OFFERING MEMORANDUM

3700-3718 E 61ST ST

HUNTINGTON PARK, CA 90255

A 15+1 NC UNIT MULTIFAMILY INVESTMENT OPPORTUNITY IN HUNTINGTON PARK

SITUATED ON A LARGE 22,730 SF CORNER LOT ACROSS THREE DISTINCT STRUCTURES

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THE NEEMA GROUP

The Neema Group of Marcus & Millichap is pleased to present 3700-3718 E. 61st Street, a 15+1 NC unit multifamily investment opportunity in Huntington Park situated on an expansive 22,730 SF corner lot at E. 61st Street and Loma Vista Avenue. The property offers a unique and diversified structural composition rarely found in a single offering, comprised of a front corner duplex and rear duplex at 3700 E. 61st Street along with three separate 4-unit, two-story buildings at 3710, 3714, and 3718 E. 61st Street. All four structures are separately metered for gas and electricity, simplifying ownership, and each of the three 4-unit structures features its own dedicated on-site laundry room with a washer, dryer, and dedicated water heater.

The offering presents multiple avenues for value creation. The large double-lot configuration and ample on-site parking support significant ADU potential through conversion of the property's existing exterior carport structures, subject to buyer verification. The property also includes approximately 16 total parking spaces and 12 private storage units above the carports, a rare amenity in the submarket.

Offered at $4,488,888 ($299,259/unit), the property reflects a 7.44% current cap rate and 9.36 GRM on in-place income, with approximately 7% rental upside to market driving a 7.88% pro forma cap rate and 8.74 GRM. Located in Huntington Park, a dense, high-demand rental submarket in southeast Los Angeles County, the offering combines stable in-place income with clear structural and operational upside.

Huntington Park, adjacent to the Vernon industrial employment corridor, is one of the most densely populated and consistently high-demand rental submarkets in southeast Los Angeles County, with roughly three-quarters of residents renting rather than owning and small-scale properties under 50 units making up the vast majority of the local housing stock. Vernon's large industrial and manufacturing employment base, combined with Huntington Park's central location near the 710, 110, 5, and 10 freeways and its proximity to the Pacific Boulevard retail corridor, supports a deep and stable tenant pool with limited new supply. This dynamic has historically kept vacancy low and reinforced steady rent growth across the submarket, positioning well-located, diversified assets like 3700-3718 E. 61st Street to benefit from durable long-term demand.

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PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	3700-3718 E 61st St Huntington Park, CA 90255
NUMBER OF UNITS:	15 + 1 NC
APPROX. GROSS SF:	12,014 SF
APPROX. LOT SIZE:	22,730 SF
YEAR BUILT:	1927, 1963, & 1964
PARCEL NUMBER:	6318-026-028
PROPERTY TYPE:	Multifamily
UNIT MIX:	(1) Studio NC (14) 2+1 (1) 3+1

PRICING INFORMATION

SALE PRICE:	$4,488,888
PRICE PER UNIT	$299,259
CURRENT CAP RATE:	7.44%
CURRENT GRM:	9.36
MARKET CAP RATE:	7.88%
MARKET GRM:	8.74

INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present 3700-3718 E. 61st Street, a 15+1 NC unit multifamily investment opportunity in Huntington Park, situated on an expansive 22,730 SF corner lot at E. 61st Street and Loma Vista Avenue.

§

The property offers a unique and diversified structural composition rarely found in a single offering, comprised of a front corner duplex and rear duplex at 3700 E. 61st Street, along with three separate 4-unit, two-story structures at 3710, 3714, and 3718 E. 61st Street, providing a new owner with a varied unit mix spread across four distinct structures.

§

Significant value-add potential exists through the conversion of the property's existing exterior carport structures into ADUs, an opportunity supported by the large double-lot configuration and ample on-site parking (buyer to verify feasibility).

§

Each of the three 4-unit buildings features its own dedicated on-site laundry room with a washer, dryer, and dedicated water heater, providing tenant convenience and an additional income stream with upside potential through owner-operated machines.

§

The property offers approximately 16 total parking spaces, including 12 carport spaces serving the three 4-unit buildings and 3 additional carport spaces plus a single-car garage at the 3700 parcel, along with 12 private storage units located above the carports, a rare amenity in the submarket.

§

Offered at $4,488,888 ($299,259/unit), the offering reflects a 7.44% current cap rate and 9.36 GRM on in-place income, with approximately 7% rental upside to market driving a 7.88% pro forma cap rate and 8.74 GRM.

