

3817 COGSWELL ROAD

EL MONTE, CALIFORNIA 91732

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP

\$7,500,000 | 28 MULTIFAMILY UNITS

NOT SUBJECT TO LOCAL RENT CONTROL – HIGHER ALLOWABLE INCREASES
ALMOST ENTIRELY TWO BEDROOM UNITS ON A LARGE 1+ ACRE LOT

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP

EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



TYLER C. LEESON

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS

19800 MACARTHUR BOULEVARD, SUITE 150
IRVINE, CA 92612
(714)-713-9086
TYLER.LEESON@MARCUSMILLICHAP.COM
LIC: CA 01451551



MATTHEW J. KIPP

FIRST VICE PRESIDENT | INVESTMENTS

19800 MACARTHUR BOULEVARD, SUITE 150
IRVINE, CA 92612
(949)-419-3254
MATTHEW.KIPP@MARCUSMILLICHAP.COM
LIC: CA 01364032



REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



TABLE OF CONTENTS



SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP

3817 COGSWELL ROAD, EL MONTE, CA 91732

3817 COGSWELL ROAD

INVESTMENT OVERVIEW

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP

INVESTMENT HIGHLIGHTS

- Not Subject to Local Rent Control – Higher Allowable Annual Increases Under AB1482
- Outstanding North El Monte Location, Next to Temple City
- Desirable Unit Mix – Almost Entirely Two-Bedroom Apartments
- Large Lot Over One Acre in Size
- Spacious Floorplans – 25,285 Rentable Square Feet Spread Over 28 Units
- Excellent Opportunity to Add Value – Current Rents Approximately 22% Below Market
- Potential for ADU Development for Dramatic Boost to Cash Flow (Buyer to Verify)
- Attractive GRM When Compared to Similar El Monte Sales
- Adjacent to Pasadena, Arcadia, West Covina, and Monrovia
- Tenants Enjoy The Shops at Santa Anita, Plaza West Covina, and The Shops at Montebello
- Convenient Access to 10 and 605 Freeways



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 3817 Cogswell Road, a 28-unit multifamily property situated within the San Gabriel Valley, in the city of El Monte, CA. The 25,285 square foot buildings house 28 units, of which 26 contain two bedrooms. Because El Monte is not subject to more restrictive local rent control laws, an owner can benefit from higher allowable annual rent increases under California AB 1482.

The spacious lot totals more than one acre in size, offering a new owner the potential opportunity to add ADUs for a substantial increase in income (Buyer to verify).

Located near the intersection of Ramona Boulevard and Peck Road, the property offers tenants access to several nearby shopping and dining destinations, including The Shops at Santa Anita, The Shops at Montebello, and Plaza West Covina. The neighboring San Gabriel Valley cities of Arcadia, Pasadena, Alhambra, Montebello, and West Covina each boast numerous employment and retail centers, which residents can easily access via the nearby 10 and 605 Freeways as well as the El Monte Metrolink Station.

3817 Cogswell Road

El Monte, CA 91732

\$7,500,000 | **\$267,857** | **\$296.62**

LISTING PRICE

PRICE/UNIT

PRICE/SF

6.98% | **9.21**

CAP RATE - PRO FORMA

GIM - PRO FORMA

THE OFFERING

Price	\$7,500,000
Price/Unit	\$267,857
Price/SF	\$296.62
Number of Units	28
Rentable Square Feet	25,285 SF
Number of Buildings	3
Number of Stories	2
Year Built	1979
Lot Size	45,418 SF

VITAL DATA

CAP Rate - Current	4.64%
GIM - Current	11.94
Net Operating Income - Current	\$348,367
CAP Rate - Pro Forma	6.98%
GIM - Pro Forma	9.21
Net Operating Income - Pro Forma	\$523,612

PROPERTY DETAILS

THE OFFERING

Property Address: 3817 Cogswell Road
El Monte, CA 91732
Assessor's Parcel Number: 8567-003-043
Zoning: EMR3*

SITE DESCRIPTION

Number of Units: 28
Number of Buildings: 3
Number of Stories: 2
Year Built: 1979
Rentable Square Feet: 25,285 SF
Lot Size: 45,418 SF
Type of Ownership: Fee Simple

CONSTRUCTION

Framing: Wood Frame
Exterior: Stucco
Parking Surface: Concrete
Roof: Flat

OFFERING PRICE:
\$7,500,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
2	1 Bdr 1 Bath	700
26	2 Bdr 1 Bath	900
28	TOTAL	25,285



3817 COGSWELL ROAD, EL MONTE, CA 91732

3817 COGSWELL ROAD

LOCATION OVERVIEW

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

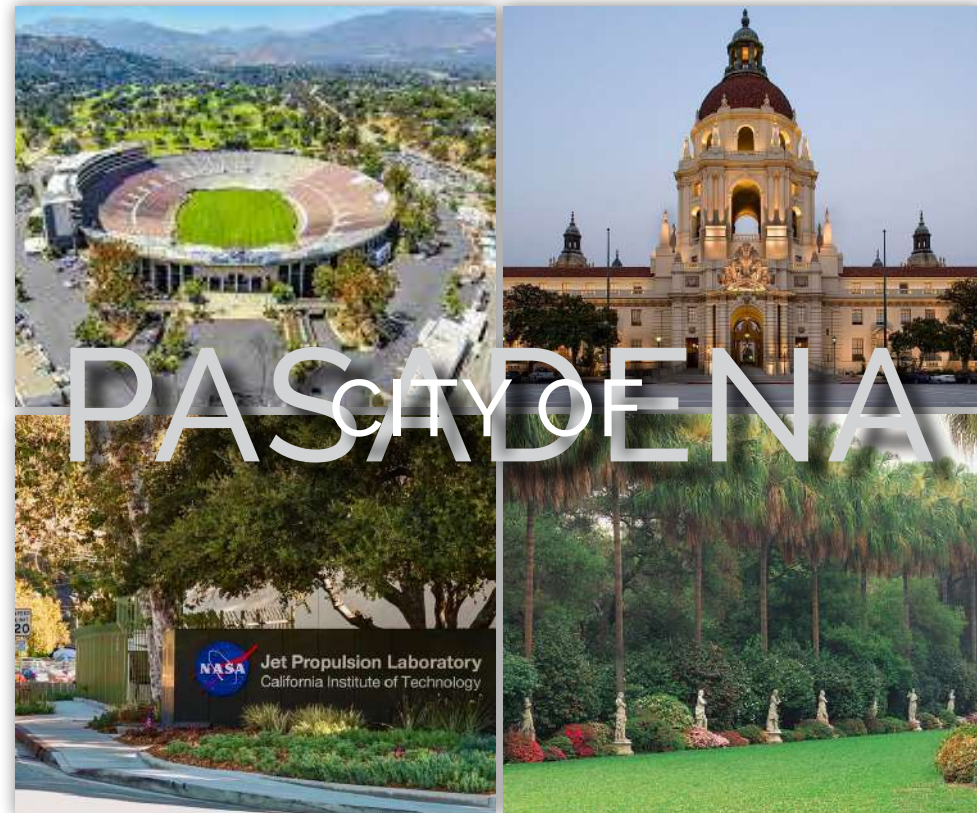
Marcus & Millichap
THE LEESON GROUP

The Mountain View neighborhood of southeast El Monte combines modern convenience with urban sensibility. Located 15 miles east of downtown Los Angeles in the San Gabriel Valley, Mountain View makes commuting easy thanks to three main highways nearby. It also offers a variety of shopping, restaurants, and parks. Vendors sell fresh guava on street corners during hot summer months, and area parks hum with conversation as locals gather to shoot the breeze. When nighttime hits in Mountain View, the streets flood with energy that lets you know you're in El Monte.



Residents of West Covina rave about the city's welcoming atmosphere, plentiful shopping, and unbeatable convenience! Situated 19 miles east of Downtown Los Angeles in the eastern San Gabriel Valley, West Covina is a shopper's paradise with numerous shopping centers around town. Plaza West Covina is the city's largest shopping mall with an incredible selection of retailers.

