



2121 El Paseo  
Alhambra, CA 91803  
OFFERING MEMORANDUM

# EXCLUSIVELY PRESENTED BY:



Qing Huang  
President

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2121 EL PASEO  
ALHAMBRA, CA 91803



Boulder Realty Inc  
10339 Garvey Ave  
El Monte, CA 91733  
Office: 6264080888

Built By: [www.crebuilder.com](http://www.crebuilder.com)





## PROPERTY SUMMARY

Offering Price	\$3,280,000.00
Building SqFt	7,389 SqFt
Lot Size (acres)	0.28
Year Built	1989
Subdivision Name	GRANADA PLACE TRACT
County	Los Angeles
Parcel ID / APN	5352-025-024
Construction	WOOD

## INVESTMENT SUMMARY

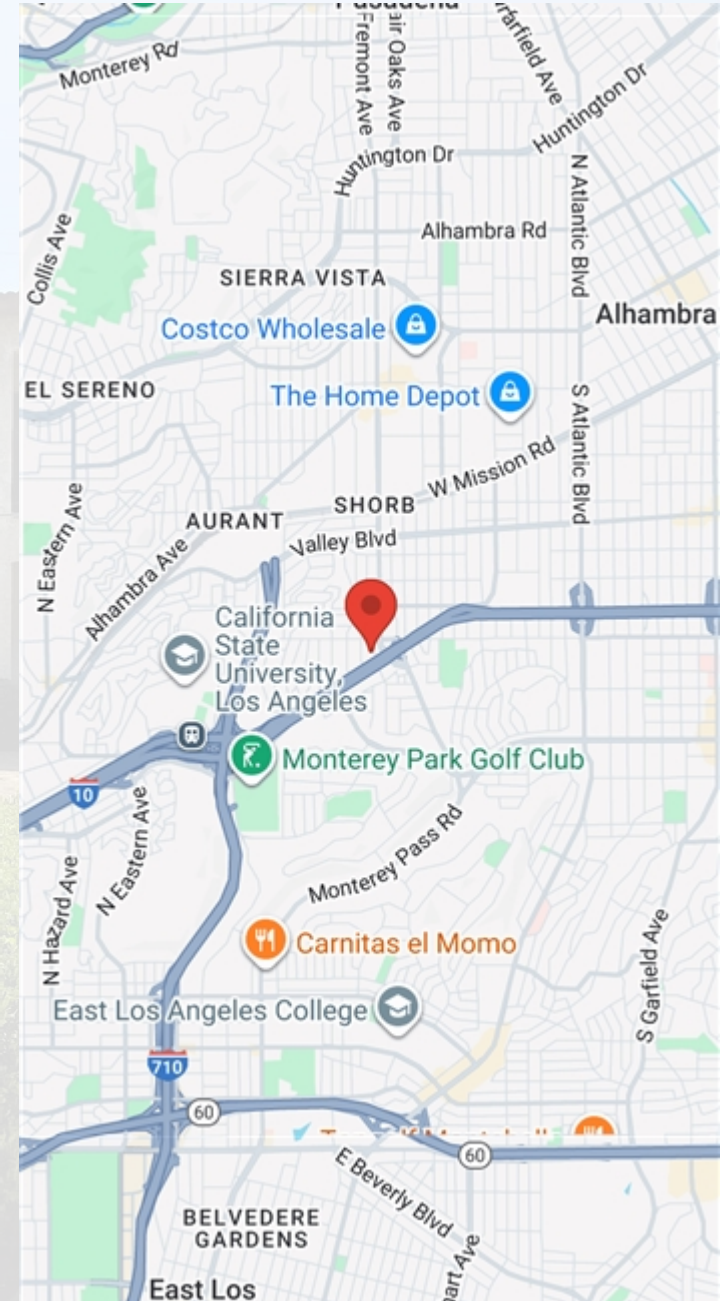
Rare find with high income potential, a unique opportunity to acquire the 8 unit apartment building located in Alhambra, CA. [2121 El Paseo](#) is close to key amenities including shopping, restaurants and coveted beaches, this building will attract high-income tenants looking for a vibrant downtown lifestyle. At present, this property, fully leased to tenants all current with their leases, is in a unique position because of its outstanding location, its potential for increased income, to be a significant & unique addition to one's real estate investment portfolio and/or a great 1031 Exchange.





