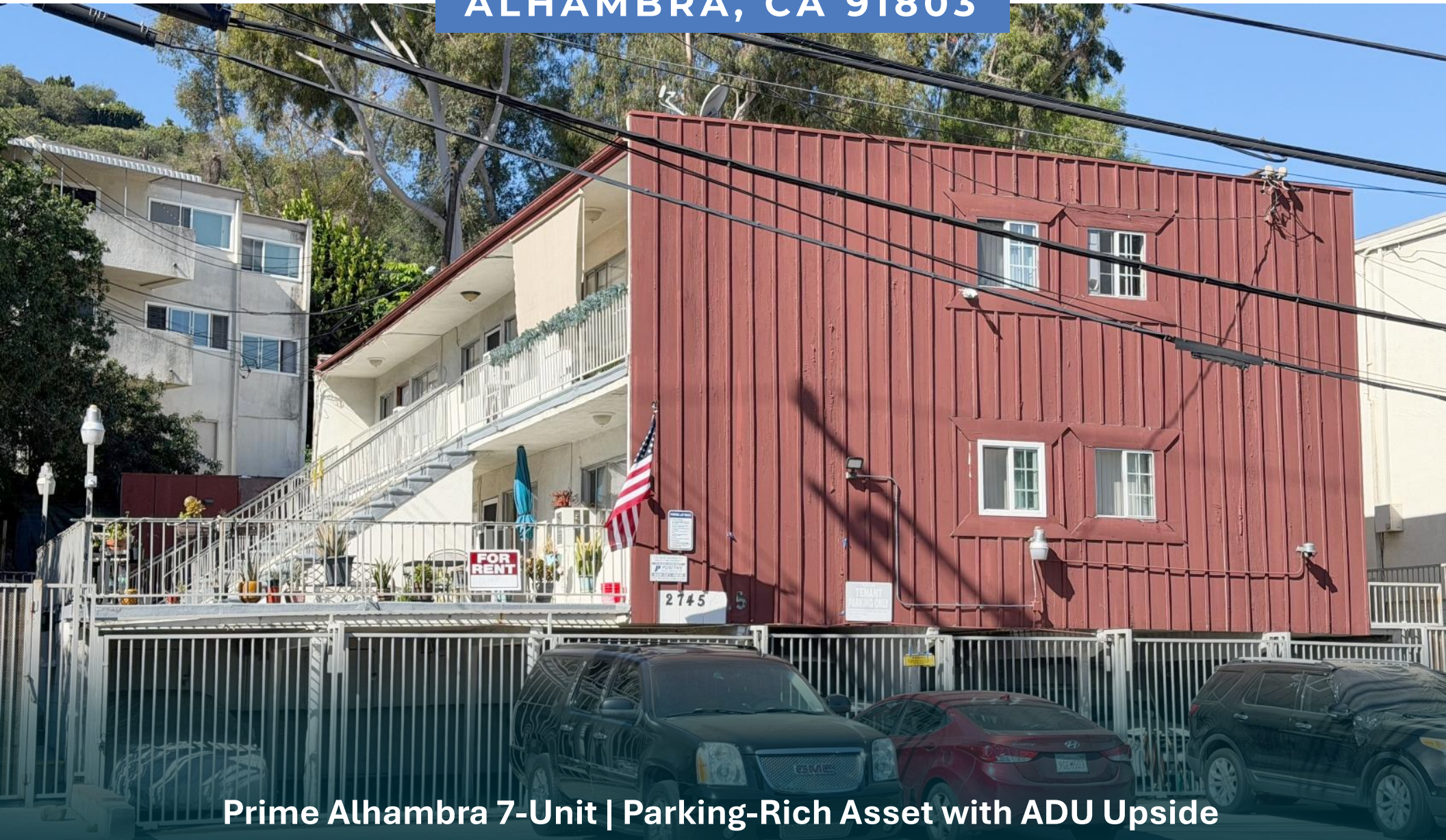




# 2745 S. FREMONT AVE

ALHAMBRA, CA 91803



Prime Alhambra 7-Unit | Parking-Rich Asset with ADU Upside

# 2745 S. FREMONT AVE ■ ALHAMBRA, CA 91803

7 UNITS IN PRIME ALHAMBRA

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# SECTION 1

EXECUTIVE SUMMARY

7 UNITS IN PRIME ALHAMBRA



7 UNITS IN PRIME ALHAMBRA



7 UNITS IN PRIME ALHAMBRA

# PROPERTY SUMMARY

## PRICING

OFFERING PRICE	\$2,100,000	
PRICE/UNIT	\$300,000	
PRICE/SF	\$519.03	
GRM	13.09	12.64
CAP RATE	5.15%	<b>5.39%</b>
	Current	Market

## THE ASSET

UNITS	7
YEAR BUILT	1959
GROSS SF	4,046
LOT SF	8,919
APN	5353-019-003

# PROPERTY OVERVIEW

CHANG INVESTMENT GROUP is proud to present the opportunity to purchase 2745 S Fremont Ave, Alhambra, a 7 units multifamily investment property situated in a highly desirable pocket of Alhambra, in the heart of the San Gabriel Valley. The property benefits from exceptional accessibility to major thoroughfares including Valley Blvd and the I-10, I-710 and SR-60 freeways, placing residents within minutes of premier dining, retail, Cal State LA, and employment hubs throughout Alhambra, Monterey Park, and Downtown Los Angeles.

The property has demonstrated stable in-place income with long-term tenants, offering investors immediate cash flow with the opportunity to organically increase rents to market over time. Currently there are three (3) vacant units, allowing investors to upgrade the units and lease up at premium market rent. Additionally, the layout and lot configuration may present ADU potential (buyer to verify), providing a clear path to further increase income and overall asset value.

With a total building size of ±4,046 SF sitting on a ±8,919 SF lot, the asset consists of 7 well-maintained units with an efficient unit mix of six (6) 1 Bed / 1 Bath, and one (1) 2 Bed / 1 Bath. Each unit is thoughtfully designed and benefits from two (2) dedicated parking spaces (garage + driveway)—a rare and highly desirable amenity that significantly enhances tenant appeal and retention. The buildings are well-maintained featuring: wood and tile flooring, copper plumbing, private storage units, private patio (for the 2-bedroom unit). The onsite laundry room generates additional income.

