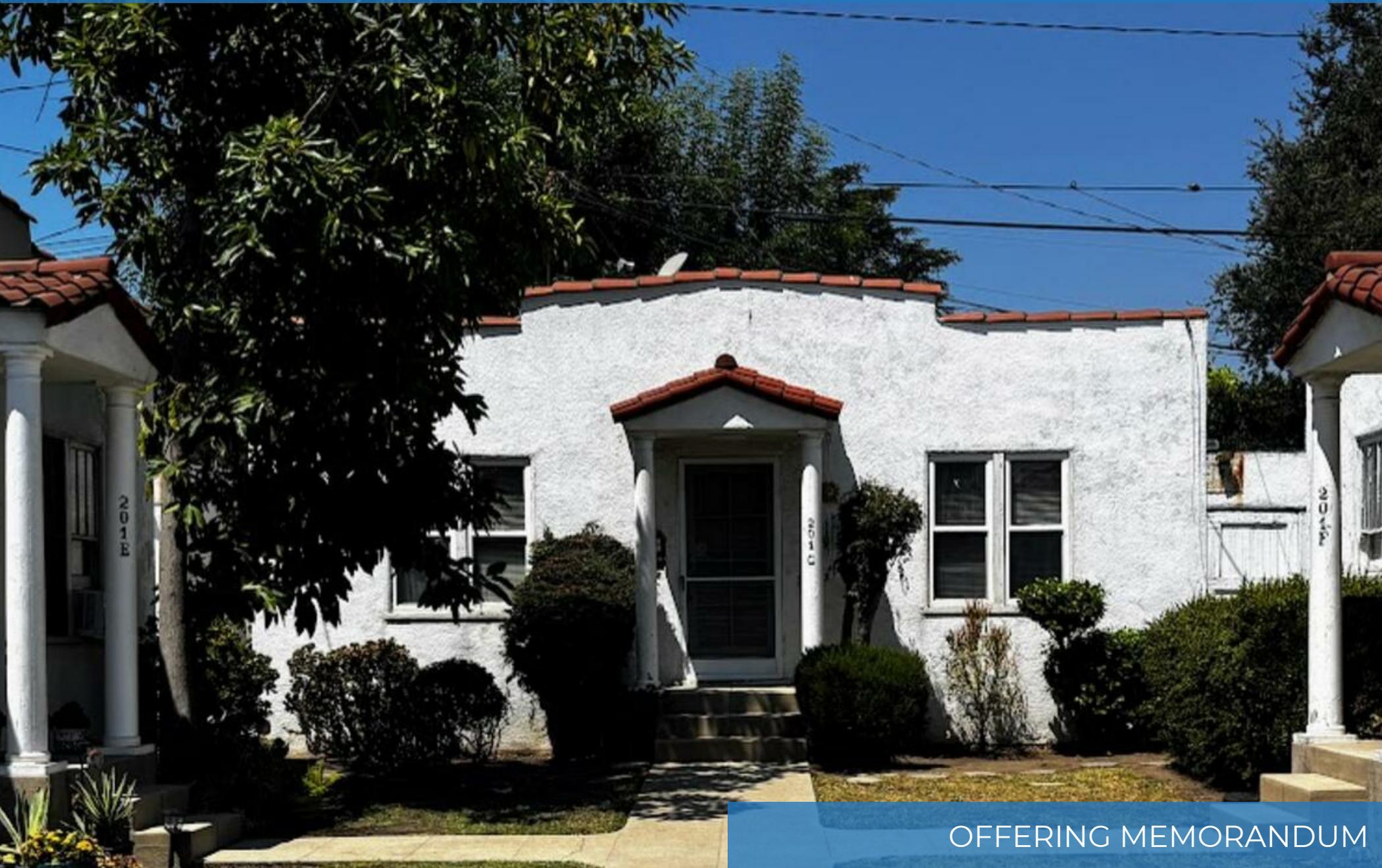


ATLANTIC BLVD COTTAGES

201 N Atlantic Ave
Alhambra, CA 91801



OFFERING MEMORANDUM

ATLANTIC BLVD COTTAGES

201 N ATLANTIC AVE
ALHAMBRA, CA 91801

EXCLUSIVELY PRESENTED BY:



