

MONTEBELLO | CALIFORNIA

217 S. MAPLE AVE



EXCLUSIVE MARKETING PACKAGE



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217 S. Maple Ave | Montebello, CA

PRESENTED BY



KRIS GERMAN

626.427.0786

Kris@theapartmentdealer.com

LIC: CA 01800021





217 S. Maple Ave | Montebello, CA

EXECUTIVE SUMMARY

This 10-unit multi-family property consists of two side-by-side 5-unit parcels and is currently operating at a 5% CAP rate and 13 GRM. With 25% upside in rental income, the asset provides current income with a defined value-add path.

The unit mix includes (6) 1-Bed/1-Bath single-story units and (4) Studio Apartments on the 2nd level with parking below. Tenants benefit from onsite garage parking, while tenant-paid utilities support more efficient operating expenses.

The property is positioned minutes from Montebello Park, Whittier Blvd., and local schools. Its parcel configuration, practical unit mix, parking, and rental upside may appeal to investors seeking scale and long-term income growth in Montebello.

\$2,150,000
PRICE

10 UNITS
UNITS

1947
YEAR BUILT

4,560 SQFT
12,178 LOT SIZE

MNR3YY
ZONING

6337-001-004
APN



217 S. Maple Ave | Montebello, CA

PROPERTY HIGHLIGHTS

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

Listing Price: \$2,150,000

2 SIDE-BY-SIDE 5-UNIT PARCELS

- (6) 1-Bed/1-Bath Single-Story Units & (4) Studio Apartments on 2nd Level with Parking Below
- Tenants Enjoy Onsite Garage Parking
- No Local City Rent Control!
- Tenants Pay for Their Own Utility Usage
- Prime Rental Location Minutes to Montebello Park, Whittier Blvd., & Schools



No Local City Rent Control



Prime Rental Location!



On-site Garage Parking



Tenants pay for their own Utility Usage



Huge 30% Upside in Rental Income!

