



22 N Electric Ave
Alhambra, CA 91801
OFFERING MEMORANDUM

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**UNIVERSAL ELITE
COMMERCIAL**

7700 Irvine Center Dr, Suite 680
Irvine, CA 92618





INVESTMENT SUMMARY

Universal Elite Commercial presents a prime income property in Alhambra, ideal for investors seeking rental potential. This fully renovated multi-family property includes five units: one 1-bedroom, 1-bath unit (convertible to a 3-bedroom) and four 2-bedroom, 1-bath units, all updated within the last year. Each unit is fully furnished, ready for Airbnb or long-term tenants, and offers a 7% CAP rate potential.

Located 15 minutes from Downtown LA, this property comes with existing Airbnb listings for all units, ensuring immediate cash flow. It's strategically positioned for upcoming events like the 2026 FIFA World Cup and 2028 Olympics, making it a high-growth investment. Plus, it's rent control-proof, securing your investment in a competitive market.



PROPERTY SUMMARY

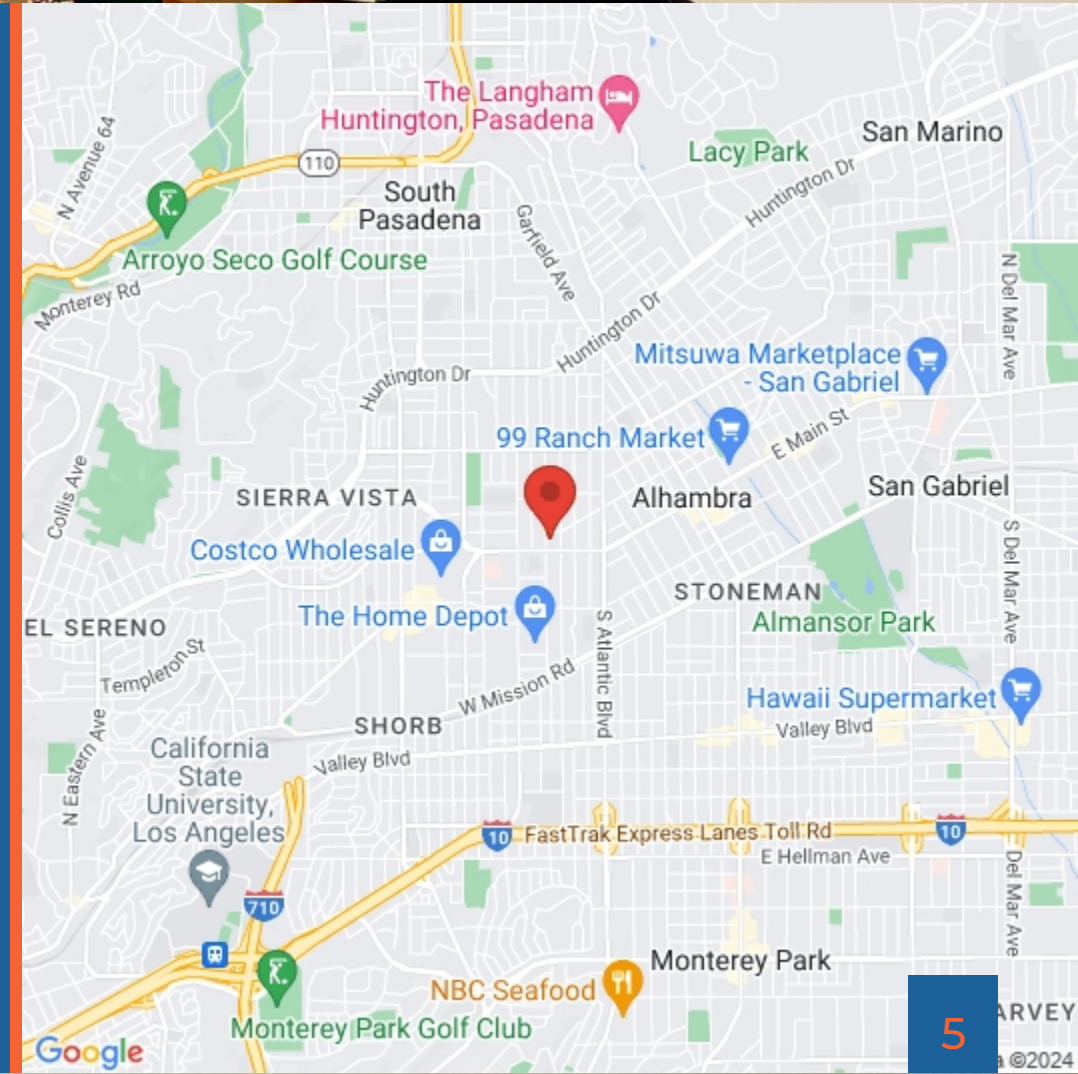
Offering Price	\$2,480,000.00
Building SqFt	3,840 SqFt
Lot Size (acres)	0.18
Levels	2
Units	5.00
Year Built	1948
County	Los Angeles
Parcel ID / APN	5338-012-007





