

# 6 UNIT APARTMENT BUILDING on 13,504 SF of C-2 ZONED LAND



**VOSKANIAN  
INVESTMENT  
GROUP, INC.**

## OFFERING MEMORANDUM

3815 ORANGEDALE AVENUE · MONTROSE, CA 91020



**VOSKANIAN  
INVESTMENT  
GROUP, INC.**

*"Creating Value for Commercial Property Owners"*

**Edwin Voskaniang**

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CA BRE License #01526505, 01293659, 01434190

## CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property.

The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



## PROPERTY SUMMARY

<b>ADDRESS</b>	3815 Orangedale Ave. Montrose, CA 91020
<b>COUNTY</b>	Los Angeles
<b>LOT SIZE</b>	0.31 Acres/13,504 SF
<b>BUILDING SIZE</b>	3,474 SF
<b># UNITS</b>	6
<b>YEAR BUILT</b>	1946
<b>ZONING</b>	C2-2
<b>PARKING</b>	5 Surface 2 1-car garages

## PROPERTY OVERVIEW

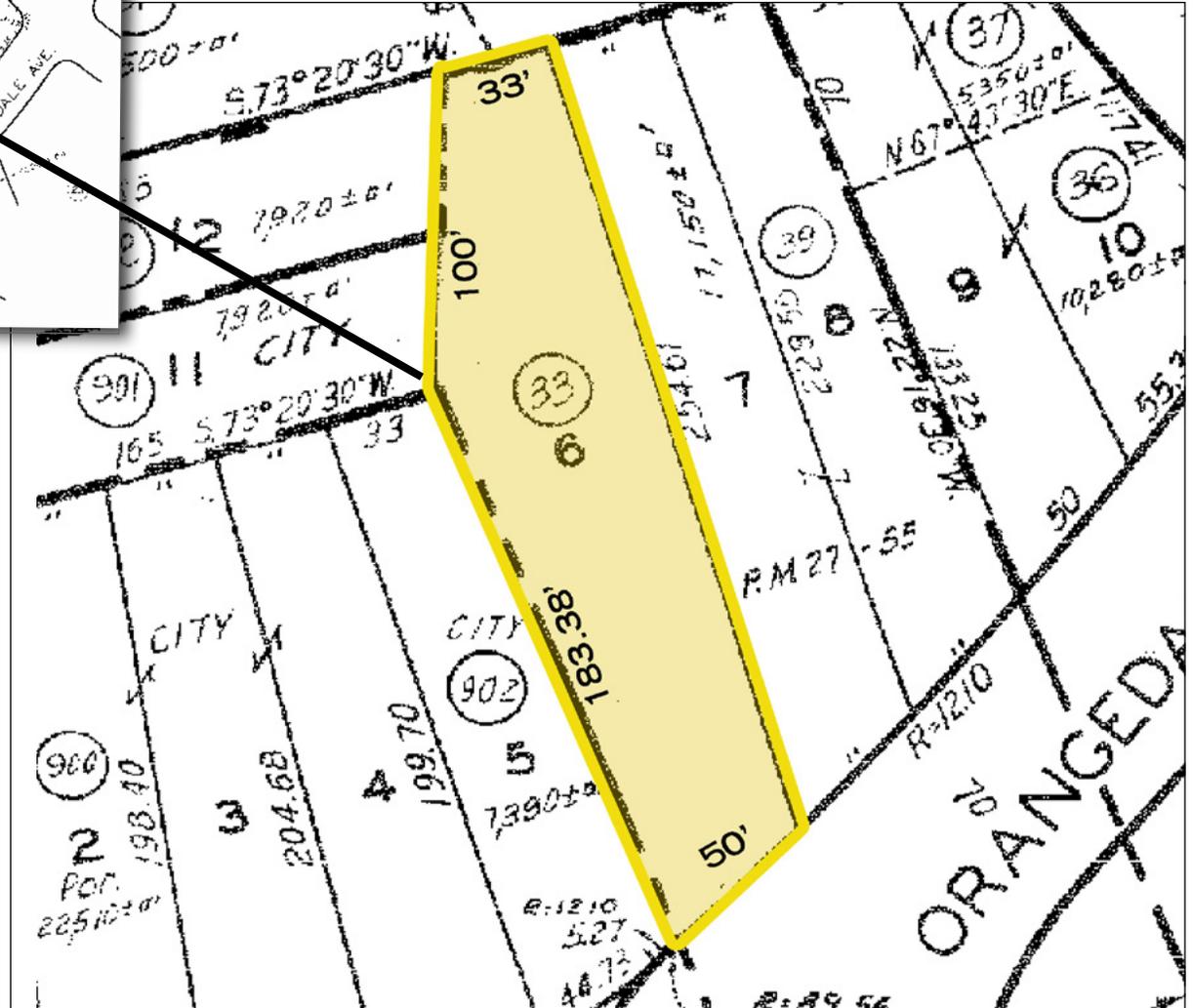
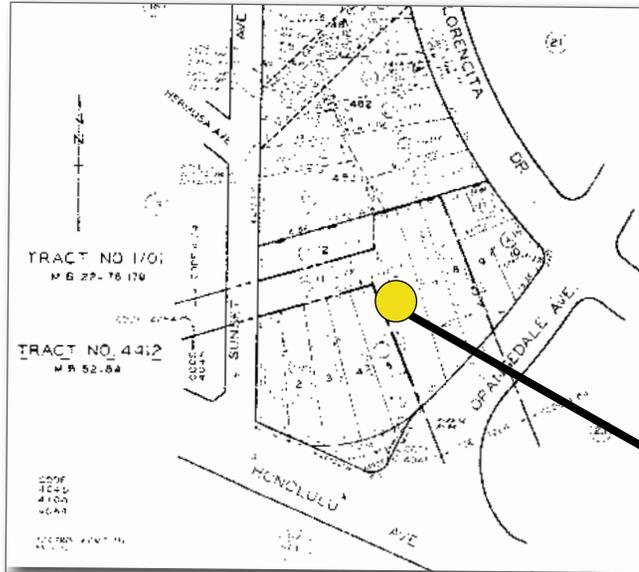
- Prime location—within walking distance of Trader Joe's and downtown Montrose.
- Exceptionally high residential rents for apartments in the area!
- C-2 zoning allows for a dense development project.

