

OFFERING MEMORANDUM

2721 S. Fremont Avenue

$1.048M	4.16%	$43.6K
PRICE	CAP RATE	NOI

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AD

2721 S. Fremont Avenue

Alhambra , CA 91803

PRICE	CAP RATE	NOI
$1,048,000	4.16%	$43,622

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Executive Summary

2721 S. Fremont Avenue
Alhambra , CA 91803

- Art Del Rey Realty, Inc. is pleased to present the exclusive opportunity to acquire to [Property Name], a multi-family building comprised of 4 1 BD/1BA units ideally located in the heart of Alhambra , CA. With excellent proximity to shopping, entertainment districts and restaurants and nearby freeway access.

$1,048,000 ASKING PRICE	**$43,622** NOI
4.16% CAP RATE	**$469.96** PRICE/SF
100% OCCUPANCY	**$57,380** EGI
18.08 GRM	**2,230 SqFt** BUILDING SF

PROPERTY DATA

Building SqFt	**2,230 SqFt**
Lot Size (acres)	**0.17**
Levels	**0**
Units	**0.00**
Year Built	**1950**
Subdivision Name	**7426**

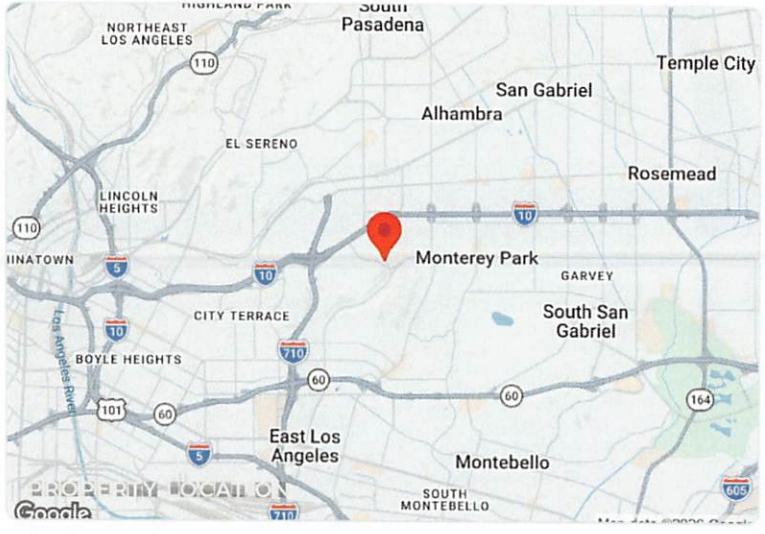
Investment Highlights

KEY METRICS

Asking Price	**$1,048,000**
NOI	**$43,622**
Cap Rate	**4.16%**
Price/SF	**$469.96**
Occupancy	**100%**
EGI	**$57,380**
GRM	**18.08**
Building SF	**2,230 SqFt**
Year Built	**1950**

Location Highlights

- Providing incredible access to neighborhood amenities, transportation, and highways, the building is also within walking distance to the near shopping centers, boutique shopping, trendy restaurants, art galleries and urban parks.



LOCATION

Address	**2721 S FREMONT AVE**
City	**Alhambra**
State	**California**
Zip Code	**91803**
County	**Los Angeles**
APN / Parcel #	**5353-019-006**
Coordinates	**34.061535, -118.146482**

TRANSIT

St Stevens Serbian	**0.1 mi**
Garvey / Hitchcock	**0.3 mi**
Fremont / Hellman	**0.6 mi**

AIRPORTS

Hollywood Burbank Airport	**15.3 mi**
Los Angeles International Airport	**16.9 mi**
Long Beach Airport	**17.0 mi**

HIGHWAYS

San Bernardino Freeway	**0.5 mi**
I-10 Metro ExpressLanes	**0.5 mi**
Long Beach Freeway	**1.0 mi**
US 99 Hist	**1.4 mi**