STEPHEN SHLOSS

President

Mobile: 9492921323

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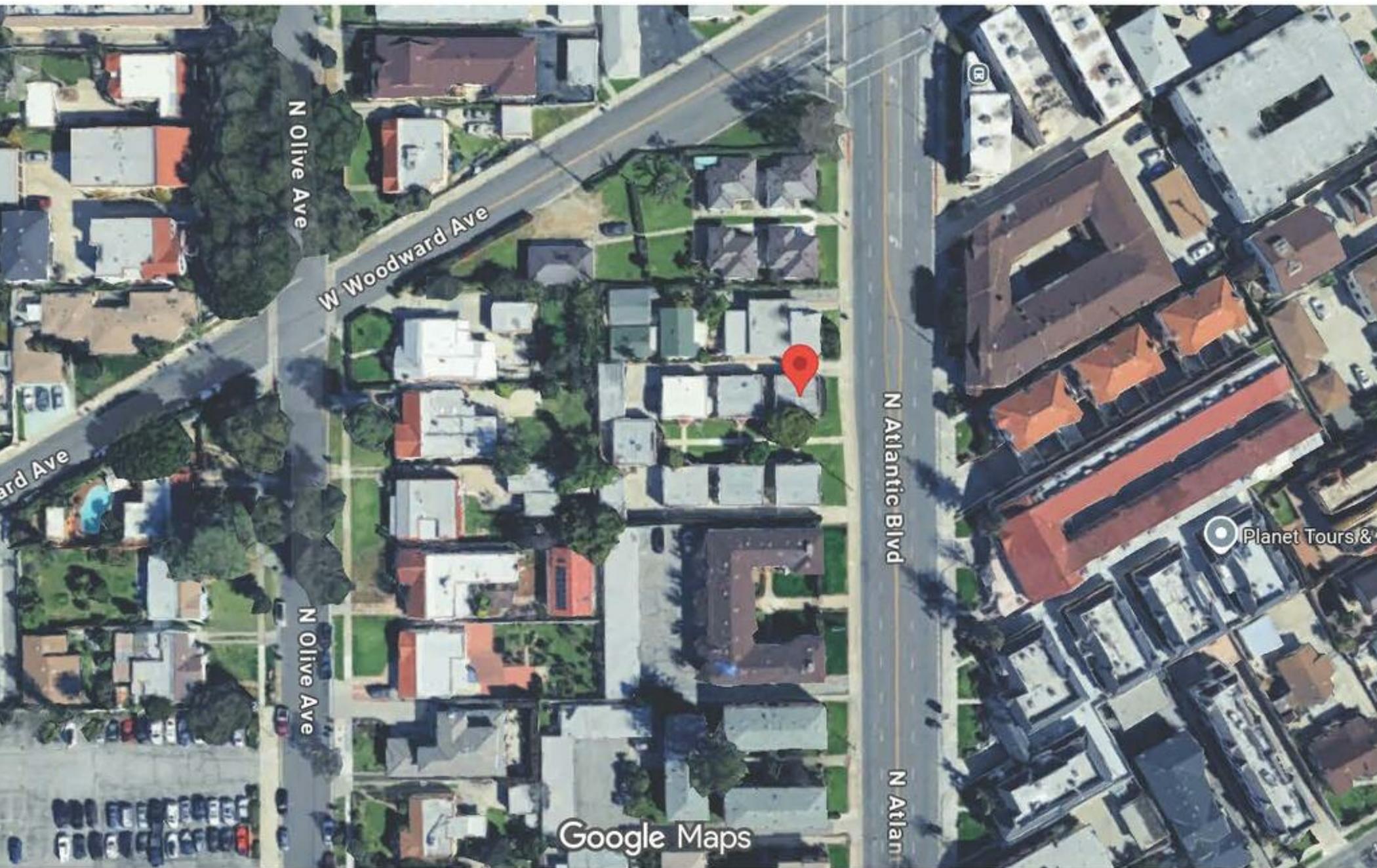
**Castle RE Group/Regency
Commercial RE**