With its combination of prime location, strong rental fundamentals, parking-rich configuration, and future upside, 2745 S Fremont Ave represents an ideal acquisition for both seasoned investors and those seeking a stable long-term hold in a high-demand rental market.

Buyer to verify all information herein. Broker/Agent and Seller do not guarantee its accuracy.

## PROPERTY FEATURES

- Prime Alhambra Location - Centrally located near Valley Blvd with convenient access to major retail corridors, dining destinations, and the I-10, I-710 and SR-60 freeways
- Strong Unit Mix – Six (6) 1 Bed / 1 Bath, and One (1) 2 Bed / 1 Bath
- Stable Cash Flow - Consistent occupancy with long-term tenants providing reliable in-place income
- Rental Upside Potential - Three (3) vacant units, allowing investors to upgrade the units and lease up at premium market rent
- Two (2) Parking Spaces Per Unit - Each unit includes garage + driveway parking—a rare amenity that drives tenant demand and premium rents
- ADU Potential (Buyer to Verify) - Additional income opportunity through future accessory dwelling unit development
- High-Demand Rental Submarket - Located in the San Gabriel Valley, one of the most resilient multifamily markets in Los Angeles County



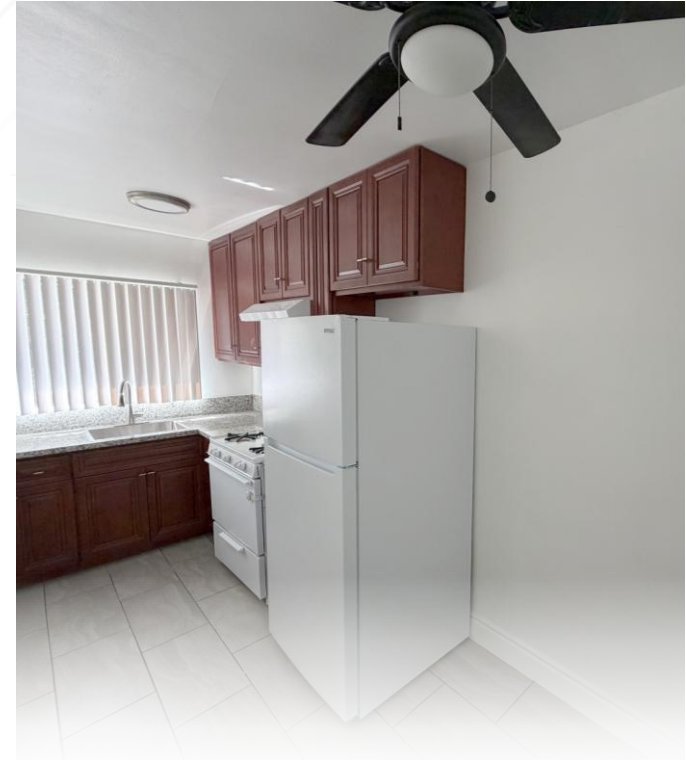
7 UNITS IN PRIME ALHAMBRA

2745 S. FREMONT AVE



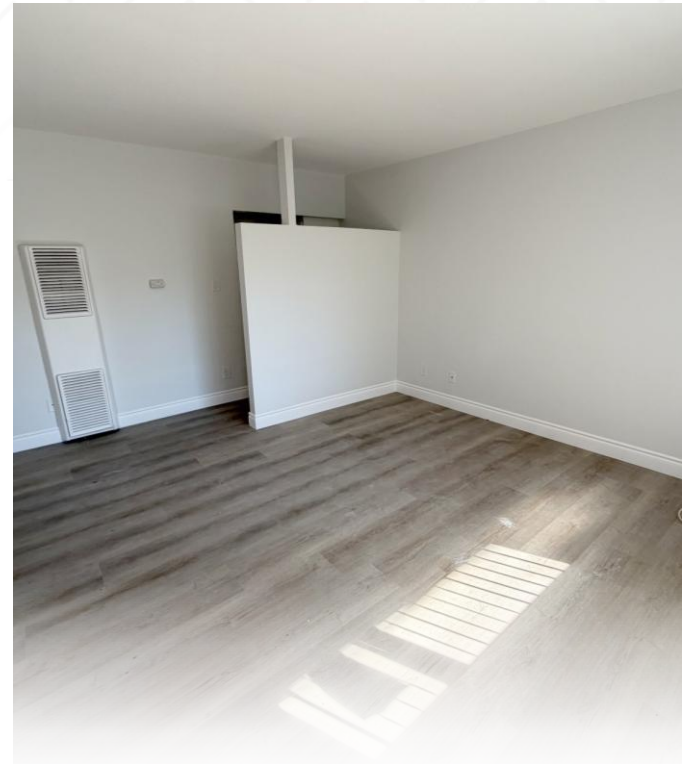
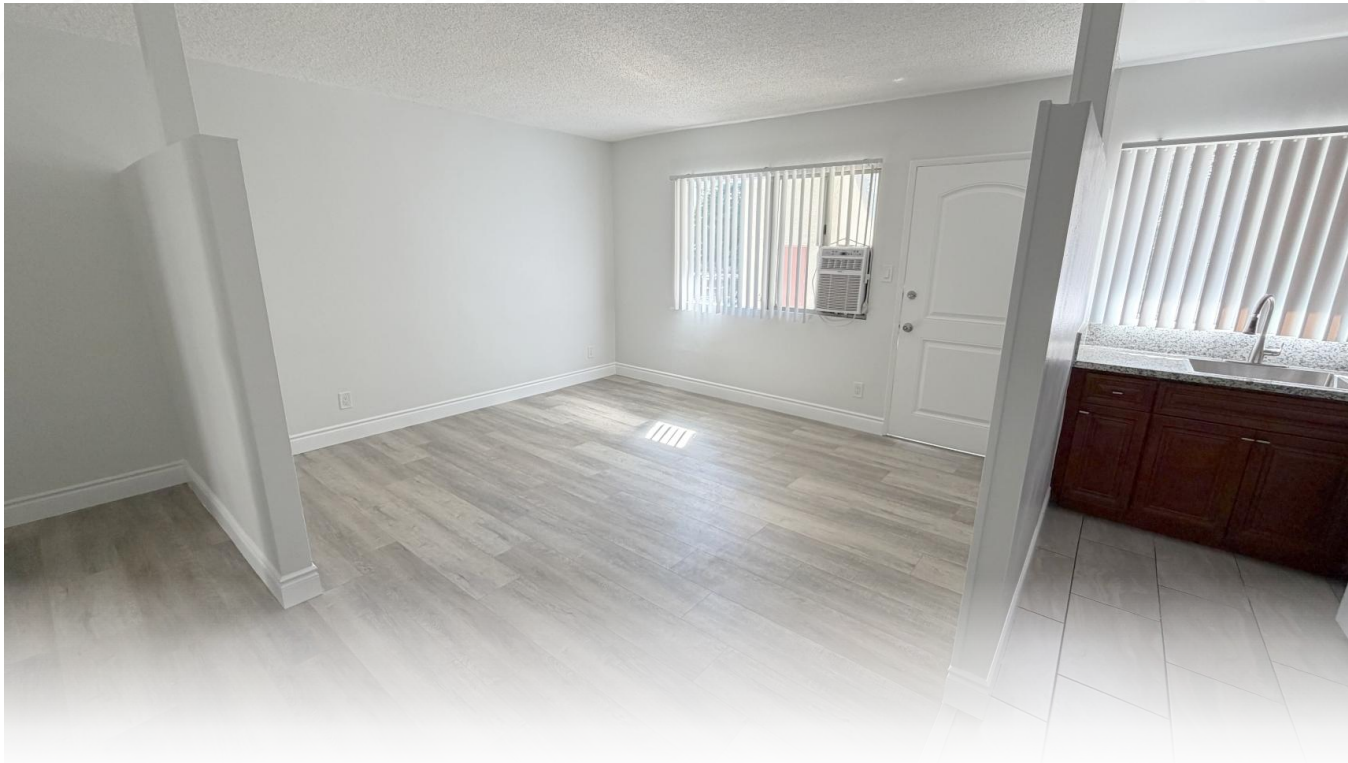
7 UNITS IN PRIME ALHAMBRA