# INVESTMENT HIGHLIGHTS

- Each unit include 2 parking spaces garage, which is extremely rare to find.
- All units feature upgraded interiors that include custom cabinetry, countertops, SS appliances, and modern bathrooms. Select units boast spacious balconies and sliding glass doors.
- Inside the apartments you will find large windows (some units having incredible views), built-in cabinets, walk in closets, gas stoves, and efficient layouts.
- All units are generously sized (up to 1000 sf) with 2-bedroom and 2-bath layouts,
- The coin operated laundry machines provides long term additional income to the landlord.
- Investors seeking a product and location that is irreplaceable, with value-add potential, will strongly consider this once in a lifetime investment.









## LOCATION HIGHLIGHTS

- This property is in an excellent central Alhambra location right near Cal State Los Angeles, and employment opportunities.
- Tenants are sure to be drawn to the safe and quaint feel of entering a gated community of spacious modern duplexes, a centrally-located oasis close to exquisite shopping, dining and entertaining.





# RENT ROLL

Unit#	Tenant Name	Square Footage	Annual Rent/ SF	Annual Base Rent	Expense Reimbursements	Lease Type	Lease Start	Lease End	Notes
# 1		0	\$0.00	\$25,200.00		NNN		-	
# 2		0	\$0.00	\$22,200.00		NNN		-	
# 3		0	\$0.00	\$23,700.00		NNN		-	
# 4		0	\$0.00	\$25,200.00		NNN		-	
# 5		0	\$0.00	\$27,600.00		NNN		-	
# 6		0	\$0.00	\$26,400.00		NNN		-	
# 7		0	\$0.00	\$22,800.00		NNN		-	
# 8		0	\$0.00	\$24,180.00		NNN		-	
	Total Occupied	0	\$197,280.00						
	Total	0	\$197,280.00		\$0.00				



# OVERVIEW & ASSUMPTIONS

## Pricing Summary

Pricing	\$3,280,000.00
In Place NOI	\$129,718.00
In Place Cap Rate	3.95%
Year 1 NOI	\$143,159.30
Year 1 Cap Rate	4.36%
Year 1 Leveraged Cash / Cash Return	4.36%

## General Information

Analysis Period	5
Analysis Start Date	08/14/2025
Income Growth Rate	8.00%
Expense Reimbursement	5.00%
Property Insurance Growth Rate	3.00%
General Expenses / Expense Growth Rate	5.00%
Property Tax Growth Rate	3.00%
Management Fee Growth Rate	3.00%
Market Rent/SF	\$0.00

## Additional Income Breakdown

Coin Operated Laundry Machines	\$1,500.00
Total Additional Income	\$1,500.00

## Expense Breakdown

General Expenses	
Water Bills	\$8,100.00
Electricity Bills	\$780.00
Trash Bills	\$3,000.00
Gas Bills	\$420.00
Laundry Lease	\$912.00
Business License	\$250.00
Total General Expenses	\$13,462.00
Property Insurance	\$11,000.00
Property Tax	\$41,000.00
Management Fee	\$3,600.00
Total Expenses	\$69,062.00



# CASH FLOW PROJECTIONS

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>POTENTIAL GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$197,280.00	\$213,062.40	\$230,107.39	\$248,515.98	\$268,397.26	\$289,869.04
SCHEDULED BASE RENTAL REVENUE	\$197,280.00	\$213,062.40	\$230,107.39	\$248,515.98	\$268,397.26	\$289,869.04
ADDITIONAL INCOME	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
TOTAL POTENTIAL GROSS REVENUE	\$198,780.00	\$214,562.40	\$231,607.39	\$250,015.98	\$269,897.26	\$291,369.04
EFFECTIVE GROSS REVENUE	\$198,780.00	\$214,562.40	\$231,607.39	\$250,015.98	\$269,897.26	\$291,369.04
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$41,000.00	\$42,230.00	\$43,496.90	\$44,801.81	\$46,145.86	\$47,530.24
INSURANCE	\$11,000.00	\$11,330.00	\$11,669.90	\$12,020.00	\$12,380.60	\$12,752.01
MANAGEMENT FEE	\$3,600.00	\$3,708.00	\$3,819.24	\$3,933.82	\$4,051.83	\$4,173.39
GENERAL EXPENSES	\$13,462.00	\$14,135.10	\$14,841.86	\$15,583.95	\$16,363.15	\$17,181.30
TOTAL OPERATING EXPENSES	\$69,062.00	\$71,403.10	\$73,827.90	\$76,339.57	\$78,941.43	\$81,636.94
NET OPERATING INCOME	\$129,718.00	\$143,159.30	\$157,779.50	\$173,676.41	\$190,955.83	\$209,732.10
CAP RATE	3.95%	4.36%	4.81%	5.30%	5.82%	6.39%







