

**6701 Stafford Ave  
Huntington Park, CA 90255  
The Stafford Avenue Apartments**



**Exclusively Listed By:**

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**REMAX**  
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# The Stafford Avenue Apartments

## Property Profile

Property Address: 6701 Stafford Ave  
Huntington Park, CA 90255

Assessor Parcel #: 6322-014-018

Units: 6

Year Built: 1928 / 1956

Building Size: 5,030

Lot Size: 7,499

Zoning: HPR<sub>4</sub>

Construction: Wood Frame

Roof Type: Composite

Parking: Onsite



## Amenities

### Unit Amenities

- |  |   |                                      |  |
|--|---|--------------------------------------|--|
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Disposal             | <input type="checkbox"/> Central A/C | <input type="checkbox"/> Cable Ready/DSL |
| <input type="checkbox"/> Dishwasher              | <input type="checkbox"/> Washer/Dryer HookUps | <input type="checkbox"/> Wet Bar     | <input type="checkbox"/> Furnished       |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Balcony/Patio        | <input type="checkbox"/> Fireplace   | <input type="checkbox"/> Utilities Paid  |

### Common Area Amenities

- |   |   |                                     |                                   |
|---|---|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Pool           | <input type="checkbox"/> Secured Parking          | <input type="checkbox"/> BBQ Area   | <input type="checkbox"/> Elevator |
| <input type="checkbox"/> Spa            | <input checked="" type="checkbox"/> Secured Entry | <input type="checkbox"/> Playground | <input type="checkbox"/> Sundeck  |
| <input type="checkbox"/> Fitness Center | <input type="checkbox"/> Laundry Room             | <input type="checkbox"/> Clubhouse  | <input type="checkbox"/> Sauna    |

## Investment Highlights

- Prime Huntington Park Location Between Pacific Blvd and Miles Ave
- Huge Units - Over 5,000 Rentable Square Feet
- Well Maintained - Turnkey Asset
- Walking Distance to Shopping and Employment Centers

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# The Stafford Avenue Apartments

