

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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Rosemead - 5.7% Cap on a large Lot!

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01

Executive Summary

Investment Summary

Unit Mix Summary

ROSEMEAD - 5.7% CAP ON A LARGE LOT!

OFFERING SUMMARY

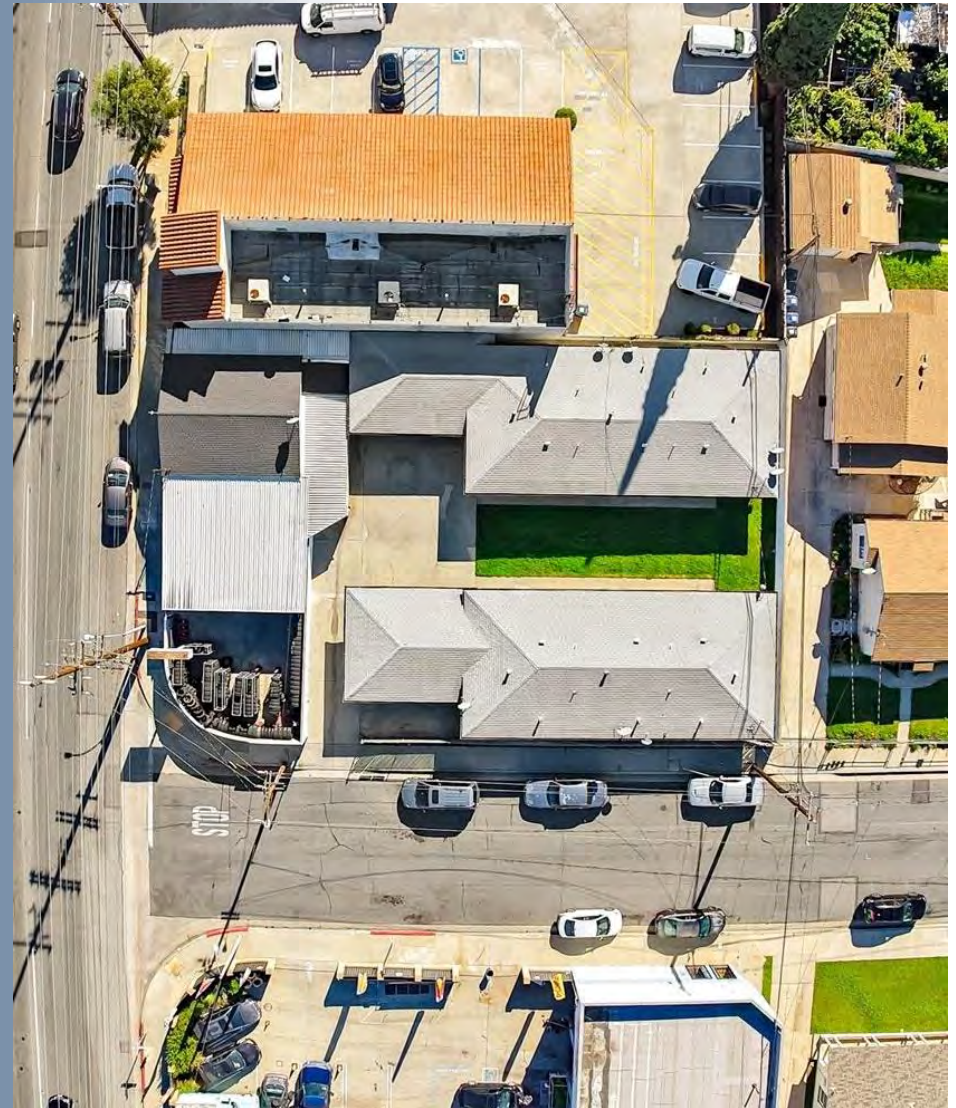
| | |
|-----------------|--|
| ADDRESS | 8130 Constance St Rosemead CA 91770 |
| COUNTY | Los Angeles |
| MARKET | San Gabriel Valley |
| SUBMARKET | Los Angeles County |
| BUILDING SF | 3,730 SF |
| LAND SF | 11,043 SF |
| LAND ACRES | .25 |
| NUMBER OF UNITS | 6 |
| APN | 5284-008-018;019 |
| OWNERSHIP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

