

6 UNITS IN MONROVIA, CA 91016



406 SOUTH FIFTH AVE

RARE TWO BEDROOM DOMINANT UNIT MIX

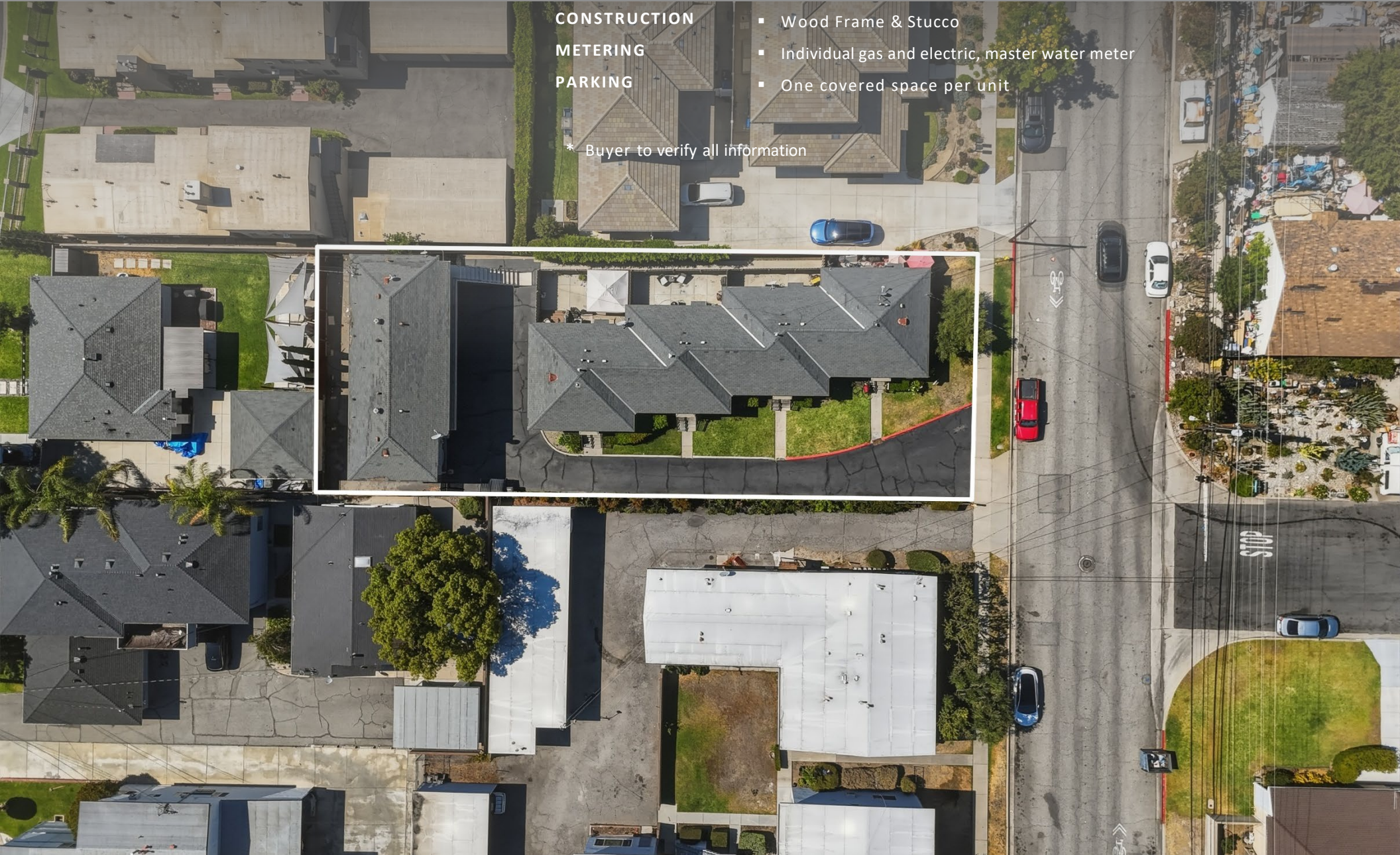
**CENTURY 21**  
**COMMERCIAL**

**CENTURY 21**  
Village Realty

# SUMMARY

UNITS	▪ 6 Units
YEAR BUILT	▪ 1948
GROSS SF	▪ 3,804
LAND SF	▪ 11,320
PARCEL NUMBER	▪ 8505-032-026
ZONING	▪ MORH*
CONSTRUCTION	▪ Wood Frame & Stucco
METERING	▪ Individual gas and electric, master water meter
PARKING	▪ One covered space per unit

