OFFERING MEMORANDUM

JANA APARTMENTS & SANTA ANA APARTMENTS

5018 & 5029 Santa Ana St, Cudahy, CA 90201

Marcus & Millichap

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Activity ID #ZAH0100316

Marcus & Millichap

5018 & 5029 SANTA ANA ST

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Marcus & Millichap

5018 & 5029 SANTA ANA ST

BROKER OF RECORD

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License: 01238010

Marcus & Millichap

DISCLAIMER

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5016
LEASING
OFFICE

5018 & 5029 SANTA ANA ST

TABLE OF CONTENTS

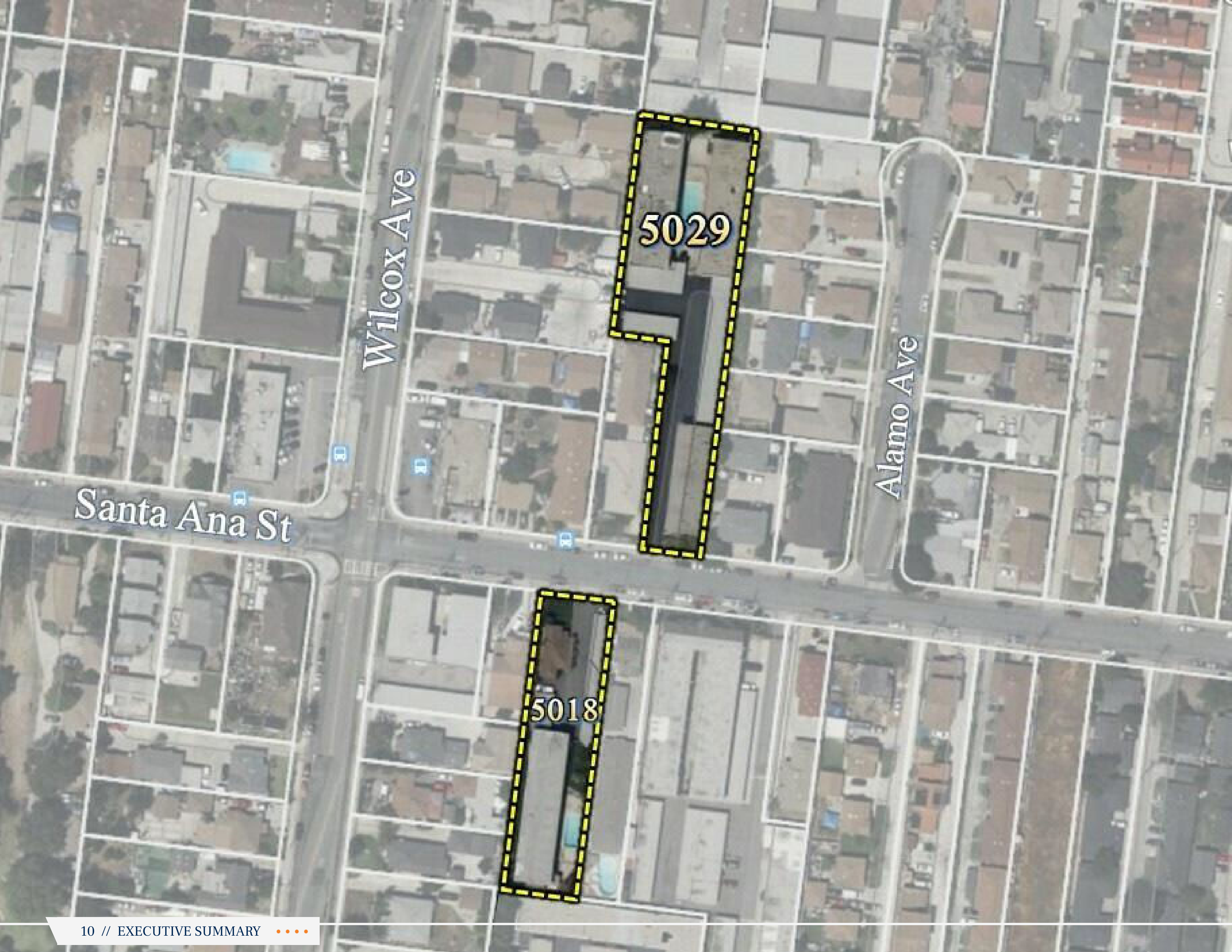
Marcus & Millichap

SECTION 1

01

EXECUTIVE SUMMARY

Marcus & Millichap


Wilcox Ave
5029
Alamo Ave
Santa Ana St
5018

OFFERING SUMMARY

5018 & 5029 SANTA ANA ST

Listing Price	Price/Unit	# of Units
$9,475,000	**$220,349/Unit**	**43**

FINANCIAL

Listing Price	$9,475,000
Down Payment	35% / $3,316,250
NOI	$545,182
Cap Rate	5.75%
Total Return	4.83%
Price/SF	$320.10
Rent/SF (Monthly)	$2.54
Rent/SF (Annually)	$30.47
Price/Unit	$220,349

OPERATIONAL

Rentable SF	29,600 SF
# of Units	43
Lot Size	1.13 Acres (49,397 SF)
Occupancy	97%
Year Built	1962 (SFR 1936)

JANA APARTMENTS & SANTA ANA APARTMENTS

5018 & 5029 Santa Ana St, Cudahy, CA 90201

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the 43 unit multi-family building located at 5018 & 5029 Santa Ana Street in the city of Cudahy. This offering is composed of two separate buildings: the 5029 Santa Ana building (28 units) which is located on the north side of Santa Ana Street, and the 5018 Santa Ana building (15 units) which is located directly across Santa Ana Street on the south side. These buildings have been operated as a single asset for well over 20 years and each building is in very good overall condition offering a turnkey opportunity for an investor.

5029 Santa Ana Street – Jana Apartments

The Jana Apartments is a 28-unit multi-family building built in 1962. The complex is composed of three separate buildings with the “A” building in front and the “B” and “C” buildings in the rear. Each building is a two-story walk-up of wood-frame/stucco construction with flat roofs that were just completely redone in 2025.

All units at the Jana Apartments are 2br/1ba units of approximately 750 SF. Parking is provided with 28 covered carport parking spaces. Gas and electricity are separately metered and water/sewer/trash/pest control is charged back to the tenants through RUBS. Amenities include a swimming pool, a laundry room and A/C.

This building is subject to the city of Cudahy rent control although current rents have a great deal of upside potential as units turn. There are units in the complex with two-bedroom rents as low as $1,600 per month and the average rent stands at only $1,847 per month.

5018 Santa Ana Street – Santa Ana Apartments

The Santa Ana Apartments is a 15-unit multi-family building built in 1962. The complex is composed of a single story detached single family home (built in 1936) along with a 14-unit building. The 14-unit portion of the property is a two-story walk-up with flat roofs that were just completely redone in 2026.

The unit mix at the Santa Ana Apartments is a 2br/1ba detached single family home of approximately 900 SF and 14 1br/1ba units of approximately 550 SF. Parking is provided with 15 covered carport parking spaces and a single open space. Gas and electricity are separately metered and water/sewer/trash/pest control is charged back to the tenants through RUBS. Amenities include a swimming pool, a laundry room and air conditioning.

This building is subject to the city of Cudahy rent control although current rents have a great deal of upside potential as units turn. There are one-bedroom units in the complex with rents as low as $1,400 per month and the average rent stands at only $1,547 per month.

INVESTMENT HIGHLIGHTS

Jana Apartments is a 28-Unit Building and the Santa Ana Apartments is a 15-Unit Building

Buildings are located across the street from each other and are operated as a single asset

Very Well Managed and Maintained Property provides a Turnkey Opportunity

Well Balanced Unit Mix of 14 One-Bedrooms, 28 Two-Bedrooms, and a Two-Bedroom SFR

All Building Roofs Were Recently Replaced in 2025/2026

JANA APARTMENTS & SANTA ANA APARTMENTS

JANA APARTMENTS - 5029 SANTA ANA ST

JANA APARTMENTS & SANTA ANA APARTMENTS

SANTA ANA APARTMENTS - 5018 SANTA ANA ST

SECTION 2

02

PROPERTY INFORMATION

JANA APARTMENTS & SANTA ANA APARTMENTS

PROPERTY DETAILS

SITE DESCRIPTION

Number of Units	43
Number of Buildings (5029 Santa Ana)	3
Number of Buildings (5018 Santa Ana)	2
Unit Mix	14 1BR/1BA, 1 2BR SFR, 28 2BR/2BA
Year Built	1962 (SFR 1936)
Floors	2 Floors (SFR is Single Story)
Rentable SF	29,600 SF
Lot Size	49,397 SF (1.14 Acres)

PARKING

Parking Spaces (5029 Santa Ana)	28 Carports
Parking Spaces (5018 Santa Ana)	15 Carports/1 Open Space
Overall Parking Ratio	1.02 spaces/unit

CONSTRUCTION

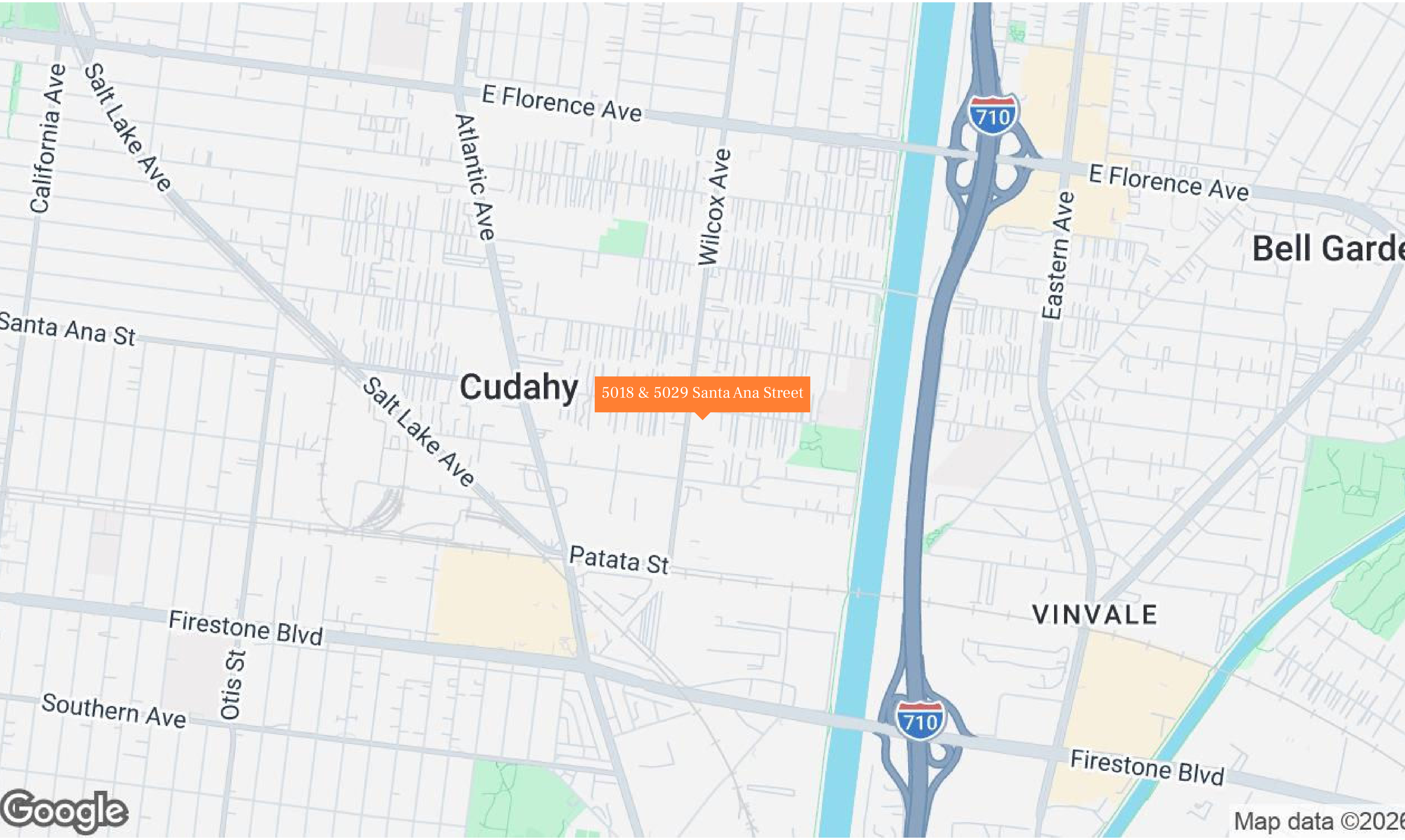
Framing	Woodframe
Exterior	Stucco
Roof	Flat Roof (New Roofs 2025/2026)
Plumbing	Mixture of Galvanized and Copper
Foundation	Slab
Utilities	Separately Metered for Gas/Electric
RUBS (Tenants Billed)	Water/Sewer/Trash/Pest Control
Hot Water Heaters (5029 Santa Ana)	Two (1 for the A Bldg, 1 for the B/C Bldgs)
Hot Water Heaters (5018 Santa Ana)	Two (1 for the SFR, 1 for the Apt Bldg)

