

**CORONADO** REAL ESTATE GROUP

**COMPASS**  
COMMERCIAL

OFFERING MEMORANDUM

9074 HUNTINGTON DR

San Gabriel, CA 91775

8 Units in East San Gabriel, Near Arcadia



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# MEET YOUR AGENT

## HI! I'M DANA CORONADO

I help income property owners LIKE YOU save money and time, build generational wealth, increase cashflow, solve problems, and buy & sell real estate. I've been selling multifamily and commercial property for 15 years, and I own and manage my own income property. I am a consistent "top producer" and have closed over 160 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly from start to finish (and I am a mom that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a woman of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am excited that you are interested in purchasing income property in Los Angeles, and are interested in learning about this listing. I would be honored to represent you in the transaction, and welcome a phone call or meeting to discuss the property and your investment goals. Also, I usually have multiple off market deals at any given time, so I may have something else for you if this deal isn't the right fit. When you work with me, YOUR best interests come first. I look forward to meeting you soon!



9074  
HUNTING  
TON DR,  
SAN  
GABRIEL,  
CA  
91775

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### EXCLUSIVELY LISTED BY:

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# EXECUTIVE SUMMARY

The Ivy Manor is located in an excellent part of San Gabriel, just a few blocks from Arcadia, the Santa Anita Racetrack, and the Shops at Santa Anita. The property was built in 1956 and sits on an almost 14,000 SF lot, and features four (1Br+1Ba) apts and four (2Br+1Ba) apts. There is also rear detached carport parking and a rear storage unit, as well as open parking for a total of 12 parking spaces. The units are spacious and average over 800 SF. Occupied by long term tenants, there is tremendous rental upside of appx 80%! There is also potential to build ADU's in the rear, further increase the value-add component. With a new roof in 2023 and fresh asphalt and exterior paint in 2024, this is an ideal addition to any astute owner's portfolio.

OFFERED AT

**\$2,325,000**

PROPERTY HIGHLIGHTS

# UNITS	8
\$/UNIT	\$290,625
BLDG SIZE	6,456 SF
\$/SF	\$360
LOT SIZE	13,943
YEAR BUILT	1956
PARKING	6 CARPORTS + 6 OPEN





# THE PROPERTY

SITE SUMMARY

GALLERY

MAPS & AERIALS

PROPERTY HIGHLIGHTS

PROPERTY SUMMARY





9074 Huntington Dr, San Gabriel, CA 91775

## SITE SUMMARY

### THE OFFERING

Address	9074 Huntington Dr
Property Type	Multi-Family
Assessor's Parcel	5379-033-025

### SITE DESCRIPTION

Building Size	± 6,456 SF
Lot Size	± 13,943 SF
Year Built	1956
Zoning	LCR3YY
Parking	6 Carport Spaces + 6 Open Spaces + Storage
Meters	Separate Gas and Electric Meters, and Separate Hot Water Heaters



