

VALUE-ADD 22-UNIT APARTMENT INVESTMENT

OFFERING MEMORANDUM

3841 PECK ROAD, EL MONTE, CA

Grace Zhang
RE/MAX GALAXY
PHONE: (909) 223-2297
EMAIL: elogisys@gmail.com
DRE: 01946544

RE/MAX GALAXY

OFFERING SUMMARY

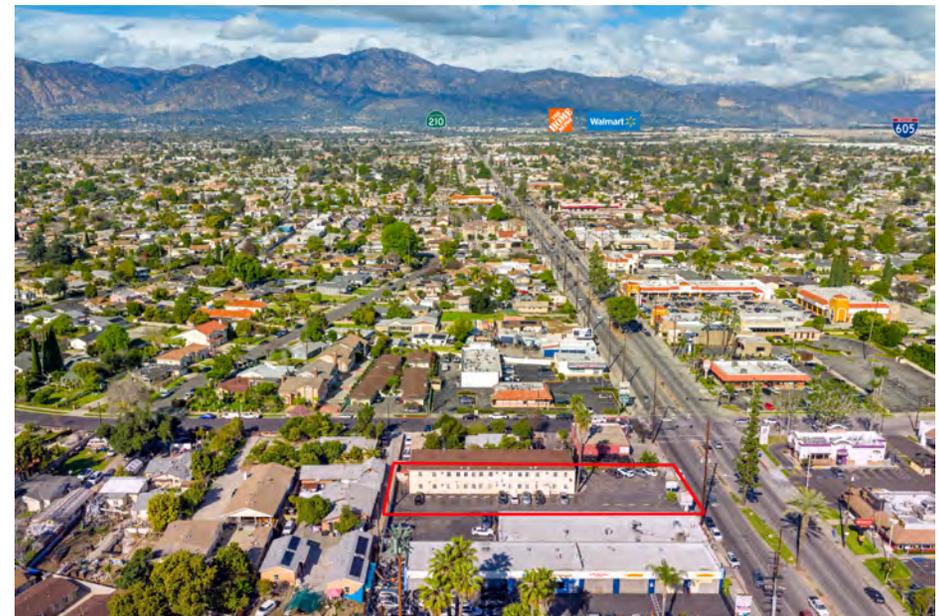
ADDRESS	3841 Peck Road El Monte CA 91732
COUNTY	Los Angeles
MARKET	San Gabriel Valley
SUBMARKET	El Monte / South El Monte Submarket
BUILDING SF	10,240 SF
LAND SF	16,496 SF
NUMBER OF UNITS	20
YEAR BUILT	1940
APN	8568020003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,700,000
PRICE PSF	\$361.33
PRICE PER UNIT	\$185,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$157,310
NOI (Pro Forma)	\$225,950
CAP RATE (CURRENT)	4.37%
CAP RATE (Pro Forma)	6.27%

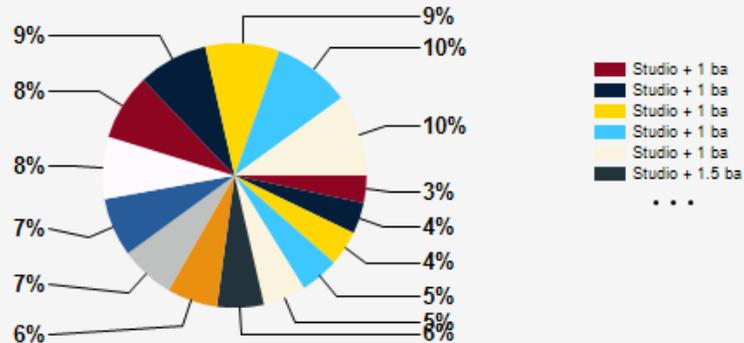
VALUE ADD OPPORTUNITY

- Majority month-to-month leases
- Conservative \$150 rent upside = \$36,000 annual increase
- Cap increases to 5.38% at stabilized rents
- Workforce housing resilience
- Corridor appreciation potential