Residents feel safe sending their children to the excellent schools in the West Covina Unified School District. With such a strong sense of community, residents feel welcomed in the city. West Covina distinguishes itself from nearby areas with its unbeatable retail experience and family-friendly living. And as the city grows, the community bond continues to strengthen—so don't hesitate to set to your sights on this diverse city.



ADJACENT TO PASADENA, ARCADIA, WEST COVINA, AND MONROVIA

Pasadena is a city in California, northeast of downtown Los Angeles. In the center, Old Pasadena is a shopping and dining district known for its Victorian and art deco buildings. The strikingly modern Norton Simon Museum houses notable European and Asian art, plus a sculpture garden. The Rose Bowl is a sports stadium known for hosting the Rose Bowl Game, an annual college football clash usually held on January 1.



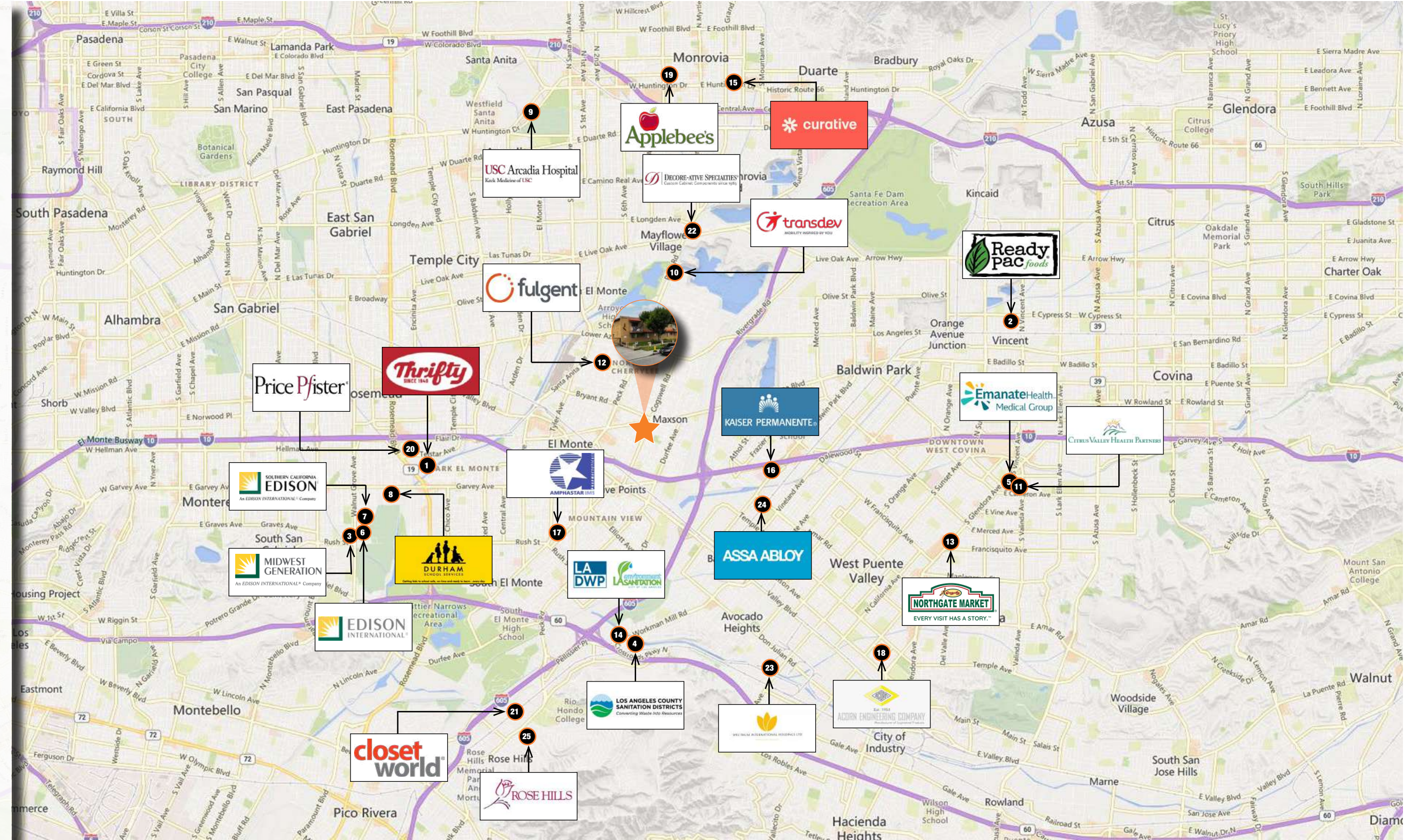
Situated at the base of the San Gabriel Mountains, just 18 miles northeast of Downtown Los Angeles, Arcadia prides itself on being a Community of Homes. Brimming with scenic residential neighborhoods and eclectic commercial offerings, Arcadia is a dynamic suburb with plenty of diverse amenities to enjoy.

Arcadia is home to the Santa Anita Race Park, where visitors and residents alike can see live horse racing. Arcadia also contains Westfield Santa Anita, a regional shopping destination, in addition to the beautiful Los Angeles County Arboretum. Delectable restaurants and unique shops are located throughout the city, providing residents and visitors with much to explore. Commuting and traveling from Arcadia is easy with access to the Metro Gold Line as well as the 210 and 605 freeways.