§

All four structures are separately metered for gas and electricity, simplifying ownership and reducing owner-paid utility expense exposure.

§

Located in Huntington Park, a dense, high-demand rental submarket in southeast Los Angeles County characterized by limited owner-occupant turnover and consistent multifamily tenant demand.








STOP


HOME

PROPERTY AERIAL MAP

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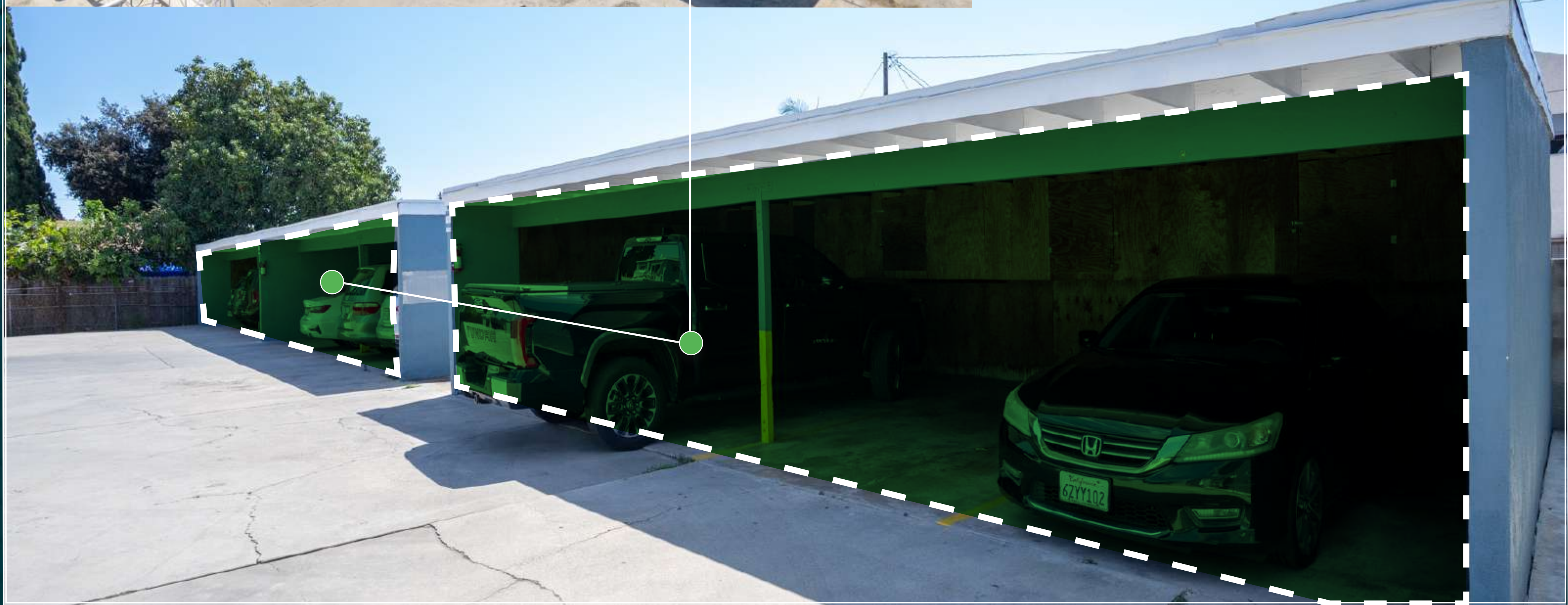
PROPERTY AERIAL MAP

ADU POTENTIAL

THE ABUNDANT PARKING AND STORAGE SPACES CREATE AN OPPORTUNITY TO ADD SEVERAL ADU'S VIA THE NEWLY PASSED SB 1211 (BUYER TO VERIFY)



