

6249 Newell St | Huntington Park, CA 90255  
5 Unit Multifamily Investment



Enrique Viramontes

213.233.4363 | [ev@owncre.com](mailto:ev@owncre.com)

Cal DRE #01372010 | [www.OWNCRE.com](http://www.OWNCRE.com)

# The Newell Apartments

## Property Profile

Property Address:	6249 Newell St Huntington Park, CA 90255
Assessor Parcel #:	6319-016-019
Units:	5
Year Built:	1953
Building Size:	2,162
Lot Size:	5,852
Zoning:	HPR3YY
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



## Investment Highlights

- Single Story Apartment Building with Onsite Parking
- Prime Rental Market in Huntington Park
- Recent Exterior and Interior Renovations
- Unit Mix Comprised of All One Bedroom, One Bath Units

## Investment Summary

Enrique Viramontes, with RE/MAX Commercial and Investment Realty, proudly presents The Newell Apartments, a well-maintained multifamily investment opportunity situated in the thriving city of Huntington Park.

This property is comprised of five one bedroom, one bathroom units, each equipped with an assigned parking space for tenants (4 parking spaces in the rear and the open area in the front is used as an additional parking space). Offered for the first time in over two decades, the property has been meticulously maintained by long-term ownership, with several upgrades completed to preserve the asset and ensure consistent cash flow.

Conveniently located in the central hub of Huntington Park, the property provides exceptional access to major transportation corridors, including the 5, 710, 10, and 110 freeways. The property is situated just minutes from various entertainment and recreational facilities, schools, and nearby medical facilities.

The Newell Apartments present a compelling opportunity for both first-time multifamily investors and experienced investors seeking to expand their portfolios in a high-demand rental market.

# The Newell Apartments

Subject Photos



**REMAX**

COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

Senior Executive Vice President

# The Newell Apartments

Subject Photos



**REMAX**

COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

Senior Executive Vice President

# The Newell Apartments

Subject Photos



**REMAX**

COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

Senior Executive Vice President

# The Newell Apartments

Subject Aerial



**REMAX**

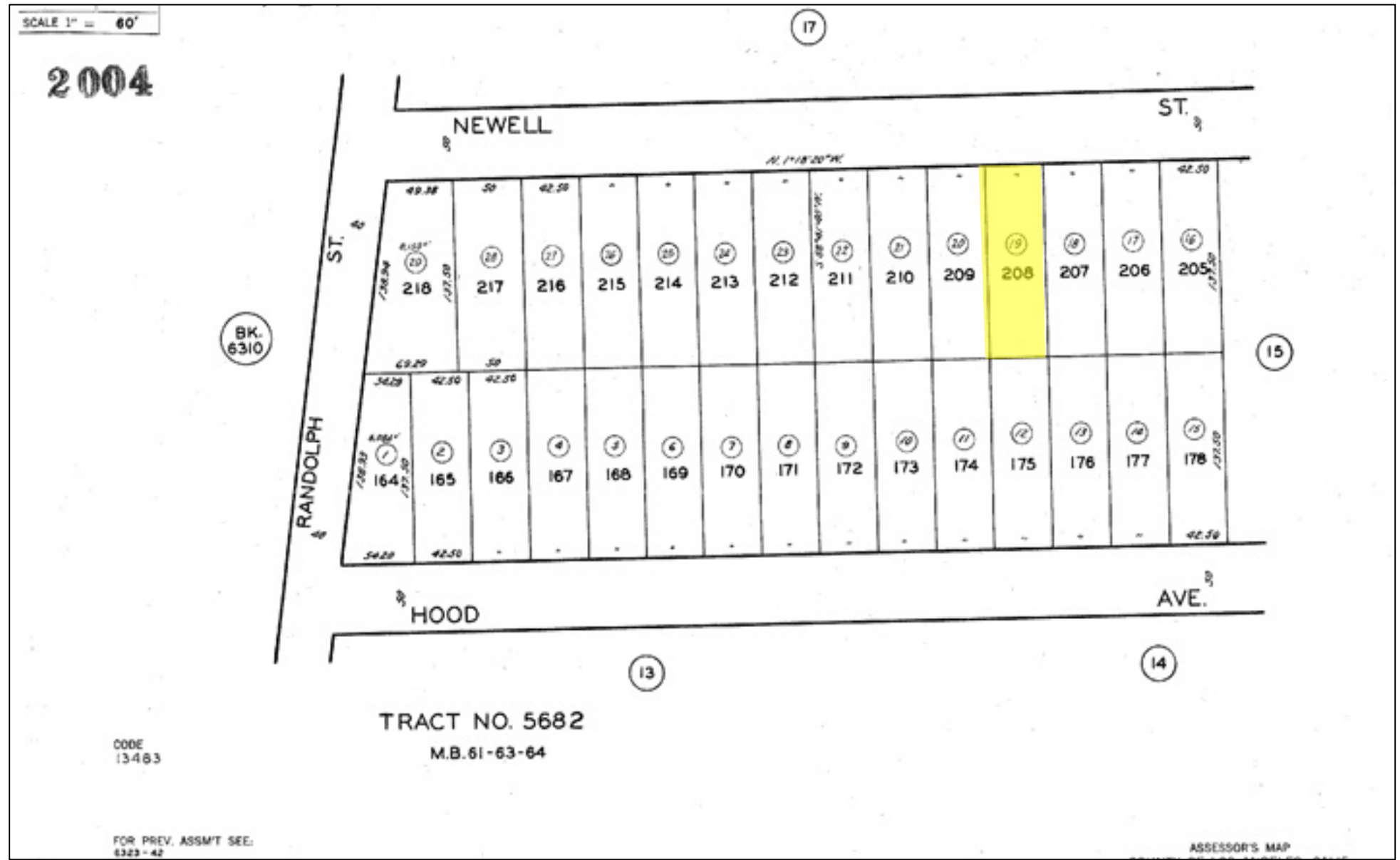
COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