2745 S. FREMONT AVE



7 UNITS IN PRIME ALHAMBRA

2745 S. FREMONT AVE



7 UNITS IN PRIME ALHAMBRA

2745 S. FREMONT AVE





# SECTION 2

FINANCIAL ANALYSIS

7 UNITS IN PRIME ALHAMBRA

# FINANCIAL ANALYSIS

## PRICING SUMMARY

OFFERING PRICE	\$2,100,000	
PRICE/UNIT	\$300,000	
PRICE/SF	\$519.03	
GRM	13.09	12.64
CAP RATE	5.15%	5.39%
	Current	Market

## THE ASSET

Units	7
Year Built	1959
Gross SF	4,046
Lot SF	8,919
APN	5353-019-003

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
6	1+1	\$1,784	\$10,706	\$1,895	\$11,370
1	2+1	\$2,662	\$2,662	\$2,475	\$2,475
<b>Total Scheduled Rent</b>			<b>\$13,368</b>		<b>\$13,845</b>

## ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$160,416	\$166,140
Less: Vacancy/Deductions	3% (\$4,812)	3% (\$4,984)
Other Income: Laundry, Utility Reimb., Fees	\$6,477	\$6,477
Gross Operating Income	\$162,081	\$167,633

## ANNUALIZED EXPENSES

	Current	Market
Real Estate Taxes	1.183% \$24,840	\$24,840
Direct Assessments	Estimated \$2,348	\$2,348
Insurance	Estimated \$6,000	\$6,000
Utilities (incl. trash)	Estimated \$11,116	\$11,116
Repairs & Maintenance	5% of SGI \$8,100	\$8,500
Pest Control	Estimated \$1,575	\$1,575

## ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$7,711	\$7,768
Expenses/SF	\$13.34	\$13.44
% of GOI	33.6%	32.7%

## RETURN

	Current	Market
NOI	\$108,101	\$113,253
Less Debt	(\$88,236)	(\$88,236)
Cashflow	2.4% \$19,865	3.0% \$25,017

# RENT ROLL

Unit #	Type	Approx. SF	Current Rent	Rent/SF	Market Rent	Rent/SF	Notes
1	1 Bed / 1 Bath	532	\$1,610	\$3.03	\$1,895	\$3.56	
2	1 Bed / 1 Bath	532	\$1,575	\$2.96	\$1,895	\$3.56	
3	1 Bed / 1 Bath	532	\$1,895	\$3.56	\$1,895	\$3.56	Currently vacant, using market/proforma rent.
4	1 Bed / 1 Bath	532	\$1,836	\$3.45	\$1,895	\$3.56	
5	1 Bed / 1 Bath	532	\$1,895	\$3.56	\$1,895	\$3.56	Currently vacant, using market/proforma rent.
6	1 Bed / 1 Bath	532	\$1,895	\$3.56	\$1,895	\$3.56	Currently vacant, using market/proforma rent.
7	2 Bed / 1 Bath	854	\$2,662	\$3.12	\$2,475	\$2.90	
<b>Totals:</b>			<b>\$13,368</b>		<b>\$13,845</b>		