25950 Acero #100
Mission Viejo, CA 92691

Office: 9492921323
thecasterealestategroup.com



201 N Atlantic Blvd



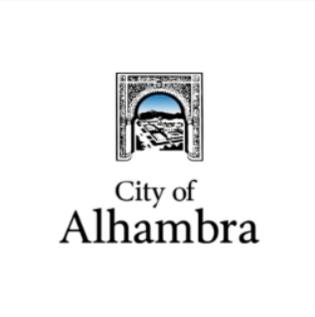
INVESTMENT SUMMARY

Rare opportunity to acquire a 7 unit, single-story cottage-style multifamily property located at 201 N. Atlantic Boulevard, Alhambra. Built in 1928, the property features standalone Craftsman-style units, offering timeless charm and strong tenant appeal.

The property is fully leased, providing immediate income. For investors focused on preservation and value enhancement, the property may qualify for Mills Act historical tax abatement, potentially resulting in significant property tax savings and expedited permitting through the City of Alhambra (buyer to verify).

Situated on an approximately 16,000 square foot lot, the property also offers future redevelopment potential, including condominiums and/or higher-density multifamily (buyer to verify zoning and feasibility).

Ideal for investors seeking stable cash flow, long-term appreciation, and multiple exit strategies in a highly desirable Alhambra location.