INVESTMENT HIGHLIGHTS

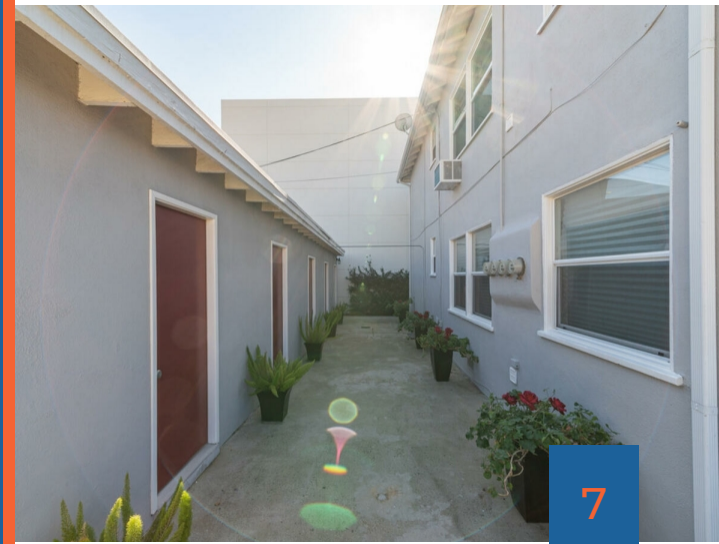
- Profitable Airbnb short-term rental business in place.
- Five (5) units: One (1) 1-bedroom, 1-bath unit with the potential to convert into a 3-bedroom. Four (4) 2-bedroom, 1 bath unit.
- All five (5) units renovated within the past year.
- High-demand rental market.
- Positive cash flow upon COE.





LOCATION HIGHLIGHTS

- Centrally located just 15 minutes from Downtown Los Angeles.
- High-growth potential for 2026 FIFA World Cup and the 2028 Olympics.
- Walking distance to supermarkets, restaurants, and shopping center.
- This property is in an excellent central Alhambra location right near major retail, educational, and employment opportunities.
- The property is conveniently located within walking distance to the trendy art and culture hubs and restaurants, and less than 2 miles from the 10 Freeway, which allows tenants to connect with the greater CA region and beyond.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Front Unit - 22	Airbnb	708	\$39,432.00	\$55.69	Other Income - \$0.00	02/01/2024	-
24 Unit A	Airbnb	987	\$39,432.00	\$39.95	Other Income - \$0.00	02/01/2024	-
24 Unit B	Airbnb	987	\$39,432.00	\$39.95	Other Income - \$0.00	02/01/2024	-
24 Unit C	Airbnb	987	\$39,432.00	\$39.95	Other Income - \$0.00	02/01/2024	-
24 Unit D	Airbnb	987	\$39,432.00	\$39.95	Other Income - \$0.00	02/01/2024	-
	Total Occupied	4656	\$197,160.00				
	TOTAL	4656	\$197,160.00		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$2,480,000.00
Year 1 NOI	\$197,160.00
Year 1 Cap Rate	7.95%
Year 1 Leveraged Cash / Cash Return	7.95%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	09/03/2024
Market Rent/SF	\$0.00