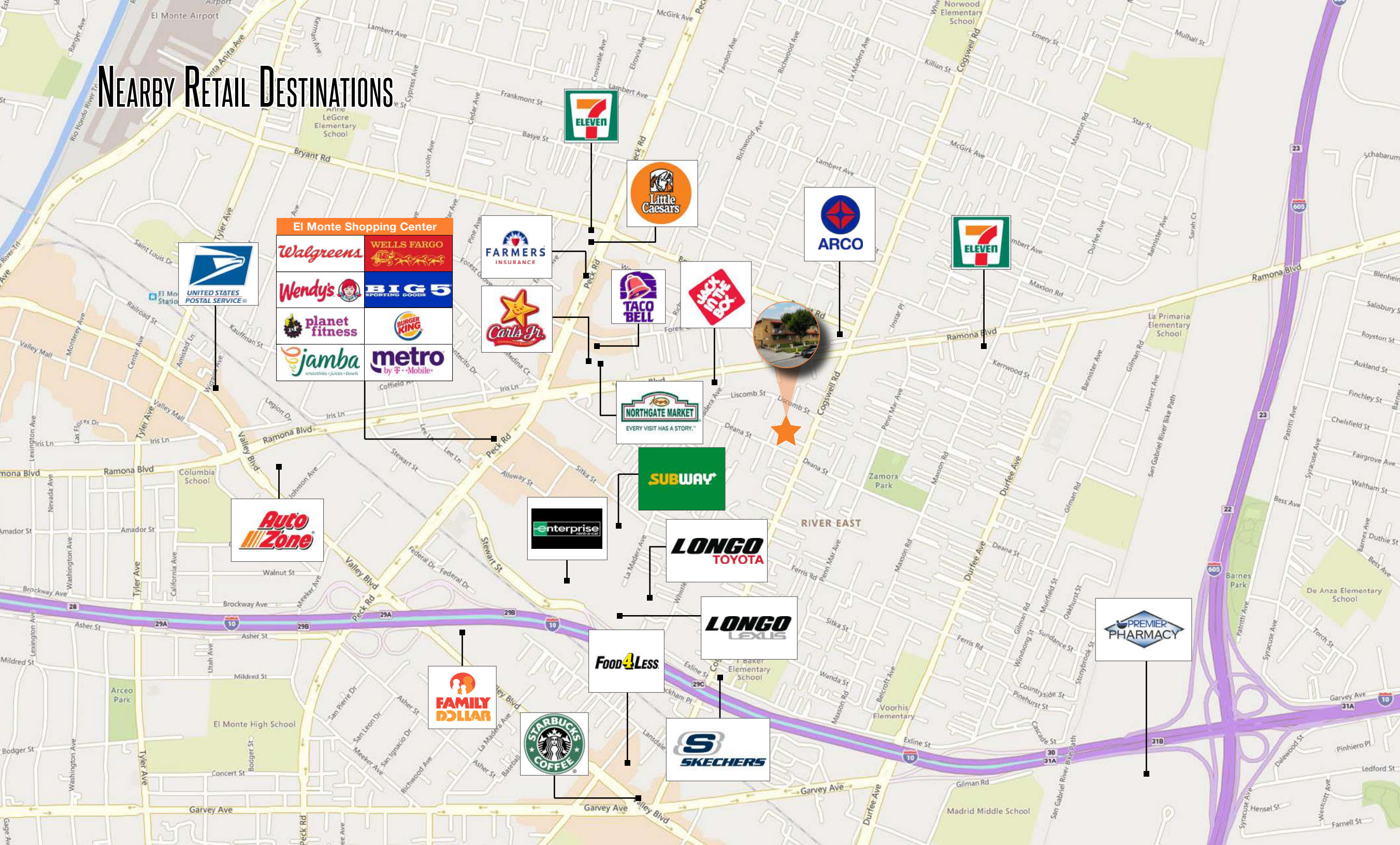
MAJOR EMPLOYERS

Employees

1	Thrifty Ice Cream Plant	16,149
2	Ready Pac Foods Inc	2,000
3	Edison Midwest Holdings	1,929
4	Los Angeles County Sanitation Districts	1,698
5	Emanate Health Medical Center	1,229
6	Edison International	1,200
7	Southern California Edison	1,092
8	Durham School Services	1,000
9	USC Arcadia Hospital - Methodist Hospital	933
10	Transdev Services Inc	916
11	Citrus Vally Health Partners Inc	916
12	Fulgent Genetics Inc	893
13	Northgate Gonzalez Inc	853
14	LA DWP - LA Sanitation	850
15	Curative Inc	802
16	Kaiser Foundation Hospitals	793
17	Amphastar International Medication Systems	720
18	Acorn Engineering Company	702
19	Applebees - Calabees Inc	698
20	Price Pfister Inc	676
21	Home Organizers Inc -The Closet World	660
22	Decore Active Specialties LLC	650
23	Spectrum International Holdings	620
24	Assa Abloy Residential Group Inc	597
25	Rose Hills Company	595



NEARBY RETAIL DESTINATIONS



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	37,431	235,229	530,348
2023 Estimate			
Total Population	37,207	232,981	524,048
2020 Census			
Total Population	37,332	235,859	529,311
2010 Census			
Total Population	38,718	244,097	538,072
Daytime Population			
2023 Estimate	23,167	194,505	494,058
HOUSEHOLDS			
2028 Projection			
Total Households	10,026	63,942	153,239
2023 Estimate			
Total Households	9,880	62,961	150,778
Average (Mean) Household Size	3.8	3.7	3.5
2020 Census			
Total Households	9,809	62,442	149,416
2010 Census			
Total Households	9,284	60,341	144,227
Growth 2023-2028	1.5%	1.6%	1.6%
HOUSING UNITS			
Occupied Units			
2028 Projection	10,263	65,531	158,146
2023 Estimate	10,140	64,629	155,757
Owner Occupied	3,766	32,317	81,114
Renter Occupied	6,114	30,644	69,664
Vacant	260	1,668	4,979
Persons in Units			
2023 Estimate Total Occupied Units	9,880	62,961	150,778
1 Person Units	11.7%	12.3%	14.5%
2 Person Units	17.7%	19.7%	22.3%
3 Person Units	19.5%	18.8%	19.0%
4 Person Units	19.3%	18.6%	18.3%
5 Person Units	13.5%	12.6%	11.3%
6+ Person Units	18.4%	18.1%	14.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	2.8%	5.0%	6.6%
\$150,000-\$199,999	6.6%	7.3%	7.9%
\$100,000-\$149,999	14.7%	17.0%	18.2%
\$75,000-\$99,999	13.4%	14.5%	14.9%
\$50,000-\$74,999	18.7%	17.9%	17.3%
\$35,000-\$49,999	12.9%	11.8%	10.9%
\$25,000-\$34,999	10.2%	9.1%	7.7%
\$15,000-\$24,999	10.9%	9.1%	8.1%
Under \$15,000	9.7%	8.2%	8.2%
Average Household Income	\$75,358	\$87,809	\$95,829
Median Household Income	\$57,971	\$66,202	\$71,683
Per Capita Income	\$20,286	\$23,937	\$27,764
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	37,207	232,981	524,048
Under 20	27.6%	26.4%	24.4%
20 to 34 Years	23.4%	22.1%	21.1%
35 to 39 Years	7.3%	7.2%	6.9%
40 to 49 Years	12.8%	12.6%	13.0%
50 to 64 Years	16.9%	17.7%	19.2%
Age 65+	11.8%	13.9%	15.4%
Median Age	34.4	36.0	38.3
Population 25+ by Education Level			
2023 Estimate Population Age 25+	24,407	156,322	363,656
Elementary (0-8)	22.8%	20.6%	16.8%
Some High School (9-11)	13.9%	12.6%	10.6%
High School Graduate (12)	27.7%	27.6%	26.5%
Some College (13-15)	14.7%	16.3%	17.0%
Associate Degree Only	5.7%	5.8%	6.6%
Bachelor's Degree Only	12.4%	13.0%	16.2%
Graduate Degree	2.8%	4.2%	6.3%
Population by Gender			
2023 Estimate Total Population	37,207	232,981	524,048
Male Population	50.2%	50.0%	49.3%
Female Population	49.8%	50.0%	50.7%

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 524,048. The population has changed by -2.61 since 2010. It is estimated that the population in your area will be 530,348 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 38.3, compared with the U.S. average, which is 38.7. The population density in your area is 6,671 people per square mile.



HOUSEHOLDS

There are currently 150,778 households in your selected geography. The number of households has changed by 4.54 since 2010. It is estimated that the number of households in your area will be 153,239 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 3.5 people.



INCOME

In 2023, the median household income for your selected geography is \$71,683, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 30.71 since 2010. It is estimated that the median household income in your area will be \$84,100 five years from now, which represents a change of 17.3 percent from the current year.

The current year per capita income in your area is \$27,764, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$95,829, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 236,106 people in your selected area were employed. The 2010 Census revealed that 52.3 of employees are in white-collar occupations in this geography, and 27.4 are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$554,303 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 82,497.00 owner-occupied housing units and 61,737.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 6.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 16.2 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 6.6 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 26.5 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 17.0 percent in the selected area compared with the 20.1 percent in the U.S.

3817 COGSWELL ROAD, EL MONTE, CA 91732

3817 COGSWELL ROAD

PRICING & FINANCIAL ANALYSIS

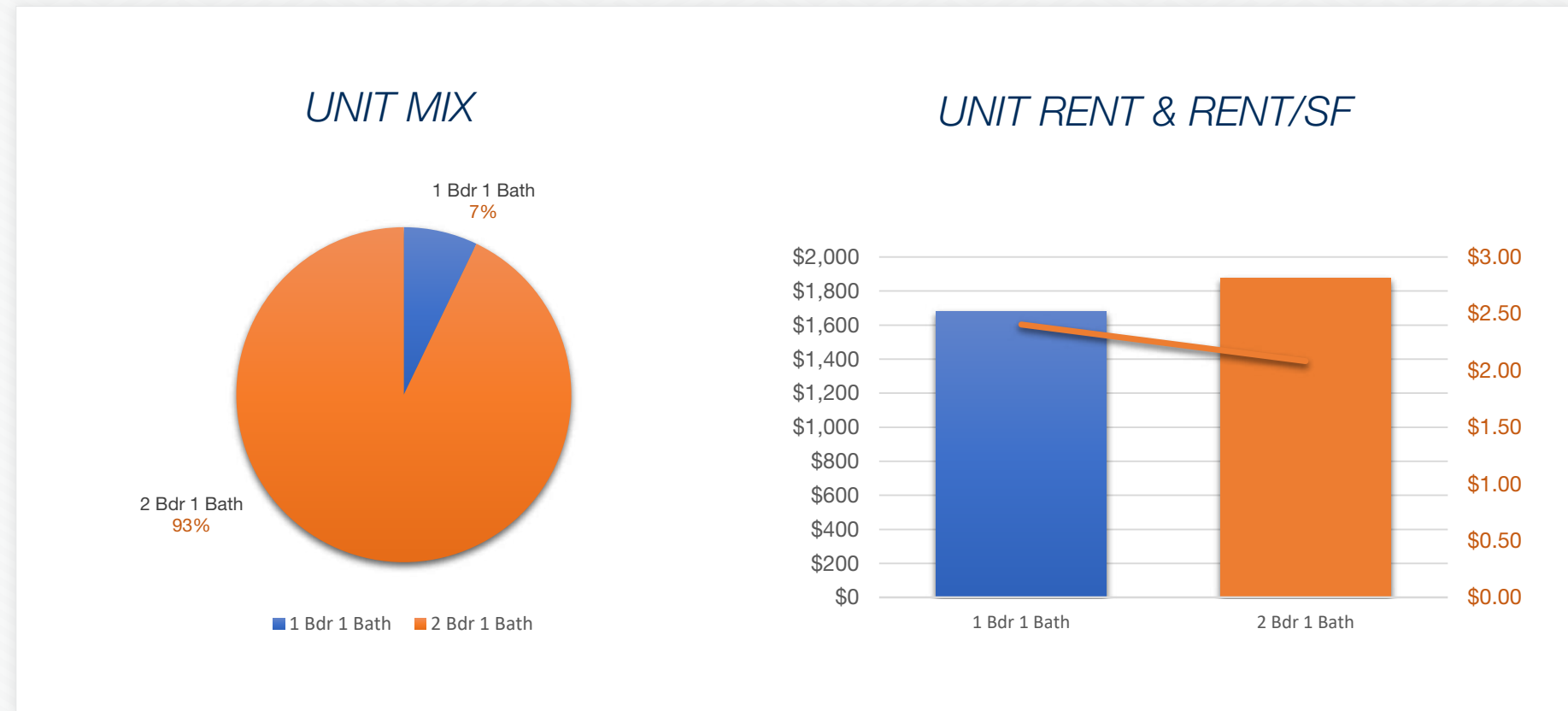
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP

UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
2	1 Bdr 1 Bath	700	\$1,525-\$1,841	\$2.40	\$3,366	\$1,995	\$2.85	\$3,990
26	2 Bdr 1 Bath	900	\$1,622-\$2,222	\$2.08	\$48,735	\$2,295	\$2.55	\$59,670
28	TOTAL	25,285			\$52,101			\$63,660



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$625,212	\$22,329	\$763,920	\$27,283
Laundry Income	\$2,760	\$99	\$2,760	\$99
Potential ADU Income			\$48,000	\$1,714
GROSS POTENTIAL INCOME	\$627,972	\$22,428	\$814,680	\$29,096
Vacancy/Collection Allowance (GPR)	3.0% / \$18,756	\$670	3.0% / \$22,918	\$818
EFFECTIVE GROSS INCOME	\$609,216	\$21,758	\$791,762	\$28,277
EXPENSES				
Real Estate Taxes	\$98,088	\$3,503	\$98,088	\$3,503
Insurance	\$30,342	\$1,084	\$30,342	\$1,084
Utilities	\$45,624	\$1,629	\$45,624	\$1,629
Repairs & Maintenance	\$14,000	\$500	\$14,000	\$500
Trash	\$14,835	\$530	\$14,835	\$530
Management Fee	\$24,369	\$870	\$31,670	\$1,131
Reserves & Replacements	\$5,600	\$200	\$5,600	\$200
Landscaping	\$2,000	\$71	\$2,000	\$71
Pest Control	\$791	\$28	\$791	\$28
Unit Turnover	\$7,000	\$250	\$7,000	\$250
On-Site Payroll	\$18,200	\$650	\$18,200	\$650
TOTAL EXPENSES	\$260,849	\$9,316	\$268,151	\$9,577
Expenses per SF	\$10.32		\$10.61	
% of EGI	42.8%		33.9%	
NET OPERATING INCOME	\$348,367	\$12,442	\$523,612	\$18,700

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	2 Bdr 1 Bath	900	\$1,907	\$2.12
Unit 2	2 Bdr 1 Bath	900	\$1,907	\$2.12
Unit 3	2 Bdr 1 Bath	900	\$2,087	\$2.32
Unit 4	2 Bdr 1 Bath	900	\$1,764	\$1.96
Unit 5	2 Bdr 1 Bath	900	\$1,776	\$1.97
Unit 6	2 Bdr 1 Bath	900	\$1,746	\$1.94
Unit 7	1 Bdr 1 Bath	700	\$1,841	\$2.63
Unit 8	1 Bdr 1 Bath	700	\$1,525	\$2.18
Unit 9	2 Bdr 1 Bath	900	\$1,746	\$1.94
Unit 10	2 Bdr 1 Bath	900	\$1,865	\$2.07
Unit 11	2 Bdr 1 Bath	900	\$2,222	\$2.47
Unit 12	2 Bdr 1 Bath	900	\$1,740	\$1.93
Unit 13	2 Bdr 1 Bath	900	\$1,740	\$1.93
Unit 14	2 Bdr 1 Bath	900	\$1,622	\$1.80
Unit 15	2 Bdr 1 Bath	900	\$1,734	\$1.93
Unit 16	2 Bdr 1 Bath	900	\$1,865	\$2.07
Unit 17	2 Bdr 1 Bath	900	\$2,295	\$2.55
Unit 18	2 Bdr 1 Bath	900	\$1,746	\$1.94
Unit 19	2 Bdr 1 Bath	900	\$1,734	\$1.93
Unit 20	2 Bdr 1 Bath	900	\$1,764	\$1.96
Unit 21	2 Bdr 1 Bath	900	\$1,752	\$1.95
Unit 22	2 Bdr 1 Bath	900	\$1,853	\$2.06
Unit 23	2 Bdr 1 Bath	900	\$1,740	\$1.93

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 24	2 Bdr 1 Bath	900	\$2,040	\$2.27
Unit 25	2 Bdr 1 Bath	900	\$2,295	\$2.55
Unit 26	2 Bdr 1 Bath	900	\$2,295	\$2.55
Unit 27	2 Bdr 1 Bath	900	\$1,734	\$1.93
Unit 28	2 Bdr 1 Bath	900	\$1,770	\$1.97
2	TOTAL	1,800	\$4,335	
26	TOTAL	23,000	\$47,766	
28	TOTAL	24,800	\$52,101	

* Manager's rent has been set to market for the purpose of this underwriting

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	3817 Cogswell Road El Monte, CA 91732
Price	\$7,500,000
Number of Units	28
Price/Unit	\$267,857
Rentable Square Feet	25,285 SF
Price/SF	\$296.62
CAP Rate - Current	4.64%
CAP Rate - Pro Forma	6.98%
GRM - Current	11.94
GRM - Pro Forma	9.21
Year Built	1979
Lot Size	45,418 SF
Type of Ownership	Fee Simple

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$625,212	\$763,920
Other Income	\$2,760	\$50,760
Gross Potential Income	\$627,972	\$814,680
Less: Vacancy / Deductions (GPR)	3.0% / \$18,756	3.0% / \$22,918
Effective Gross Income	\$609,216	\$791,762
Less: Expenses	\$260,849	\$268,151
Net Operating Income	\$348,367	\$523,612
<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$98,088	\$98,088
Insurance	\$30,342	\$30,342
Utilities	\$45,624	\$45,624
Repairs & Maintenance	\$14,000	\$14,000
Trash	\$14,835	\$14,835
Management Fee	\$24,369	\$31,670
Reserves & Replacements	\$5,600	\$5,600
Landscaping	\$2,000	\$2,000
Pest Control	\$791	\$791
Unit Turnover	\$7,000	\$7,000
On-Site Payroll	\$18,200	\$18,200
Total Expenses	\$260,849	\$268,151
Expenses / Unit	\$9,316	\$9,577
Expenses / SF	\$10.32	\$10.61
% of EGI	42.8%	33.9%



28
UNITS

1979
YEAR BUILT

25,285 SF
RENTABLE SF

45,418 SF
LOT SIZE

3817 COGSWELL ROAD, EL MONTE, CA 91732

3817 COGSWELL ROAD

PROPERTY DESCRIPTION

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP

PROPERTY SUMMARY

THE OFFERING

Property Address	3817 Cogswell Road El Monte, California 91732
Assessor's Parcel Number	8567-003-043
Zoning	EMR3*

