

11835 & 11845 DEANA, EL MONTE, CA
A 26 UNIT MULTIFAMILY INVESTMENT
6+ CAP POTENTIAL



TVM COMMERCIAL REALTY GROUP INC FRANK 626 852 4221 frank@tvmcrg.com

all information is from sources deemed reliable but not guaranteed

Property Features

TVM Commercial Realty Group is proud to offer this 26 Unit Multi-Tenant Residential Investment in El Monte, California. This property is located near many shops and restaurants.

This Offering includes 25 Apartments* (11835) and 1 Home (11845) on 1 Parcel. Most rents are substantially below market value and there is strong future income growth potential.

This property features:

- 26 Units, 25 - 2 Bedroom 1 Bath, 1 – 2 Bedroom 1 Bath Home (per Appraisal)
- CAP Rate at Offering: 5.62
- CAP at Market Rents: 6.33 +
- APN: 8567-003-035
- Year Built: 1963
- Total SF: 21,201 (Title) 21,475 / 21,252 (Appraisal)
- Lot Size: 40,663 sf
- Swimming Pool: Yes
- All Tenants have separate Electric and Gas
- Onsite Laundry Facility: Yes
- Parking – Car Ports and Open Area

OFFERING PRICE : \$5,995,000

*25 Total Apartment units numbered 1 – 26 no 13. and 1 Single Family Residence.