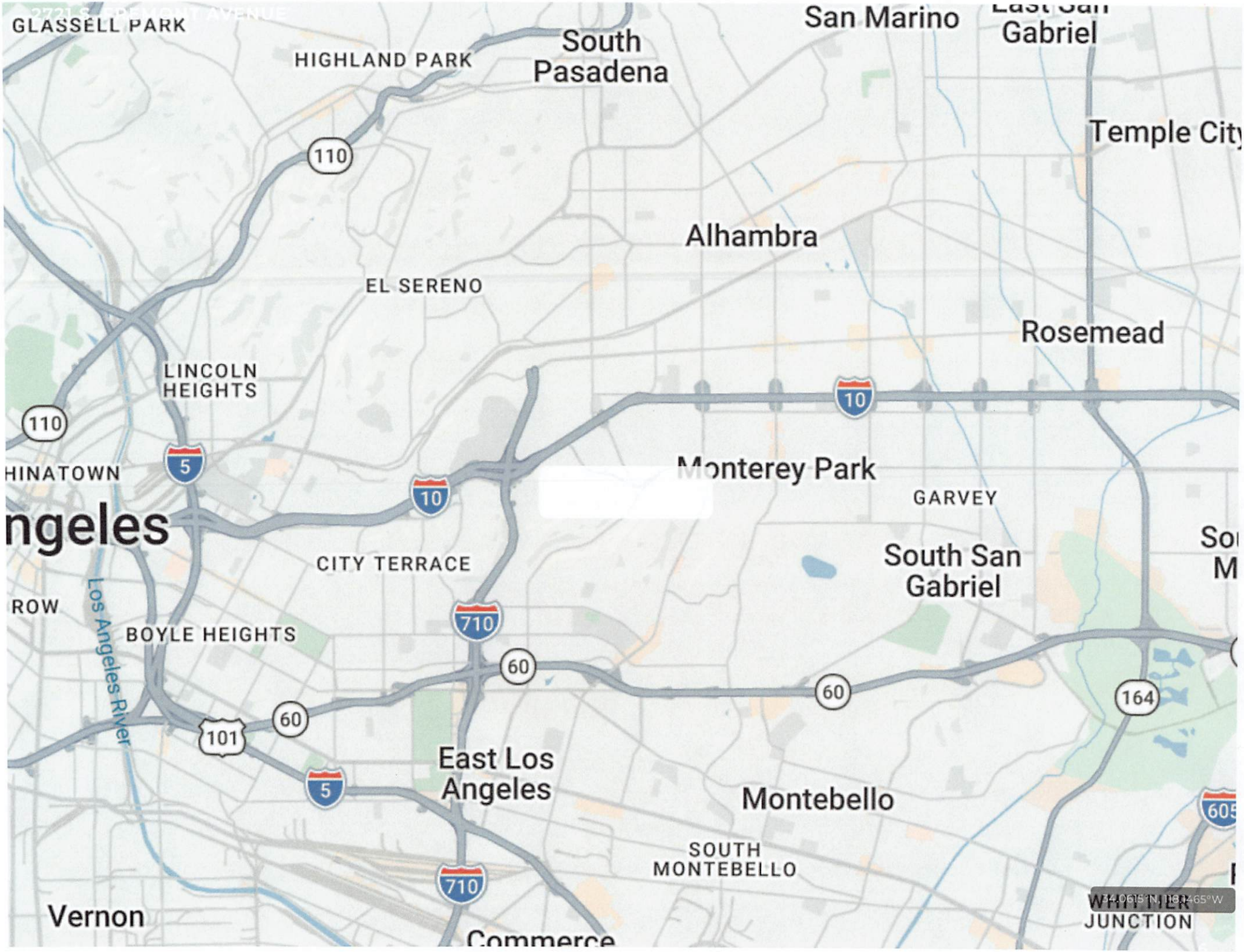
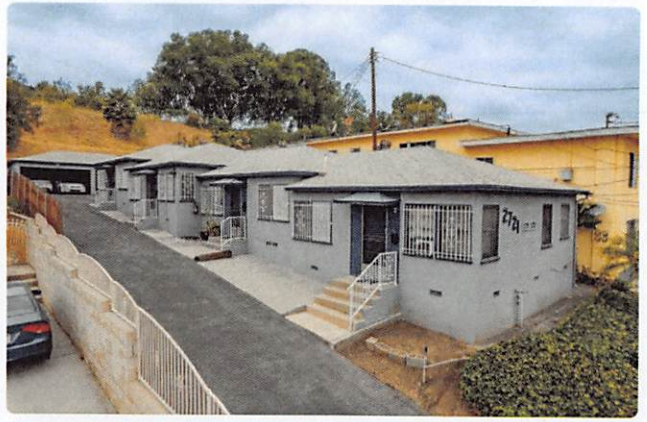

