

MOUNTAIN VIEW

2357 DURFEE AVE, EL MONTE

- 26 RESIDENTIAL UNITS + 4 COMMERCIAL UNITS
- 4-STORY APPROVED PROJECT (READY TO BUILD)
- LOT: 28,922 SQFT
- CURRENT USE: MULTIFAMILY AND WAREHOUSE (8225SQFT)
- PURCHASE PRICE: \$ 4,800,000



- LISTED BY REMAX PREMIER PROPERTIES
- CONTACT: CLAIRE CHENG 626-321-1410
- EMAIL: TOPSALESCLAIRE@GMAIL.COM

MOUNTAIN VIEW

2357 DURFEE AVE, EL MONTE

Market Submarket Overview

- *Location: El Monte / San Gabriel Valley, Los Angeles County*
- *Multifamily Vacancy Rate: >5%*
- *Typical Cap Rate: 6-7% for similar properties*
- *Investor Appeal: Strong redevelopment potential, favorable rental growth*



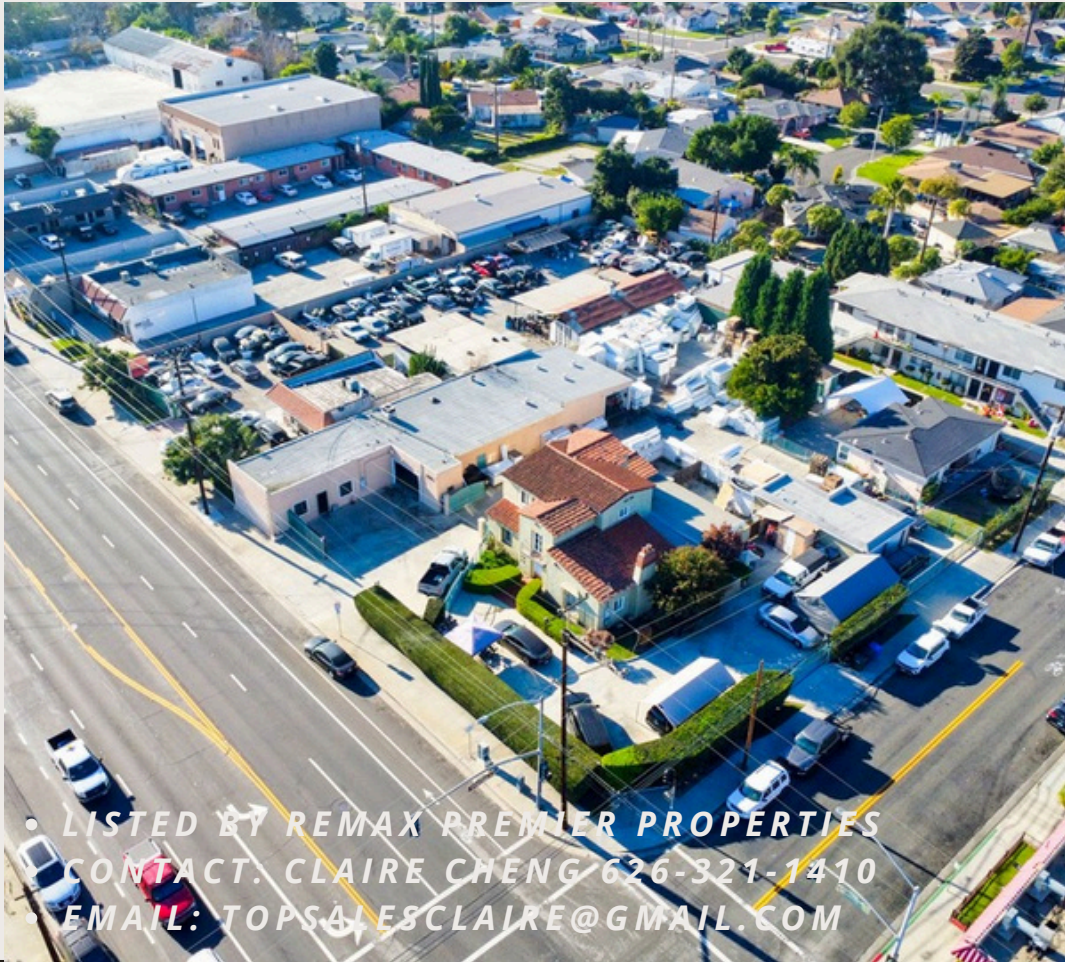
- LISTED BY REMAX PREMIER PROPERTIES
- CONTACT: CLAIRE CHENG 626-321-1410
- EMAIL: TOPSALESCLAIRE@GMAIL.COM

MOUNTAIN VIEW

2357 DURFEE AVE, EL MONTE

Current use: multifamily and warehouse (8225sqft)

- *Free-standing warehouse (2349 Durfee Ave.) -Retail, office or light industrial use*
- *2357 Durfee Ave: 2-story home — month-to-month rental income*
- *12242 Klingerman St.: 2-bed / 1-bath home + attached 2-car garage*
- *All units are tenant-occupied month-to-month lease (\$11,000 / Monthly rent)*
- *Equipped with newer A/C, updated interior & exterior paint*



• LISTED BY REMAX PREMIER PROPERTIES
CONTACT: CLAIRE CHENG 626-321-1410
• EMAIL: TOPSALESCLAIRE@GMAIL.COM