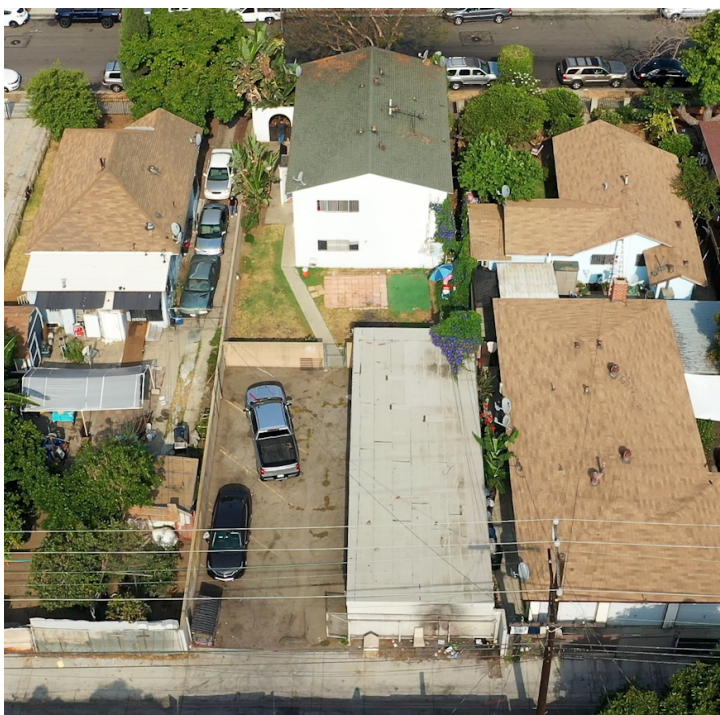
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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 2,328 SF 2-Story Fourplex in the Huntington Park neighborhood of Los Angeles. It sits on 6,219 SF HP-R3 zoned lot.

This 2-story Fourplex consists of (4) 1 bedroom / 1 bath units. Currently 3 out of the 4 units are occupied; one unit is vacant. All existing tenants are currently on a month to month tenancy.

The subject property has a storage & parking area in the rear of the property accessible via the alley, as well as ample street parking. The property may qualify for additional ADU units in the rear.

This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an owner / user looking to move into the vacancy or an investor looking to purchase a multi-family property in a growing area within walking distance to public transportation, parks, and shopping areas.

LOCATION OVERVIEW

The subject property is located within the Huntington Park neighborhood of Los Angeles. It is located just south of Randolph St. between Alameda St. & Santa Fe Ave. It is also less than 1/2 a mile west of "The Famous" Pacific Blvd.

The subject offering sits directly across the street from Linda Esperanza Marquez High School & Raul R. Perez Memorial Park. Other schools in the immediate area include Middleton St Elementary School, Middleton Primary Center, Florence Ave Elementary School and Lillian Street Elementary School, just to name a few.

The site is centrally located between the 110, 10, 710 & 105 Freeways.

It is located in a densely populated area of Los Angeles, with just under 50,000 people residing within a 1-mile radius and over 400,000 reside within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$850,000
Year Built:	1960
SF	2,328
Price / SF:	\$365.12
Lot Size (SF):	6,219
Floors:	2
Zoning:	HP-R3*
APN:	6321-009-010
Current Cap Rate:	1.8%
Proforma Cap Rate:	5.3%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$58,170	\$72,000
TOTALS	\$58,170	\$72,000

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$58,170	\$72,000
Less: Vacancy	(\$18,000)	(\$1,440)
Effective Gross Income	\$40,170	\$70,560
Less: Expenses	(\$24,506)	(\$25,418)
Net Operating Income	\$15,664	\$45,142

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$13,745	\$13,745
Insurance	\$1,471	\$1,471
Electric	\$180	\$180
Water/Sewer	\$1,145	\$1,145
Pest Control	\$680	\$680
Trash	\$3,240	\$3,240
Landscaping	\$840	\$840
Repairs	\$2,000	\$2,000
Management	\$1,205	\$2,117
Total Expenses	\$24,506	\$25,418
Expenses Per RSF	\$10.53	\$10.92

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Rent
A	I+I	575	1/1/03	m-m	\$1,030.00	\$1,500.00
B	I+I	575	8/1/17	m-m	\$1,184.50	\$1,500.00
C	I+I	575	11/28/17	m-m	\$1,133.00	\$1,500.00
D	I+I (Vacant)	575			\$1,500.00	\$1,500.00
Total Square Feet		2,382			\$4,847.50	\$6,000.00

