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OFFERING MEMORANDUM



519 E Los Angeles Ave

MONROVIA, CA 91016

INCOME TODAY. OPTIONALITY TOMORROW.

Well-maintained duplex | Month-to-month tenancy | Two garages | Value-add potential

Offered at \$950,000

2
Units

4 Beds / 2 Baths

Approx.
1,728 SF

Approx.
6,202 SF Lot

\$53,820
Gross Income

Two 2-bedroom / 1-bath residences with existing income in place and a straightforward ownership profile.

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INVESTMENT OVERVIEW

A Simple Duplex With Multiple Ways to Create Value

Existing cash flow, month-to-month leases and two garages provide a flexible basis for a long-term investor strategy.

Investment Thesis

519 E Los Angeles Ave offers two functional 2-bedroom units with established tenancy and manageable operations. The property provides immediate income, the flexibility of month-to-month leases, and garage areas that may support a future value-add plan, giving investors multiple paths to create long-term value.



Income in Place

Combined current rent of \$4,485/month and \$53,820 annually.



Low-Friction Condition

Seller reports the property is in great condition / well maintained.



Flexible Tenancy

Both tenants are month-to-month.



Broad Rental Demand

2-bedroom layouts appeal to a wide renter pool.



Value-Add Optionality

Two existing garage areas may support future ADU evaluation, buyer to verify.



Seller 1031 Exchange

Seller is participating in a 1031 exchange.

“Acquire a cared-for two-unit asset with income already in place, then evaluate the next layer of value.”

PROPERTY PROFILE

The Existing Asset

519 E LOS ANGELES AVE, MONROVIA, CA 91016



Address	519 E Los Angeles Ave, Monrovia, CA 91016	Tenant Status	Month-to-month
Unit Mix	2 x 2 Bedroom / 1 Bathroom	Current Combined Rent	\$4,485/month
Total Building Area	Approx. 1,728 SF	Annual Gross Rental Income	\$53,820
Lot Size	Approx. 6,202 SF	Condition	Seller reports great condition / well maintained
Garage Parking	2 one-car garage spaces	Seller Context	1031 exchange

Why the Configuration Matters

- Similar unit types simplify leasing and maintenance.
- Dedicated garage spaces create future optionality.
- The compact lot suggests efficient use of existing improvements.
- Month-to-month tenancy provides flexibility subject to applicable law.

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FINANCIAL SNAPSHOT

Current Operating Performance

Item	Monthly	Annual	% of Income
Rental Income	\$4,485.00	\$53,820.00	100.0%
Insurance	-	\$1,223.15	2.3%
Water	-	\$1,940.42	3.6%
Trash	-	\$1,146.98	2.1%
Gardener	-	\$2,200.00	4.1%
Property Tax	-	\$7,015.42	13.0%
Total Operating Expenses	-	\$13,525.97	25.1%
Seller-Reported NOI	-	\$40,294.03	74.9%

Pricing Metrics at \$950,000

\$475,000

Price / Unit

~\$550

Price / SF

17.65x

Seller-Reported GRM

4.24%

Seller-Reported Cap Rate

Underwriting Note

A purchaser should underwrite reassessed property taxes, insurance, reserves, vacancy, management and other buyer-specific expenses when determining stabilized NOI and cap rate.



Two Garages. One Important Question: What Can They Become?

The most compelling future-upside thesis is to investigate whether the existing garage areas can be converted into permitted rental housing.



ADU Opportunity — Buyer to Verify

- California law may allow conversion of certain existing garages or accessory structures into ADUs subject to site conditions and applicable standards.
- Replacement parking may not be required in some garage-conversion ADU situations.
- The exact number, type, feasibility, and permitting pathway must be independently verified by buyer with the City of Monrovia and qualified professionals.
- Because the lot is approximately 6,202 SF, the most efficient density strategy may involve existing improvements rather than assuming new ground-up density.

