



Commercial Real Estate

# FOR SALE

7826 DUCHESS DRIVE  
WHITTIER, CA 90606

—  
11 Unit  
Multi-Family  
Investment  
—



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01

# The Property

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Commercial Real Estate



# Executive Summary

7826 DUCHESS DRIVE, WHITTIER, CA 90606

The CREM Group is proud to present the exclusive offering of 7826 Duchess Drive in Whittier, CA—an 11-unit multifamily property situated on a generous 19,984-square-foot lot. Built in 1949, this property offers a rare investment opportunity with stable returns and substantial rental upside. All units are separately metered for gas and electric, providing utility efficiency, and feature dedicated parking at the rear, accessible via driveways on both sides of the property. The CAP rate based on current income is 6.00% with a market CAP rate of 7.69%, positioned to attract both value-driven investors and those seeking stable cash flow.

Located in the desirable city of Whittier, 7826 Duchess Drive benefits from a prime location near numerous local amenities that make it highly appealing to tenants. The property is just minutes from Whittier College, a well-regarded liberal arts institution, and the Whittier Union High School District, known for its strong academic programs and community engagement. Whittier's historic Uptown district, located less than 10 minutes away, offers a vibrant mix of dining, shopping, and entertainment options, including local favorites like The Bottle Room and The 6740, along with unique boutiques and the Whittier Village Cinemas.





Whittier offers excellent connectivity to the greater Los Angeles area, with easy access to the 605 Freeway, providing a convenient commute to nearby employment hubs in downtown Los Angeles, Pasadena, and Orange County. The property is also near PIH Health Whittier Hospital, a major healthcare provider in the region, ensuring residents have access to quality medical care. For recreation, residents can enjoy nearby parks such as Hellman Park and Whittier Narrows, offering trails, picnic areas, and sports facilities. With its strategic location, community amenities, and strong local demand for rental housing, 7826 Duchess Drive is an attractive investment opportunity with potential for both immediate income and long-term value appreciation.





# Property Overview

7826 DUCHESS DRIVE, WHITTIER, CA 90606

|                     |                                    |
|---------------------|------------------------------------|
| PRICE:              | \$2,500,000                        |
| UNIT COUNT:         | 11                                 |
| PRICE/UNIT:         | \$227,273                          |
| BUILDING SQ FT:     | 6,006                              |
| PRICE/SF:           | \$416.25                           |
| LOT SIZE:           | 19,984                             |
| CURRENT CAP RATE:   | 6.00%                              |
| PRO FORMA CAP RATE: | 7.69%                              |
| UNIT MIX:           | 11 (2+1)                           |
| YEAR BUILT:         | 1949                               |
| ZONING:             | R-3-P (WEST WHITTIER - LOS NIETOS) |
| APN:                | 8173-002-022                       |