# SECTION 3

MARKET COMPARABLES

7 UNITS IN PRIME ALHAMBRA

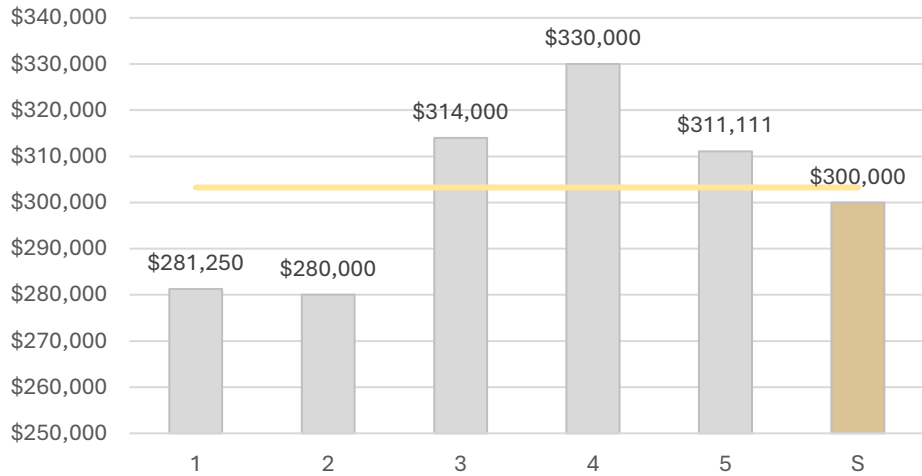
# SALES COMPARABLES

PHOTO	ADDRESS	UNITS BUILT	GROSS SF	AVG UNIT SIZE	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM	
	<b>1 400 N Atlantic Blvd</b> Alhambra, CA 91801	8	1950	5,829	729	6 - 1+1 2 - 2+1	9/15/2025	<b>\$2,250,000</b>	\$281,250	\$386.00	5.90%	NA
	<b>2 1904 Pepper St</b> Alhambra, CA 91801	5	1962	3,440	688	3 - 1+1 2 - 2+1	2/25/2025	<b>\$1,400,000</b>	\$280,000	\$406.98	NA	NA
	<b>3 1581 College View Dr</b> Monterey Park, CA 91754	5	1960	4,306	861	5 - 2+1	12/23/2025	<b>\$1,570,000</b>	\$314,000	\$364.61	5.35%	11.4
	<b>4 212 N Baltimore Ave</b> Monterey Park, CA 91754	5	1964	4,065	813	4 - 1+1 1 - 2+2	1/30/2025	<b>\$1,650,000</b>	\$330,000	\$405.90	NA	NA
	<b>5 302-304 E Broadway</b> San Gabriel, CA 91776	9	1954	5,626	625	8 - 1+1 1 - 3+2	7/24/2025	<b>\$2,800,000</b>	\$311,111	\$497.69	4.15%	14.41
<b>AVERAGES</b>		<b>6</b>	<b>1958</b>	<b>4,653</b>	<b>743</b>				<b>\$303,272</b>	<b>\$412.24</b>	<b>5.13%</b>	<b>12.9</b>
	<b>S Subject</b> <b>2745 S Fremont Ave</b> Alhambra, CA 91803	7	1959	4,046	578	6 - 1+1 1 - 2+1	On Market	<b>\$2,100,000</b>	\$300,000	\$519.03	5.15%	13.09