## Photos



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## Aerial Map



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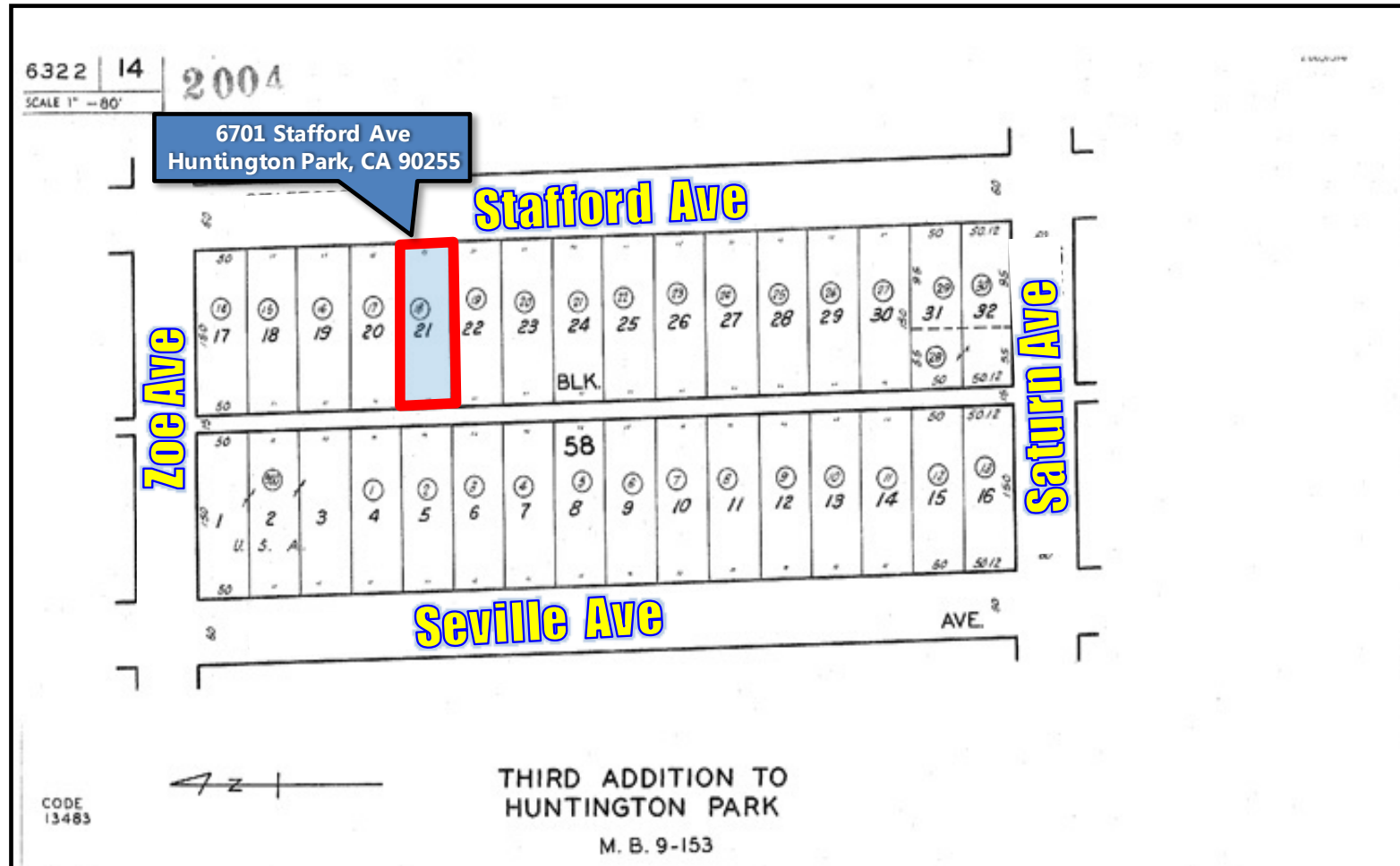
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## Parcel Map