AMENITIES

Laundry Rooms	Two - 1 for Each Building
Swimming Pools	Two - 1 for Each Building

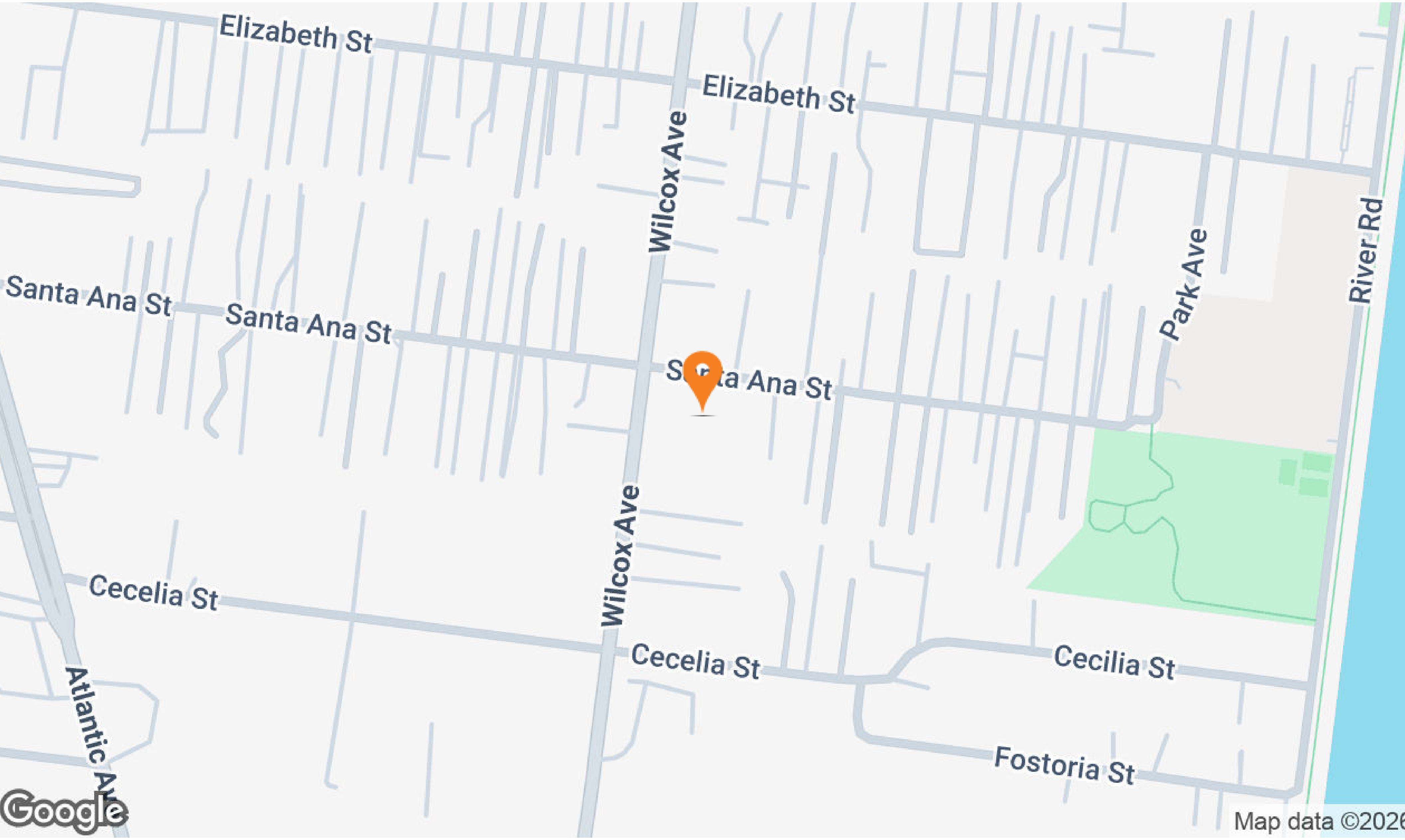
JANA APARTMENTS & SANTA ANA APARTMENTS

REGIONAL MAP



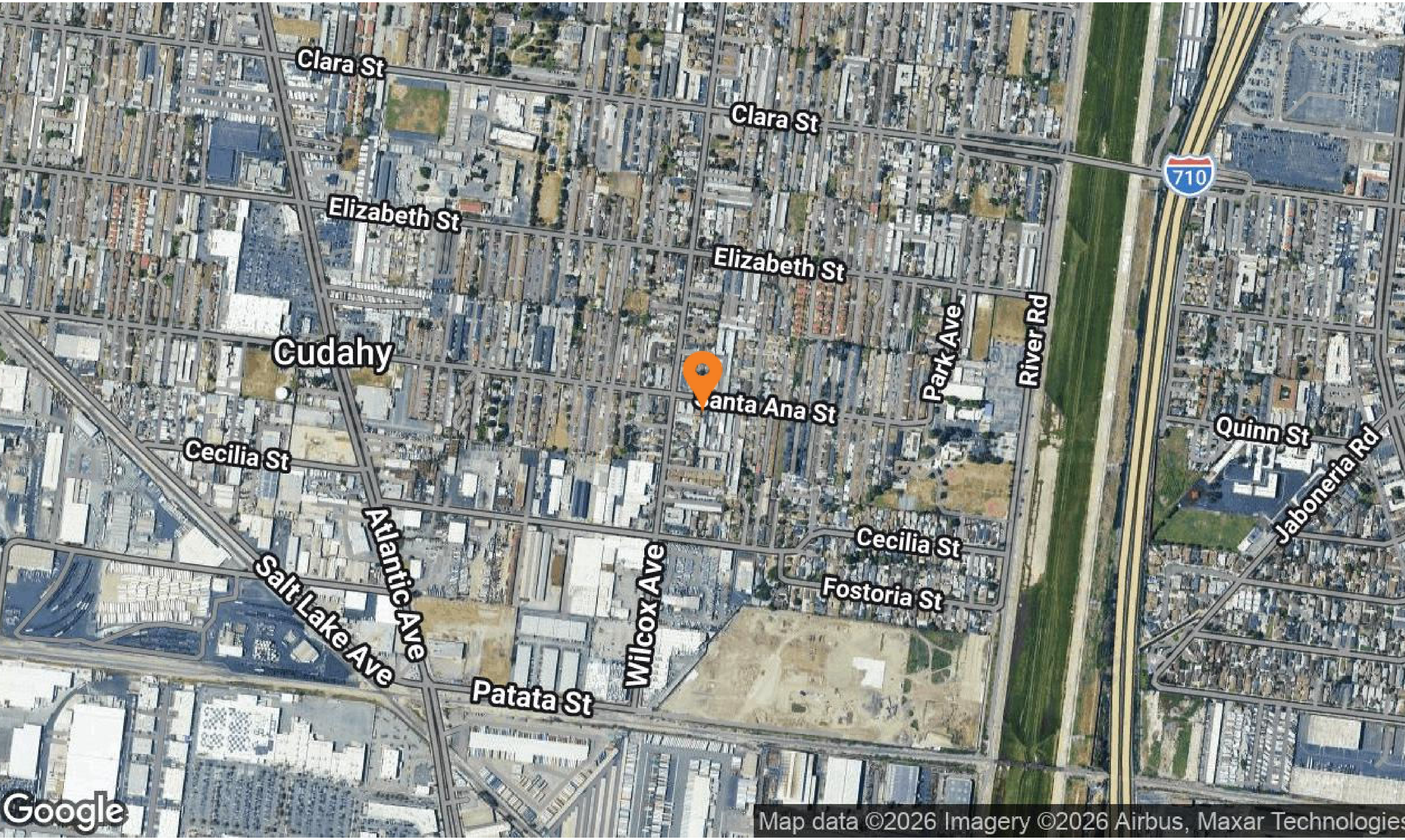
JANA APARTMENTS & SANTA ANA APARTMENTS

LOCAL MAP



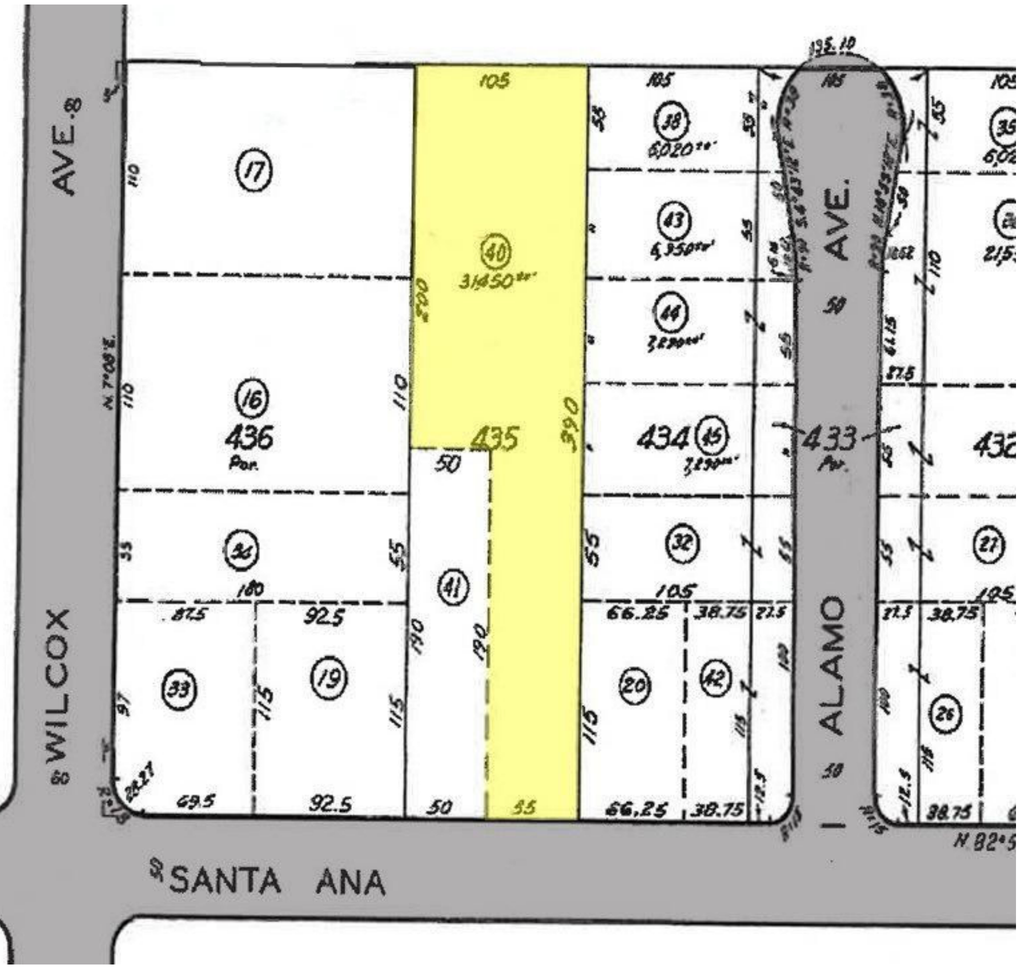
JANA APARTMENTS & SANTA ANA APARTMENTS

AERIAL MAP

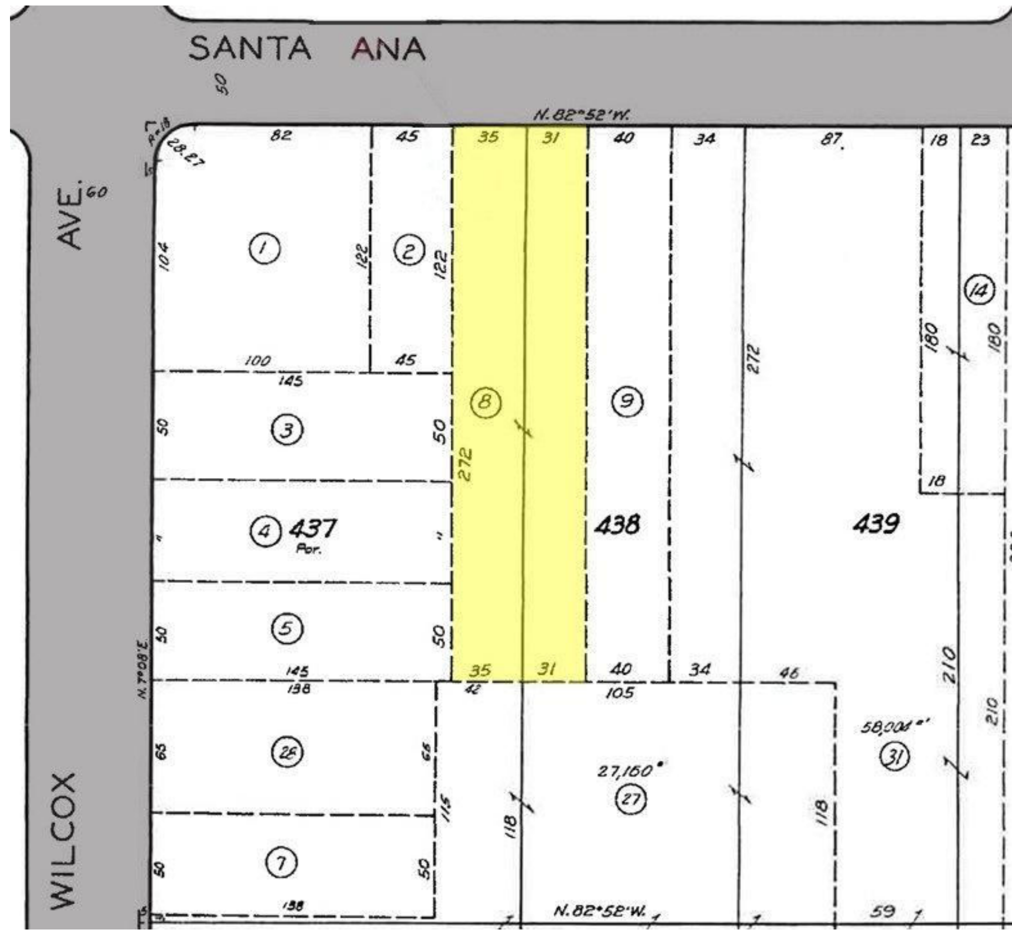


JANA APARTMENTS & SANTA ANA APARTMENTS

PARCEL MAPS



Parcel Map for 5029 Santa Ana Street



Parcel Map for 5018 Santa Ana Street

03

SECTION 3

FINANCIAL ANALYSIS

Marcus & Millichap


5029
SANTA ANA
JANA
APARTMENTS
323-773-3674
5029
MAIN STREET

JANA APARTMENTS & SANTA ANA APARTMENTS

RENT ROLL

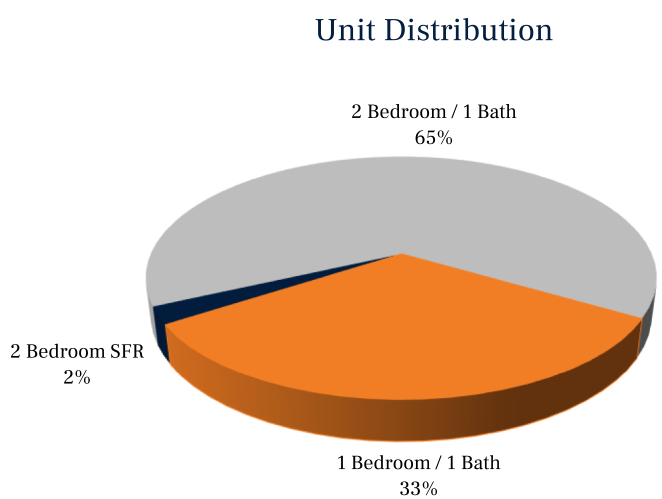
As of July,2026

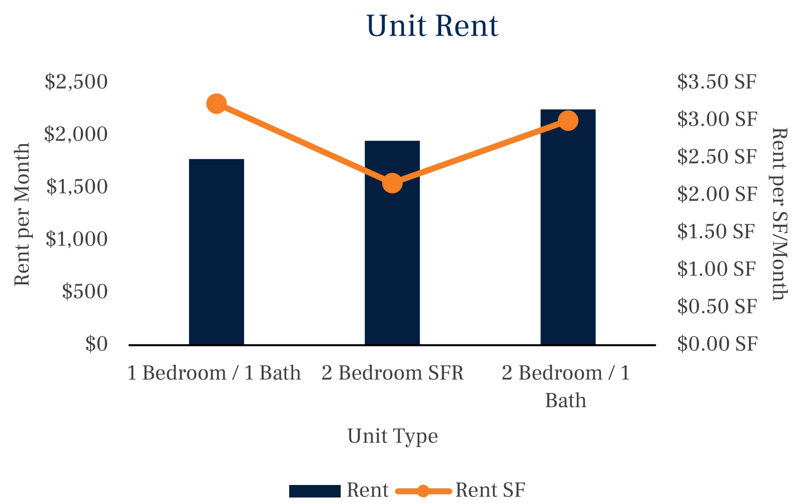
UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
5018 #1	1 Bedroom / 1 Bath	550	$1,400	$2.55	$1,775	$3.23
5018 #2	1 Bedroom / 1 Bath	550	$1,450	$2.64	$1,775	$3.23
5018 #3	1 Bedroom / 1 Bath	550	$1,775	$3.23	$1,775	$3.23
5018 #4	1 Bedroom / 1 Bath	550	$1,400	$2.55	$1,775	$3.23
5018 #5	1 Bedroom / 1 Bath	550	$1,775	$3.23	$1,775	$3.23
5018 #6	1 Bedroom / 1 Bath	550	$1,755	$3.19	$1,775	$3.23
5018 #7	1 Bedroom / 1 Bath	550	$1,400	$2.55	$1,775	$3.23
5018 #8	1 Bedroom / 1 Bath	550	$1,775	$3.23	$1,775	$3.23
5018 #9	1 Bedroom / 1 Bath	550	$1,425	$2.59	$1,775	$3.23
5018 #10	1 Bedroom / 1 Bath	550	$1,455	$2.65	$1,775	$3.23
5018 #11	1 Bedroom / 1 Bath	550	$1,400	$2.55	$1,775	$3.23
5018 #12	1 Bedroom / 1 Bath	550	$1,480	$2.69	$1,775	$3.23
5018 #14	1 Bedroom / 1 Bath	550	$1,775	$3.23	$1,775	$3.23
5018 #15	1 Bedroom / 1 Bath	550	$1,400	$2.55	$1,775	$3.23