SITE DESCRIPTION

Number of Units	28
Number of Buildings	3
Number of Stories	2
Year Built	1979
Rentable Square Feet	25,285 SF
Lot Size	45,418 SF
Type of Ownership	Fee Simple

CONSTRUCTION

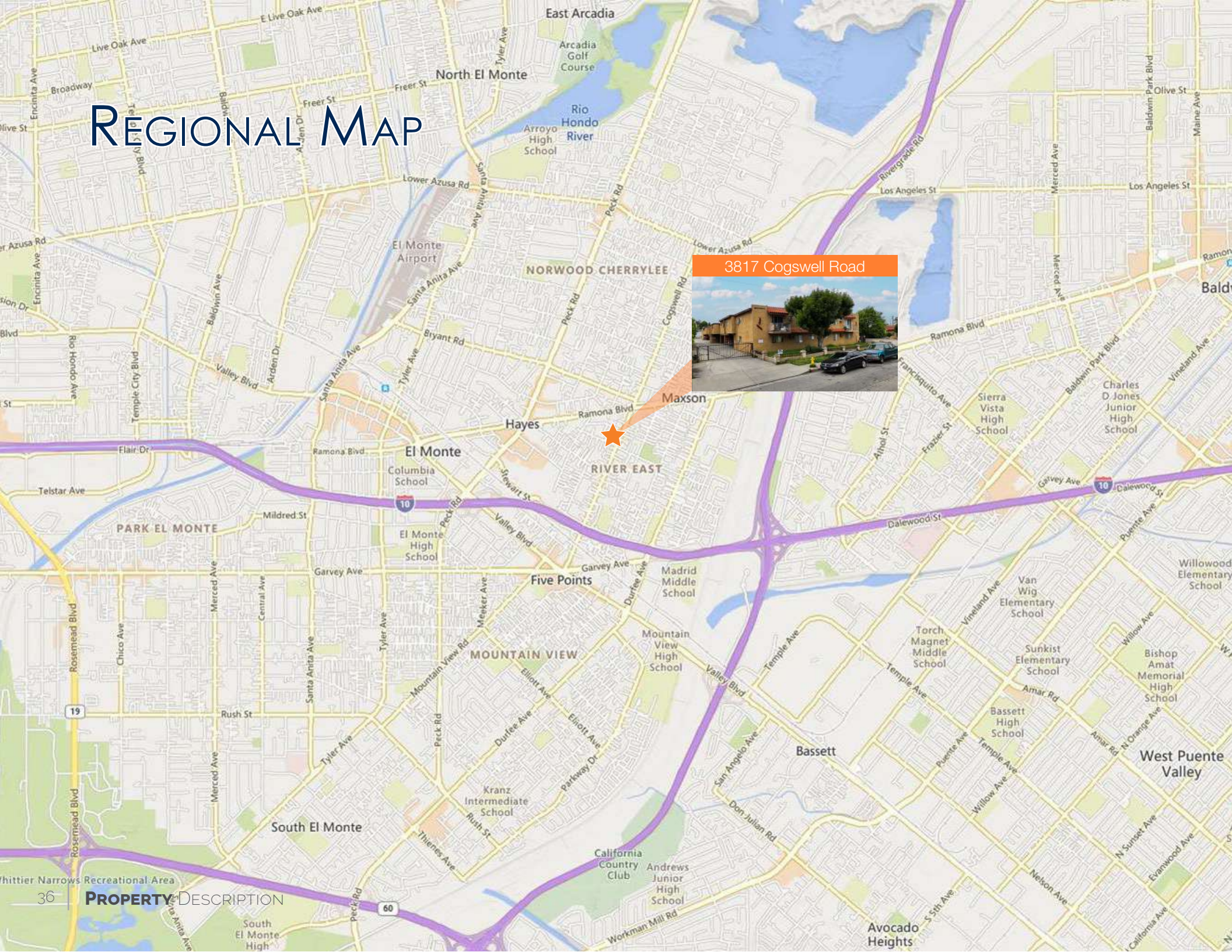
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO