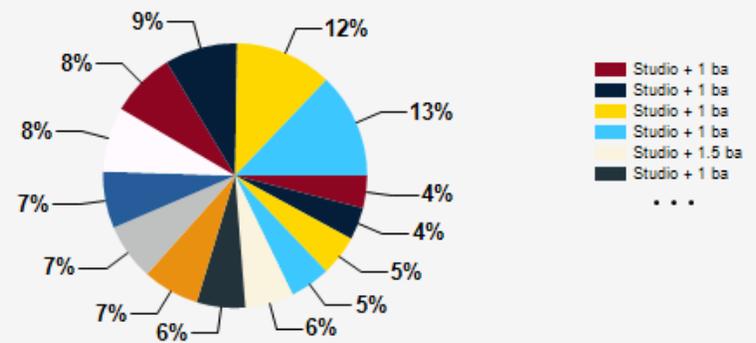


Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
1 bd + 1 ba	1	620	\$1,080	\$1.74	\$1,080	\$1,450	\$2.34	\$1,450
Studio + 1 ba	2	500	\$1,280	\$2.56	\$2,560	\$1,300	\$2.60	\$2,600
Studio + 1 ba	3	500	\$1,100	\$2.20	\$3,300	\$1,300	\$2.60	\$3,900
Studio + 1 ba	4	500	\$1,000	\$2.00	\$4,000	\$1,300	\$2.60	\$5,200
Studio + 1 ba	5	500	\$1,000	\$2.00	\$5,000	\$1,300	\$2.60	\$6,500
Studio + 1 ba	6	500	\$1,200	\$2.40	\$7,200	\$1,300	\$2.60	\$7,800
Studio + 1 ba	7	500	\$1,160	\$2.32	\$8,120	\$1,300	\$2.60	\$9,100
Studio + 1 ba	8	500	\$1,000	\$2.00	\$8,000	\$1,300	\$2.60	\$10,400
Studio + 1 ba	9	500	\$1,000	\$2.00	\$9,000	\$1,300	\$2.60	\$11,700
Studio + 1 ba	10	500	\$1,200	\$2.40	\$12,000	\$1,300	\$2.60	\$13,000
Studio + 1 ba	11	500	\$1,000	\$2.00	\$11,000	\$1,300	\$2.60	\$14,300
Studio + 1.5 ba	12	500	\$1,000	\$2.00	\$12,000	\$1,300	\$2.60	\$15,600
Studio + 1 ba	13	500	\$1,000	\$2.00	\$13,000	\$1,300	\$2.60	\$16,900
Studio + 1 ba	14	500	\$1,000	\$2.00	\$14,000	\$1,300	\$2.60	\$18,200
Studio + 1 ba	15	500	\$1,200	\$2.40	\$18,000	\$1,300	\$2.60	\$19,500
Studio + 1 ba	16	500	\$1,000	\$2.00	\$16,000	\$1,300	\$2.60	\$20,800
Studio + 1 ba	17	500	\$1,000	\$2.00	\$17,000	\$1,300	\$2.60	\$22,100
Studio + 1 ba	18	500	\$1,200	\$2.40	\$21,600	\$1,300	\$2.60	\$23,400
Studio + 1 ba	19	500	\$1,180	\$2.36	\$22,420	\$1,300	\$2.60	\$24,700
1 bd + 1 ba	20	620	\$1,380	\$2.23	\$27,600	\$1,450	\$2.34	\$29,000
+	0		\$0		\$0	\$0		\$0
Totals/Averages	210	512	\$1,109	\$2.17	\$278,160	\$1,315	\$2.57	\$346,800

Unit Mix Summary



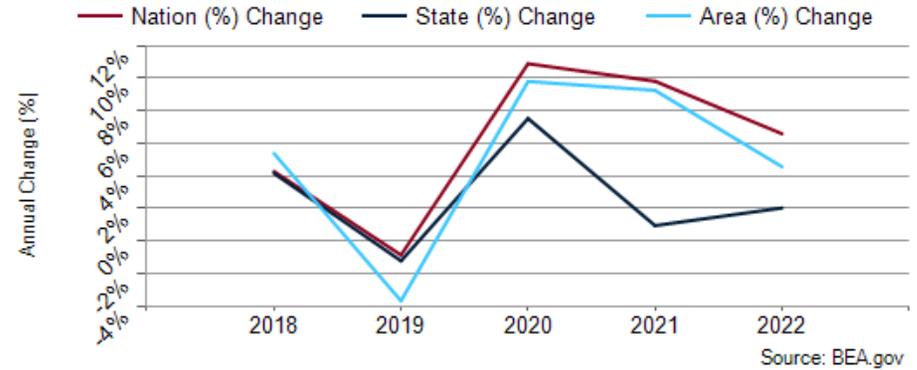
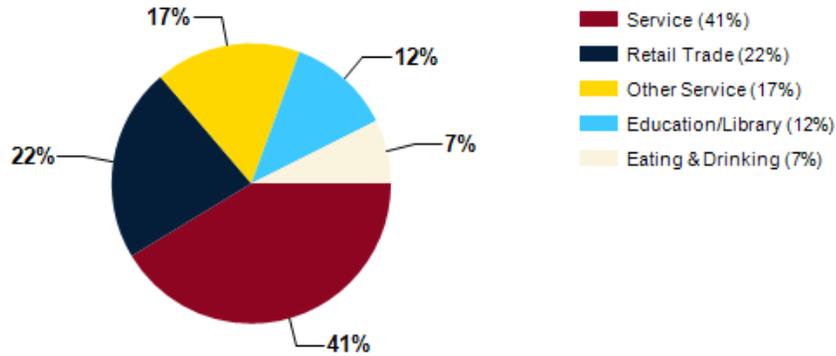
Unit Mix SF



- Immediate access to major freeway systems
- Surrounded by national retailers
- High traffic counts
- Dense surrounding population base
- Strong rental demand drivers

Los Angeles County GDP Trend

Major Industries by Employee Count



Largest Employers

El Monte City Elementary School District	1,500
El Monte Union High School District	1,400
Mountain View Elementary School District	1,000
Longo Toyota-Lexus	831
City of El Monte	505
McGill Corporation	475
Staffing Solutions	266
Asian Pacific Health Care Venture	260