5018 #16	2 Bedroom SFR	900	$1,775	$1.97	$1,950	$2.17
5029 #1	2 Bedroom / 1 Bath	750	$1,835	$2.45	$2,250	$3.00
5029 #2	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #3	2 Bedroom / 1 Bath	750	$1,630	$2.17	$2,250	$3.00
5029 #4	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #5	2 Bedroom / 1 Bath	750	$2,240	$2.99	$2,250	$3.00
5029 #6	2 Bedroom / 1 Bath	750	$1,715	$2.29	$2,250	$3.00
5029 #7	2 Bedroom / 1 Bath	750	$1,660	$2.21	$2,250	$3.00
5029 #8	2 Bedroom / 1 Bath	750	$2,210	$2.95	$2,250	$3.00
5029 #9	2 Bedroom / 1 Bath	750	$2,200	$2.93	$2,250	$3.00
5029 #10	2 Bedroom / 1 Bath	750	$1,860	$2.48	$2,250	$3.00
5029 #11	2 Bedroom / 1 Bath	750	$1,630	$2.17	$2,250	$3.00
5029 #12	2 Bedroom / 1 Bath	750	$1,835	$2.45	$2,250	$3.00
5029 #13	2 Bedroom / 1 Bath	750	$2,210	$2.95	$2,250	$3.00
5029 #14	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #15	2 Bedroom / 1 Bath	750	$1,660	$2.21	$2,250	$3.00
5029 #16	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #17	2 Bedroom / 1 Bath	750	$2,215	$2.95	$2,250	$3.00
5029 #18	2 Bedroom / 1 Bath	750	$1,715	$2.29	$2,250	$3.00
5029 #19	2 Bedroom / 1 Bath	750	$1,965	$2.62	$2,250	$3.00
5029 #20	2 Bedroom / 1 Bath	750	$1,630	$2.17	$2,250	$3.00
5029 #21	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #22	2 Bedroom / 1 Bath	750	$1,860	$2.48	$2,250	$3.00
5029 #23	2 Bedroom / 1 Bath	750	$1,835	$2.45	$2,250	$3.00
5029 #24	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #25	2 Bedroom / 1 Bath	750	$1,600	$2.13	$2,250	$3.00
5029 #26	2 Bedroom / 1 Bath	750	$2,210	$2.95	$2,250	$3.00
5029 #27	2 Bedroom / 1 Bath	750	$2,215	$2.95	$2,250	$3.00
5029 #28	2 Bedroom / 1 Bath	750	$2,200	$2.93	$2,250	$3.00
Total		29,600	$75,170	$2.54	$89,800	$3.03