Senior Executive Vice President

# The Newell Apartments

Subject Aerial



# REMAX

COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

Senior Executive Vice President

## The Newell Apartments

### Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1 bd + 1 ba	\$1,320	\$1,795
A	1 bd + 1 ba	\$1,440	\$1,795
B	1 bd + 1 ba	\$1,140	\$1,795
C	1 bd + 1 ba	\$1,556	\$1,795
D	1 bd + 1 ba	\$1,668	\$1,795
<b>TOTAL:</b>		<b>\$7,124</b>	<b>\$8,975</b>

**REMAX**

COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes

Senior Executive Vice President

# 6249 Newell St, Huntington Park, CA 90255

## Combined Financial Analysis



### PRICING ANALYSIS

<b>Price</b>		<b>\$ 910,000</b>
Down	100%	\$ 910,000
Interest Rate		5.85%
Price / Unit		\$ 182,000
Price / Sq Foot		\$ 420.91
<b>GRM</b>		<b>10.64</b>
GRM (Proforma)		8.45
<b>Cap Rate</b>		<b>5.92%</b>
Cap Rate (Proforma)		7.99%

### PROPERTY PROFILE

No. of Units:	5
Year Built:	1953
Square Footage:	2,162
Lot Size:	5,852
Parking:	Onsite
Parcel No.:	6319-016-019

### AGENT CONTACT

#### Enrique Viramontes

Managing Director

DRE Lic. #01372010

213.233.4363 | ev@owncre.com

www.OWNCRE.com



### UNIT MIX & MONTHLY RENT SCHEDULE

No. of Units	Type	Current Range	Current Income	Market	Market Income
5	1 bd + 1 ba	\$ 1,320 - 1,668	\$ 7,124	\$ 1,795	\$ 8,975
<b>Total Scheduled Rent</b>			\$ 7,124		\$ 8,975

### ANNUALIZED INCOME

	Current	Market
<b>Total Scheduled Gross Income</b>	\$ 85,488	\$ 107,700
Vacancy Rate	1.0% \$ 855	3.0% \$ 3,231
<b>Effective Operating Income</b>	\$ 84,633	\$ 104,469

### ANUALIZED EXPENSES

	Current	Market
Property Taxes & D.A.	\$ 14,832	\$ 14,832
Insurance	\$ 3,243	\$ 3,243
Water	\$ 4,424	\$ 4,424
Trash	\$ 2,825	\$ 2,825
Landscaping	\$ 1,200	\$ 1,200
Repairs & Maintenance	5.0% \$ 4,232	5.0% \$ 5,223

<b>Total Expenses</b>	36.3% \$ 30,756	30.4% \$ 31,748
Expenses Per Unit	\$ 6,151	\$ 6,350
Expenses Per Square Foot	\$ 14.23	\$ 14.68

### RETURN

	Current	Market
<b>Net Operating Income</b>	<b>5.92% \$ 53,877</b>	<b>7.99% \$ 72,721</b>

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.