

2404-2408 1/2 MONTROSE AVENUE

MONTROSE, CA 91020 • EXCLUSIVE 6-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

Prime Foothill Location • Front Building (Two-Story Owner's Unit & Attached Unit) • Four Rear Units • \$152,800+ Completed CapEx



OFFERING PRICE	TOTAL UNITS / SF	IN-PLACE NOI (2026)	CAP RATE / GRM
\$2,795,000 \$465,833/u • \$414.69/sf	6 UNITS • 6,740 SF 13,737 SF Lot (0.315 AC)	\$85,415 Owner-Operator Basis	3.06% / 17.82x \$156,850 Gross Income



					IN-PLACE CASH FLOW UNDERWRITING	
Unit	Unit Mix & Placement	Monthly '26	Annual '26	Status		
2408	3B/3.5B Front Two-Story Owner's Unit	\$3,115.51	\$37,386.12	Occupied	Gross Scheduled Income (2026)	\$156,850
2408 1/2	2B/1B Front Attached Single-Level	\$1,735.89	\$20,830.68	Occupied	Reassessed Taxes (1.085398%)	(\$30,337)
2404	2B/1B Rear Complex	\$2,246.32	\$26,955.84	Occupied	Operating Expenses (w/o taxes, cleaning zeroed)	(\$41,098)
2404 1/2	2B/1B Rear Complex	\$1,678.28	\$20,139.36	Occupied	Total Operating Expenses	(\$71,435)
2406	2B/1B Rear Complex	\$2,500.00	\$30,000.00	Vacant (Pro Forma)	Net Operating Income (NOI)	\$85,415
2406 1/2	2B/1B Rear Complex	\$1,794.81	\$21,537.72	Occupied	Cap Rate / GRM	3.06% / 17.82x
TOTAL	6 Units (5 x 2B/1B, 1 x 3B/3.5B)	\$13,070.81	\$156,849.72	83.3% In-Place		

\$152,800+ Completed Capital Improvements

Updated roof (\$54,840), reconstructed structural exterior staircase (\$28,900), and comprehensive electrical upgrades with upgraded main panel and sub-panel (\$69,119).

Expansive 13,737 SF Lot • Carports & Laundry

Wide asphalt driveway leads to generous rear parking with covered carports. On-site laundry facility equipped with app-connected commercial washer/dryer machines.

Desirable Unit Composition & Owner's Unit

Front building features the premier two-story 3B/3.5B Owner's Unit with downstairs bedroom (Unit 2408) and attached single-level 2B/1B (Unit 2408 1/2). Rear complex contains four 2B/1B apartments.

Pedestrian-Friendly Village • Freeways & Schools

Footsteps to Honolulu Avenue boutiques, dining, and Trader Joe's. Immediate CA-210 & CA-2 freeway access. Located in top-rated Crescenta Valley school boundaries.

EXCLUSIVELY PRESENTED BY: Patrick Barnes • Real Estate One

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