EXIT

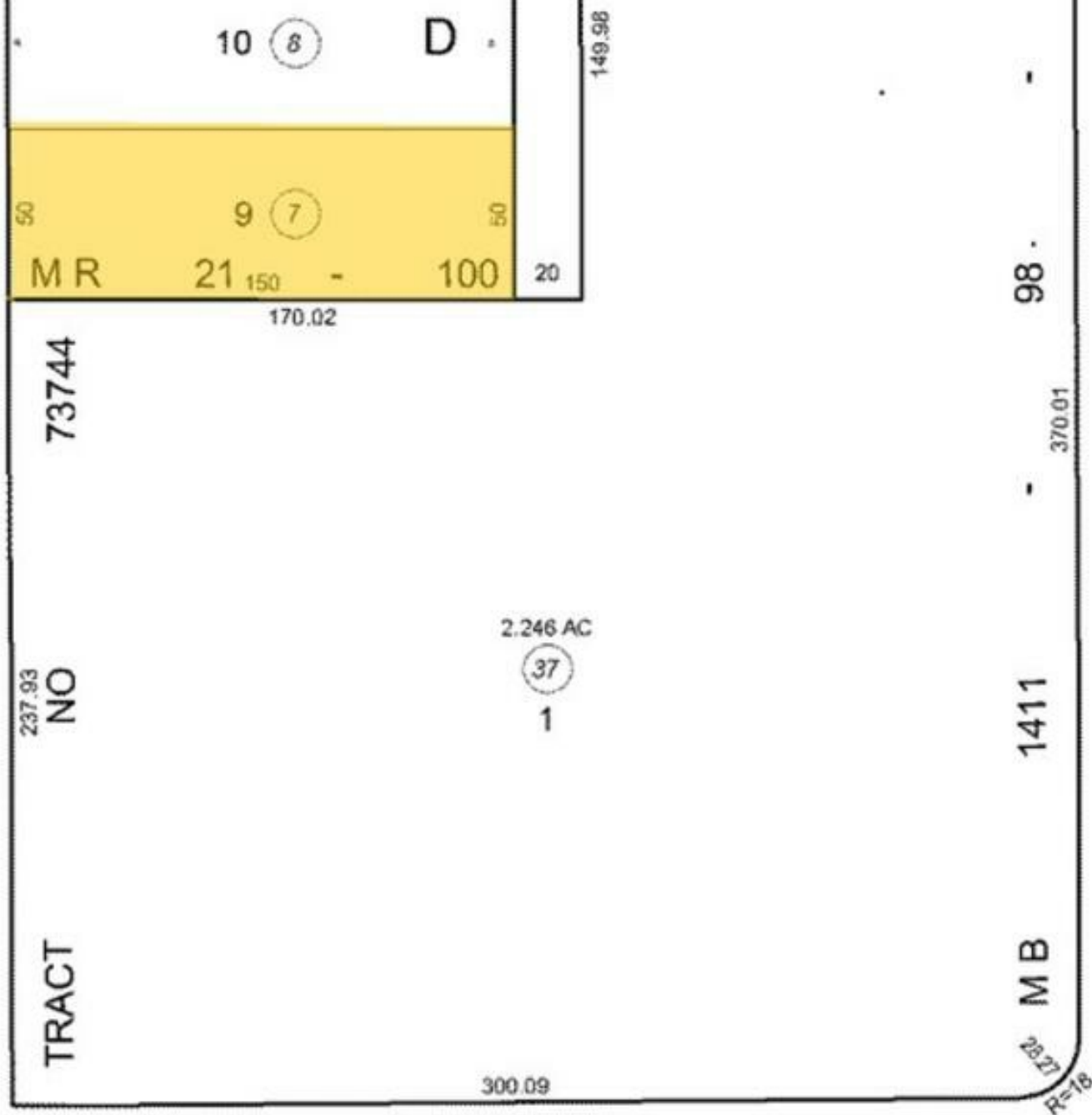


CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$197,160.00	\$197,160.00
SCHEDULED BASE RENTAL REVENUE	\$197,160.00	\$197,160.00
TOTAL POTENTIAL GROSS REVENUE	\$197,160.00	\$197,160.00
EFFECTIVE GROSS REVENUE	\$197,160.00	\$197,160.00
NET OPERATING INCOME	\$197,160.00	\$197,160.00
CAP RATE		7.95%



86 ELECTRIC



90 MAIN

ST 88

88 MARGUERITA

BK

TENANT PROFILES



22 N Electric - AirBnb

Standalone front building, 1 Bed & 1 Bathroom - 708 SF Listed for short-term rental on AirBnb with over 90% occupancy rate.



24 N Electric Unit A -

AirBnb

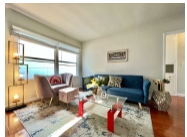
4 unit, 2 story building, 2 Bed & 1 Bathroom - 987 SF Listed for short-term rental on AirBnb with over 90% occupancy rate.



24 N Electric Unit B -

AirBnb

4 unit, 2 story building, 2 Bed & 1 Bathroom - 987 SF Listed for short-term rental on AirBnb with over 90% occupancy rate.