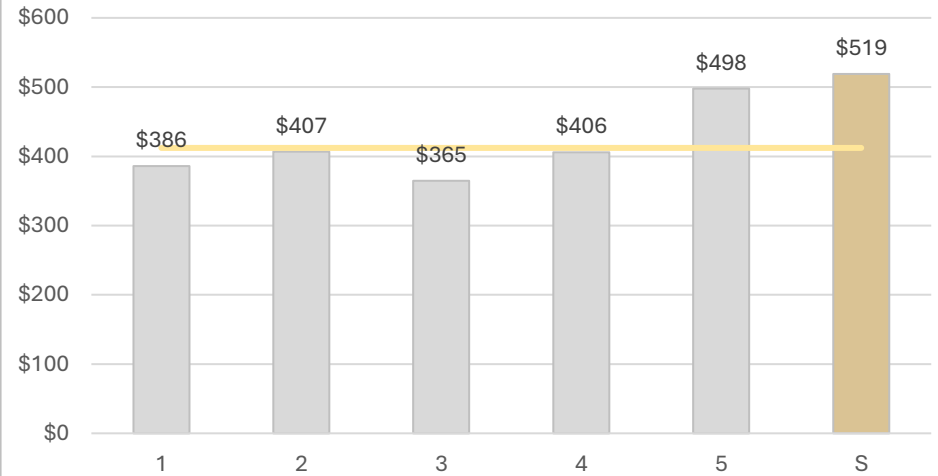
# SALES COMPARABLES

13628 Kornblum Avenue

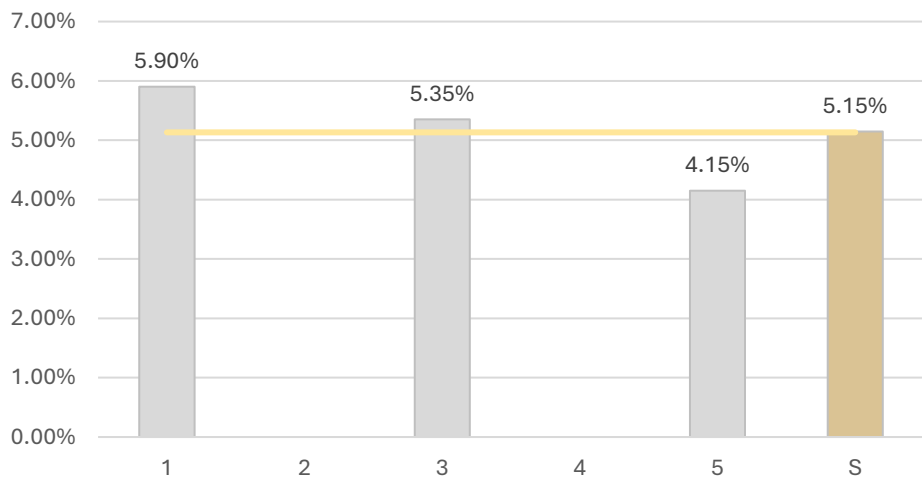
### PRICE/UNIT



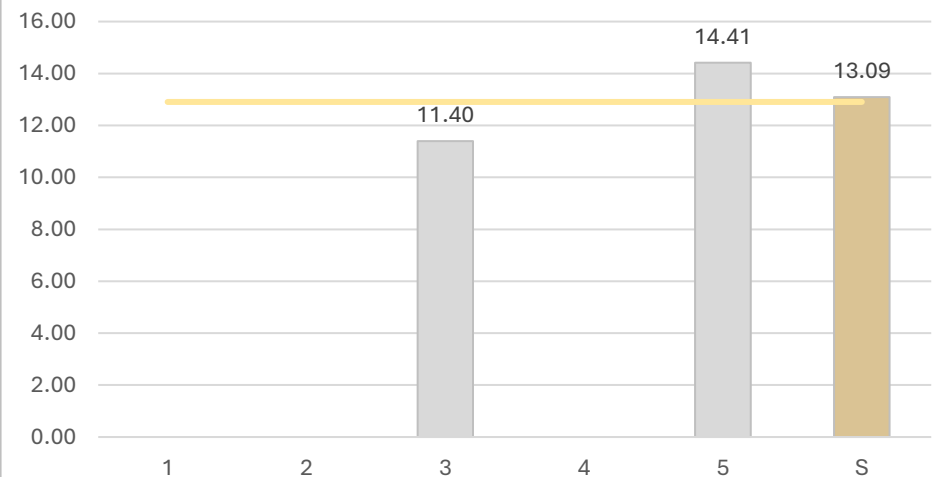
### PRICE/SF



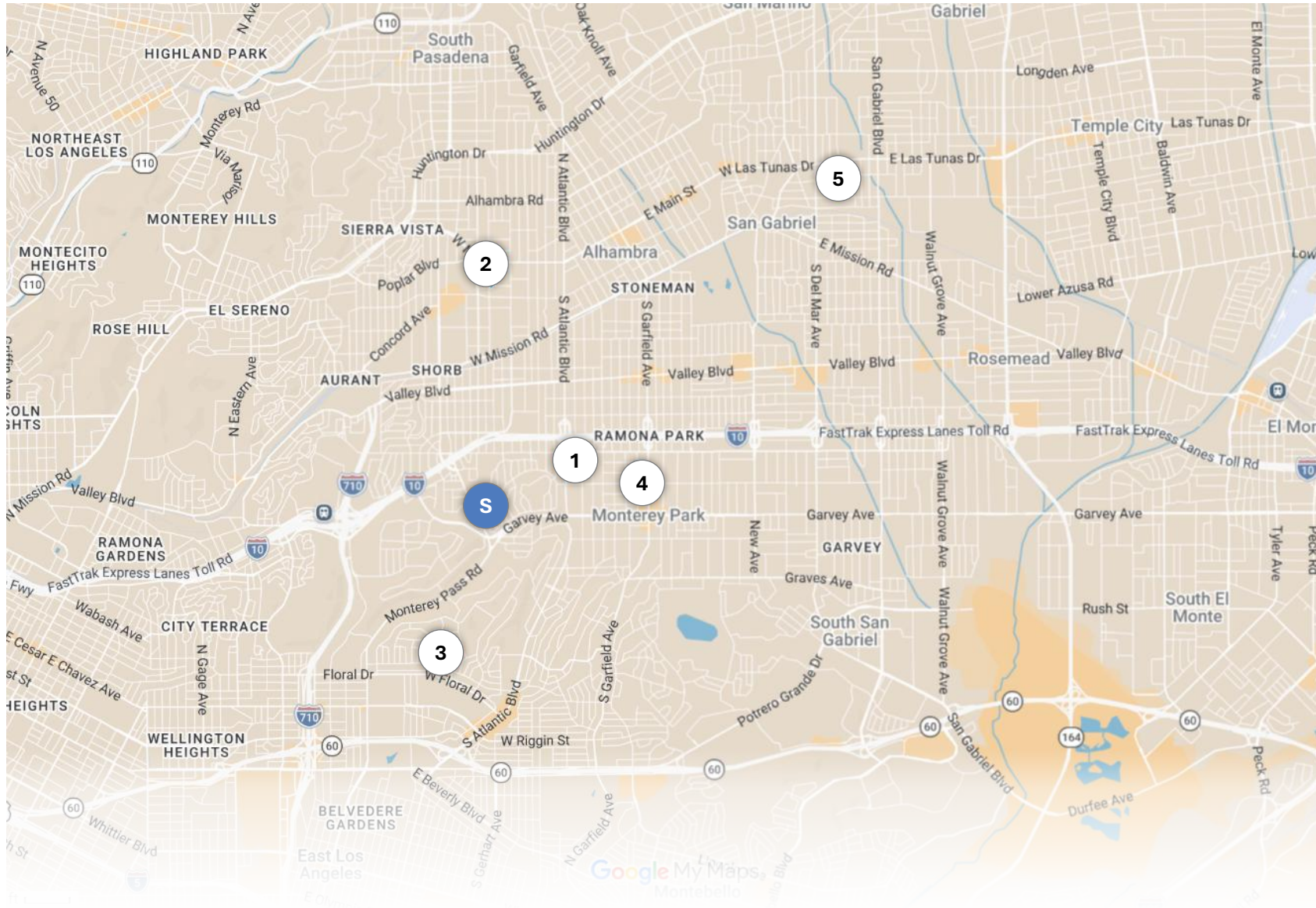
### CAP RATE



### GRM











# SALES COMPARABLES



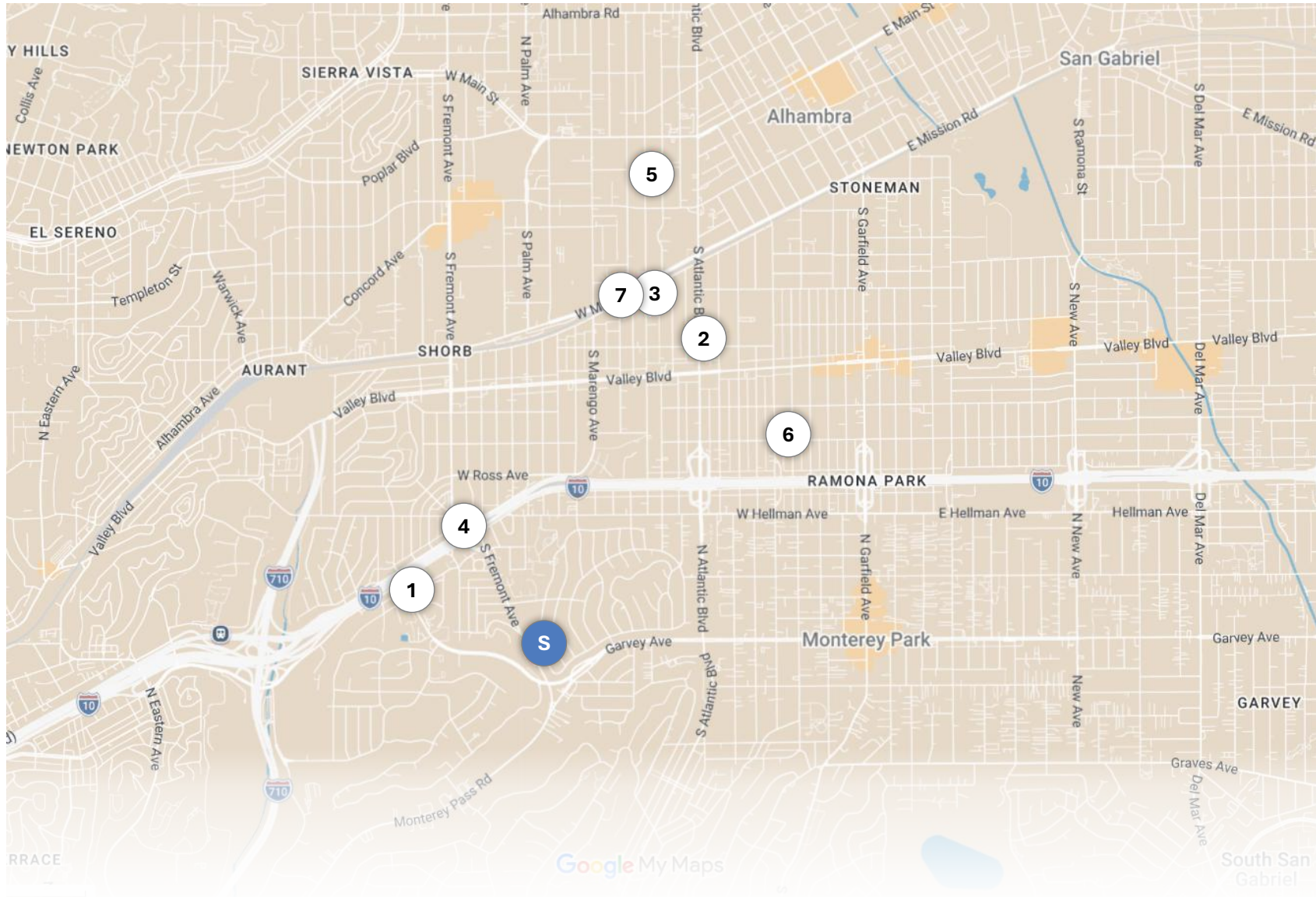
7 UNITS IN PRIME ALHAMBRA

2745 S. FREMONT AVE

# RENT COMPARABLES

	ADDRESS	ONE BEDROOM						TWO BEDROOM				COMMENTS
		BUILT	UNITS	TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF	
1	 <b>1854 Garvey Ave Unit 1854</b> Alhambra, CA 91803	1947	3	1+1	644	<b>\$2,050</b>	\$3.18					Fully remodeled, new paint, wood laminate floor, updated vanity/sink, LED recessed lighting, dual-pane windows, fresh exterior paint, new asphalt driveway.
2	 <b>1221 S Atlantic Blvd</b> Alhambra, CA 91803	1960	36	1+1	550	<b>\$1,895</b>	\$3.45					24/7 emergency maintenance, app-based laundry, assigned parking, fridge & stove, gated community, large courtyard, online payments.
3	 <b>908 Marguerita Ave Unit 6</b> Alhambra, CA 91803	1964	21	1+1	500	<b>\$1,800</b>	\$3.60					Includes 1 assigned parking space, onsite laundry, water & trash paid, plus granite countertops, galley kitchen, gas range, microwave, and range hood.