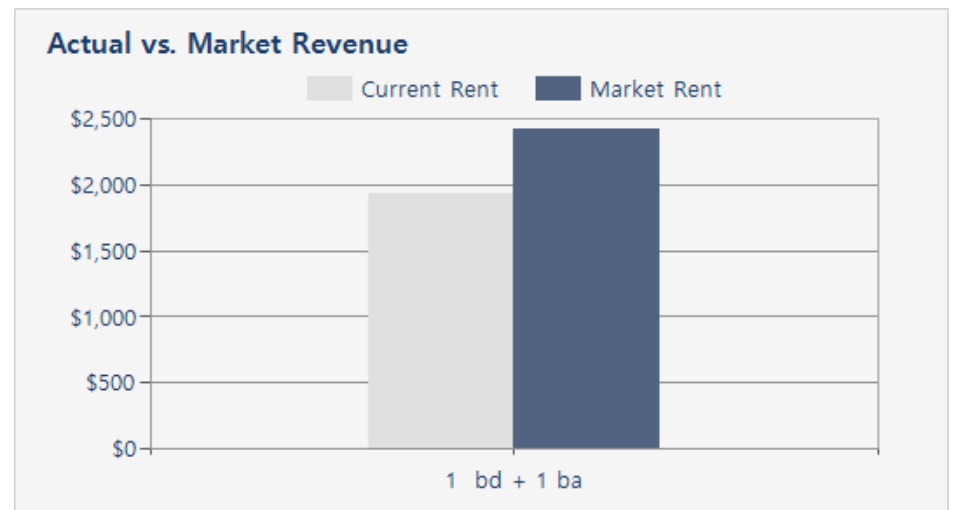
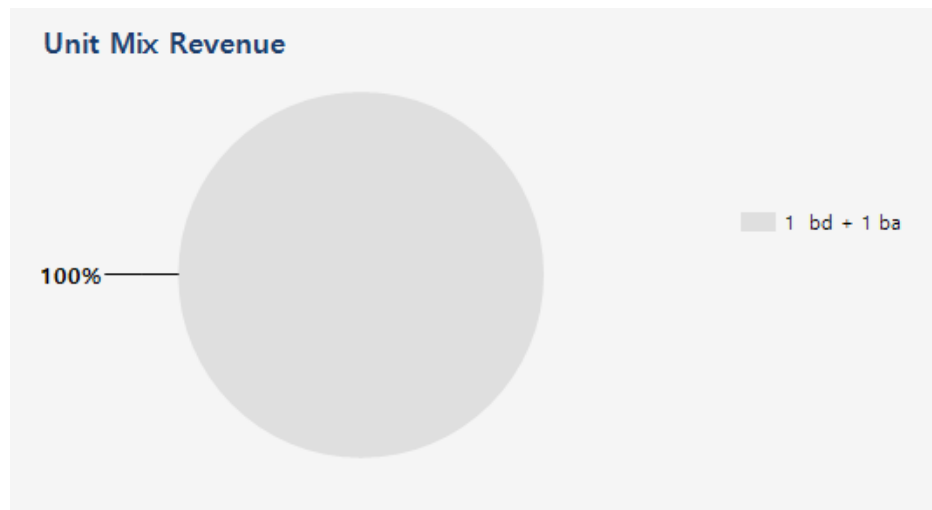
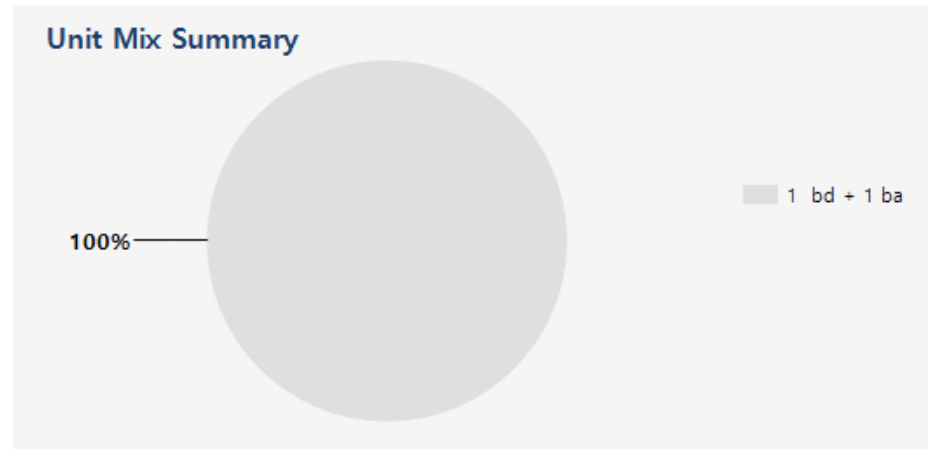
Located in the San Gabriel Valley, approximately 15 minutes east of Downtown Los Angeles, Rosemead benefits from strong renter demand driven by affordability relative to nearby markets, proximity to major employment centers, and excellent freeway connectivity. The site may also present potential ADU 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



| | | Actual | | Market | |
|-------------------------|---------|--------------|----------------|-------------|---------------|
| Unit Mix | # Units | 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 |





