

PROPERTY OFFERED FOR SALE

\$4,100,000.00

275 MONTE VISTA ST LA HABRA, CA. 90631

281 MONTE VISTA ST LA HABRA, CA. 90631

291 MONTE VISTA ST LA HABRA, CA. 90631

EACH PROPERTY ADDRESS IS ON AN INDIVIDUAL PARCEL
WITH INDIVIDUAL APNs

Value added return with market rent opportunities

11 RENTAL UNITS

6 -- 2 BEDROOM / 1 BATH UNITS

5 – 3 BEDROOM / 2 BATH UNITS

**ALL CONSISTS OF ENCLOSED GARAGES, LAUNDRY HOOK-UPS, INDIVIDUAL
METERING**

ADDITIONAL ON-SITE OUTSIDE PARKING

TOTAL 2025 ANNUALIZED RENTAL INCOME: & EXPENSES

\$236,466.00 ANNULIZED INCOME

2025 PROPERTY TAXES: \$11512

Monthly Mortgage: Principal, \$10846 Interest: \$6083

Insurance: \$9103

Management: \$5400

Yard Maintenance: Yard \$3700. Tree Service: \$1680

Utilities: Water: 1930

Trash: 7160

Electric: 242

Misc.:

Accounting \$840.

Assoc. Dues 412

Dump Fees: \$25

P.O. Box 188

Stamps 41

Advertisement \$301

Entertainment: \$534

General Building Maintenance:

Hardware: \$1776

Smoke Alarms \$309

Fire Ext. Service. \$147

Drains: \$375

Handymen Service: \$2675

Painting \$1020.

General Repairs: \$1694

Plumbing: \$885

Electrical: \$885

A/C Service: \$1122

Annualized expense

\$42,444.00

RENT ROLL

BUILDING 275 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 275: CURRENT: \$1650 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1300.00 OCCUPIED SINCE: 1/10/19

UNIT 277: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$675.00 OCCUPIED SINCE: 6/29/98

UNIT 279: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1150.00 OCCUPIED SINCE: 11/01/12

BUILDING 281 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 281: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1100.00 OCCUPIED SINCE: 5/1/09

UNIT 283: CURRENT: \$1625 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: 750.00 OCCUPIED SINCE: 9/01/2000

UNIT 285: CURRENT: \$1625* P/M LAST INCREASE: 10/01/25
SECURITY DEPOSIT: \$975.00 OCCUPIED SINCE: 02/2007

*Section 8 subsidized Tenant

BUILDING 291 MONTE VISTA ST LA HABRA, CA. 90631

UNIT 291: CURRENT: \$1925 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1500.00 OCCUPIED SINCE: 11/24/12

UNIT 293: CURRENT: \$1925 P/M LAST INCREASE: 9/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 04/09/11

UNIT 295: CURRENT: \$2050* P/M LAST INCREASE: 10/01/25 -
SECURITY DEPOSIT: \$1450.00 OCCUPIED SINCE: 11/12/07
*Section 8 subsidized Tenant

UNIT 297: CURRENT: \$2550 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$2450.00 OCCUPIED SINCE: 03/02/24

UNIT 299: CURRENT: \$2050 P/M LAST INCREASE: 09/01/25 -
SECURITY DEPOSIT: \$1950.00 OCCUPIED SINCE: 11/01/24

Notes:

All 3-bedroom units have a 2-car garage. All but one of the 2 Bedroom units have a 1 car garage. (One Garage spaces is held by the owners for a maintenance unit for the complex. Therefore, One of the 2-bedroom units, currently unit 275, is not provided with any garage space).

Exterior lighting of units.

Currently, the owner pays the exterior lighting electricity for units, 275, 277, 281, 283, and 295. Estimated at \$400.00* annually
(*Included in the annualized expenses)

Parking Spaces

All Tenants have assigned open parking spaces

Historical Improvements

2015

New Roofs, on units

January-March 2022

New roofs on garages
New Facia boards installed

April 2022
New Vinyl Windows

October – November – 2022
New exterior stucco & trim
Painted all houses & garages.

2023
Fumigation of units & garages.

2024
Exterior painting – apts
Apt: 297 Interior Remodel
New Flooring – Cabinets, counter tops & interior Paint

Narrative:

Allow me to present a truly exceptional investment opportunity.

This well-maintained 11-unit apartment complex (on three individual APN#s - to be sold together) is comprised of three separate buildings situated on three individual lots & APN #s, all accessed through a single entry. Two of the buildings each contain three 2-bedroom, 1-bath units, while the third building consists of five 3-bedroom, 2-bath units.

Each unit is thoughtfully appointed with in-unit laundry hookups, enclosed garage parking, and additional on-site parking. All units are individually metered and are in excellent condition throughout.

The seller has provided analyzed rental income totaling approximately \$237,000 annually, along with a detailed outline of analyzed operating expenses, both of which are included for your review. Additionally, recent capital improvements have been completed across the property, further underscoring the quality and value of this offering.

The property is fully occupied with long-term tenants. Please do not disturb tenants under any circumstances. Floor plans for both the 2-bedroom and 3-bedroom units are available and attached for your review.

Should you have any questions or require additional information, please do not hesitate to contact Kris Burdett 909-851-5768 or myself, Larry Black 951-312-4609
The Heritage Group DRE #00674504