Note:

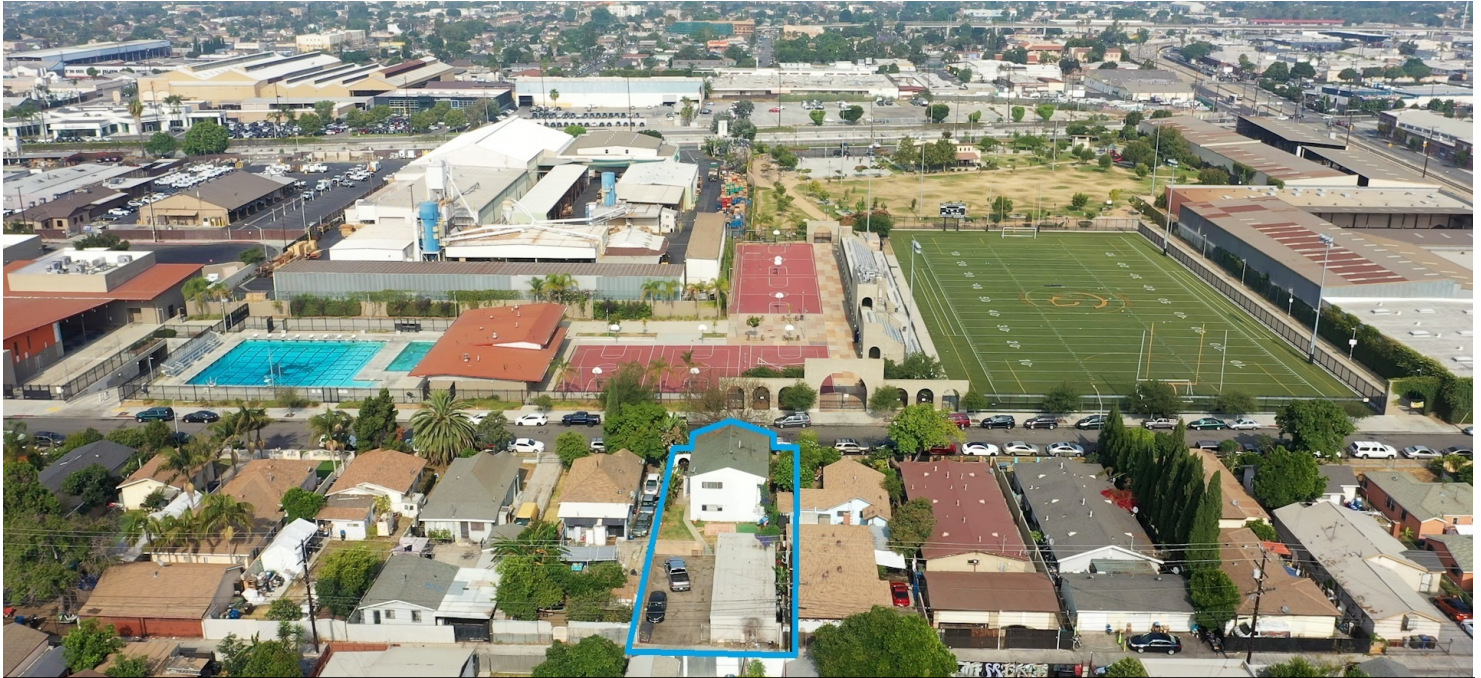
- (i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING.
BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DRIVE BY ONLY****

Additional Photos



Additional Photos



Directly across the street from Linda Esperanza Marquez High School & Raul R. Perez Memorial Park



Southeast of the major signalized intersection of Alameda St. & Randolph St.