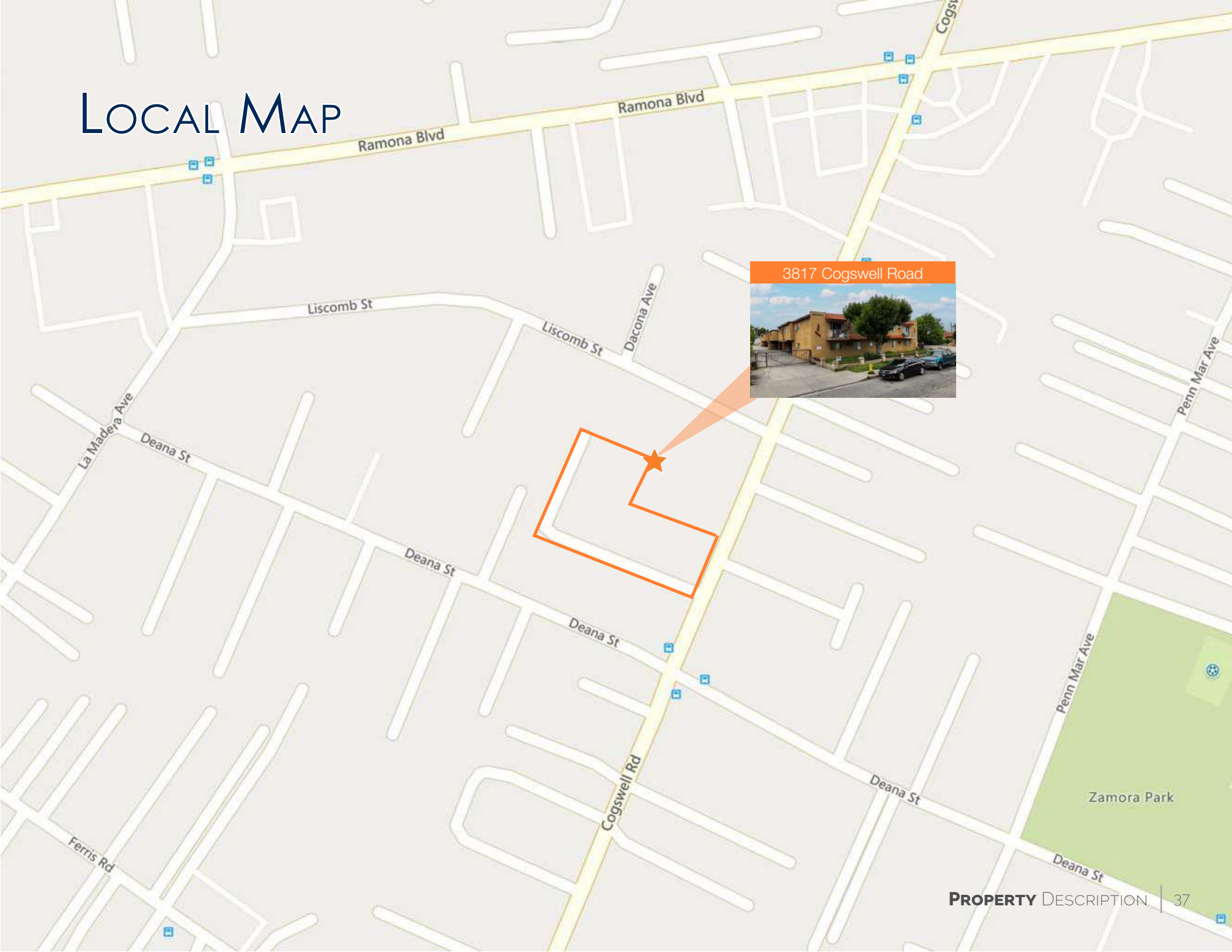


3817 Cogswell Road

REGIONAL MAP



LOCAL MAP

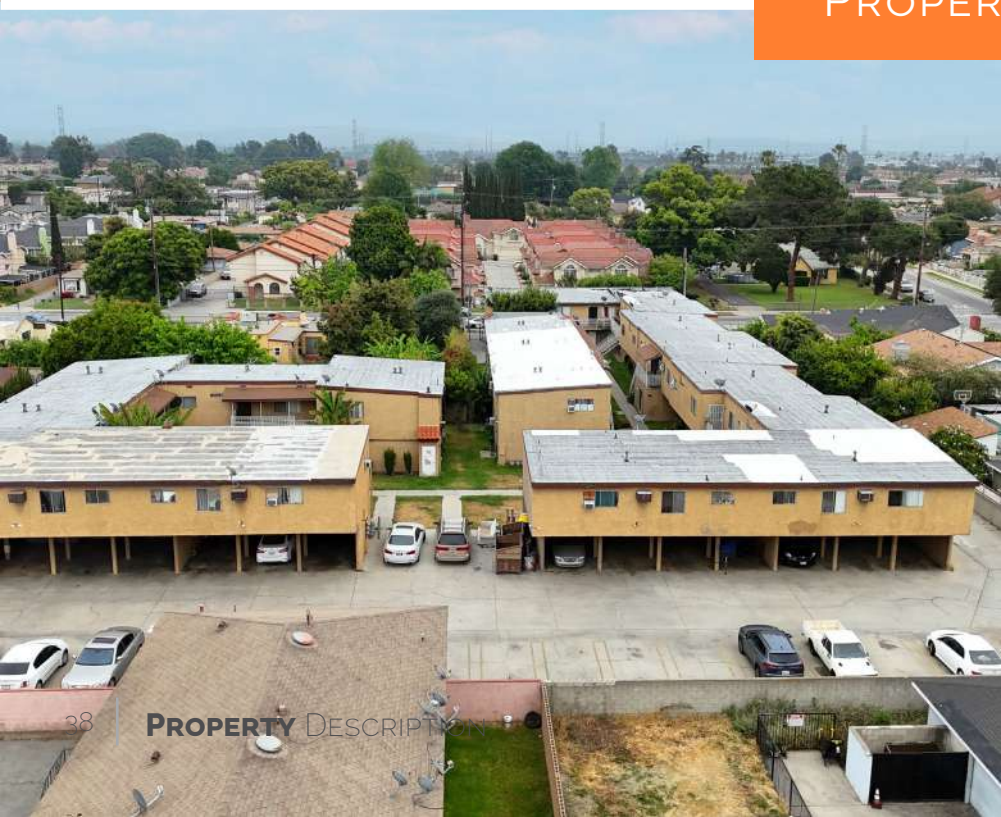




PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

3817 COGSWELL ROAD, EL MONTE, CA 91732

3817 COGSWELL ROAD

SALES COMPARABLES

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

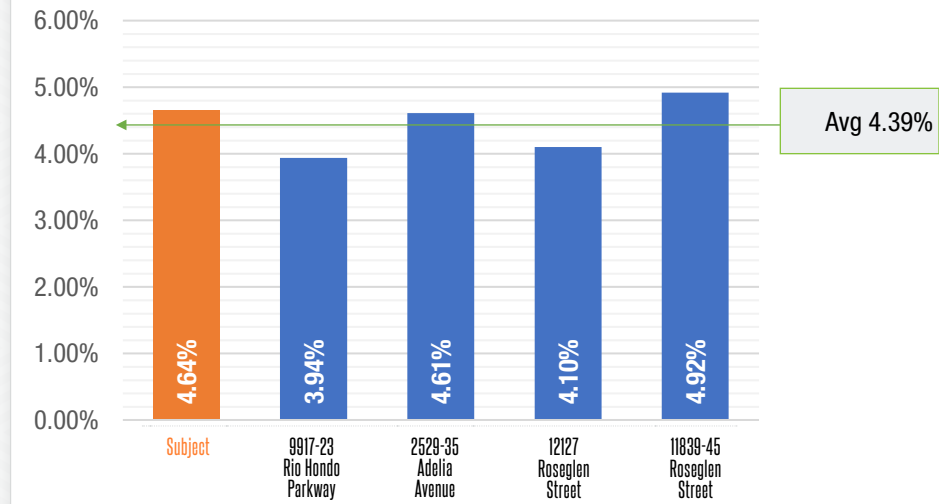
Marcus & Millichap
THE LEESON GROUP

SALES COMPARABLES MAP

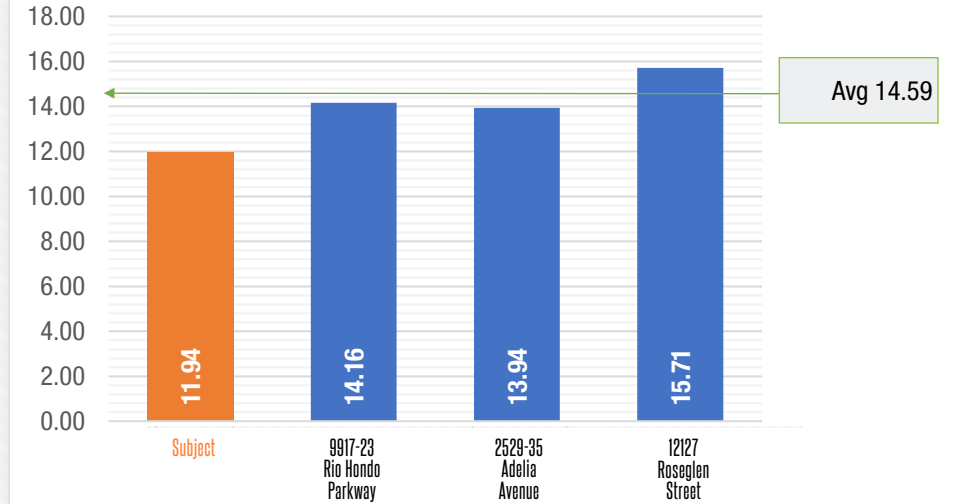


- ★ 3817 Cogswell Road
- 1) 13651-53 Los Angeles Street
- 2) 9917-23 Rio Hondo Parkway
- 3) 2529-35 Adelia Avenue
- 4) 2649 Lexington Avenue
- 5) 12127 Roseglen Street
- 6) 11935 Elliott Avenue
- 7) 11839-45 Roseglen Street

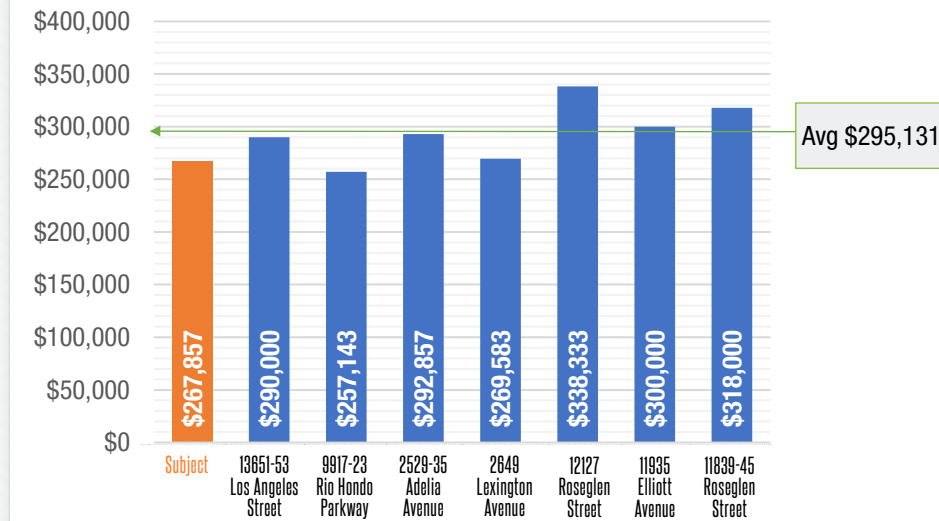
AVERAGE CAP RATE



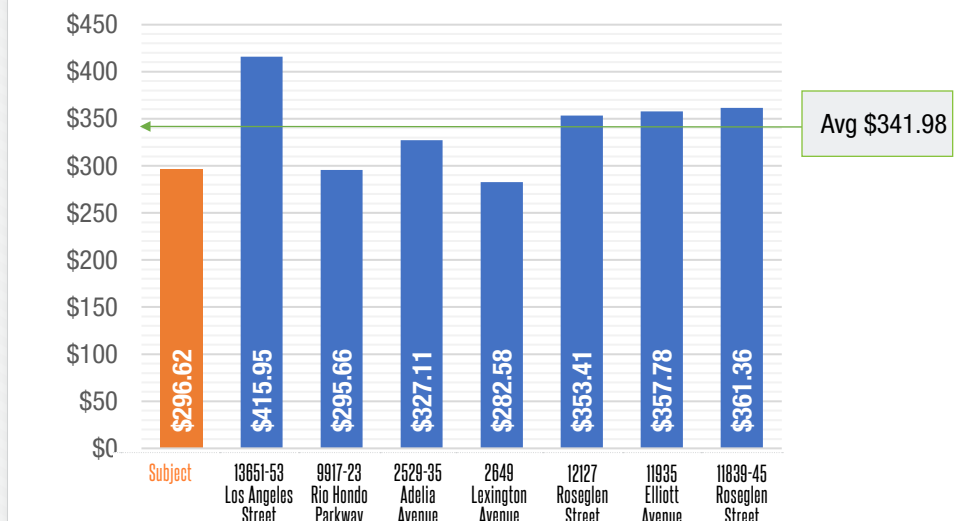
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**3817 Cogswell Road
El Monte, CA 91706**