\* Buyer to verify all information





# OVERVIEW

This exceptionally well-maintained 6-unit multifamily property presents a turnkey investment opportunity in a highly desirable neighborhood just North of Colorado Boulevard and South of Foothill Boulevard. Boasting a historic 100% occupancy rate and no city rent control, the asset offers immediate, stable cash flow with strong upside potential. The property features four ground-level 2-bedroom units with private patios and two 1-bedroom units situated above the carports. With five units extensively modernized with premium finishes and central HVAC, investors will benefit from high tenant demand and minimal deferred maintenance in a prime, walkable location.

- Six highly desirable, well-maintained units.
- Four 2-bedroom and two 1-bedroom layouts.
- No city rent control restrictions apply.
- Five extensively remodeled units with central HVAC.
- Private rear patios for ground-floor units.
- Six covered carport parking spaces provided.
- On-site coin-operated laundry generates extra income.
- Historically fully occupied with strong cash flow.



# FINANCIAL ANALYSIS

## PRICING

OFFERING PRICE		\$2,500,000
PRICE/UNIT		\$416,667
PRICE/SF		\$657.20
GRM	14.79	<b>13.88</b>
CAP RATE	4.47%	<b>4.57%</b>
	Current	Market

## THE ASSET

Units	6
Year Built	1948
Gross SF	3,804
Lot SF	11,320
APN	8505-032-026

## MONTHLY RENT SCHEDULE

Unit#	Type	Est. Unit SF	Current	Current Total	Market	Market Total
A,B,C,D	2/1	650	\$ 2,421	\$ 9,685	\$ 2,600	\$ 10,400
E,F	1/1	500	\$ 2,148	\$ 4,295	\$ 2,250	\$ 4,500
	Laundry		\$ 110	\$ 110	\$ 110	\$ 110
Scheduled Monthly Rent				\$ 14,090		\$ 15,010

ANNUALIZED INCOME	CURRENT	MARKET
Scheduled Gross Income	\$ 169,080	\$ 180,120
Less Vacancy	3% \$ 5,072	\$ 5,404
Gross Operating Income	\$ 164,008	\$ 174,716

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	<i>Estimate</i> \$ 24,831	\$ 32,504
Insurance	<i>Current</i> \$ 6,886	\$ 6,886
Water/Sewer	\$ 3,997	\$ 3,997
Utilities	\$ 563	\$ 563
Trash	\$ 4,803	\$ 4,803
Landscaping	\$ 2,400	\$ 2,400
Maintenance/Repair	5% \$ 8,200	\$ 8,736
Pest Control	\$ 695	\$ 695
Total Expenses	\$ 52,376	\$ 60,584

Expenses/Unit	\$ 8,729	\$ 10,097
Expenses/SF	\$ 14	\$ 16
% of GOI	32%	35%

RETURN	CURRENT	MARKET
NOI	\$ 111,632	\$ 114,132

# RENT ROLL

Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Status
A	2/1	650	\$2,100.00	\$3.23	\$2,600.00	\$4.00	Yes	Month to month
B	2/1	650	\$2,495.00	\$3.84	\$2,600.00	\$4.00	Yes	Month to month
C	2/1	650	\$2,595.00	\$3.99	\$2,600.00	\$4.00	Yes	Lease
D	2/1	650	\$2,495.00	\$3.84	\$2,600.00	\$4.00	Yes	Month to month
E	1/1	500	\$2,100.00	\$4.20	\$2,250.00	\$4.50	Yes	Month to month
F	1/1	500	\$2,195.00	\$4.39	\$2,250.00	\$4.50	Yes	Month to month
<b>Total Monthly Rent</b>			<b>\$13,980.00</b>		<b>\$14,900.00</b>			
		Laundry Income	\$ 110.00		\$ 110.00			
		Total Monthly Income	\$ 14,090.00		\$ 15,010.00			
		<b>Scheduled Gross Income</b>	<b>\$169,080.00</b>		<b>\$180,120.00</b>			



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