

8130 Constance St

ROSEMEAD, CA 91770

Offering Memorandum



5.7% cap rate with strong in-place cash flow and upside.
Six updated 1BD/1BA units plus supplemental income from long-term commercial tenant.
Prime San Gabriel Valley location with ADU potential and no LA rent control.



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PROPERTIES

Osemead - 5.7% Cap on a large Lot!

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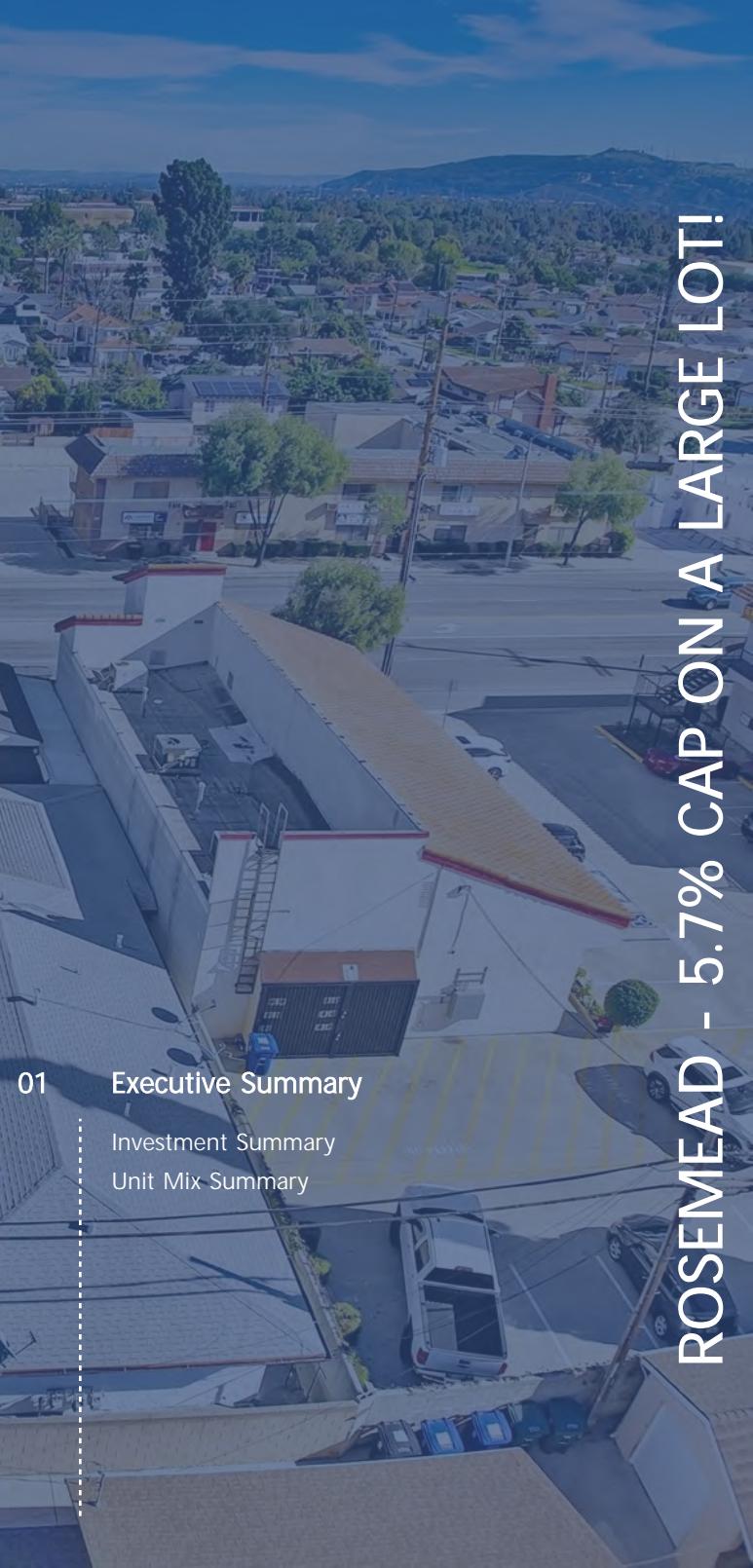
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01

Executive Summary

Investment Summary
Unit Mix Summary

ROSEMEAD - 5.7% CAP ON A LARGE LOT!

OFFERING SUMMARY

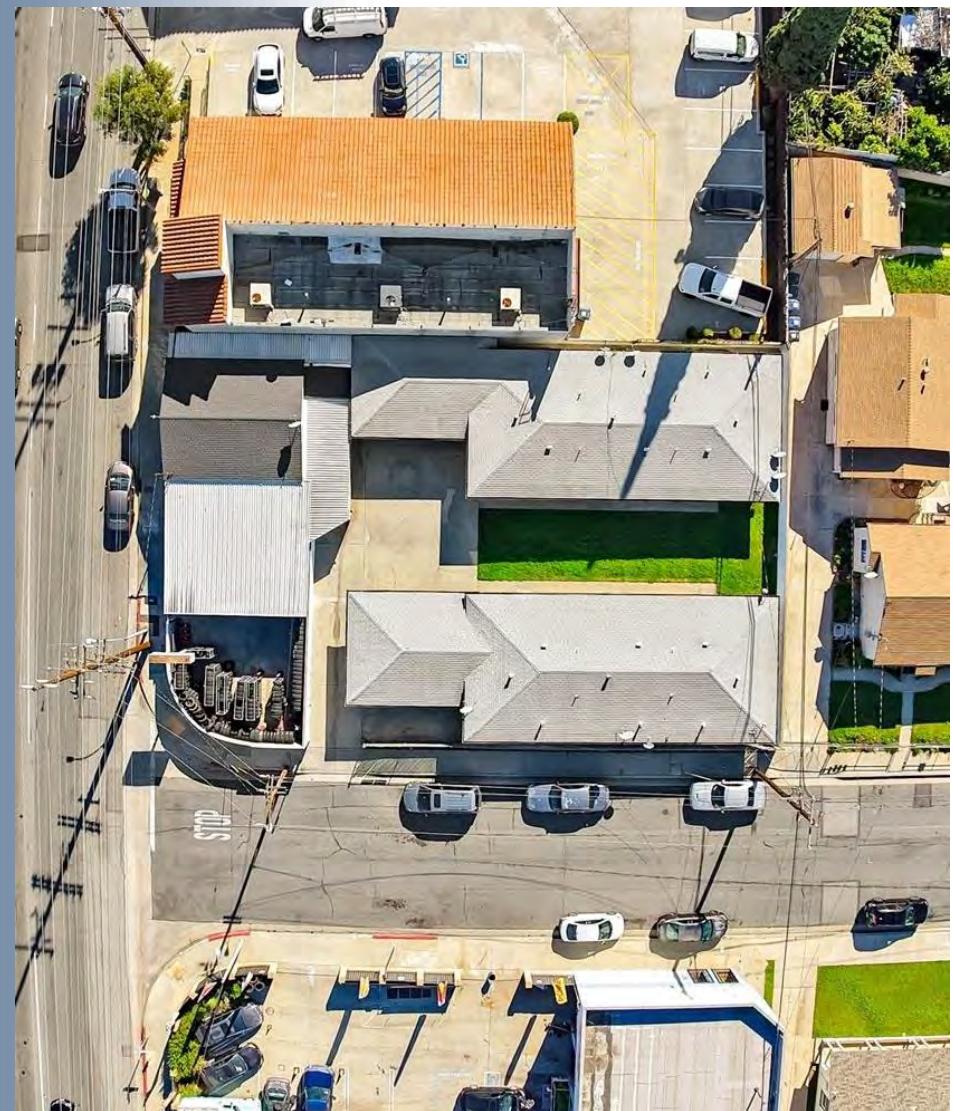
ADDRESS	8130 Constance St Rosemead CA 91770
COUNTY	Los Angeles
MARKET	San Gabriel Valley
SUBMARKET	Los Angeles County
BUILDING SF	3,730 SF
LAND SF	11,043 SF
LAND ACRES	.25
NUMBER OF UNITS	6
APN	5284-008-018;019
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,995,000
PRICE PSF	\$534.85
PRICE PER UNIT	\$332,500
OCCUPANCY	97.00%
NOI (CURRENT)	\$114,530
NOI (Pro Forma)	\$152,445
CAP RATE (CURRENT)	5.74%
CAP RATE (Pro Forma)	7.64%
GRM (CURRENT)	11.99
GRM (Pro Forma)	9.63