217 S. Maple Ave | Montebello, CA



AERIAL MAP

217 S. Maple Ave | Montebello, CA

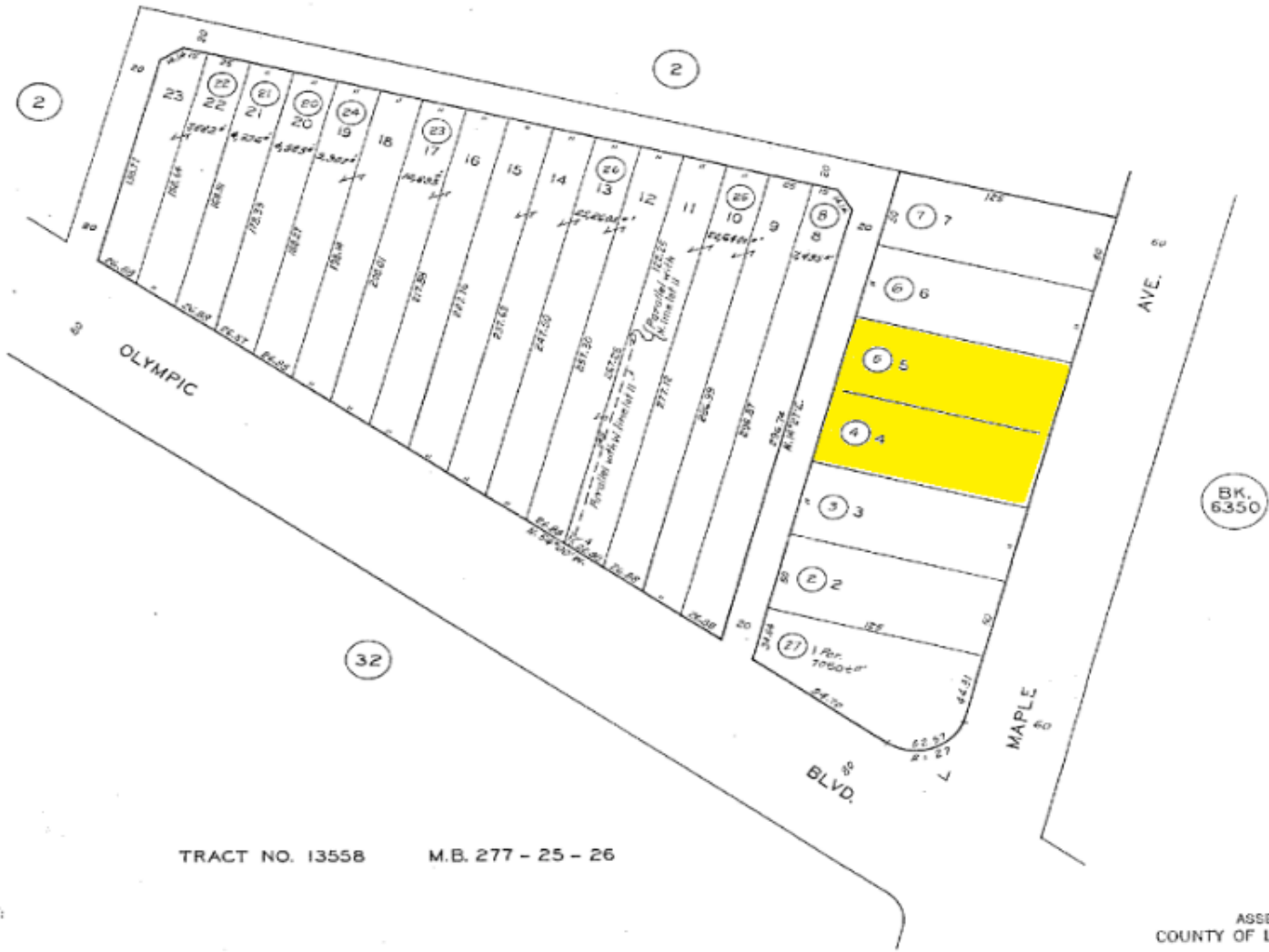


PARCEL MAP

217 S. Maple Ave | Montebello, CA

5337 | 1
SCALE 1" = 60'

7/06/23
1807/1605



CODE
6330

TRACT NO. 13558 M.B. 277 - 25 - 26

FOR PREV. ASSM'T SEE:
6337-1

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



FINANCES

217 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	\$28,710
New Insurance Quote	\$9,500
Water	\$4,328
Trash	\$2,238
Gas	\$362
Repairs & Maintenance	\$7,500
Reserves for Replacement	\$2,000
TOTAL EXPENSES	\$54,638

FINANCING

Loan Amount	\$967,500
Loan Type	30/10
Interest Rate	6.25%
Annual Debt Service	\$72,178

FINANCES

217 S. Maple Ave | Montebello, CA

ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$13,780		\$17,450
Laundry & Other Income		\$0		\$0
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		\$54,638		\$54,638
Net Operating Income		\$105,761		\$148,480
Less: Debt Service		\$72,178		\$71,178

PRE-TAX CASH FLOW 2.84% \$33,583 **6.45%** **\$76,302**

UNIT MIX

UNITS TYPE CURRENT RANGE TOTAL PROFORMA

6	1 + 1	\$1,400 - \$1,600	\$9,154	\$11,070
4	Studio	\$1,060 - \$1,200	\$4,626	\$6,380

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

PROPERTY SUMMARY

Price	\$2,150,000
Down Payment	\$1,182,500
Loan Amount	\$967,500
Number of Units	10 Units
Price/Unit	\$215,000
Price/SF	\$471
Cash on Cash %	2.84%
COC Pro Forma	6.45%
Cap Rate	4.92%
Cap Rate (Proforma)	6.91%
GRM	13.00
GRM (Proforma)	10.27
Year Built	1947
Square Feet	4,560 Sq. Ft.
Lot Size	12,178 Lot Size

ABOUT MONTEBELLO

This market is influenced by household needs, regional commuter access, and the practical value of functional unit layouts. For operators, smaller apartment layouts with parking, utility separation, and proximity to daily-use destinations can support occupancy and help reduce turnover friction in this type of infill submarket.

The city's location gives tenants access to surrounding employment centers, retail corridors, parks, schools, and regional transportation routes. Montebello also has local bus service and access to the Montebello / Commerce Metrolink Station, which can help support everyday renter convenience. Properties with garage parking, simple unit layouts, and tenant-paid utility usage tend to fit naturally within this kind of residential setting.

Montebello does not appear to maintain a broad citywide apartment rent control ordinance based on the property materials provided. For traditional multi-family assets, investors should evaluate AB 1482 applicability and confirm any property-specific exemptions with counsel.

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DEMOGRAPHICS

\$79,971

MEDIAN HH INCOME

\$697,900

MEDIAN PROPERTY VALUE

60,693

POPULATION

40.1

MEDIAN AGE

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KRISTOPHER GERMAN

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LIC: CA 01800021

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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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