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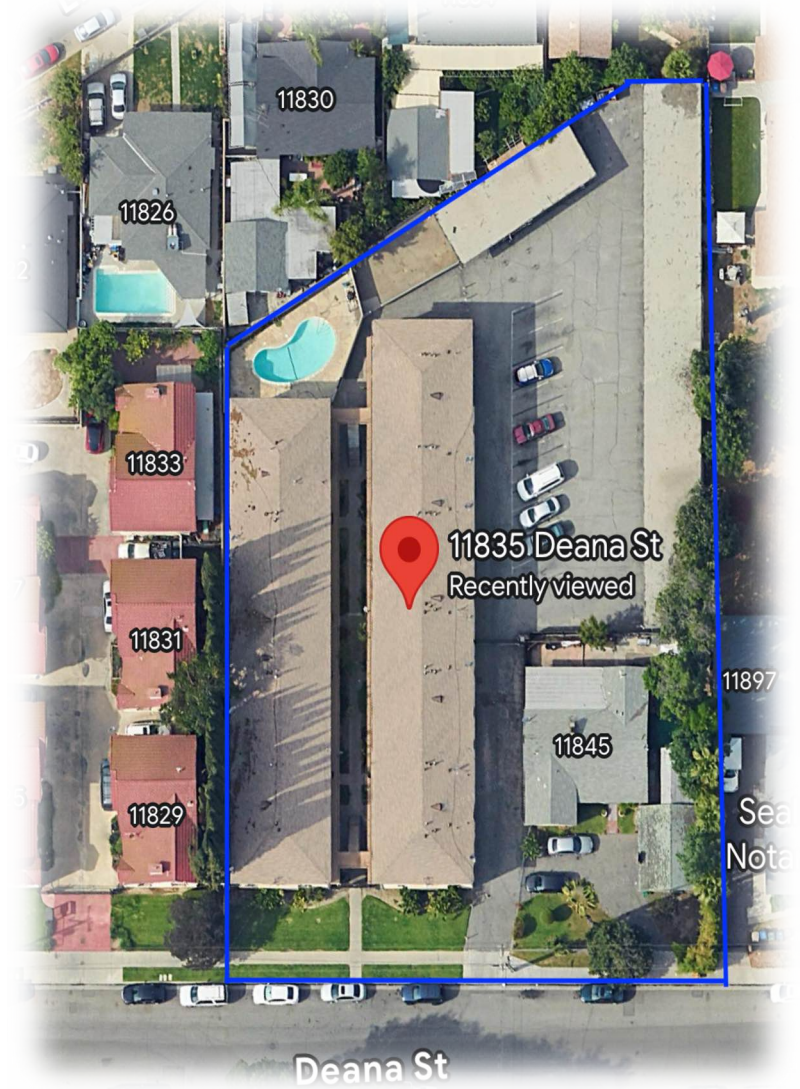
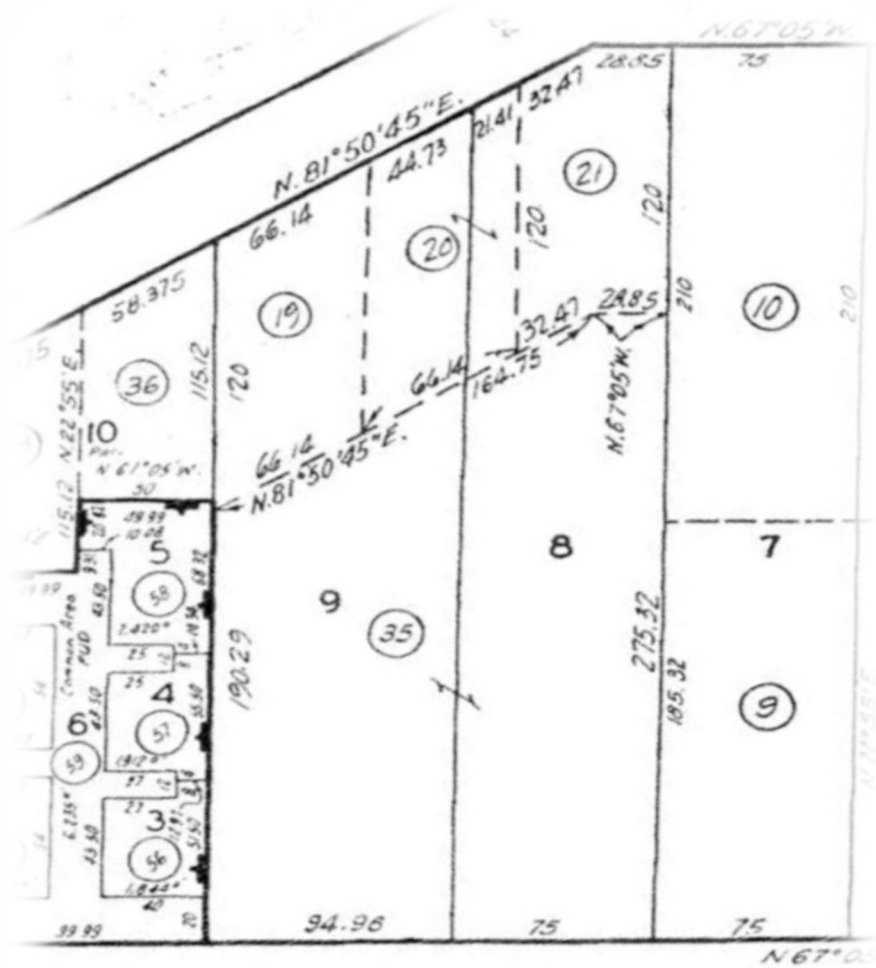
ADDITIONAL PHOTOS



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Parcel Map and Aerial



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Property Address 11835 Deana

Purchase Price est.	\$5,995,000	
Down Payment est.	\$5,995,000	100.00%
Loan Amount est.	\$0	
Interest Rate est.	6.00%	
Amortization (years)	360	30
Monthly Payment	\$0	
Annual Payment	\$0.00	