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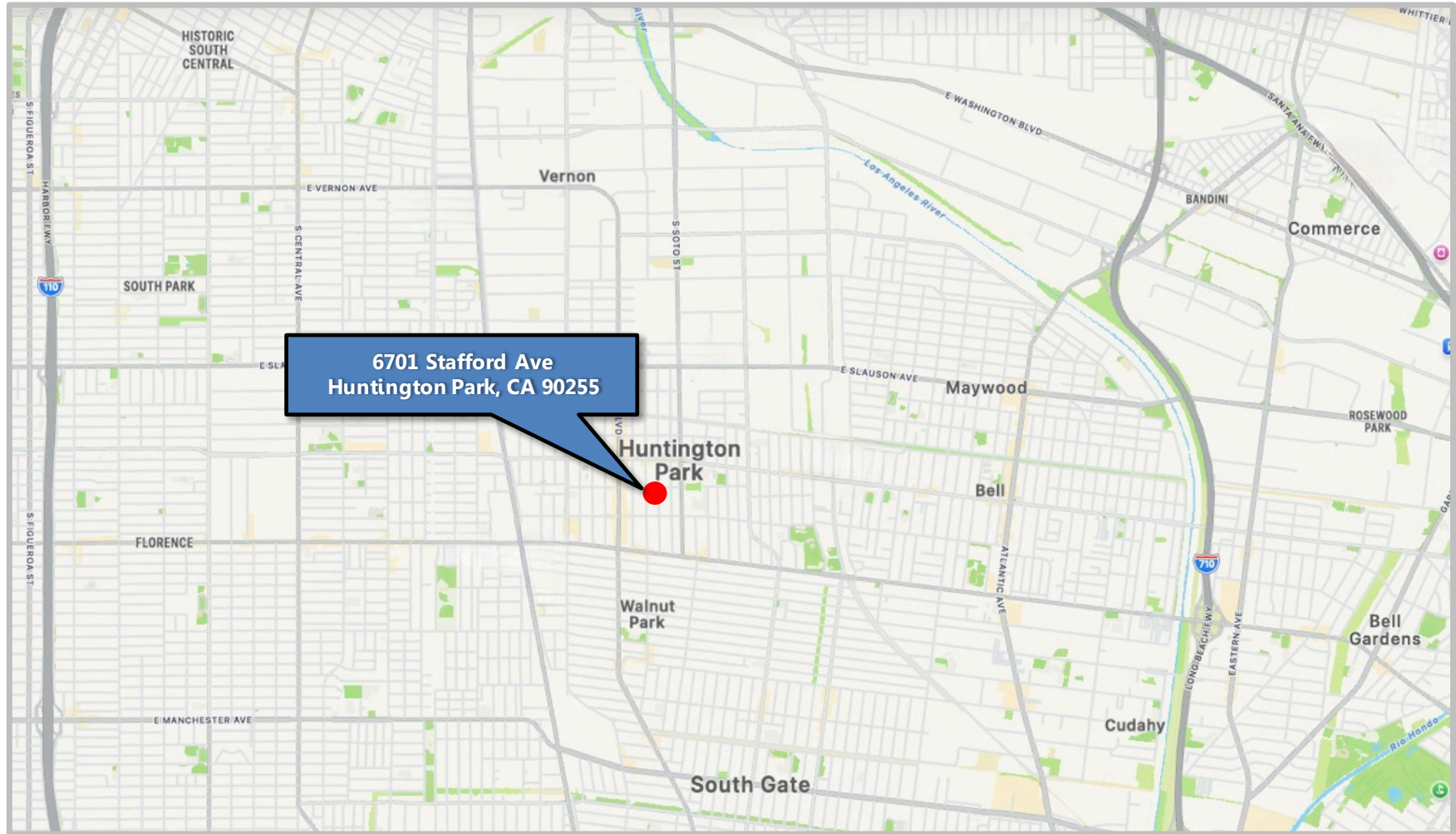
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## Map Overview



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## Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
6701	2 Bedroom + 1 Bathroom	\$2,250	\$2,100
A	2 Bedroom + 1 Bathroom	\$2,245	\$2,100
B	2 Bedroom + 1 Bathroom	\$1,772	\$2,100
C	2 Bedroom + 1 Bathroom	\$1,772	\$2,100
D	1 Bedroom + 1 Bathroom	\$1,300	\$1,850
E	1 Bedroom + 1 Bathroom	\$1,194	\$1,850
<b>TOTALS:</b>		<b>\$10,533</b>	<b>\$12,100</b>

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# The Stafford Avenue Apartments

## Current Income & Expense Analysis

6701 Stafford Ave  
Huntington Park, CA 90255

6	Wood Frame	5,030	7,499	1928 / 1956	HPR4
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
4	2 Bedroom + 1 Bathroom	\$ 1,772 - 2,250	\$ 8,039
2	1 Bedroom + 1 Bathroom	\$ 1,194 - 1,300	\$ 2,494
<b>6</b>			<b>\$ 10,533</b>

### CURRENT ANNUALIZED EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$ 126,396
Vacancy Rate	3%	\$ 3,792
<b>GROSS OPERATING INCOME</b>		<b>\$ 122,604</b>
<b>Expenses</b>		
Property Tax	1.39%	\$ 15,237
Direct Assessments		\$ 2,449
New Insurance Quote		\$ 10,060
Water		\$ 1,976
Electricity		\$ 1,053
Gas		\$ 248
Trash		\$ 3,991
Landscaping/Gardening		\$ 1,200
City Business License		\$ 159
Repairs & Maintenance	5%	\$ 6,130
Reserves for Replacement		\$ 1,200
<b>Total Expenses</b>	35%	<b>\$ 43,702</b>
	Per Unit	\$ 7,284
	Per Foot	\$ 8.69
<b>NET OPERATING INCOME</b>		<b>\$ 78,902</b>