Subject Property

Total No. of Units: 28
 Year Built: 1979
 Rentable SF: 25,285 SF
 Lot Size: 45,418 SF
Listing Price: \$7,500,000
 Price/Unit: \$267,857
 Price/SF: \$296.62
 CAP Rate: 4.64%
 GRM: 11.94

No. of Units	Unit Type
2	1 Bdr 1 Bath
26	2 Bdr 1 Bath



**13651-53 Los Angeles Street
El Monte, CA 91706**

Close of Escrow: 06/07/24
 Total No. of Units: 5
 Year Built: 1954
 Rentable SF: 3,486 SF
 Lot Size: 19,001 SF
Sales Price: \$1,450,000
 Price/Unit: \$290,000
 Price/SF: \$415.95

No. of Units	Unit Type
5	2 Bdr 1 Bath



**9917-23 Rio Hondo Parkway
El Monte, CA 91733**

Close of Escrow: 05/28/24
 Total No. of Units: 7
 Year Built: 1963
 Rentable SF: 6,088 SF
 Lot Size: 16,117 SF
Sales Price: \$1,800,000
 Price/Unit: \$257,143
 Price/SF: \$295.66
 CAP Rate: 3.94%
 GRM: 14.16

No. of Units	Unit Type
6	2 Bdr 1 Bath
1	2 Bdr 2 Bath



**2529-35 Adelia Avenue
South El Monte, CA 91733**

Close of Escrow: 05/24/24
 Total No. of Units: 7
 Year Built: 1948
 Rentable SF: 6,267 SF
 Lot Size: 17,093 SF
Sales Price: \$2,050,000
 Price/Unit: \$292,857
 Price/SF: \$327.11
 CAP Rate: 4.61%
 GRM: 13.91

No. of Units	Unit Type
1	1 Bdr 1 Bath
3	2 Bdr 1 Bath
2	3 Bdr 1 Bath
1	4 Bdr 2 Bath

4



**2649 Lexington Avenue
El Monte, CA 91733**

Close of Escrow: 05/10/24
Total No. of Units: 12
Year Built: 1981
Rentable SF: 11,448 SF
Lot Size: 22,117 SF
Sales Price: \$3,235,000
Price/Unit: \$269,583
Price/SF: \$282.58

No. of Units	Unit Type
12	2 Bdr 2 Bath

5



**12127 Roseglen Street
El Monte, CA 91732**

Close of Escrow: 02/01/24
Total No. of Units: 6
Year Built: 1956
Rentable SF: 5,744 SF
Lot Size: 40,832 SF
Sales Price: \$2,030,000
Price/Unit: \$338,333
Price/SF: \$353.41
CAP Rate: 4.10%
GRM: 15.71

No. of Units	Unit Type
3	2 Bdr 1 Bath
2	3 Bdr 1 Bath
1	3 Bdr 2 Bath

6



**11935 Elliott Avenue
El Monte, CA 91732**

Close of Escrow: 09/28/23
Total No. of Units: 6
Year Built: 1957
Rentable SF: 5,031 SF
Lot Size: 20,282 SF
Sales Price: \$1,800,000
Price/Unit: \$300,000
Price/SF: \$357.78

No. of Units	Unit Type
5	2 Bdr 1 Bath
1	3 Bdr 2 Bath

7



**11839-45 Roseglen Street
El Monte, CA 91732**

Close of Escrow: 07/28/23
Total No. of Units: 5
Year Built: 1935
Rentable SF: 4,400 SF
Lot Size: 30,928 SF
Sales Price: \$1,590,000
Price/Unit: \$318,000
Price/SF: \$361.36
CAP Rate: 4.92%

No. of Units	Unit Type
4	2 Bdr 1 Bath
1	3 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	13651-53 Los Angeles Street	06/07/24	5	1954	\$1,450,000	\$290,000	\$415.95	N/A	N/A
2	9917-23 Rio Hondo Parkway	05/28/24	7	1963	\$1,800,000	\$257,143	\$295.66	3.94%	14.16
3	2529-35 Adelia Avenue	05/24/24	7	1948	\$2,050,000	\$292,857	\$327.11	4.61%	13.91
4	2649 Lexington Avenue	05/10/24	12	1981	\$3,235,000	\$269,583	\$282.58	N/A	N/A
5	12127 Roseglen Street	02/01/24	6	1956	\$2,030,000	\$338,333	\$353.41	4.10%	15.71
6	11935 Elliott Avenue	09/28/23	6	1957	\$1,800,000	\$300,000	\$357.78	N/A	N/A
7	11839-45 Roseglen Street	07/28/23	5	1935	\$1,590,000	\$318,000	\$361.36	4.92%	N/A
A V E R A G E S						\$295,131	\$341.98	4.39%	14.59
*	3817 Cogswell Road	<i>Subject Property</i>	28	1979	\$7,500,000	\$267,857	\$296.62	4.64%	11.94