# Parcel Map

7826 DUCHESS DRIVE, WHITTIER, CA 90606



# Aerial Photos

7826 DUCHESS DRIVE, WHITTIER, CA 90606





# Aerial Photos

7826 DUCHESS DRIVE, WHITTIER, CA 90606

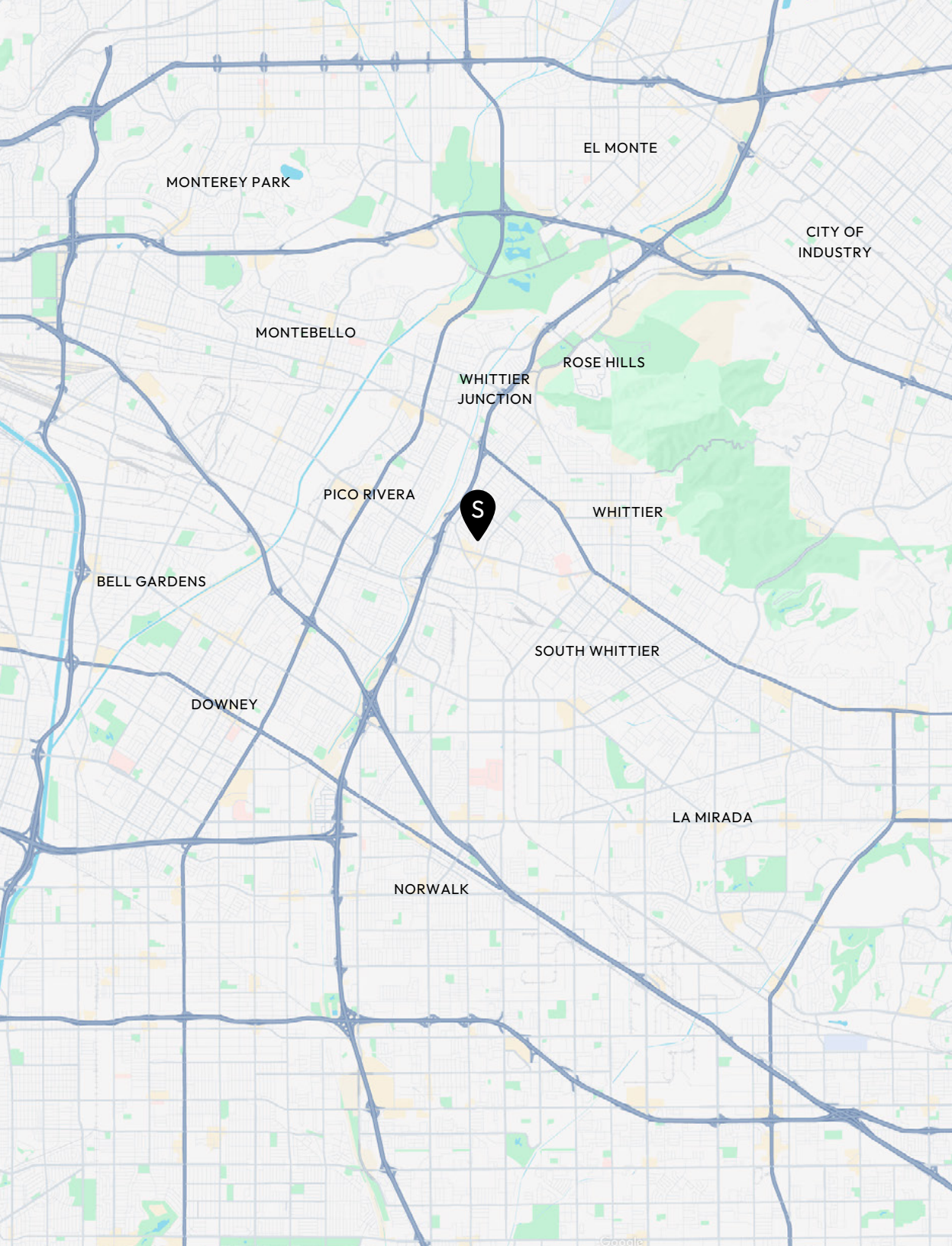


# Investment Highlights

7826 DUCHESS DRIVE, WHITTIER, CA 90606

- ✔ Value-add multi-family investment opportunity consisting of eleven 2 bed/1 bath units with 20% upside in rents
- ✔ All units separately metered for gas & electric plus on-site parking accessible by double-driveways for easy access
- ✔ Situated on a generous lot of 19,984 square feet
- ✔ Densely populated area with over 450,000 people within a 5-mile radius
- ✔ Benefitting from easy access to the 605 freeway and excellent connectivity to the greater Los Angeles area
- ✔ Surrounded by popular destinations such as Whittier's historic Uptown District, nearby parks such as Hellman Park and Whittier Narrows and local favorites like The Bottle Room and The 6740
- ✔ Minutes from Whittier College and the Whittier Union High School District as well as PIH Health Whittier Hospital, a major healthcare provider in the region
- ✔ Walking distance from major retailers including Food 4 Less, Starbucks, Subway, Burger King, IHOP, Planet Fitness, O'Reilly Auto, CVS, McDonalds, and many more





# Demographics

## WHITTIER

|   |                |
|---|----------------|
| POPULATION<br><i>(within 5-mile radius)</i> | <b>449,809</b> |
|---|----------------|

|  |                 |
|--|-----------------|
| AVG. HOUSEHOLD INCOME<br><i>(within 2-mile radius)</i> | <b>\$94,513</b> |
|--|-----------------|

|   |               |
|---|---------------|
| RENTER OCCUPIED HOUSEHOLDS<br><i>(within 5-mile radius)</i> | <b>54,439</b> |
|---|---------------|

|   |             |
|---|-------------|
| MEDIAN AGE<br><i>(within 2-mile radius)</i> | <b>38.5</b> |
|---|-------------|