GLASSELL PARK
HIGHLAND PARK
South Pasadena
San Marino
Temple City
Alhambra
EL SERENO
Rosemead
LINCOLN HEIGHTS
Monterey Park
GARVEY
South San Gabriel
CITY TERRACE
BOYLE HEIGHTS
Los Angeles River
East Los Angeles
Montebello
SOUTH MONTEBELLO
Vernon
Commerce
110
5
10
710
60
101
164

Photo Gallery



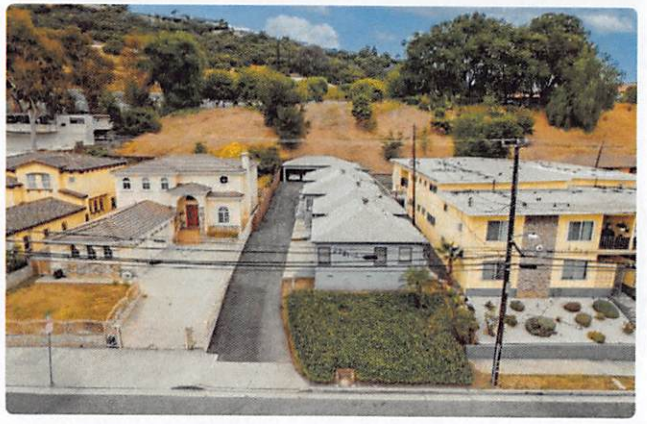












Rent Roll

Unit	Unit Type	SF	Monthly	Annual Rent	Start	Incr %
2721 #A	1 Bedroom	660	$1,135.00	$13,620.00	07/01/25	3.0%
2721 #B	1 Bedroom	660	$1,135.00	$13,620.00	07/01/25	3.0%
2723 #A	1 Bedroom	660	$1,160.00	$13,920.00	07/01/25	3.0%
2723 #B	1 Bedroom	660	$1,400.00	$16,800.00	05/01/25	3.0%
Total		**2,640**	**$4,830.00**	**$57,960.00**		

UNIT SF **2,640** | OCCUPANCY **100.0%** | AVG RENT/UNIT (MO) **$1,207.50** | UNITS **4**

Notes

All unit are on month-to-month tenancies.

Valuation Summary

KEY METRICS

$1,048,000 ASKING PRICE	**4.16%** CAP RATE
$43,622 NOI	**100.0%** OCCUPANCY

Price/SF	**$469.96**
GRM	**18.08**

PROJECTED EXIT

Hold Period	**1 yrs**
Sale	**End of Year 0**
Exit Year NOI (Year 0)	**$47,605**

INCOME/SF	EGI/SF	EXPENSES/SF	NOI/SF
$25.99	**$25.99**	**$6.17**	**$19.56**

INCOME

Base Rental Income	$57,960
Less: General Vacancy / Absorption	($580)
Effective Gross Income	**$57,380**