02

Location

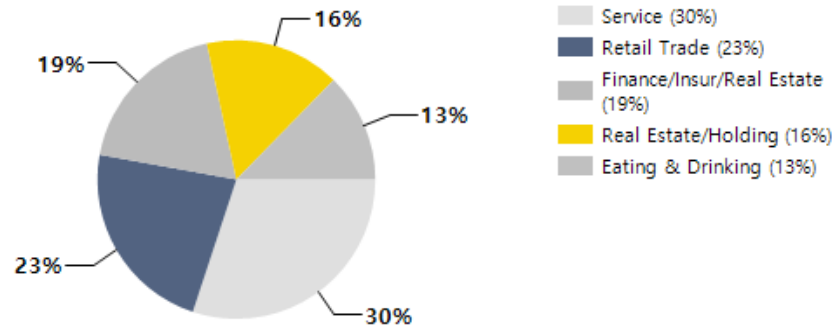
Location Summary
Local Business Map
Major Employers Map
Traffic Counts
Drive Times

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.

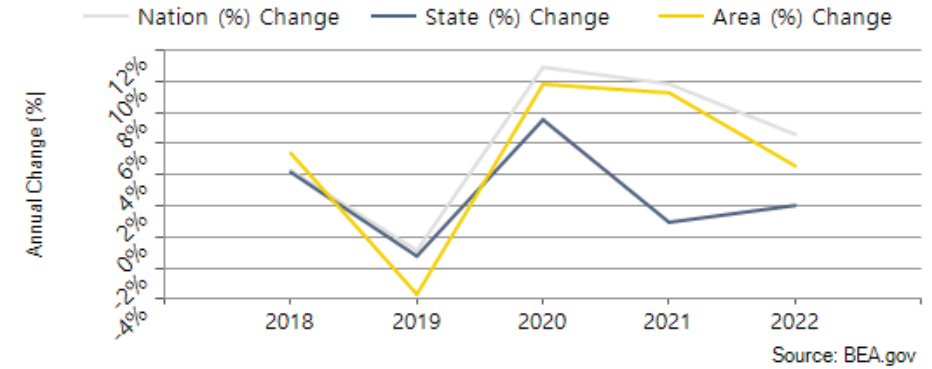
Major Industries by Employee Count

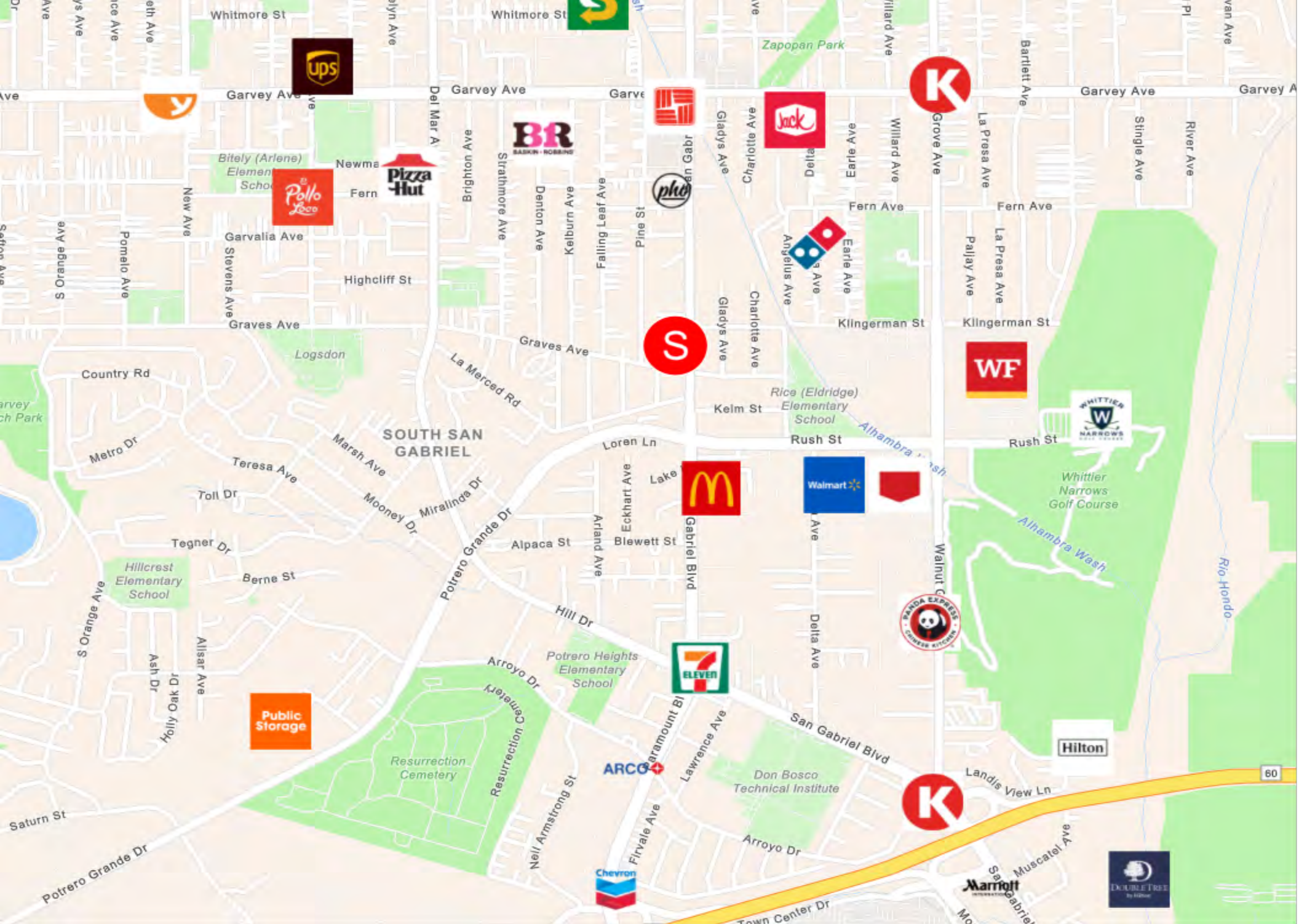


Largest Employers

