

# Exclusive Listing

## 36-Unit Multifamily Investment Opportunity | Alhambra CA

94% Occupied • Stabilizing Asset • Measurable NOI Growth



### Investment Summary

Price	\$7,250,000
Units	36
Price per Unit	\$201,389
Pro Forma Cap Rate	5.01%
Year Built	1956
Buildings	5
Building Area	12,997 SF
Lot Size	0.56 Acres
Unit Mix	6 x Small Studio 19 x Medium Studio 10 x 1-Bed 1 x Office / 1-Bed

### Property Highlights

- 94% occupancy (2 units remaining)
- Occupancy has been increased substantially due to better property management practices.
- No local rent control (subject to California AB 1482), allowing for continued rent growth
- Recent capital improvements have been completed, reducing near-term capital requirements
- One unit is currently configured as office space, with the option to convert to a 1-bedroom (left vacant to allow the buyer to choose).
- Located in the heart of Downtown Alhambra, a supply-constrained infill submarket with strong rental demand
- Close proximity to Downtown Los Angeles, Pasadena, and other major employment hubs
- Alhambra has a Median household income of ≈\$93,659, supporting long-term rent growth
- Long-term ownership with pride of maintenance, minimizing deferred maintenance risk



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