02

# Financials

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Commercial Real Estate

# Rent Roll & Operating Data

7826 DUCHESS DRIVE, WHITTIER, CA 90606

|                                     |
|-------------------------------------|
| Price<br><b>\$2,500,000</b>         |
| Current CAP Rate<br><b>6.00%</b>    |
| ProForma CAP Rate<br><b>7.69%</b>   |
| Price Per Unit:<br><b>\$227,273</b> |
| Current GRM:<br><b>10.50</b>        |
| Pro Forma GRM:<br><b>8.81</b>       |
| Building SF<br><b>6,006</b>         |
| Lot Size<br><b>19,984</b>           |
| Price/SF (Building)<br><b>\$416</b> |
| Price/SF Land<br><b>\$125</b>       |
| Year Built<br><b>1949</b>           |
| Zoning<br><b>R-3-P</b>              |

| ANNUALIZED INCOME            | CURRENT          |     | MARKET           |     |
|------------------------------|------------------|-----|------------------|-----|
| Scheduled Gross Income:      | <b>\$238,116</b> |     | <b>\$283,800</b> |     |
| Vacancy Rate:                | -\$7,143         | 3%  | -\$8,514         | 3%  |
| Expenses:                    | -\$80,849        | 34% | -\$83,133        | 29% |
| <b>Net Operating Income:</b> | <b>\$150,124</b> |     | <b>\$192,153</b> |     |

| EXPENSES               | Per Unit |         |
|------------------------|----------|---------|
| Property Taxes @ 1.25% | \$31,250 | \$2,841 |
| Management (5%)        | \$11,906 | \$1,082 |
| Insurance              | \$3,414  | \$310   |
| Repairs & Maintenance  | \$6,600  | \$600   |
| Utilities              | \$8,663  | \$788   |
| Trash                  | \$4,941  | \$449   |
| Pest                   | \$550    | \$50    |
| Landscaping/Gardener   | \$6,645  | \$604   |
| Plumbing               | \$1,880  | \$171   |
| Misc. & Reserves       | \$5,000  | \$455   |

| RENT ROLL   |                                     |            |              |                 |             |                |
|-------------|-------------------------------------|------------|--------------|-----------------|-------------|----------------|
| Unit Number | Type                                | Approx. SF | Current Rent | Current Rent/SF | Market Rent | Market Rent/SF |
| 1           | 2+1                                 | 545        | \$ 1,635.00  | \$ 3.00         | \$ 2,150.00 | \$ 3.94        |
| 2           | <small>Pending Eviction</small> 2+1 | 545        | \$ 2,150.00  | \$ 3.94         | \$ 2,150.00 | \$ 3.94        |
| 3           | 2+1                                 | 545        | \$ 1,850.00  | \$ 3.39         | \$ 2,150.00 | \$ 3.94        |
| 4           | 2+1                                 | 545        | \$ 2,150.00  | \$ 3.94         | \$ 2,150.00 | \$ 3.94        |
| 5           | 2+1                                 | 545        | \$ 2,135.00  | \$ 3.92         | \$ 2,150.00 | \$ 3.94        |
| 6           | 2+1                                 | 545        | \$ 890.00    | \$ 1.63         | \$ 2,150.00 | \$ 3.94        |
| 7           | 2+1                                 | 545        | \$ 2,120.00  | \$ 3.89         | \$ 2,150.00 | \$ 3.94        |
| 8           | 2+1                                 | 545        | \$ 1,585.00  | \$ 2.91         | \$ 2,150.00 | \$ 3.94        |
| 9           | 2+1                                 | 545        | \$ 1,733.00  | \$ 3.18         | \$ 2,150.00 | \$ 3.94        |
| 10          | 2+1                                 | 545        | \$ 1,700.00  | \$ 3.12         | \$ 2,150.00 | \$ 3.94        |
| 11          | 2+1                                 | 545        | \$ 1,895.00  | \$ 3.48         | \$ 2,150.00 | \$ 3.94        |

|                       |                 |
|-----------------------|-----------------|
| <b>Total Expenses</b> | <b>\$80,849</b> |
| <b>Expenses/SF</b>    | <b>\$13.46</b>  |
| <b>Expenses/Unit</b>  | <b>\$7,350</b>  |