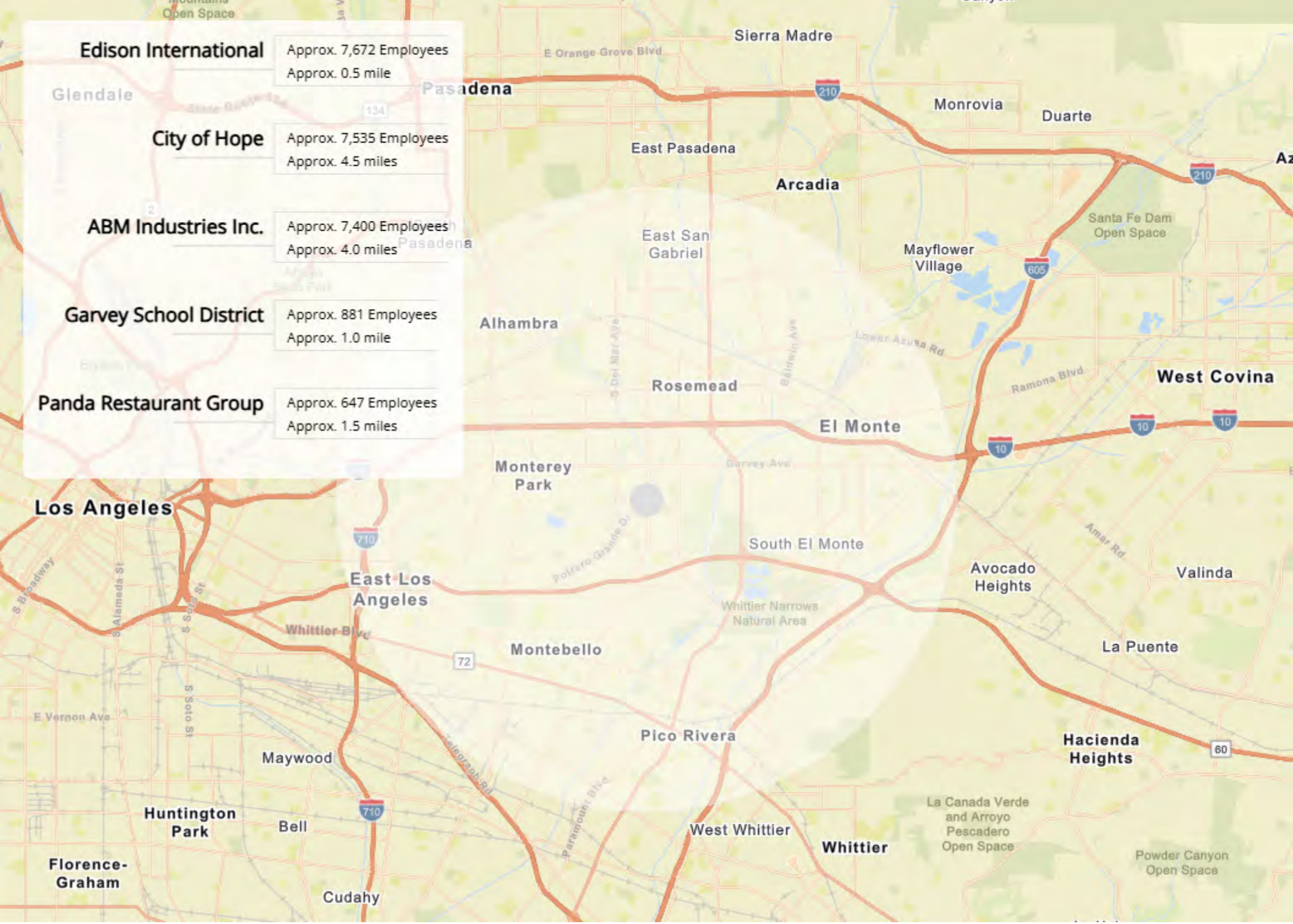
| | |
|----------------------------|-------|
| Southern California Edison | 2,722 |
| Garvey School District | 881 |
| Panda Restaurant Group | 647 |
| Wal-Mart | 594 |
| Rosemead School District | 329 |
| Target | 200 |
| Hemetic Seal Corporation | 120 |
| Lucille's | 100 |