## FINANCIAL

<b>PRICE</b>	\$1,895,000
<b>PRICE/SF</b>	\$545
<b>PRICE/UNIT</b>	\$315,833



# PLAT MAP



## APARTMENT OFFERING

### INCOME & EXPENSE ANALYSIS

Gross Rents	<b>\$103,380</b>
Repairs + Maintenance	- 5,000
Insurance	- 1,500
Taxes	-18,000
Utilities	- 5,800
Gardner	-1,800
Reserves	<u>-2,000</u>
<b>TOTAL EXPENSES</b>	<b>-34,100</b>
<b>NET INCOME</b>	<b>\$ 69,280</b>



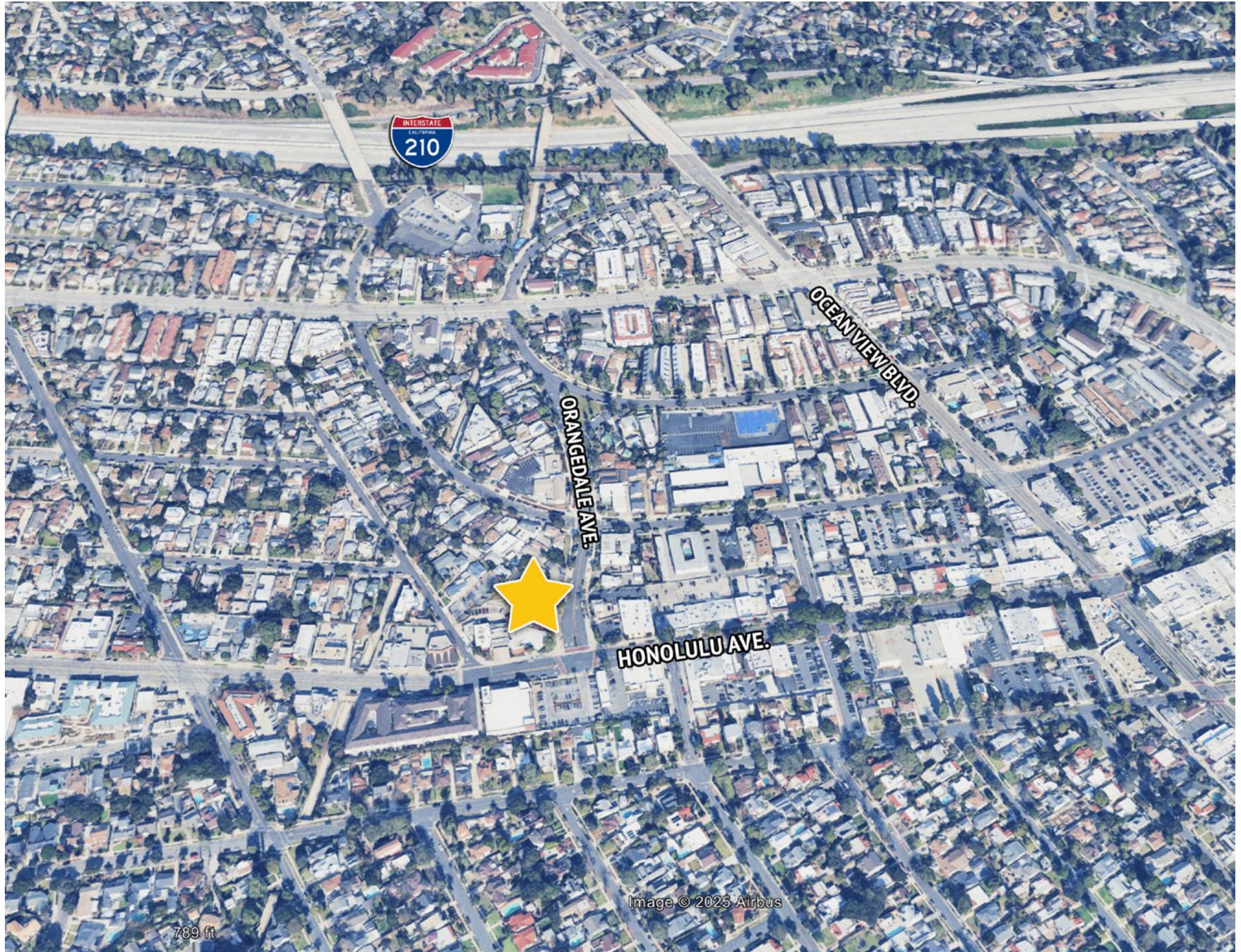
### RENT ROLL

Unit	SF	Monthly Rent	# Bedrooms	# Bathrooms
1	650	\$2,200	2	1
2	650	\$1,900	2	1
3	550	\$1,165	1	1
4	550	\$1,165	1	1
5	550	\$1,165	1	1
6	450	\$1,020	single	1

# LOCATION MAP



# LOCATION AERIAL



## CITY OVERVIEW

Montrose has established itself as one of the most sought-after neighborhoods in the foothills of the San Gabriel Mountains. Known for its walkable tree-lined streets, eclectic mix of boutiques, restaurants, and local services, Montrose offers residents a lifestyle that blends convenience with a sense of community.

Just minutes away from downtown Glendale, Pasadena, Burbank, and with direct freeway access to Los Angeles, the location appeals strongly to professionals and families who value proximity to major employment centers without sacrificing quality of life.

Apartment demand in Montrose has remained consistently strong, supported by excellent local schools, low crime rates, and the enduring popularity of the Montrose Shopping Park—a historic district that serves as the cultural and commercial hub of the area. The neighborhood's weekly farmers market, annual festivals, and community events foster resident engagement, making it an especially attractive alternative to denser urban pockets nearby.

With limited land available for new development, supply growth is constrained, ensuring that well-located existing properties maintain their value and rental competitiveness. At the same time, the broader Glendale-Burbank-Pasadena corridor remains a key driver of economic activity. Major employers such as Disney, Warner Bros., Kaiser Permanente, and DreamWorks collectively support tens of thousands of jobs within a 10-mile radius, providing a diverse and resilient tenant base.