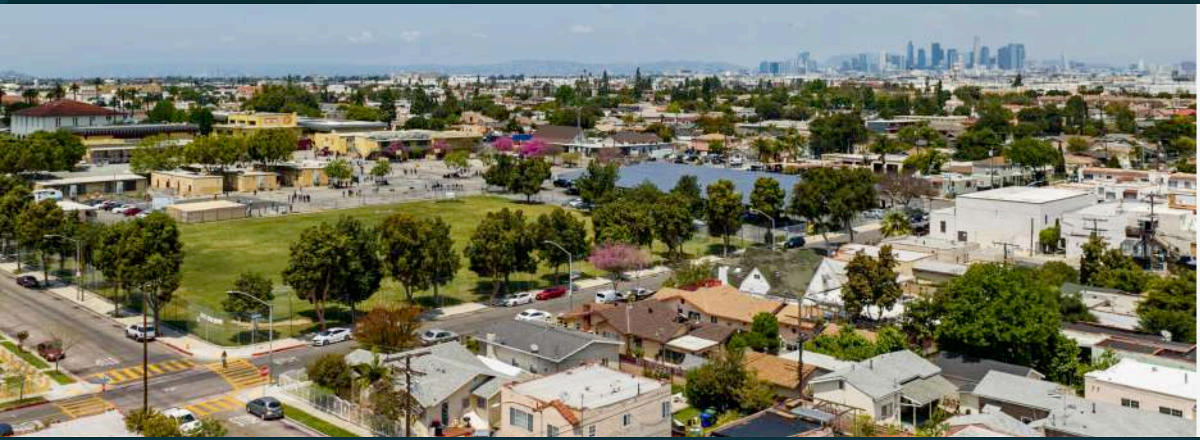

City of Angels School
In & Out Burger
Home Depot
Raising Cane's
Target
LA Fitness
Vernon Business Park
Whole Foods Market Distribution Center
Downtown Los Angeles
7-Eleven
Taco Bell
Jack in the Box
Nimitz Middle School
3700 E 61ST ST
HUNTINGTON PARK, CA

PACIFIC BOULEVARD

Pacific Boulevard is Huntington Park's primary commercial corridor and one of the highest-grossing retail districts in Los Angeles County, historically ranked third countywide in gross retail sales. The corridor runs through the heart of the city and has functioned as the region's dominant shopping destination for surrounding working-class communities including Bell, Cudahy, Maywood, and South Gate for decades.

Traffic counts along the corridor regularly exceed 25,000 to 40,000+ vehicles per day at key intersections (Pacific & Gage, Pacific & Florence), and the corridor draws over $6.5 billion in annual retail spending from within a 5-mile radius. The tenant mix includes national credit retailers such as Ross, JCPenney, Footlocker, Walgreens, CVS, In-N-Out Burger, Verizon, AT&T, Bank of America, and Chase, alongside a dense concentration of independent and regional retailers.

Beyond day-to-day retail, Pacific Boulevard is a cultural anchor for the city. It has hosted the Christmas Lane Parade (broadcast nationally and internationally) since 1946, and the annual Carnaval Primavera draws an estimated 300,000 attendees each spring, reinforcing the corridor's role as a true community gathering place, not just a shopping strip.



DENSE, LAND-CONSTRAINED SUBMARKET

Huntington Park is one of the most densely populated cities in Los Angeles County at just over 3 square miles, with limited vacant land and minimal new multifamily construction. This scarcity of buildable sites keeps existing rental housing stock in consistent demand, supporting occupancy stability for well-maintained product like the subject.

GATEWAY CITIES EMPLOYMENT ACCESS

Bordering Vernon's industrial core and within minutes of the 710 corridor's warehouse and logistics network, Huntington Park sits inside one of the largest working-class employment zones in Southern California. Combined with direct freeway and Metro A Line access to Downtown LA, the city offers residents an efficient commute in multiple directions without leaving an affordable, rent-stable submarket.

VERNON

Immediately north, the City of Vernon functions as one of the largest industrial and manufacturing employment centers in Los Angeles County, providing a substantial daytime jobs base within a short commute of the subject. This proximity to industrial and logistics employment, paired with freeway and rail access, positions Huntington Park as a practical, well-connected home base for the region's blue-collar and service workforce.

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RENT ROLL

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UNIT	UNIT TYPE	CURRENT RENTS	MARKET RENTS	NOTES
3700	3+1	$3,195	$3,400	
3700A	2+1	$2,119	$2,695	
3700B	2+1	$1,880	$2,695	
3700C	Studio	$1,550	$1,650	Non-Conforming
3710	2+1	$2,607	$2,695	
3710A	2+1	$2,595	$2,695	
3710B	2+1	$2,595	$2,695	Vacant
3710C	2+1	$2,296	$2,695	
3714	2+1	$2,595	$2,695	
3714A	2+1	$2,695	$2,695	
3714B	2+1	$2,595	$2,695	
3714C	2+1	$2,970	$2,695	
3718	2+1	$2,121	$2,695	
3718A	2+1	$2,899	$2,695	
3718B	2+1	$2,595	$2,695	
3718C	2+1	$2,660	$2,695	Section 8
		$39,967	$42,780	