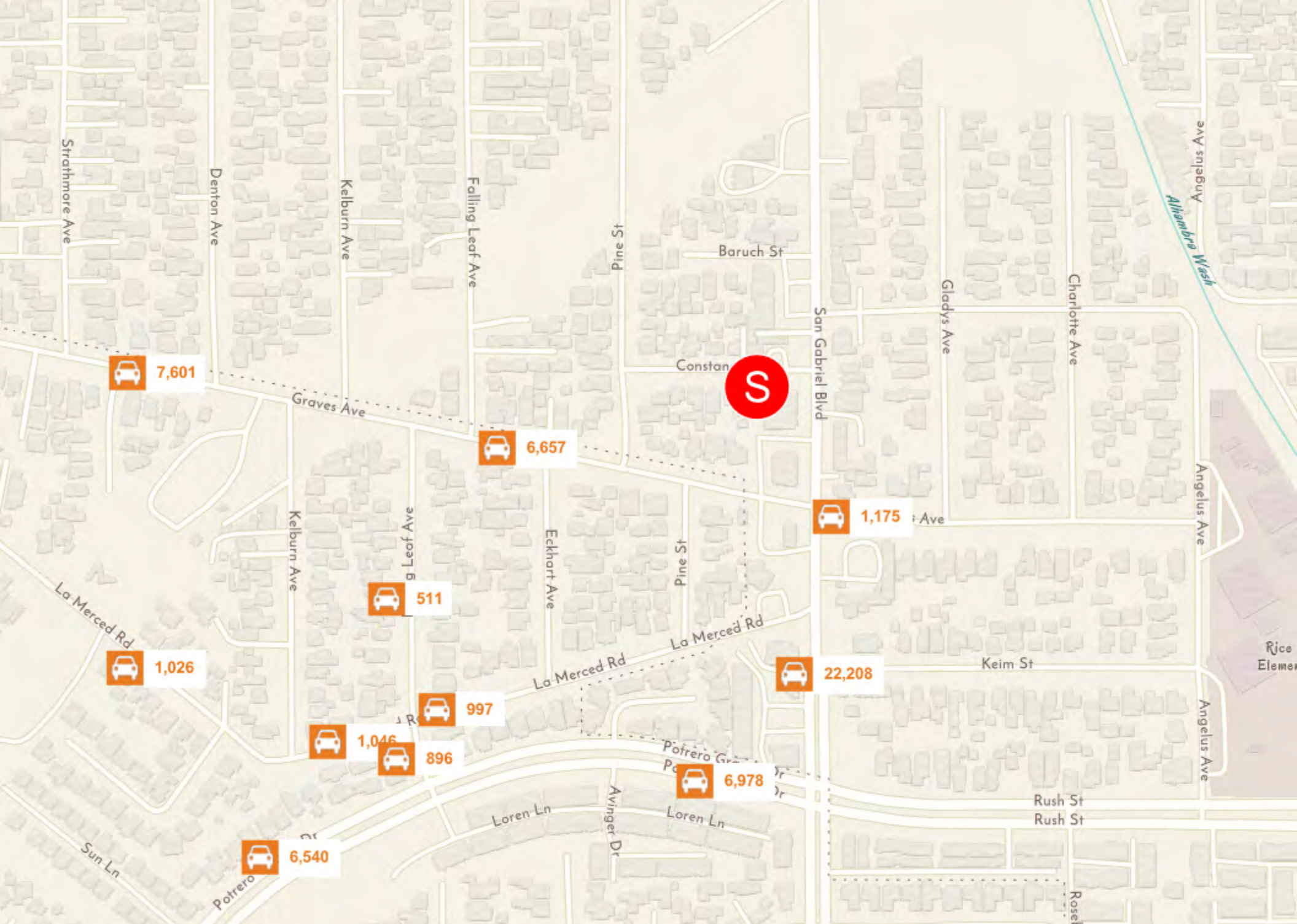
Los Angeles County GDP Trend

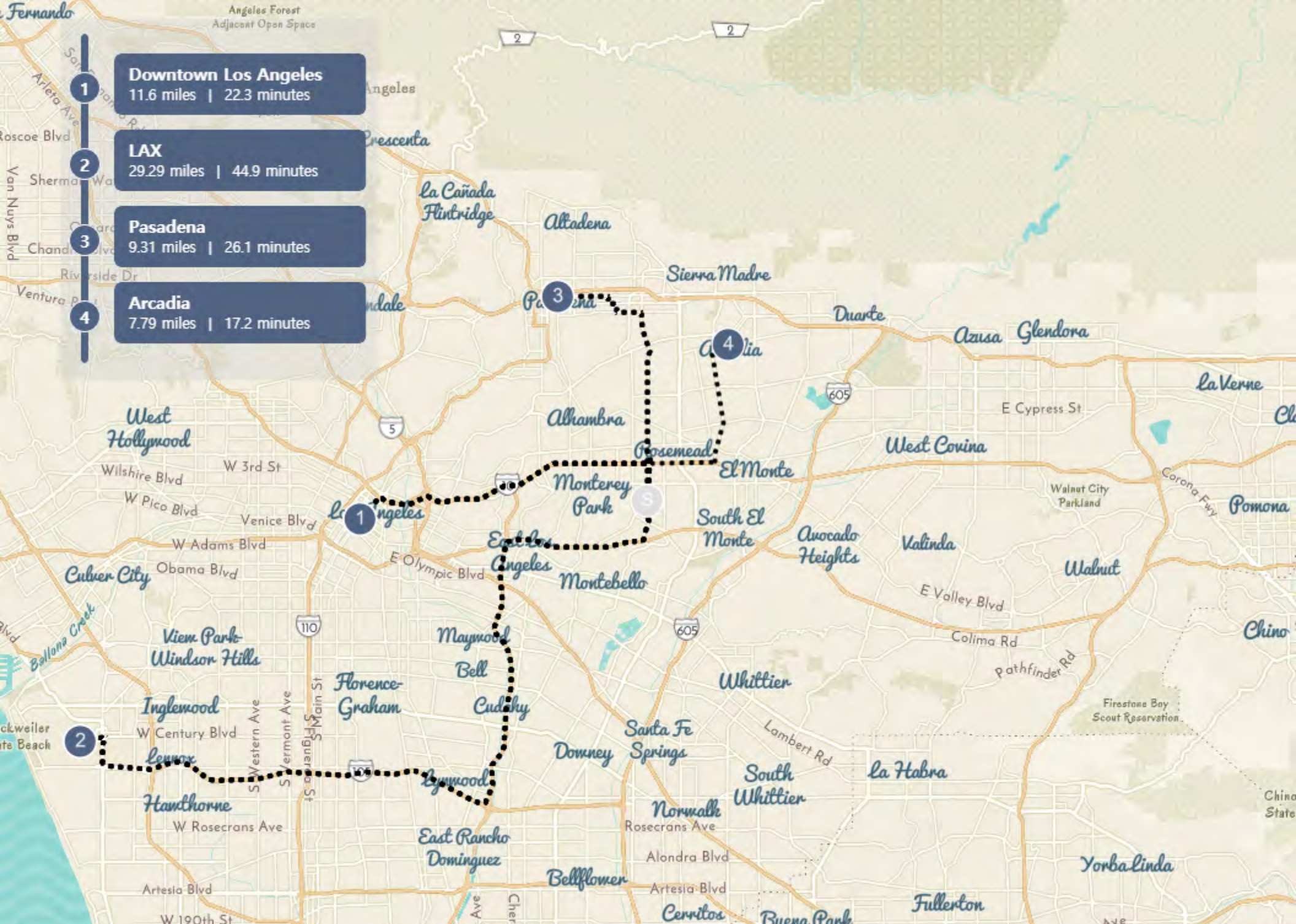




| | |
|-------------------------------|--|
| Edison International | Approx. 7,672 Employees Approx. 0.5 mile |
| City of Hope | Approx. 7,535 Employees Approx. 4.5 miles |
| ABM Industries Inc. | Approx. 7,400 Employees Approx. 4.0 miles |
| Garvey School District | Approx. 881 Employees Approx. 1.0 mile |
