2445 Winthrop Dr — Multifamily Market Update

Alhambra, CA 91803 | Updated Week of August 31, 2026 | 6-Unit Investment Opportunity

$1.39M	$231,667	6	3,596 SF	Fully Occupied
Asking Price	Price / Unit	Units	Building Size	Current Status

Alhambra Hills / Midwick Market Context

2445 Winthrop is a fully occupied six-unit apartment property in the established Alhambra Hills / Midwick area. The broader Alhambra apartment market remains active: local closed sales and pending transactions show that qualified buyers are still underwriting multifamily opportunities, while carefully evaluating in-place income, expenses, financing, and future rental growth.

Immediate neighborhood evidence: 2425 Capetown Ave, a renovated 1954 single-family residence in Alhambra Hills, listed May 28 at $1,249,000, went pending June 16, and closed June 25 at **$1,280,500**—approximately **102.5% of list price**. While not an apartment comparable, this transaction demonstrates buyer depth and demand for well-positioned real estate in the immediate Alhambra Hills / Midwick community.

Recent Local Apartment Sales — 8 to 19 Units

Property	Sold	Units	Price / Unit	Cap Rate
904 N 1st St	7/22/26	9	$241,667	—
301 N Palm Ave	6/16/26	10	$250,000	5.03%
135 N 5th St	6/15/26	18	$266,667	4.88%
917 S Edith Ave	1/30/26	10	$261,500	5.07%
1251 College View Dr	8/18/25	13	$219,231	4.62%

The CoStar closed-sale survey averages approximately **12 units, $263,518 per unit, and a 4.9% cap rate**. These properties are market references—not direct valuation conclusions for a six-unit asset. At the asking price, Winthrop is offered at **$231,667 per unit**, below the survey average.

New Alhambra Ordinance — Effective Sept. 5

Beginning September 5, certain qualifying no-fault tenant move-outs will require a payment equal to three months of rent. The rule is relevant to a future owner's qualifying renovation, major-system, demolition, owner move-in, or other no-fault plans. It does not change the property's current occupancy or income stream.

Live Local Market — Pending and Active

Property	Status	Units	Price / Unit	Cap	Days
1010 S Atlantic	In escrow	20	$300K ask	4.73%	187
20 W Grand	Under contract	8	$300K ask	—	153
2005–07 S Stoneman	Active	9	$266,543 ask	5.15%	135
2745 S Fremont	Active	7	$300K ask	5.15%	134

1010 S Atlantic remains in escrow and 20 W Grand is under contract, confirming ongoing buyer activity in the local apartment market. Marketing periods remain deliberate as buyers evaluate property-specific operations and financing.

Investment Highlights

Metric	2445 Winthrop	Market Context
Asking Price	$1,390,000	—
Price / Unit	$231,667	$263,518 surveyed-sale average
Occupancy	Fully occupied	Comparable occupancy varies
Unit Mix	Six 1BR / 1BA units	—
Parking	Six covered spaces	—
Lot	Gated, 6,538 SF	Established residential setting

The property offers a manageable six-unit scale, stable occupancy, covered parking, a gated lot, and long-term rental appeal. It is positioned for private investors, owner-operators, and exchange buyers seeking an established San Gabriel Valley multifamily asset.

Location & Access

Convenient access to Cal State LA, the I-10 and I-710 corridors, Downtown Los Angeles, Pasadena, and major San Gabriel Valley employment centers supports the property's long-term tenant appeal.

Fully Occupied 6-Unit Apartment Investment Opportunity

For offering materials, financial information, and tour coordination, contact Seth Polen | (213) 595-5726 | s.spolen@gmail.com

Sources: Listing information for 2445 Winthrop Dr; CoStar Sold and Listed Comps, Aug. 13, 2026; Redfin / CRMLS data for 2425 Capetown Ave, sold June 25, 2026. Market references are provided for informational purposes only; property condition, income, expenses, financing, sale circumstances, and buyer underwriting vary.