6249 Newell St | Huntington Park, CA 90255

5 Unit Multifamily Investment

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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.

REMAX
COMMERCIAL & INVESTMENT REALTY

Enrique Viramontes
Senior Executive Vice President

6249
PRIVATE PROPERTY
NO TRESPASSING DUMPING
NO PARKING
SLOW DOWN

The Newell Apartments

Subject Photos

Subject Photos

The Newell Apartments

Subject Aerial

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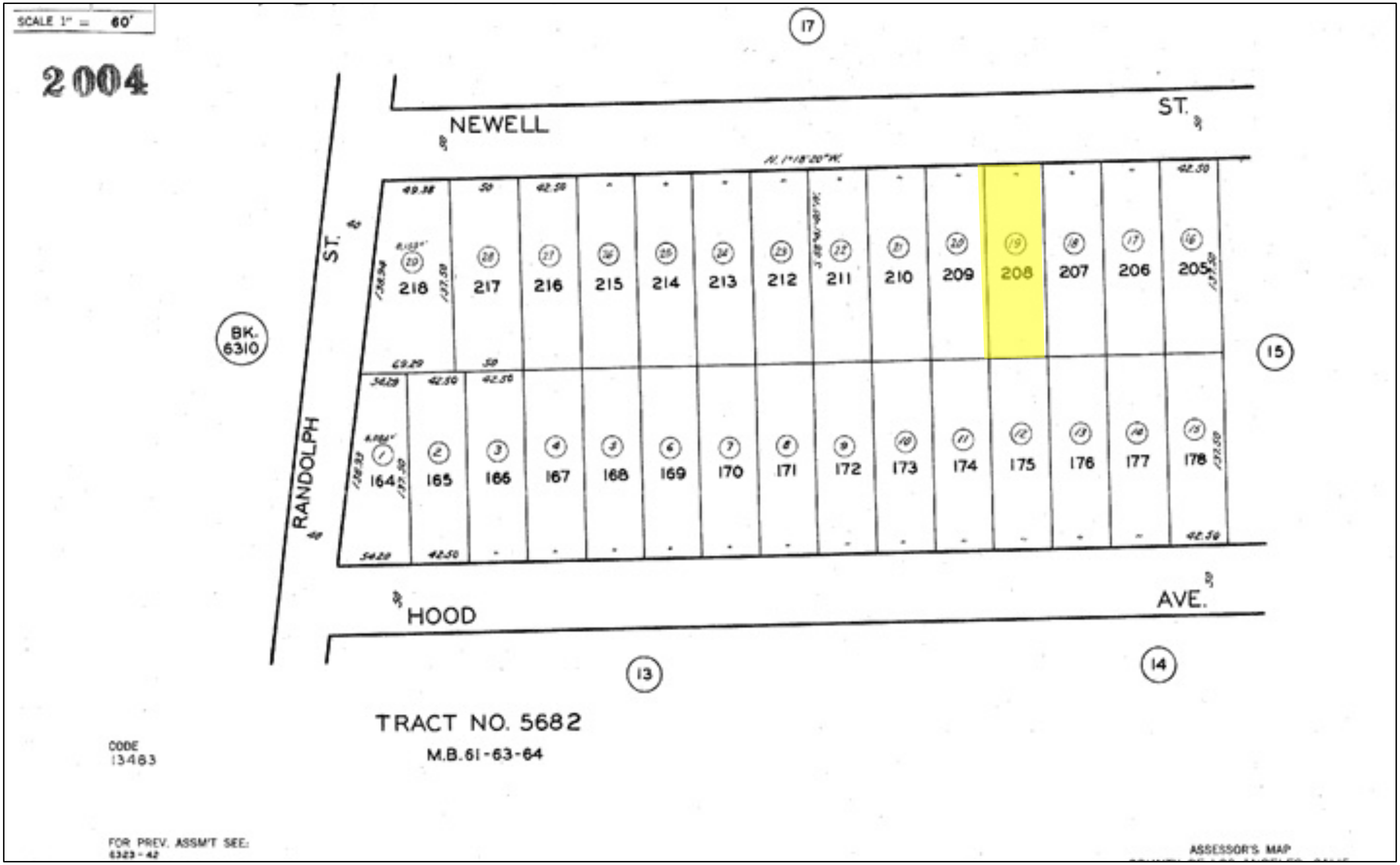
The Newell Apartments

Subject Aerial



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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
	TOTAL:	**$7,124**	**$8,975**

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Combined Financial Analysis

PRICING ANALYSIS

Price		**$**	**869,000**
Down	100%	$	869,000
Price / Unit		$	173,800
Price / Sq Foot		$	401.94
GRM			**10.17**
GRM (Proforma)			8.07
Cap Rate			**6.05%**
Cap Rate (Proforma)			8.20%

PROPERTY PROFILE

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Parcel No.:	6319-016-019

AGENT CONTACT

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REMAX COMMERCIAL & INVESTMENT REALTY

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
Total Scheduled Rent			$ 7,124		$ 8,975

ANNUALIZED INCOME

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

ANUALIZED EXPENSES

		Current		Market
Property Taxes & D.A.		$ 14,264		$ 14,264
Insurance		$ 3,243		$ 3,243
Water		$ 4,424		$ 4,424
Trash		$ 2,825		$ 2,825
Landscaping		$ 1,200		$ 1,200
Repairs & Maintenance	6.0%	$ 5,078	6.0%	$ 6,268
Reserves		$ 1,000		$ 1,000
Total Expenses	37.9%	$ 32,034	31.8%	$ 33,224
Expenses Per Unit		$ 6,407		$ 6,645
Expenses Per Square Foot		$ 14.82		$ 15.37

RETURN

		Current		Market
Net Operating Income	**6.05%**	**$ 52,599**	**8.20%**	**$ 71,245**