| Panda Restaurant Group | Approx. 647 Employees Approx. 1.5 miles |









03

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 |





04

Rent Roll

Rent Roll

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 | | | |





05

Financial Analysis

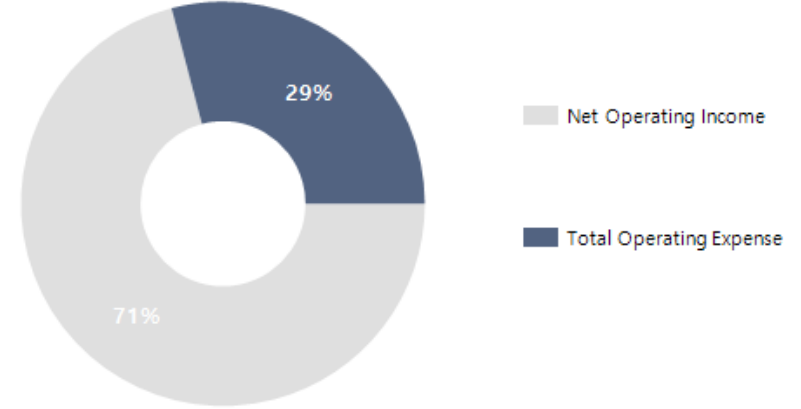
Income & Expense Analysis

ROSEMEAD - 5.7% CAP ON A LARGE LOT!