BUSINESS PLAN

Four Ways a Buyer Can Think About the Asset



01

Hold for Income

Maintain the current two-unit configuration and operate as a simple long-term rental asset.

02

Optimize Rents Over Time

Evaluate lawful rent positioning, turnover improvements and lease structure as opportunities arise, subject to all applicable regulations.

03

Evaluate Garage-to-ADU

Investigate conversion of one or both garage structures where physically and legally feasible to create additional income streams.

04

Owner-Occupant / House Hack

A future owner-occupant may choose to occupy one unit while receiving rent from the other, subject to financing and tenancy considerations.

Due-Diligence Questions That Can Unlock Value

- Is the property considered attached or detached for purposes of State of California ADU law?
- What are the exact dimensions of the garage structures, and what utilities (water, sewer, electrical, gas) are available?
- What city code requirements, entitlement processes and development standards apply to a garage-to-ADU conversion?
- Is the existing rental configuration legal and in compliance, and what is required for any supplemental housing scenario?
- How are utilities metered, and what are the applicable tenancy regulations (e.g., rent control, just cause, ADU rules)?
- Could separate parking remain feasible if a garage conversion were pursued?

Current Property Photography + Investor Walkthrough



ENTRY & COURTYARD DETAIL



GARAGE & DRIVEWAY DETAIL

What Investors Should Look For During the Walkthrough



Overall Condition

Evaluate the general condition of the property, including the exterior, roof, windows, doors and hardscape. Consider near-term maintenance needs and long-term capital items.



Garage Dimensions and Access

Assess the size, condition and functionality of both garages, including access, clearance and potential for future use (e.g., ADU conversion, storage or tenant parking).



Electrical, Plumbing & Sewer Routing

Identify the location and routing of electrical panels, plumbing lines and sewer connections, as these can significantly impact the feasibility and cost of any ADU or future improvements.



Private Outdoor Areas & Parking Circulation

Review the driveway, courtyard and overall parking layout. Consider privacy, usable outdoor space and circulation for current and future tenants.



Finish Levels and Value-Add Potential

Look for opportunities to refresh interior and exterior finishes that can be completed economically at tenant turnover to increase long-term rental value.

THE OPPORTUNITY IS NOT JUST THE INCOME STATEMENT —
IT IS THE COMBINATION OF IN-PLACE RENT, TENANCY
FLEXIBILITY AND FUTURE USE OF EXISTING IMPROVEMENTS.

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Experienced representation with an investor-minded approach and strong local market execution.



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Alex brings an investor-focused perspective to residential and multifamily real estate, with an emphasis on negotiation, value creation, design execution and strategic positioning.

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Sue complements the offering with strengths in pricing strategy, marketing, negotiation and thoughtful client representation.

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Buyer Due Diligence

- Review leases, estoppels, payment history, deposits and all tenancy documentation.
- Verify zoning, legal unit status, permits, square footage, parking, utilities and any code or rent-control requirements.
- Confirm current and historical income and expenses, including items not reflected in the seller-provided statement.
- Obtain inspections and evaluate roof, foundation, plumbing, electrical, HVAC, sewer, termite and other systems as applicable.
- Independently investigate all ADU, garage-conversion and development concepts with the City of Monrovia and qualified professionals.

Confidentiality & Disclaimer

This Offering Memorandum (OM) is provided solely for the purpose of discussing and evaluating the potential acquisition of 519 E Los Angeles Ave, Monrovia, CA 91016. The information contained herein has been provided by the seller and other sources believed to be reliable, but it is not guaranteed as to its accuracy, completeness or currentness. This OM does not constitute an offer to sell or a solicitation of an offer to buy. Prospective buyers are expected to conduct their own independent investigation, due diligence and verification of all information, including but not limited to income and expenses, property condition, legal status, zoning, permits and any other matters relevant to their evaluation of the property. Compass and its representatives make no representations or warranties, express or implied, regarding the accuracy of the information contained herein.