3817 COGSWELL ROAD, EL MONTE, CA 91732

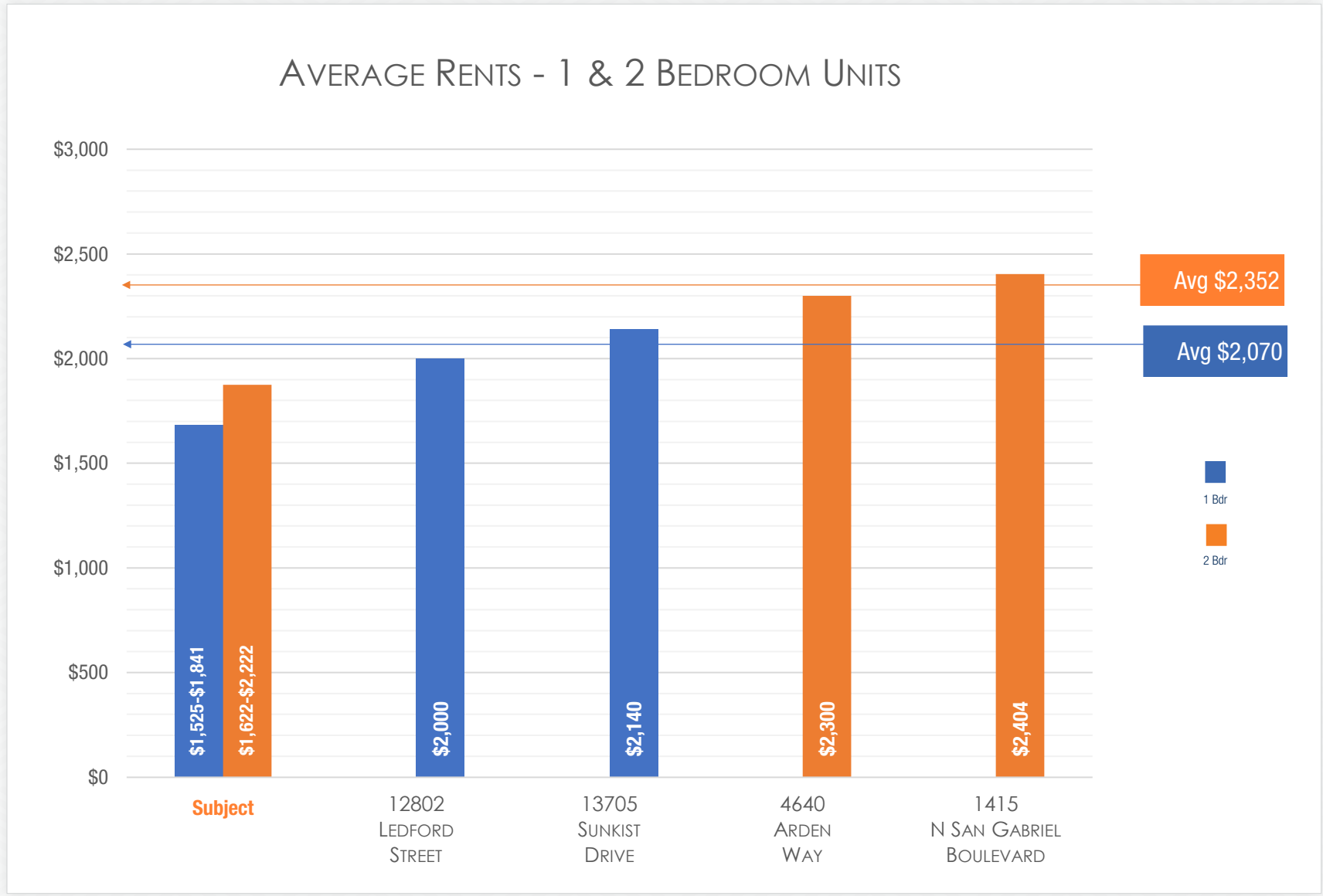
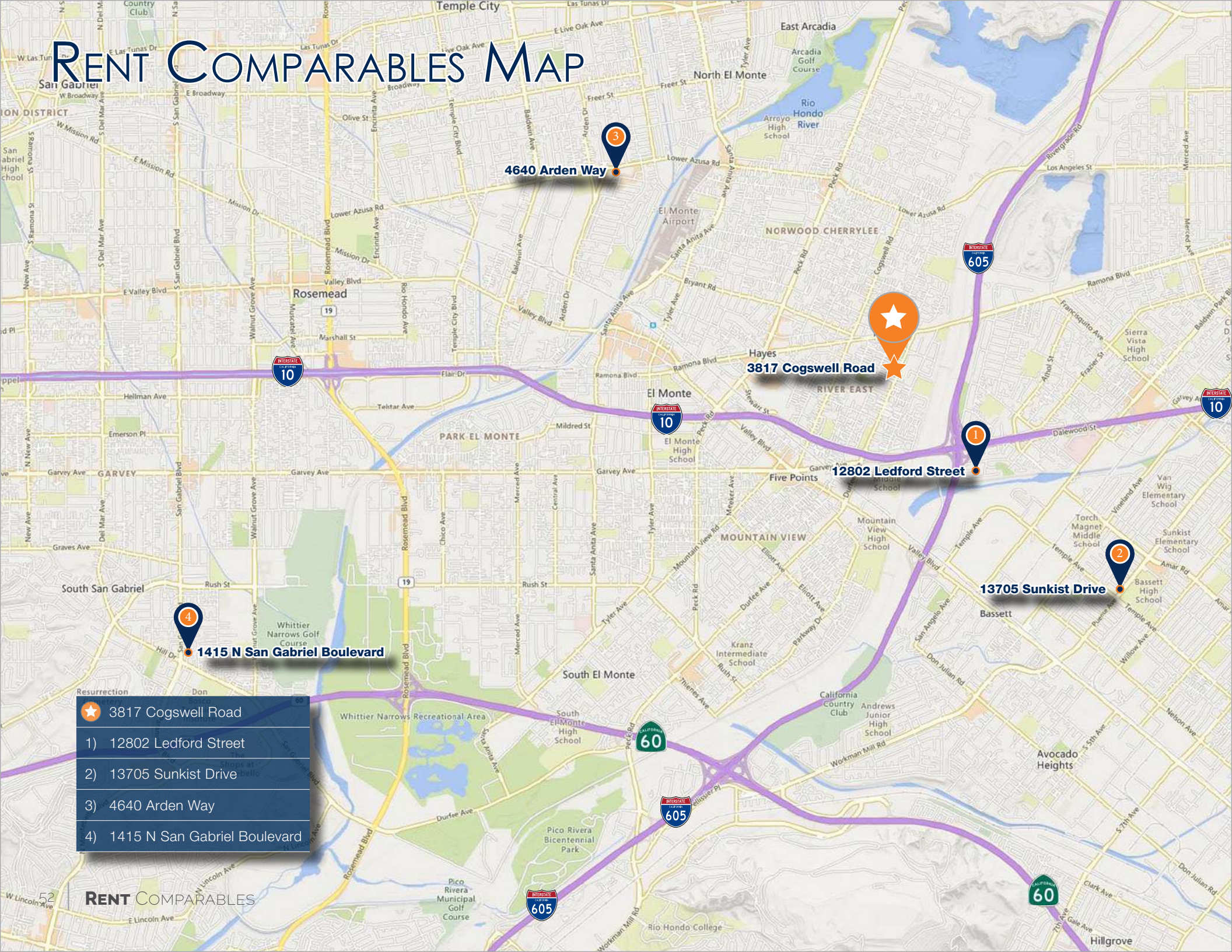
3817 COGSWELL ROAD

RENT COMPARABLES

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP





**3817 Cogswell Road
El Monte, CA 91732**

Total No. of Units	28
Year Built	1979

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$1,525-\$1,841	\$2.40
2 Bdr 1 Bath	900	\$1,622-\$2,222	\$2.08



**12802 Ledford Street
Baldwin Park, CA 91706**

Total No. of Units	2
Year Built	1955

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,000	\$3.08

Amenities

Property features wood flooring, laminate countertops, ceiling fans, mini-split HVAC units, and washer/dryer hookups.



**13705 Sunkist Drive
La Puente, CA 91746**

Total No. of Units	104
Year Built	1975

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,140	\$3.29

Amenities

Property features wood flooring, wall AC units, granite countertops, stainless steel appliances, walk-in closets, a swimming pool, and on-site laundry.



**4640 Arden Way
El Monte, CA 91731**

Total No. of Units	177
Year Built	1963

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	900	\$2,300	\$2.56

Amenities

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, a swimming pool, a fitness center, and on-site laundry.

4



**1415 N San Gabriel Boulevard
Rosemead, CA 91770**

Total No. of Units	72
Year Built	1979

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	850	\$2,404	\$2.83

Amenities

Property features wood flooring, white appliances, laminate countertops, central air/heat, ceiling fans, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	12802 Ledford Street Baldwin Park, CA 91706	2	1955	1 Bdr 1 Bath	650	\$2,000	\$3.08
2	13705 Sunkist Drive La Puente, CA 91746	104	1975	1 Bdr 1 Bath	650	\$2,140	\$3.29
3	4640 Arden Way El Monte, CA 91731	177	1963	2 Bdr 1 Bath	900	\$2,300	\$2.56
4	1415 N San Gabriel Boulevard Rosemead, CA 91770	72	1979	2 Bdr 1 Bath	850	\$2,404	\$2.83
A V E R A G E S				1 Bedroom	650	\$2,070	\$3.18
				2 Bedroom	875	\$2,352	\$2.69
★	3817 Cogswell Road El Monte, CA 91732	28	1979	1 Bdr 1 Bath 2 Bdr 1 Bath	700 900	\$1,525-\$1,841 \$1,622-\$2,222	\$2.40 \$2.08



3817 COGSWELL ROAD, EL MONTE, CA 91732

EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO
EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP
16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



TYLER C. LEESON
EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
19800 MACARTHUR BOULEVARD, SUITE 150
IRVINE, CA 92612
(714)-713-9086
TYLER.LEESON@MARCUSMILLICHAP.COM
LIC: CA 01451551



MATTHEW J. KIPP
FIRST VICE PRESIDENT | INVESTMENTS
19800 MACARTHUR BOULEVARD, SUITE 150
IRVINE, CA 92612
(949)-419-3254
MATTHEW.KIPP@MARCUSMILLICHAP.COM
LIC: CA 01364032



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap
THE LEESON GROUP