EXPENSES

Property Tax	$3,595
Property Insurance	$2,200
California Earthquake Insurance	$1,621
City of Alhambra, Water	$2,967
Republic Services-trash	$1,920
Electricity	$204
Gardener	$900
Business license	$151
Sheldon Fire Extinguisher	$84
City Fire Inspection	$116
Total Expenses	**$13,759**

Cash Flow Projection

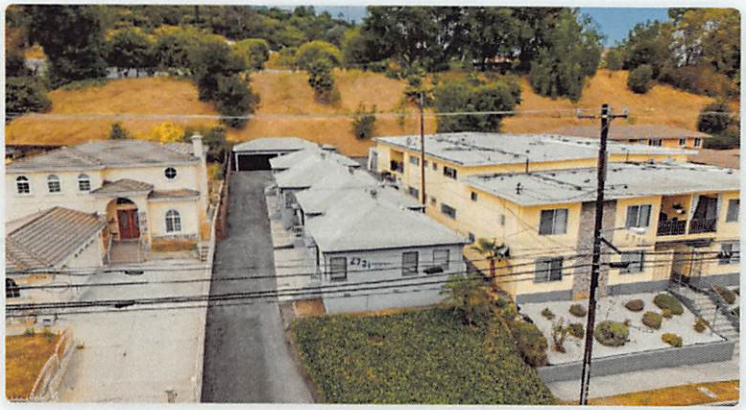
	In-Place	Year 1
Base Rental Revenue	$57,960	$59,699
Less: Vacancy Factor	*($580)*	*($597)*
Effective Gross Income	**$57,380**	**$59,102**
Property Tax	*($3,595)*	*($3,667)*
Insurance	*($3,821)*	*($3,914)*
General Expenses	*($6,342)*	*($6,533)*
Total Operating Expenses	***($13,759)***	***($14,114)***
Net Operating Income	**$43,622**	**$44,988**
Cap Rate	*4.16%*	*4.29%*

NET OPERATING INCOME



Market Overview

Market Overview: Alhambra, CA



Alhambra (, , Spanish pronunciation: [a'lambra] ; from "Alhambra") is a city located in the western San Gabriel Valley region of Los Angeles County, California, United States, approximately 8 miles (13 km) east from the downtown Los Angeles civic center. It was incorporated on July 11, 1903. As of the 2020 census, the population was 82,868. The city's ZIP Codes are 91801 and 91803 (plus 91802 for P.O. boxes). edit Most of Alhambra's car dealerships can be found at an auto row on Main Street between Atlantic Boulevard and Raymond Avenue. Restaurant row on Main Street is approximately between Atlantic Boulevard and Garfield Avenue. The Hat , a local icon, was opened in Alhambra in 1951. It was the original, family-owned outdoor restaurant, and is now a well-known small Southern California chain. Shakey's Pizza has a headquarters in Alhambra. edit According to the City of Alhambra 2023 Annual Comprehensive Financial Report, the city's top employers were: ^ "DELI MAY SPREAD TO BURBANK. - Free Online Library" . Thefreelibrary.com. October 4, 2000. Archived from the original on May 20, 2011 . Retrieved August 4, 2010 . ^ "Contact Us - Shakey's Pizza P...

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	
Population	**23,805**
Median HH Income	**$104,523**
Households	**8,677**

3-MILE RADIUS	
Population	**286,196**
Median HH Income	**$85,782**
Households	**94,571**

5-MILE RADIUS	
Population	**692,942**
Median HH Income	**$86,259**
Households	**227,266**