EXTERIOR



WEST SIDE OF BUILDING



STREET VIEW OF BUILDING



EAST SIDE OF BUILDING



BACK OF BUILDING & PARKING



EXTERIOR



WESTSIDE OF THE BUILDING



EASTSIDE OF THE BUILDING



AERIAL OF PROPERTY



HUNTINGTON DRIVE AERIAL  
VIEW EAST





6 CARPORT PARKING SPACES



STORAGE ROOM ON RIGHT

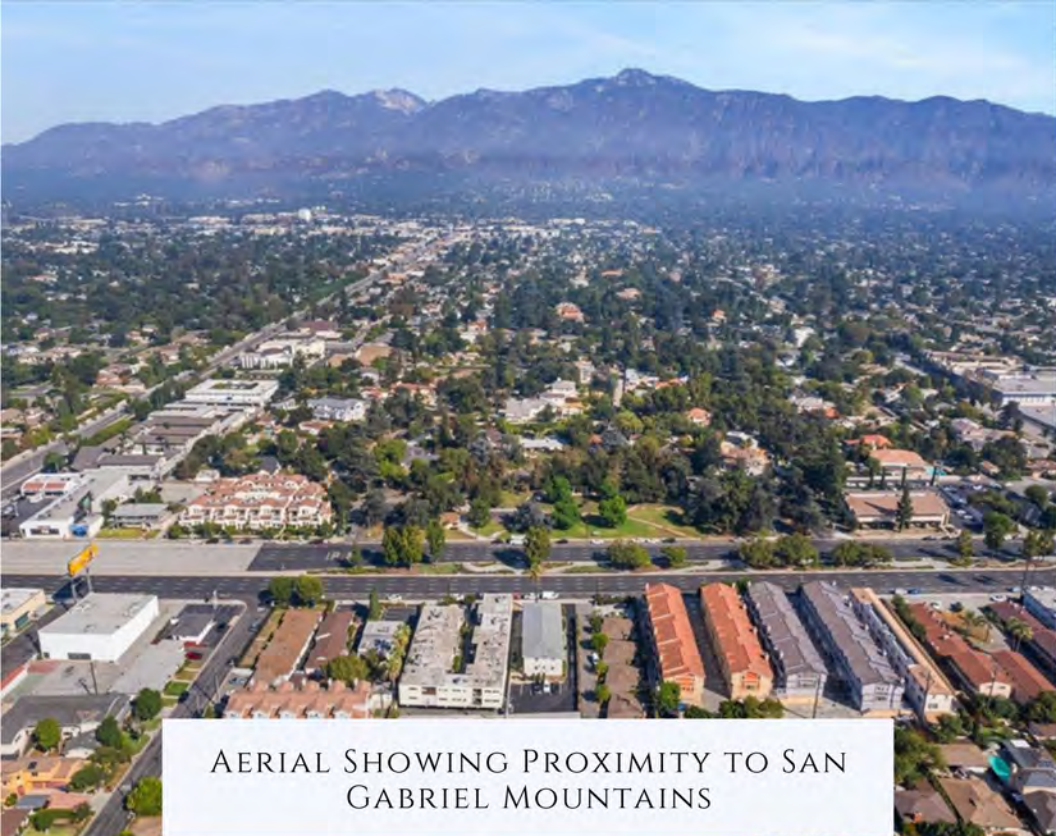


ARIEL VIEW OF PARKING LOT



AERIAL VIEW





AERIAL SHOWING PROXIMITY TO SAN GABRIEL MOUNTAINS



VIEW FROM DRIVEWAY



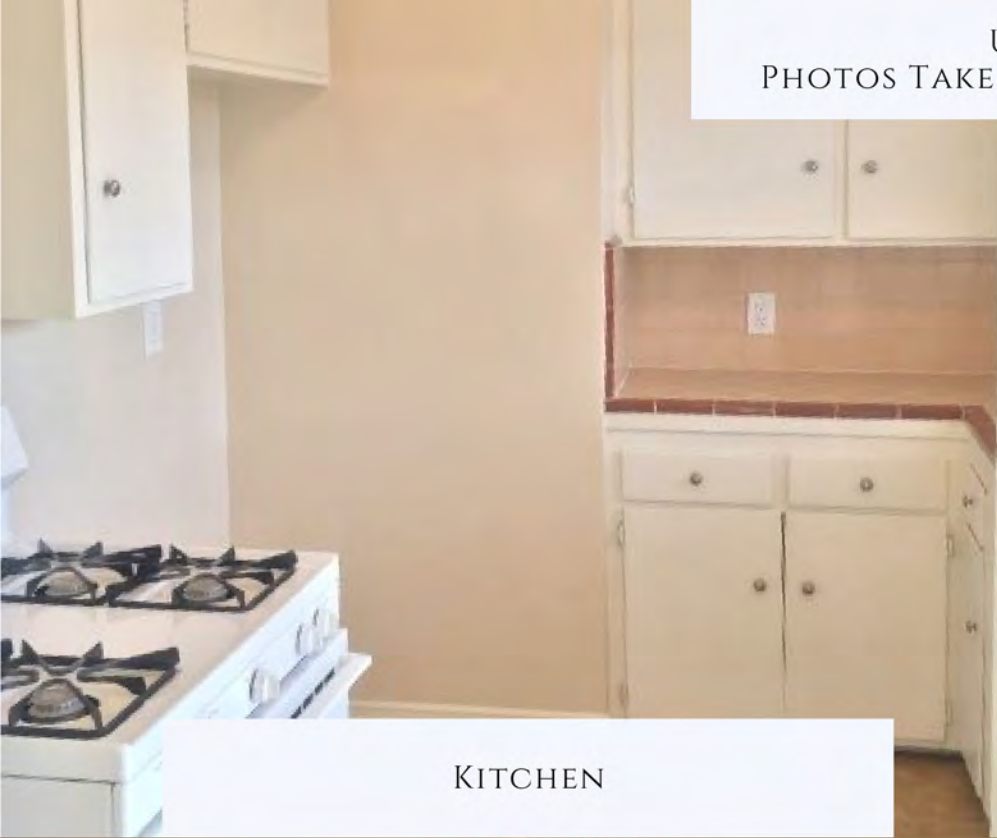
PARK DIRECTLY ACROSS THE STREET



PARK ACROSS THE STREET



UNIT #7  
PHOTOS TAKEN PRIOR TO LEASING



KITCHEN



KITCHEN



LIVING SPACE



LIVING SPACE





MAILBOXES



SEPARATE METERS



VIEW FACING WEST



VIEW FACING EAST



## LOCATION HIGHLIGHTS

- Prime East San Gabriel Location Adjacent to Arcadia, Temple City, Rosemead, and Pasadena.
- The Median Household Income within 1 mile is \$88,333.
- The Median Home Value within 1 mile is \$936,095, making this an extremely high barrier to entry homebuying area and excellent rental market for Income Property Owners.
- Near the Corner of Rosemead Blvd & Huntington Dr.
- Only 1.5 Miles to the 210 Freeway Rosemead Blvd/Michillinda South Exit and Sprouts, Whole Foods, and Hastings Village Shopping Center.
- Just 1 Mile to the Westfield Santa Anita Shopping Center, Around The Corner From Grocery Outlet, Clearman's North Woods Inn, H Mart Arcadia, and Fika Fike Coffee.
- I-10 Freeway & Rosemead Exit in Rosemead (Boiling Crab, Crumbl, Ulta, LA Fitness, etc) is appx. 4.5 Miles South