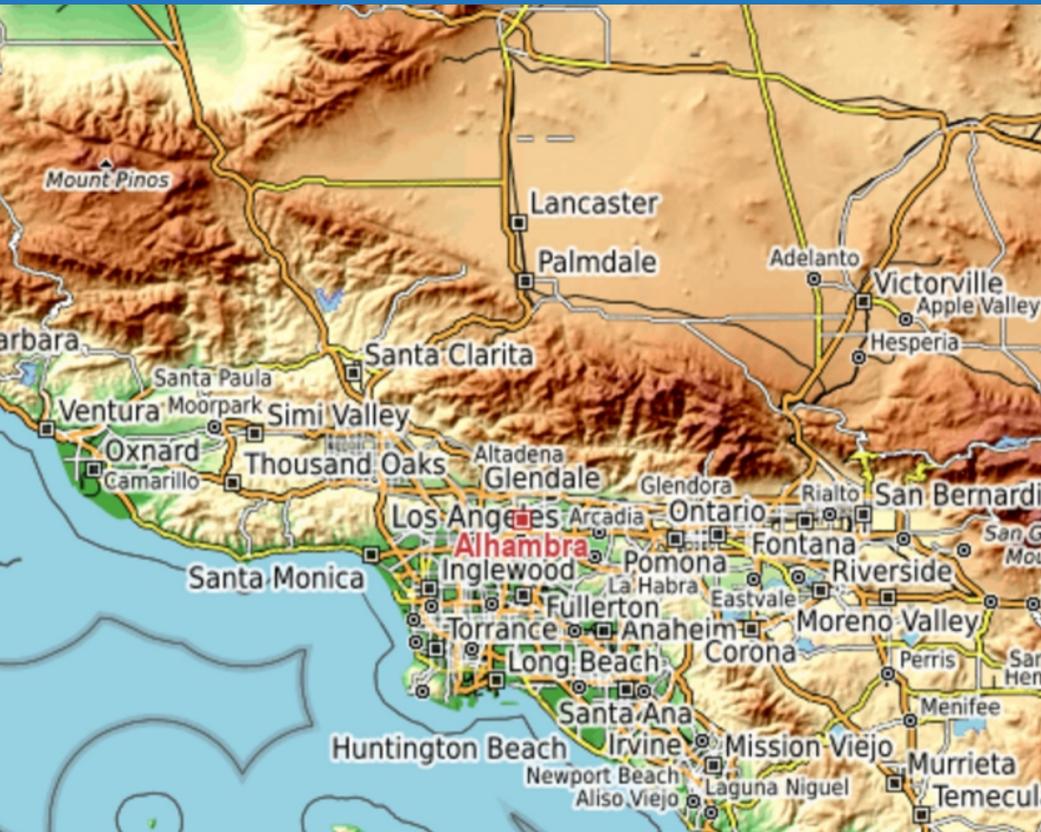
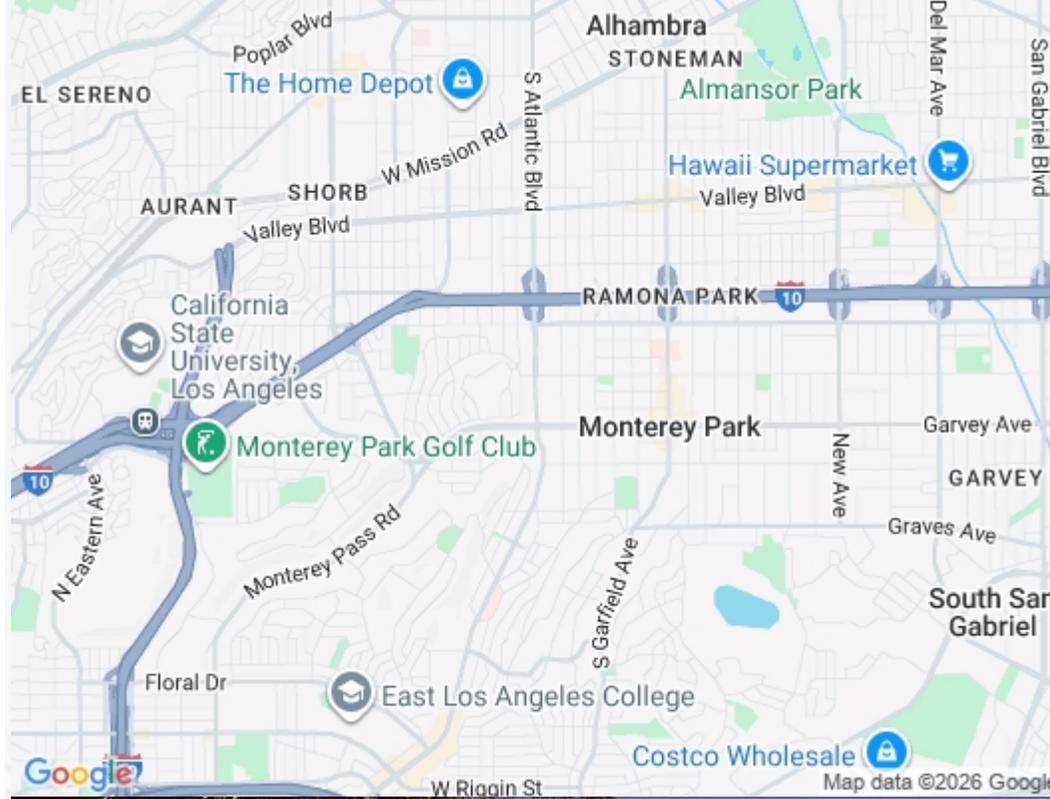
PROPERTY SUMMARY

Offering Price	\$2,900,000.00
Building SqFt	5,096 SqFt
Lot Size (acres)	0.37
Year Built	1928
Subdivision Name	7255
County	Los Angeles
Parcel ID / APN	5338-022-013
Construction	WOOD



PROPERTY HIGHLIGHTS

- Each unit has the craftsman charm along with kitchen appliances, washer hook-ups, hardwood flooring and separate private yards and assigned parking.
- All units are 1 bedroom and 1 bathroom with 728 sqft of space. There is a central garden style yard and 2 driveways with access to parking.