Additional Photos

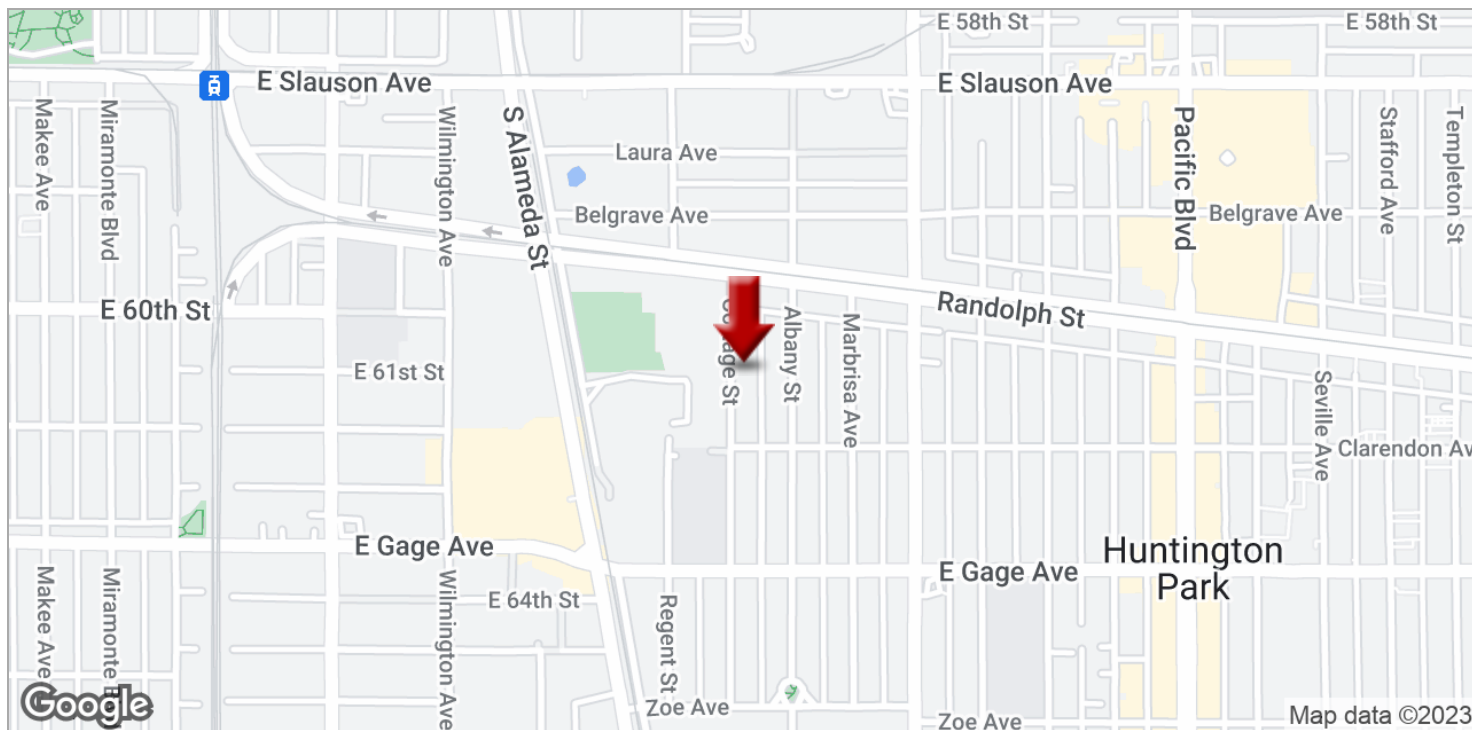


Facing North on Cottage St.