4	 <b>2538 W Ramona Rd Unit 2538</b> Alhambra, CA 91803	1949	3					2+1	725	<b>\$2,400</b>	\$3.31	Standalone unit, above garage, private laundry, new kitchen app., recessed light, AC, gas heat, updated systems, dual-pane windows, ceiling fans, off-street parking.
5	 <b>220 Marguerita Ave Unit B</b> Alhambra, CA 91801	1910	3					2+1	900	<b>\$2,500</b>	\$2.78	Newer eat-in kitchen range / microwave, remodeled bath, large living room, hardwood floors, ample closets, AC/heat, 900 SF 2nd floor w/ garage + parking.
6	 <b>1823 S 5th St Unit APT #A</b> Alhambra, CA 91803	1929	4					2+1	850	<b>\$2,350</b>	\$2.76	Open studio, full bath, kitchen (stove/fridge), W/D, AC/fans, 2 tandem parking, new carpet/paint, fenced yard. No pets/smoking.
7	 <b>922 Benito Ave Unit C</b> Alhambra, CA 91803	1987	3					2+1	900	<b>\$2,495</b>	\$2.77	Updated flooring, countertop, kitchen appliances, bathroom
<b>AVERAGES</b>		<b>1949</b>			<b>565</b>	<b>\$1,915</b>	<b>\$3.41</b>		<b>725</b>	<b>\$2,436</b>	<b>\$2.91</b>	
S	 <b>Subject - Market Rent</b> <b>2745 S Fremont Ave</b> Alhambra, CA 91803	1959	7	1+1	532	<b>\$1,895</b>	<b>\$3.56</b>	2+1	854	<b>\$2,475</b>	<b>\$2.90</b>	