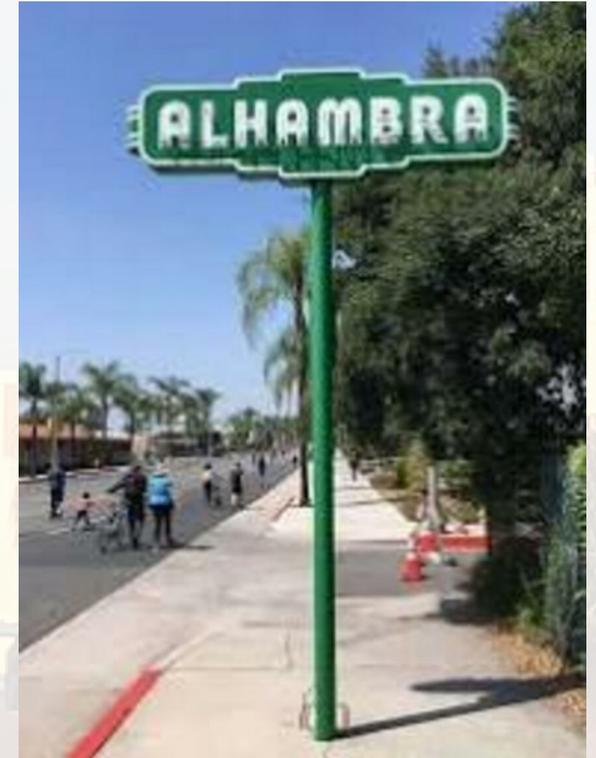


LOCATION HIGHLIGHTS

- For investors focused on preservation and value enhancement, the property may qualify for Mills Act historical tax abatement, potentially resulting in significant property tax savings. You may be eligible for expedited permitting through the City of Alhambra (buyer to verify).

Situated on an expansive level lot, the property also offers future redevelopment potential, including condominiums and/or higher-density multifamily (buyer to verify zoning and feasibility).

Ideal for investors seeking stable cash flow, long-term appreciation, and multiple exit strategies in a highly desirable Alhambra location.



RENT ROLL

UNIT TYPE	# OF UNITS	AVG SIZE (SF)	MONTHLY RENT	ANNUAL RENT	TOTAL ANNUAL RENT	NOTES
1 Bd - 1 bath Cottage	7	728	\$1,800.00	\$21,600.00	\$151,200.00	Pro-Forma rent for area. Rent roll and P & L will be provided to qualified buyers
Total Occupied		5096			\$151,200.00	
TOTAL		5096			\$151,200.00	





OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$2,900,000.00
PRICE PSF	\$3,983.52
IN PLACE NOI	\$116,400.00
IN PLACE CAP RATE	4.01%
YEAR 1 NOI	\$122,448.00
YEAR 1 CAP RATE	4.22%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	01/20/2026
EXPENSE SOURCE	OWNER
INCOME GROWTH RATE	4.00%
MARKET RENT/SF	\$29.67

ADDITIONAL INCOME BREAKDOWN

PET RENT - PRO FORMA	\$2,500.00
TOTAL ADDITIONAL INCOME	\$2,500.00

EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$6,000.00
PROPERTY TAX	\$21,000.00
MANAGEMENT FEE	\$10,300.00
TOTAL EXPENSES	\$37,300.00

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	44,458	260,858	713,148
2010 Population	43,584	260,443	716,283
2025 Population	42,324	248,871	676,440
2030 Population	41,026	243,401	662,372
2025-2030 Growth Rate	-0.62 %	-0.44 %	-0.42 %
2025 Daytime Population	40,205	227,786	680,932

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	16,042	87,462	227,249
2010 Total Households	16,123	88,320	233,174
2025 Total Households	16,783	90,618	241,877
2030 Total Households	16,670	90,695	242,895
2025 Average Household Size	2.48	2.71	2.76
2025 Owner Occupied Housing	4,742	40,658	106,372
2030 Owner Occupied Housing	4,845	41,281	108,066
2025 Renter Occupied Housing	12,041	49,960	135,505
2030 Renter Occupied Housing	11,824	49,414	134,829
2025 Vacant Housing	847	4,324	12,109
2025 Total Housing	17,630	94,942	253,986