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	27,967	217,711	614,404
2025 Median HH Income	\$75,320	\$79,925	\$84,337
2025 Average HH Income	\$93,053	\$106,541	\$114,969



7 Units In The San Gabriel Valley

We are proud to present a 6-unit multifamily investment in Rosemead offering strong in-place cash flow and upside potential, all outside of Los Angeles rent control. The property is currently operating at approximately a 5.7% cap rate, providing attractive current returns with long-term appreciation potential.

The asset consists of two three-unit apartment buildings situated on two contiguous parcels totaling approximately 11,043 square feet, with approximately 3,730 square feet of residential building area. The property features six 1-bedroom / 1-bath units, nearly all renovated, with most units offering in-unit laundry and six on-site parking spaces. The property also benefits, by way of supplemental income, from a tire shop secured by a long-term, below-market lease, offering meaningful rental upside in the event of a future vacancy or re-tenanting.

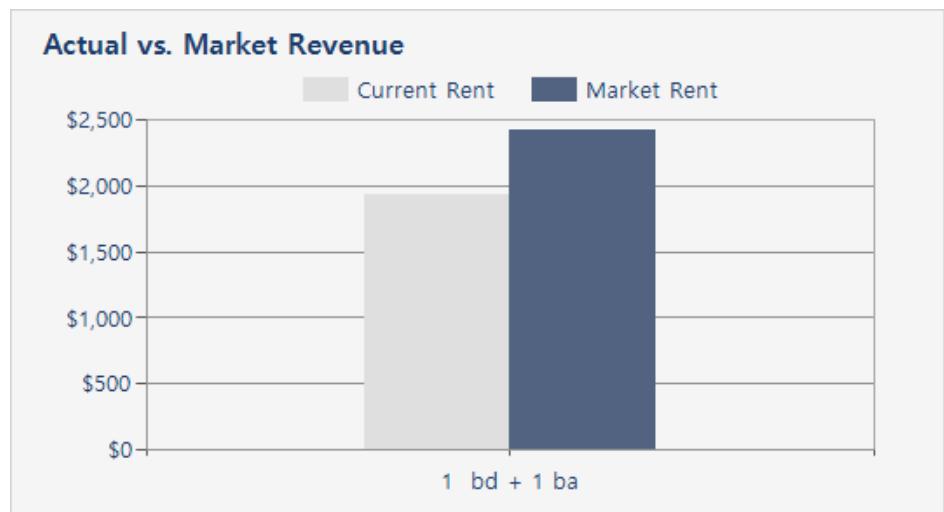
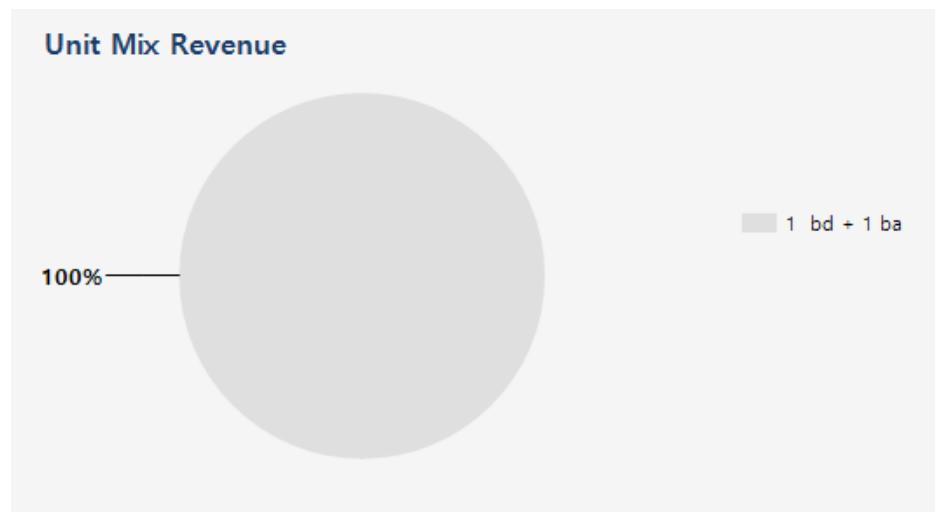
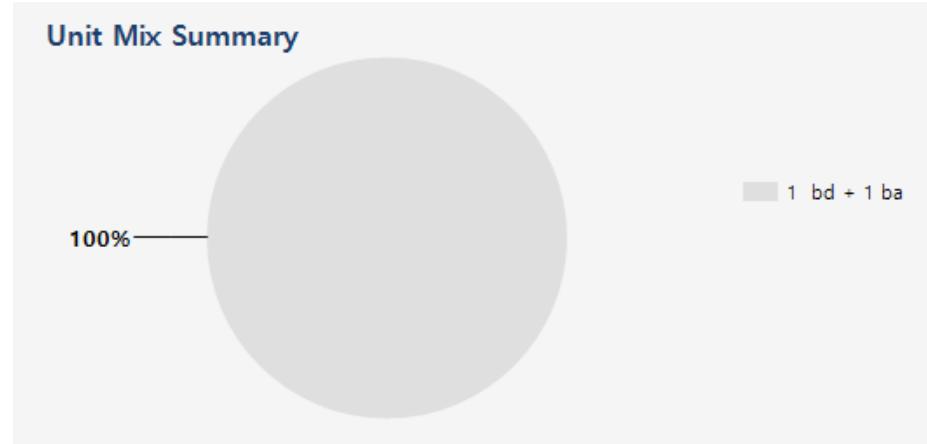
Located in the San Gabriel Valley, approximately 15 minutes east of Downtown Los Angeles, Rosemead benefits from strong renter demand driven by affordability relative to nearby markets, proximity to major employment centers, and excellent freeway connectivity. The site may also present potential ADU development opportunities, subject to buyer's independent investigation and verification. A well-located multifamily asset with solid current returns, built-in income growth, and multiple paths to value creation.