JANA APARTMENTS & SANTA ANA APARTMENTS

RENT ROLL SUMMARY

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED AVERAGE RENT	SCHEDULED AVERAGE RENT / SF	SCHEDULED MONTHLY INCOME	POTENTIAL AVERAGE RENT	POTENTIAL AVERAGE RENT / SF	POTENTIAL MONTHLY INCOME
1 Bedroom / 1 Bath	14	550	$1,400 - $1,775	$1,548	$2.81	$21,665	$1,775	$3.23	$24,850
2 Bedroom SFR	1	900	$1,775 - $1,775	$1,775	$1.97	$1,775	$1,950	$2.17	$1,950
2 Bedroom / 1 Bath	28	750	$1,600 - $2,240	$1,848	$2.46	$51,730	$2,250	$3.00	$63,000
TOTALS/WEIGHTED AVERAGE!	43	688		$1,748	$2.54	$75,170	$2,088	$3.03	$89,800
GROSS ANNUALIZED RENTS				$902,040			$1,077,600		





JANA APARTMENTS & SANTA ANA APARTMENTS

OPERATING STATEMENT

INCOME	Current		Market		NOTES	PER UNIT	PER SF
Rental Income							
Gross Scheduled Rent	902,040		1,077,600			25,060	36.41
TOTAL VACANCY	($27,061)	3.0%	($32,328)	3.0%		($752)	($1)
Effective Rental Income	874,979		1,045,272			24,309	35.31
Other Income							
Laundry Income	10,620		10,620			247	0.36
RUBS/Pet Rent	13,428		13,428			312	0.45
TOTAL OTHER INCOME	$24,048		$24,048			$559	$0.81
EFFECTIVE GROSS INCOME	$899,027		$1,069,320			$24,868	$36.13

EXPENSES	Current	Market	NOTES	PER UNIT	PER SF
Real Estate Taxes	123,175	123,175		2,865	4.16
Insurance	36,352	36,352		845	1.23
Utilities - Gas/Electric	28,744	28,744		668	0.97
Utilities - Water/Sewer	16,530	16,530		384	0.56
Trash Removal	24,721	24,721		575	0.84
Repairs & Maintenance	46,304	46,304		1,077	1.56
On Site Management	12,000	12,000		279	0.41
Off Site Management	37,043	37,043		861	1.25
Landscaping/Pest	6,000	6,000		140	0.20
Pool Service	9,600	9,600		223	0.32
RUBS Service Fees	2,626	2,626		61	0.09
Miscellaneous/Reserves	10,750	10,750		250	0.36
TOTAL EXPENSES	$353,845	$353,845		$8,229	$11.95
EXPENSES AS % OF EGI	39.4%	33.1%			
NET OPERATING INCOME	$545,182	$715,475		$16,639	$24.17

JANA APARTMENTS & SANTA ANA APARTMENTS

FINANCIAL DETAILS

SUMMARY		
Price	$9,475,000	
Down Payment	$3,316,250	35%
Number of Units	43	
Price Per Unit	$220,349	
Price Per SqFt	$320.10	
Rentable SqFt	29,600	
Lot Size	1.13 Acres	
Approx. Year Built	1962	

RETURNS	Current	Market	
CAP Rate	5.75%	7.55%	0.00%
GRM	10.50	8.79	
Cash-on-Cash	4.83%	9.97%	
Debt Coverage Ratio	1.42	1.86	

FINANCING	1st Loan
Loan Amount	$6,158,750
Loan Type	New
Interest Rate	6.25%
Amortization	30 Years
Year Due	2046

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
14	1 Bedroom / 1 Bath	550	$1,548	$1,775
1	2 Bedroom SFR	900	$1,775	$1,950
28	2 Bedroom / 1 Bath	750	$1,848	$2,250

OPERATING DATA

INCOME		Current		Market
Gross Scheduled Rent		$902,040		$1,077,600
Less: Vacancy/Deductions	3.0%	$27,061	3.0%	$32,328
Total Effective Rental Income		$874,979		$1,045,272
Other Income		$24,048		$24,048
Effective Gross Income		$899,027		$1,069,320
Less: Expenses	39.4%	$353,845	33.1%	$353,845
Net Operating Income		$545,182		$715,475
Cash Flow		$545,182		$715,475
Debt Service		$384,922		$384,922
Net Cash Flow After Debt Servic(	4.83%	$160,260	9.97%	$330,553
Principal Reduction		$0		$0
TOTAL RETURN	4.83%	$160,260	9.97%	$330,553

EXPENSES	Current	Market
Real Estate Taxes	$123,175	$123,175
Insurance	$36,352	$36,352
Utilities - Gas/Electric	$28,744	$28,744
Utilities - Water/Sewer	$16,530	$16,530
Trash Removal	$24,721	$24,721
Repairs & Maintenance	$46,304	$46,304
On Site Management	$12,000	$12,000
Off Site Management	$37,043	$37,043
Landscaping/Pest	$6,000	$6,000
Pool Service	$9,600	$9,600
RUBS Service Fees	$2,626	$2,626
Miscellaneous/Reserves	$10,750	$10,750
TOTAL EXPENSES	$353,845	$353,845
Expenses/Unit	$8,229	$8,229
Expenses/SF	$11.95	$11.95

JANA APARTMENTS & SANTA ANA APARTMENTS

FINANCING MATRIX

Financing Matrix

Prepared for: **5029 Santa Ana Street, Cudahy, CA**
Date: **7/8/2026**

Program	3 year fixed	5 year fixed	5 year fixed	Adjustable
Property Value ($)	$9,475,000	$9,475,000	$9,475,000	$9,475,000
Loan Amount ($)	$5,921,875	$5,921,875	$5,921,875	$6,158,750
Equity ($)	$3,553,125	$3,553,125	$3,553,125	$3,316,250
LTV (Est)	63%	63%	63%	65%
Index	Internal	Internal	Internal	30 Day SOFR CME
Spread	Internal	Internal	Internal	3.00%
Interest Rate	6.25%	6.15%	6.35%	5.61%
IO Term (Months)	24	0	24	24
Fixed Term (Yrs)	3	5	5	5
Term (Yrs)	30	30	30	30
Amortization (Yrs)	30	30	30	30
Lender Fee	0.000%	0.000%	0.000%	0.500%
MMCC Fee	1.000%	1.000%	1.000%	1.000%
Prepayment Penalty	3,2,1%	5,4,3,2,1%	5,4,3,2,1%	None
Recourse	Non Recourse	Recourse	Non Recourse	Recourse

Presented by:

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Senior Managing Director Capital Markets
716-445-7581
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04

SECTION 4

SALE COMPARABLES

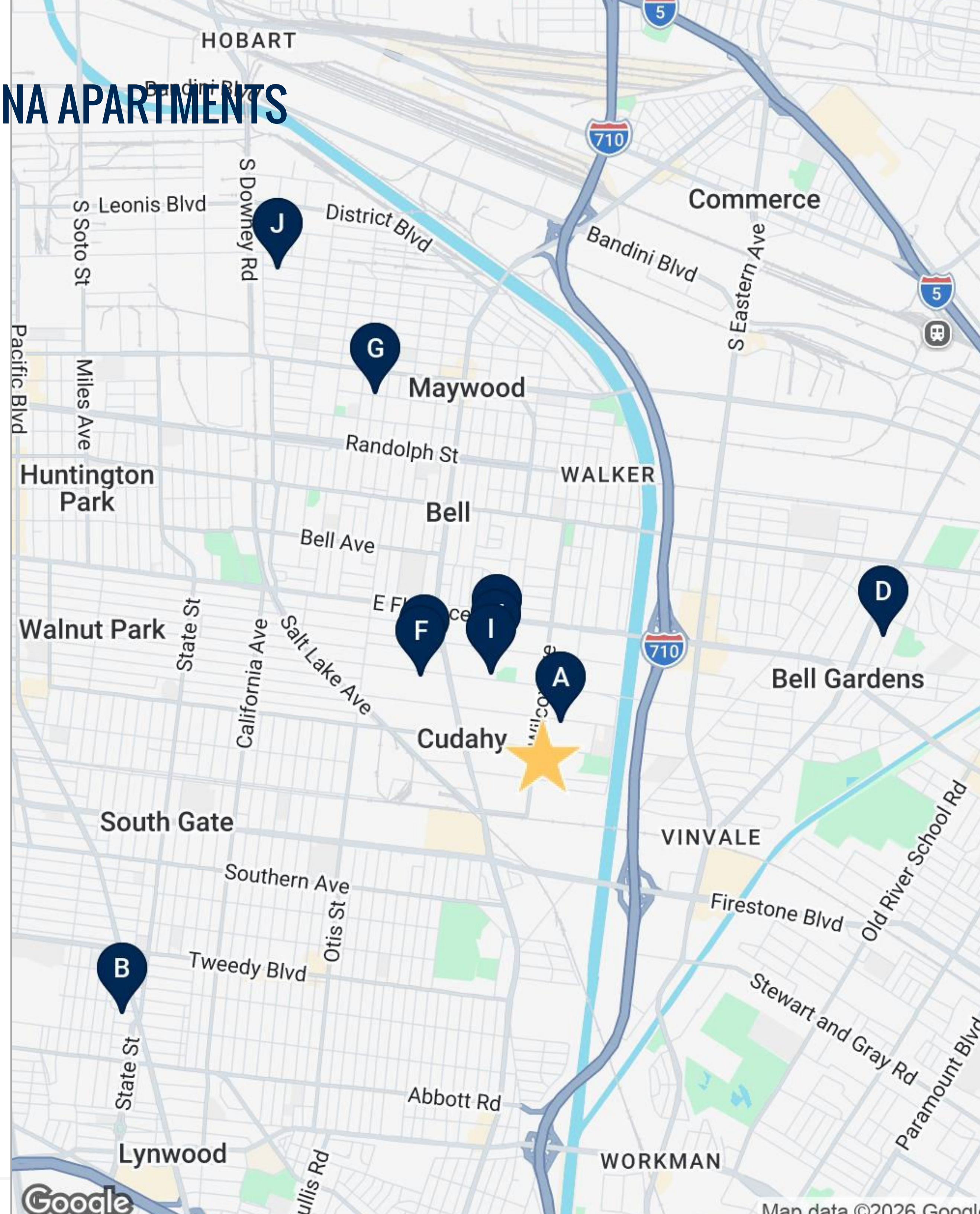
Marcus & Millichap

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS MAP

SALE COMPS MAP

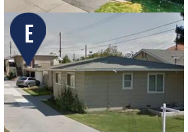
- ★ Jana Apartments & Santa Ana Apartments
- A 5100 Elizabeth St, Cudahy
- B 3164 Cherokee Ave, South Gate
- C 4435 Clara St, Cudahy
- D 7000 Granger Ave, Bell Gardens
- E 4739 Live Oak St, Cudahy
- F 4426 Clara St, Cudahy
- G 4053 E 60th St, Huntington Park
- H 4742 Live Oak St, Cudahy
- I 4731 Clara St, Cudahy
- J 3536 E 52nd St, Maywood



JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	**Jana Apartments & Santa Ana Apartments** 5018 & 5029 Santa Ana St Cudahy, CA 90201	$9,475,000	29,600 SF	$320.10	1.13 AC	$220,349	5.75%	43	On Market

	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
 A	**5100 Elizabeth St, Cudahy** 5100 Elizabeth St Cudahy, CA 90201	$1,950,000	8,064 SF	$241.82	0.78 AC	$216,666	3.73%	9	02/14/2025
 B	**3164 Cherokee Ave, South Gate** 3164 Cherokee Ave South Gate, CA 90280	$1,750,000	5,315 SF	$329.26	0.26 AC	$218,750	6.15%	8	01/07/2026
 C	**4435 Clara St, Cudahy** 4435 Clara St Cudahy, CA 90201	$3,100,000	11,850 SF	$261.60	0.45 AC	$221,428	-	14	12/05/2025
 D	**7000 Granger Ave, Bell Gardens** 7000 Granger Ave Bell Gardens, CA 90201	$2,700,000	8,400 SF	$321.43	0.47 AC	$225,000	-	12	01/07/2025
 E	**4739 Live Oak St, Cudahy** 4739 Live Oak St Cudahy, CA 90201	$1,835,000	7,283 SF	$251.96	0.46 AC	$229,375	6.08%	8	09/19/2025
 F	**4426 Clara St, Cudahy** 4426 Clara St Cudahy, CA 90201	$3,075,000	10,550 SF	$291.47	-	$236,538	-	13	On Market
 G	**4053 E 60th St, Huntington Park** 4053 E 60th St Huntington Park, CA 90255	$1,900,000	6,154 SF	$308.74	0.22 AC	$237,500	6.00%	8	07/26/2025

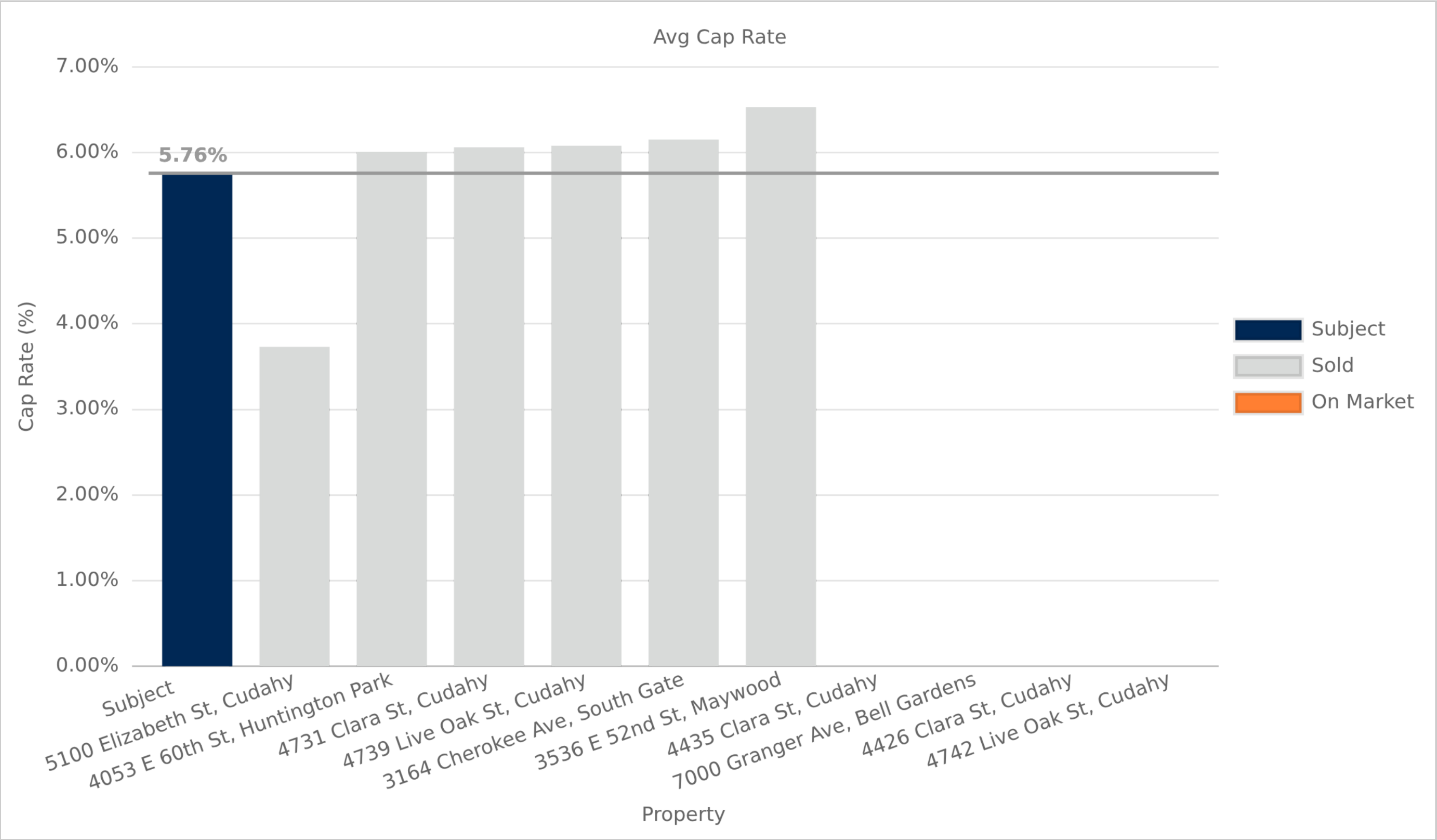
JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	**4742 Live Oak St, Cudahy** 4742 Live Oak St Cudahy, CA 90201	$1,675,000	5,246 SF	$319.29	0.46 AC	$239,285	-	7	12/11/2024
	**4731 Clara St, Cudahy** 4731 Clara St Cudahy, CA 90201	$2,975,000	12,195 SF	$243.95	1.4 AC	$247,916	6.06%	12	09/27/2024
	**3536 E 52nd St, Maywood** 3536 E 52nd St Maywood, CA 90270	$2,275,000	6,427 SF	$353.98	0.4 AC	$252,777	6.53%	9	03/21/2025
	AVERAGES	**$2,323,500**	**8,148 SF**	**$292.35**	**0.54 AC**	**$232,523**	**5.76%**	**10**	**-**

