

MONTEBELLO | CALIFORNIA

217-221 S. MAPLE AVE



EXCLUSIVE MARKETING PACKAGE



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217-221 S. Maple Ave | Montebello, CA

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217-221 S. Maple Ave | Montebello, CA

EXECUTIVE SUMMARY

Offered at just \$2,095,000, this 10-unit Montebello property presents an exceptional opportunity to acquire a well-located multifamily asset at an attractive basis of approximately \$209,500 per unit. Comprised of two side-by-side 5-unit parcels, the property combines compelling acquisition pricing with strong current income and significant future upside.

The unit mix consists of (6) 1-Bed/1-Bath single-story units and (4) Studio Apartments, with onsite garage parking. Tenants pay their own electricity and gas usage, helping reduce ownership expenses and further support the property's income-producing potential.

Located minutes from Montebello Park, Whittier Boulevard, local schools, shopping, and everyday conveniences, the property offers the fundamentals investors look for: an attractive acquisition price, 10 units across two adjacent parcels, current cash flow, parking, tenant-paid utilities, and substantial rental upside.

\$2,095,000

PRICE

10 UNITS

UNITS

1947

YEAR BUILT

4,560 **SQFT**

12,178 **LOT SIZE**

MNR3YY

ZONING

6337-001-004

APN



217-221 S. Maple Ave | Montebello, CA

PROPERTY HIGHLIGHTS

4,560 SQ. FT. | 12,178 LOT SIZE

\$2,095,000 – ONLY \$209,500 PER UNIT!

2 SIDE-BY-SIDE PARCELS

6 SINGLE-STORY UNITS & 4 UNITS 2ND LEVEL W/ PARKING BELOW

- Unit Mix:
(6) 1-Bed/1-Bath Units & (4) Studio Apartments
- Tenants Enjoy Onsite Garage Parking
- **No Local City Rent Control!**
- Tenants Pay for Their Own Utility Usage
- 5% Cap Rate | 12.6 GRM
- Prime Rental Location Minutes to Montebello Park, Whittier Blvd., & Schools
- **HUGE 25% UPSIDE IN RENTAL INCOME!**



**No Local City
Rent Control**



Prime Rental Location!