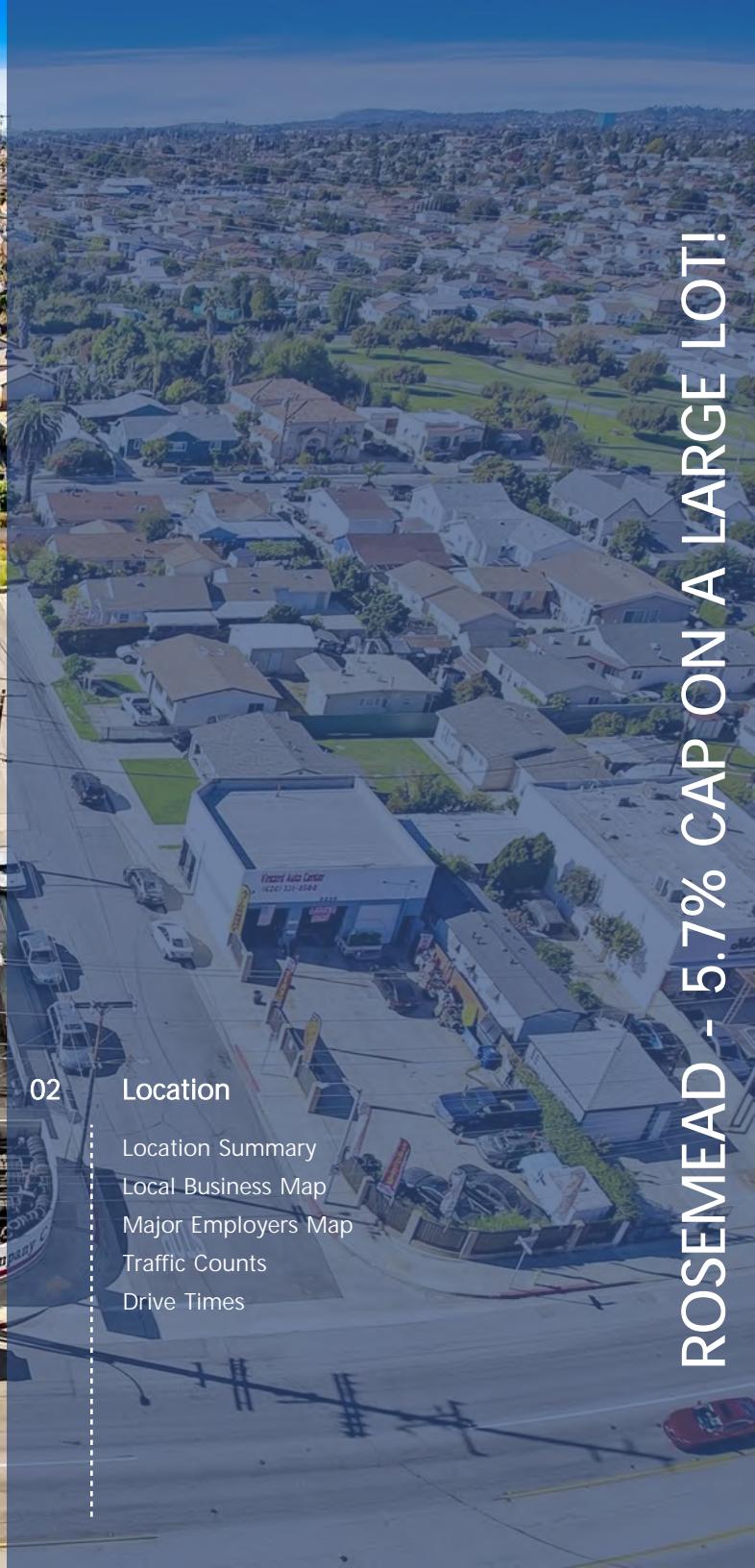
Highlights

- Exceptional investment opportunity with six units in Rosemead, free from Los Angeles rent control
- Currently offers a solid 5.7% cap rate and significant upside potential, including development possibilities
- Two contiguous parcels totaling approximately 11,043 square feet, featuring six renovated 1 bedroom units, many with in-house laundry



Unit Mix	# Units	Actual		Market	
		Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	6	\$2,126	\$12,757	\$2,400	\$14,400
1 bd + 1 ba "Tire Shop"	1	\$750	\$750	\$2,500	\$2,500
Totals/Averages	7	\$1,930	\$13,507	\$2,450	\$16,900





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Location

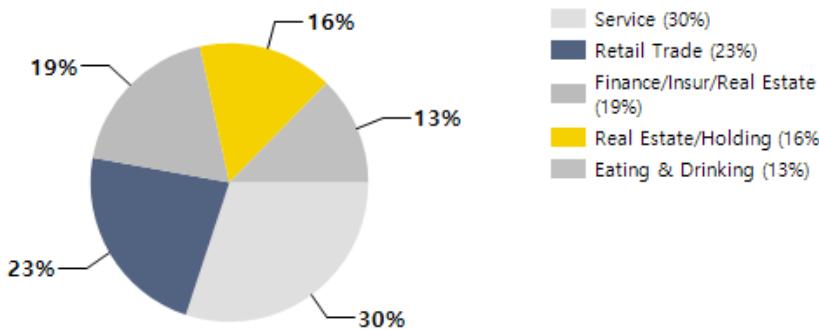
Location Summary
Local Business Map
Major Employers Map
Traffic Counts
Drive Times

ROSEMEAD - 5.7% CAP ON A LARGE LOT!

ROSEMEAD

■ Located in the vibrant San Gabriel Valley, Rosemead is just 15 minutes east of Downtown Los Angeles and provides convenient access to regional freeways, public transit, and top-notch schools. Invest in a property that combines a prime location with excellent income potential—don't miss out on this opportunity.