# PROPERTY & DEAL HIGHLIGHTS

- Tremendous Value-Add Potential! Appx 80% Rental Upside Based On Post-Renovation Market Rents
- Located in Unincorporated LA County = County of LA Rent Control. Currently 4% Increase Per Year
- <https://dcba.lacounty.gov/rentstabilizationprogram/>
- Rear Detached Carport Parking for 6 Cars, Plus Storage for Owner, Might Have Potential to Add ADU's in Rear
- Enormous Lot of Almost 14,000 SF
- Ideal Unit Mix of Four 1Br's and Four 2Br's. Market Rent for a 1Br+1Ba is \$1,975 and \$2,495 for a 2Br+1Ba.
- Separate Gas & Electric Meters, and Separate Hot Water Heaters
- Units Average Over 800 SF Each!
- New Roof in 2023, New Exterior Paint and Driveway in 2024
- Professionally Managed, Turnkey Property



San Gabriel Mountains

Arboretum

Santa Anita Racetrack & Mall

H Mart Arcadia

Huntington Dr





San Gabriel Mountains

Sierra Madre



Rosemead Blvd

Michillinda Park

Huntington Dr



MAP



# FINANCIAL OVERVIEW

PRICING & FINANCIALS

RENT ROLL



# PRICING & FINANCIALS

## FINANCIAL SUMMARY

Price	\$2,325,000
Number of Units	8
Price Per Unit	\$290,625
Year Built	1956
Bldg SF	6,456 SF
Lot Size SF	13,943 SF
Price per SF	\$360/SF
Current CAP	2.57% CAP
Market CAP	6.56% CAP
Current GRM	19.54 GRM
Market GRM	10.84 GRM

## LOAN SUMMARY

Proposed Loan	All Cash Preferred
Down Payment	
Interest Rate	
Monthly Payment	







## RENT ROLL

Unit	Type	Current Rent	Market Rent	Notes
#1	2 Br + 1 Ba	\$1,224	\$2,495	
#2	1 Br + 1 Ba	\$1,224	\$1,975	
#3	1 Br + 1 Ba	\$978	\$1,975	
#4	2 Br + 1 Ba	\$1,224	\$2,495	
#5	2 Br + 1 Ba	\$1,137	\$2,495	
#6	1 Br + 1 Ba	\$1,194	\$1,975	
#7	1 Br + 1 Ba	\$1,712	\$1,975	
#8	2 Br + 1 Ba	\$1,224	\$2,495	
<b>Total</b>		<b>\$9,917</b>	<b>\$17,880</b>	Appx 80% Rental Upside!

Avg Rent of 1Br+1Ba: \$1,277/mo  
 Avg Rent of 2Br+1Ba: \$1,202/mo

Rents Were Last Increased in July 2024



# INVESTMENT SUMMARY

## ESTIMATED ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Gross Income	\$119,004	\$214,560
Laundry Income	\$0	\$0
<b>TOTAL SCHEDULED GROSS INCOME</b>	<b>\$119,004</b>	<b>\$214,560</b>
Vacancy/Collection	(\$3,570)	(\$6,437)
Effective Gross Income	\$115,434	\$208,123
Operating Expenses	(\$61,597)	(\$61,597)
<b>NET OPERATING INCOME</b>	<b>\$53,837</b>	<b>\$146,526</b>
Debt Service	(\$0)	(\$0)
<b>Pre-Tax Cash Flow</b>	<b>\$53,837</b>	<b>\$146,526</b>

## ESTIMATED ANNUALIZED OPERATING EXPENSES

	Annually	Notes
Taxes	\$29,063	1.250% of Purchase Price
Insurance	\$5,624	Actual
Maintenance & Repairs	\$5,950	5% of Gross Income
Manager (off-site)	N/A	N/A
Manager (on-site)	N/A	N/A
Misc. & Reserves	\$1,000	
Gas	N/A	Tenants Pay
Water & Sewer	\$5,447	Actual
Landscaping	\$1,440	Actual
Rubbish Removal	\$6,139	Actual
Pest Control	\$564	Actual
Electricity	\$420	Actual
<b>TOTAL EXPENSES</b>	<b>\$55,647</b>	





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