

OFFERING MEMORANDUM · 7-UNIT APARTMENT BUILDING

3462 Durfee Avenue

El Monte, California 91732

$2,999,999 List Price **7.55%** Pro Forma Cap **100%** Remodeled & Vacant

Offering Summary

List Price

$2,999,999

Pro Forma Cap Rate

7.55%

Net Operating Income

$226,500

Units

7

4 × 3BD/1BA · 3 × 2BD/1BA

Price per Unit

$428,571

Gross Rent Multiplier

10.99

3462 Durfee Avenue · El Monte, CA 91732

Property Overview



Detail	
Address	3460–3462 Durfee Ave
City	El Monte, CA 91732
Units	7
Unit Mix	4 × 3BD · 3 × 2BD
Year Built	1962
Lot Size	±15,353 SF
Parking	Covered carports
Condition	Fully remodeled, vacant

Completely Remodeled Interiors







White oak
cabinetry

Quartz
kitchen countertops

Ceramic tile walls,
porcelain tile floors

New flooring
throughout

See the video tour for a walkthrough of every unit

Refreshed Exteriors & Parking



Fresh stucco, new roofs and doors



Covered carport parking



New entry doors and lighting

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Pro Forma Rent Roll

Unit	Type	Monthly Rent	Annual Rent
1	2 Bed / 1 Bath	$2,798	$33,576
2	3 Bed / 1 Bath	$3,589	$43,068
3	3 Bed / 1 Bath	$3,589	$43,068
4	3 Bed / 1 Bath	$3,589	$43,068
5	3 Bed / 1 Bath	$3,589	$43,068
6	2 Bed / 1 Bath	$2,798	$33,576
7	2 Bed / 1 Bath	$2,798	$33,576
Total	7 Units	$22,750	$273,000

Rents at Housing Authority of the City of Baldwin Park Section 8 payment standards, El Monte ZIP 91732 (eff. 11/1/2025)

Operating Statement

Gross Annual Income

$273,000

Operating Expenses (17%)

($46,500)

Net Operating Income

$226,500

Expense	Monthly	Annual
Insurance	$700	$8,400
Water / Sewer	$450	$5,400
Trash	$200	$2,400
Gardener	$150	$1,800
Electrical (common area)	$100	$1,200
Repairs, Maint., Mgmt. & Reserves	$2,275	$27,300
Total Expenses	$3,875	$46,500

Pro forma cap rate at list price: $226,500 ÷ $2,999,999 = 7.55%

Financing Snapshot

Down Payment (40%)

$1,200,000

Loan Amount (60% LTV)

$1,800,000

Annual Debt Service

$136,527

Debt Coverage Ratio

1.66x

Pre-Tax Cash Flow

$89,973

Cash-on-Cash Return

7.5%

Illustrative: 60% LTV, 6.50% interest, 30-year amortization at list price. Buyers should obtain their own loan quotes.

Investment Highlights

Turnkey & Vacant

Fully remodeled with no tenants: set every lease at today's rents.

Section 8 Income

Housing authority payments deposited directly each month.

7.55% Pro Forma Cap

$226,500 projected NOI at a $2,999,999 list price.

Large Units

Four 3-bedroom units earn the highest payment standard, $3,589.

Versatile Uses

Suited to sober living, transitional or shared housing and other ventures.*

Large Lot

±15,353 SF with covered carport parking.

*Buyer to verify zoning, licensing and permitted uses with the City of El Monte.

EXCLUSIVELY LISTED BY

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Photos and video tour available. Contact for showings and offers.

All figures are projections based on Section 8 payment standards and estimated expenses, subject to housing authority approval and rent-reasonableness review. Information is deemed reliable but not guaranteed. Buyer to verify all information and conduct their own due diligence.