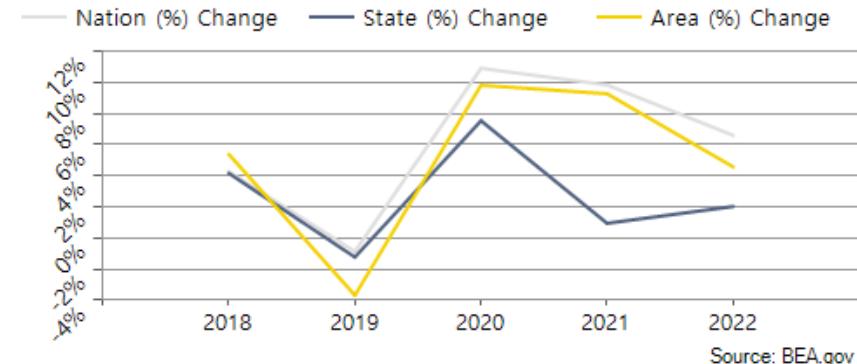
Major Industries by Employee Count



Largest Employers

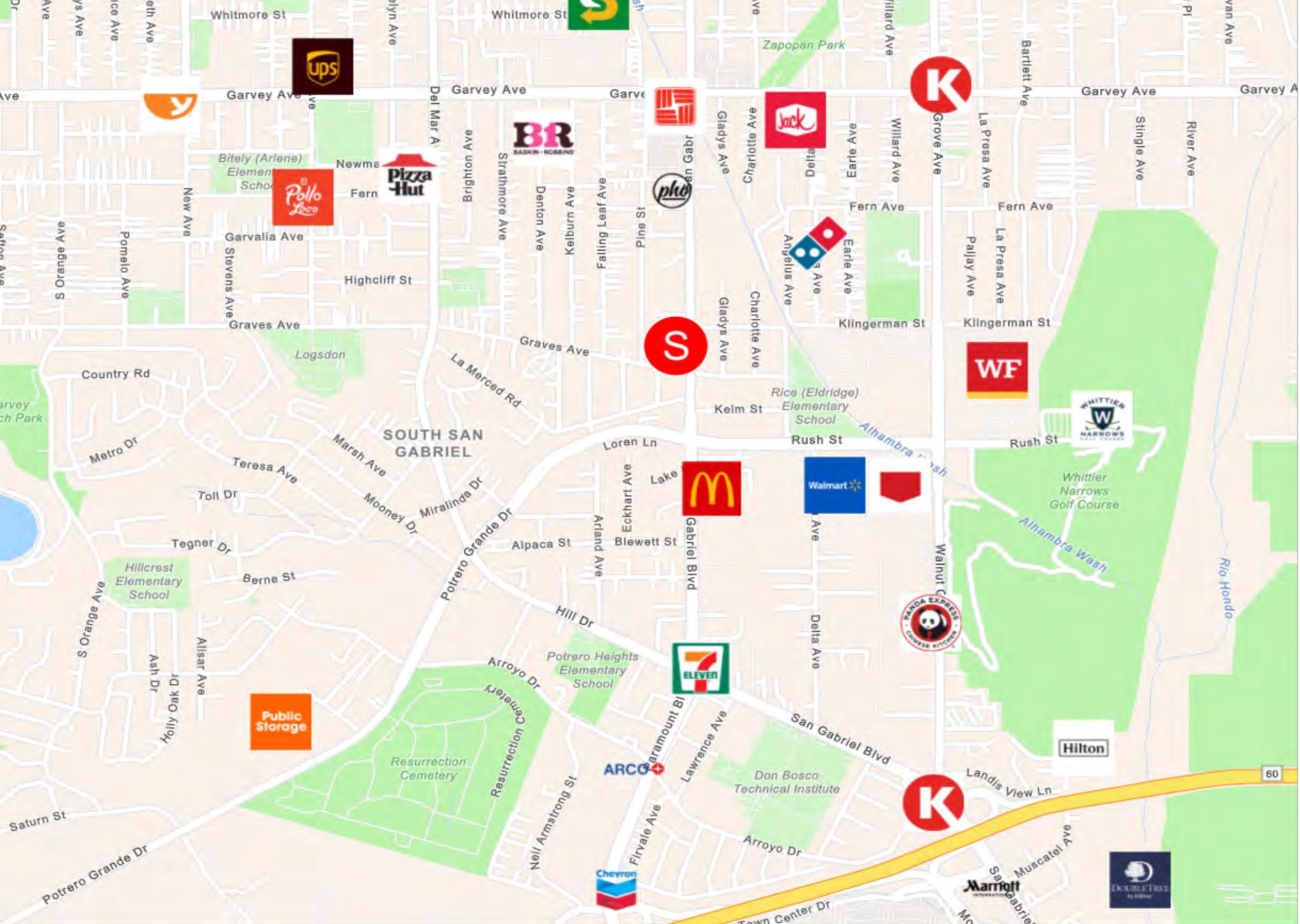
Southern California Edison	2,722
Garvey School District	881
Panda Restaurant Group	647
Wal-Mart	594
Rosemead School District	329
Target	200
Hemetic Seal Corporation	120
Lucille's	100