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## Current Pricing Analysis and Opinion of Value

6701 Stafford Ave  
Huntington Park, CA 90255

6	Wood Frame	5,030	7,499	1928 / 1956	HPR <sub>4</sub>
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### CURRENT PRICING AND FINANCING

<b>PRICE</b>			<b>\$ 1,100,000</b>
Down Payment	35%		<b>\$ 385,000</b>
First Trust Deed	65%		\$ 715,000
Interest Rate	FIXED	5.85% APR	FRM 30/5
Term		30 / 5	

### COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

### CURRENT SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 126,396</b>
Less Vacancy	3.0%	\$ 3,792
Gross Operating Income		\$ 122,604
Less Expenses	34.6%	\$ 43,702
<b>NET OPERATING INCOME</b>		<b>\$ 78,902</b>
Less Debt Service		\$ 50,617
<b>PRE-TAX CASH FLOW</b>		<b>\$ 28,285</b>
Return %		7.35%
Gross Rent Multiplier		8.70
Capitalization Rate		7.17%
Price per Square Foot		\$ 218.69
Price per Unit		\$ 183,333

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# The Stafford Avenue Apartments

## Proforma Income & Expense Analysis

6701 Stafford Ave  
Huntington Park, CA 90255

6	Wood Frame	5,030	7,499	1928 / 1956	HPR <sub>4</sub>
No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
4	2 Bedroom + 1 Bathroom	\$ 2,100	\$ 8,400
2	1 Bedroom + 1 Bathroom	\$ 1,850	\$ 3,700
<b>6</b>			<b>\$ 12,100</b>

### PROFORMA ANNUALIZED EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$	<u>145,200</u>
Vacancy Rate	3%	\$	<u>4,356</u>
<b>GROSS OPERATING INCOME</b>		\$	<u>140,844</u>
<b>Expenses</b>			
Property Tax	1.39%	\$	<u>15,237</u>
Direct Assessments		\$	<u>2,449</u>
New Insurance Quote		\$	<u>10,060</u>
Water		\$	<u>1,976</u>
Electricity		\$	<u>1,053</u>
Gas		\$	<u>248</u>
Trash		\$	<u>3,991</u>
Landscaping/Gardening		\$	<u>1,200</u>
City Business License		\$	<u>159</u>
Repairs & Maintenance	5%	\$	<u>7,042</u>
Reserves for Replacement		\$	<u>1,200</u>
<b>Total Expenses</b>	31%	\$	<u><b>44,614</b></u>
	Per Unit	\$	<u>7,436</u>
	Per Foot	\$	<u>8.87</u>
<b>NET OPERATING INCOME</b>		\$	<u><b>96,230</b></u>

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No. Units	Construction	Gross Sq. Ft.	Lot Size Sq. Ft.	Year Built	Zoning

### PROFORMA PRICING AND FINANCING

<b>PRICE</b>			<b>\$ 1,100,000</b>
Down Payment	35%		<b>\$ 385,000</b>
First Trust Deed	65%		<b>\$ 715,000</b>
Interest Rate	FIXED	5.85% APR	<b>FRM 30/5</b>
Term		30 /5	

### COMMENTS

Buyer to obtain a new loan at existing market rates and terms.

### PROFORMA SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 145,200</b>
Less Vacancy	3.0%	<b>\$ 4,356</b>
Gross Operating Income		<b>\$ 140,844</b>
Less Expenses	30.7%	<b>\$ 44,614</b>
<b>NET OPERATING INCOME</b>		<b>\$ 96,230</b>
Less Debt Service		<b>\$ 50,617</b>
<b>PRE-TAX CASH FLOW</b>		<b>\$ 45,613</b>
Return %		<b>11.85%</b>
Gross Rent Multiplier		<b>7.58</b>
Capitalization Rate		<b>8.75%</b>
Price per Square Foot		<b>\$ 218.69</b>
Price per Unit		<b>\$ 183,333</b>

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