1	Studio	$1,550	$1,650
14	2+1	$35,322	$37,730
1	3+1	$3,195	$3,400
		$40,067	$42,780

FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA	CURRENT		PRO FORMA	
Scheduled Gross Rental Income:	$479,601		$513,360	
Less Vacancy Rate Reserve:	($23,980)	5.0%	($25,668)	5.0%
Gross Effective Rental Income:	$455,620		$487,692	
Other Income:	$4,500		$4,500	
Effective Gross Income	$460,120		$492,192	
Less Expenses:	$126,325	26.3%	$138,462	27.0%
Net Operating Income:	$333,795		$353,730	
Reserves:	($3,000)		($3,000)	
Less Debt Service:	($199,000)		($199,000)	
Pre-Tax Cash Flow:	$131,796	7.3%	$151,730	8.5%
Plus Principal Reduction:	$32,597		$32,597	
Total Return Before Taxes:	$164,393	9.2%	$184,327	10.3%

EXPENSES	UNIT	UNIT
Taxes Rate:	$53,418	$53,418
Insurance	$22,022	$22,022
Utilities	$14,874	$12,303
Waste Removal	$10,980	$10,980
Repairs & Maintenance	$11,250	$11,250
Management	$4,800	$19,508
Landscaping	$1,800	$1,800
Pest Control	$960	$960
License & Fees	$750	$750
Direct Assessment	$5,471	$5,471
Total Expenses:	$126,325	$138,462
Per Net Sq. Ft.:	$10.51	$11.53
Per Unit:	$8,422	$9,231

PRICING SUMMARY	
Price:	$4,488,888
Down Payment (40%):	$1,795,555
Number of Units:	15 + 1 NC
Cost per Legal Unit:	$299,259
Approx. Lot Size:	22,730
Approx. Gross SF:	12,014
Approx. Age:	1927, 1963, & 1964

RETURNS	CURRENT	PRO FORMA
CAP RATE:	7.44%	7.88%
GRM:	9.36	8.74

NEW POTENTIAL FINANCING	
New First Loan:	$2,693,333
Interest Rate:	6.25%
Amortization:	30
Monthly Payment:	$16,583
DCR:	1.68

SCHEDULED INCOME		CURRENT		PRO FORMA	
# OF UNITS	UNIT TYPE	AVG. MONTHLY RENT/UNITTYPE	MONTHLY INCOME	AVG. MONTHLY RENT/UNITTYPE	MONTHLY INCOME
1	Studio	$1,550	$1,550	$1,650	$1,650
14	2+1	$2,516	$35,222	$2,695	$37,730
1	3+1	$3,195	$3,195	$3,400	$3,400
Total Scheduled Rent:			$39,967		$42,780
Other Income:		Laundry	$4,500		$4,500
Monthly Scheduled Gross Income:			$40,342		$43,155
Annual Scheduled Gross Income:			$484,101		$517,860

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SALE COMPARABLES




	3700-3718 E 61ST ST HUNTINGTON PARK, CA 90255	4426 CLARA ST Cudahy, CA 90201	4660 CLARA ST Cudahy, CA 90201	4127 E 57TH ST Maywood, CA 90270
SALE PRICE	$4,488,888	$3,075,000	$3,200,000	$1,175,000
YEAR BUILT	1927-1964	1963	1964	1922
NO. OF UNITS	15 + 1 NC	13	16	5
PRICE PER UNIT	$299,259	$236,538	$200,000	$235,000
PRICE PER SF	$374	$291	$308	$266
ACTUAL CAP RATE	7.44%	6.50%	6.76%	5.82%
GRM	9.36	9.50	11.70	13.46
SALE DATE	FOR SALE	8/5/2026	4/1/2026	1/19/2026

SALE COMPARABLES




	5200 LIVE OAK ST Cudahy, CA 90201	4053 E 60TH ST Huntington Park, CA 90255	3536 E 52ND ST Maywood, CA 90270	2966 CLARENDON AVE Huntington Park, CA 90255
SALE PRICE	$2,900,000	$1,900,000	$2,275,000	$5,300,000
YEAR BUILT	1917	1930	1929	1964
NO. OF UNITS	10	8	9	22
PRICE PER UNIT	$290,000	$237,500	$252,778	$240,909
PRICE PER SF	$330	$309	$354	$376
ACTUAL CAP RATE	7.19%	6.01%	6.53%	6.27%
GRM	9.87	11.90	N/A	10.88
SALE DATE	9/18/2025	7/26/2025	3/21/2025	6/24/2024

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