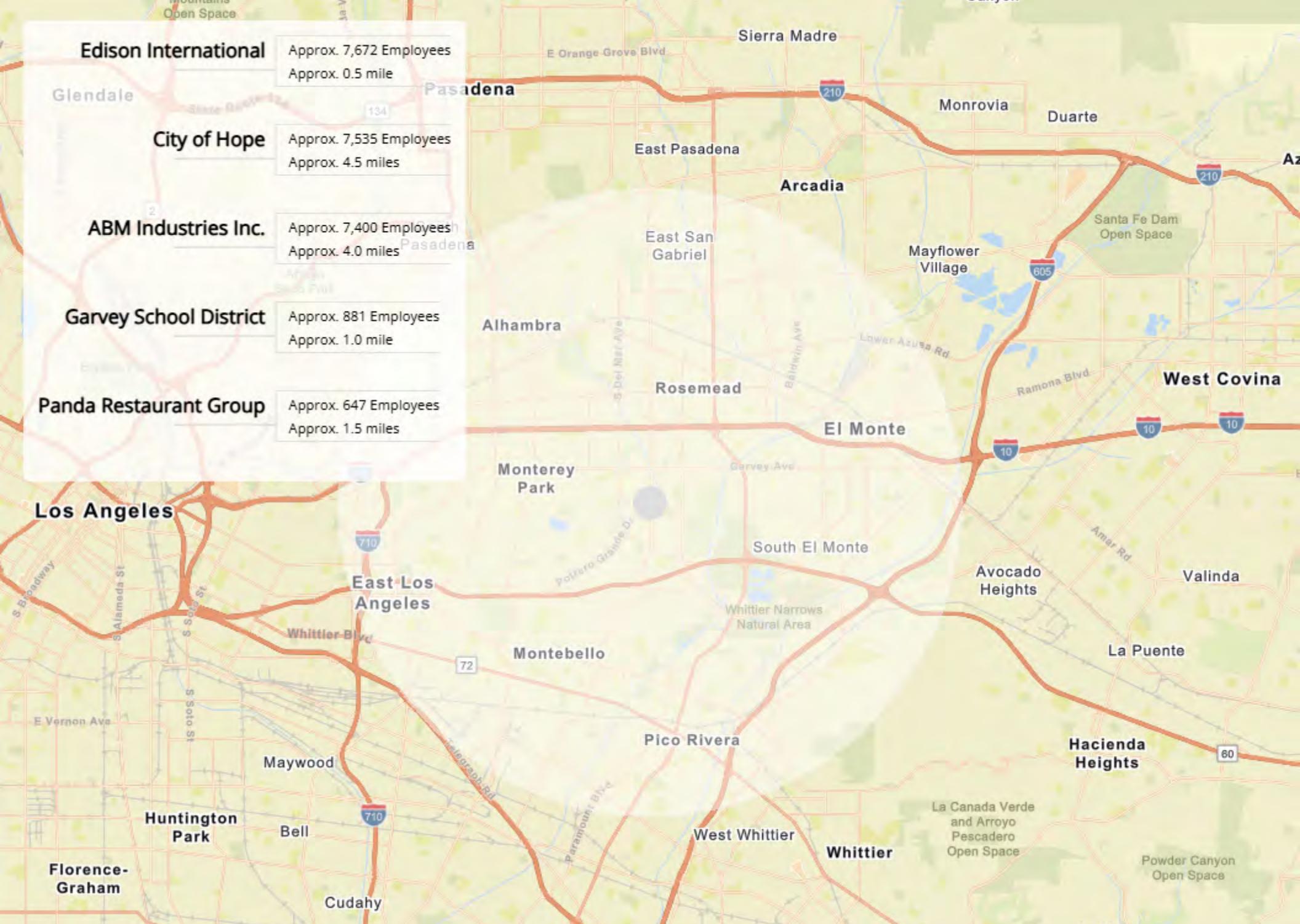
Los Angeles County GDP Trend

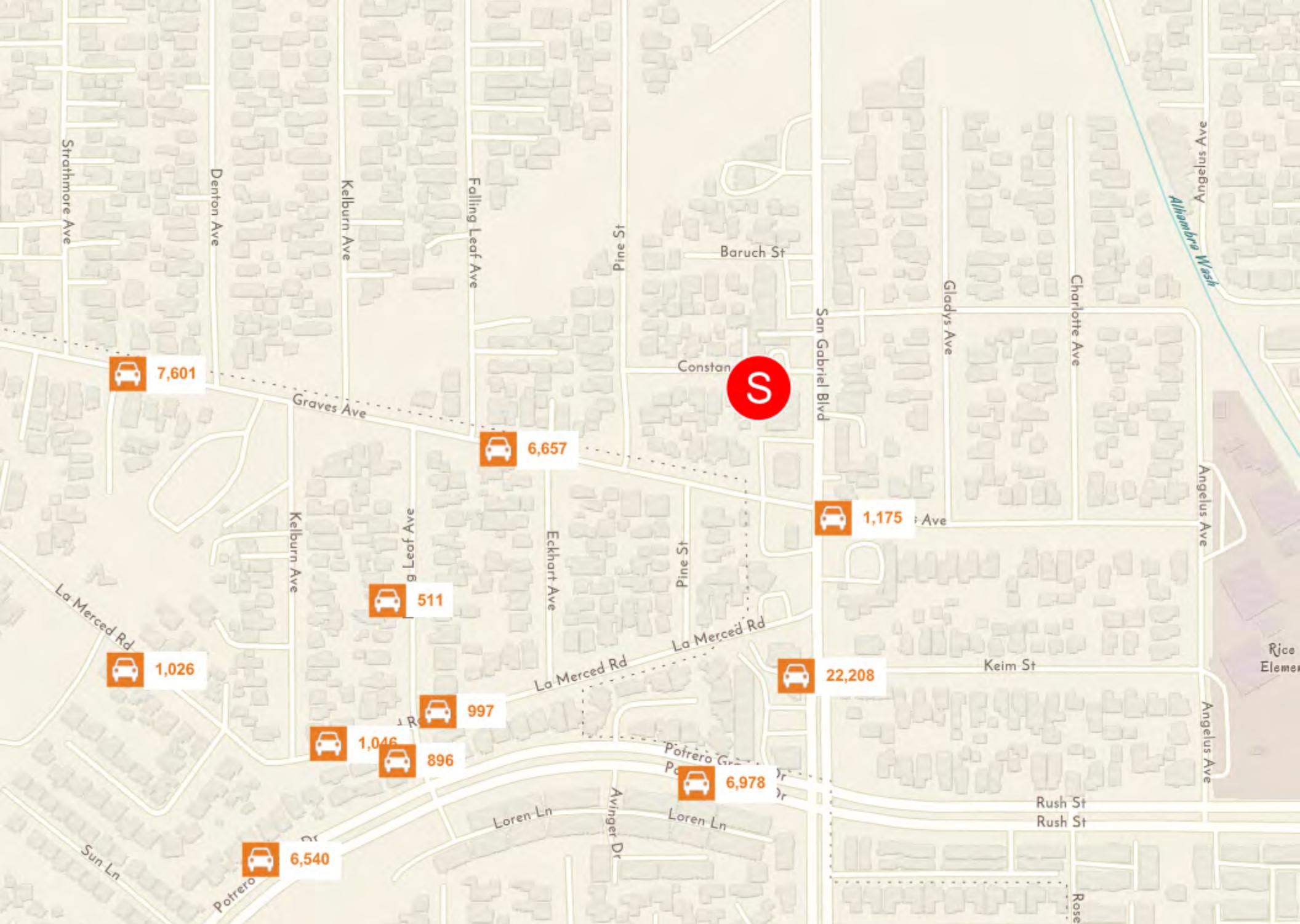


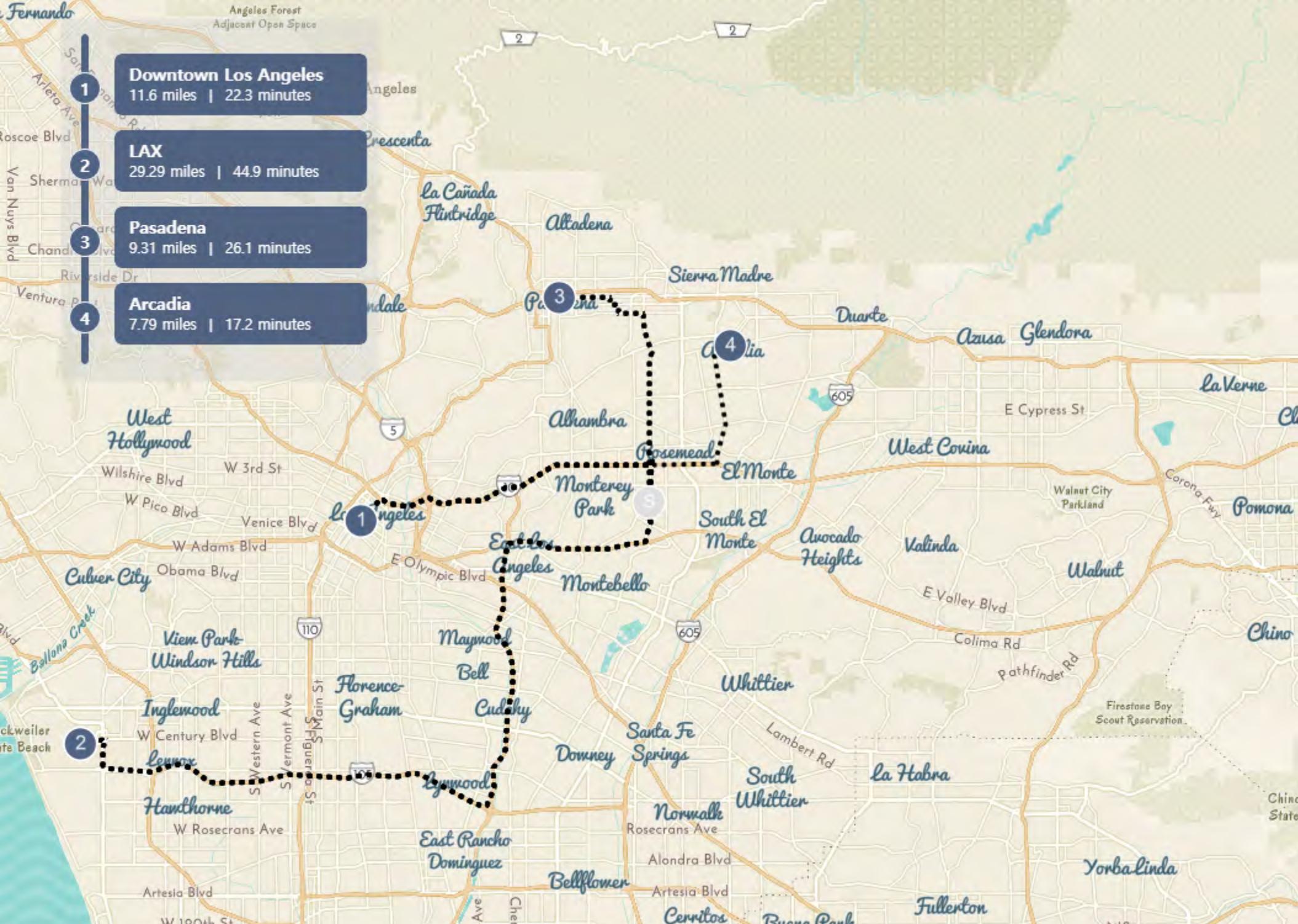
Source: BEA.gov













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Property Description

Property Features

ROSEMEAD - 5.7% CAP ON A LARGE LOT!

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	3,730
LAND SF	11,043
LAND ACRES	.25
# OF PARCELS	2
ZONING TYPE	RMC3*
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	6
PARKING RATIO	1:1

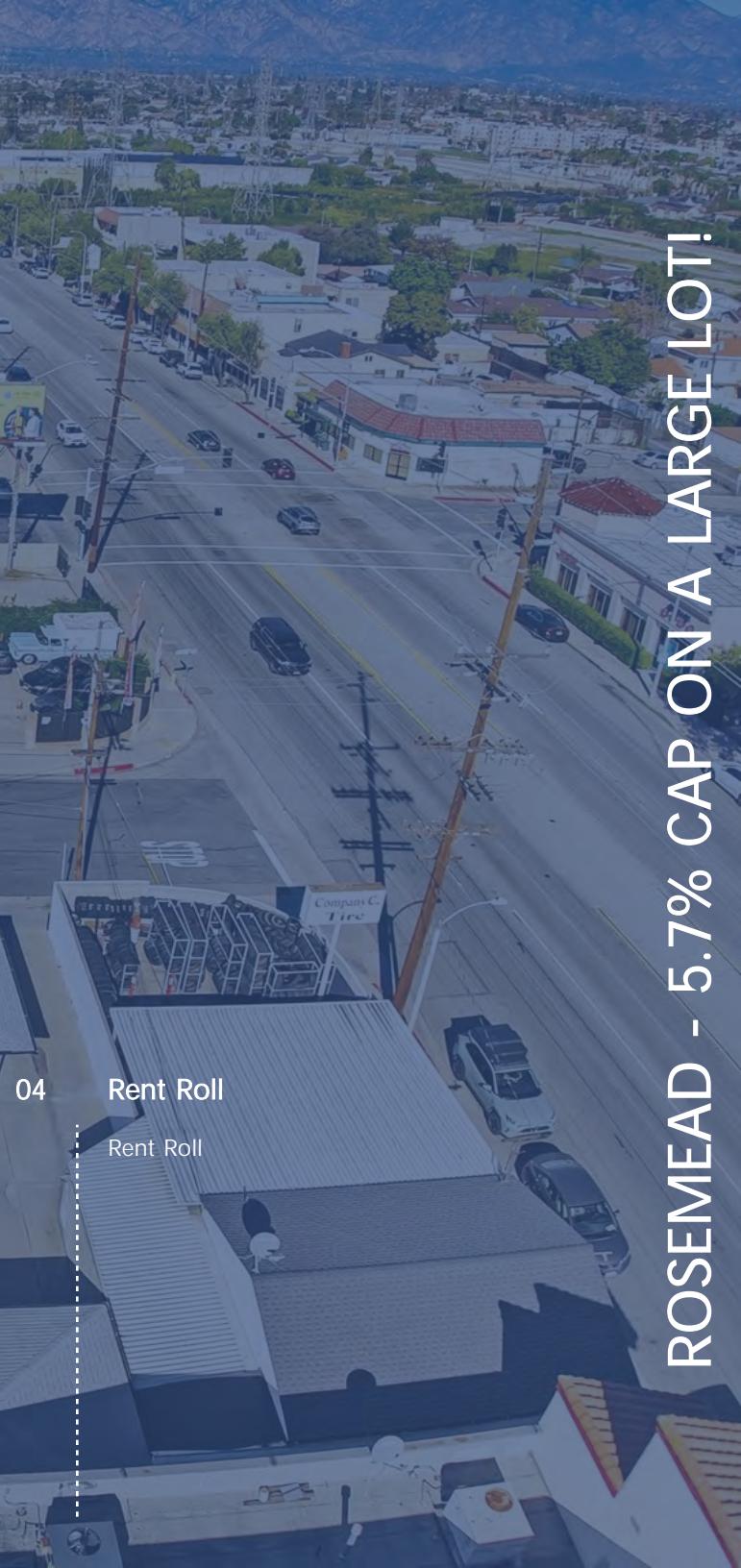
UTILITIES

WATER	Unit Dependent
TRASH	Unit Dependent
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional





ROSEMEAD - 5.7% CAP ON A LARGE LOT!

Unit	Unit Mix	Current Rent	Market Rent	Move-in Date	Lease End	Notes
8130	1 bd + 1 ba	\$1,895.00	\$2,400.00			
8132	1 bd + 1 ba	\$2,245.00	\$2,400.00	06/06/2024		