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,291	6,534	19,098
\$15000-24999	989	4,931	13,469
\$25000-34999	883	4,523	13,343
\$35000-49999	1,294	6,520	18,992
\$50000-74999	2,700	12,694	33,802
\$75000-99999	2,308	10,956	29,424
\$100000-149999	3,242	16,467	42,299
\$150000-199999	1,851	10,713	27,694
\$200000 or greater	2,225	17,281	43,755
Median HH Income	\$ 86,619	\$ 97,564	\$ 92,622
Average HH Income	\$ 117,988	\$ 137,380	\$ 131,215



CITY OF ALHAMBRA

INCORPORATED

7/10/1903

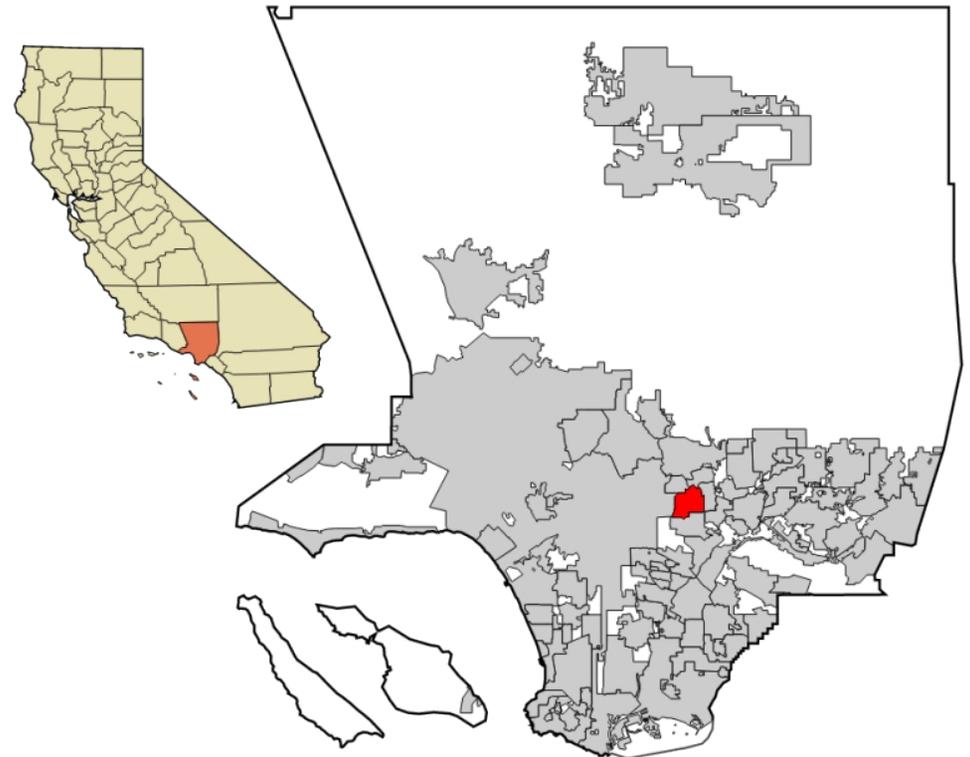
AREA

CITY	7.6 SQ MI
LAND	7.6 SQ MI
ELEVATION	492 FT

POPULATION

ABOUT ALHAMBRA

Alhambra (, Spanish pronunciation: [aˈlambɾa] ; 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.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CASTLE RE GROUP/REGENCY COMMERCIAL RE and it should not be made available to any other person or entity without the written consent of CASTLE RE GROUP/REGENCY COMMERCIAL RE .

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CASTLE RE GROUP/REGENCY COMMERCIAL RE . This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CASTLE RE GROUP/REGENCY COMMERCIAL RE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CASTLE RE GROUP/REGENCY COMMERCIAL RE has not verified, and will not verify, any of the information contained herein, nor has CASTLE RE GROUP/REGENCY COMMERCIAL RE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE CASTLE RE GROUP/REGENCY COMMERCIAL RE ADVISOR FOR MORE DETAILS.

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