|               |              |                     |                |                     |                |
|---------------|--------------|---------------------|----------------|---------------------|----------------|
| <b>TOTAL:</b> | <b>5,995</b> | <b>\$ 19,843.00</b> | <b>\$ 3.31</b> | <b>\$ 23,650.00</b> | <b>\$ 3.94</b> |
|---------------|--------------|---------------------|----------------|---------------------|----------------|

| RENT SUMMARY |           |               |                |               |                |
|--------------|-----------|---------------|----------------|---------------|----------------|
| # of Units   | Unit Type | CURRENT       |                | MARKET        |                |
|              |           | Avg Rent/Unit | Monthly Income | Avg Rent/Unit | Monthly Income |
| 11           | 2+1       | \$1,803.91    | \$19,843.00    | \$2,150.00    | \$23,650.00    |

|  |                     |                     |
|--|---------------------|---------------------|
| <b>Monthly Scheduled Gross Income</b>    | <b>\$19,843.00</b>  | <b>\$23,650.00</b>  |
| <b>Annualized Scheduled Gross Income</b> | <b>\$238,116.00</b> | <b>\$283,800.00</b> |



03

# Sale Comparables

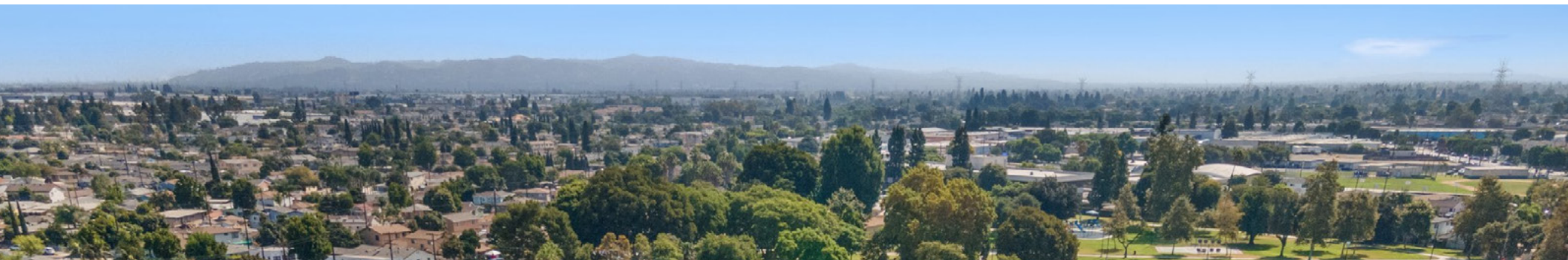
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Commercial Real Estate

# Sale Comps

7826 DUCHESS DRIVE, WHITTIER, CA 90606

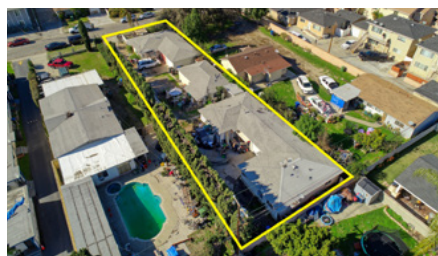


**1** 13716 Penn St  
WHITTIER, CA 90602



|                |                           |
|----------------|---------------------------|
| Price          | \$ 3,550,000.00           |
| Apt Units      | 14                        |
| Year Built     | 1975                      |
| Building SF    | 18,910                    |
| Building \$/SF | \$ 187.73                 |
| Lot Size (SF)  | 15,246                    |
| CAP Rate       | 6.07%                     |
| \$/Unit        | \$ 253,571.43             |
| Sales Date     | 8/26/2024                 |
| Mix            | 8 (2+1), 4 (2+2), 2 (3+2) |

**2** 7816 Duchess Dr  
WHITTIER, CA 90606



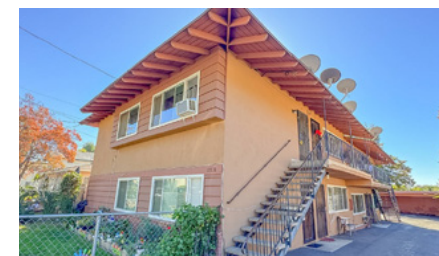
|                |                  |
|----------------|------------------|
| Price          | \$ 1,125,000.00  |
| Apt Units      | 4                |
| Year Built     | 1958             |
| Building SF    | 2,900            |
| Building \$/SF | \$ 387.93        |
| Lot Size (SF)  | 11,168           |
| CAP Rate       | 3.89%            |
| \$/Unit        | \$ 281,250.00    |
| Sales Date     | 6/27/2024        |
| Mix            | 2 (2+1), 2 (1+1) |