8134	1 bd + 1 ba	\$1,995.00	\$2,400.00			
8136	1 bd + 1 ba	\$2,065.00	\$2,400.00	02/21/2025		
8138	1 bd + 1 ba	\$1,965.00	\$2,400.00	12/01/2025		
8140	1 bd + 1 ba	\$2,592.00	\$2,400.00	10/01/2024		
2223 San Gabriel	1 bd + 1 ba	\$750.00	\$2,500.00	01/01/2009	12/31/2039	Tire Shop
Totals / Averages		\$13,507.00	\$16,900.00			





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Financial Analysis

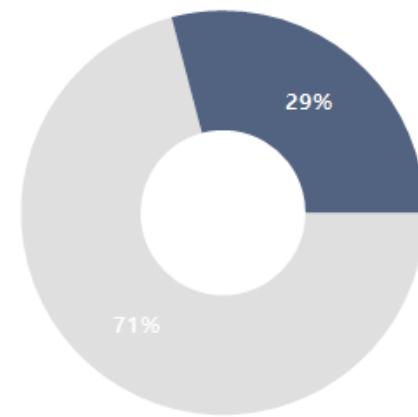
Income & Expense Analysis

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REVENUE ALLOCATION

CURRENT

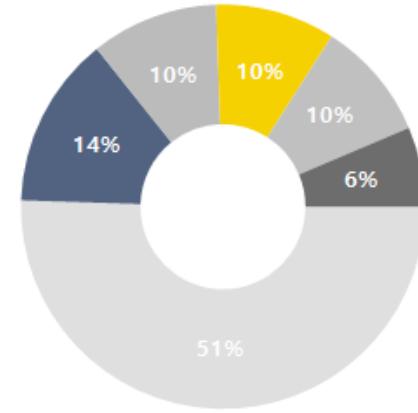
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$162,084	97.4%
Other Income: R.U.B.S	\$4,311	2.6%
Gross Potential Income	\$166,395	\$207,111
General Vacancy	-3.00%	-3.00%
Effective Gross Income	\$161,532	\$201,027
Less Expenses	\$47,002	29.09%
Net Operating Income	\$114,530	\$152,445