# RENT COMPARABLES





# SECTION 4

MARKET COMPARABLES

7 UNITS IN PRIME ALHAMBRA

# ALHAMBRA, CA

Named one of the “Top 100 Best Places to Live” in the United States in 2014. Alhambra continues to be the “gateway” to lucrative business opportunities in the west San Gabriel Valley and beyond, as well as a highly desirable community to live and work as substantiated by Livability.com, which named Alhambra in 2014 to its “Top 100 Best Places to Live” in the United States. Alhambra continues to be the “gateway” to lucrative business opportunities. Alhambra placed 21st nationally and fifth among all of California’s 482 cities and towns in the Livability.com ranking. The city was noted for its strength of diversity resulting from a strong business environment including a popular international restaurant row, vibrant Asian business district, award-winning schools, and the best attributes of urban living.



**84,647**

POPULATION



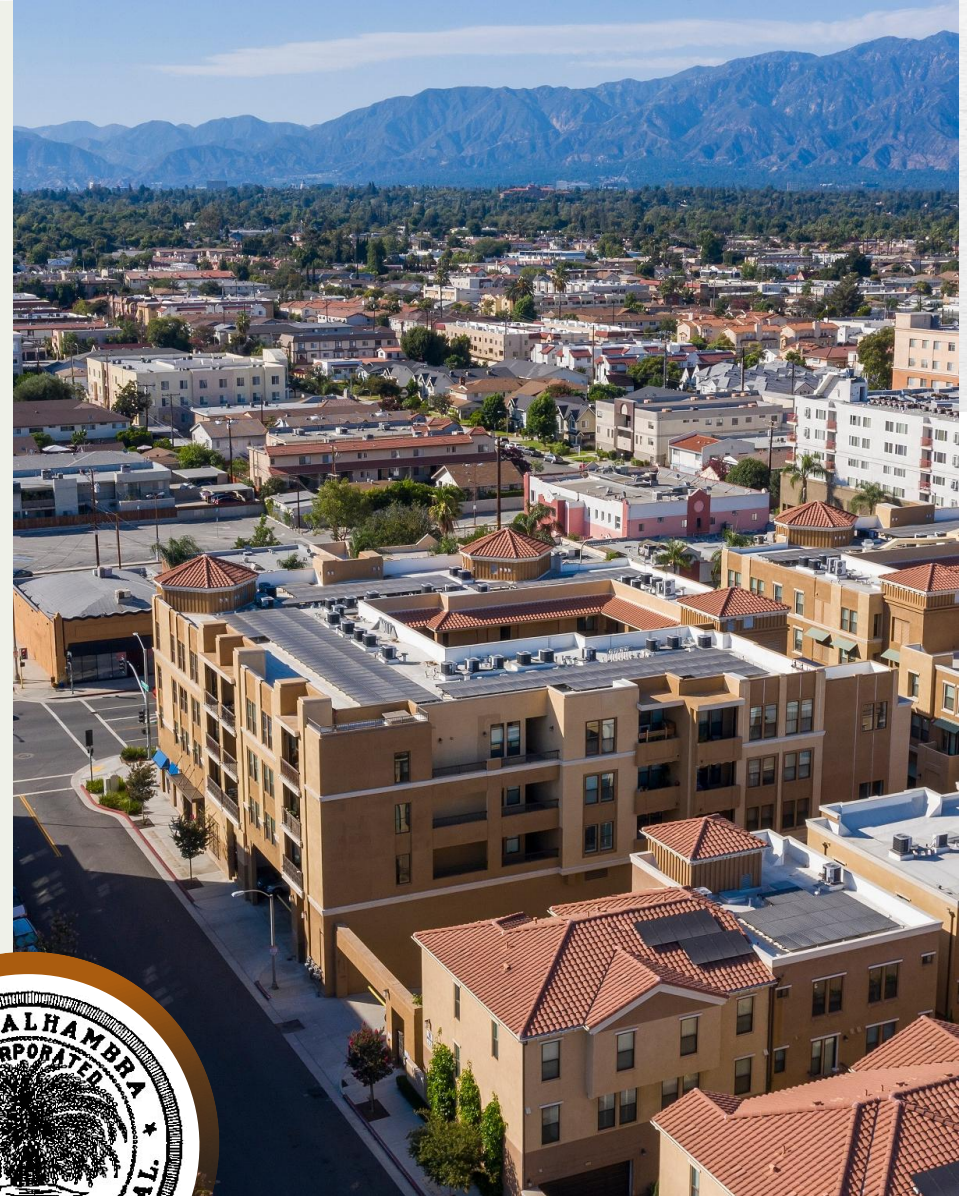
**\$612,700**

MEDIAN HOME VALUE

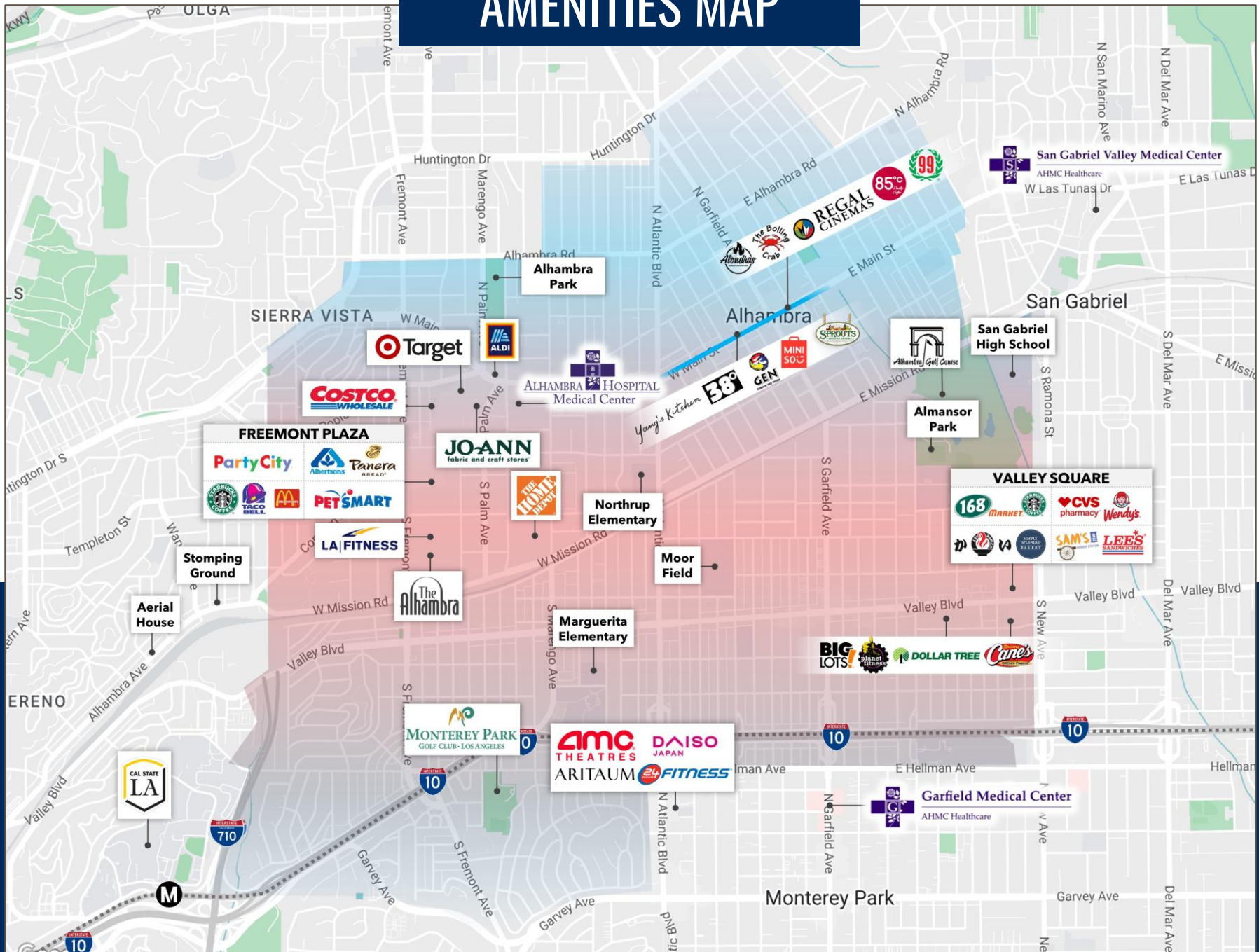


**\$61,384**

AVG HH INCOME



# AMENITIES MAP



# Community Profile

Alhambra continues to be the “gateway” to lucrative business opportunities. Alhambra placed 21st nationally and fifth among all of California’s 482 cities and towns in the Livability.com ranking. The city was noted for its strength of diversity resulting from a strong business environment including a popular international restaurant row, vibrant Asian business district, award-winning schools, and the best attributes of urban living.

## LOCAL ECONOMY

Car dealerships are the largest contributor to the local economy. Many car brands can be found in Alhambra such as BMW, Honda, Nissan, Toyota, Ford, Volkswagen, Jeep, and Chrysler. Most of these dealerships are found on the Main St. auto row near Atlantic Blvd. In recent years there has been an effort to revitalize Main St. from Atlantic Blvd. to Garfield Ave. Many new restaurants have been opening on Main St. as well as a push to develop multi-purpose buildings.



**ALHAMBRA PLACE**

7 UNITS IN PRIME ALHAMBRA



**ALMANSOR PARK**



**RENAISSANCE PLAZA**

2745 S. FREMONT AVE