REVENUE ALLOCATION

CURRENT

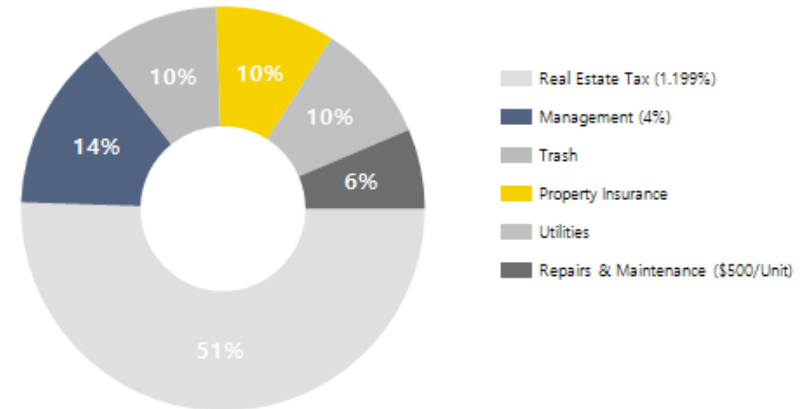
| INCOME | CURRENT | | PRO FORMA | |
|-------------------------------|------------------|--------|------------------|--------|
| Gross Scheduled Rent | \$162,084 | 97.4% | \$202,800 | 97.9% |
| Other Income: R.U.B.S | \$4,311 | 2.6% | \$4,311 | 2.1% |
| Gross Potential Income | \$166,395 | | \$207,111 | |
| General Vacancy | -3.00% | | -3.00% | |
| Effective Gross Income | \$161,532 | | \$201,027 | |
| Less Expenses | \$47,002 | 29.09% | \$48,582 | 24.16% |
| Net Operating Income | \$114,530 | | \$152,445 | |



| 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% | |

DISTRIBUTION OF EXPENSES

CURRENT



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



06

Demographics

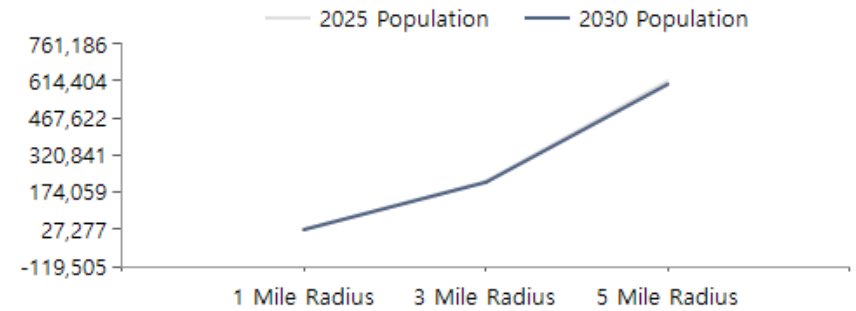
General Demographics

Race Demographics

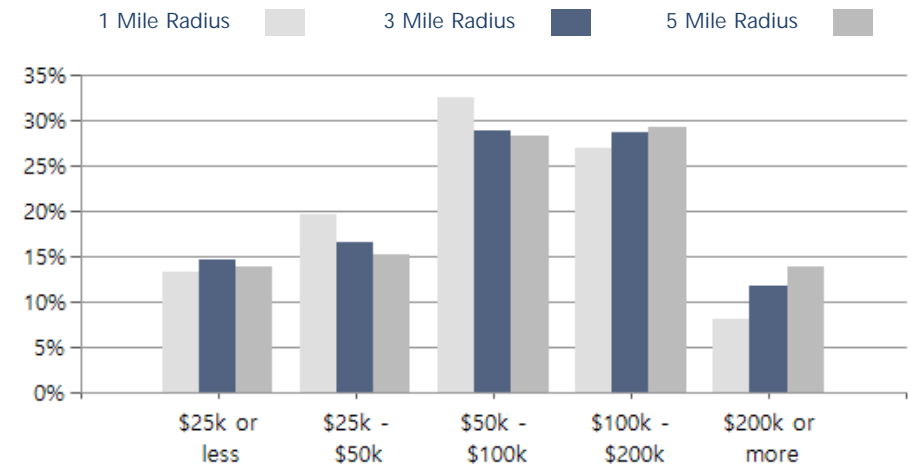
ROSEMEAD - 5.7% CAP ON A LARGE LOT!