<u>Unit</u>	<u>Lessee</u>	<u>Rent</u>	<u>SQFT</u>	<u>\$ SQFT</u>	<u>Security Deposits</u>	<u>Lease Exp.</u>	<u>BDR</u>	<u>BA</u>
1	Maycott	\$1,658.72	800	\$2.07	\$1,000.00	Mo to Mo	2	1
2	De La Mora	\$1,695.00	800	\$2.12	\$615.00	Mo to Mo	2	1
3	Reyes	\$1,660.00	800	\$2.08	\$990.00	Mo to Mo	2	1
4	Rocha	\$1,695.00	800	\$2.12	\$2,620.00	Mo to Mo	2	1
5	Hernandez	\$1,695.00	800	\$2.12	\$2,095.00	Mo to Mo	2	1
6	Cruz	\$1,895.00	800	\$2.37	\$2,843.00	Mo to Mo	2	1
7	Yaacoub	\$1,660.00	800	\$2.08	\$1,327.00	Mo to Mo	2	1
8	Santos	\$1,660.00	800	\$2.08	\$650.00	Mo to Mo	2	1
9	Valle	\$1,660.00	800	\$2.08	\$1,056.00	Mo to Mo	2	1
10	Diaz	\$1,840.77	800	\$2.30	\$2,550.00	Mo to Mo	2	1
11	Miramontes	\$1,660.00	800	\$2.08	\$724.00	Mo to Mo	2	1
12	Orozco	\$1,660.00	800	\$2.08	\$850.00	Mo to Mo	2	1
14	Orellana	\$1,660.00	800	\$2.08	\$985.00	Mo to Mo	2	1
15	Sanchez	\$1,895.00	800	\$2.37	\$1,895.00	Mo to Mo	2	1
16	Covarrubias	\$1,695.00	800	\$2.12	\$950.00	Mo to Mo	2	1
17	Cota	\$1,660.00	800	\$2.08	\$1,700.00	Mo to Mo	2	1
18	Del Real	\$1,595.00	800	\$1.99	\$700.00	Mo to Mo	2	1
19	Garcia	\$1,995.00	800	\$2.49	\$1,995.00	Mo to Mo	2	1
20	Martinez	\$1,745.00	800	\$2.18	\$2,618.00	Mo to Mo	2	1
21	Arciga	\$1,695.00	800	\$2.12	\$1,025.00	Mo to Mo	2	1
22	Lara	\$1,925.00	800	\$2.41	\$1,735.00	Mo to Mo	2	1
23	Lopez	\$1,695.00	800	\$2.12	\$1,000.00	Mo to Mo	2	1
24	Gutierrez	\$1,895.00	800	\$2.37	\$2,840.00	Mo to Mo	2	1
25	Blandon	\$1,660.00	800	\$2.08	\$0.00	Mo to Mo	2	1
26	Watson	\$2,195.00	800	\$2.74	\$2,195.00	Mo to Mo	2	1
11845	House - Valdez - Manager	\$1,704.63	1475	\$1.16	\$500.00	Mo to Mo	2	1
Parking	estimated 180	\$180.00						
Laundry	estimated 292	\$292.00						
26 Units (no 13)	Total Bldg SF		<u>21475</u>	<u>\$2.03</u>	<u>\$35,563.00</u>			
	Total Annual	<u>\$45,926.12</u>						
		<u>\$551,113.44</u>						

<u>Expenses</u>	<u>Annual</u>	<u>Monthly</u>	
Taxes	\$84,829	\$7,069.10	1.4150% estimated
Insurance	\$17,416	\$1,451.29	estimated
Repairs & Maint.	\$27,556	\$2,296.31	5% estimated
Landscaping	\$8,217	\$684.75	estimated
Utilities Elect, Gas, Water	\$28,442	\$2,370.17	estimated
Management	\$27,556	\$2,296.31	5% estimated
Pool Maintenance	\$2,940	\$245.00	estimated
Pest Control	\$700	\$58.33	estimated
Vacancy 3%	\$16,533	\$1,377.78	3% estimated
Total	<u>\$214,188.52</u>	<u>\$17,849.04</u>	39%
Net Operating Income	<u>\$336,924.92</u>		
Capitalization Rate	<u>5.62%</u>		

Property Address	11835 Deana	Estimated Market Rents	
Purchase Price est.	\$5,995,000		
Down Payment est.	\$5,995,000	100.00%	
Loan Amount est.	\$0		
Interest Rate est.	6.00%		
Amortization (years)	360	30	
Monthly Payment	\$0		
Annual Payment	\$0.00		