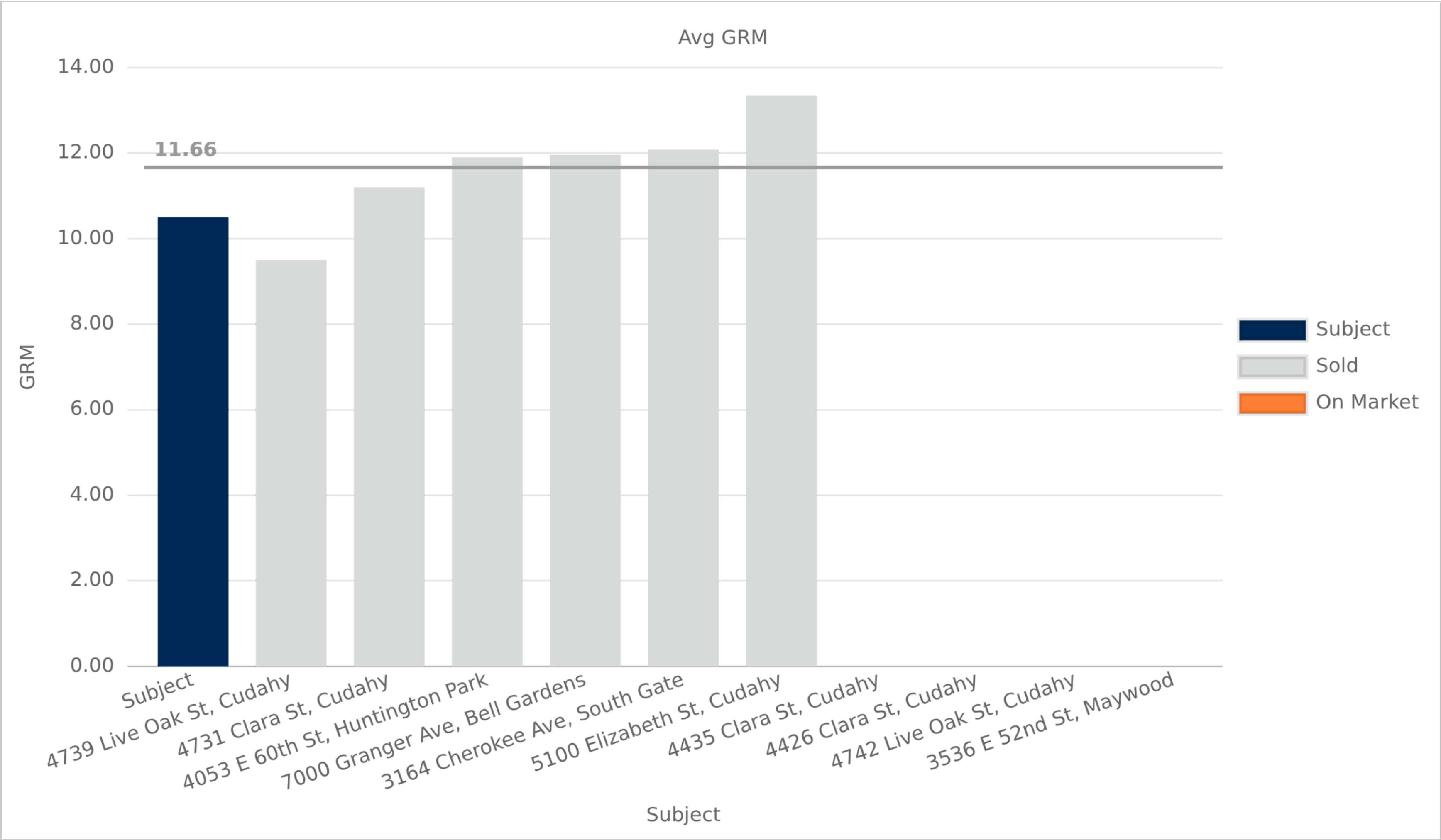
JANA APARTMENTS & SANTA ANA APARTMENTS

CAP RATE CHART



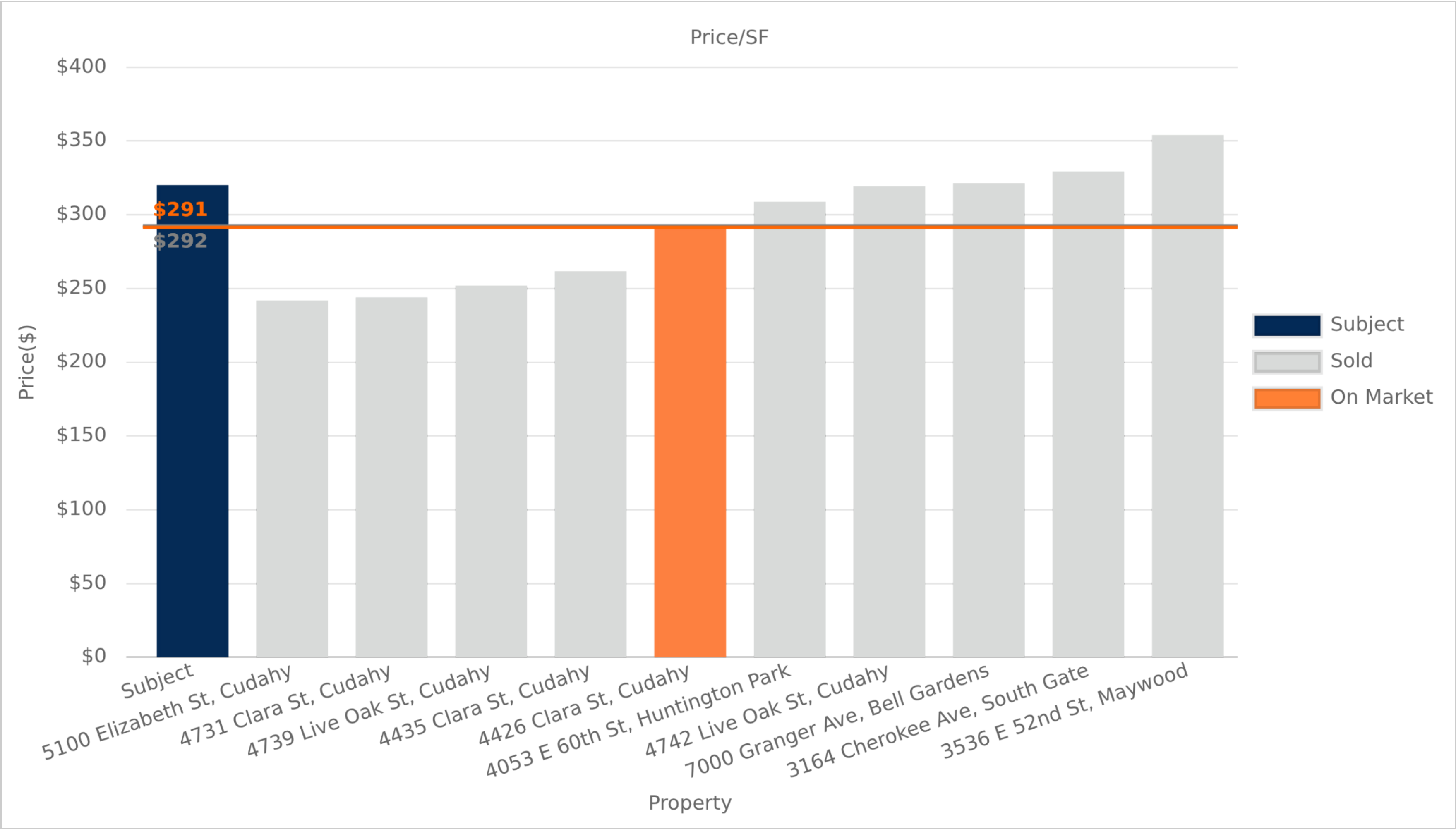
JANA APARTMENTS & SANTA ANA APARTMENTS

GRM CHART



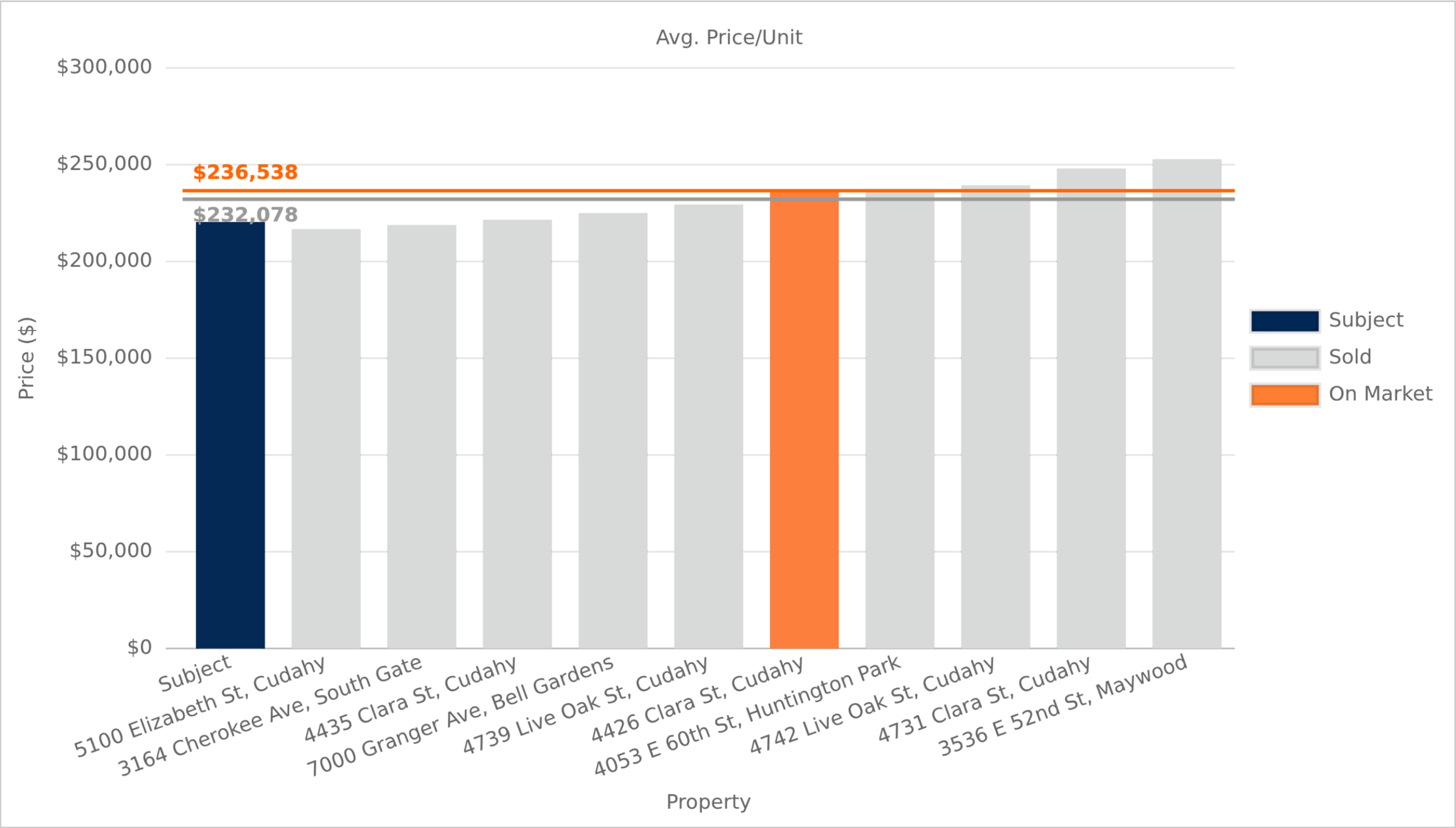
JANA APARTMENTS & SANTA ANA APARTMENTS

PRICE PER SF CHART



JANA APARTMENTS & SANTA ANA APARTMENTS

PRICE PER UNIT CHART



JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

Jana Apartments & Santa Ana Apartments
5018 & 5029 Santa Ana St, Cudahy, CA 90201

Listing Price:	$9,475,000	Price/SF:	$320.10
Property Type:	Multifamily	GRM:	10.5
NOI:	$545,182	Cap Rate:	5.75%
Occupancy:	97%	Year Built:	1962
COE:	On Market	Number Of Units:	43
Lot Size:	1.13 Acres	Price/Unit:	$220,349
Total SF:	29,600 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1BR/1BA	14	32.6	550	$1,548	$2.81
2BR SFR	1	2.3	900	$1,775	$1.97
2BR/2BA	28	65.1	750	$1,848	$2.46
TOTAL/AVG	43	100%	688	$1,748	$2.54

A 5100 Elizabeth St, Cudahy
5100 Elizabeth St, Cudahy, CA 90201

Sale Price:	$1,950,000	Price/SF:	$241.82
Property Type:	Multifamily	GRM:	13.34
NOI:	$72,814	Cap Rate:	3.73%
Occupancy:	100%	Year Built:	1956
COE:	02/14/2025	Number Of Units:	9
Lot Size:	0.78 Acres	Price/Unit:	$216,666
Total SF:	8,064 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1br/1ba	9	100	896	$1,354	$1.51
TOTAL/AVG	9	100%	896	$1,354	$1.51

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

B 3164 Cherokee Ave, South Gate

3164 Cherokee Ave, South Gate, CA 90280

Sale Price:	$1,750,000	Price/SF:	$329.26
Property Type:	Multifamily	GRM:	12.08
NOI:	$107,625	Cap Rate:	6.15%
Occupancy:	100%	Year Built:	1946
COE:	01/07/2026	Number Of Units:	8
Lot Size:	0.26 Acres	Price/Unit:	$218,750
Total SF:	5,315 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1br/1ba	4	50			
2br/1ba	2	25			
3br/1ba	2	25			
TOTAL/AVG	8	100%	0	$0	

C 4435 Clara St, Cudahy

4435 Clara St, Cudahy, CA 90201

Sale Price:	$3,100,000	Price/SF:	$261.60
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1962
COE:	12/05/2025	Number Of Units:	14
Lot Size:	0.45 Acres	Price/Unit:	$221,428
Total SF:	11,850 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2br/1ba	14	100	846		
TOTAL/AVG	14	100%	846	$0	$0.00

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

7000 Granger Ave, Bell Gardens
7000 Granger Ave, Bell Gardens, CA 90201

Sale Price:	$2,700,000	Price/SF:	$321.43
Property Type:	Multifamily	GRM:	11.96
NOI:	$155,250	Cap Rate:	-
Occupancy:	100%	Year Built:	1961
COE:	01/07/2025	Number Of Units:	12
Lot Size:	0.47 Acres	Price/Unit:	$225,000
Total SF:	8,400 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2br/1ba	12	100	700	$2,090	$2.99
TOTAL/AVG	12	100%	700	$2,090	$2.99

4739 Live Oak St, Cudahy
4739 Live Oak St, Cudahy, CA 90201

Sale Price:	$1,835,000	Price/SF:	$251.96
Property Type:	Multifamily	GRM:	9.5
NOI:	$111,733	Cap Rate:	6.08%
Occupancy:	100%	Year Built:	1950
COE:	09/19/2025	Number Of Units:	8
Lot Size:	0.46 Acres	Price/Unit:	$229,375
Total SF:	7,283 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2br/1ba	3	37.5	700		
3br/1ba	3	37.5	900		
3br/1.5ba	1	12.5	1,125		
4br/2ba	1	12.5	1,200		
TOTAL/AVG	8	100%	890	$0	$0.00

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

D **7000 Granger Ave, Bell Gardens**
7000 Granger Ave, Bell Gardens, CA 90201

Sale Price:	$2,700,000	Price/SF:	$321.43
Property Type:	Multifamily	GRM:	11.96
NOI:	$155,250	Cap Rate:	-
Occupancy:	100%	Year Built:	1961
COE:	01/07/2025	Number Of Units:	12
Lot Size:	0.47 Acres	Price/Unit:	$225,000
Total SF:	8,400 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2br/1ba	12	100	700	$2,090	$2.99
TOTAL/AVG	12	100%	700	$2,090	$2.99

