

MONTEBELLO | CALIFORNIA

# 217 S. MAPLE AVE



EXCLUSIVE MARKETING PACKAGE



# TABLE OF CONTENTS

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03	EXECUTIVE SUMMARY
04	PROPERTY HIGHLIGHTS
05	PROPERTY PHOTOS
06	AERIAL MAP
07	PARCEL MAP
08	RENT ROLL & EXPENSES
09	FINANCIAL SUMMARY
10	MARKET OVERVIEW
11	CONTACT US

217 S. Maple Ave | Montebello, CA

## PRESENTED BY



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217 S. Maple Ave | Montebello, CA

## EXECUTIVE SUMMARY

This 10-unit multi-family property in the city of Montebello offers 2 side-by-side 5-unit parcels, onsite garage parking, and a clear path to upside opportunity with respect to rental rates and value. The property benefits from tenant-paid utility usage and is located in a city that has no local rent control ordinance.

The unit mix consists of (6) 1-Bed/1-Bath Single-Story Units and (4) Studio Apartments located on the 2nd level with parking below. Tenants enjoy onsite garage parking and a location minutes from Montebello Park, Whittier Blvd., and schools.

This is an excellent fit for investors looking for a multi-family investment in a strong rental market, with significant upside opportunity, and with building features that will ensure consistent tenancy.

\$2,295,000

**PRICE**

10 UNITS

**UNITS**

1947

**YEAR BUILT**

4,560 **SQFT**

12,178 **LOT SIZE**

MNR3YY

**ZONING**

6337-001-004

**APN**



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# PROPERTY HIGHLIGHTS

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

Listing Price: \$2,295,000

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!