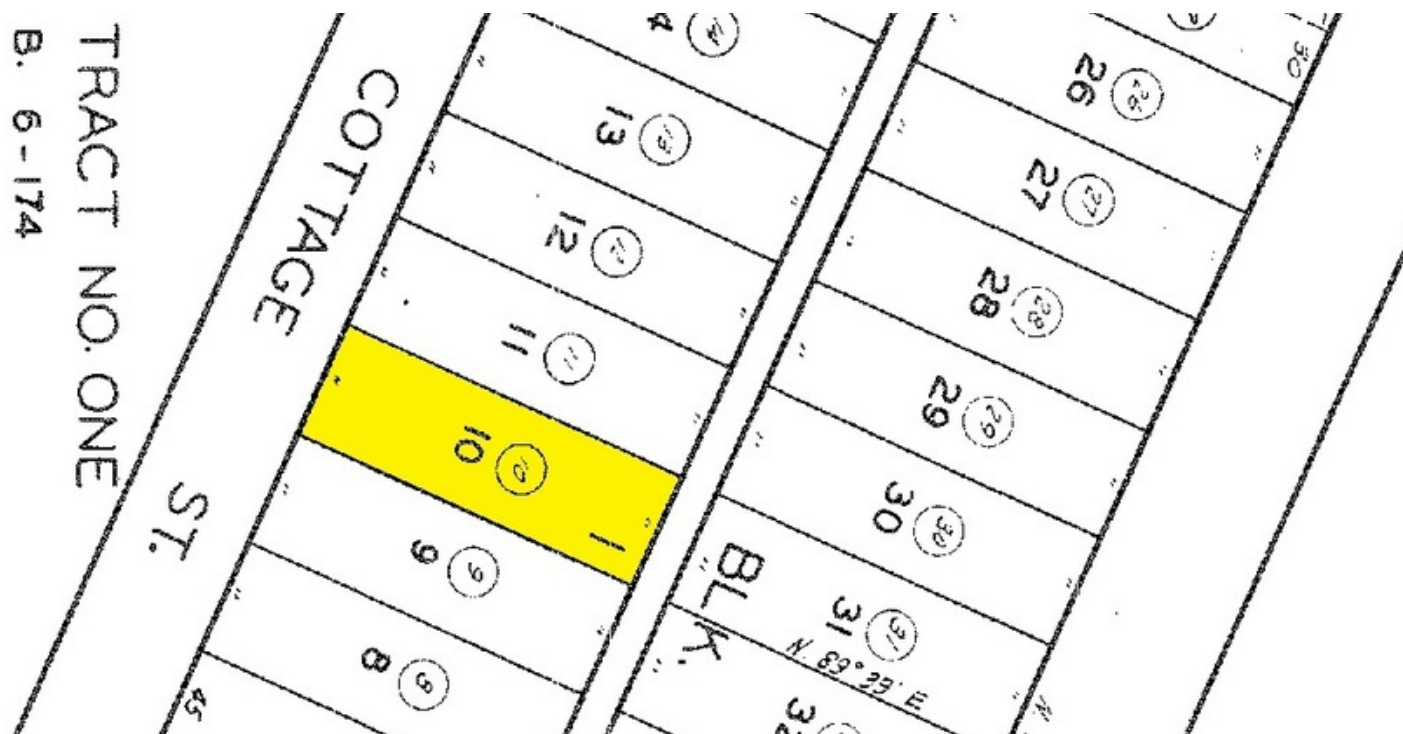
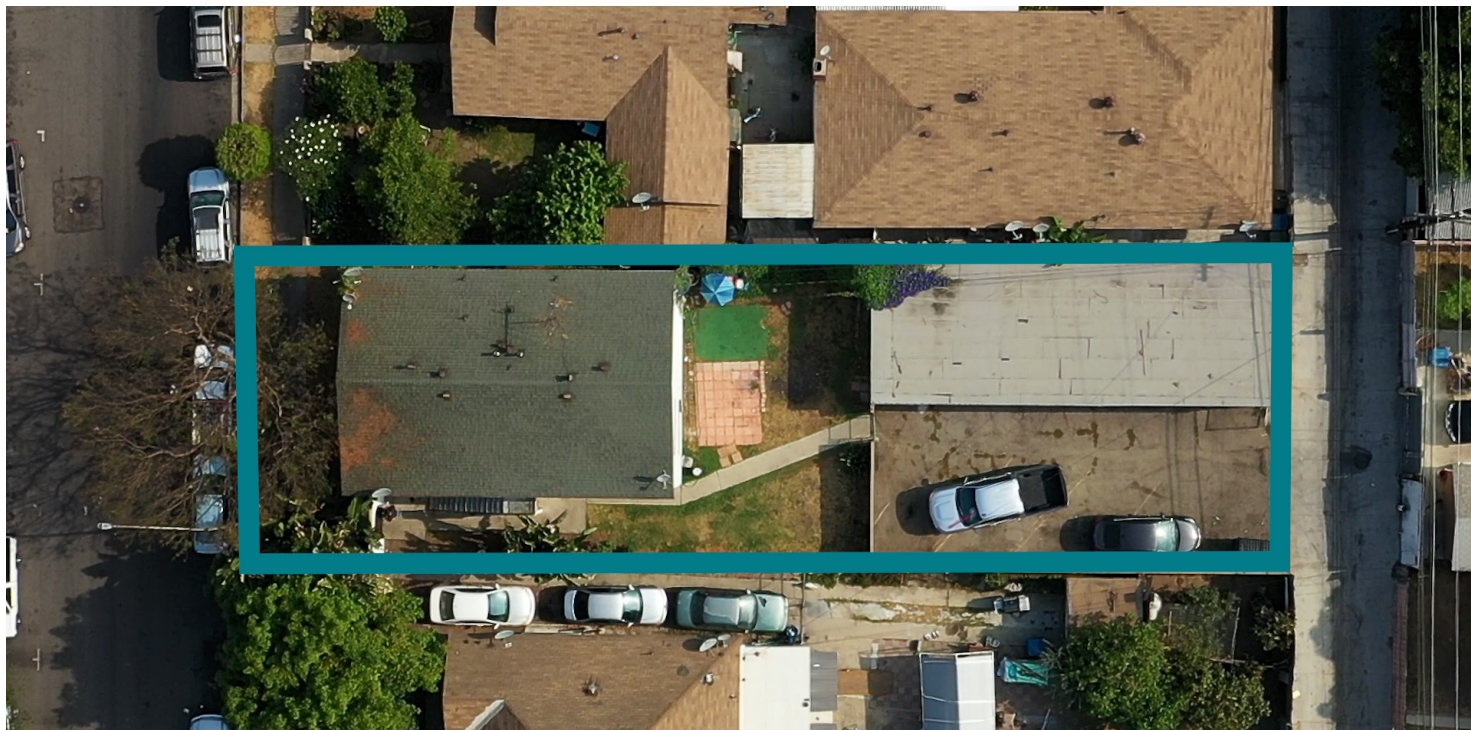