| 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% |

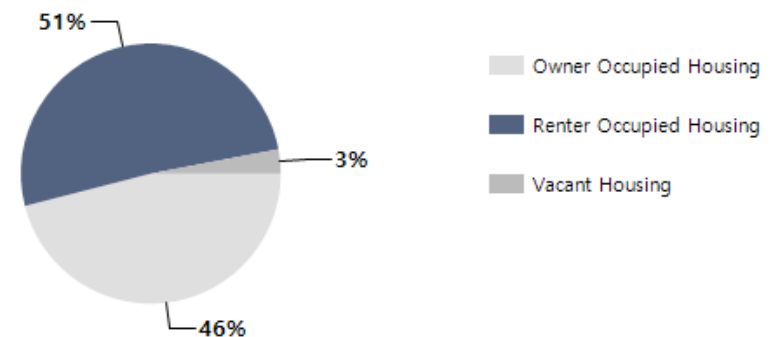
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|-----------|-----------|
| less than \$15,000 | 628 | 5,655 | 14,678 |
| \$15,000-\$24,999 | 466 | 4,515 | 12,236 |
| \$25,000-\$34,999 | 726 | 4,701 | 12,056 |
| \$35,000-\$49,999 | 896 | 6,702 | 17,682 |
| \$50,000-\$74,999 | 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

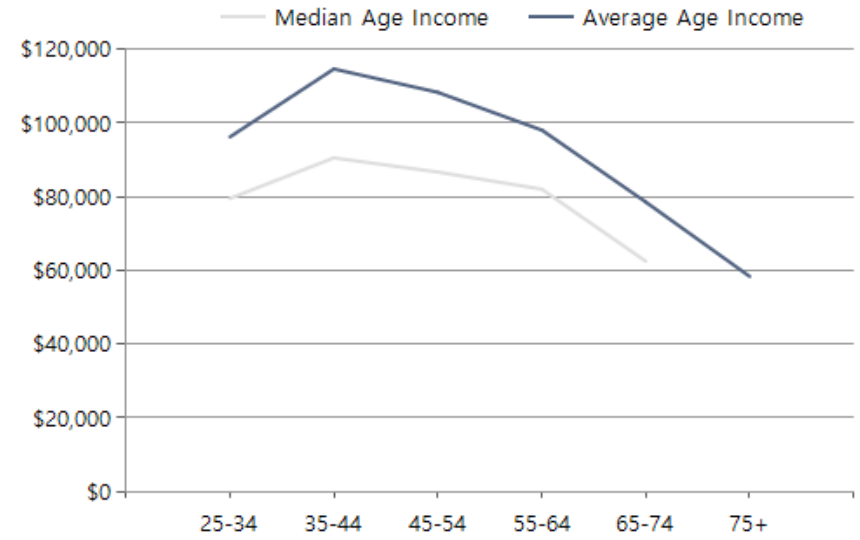
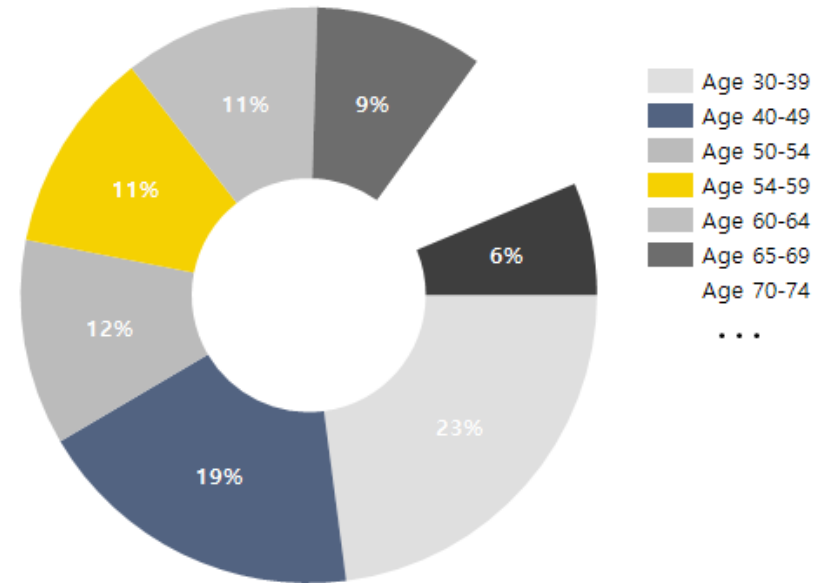


Source: esri

| 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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