**3** 13704 Franklin St  
WHITTIER, CA 90602



|                |                   |
|----------------|-------------------|
| Price          | \$ 3,950,000.00   |
| Apt Units      | 16                |
| Year Built     | 1971              |
| Building SF    | 10,353            |
| Building \$/SF | \$ 381.53         |
| Lot Size (SF)  | 10,019            |
| CAP Rate       | 6.15%             |
| \$/Unit        | \$ 246,875.00     |
| Sales Date     | 6/25/2024         |
| Mix            | 11 (1+1), 5 (2+1) |

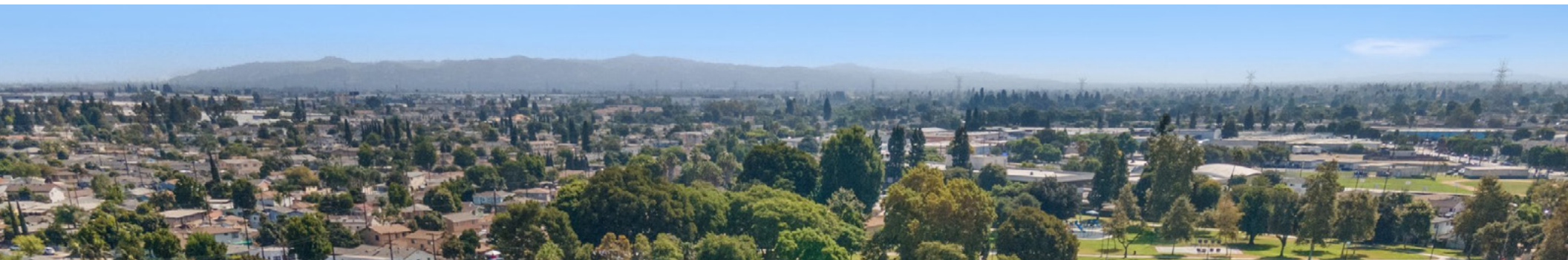
**4** 12738 Oak St  
WHITTIER, CA 90602



|                |                  |
|----------------|------------------|
| Price          | \$ 1,635,000.00  |
| Apt Units      | 8                |
| Year Built     | 1962             |
| Building SF    | 4,251            |
| Building \$/SF | \$ 384.62        |
| Lot Size (SF)  | 7,009            |
| CAP Rate       | 3.60%            |
| \$/Unit        | \$ 204,375.00    |
| Sales Date     | 5/15/2024        |
| Mix            | 1 (2+1), 7 (1+1) |

# Sale Comps

7826 DUCHESS DRIVE, WHITTIER, CA 90606

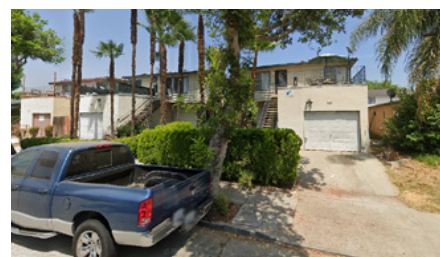


**5** 7346 Bright Ave  
WHITTIER, CA 90602



|                |   |
|----------------|---|
| Price          | \$ 4,400,000.00                           |
| Apt Units      | 16  |
| Year Built     | 1964                                      |
| Building SF    | 12,991                                    |
| Building \$/SF | \$ 338.70                                 |
| Lot Size (SF)  | 13,975                                    |
| CAP Rate       | 4.61%                                     |
| \$/Unit        | \$ 275,000.00                             |
| Sales Date     | 4/2/2024                                  |
| Mix            | 14 (2's), 2 (3's), 1 (1+1) non-conforming |

**6** 7920-7924 Comstock Ave  
WHITTIER, CA 90602



|                |                 |
|----------------|-----------------|
| Price          | \$ 2,400,000.00 |
| Apt Units      | 8               |
| Year Built     | 1964            |
| Building SF    | 8,180           |
| Building \$/SF | \$ 293.40       |
| Lot Size (SF)  | 11,204          |
| CAP Rate       | 3.80%           |
| \$/Unit        | \$ 300,000.00   |
| Sales Date     | 9/8/2023        |
| Mix            | 8 (2's)         |