# Downtown Alhambra

*There are few urban destinations as dynamic, picturesque, and rich in history as Downtown Alhambra. Stroll along Main Street and its side streets and find surprises around every corner. Downtown Alhambra offers retail stores, restaurants, cafes, entertainment venues and service businesses.*



SHARED VISION

Downtown's restaurant row features the best variety of cuisines and offers fast-food and fine dining. Choose from Chinese, barbecue, South American, Italian, Mexican, Japanese Fusion, Japanese, Korean, Indian, British/Indian, Thai, Hawaiian, Vietnamese, small plates, and, of course, good old-fashioned American-style food. Also, hand-crafted beer is a specialty of Downtown Alhambra. If you want a scrumptious snack, try downtown's ice cream, yogurt, and milky buns, among others.

Service and professional businesses include medical, dental, optometry, accountants, salons, barber shops, camera and scrapbooking store, dance centers and printers. Newly opened Alhambra Place, in the center of downtown, offers restaurants, quick-serve restaurants, stationery, a clothing boutique, Burlington, and Sprouts. This retail center is adjacent to 260 new luxury apartment units.



# CAL STATE LOS ANGELES



26,342

STUDENTS



1,031

ACADEMIC STAFF



\$46.2M

ENDOWMENT



# CAL STATE LA

CALIFORNIA STATE UNIVERSITY, LOS ANGELES

7 UNITS IN PRIME ALHAMBRA

## CAL STATE UNIVERSITY LOS ANGELES

California State University, Los Angeles (Cal State LA) is a public university in Los Angeles, California. It is part of the 23-campus California State University (CSU) system. Cal State LA offers 142 bachelor's degrees, 122 master's degrees, and four doctoral degrees: a Doctor of Philosophy (Ph.D.) in special education in collaboration with the University of California, Los Angeles (UCLA), a Doctor of Education (Ed.D.) in Educational Leadership, a Doctor of Nursing Practice (DNP) and a Doctor of Audiology (AuD). It also offers 22 teaching credentials.

Cal State LA has a student body of 26,342 as of fall 2020, which includes 22,566 undergraduates, primarily from the greater Los Angeles area, and 3,776 graduate students.

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ALHAMBRA, CA 91803



CHANG  
INVESTMENT  
GROUP

## STEVE CHANG

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