On-site Garage Parking



**Tenants pay for their
own Utility Usage**



**Huge 25% Upside in
Rental Income!**



AERIAL MAP

217-221 S. Maple Ave | Montebello, CA

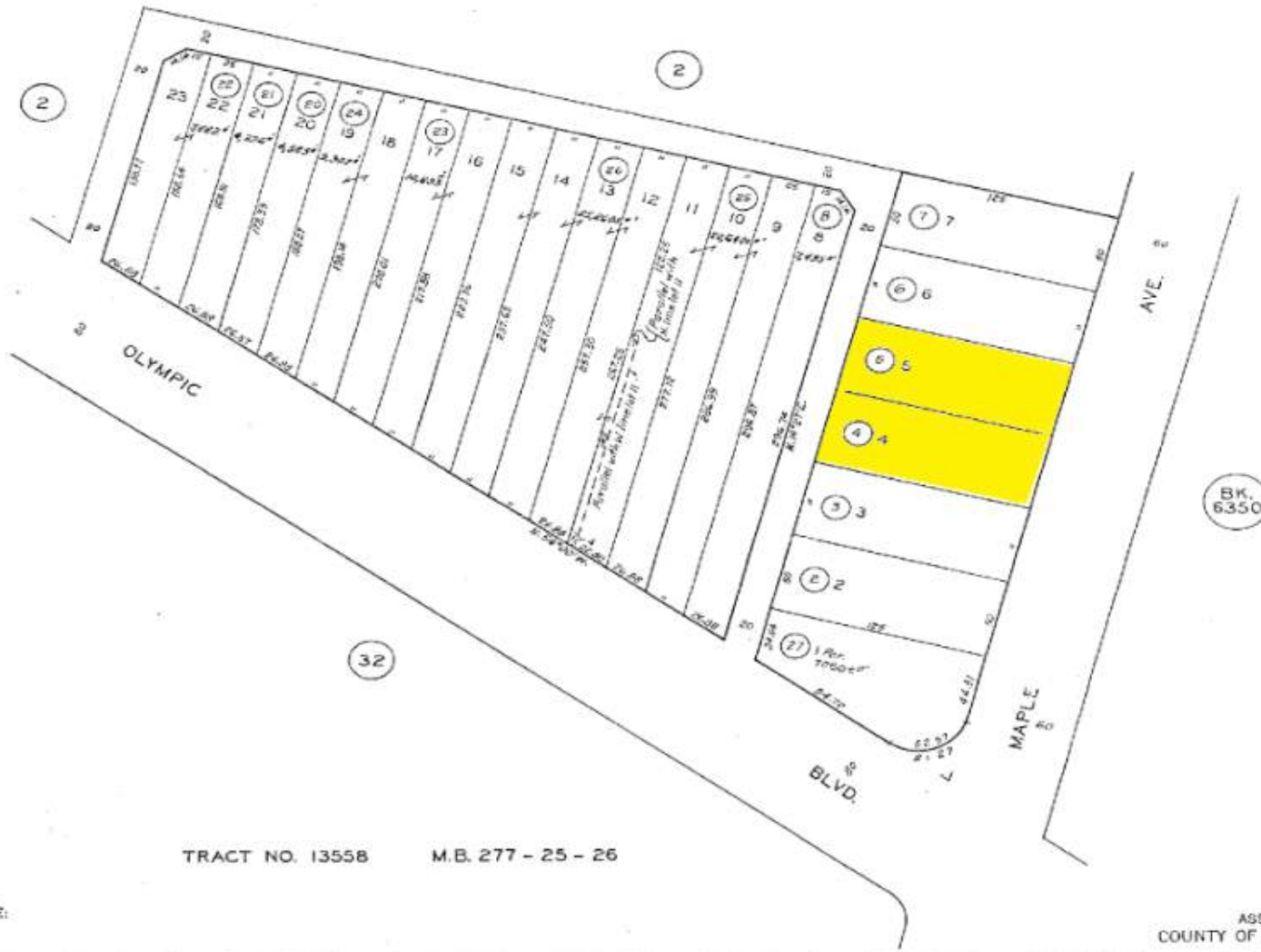


PARCEL MAP

217-221 S. Maple Ave | Montebello, CA

5337 1
SCALE 1" = 60'

TIGER
1501:1000



CODE
6330

FOR PREV. ASSM'T SEE:
6337-1

FINANCES

217-221 S. Maple Ave | Montebello, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
217	1 + 1	\$1,470	\$1,845
217 1/2	1 + 1	\$1,502	\$1,845
217 3/4	1 + 1	\$1,600	\$1,845
219	Studio	\$1,113	\$1,595
219 1/2	Studio	\$1,200	\$1,595
221	1 + 1	\$1,558	\$1,845
221 1/2	1 + 1	\$1,500	\$1,845
221 3/4	1 + 1	\$1,524	\$1,845
223	Studio	\$1,200	\$1,595
223 1/2	Studio	\$1,113	\$1,595

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$27,976
New Insurance Quote	\$9,500
Water	\$4,328
Trash	\$2,238
Gas	\$362
Repairs & Maintenance	\$7,500
Reserves for Replacement	\$2,000
TOTAL EXPENSES	\$53,904

FINANCES

217-221 S. Maple Ave | Montebello, CA

ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Total Scheduled Gross Income		\$165,360		\$209,400
Less: Vacancy Allowance	3%	\$4,961	3%	\$6,282
Effective Gross Income		\$160,399		\$203,118
Less: Expenses		\$53,904		\$53,904
Net Operating Income		\$106,496		\$149,214
Less: Debt Service		\$0		\$0

PRE-TAX CASH FLOW 5.08% \$106,496 **7.12%** **\$149,214**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
6	1 + 1	\$1,470 - \$1,600	\$9,154	\$11,070
4	Studio	\$1,113 - \$1,200	\$4,626	\$6,380

MONTHLY TOTALS **\$13,780** **\$17,450**

PROPERTY SUMMARY

Price	\$2,095,000
Down Payment	\$2,095,000
Loan Amount	\$0
Number of Units	10 Units
Price/Unit	\$209,500
Price/SF	\$459
Cash on Cash %	5.08%
COC Pro Forma	7.12%
Cap Rate	5.08%
Cap Rate (Proforma)	7.12%
GRM	12,67
GRM (Proforma)	10.00
Year Built	1947
Square Feet	4,560 Sq. Ft.
Lot Size	12,178 Lot Size



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40.1
MEDIAN AGE

~54%
RENTER-OCCUPIED
HOUSING

\$79,971
MEDIAN HOUSEHOLD
INCOME

\$697,900
MEDIAN HOME
VALUE

COMMUNITY PROFILE

Today, Montebello blends urban convenience with a community-oriented setting. The city offers parks, recreation facilities, civic services, local businesses, and neighborhood amenities that support daily resident life. With its central location, established housing base, and access to the broader Los Angeles region, Montebello continues to serve as a practical and well-connected residential market for renters and long-term residents.

Rent Control: No local rent-control ordinance identified; California Tenant Protection Act rules may apply. Buyer to verify.

FUNDAMENTALS

- Centrally located just east of East Los Angeles
- Intersects the 60, 605 and 5 freeways
- Forty-two K-12 Schools support city population
- Local Shopping supported by local Montebello Shops
- Walking distance to Beverly Blvd, a major transit corridor

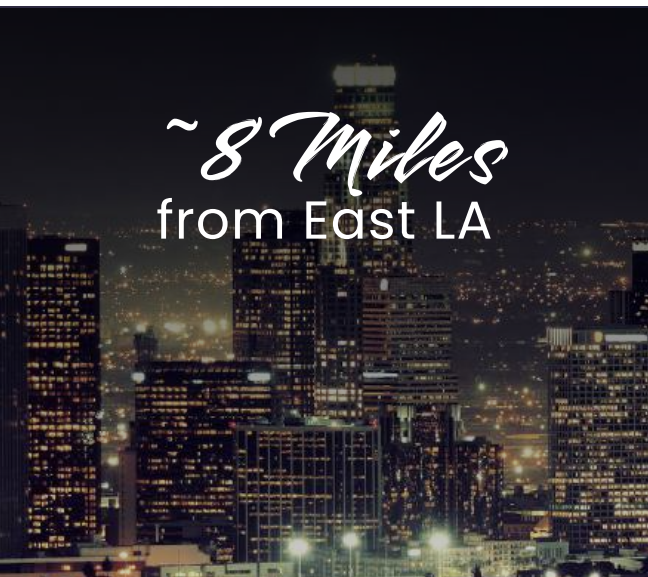
LOCAL MAP

217-221 S. Maple Ave | Montebello, CA



AREA PERKS

217-221 S. Maple Ave | Montebello, CA



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Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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