E **4739 Live Oak St, Cudahy**
4739 Live Oak St, Cudahy, CA 90201

Sale Price:	$1,835,000	Price/SF:	$251.96
Property Type:	Multifamily	GRM:	9.5
NOI:	$111,733	Cap Rate:	6.08%
Occupancy:	100%	Year Built:	1950
COE:	09/19/2025	Number Of Units:	8
Lot Size:	0.46 Acres	Price/Unit:	$229,375
Total SF:	7,283 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2br/1ba	3	37.5	700		
3br/1ba	3	37.5	900		
3br/1.5ba	1	12.5	1,125		
4br/2ba	1	12.5	1,200		
TOTAL/AVG	8	100%	890	$0	$0.00

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

4426 Clara St, Cudahy
4426 Clara St, Cudahy, CA 90201

Listing Price:	$3,075,000	Price/SF:	$291.47
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1963
COE:	On Market	Number Of Units:	13
Lot Size:	Acres	Price/Unit:	$236,538
Total SF:	10,550 SF		

4053 E 60th St, Huntington Park
4053 E 60th St, Huntington Park, CA 90255

Sale Price:	$1,900,000	Price/SF:	$308.74
Property Type:	Multifamily	GRM:	11.9
NOI:	$114,000	Cap Rate:	6.00%
Occupancy:	100%	Year Built:	1930
COE:	07/26/2025	Number Of Units:	8
Lot Size:	0.22 Acres	Price/Unit:	$237,500
Total SF:	6,154 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	8	100	769	$1,793	$2.33
TOTAL/AVG	8	100%	769	$1,793	$2.33

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

F 4426 Clara St, Cudahy
4426 Clara St, Cudahy, CA 90201

Listing Price:	$3,075,000	Price/SF:	$291.47
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1963
COE:	On Market	Number Of Units:	13
Lot Size:	Acres	Price/Unit:	$236,538
Total SF:	10,550 SF		

G 4053 E 60th St, Huntington Park
4053 E 60th St, Huntington Park, CA 90255

Sale Price:	$1,900,000	Price/SF:	$308.74
Property Type:	Multifamily	GRM:	11.9
NOI:	$114,000	Cap Rate:	6.00%
Occupancy:	100%	Year Built:	1930
COE:	07/26/2025	Number Of Units:	8
Lot Size:	0.22 Acres	Price/Unit:	$237,500
Total SF:	6,154 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	8	100	769	$1,793	$2.33
TOTAL/AVG	8	100%	769	$1,793	$2.33

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

H 4742 Live Oak St, Cudahy
4742 Live Oak St, Cudahy, CA 90201

Sale Price:	$1,675,000	Price/SF:	$319.29
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	100%	Year Built:	1962
COE:	12/11/2024	Number Of Units:	7
Lot Size:	0.46 Acres	Price/Unit:	$239,285
Total SF:	5,246 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1br/1ba	4	57.1	708		
2br/1ba	3	42.9	987		
TOTAL/AVG	7	100%	827	$0	$0.00

I 4731 Clara St, Cudahy
4731 Clara St, Cudahy, CA 90201

Sale Price:	$2,975,000	Price/SF:	$243.95
Property Type:	Multifamily	GRM:	11.2
NOI:	$172,550	Cap Rate:	6.06%
Occupancy:	100%	Year Built:	1956
COE:	09/27/2024	Number Of Units:	12
Lot Size:	1.4 Acres	Price/Unit:	$247,916
Total SF:	12,195 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	1	8.3	462	$1,522	$3.29
1br/1ba	4	33.3	610	$1,689	$2.77
2br/1ba	3	25	1,231	$3,308	$2.69
3br/1ba	2	16.7	1,250	$3,228	$2.58
3br/3ba	1	8.3	1,404	$3,801	$2.71

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

4742 Live Oak St, Cudahy
4742 Live Oak St, Cudahy, CA 90201

Sale Price:	$1,675,000	Price/SF:	$319.29
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	100%	Year Built:	1962
COE:	12/11/2024	Number Of Units:	7
Lot Size:	0.46 Acres	Price/Unit:	$239,285
Total SF:	5,246 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1br/1ba	4	57.1	708		
2br/1ba	3	42.9	987		
TOTAL/AVG	7	100%	827	$0	$0.00

4731 Clara St, Cudahy
4731 Clara St, Cudahy, CA 90201

Sale Price:	$2,975,000	Price/SF:	$243.95
Property Type:	Multifamily	GRM:	11.2
NOI:	$172,550	Cap Rate:	6.06%
Occupancy:	100%	Year Built:	1956
COE:	09/27/2024	Number Of Units:	12
Lot Size:	1.4 Acres	Price/Unit:	$247,916
Total SF:	12,195 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	1	8.3	462	$1,522	$3.29
1br/1ba	4	33.3	610	$1,689	$2.77
2br/1ba	3	25	1,231	$3,308	$2.69
3br/1ba	2	16.7	1,250	$3,228	$2.58
3br/3ba	1	8.3	1,404	$3,801	$2.71

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

J **3536 E 52nd St, Maywood**
3536 E 52nd St, Maywood, CA 90270

Sale Price:	$2,275,000	Price/SF:	$353.98
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.53%
Occupancy:	100%	Year Built:	1929
COE:	03/21/2025	Number Of Units:	9
Lot Size:	0.4 Acres	Price/Unit:	$252,777
Total SF:	6,427 SF		

JANA APARTMENTS & SANTA ANA APARTMENTS

SALE COMPS

J

3536 E 52nd St, Maywood
3536 E 52nd St, Maywood, CA 90270

Sale Price:	$2,275,000	Price/SF:	$353.98
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	6.53%
Occupancy:	100%	Year Built:	1929
COE:	03/21/2025	Number Of Units:	9
Lot Size:	0.4 Acres	Price/Unit:	$252,777
Total SF:	6,427 SF		

05

SECTION 5

MARKET OVERVIEW

Market Overview
Demographics


9
8
2

JANA APARTMENTS & SANTA ANA APARTMENTS

MARKET OVERVIEW

SOUTH LOS ANGELES

Bound by Downtown Los Angeles to the north, South Bay and Long Beach to the south, Interstate 405 to the west, and the Los Angeles River to the east, the South Los Angeles area encompasses more than 10 incorporated cities and nearly one-sixth of the greater Los Angeles metro population — approximately 1.6 million residents. Proximity to both the Los Angeles International Airport and the Ports of Los Angeles and Long Beach underpins South Los Angeles as an important throughway for both commercial and personal traffic. A lower cost of living than in nearby neighborhoods also makes South Los Angeles an attractive residential option for households.

ECONOMY

- South Los Angeles' healthcare sector is distinguished by multiple Kaiser Permanente medical offices and several hospitals, including King Memorial Hospital.
- Defense contractors Northrop Grumman and Boeing operate campuses on the southwestern edge of the market. Both companies rank among the top employers in the Los Angeles metro area.
- Hosting Super Bowl LVI in 2022 and the Eras and Renaissance tours in 2023, SoFi Stadium has become a premier venue for major entertainment events in the Los Angeles metro, benefiting Inglewood and the surrounding areas. The venue is slated to host many notable upcoming events, including FIFA World Cup games in 2026 and Super Bowl LXI in early 2027.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS

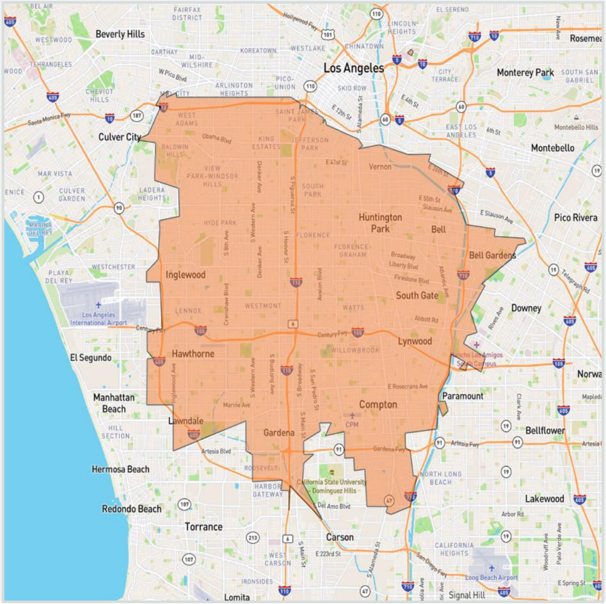
POPULATION
1.6M
Growth 2025-2029*
0.7%

HOUSEHOLDS
490K
Growth 2025-2029*
1.4%

MEDIAN AGE
34.0
U.S. Median:
40.0

MEDIAN HOUSEHOLD INCOME
$65,500
U.S. Median:
$78,200

** Forecast*



METRO HIGHLIGHTS

PROFESSIONAL SPORTS
SoFi Stadium, home to both the Los Angeles Rams and Los Angeles Chargers, has brought new sports tourism to the market.

CULTURAL AMENITIES
South Los Angeles has multiple museums, including the South Gate Museum and Art Gallery, and the Compton Art and History Museum.

HIGHER EDUCATION
With nearly 25,000 faculty and staff supporting 47,000 undergraduate and graduate students, the University of Southern California is South Los Angeles' most prominent and prestigious academic institution.

JANA APARTMENTS & SANTA ANA APARTMENTS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	41,209	328,018	842,193
2025 Estimate			
Total Population	41,069	326,713	838,964
2020 Census			
Total Population	43,003	344,708	889,841
2010 Census			
Total Population	44,969	357,654	904,652
Daytime Population			
2025 Estimate	27,086	272,617	711,532
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	11,414	94,841	239,497
2025 Estimate			
Total Households	11,286	93,860	237,112
Average (Mean) Household Size	3.7	3.5	3.6
2020 Census			
Total Households	11,057	92,103	232,833
2010 Census			
Total Households	10,697	88,829	221,722
Growth 2025-2030	1.1%	1.0%	1.0%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	11,684	97,002	245,842
2025 Estimate	11,552	96,007	243,422
Owner Occupied	2,428	34,538	94,756
Renter Occupied	8,863	59,287	142,377
Vacant	266	2,148	6,309
Persons in Units			
2025 Estimate Total Occupied Units	11,286	93,860	237,112
1 Person Units	11.8%	14.0%	14.9%
2 Person Units	18.6%	20.3%	19.8%
3 Person Units	19.1%	18.6%	17.7%
4 Person Units	20.6%	20.3%	19.0%
5 Person Units	14.6%	13.0%	13.3%
6+ Person Units	15.3%	13.7%	15.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	1.7%	4.5%	5.2%
$150,000-$199,999	4.6%	7.6%	7.6%
$100,000-$149,999	13.1%	16.9%	17.0%
$75,000-$99,999	13.6%	14.9%	14.5%
$50,000-$74,999	20.1%	18.3%	17.9%
$35,000-$49,999	14.0%	12.5%	12.2%
$25,000-$34,999	12.8%	9.5%	8.7%
$15,000-$24,999	9.1%	7.7%	7.5%
Under $15,000	11.1%	8.2%	9.3%
Average Household Income	$66,158	$83,079	$84,446
Median Household Income	$53,692	$68,051	$68,821
Per Capita Income	$18,399	$24,040	$24,165
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	41,069	326,713	838,964
Under 20	30.9%	28.3%	29.3%
20 to 34 Years	23.0%	22.6%	22.6%
35 to 39 Years	7.1%	7.1%	7.1%
40 to 49 Years	13.5%	13.5%	13.3%
50 to 64 Years	16.1%	17.0%	16.7%
Age 65+	9.4%	11.5%	11.1%
Median Age	34.0	36.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	25,279	210,777	533,283
Elementary (0-8)	32.6%	26.9%	25.5%
Some High School (9-11)	14.3%	14.3%	14.6%
High School Graduate (12)	29.1%	26.8%	26.4%
Some College (13-15)	13.3%	15.7%	16.6%
Associate Degree Only	4.1%	4.9%	5.3%
Bachelor's Degree Only	5.7%	9.0%	8.7%
Graduate Degree	0.9%	2.5%	3.0%
Population by Gender			
2025 Estimate Total Population	41,069	326,713	838,964
Male Population	49.7%	49.8%	49.5%
Female Population	50.3%	50.2%	50.5%

JANA APARTMENTS & SANTA ANA APARTMENTS

DEMOGRAPHICS

POPULATION

In 2025, the population in your selected geography is 838,964. The population has changed by -7.26 percent since 2010. It is estimated that the population in your area will be 842,193 five years from now, which represents a change of 0.4 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 40.0. The population density in your area is 10,681 people per square mile.