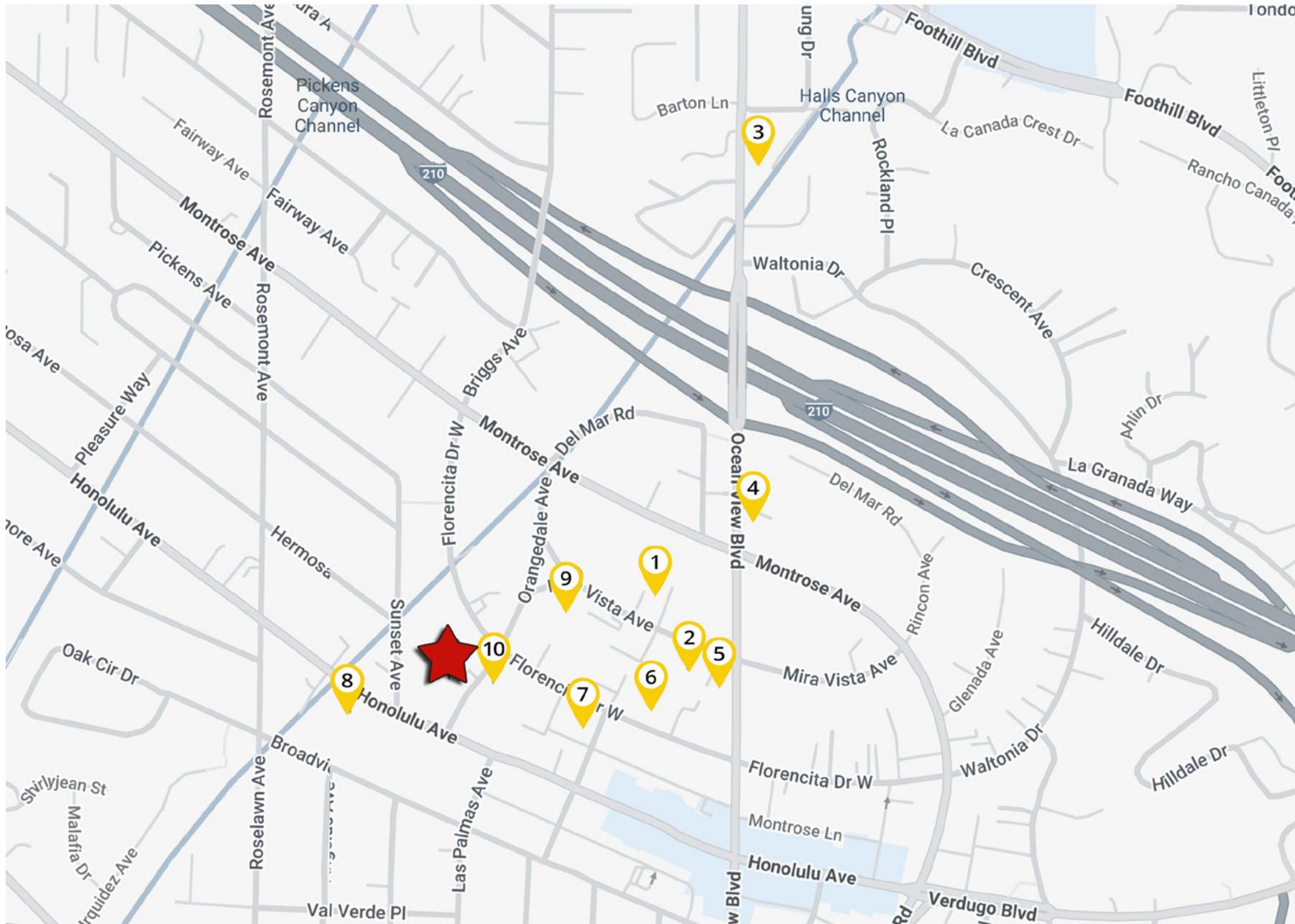
3815 Orangedale Avenue sits squarely within this dynamic environment, offering investors not only immediate income potential but also long-term appreciation. Investors looking for multifamily properties in Southern California often face the challenge of finding locations that combine tenant demand, rental strength, and long-term growth potential. Montrose checks all these boxes. Its reputation for safety, its proximity to top-tier schools and outdoor recreation, and its enduring appeal to renters who want both convenience and character, make it one of the strongest submarkets in Los Angeles County.



## RENT COMPARABLES

	PROPERTY	MONTHLY RENT	SF	# BEDS	# BATH
1	 2333 Mira Vista Ave Montrose, CA 91020	\$1,975 \$2,550	650 900	1 2	1 2
2	 2306-2310 Mira Vista Ave Montrose, CA 91020	\$2,100 \$2,200	680 710	1 1	1 1
3	 4358-4360 Ocean View Blvd Montrose, CA 91020	\$3,050	881	2	1
4	 4112 1/2 Ocean View Blvd Montrose, CA 91020	\$2,600	900	2	1
5	 3921 Ocean View Blvd Montrose, CA 91020	\$2,795	950	2	1
6	 2333 Florencita Ave Montrose, CA 91020	\$2,100	600	1	1
7	 2350 Forencita Ave Montrose, CA 91020	\$2,495	620	1	1
8	 2490 Honolulu Ave S Montrose, CA 91020	\$1,995	650	1	1
9	 2360 Mira Vista Montrose, CA 91020	\$1,995	650	1	1
10	 3826 1/2 Orangedale Ave Montrose, CA 91020	\$1,850	569	1	1
	<b>AVERAGES</b>	<b>\$2,308</b>			
	<b>SUBJECT PROPERTY</b>	<b>\$1,436</b>			

# RENT COMPARABLES MAP



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*Exclusively Marketed By:*



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