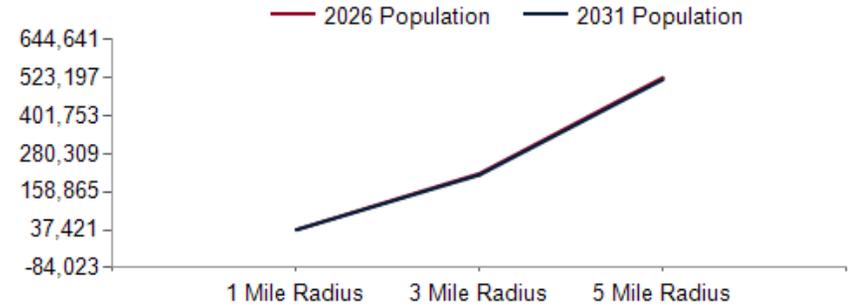
PROPERTY FEATURES

NUMBER OF UNITS	20
BUILDING SF	10,240
LAND SF	16,496
YEAR BUILT	1940
ZONING TYPE	R3
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	23

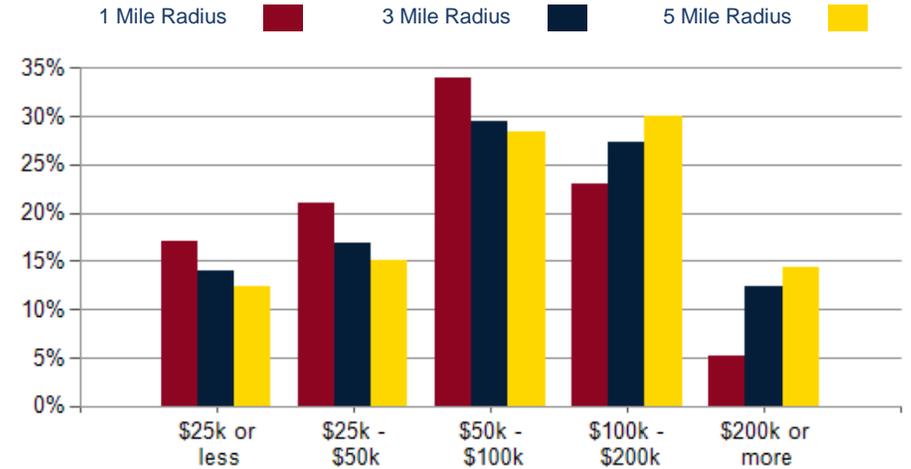


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	41,296	233,658	551,178
2010 Population	40,183	232,654	553,277
2026 Population	37,958	217,253	523,197
2031 Population	37,421	212,981	516,882
2026 African American	352	1,837	7,490
2026 American Indian	756	4,252	8,804
2026 Asian	11,810	72,946	197,544
2026 Hispanic	24,354	129,958	275,919
2026 Other Race	15,095	74,368	153,813
2026 White	4,403	29,398	77,014
2026 Multiracial	5,513	34,308	78,064
2026-2031: Population: Growth Rate	-1.40%	-2.00%	-1.20%

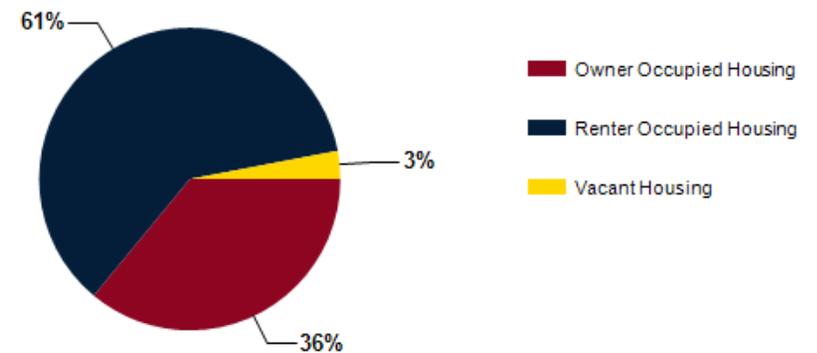
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,041	4,426	10,374
\$15,000-\$24,999	764	4,120	8,868
\$25,000-\$34,999	1,057	4,243	9,736
\$35,000-\$49,999	1,173	6,101	13,778
\$50,000-\$74,999	2,152	9,822	23,971
\$75,000-\$99,999	1,463	8,243	20,371
\$100,000-\$149,999	1,683	10,774	29,371
\$150,000-\$199,999	760	6,011	17,471
\$200,000 or greater	552	7,583	22,456
Median HH Income	\$64,250	\$79,708	\$87,383
Average HH Income	\$82,317	\$107,301	\$116,571



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

3841 Peck Rd Apartment

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Exclusively Marketed by:



Grace Zhang

REMAX GALAXY
PHONE: (909) 223-2297
EMAIL: elogisys@gmail.com
DRE: 01946544

RE/MAX GALAXY

1411 S Diamond Bar Blvd, Diamond Bar, CA 91765