HOUSEHOLDS

There are currently 237,112 households in your selected geography. The number of households has changed by 6.94 percent since 2010. It is estimated that the number of households in your area will be 239,497 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 3.6 people.

INCOME

In 2025, the median household income for your selected geography is $68,821, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 68.00 percent since 2010. It is estimated that the median household income in your area will be $79,915 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is $24,165, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $84,446, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 378,859 people in your selected area were employed. The 2010 Census revealed that 41.4 of employees are in white-collar occupations in this geography, and 38.3 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 31.00 minutes.

HOUSING

The median housing value in your area was $570,033 in 2025, compared with the U.S. median of $333,538. In 2010, there were 89,770.00 owner-occupied housing units and 131,948.00 renter-occupied housing units in your area.

EDUCATION

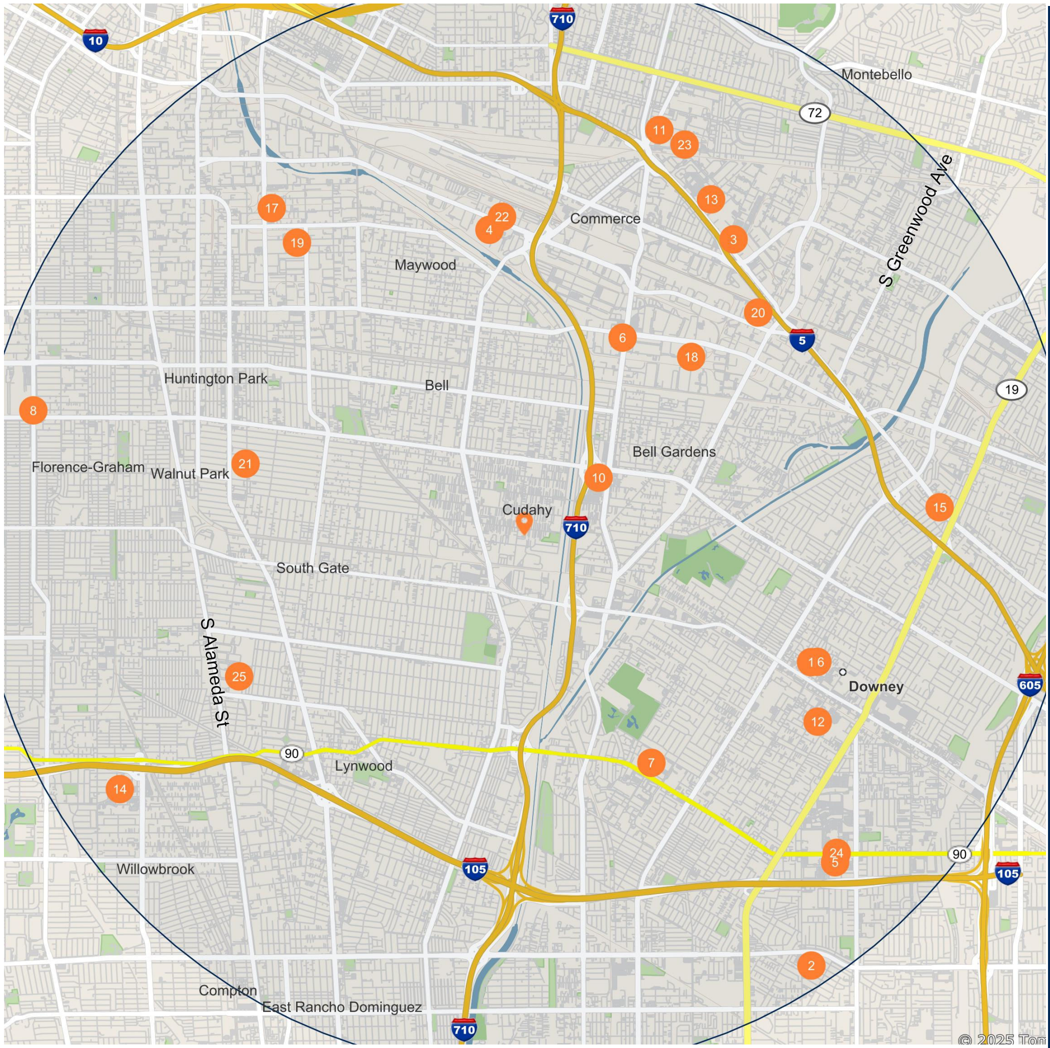
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. Only 11.5 percent of the selected area’s residents had earned a graduate degree compared with the national average of 13.7 percent, and 5.3 percent completed a bachelor’s degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation’s at 12.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 5.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.9 percent in the selected area compared with the 19.6 percent in the U.S.

JANA APARTMENTS & SANTA ANA APARTMENTS

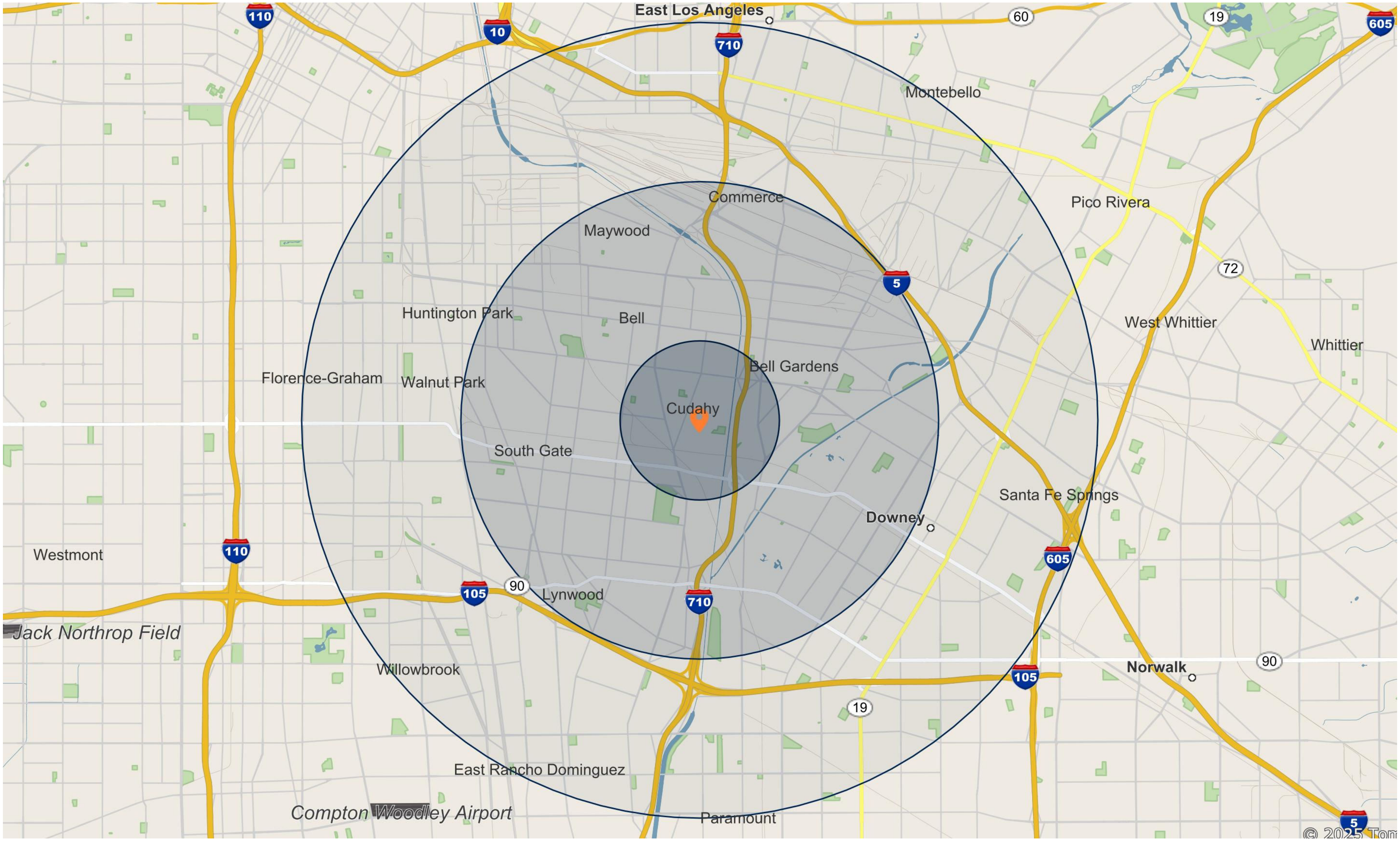
DEMOGRAPHICS



	Major Employers	Employees
1	Boeing Company-Boeing	5,000
2	Kaiser Foundation Hospitals-Kaiser Permanente	3,763
3	California Commerce Club Inc-Commerce Casino	2,600
4	Bodycote Usa Inc-	2,260
5	Los Angeles County Off Educatn-LOS ANGELES COUNTY SUPT OF SCH	1,500
6	County of Los Angeles-Fire Dept- Admin	1,455
7	Los Angles Cnty Rncho Los Amgo-	1,400
8	Bluetriton Brands Holdings Inc-	1,338
9	Vestis Services LLC-	1,310
10	Bell Gardens Bicycle Club Inc-Bicycle Club Casino	1,300
11	Amcor Flexibles LLC-Amcor Flexibles Healthcare	1,228
12	Pih Health Hospital - Whitti-Downey Regional Medical Center	1,150
13	American Intl Inds Inc-Aii Beauty	1,100
14	Charles R Drew Univ Mdcine Scn-	1,000
15	Right Hire Inc-	1,000
16	Mike Campbell & Associates Ltd-Mike Campbell Assoc Logictics	1,000
17	Fashion Nova LLC-Fashion Nova	990
18	Arden-Mayfair Inc-Arden Group	953
19	Vie De France Yamazaki Inc-Vie De France 108	893
20	Alta Performance Mtls US LLC-	844
21	Chc Provider Network-	803
22	Gts Living Foods LLC-Synergy Beverages	700
23	County of Los Angeles-La County Health Dept	698
24	Southern Cal Prmnnte Med Group-Kaiser Permanente	671
25	Koos Manufacturing Inc-Big Star	639

JANA APARTMENTS & SANTA ANA APARTMENTS

DEMOGRAPHICS

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TENANT PARKING ONLY
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5018 & 5029 SANTA ANA ST

EXCLUSIVELY LISTED BY

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