Facing South on Cottage St.

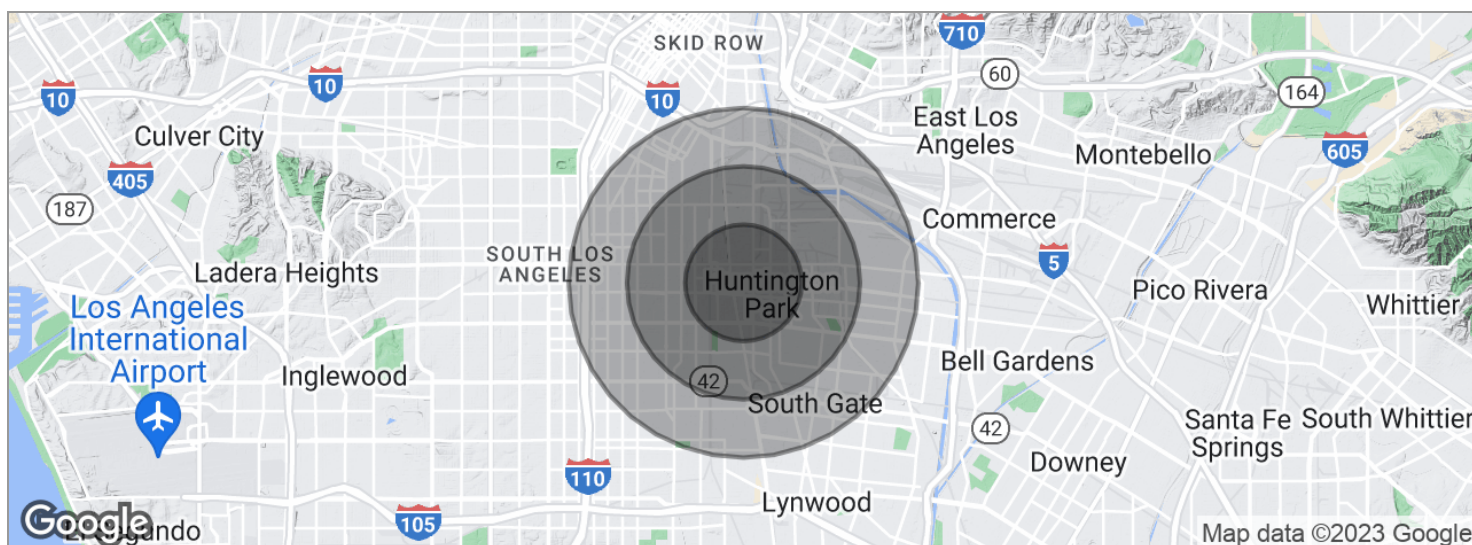
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	44,964	171,629	411,199
Median age	28.5	27.7	27.1
Median age (male)	27.4	26.9	26.1
Median age (Female)	29.2	28.7	28.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,443	40,832	97,661
# of persons per HH	3.9	4.2	4.2
Average HH income	\$41,178	\$43,684	\$43,834
Average house value	\$417,014	\$391,499	\$388,232
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	96.2%	92.9%	89.8%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.8%	55.1%	49.6%
Black	1.9%	5.5%	8.3%
Asian	0.8%	0.5%	0.4%
Hawaiian	0.3%	0.1%	0.1%
American Indian	0.6%	0.3%	0.4%
Other	33.9%	37.5%	40.1%

* Demographic data derived from 2020 ACS - US Census