Source: ESRI / ArcGIS Business Analyst

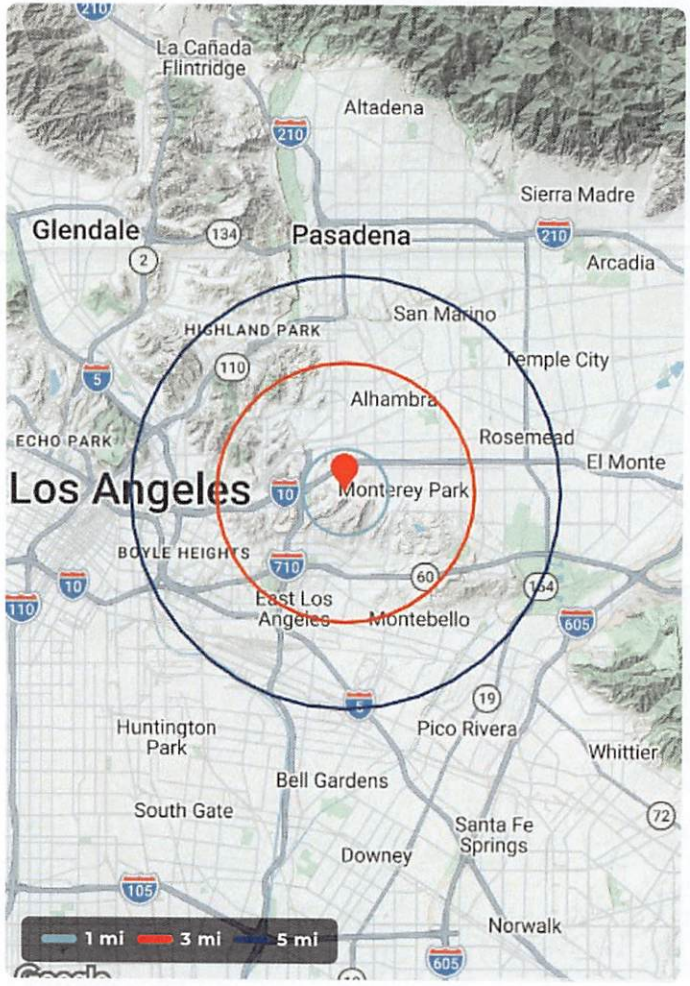
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,649	309,272	745,441
2010 Population	24,393	306,513	740,484
2026 Population	23,805	286,196	692,942
2031 Population	23,468	281,010	685,160
2026-2031 Growth Rate	-0.28 %	-0.37 %	-0.23 %
2026 Daytime Population	22,066	270,997	665,977

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	8,148	90,636	213,349
2010 Total Households	8,436	91,854	217,116
2026 Total Households	8,677	94,571	227,266
2031 Total Households	8,744	94,892	229,700
2026 Avg. Household Size	2.73	2.99	2.99
2026 Owner Occupied Housing	5,064	39,634	93,084
2031 Owner Occupied Housing	5,135	40,182	94,917
2026 Renter Occupied Housing	3,613	54,937	134,182
2031 Renter Occupied Housing	3,608	54,710	134,783
2026 Vacant Housing	449	4,539	11,342
2026 Total Housing	9,126	99,110	238,608

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	723	7,677	18,993
$15,000-$24,999	506	6,059	13,158
$25,000-$34,999	370	5,401	13,008
$35,000-$49,999	600	8,173	20,144
$50,000-$74,999	1,046	14,126	33,542
$75,000-$99,999	927	11,746	28,569
$100,000-$149,999	1,450	18,090	41,706
$150,000-$199,999	1,079	10,383	24,421
$200,000 or greater	1,976	12,916	33,724
Median HH Income	**$104,523**	**$85,782**	**$86,259**
Average HH Income	**$143,461**	**$115,894**	**$121,008**

Source: ESRI / ArcGIS Business Analyst



$104,523
MEDIAN HH INCOME (1-MI)

$143,461
AVG HH INCOME (1-MI)

58.4%
OWNER OCCUPIED (1-MI)

41.6%
RENTER OCCUPIED (1-MI)

4.9%
VACANCY RATE (1-MI)

-0.28 %
2026–2031 GROWTH (1-MI)

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