**7** 7315 Norwalk Blvd  
WHITTIER, CA 90606



|                |                            |
|----------------|----------------------------|
| Price          | \$ 4,800,000.00            |
| Apt Units      | 18                         |
| Year Built     | 1962                       |
| Building SF    | 16,236                     |
| Building \$/SF | \$ 295.64                  |
| Lot Size (SF)  | 20,748                     |
| CAP Rate       | 5.06%                      |
| \$/Unit        | \$ 266,666.67              |
| Sales Date     | 9/7/2023                   |
| Mix            | 10 (1's), 4 (2's), 4 (3's) |

**8** 7913 Bright Ave  
WHITTIER, CA 90602

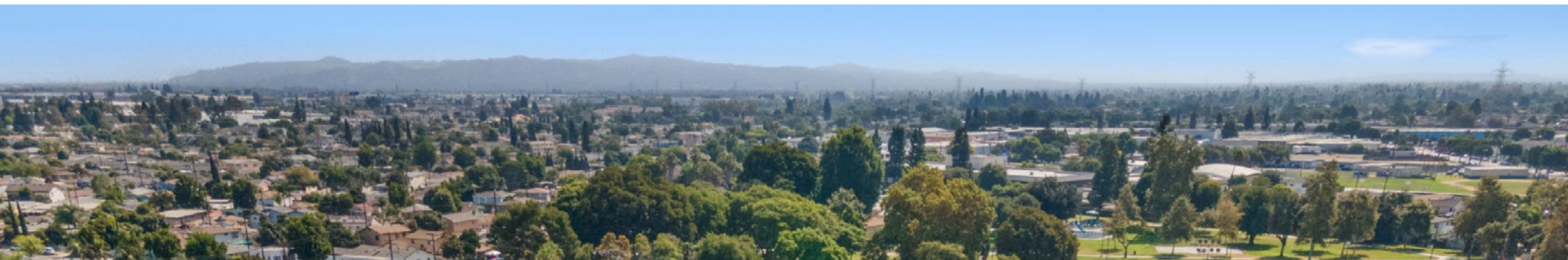


|                |                              |
|----------------|------------------------------|
| Price          | \$ 1,800,000.00              |
| Apt Units      | 7                            |
| Year Built     | 1962                         |
| Building SF    | 5,554                        |
| Building \$/SF | \$ 324.09                    |
| Lot Size (SF)  | 7,841                        |
| CAP Rate       | Undisclosed                  |
| \$/Unit        | \$ 257,142.86                |
| Sales Date     | 4/27/2023                    |
| Mix            | 1 (Studio), 3 (1's), 3 (2's) |



# Sale Comps

7826 DUCHESS DRIVE, WHITTIER, CA 90606



9 7642 Milton Ave  
WHITTIER, CA 90602



|                |                 |
|----------------|-----------------|
| Price          | \$ 4,450,000.00 |
| Apt Units      | 16              |
| Year Built     | 1962            |
| Building SF    | 10,878          |
| Building \$/SF | \$ 409.08       |
| Lot Size (SF)  | 14,000          |
| CAP Rate       | 3.94%           |
| \$/Unit        | \$ 278,125.00   |
| Sales Date     | 1/11/2023       |
| Mix            | 16 (1's)        |

AVERAGE

|                |                 |
|----------------|-----------------|
| Price          | \$ 3,123,333.33 |
| Apt Units      | 12              |
| Year Built     | -               |
| Building SF    | 10,028          |
| Building \$/SF | \$ 333.64       |
| Lot Size (SF)  | 12,357          |
| CAP Rate       | 4.64%           |
| \$/Unit        | \$ 262,556.22   |
| Mix            | -               |

\*7826 DUCHESS DRIVE

|                |                 |
|----------------|-----------------|
| Price          | \$ 2,500,000.00 |
| Apt Units      | 11              |
| Year Built     | 1949            |
| Building SF    | 6,006           |
| Building \$/SF | \$ 416.25       |
| Lot Size (SF)  | 19,984          |
| CAP Rate       | 6.00%           |
| \$/Unit        | \$ 227,272.73   |
| Mix            | 11 (2+1)        |

# Disclaimer

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 7826 Duchess Drive (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

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# Get In Touch With Us

FOR MORE INFORMATION



Commercial Real Estate



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