# SALES COMPARABLES

8 Units Apartment  
801-803 E Newmark Ave  
**Alhambra, California 91755**

5 Units Apartment  
1520 Abbot Ave  
**San Gabriel, California 91776**

Price	\$3,350,000.00
Sale Date	05/13/2025

Price	\$1,996,000.00
Sale Date	07/14/2025





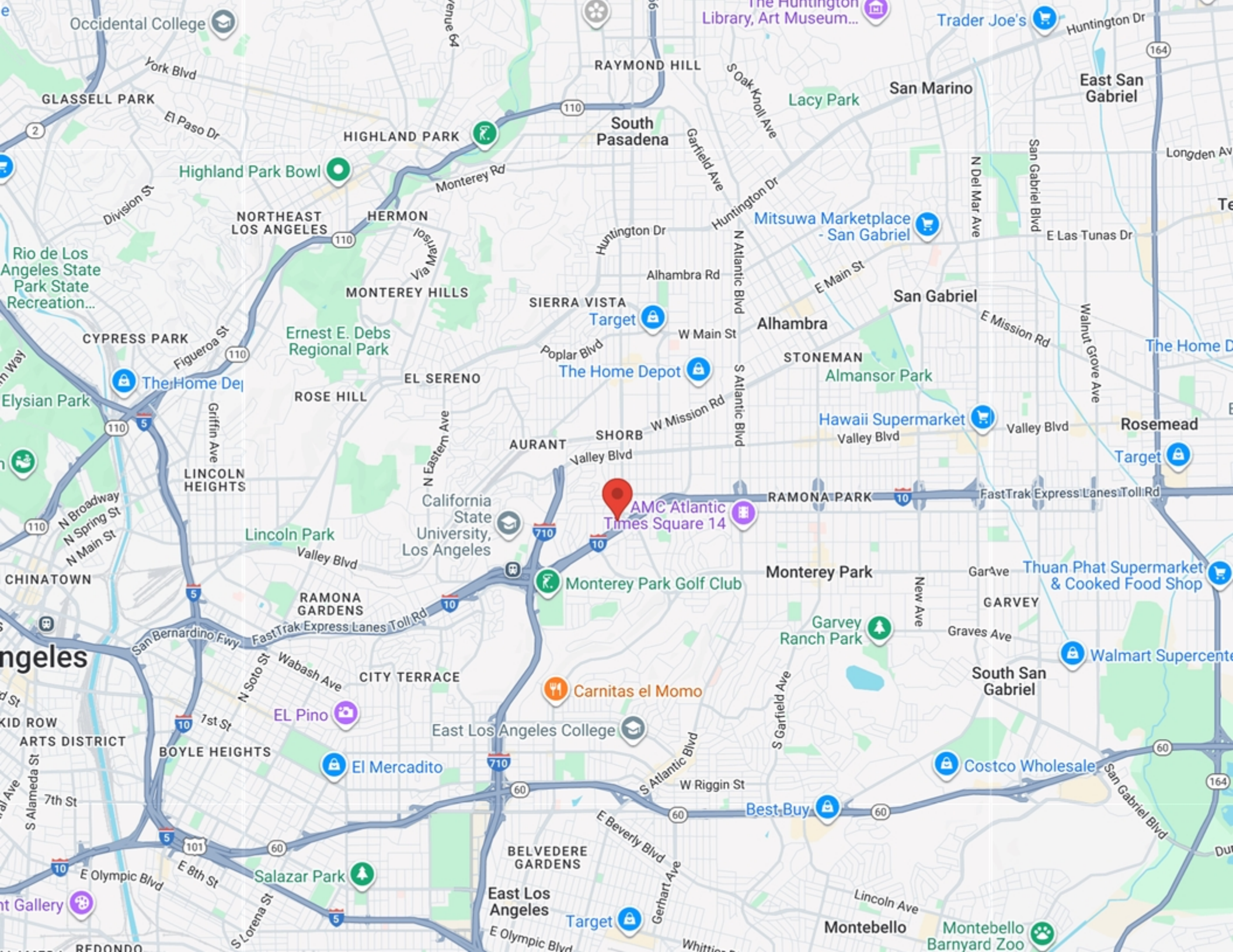














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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE BOULDER REALTY INC ADVISOR  
FOR MORE DETAILS.

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