<u>Unit</u>	<u>Lessee</u>	<u>Rent</u>	<u>SQFT</u>	<u>\$ SQFT</u>	<u>Security Deposits</u>	<u>Lease Exp.</u>	<u>BDR</u>	<u>BA</u>
1	Maycott	\$1,895.00	800	\$2.37	\$1,000.00	Mo to Mo	2	1
2	De La Mora	\$1,895.00	800	\$2.37	\$615.00	Mo to Mo	2	1
3	Reyes	\$1,895.00	800	\$2.37	\$990.00	Mo to Mo	2	1
4	Rocha	\$1,895.00	800	\$2.37	\$2,620.00	Mo to Mo	2	1
5	Hernandez	\$1,895.00	800	\$2.37	\$2,095.00	Mo to Mo	2	1
6	Cruz	\$1,895.00	800	\$2.37	\$2,843.00	Mo to Mo	2	1
7	Yaacoub	\$1,895.00	800	\$2.37	\$1,327.00	Mo to Mo	2	1
8	Santos	\$1,895.00	800	\$2.37	\$650.00	Mo to Mo	2	1
9	Valle	\$1,895.00	800	\$2.37	\$1,056.00	Mo to Mo	2	1
10	Diaz	\$1,895.00	800	\$2.37	\$2,550.00	Mo to Mo	2	1
11	Miramontes	\$1,895.00	800	\$2.37	\$724.00	Mo to Mo	2	1
12	Orozco	\$1,895.00	800	\$2.37	\$850.00	Mo to Mo	2	1
14	Orellana	\$1,895.00	800	\$2.37	\$985.00	Mo to Mo	2	1
15	Sanchez	\$1,895.00	800	\$2.37	\$1,895.00	Mo to Mo	2	1
16	Covarrubias	\$1,895.00	800	\$2.37	\$950.00	Mo to Mo	2	1
17	Cota	\$1,895.00	800	\$2.37	\$1,700.00	Mo to Mo	2	1
18	Del Real	\$1,895.00	800	\$2.37	\$700.00	Mo to Mo	2	1
19	Garcia	\$1,995.00	800	\$2.49	\$1,995.00	Mo to Mo	2	1
20	Martinez	\$1,895.00	800	\$2.37	\$2,618.00	Mo to Mo	2	1
21	Arciga	\$1,895.00	800	\$2.37	\$1,025.00	Mo to Mo	2	1
22	Lara	\$1,925.00	800	\$2.41	\$1,735.00	Mo to Mo	2	1
23	Lopez	\$1,895.00	800	\$2.37	\$1,000.00	Mo to Mo	2	1
24	Gutierrez	\$1,895.00	800	\$2.37	\$2,840.00	Mo to Mo	2	1
25	Blandon	\$1,895.00	800	\$2.37	\$0.00	Mo to Mo	2	1
26	Watson	\$2,195.00	800	\$2.74	\$2,195.00	Mo to Mo	2	1
11845	House - Valdez - Manager	\$1,704.63	1475	\$1.16	\$500.00	Mo to Mo	2	1
Parking	estimated 180	\$180.00						
Laundry	estimated 292	\$292.00						
26 Units (no 13)	Total Bldg SF		<u>21475</u>	<u>\$2.03</u>	<u>\$35,563.00</u>			
	Total Annual	<u>\$49,981.63</u>						
		<u>\$599,779.56</u>						

<u>Expenses</u>	<u>Annual</u>	<u>Monthly</u>	
Taxes	\$84,829	\$7,069.10	1.4150% estimated
Insurance	\$17,416	\$1,451.29	estimated
Repairs & Maint.	\$29,989	\$2,499.08	5% estimated
Landscaping	\$8,217	\$684.75	estimated
Utilities Elect, Gas, Water	\$28,442	\$2,370.17	estimated
Management	\$29,989	\$2,499.08	5% estimated
Pool Maintenance	\$2,940	\$245.00	estimated
Pest Control	\$700	\$58.33	estimated
Vacancy 3%	\$17,993	\$1,499.45	3% estimated
Total	<u>\$220,515.11</u>	<u>\$18,376.26</u>	37%
Net Operating Income	<u>\$379,264.45</u>		
Capitalization Rate	<u>6.33%</u>		