

12-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

3823 WALNUT STREET
CUDAHY, CA 90201



12 UNITS
6 One-Bedroom
6 Two-Bedroom



**12 PARKING
SPACES**
Carport Parking



**SEPARATE
METERS**
Gas & Electric



1 | PROPERTY OVERVIEW

Address	3823 Walnut Street Cudahy, CA 90201
Property Type	Multifamily
Units	12
Unit Mix	6 One-Bedroom / 6 Two-Bedroom
Year Built	1954
Lot Size	±19,661 SF
Building Size	±7,300 SF (Buyer to Verify)
Parking	12 Carport Spaces
APN	6225-002-026
Construction	Wood Frame
Roof	Pitched Composition Shingle
Heating	Wall Heaters
Laundry	Community Laundry
Utilities	Separately Metered (Gas & Electric)
Zoning	R2 – Multiple Family Residential



2 | INVESTMENT OVERVIEW

3823 Walnut Street is a 12-unit multifamily community located in the City of Cudahy. The property features a desirable unit mix of six one-bedroom and six two-bedroom units, all separately metered for gas and electric.

The asset is 100% occupied and producing strong in-place income. Rents are below market, creating significant upside for a new owner to increase cash flow. The property offers deferred maintenance, providing an opportunity to renovate units and common areas, improve operations, and significantly increase value.

With a large ±19,661 SF lot and 12 carport parking spaces, the property offers functional density and long-term potential in a supply-constrained rental market.

INVESTMENT SUMMARY (CURRENT)

Price Per Unit	\$187,500
Current Monthly Income	\$15,432
Annual Gross Income	\$185,184
Estimated Expenses (25%)	(\$46,296)
Estimated NOI	\$138,888
CURRENT CAP RATE	6.17%
CURRENT GRM	12.15

3 | UNIT MIX & RENT ROLL (CURRENT)

Unit Mix	# of Units	Current Avg. Rent	Total Monthly Rent
1 Bedroom / 1 Bath	6	\$1,363	\$8,179
2 Bedroom / 1 Bath	6	\$1,209	\$7,253
TOTAL / AVERAGE	12	\$1,286	\$15,432

RENT ROLL SUMMARY (CURRENT)

Total Monthly Income	\$15,432
Total Annual Income	\$185,184
Less: Estimated Expenses (25%)	(\$46,296)
Estimated Net Operating Income	\$138,888

ADDITIONAL DETAILS

All units are month-to-month. Buyer to verify all information.
Rent roll dated 08/12/2026.

4 | PRO FORMA / UPSIDE ANALYSIS

PRO FORMA ASSUMPTIONS

- 1 Bedroom / 1 Bath: \$1,800 / Month
- 2 Bedroom / 1 Bath: \$2,400 / Month
- 100% occupancy maintained
- Expenses estimated at 25% of Gross Income

POTENTIAL UPSIDE

\$117,216
IN ADDITIONAL ANNUAL
GROSS RENTAL INCOME

PRO FORMA INCOME & RETURNS

	CURRENT	PRO FORMA
Monthly Rental Income	\$15,432	\$25,200
Annual Gross Income	\$185,184	\$302,400
Estimated Expenses (25%)	(\$46,296)	(\$75,600)
Estimated NOI	\$138,888	\$226,800
CAP RATE @ \$2,250,000	6.17%	10.08%
GRM	12.15	7.44

Pro forma rents are based on market rents for the area and are not currently in place. Buyer to verify all information and perform their own due diligence.

5 | PROPERTY PHOTOS



6 | LOCATION OVERVIEW

CENTRAL LOCATION
Situating in the City of Cudahy in Southeast Los Angeles County.

EASY FREEWAY ACCESS
Close proximity to the 710, 105, 5, and 605 Freeways for convenient commuting.

STRONG RENTAL DEMAND
Surrounded by a dense residential population and strong tenant base.

NEARBY AMENITIES
Shopping, schools, parks, and public transportation all within minutes.



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