24 N Electric Unit C -

AirBnb

4 unit, 2 story building, 2 Bed & 1 Bathroom - 987 SF Listed for short-term rental on AirBnb with over 90% occupancy rate.



24 N Electric Unit D -

AirBnb

4 unit, 2 story building, 2 Bed & 1 Bathroom - 987 SF Listed for short-term rental on AirBnb with over 90% occupancy rate.

SALES COMPARABLES

112 N Huntington Dr
Alhambra, California 91801



420 W Linda Vista Ave
Alhambra, California 91801



2424 W Grand Ave
Alhambra, California 91801



PRICE \$2,000,000.00

SALE DATE 07/01/2024

BUILDING SIZE 3,784 SQFT

NUMBER OF UNITS 8.00

PRICE \$1,200,000.00

SALE DATE 03/01/2024

BUILDING SIZE 2,366 SQFT

NUMBER OF UNITS 2.00

PRICE \$2,950,000.00

SALE DATE 05/01/2024

BUILDING SIZE 6,552 SQFT

NUMBER OF UNITS 9.00

DEMOGRAPHICS

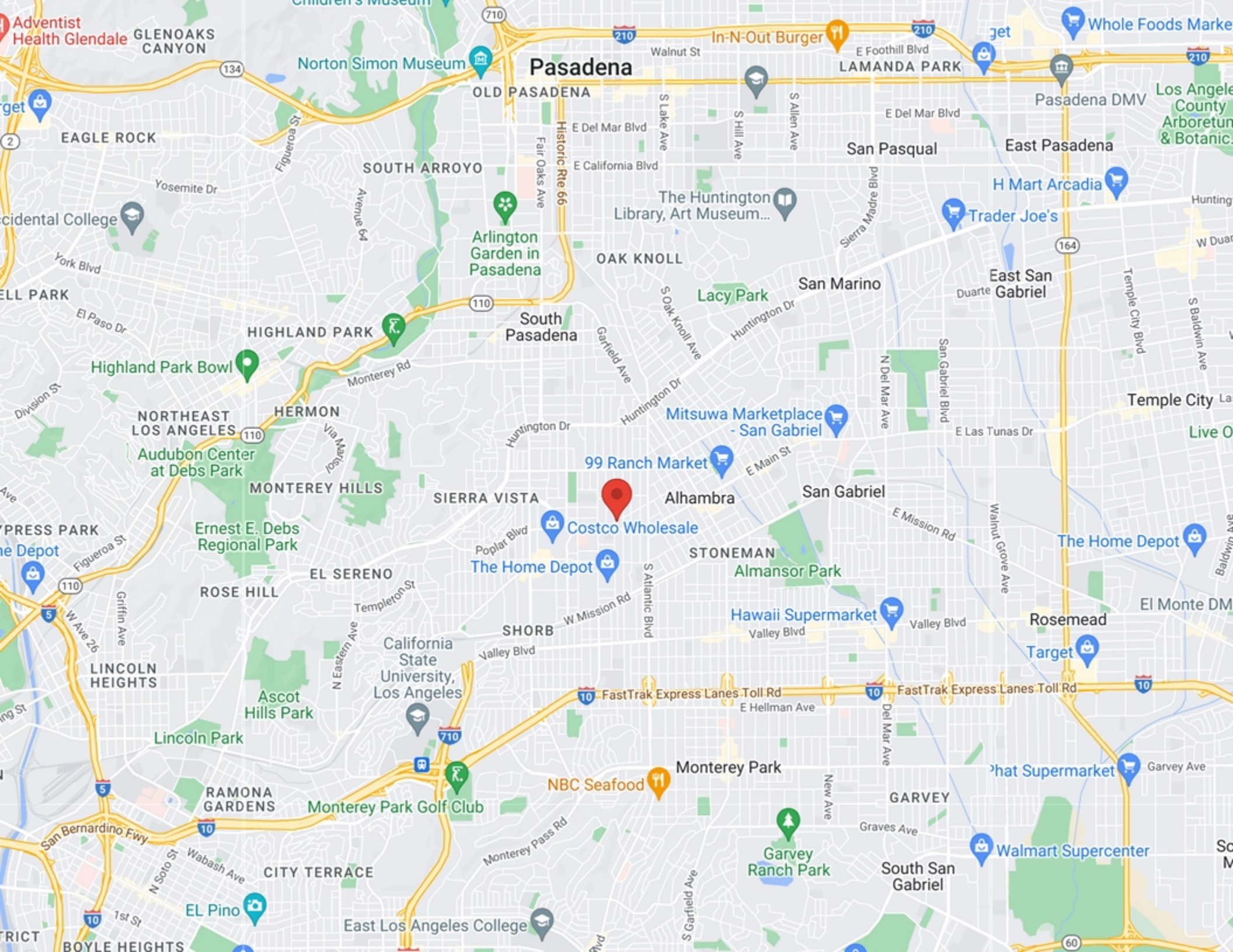
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	43,012	260,529	724,246
2010 Population	42,118	259,896	726,301
2024 Population	40,752	250,133	688,511
2029 Population	39,242	243,887	670,873
2024-2029 Growth Rate	-0.75 %	-0.5 %	-0.52 %
2024 Daytime Population	38,733	250,397	685,988