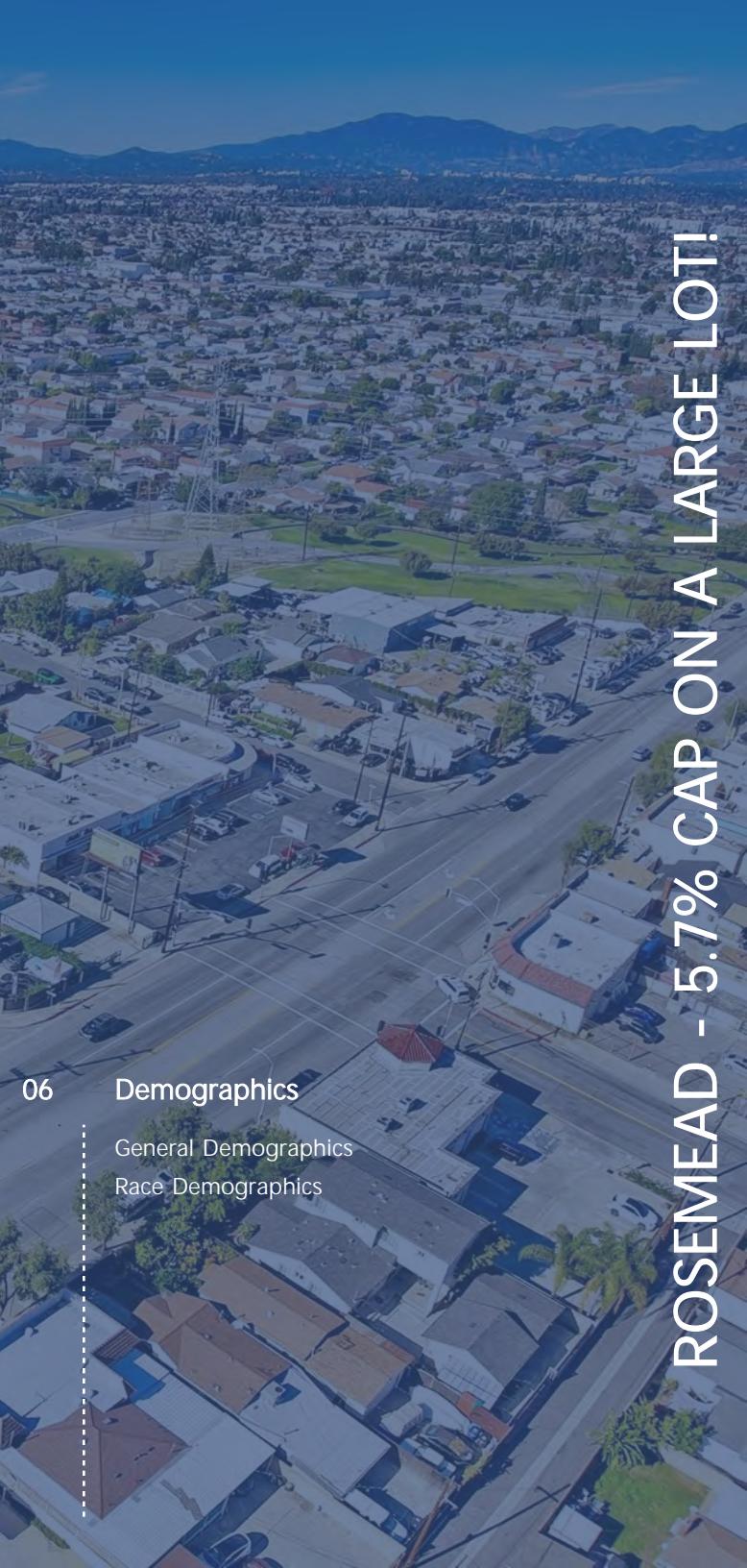
DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.199%)	\$23,741	\$3,957	\$23,741	\$3,957
Property Insurance	\$4,500	\$750	\$4,500	\$750
Management (4%)	\$6,461	\$1,077	\$8,041	\$1,340
Utilities	\$4,500	\$750	\$4,500	\$750
Repairs & Maintenance (\$500/Unit)	\$3,000	\$500	\$3,000	\$500
Trash	\$4,800	\$800	\$4,800	\$800
Total Operating Expense	\$47,002	\$7,834	\$48,582	\$8,097
Expense / SF	\$12.60		\$13.02	
% of EGI	29.09%		24.16%	



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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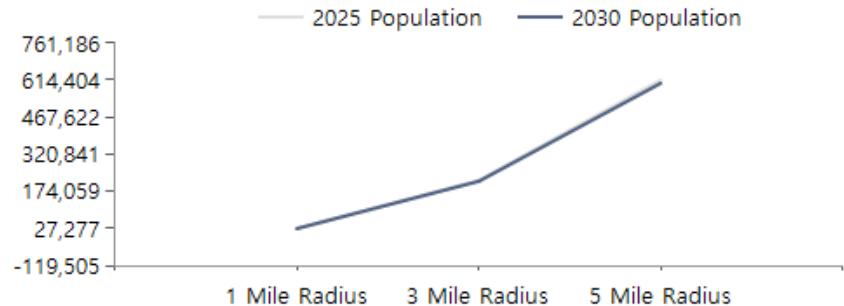
Demographics

General Demographics
Race Demographics

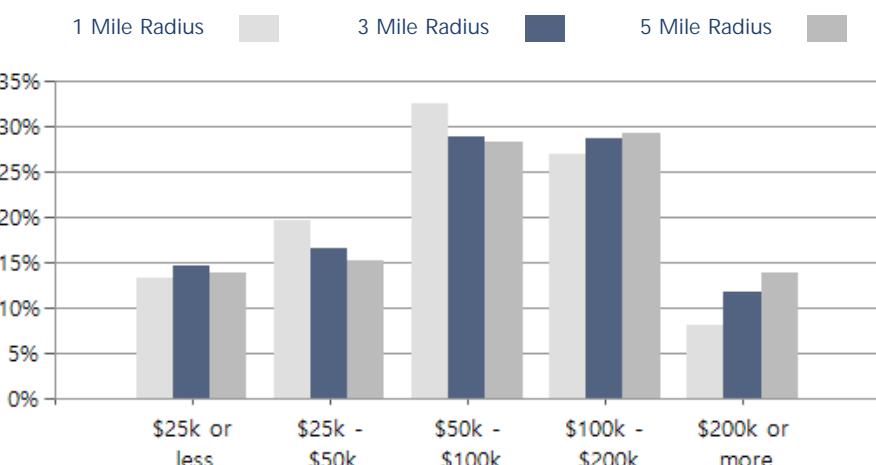
ROSEMEAD - 5.7% CAP ON A LARGE LOT!