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# AERIAL MAP

217 S. Maple Ave | Montebello, CA

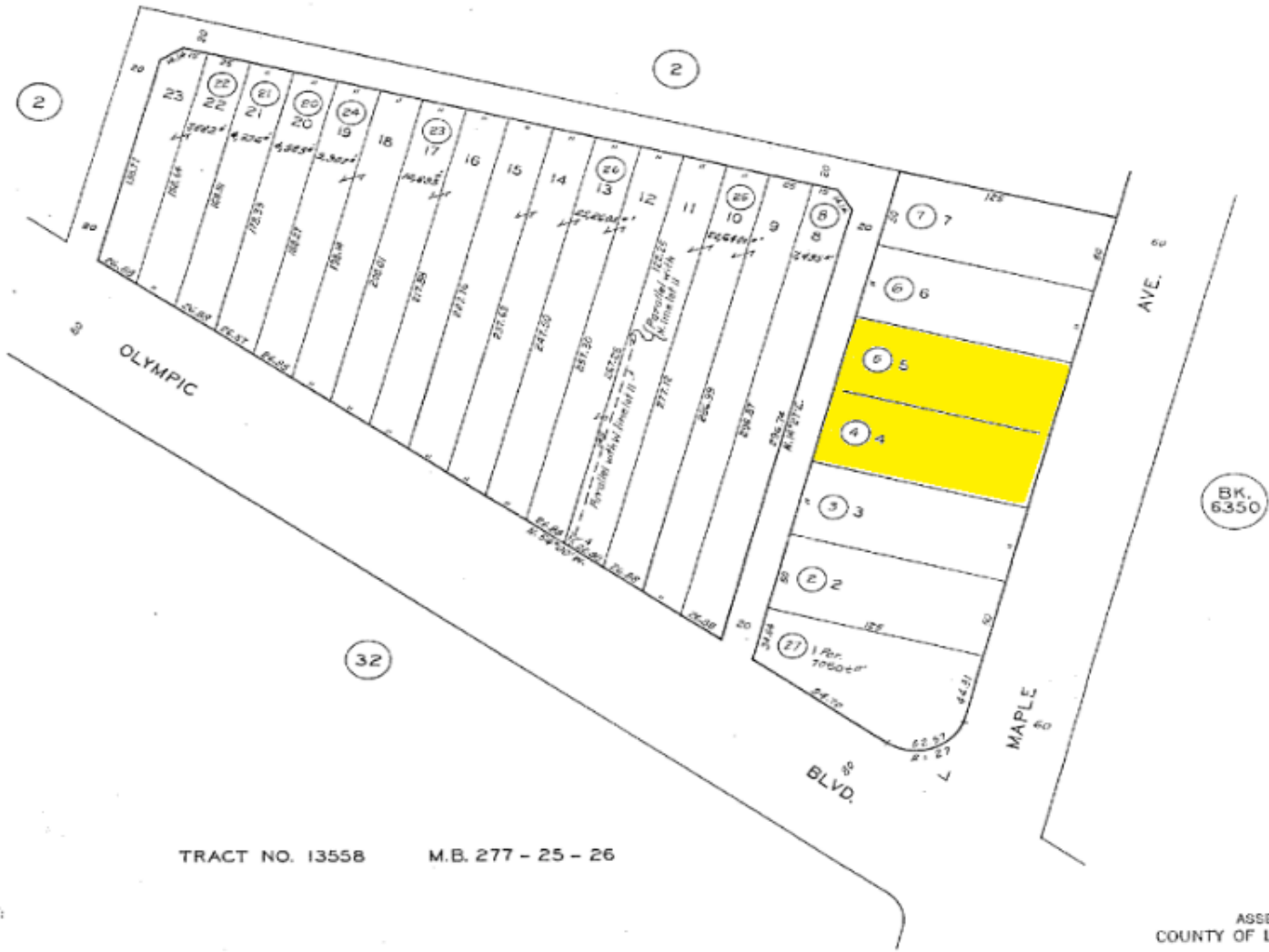


# PARCEL MAP

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	\$1,400	\$1,845
217 1/2	1 + 1	\$1,431	\$1,845
217 3/4	1 + 1	\$1,600	\$1,845
219	Studio	\$1,060	\$1,595
219 1/2	Studio	\$1,200	\$1,595
221	1 + 1	\$1,484	\$1,845
221 1/2	1 + 1	\$1,500	\$1,845
221 3/4	1 + 1	\$1,452	\$1,845
223	Studio	\$1,200	\$1,595
223 1/2	Studio	\$1,060	\$1,595

## ESTIMATED ANNUAL EXPENSES

Property Taxes	\$30,646
New Insurance Quote	\$9,500
Water	\$4,328
Trash	\$2,238
Gas	\$362
Repairs & Maintenance	\$7,500
Reserves for Replacement	\$2,000
<b>TOTAL EXPENSES</b>	<b>\$56,574</b>

## FINANCING

Loan Amount	\$1,491,750
Loan Type	30/10
Interest Rate	6%
Annual Debt Service	\$58,355

# FINANCES

217 S. Maple Ave | Montebello, CA

## ANNUALIZED OPERATING DATA

		CURRENT		PROFORMA
Scheduled Gross Income		\$13,387		\$17,450
Laundry & Other Income		\$0		\$0
Total Scheduled Gross Income		\$160,644		\$209,400
Less: Vacancy Allowance	3%	\$4,819	3%	\$6,282
Effective Gross Income		\$155,825		\$203,118
Less: Expenses		\$56,574		\$56,574
Net Operating Income		\$99,250		\$146,544
Less: Debt Service		\$58,355		\$58,355

**PRE-TAX CASH FLOW**      2.74%      \$40,895      **5.91%**      **\$88,189**

## UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
6	1 + 1	\$1,400 - \$1,600	\$8,867	\$11,070
4	Studio	\$1,060 - \$1,200	\$4,520	\$6,380

**MONTHLY TOTALS**      **\$13,387**      **\$17,450**

## PROPERTY SUMMARY

Price	\$2,295,000
Down Payment	\$1,491,750
Loan Amount	\$803,250
Number of Units	10 Units
Price/Unit	\$229,500
Price/SF	\$503
Cash on Cash %	2.74%
<b>COC Pro Forma</b>	<b>5.91%</b>
Cap Rate	4.32%
<b>Cap Rate (Proforma)</b>	<b>6.39%</b>
GRM	14.29
<b>GRM (Proforma)</b>	<b>10.96</b>
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

# CONTACT US

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19

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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