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,268	6,910	20,250
\$15000-24999	1,242	5,427	14,560
\$25000-34999	874	4,980	14,512
\$35000-49999	1,388	7,223	20,717
\$50000-74999	2,448	12,407	33,654
\$75000-99999	2,038	11,000	30,333
\$100000-149999	3,118	16,943	43,348
\$150000-199999	1,609	10,051	26,157
\$200000 or greater	1,890	15,409	38,599
Median HH Income	\$ 82,287	\$ 92,406	\$ 87,659
Average HH Income	\$ 111,421	\$ 130,111	\$ 124,481



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,435	87,213	228,766
2010 Total Households	15,441	88,164	234,586
2024 Total Households	15,875	90,350	242,132
2029 Total Households	15,744	90,685	243,388
2024 Average Household Size	2.53	2.73	2.8
2024 Owner Occupied Housing	4,539	40,256	105,426
2029 Owner Occupied Housing	4,639	40,985	107,435
2024 Renter Occupied Housing	11,336	50,094	136,706
2029 Renter Occupied Housing	11,105	49,700	135,952
2024 Vacant Housing	857	4,705	13,290
2024 Total Housing	16,732	95,055	255,422





Pasadena

99 Ranch Market

Costco Wholesale

The Home Depot

Alhambra

STONEMAN

Hawaii Supermarket

Rosemead

Target

NBC Seafood

Monterey Park

Garvey Ranch Park

GARVEY

Walmart Supercenter

California State University, Los Angeles

Monterey Park Golf Club

Audubon Center at Debs Park

Ernest E. Debs Regional Park

Ascot Hills Park

Lincoln Park

RAMONA GARDENS

CITY TERRACE

EL Pino

BOYLE HEIGHTS

EAGLE ROCK

SOUTH ARROYO

HIGHLAND PARK

NORTHEAST LOS ANGELES

MONTEREY HILLS

ROSE HILL

EL SERENO

LINCOLN HEIGHTS

SIERRA VISTA

SHORB

OLD PASADENA

OAK KNOLL

South Pasadena

San Marino

San Gabriel

San Pasqual

East Pasadena

East San Gabriel

Temple City La

El Monte DM

South San Gabriel

Pasadena

CITY OF ALHAMBRA

INCORPORATED 7/10/1903

AREA

CITY 7.6 SQ MI

LAND 7.6 SQ MI

ELEVATION 492 FT

POPULATION

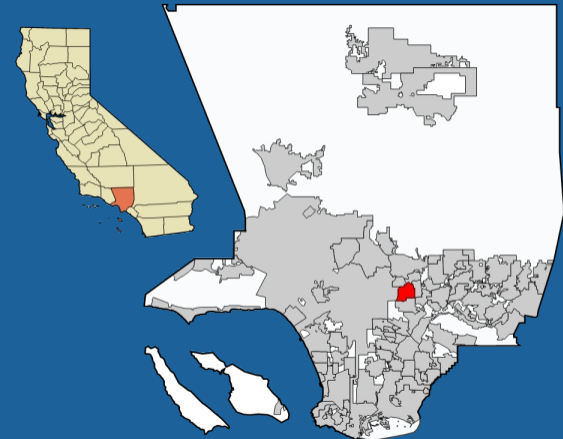
POPULATION 82,868

DENSITY 10,859.39 SQ MI



ABOUT ALHAMBRA

Alhambra (, Spanish: [aˈlambɾa]; from "Alhambra") is a city located in the western San Gabriel Valley region of Los Angeles County, California, United States, approximately eight miles from the Downtown Los Angeles civic center. It was incorporated on July 11, 1903. As of the 2020 census, the population was 82,868.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE UNIVERSAL ELITE COMMERCIAL ADVISOR FOR
MORE DETAILS.**

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