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,528	232,280	651,206
2010 Population	30,267	230,984	650,081
2025 Population	27,967	217,711	614,404
2030 Population	27,277	214,219	601,845
2025 African American	187	1,551	6,194
2025 American Indian	359	2,911	11,155
2025 Asian	17,187	117,290	228,703
2025 Hispanic	9,644	88,155	334,355
2025 Other Race	5,415	47,154	182,111
2025 White	2,033	22,526	90,613
2025 Multiracial	2,771	26,103	95,075
2025-2030: Population: Growth Rate	-2.50%	-1.60%	-2.05%

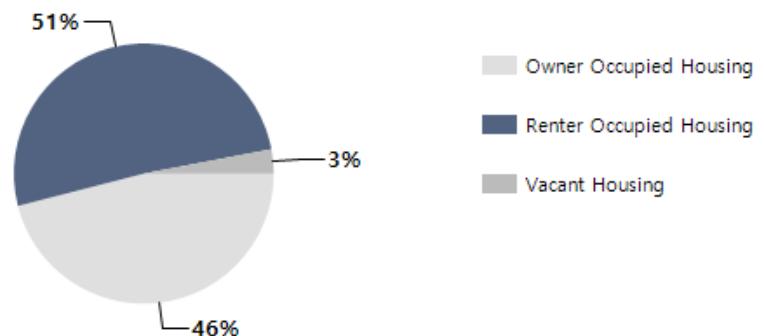
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	628	5,655	14,678
\$15,000-\$24,999	466	4,515	12,236
\$25,000-\$34,999	726	4,701	12,056
\$35,000-\$49,999	896	6,702	17,682
\$50,000-\$74,999	1,401	11,001	30,408
\$75,000-\$99,999	1,277	9,033	24,847
\$100,000-\$149,999	1,516	12,345	35,969
\$150,000-\$199,999	701	7,485	21,142
\$200,000 or greater	668	8,150	26,935
Median HH Income	\$75,320	\$79,925	\$84,337
Average HH Income	\$93,053	\$106,541	\$114,969



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

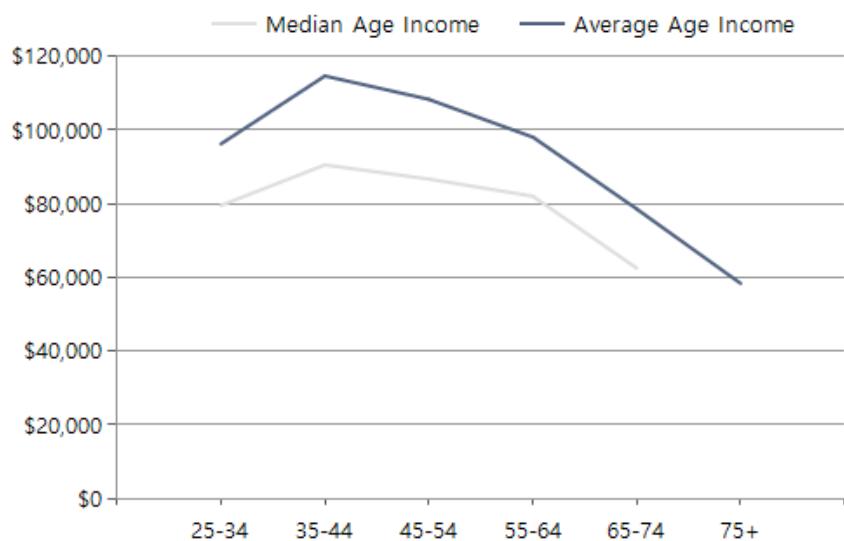
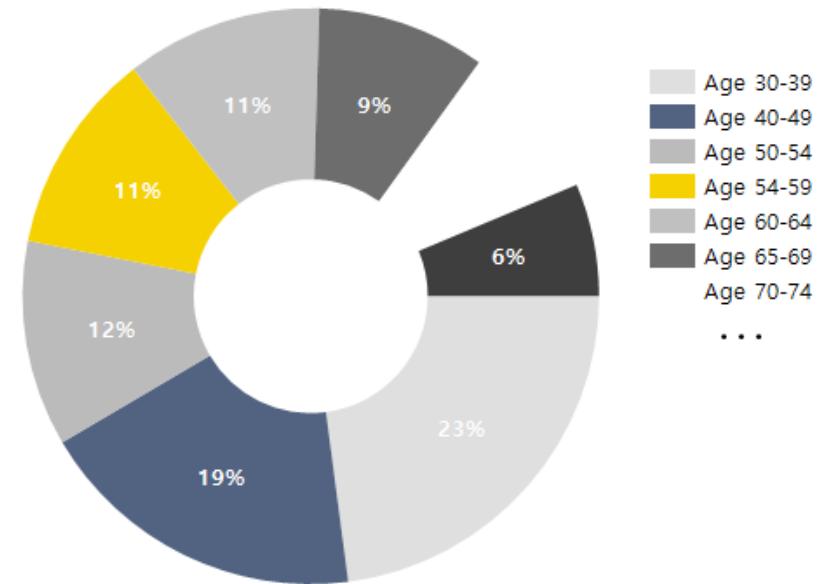


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,133	16,597	48,519
2025 Population Age 35-39	1,858	15,398	43,608
2025 Population Age 40-44	1,582	13,536	39,427
2025 Population Age 45-49	1,656	13,355	38,332
2025 Population Age 50-54	2,013	15,151	41,646
2025 Population Age 55-59	1,980	14,424	39,101
2025 Population Age 60-64	1,917	14,280	37,436
2025 Population Age 65-69	1,646	12,783	33,108
2025 Population Age 70-74	1,522	11,329	28,666
2025 Population Age 75-79	1,101	8,556	21,486
2025 Population Age 80-84	666	5,309	13,493
2025 Population Age 85+	709	6,003	14,789
2025 Population Age 18+	23,250	180,121	499,213
2025 Median Age	43	42	40
2030 Median Age	43	43	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,515	\$83,731	\$86,267
Average Household Income 25-34	\$96,231	\$106,709	\$111,262
Median Household Income 35-44	\$90,546	\$99,159	\$102,034
Average Household Income 35-44	\$114,666	\$126,980	\$132,737
Median Household Income 45-54	\$86,684	\$100,567	\$105,971
Average Household Income 45-54	\$108,338	\$127,589	\$138,511
Median Household Income 55-64	\$82,042	\$90,022	\$96,091
Average Household Income 55-64	\$98,098	\$115,025	\$126,506
Median Household Income 65-74	\$62,493	\$65,732	\$68,822
Average Household Income 65-74	\$78,575	\$90,946	\$97,689
Average Household Income 75+	\$58,355	\$67,417	\$71,541

Population By Age



Rosemead - 5.7% Cap on a large Lot!



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