

El Monte, CA 91732

9/19

1.14 Acres

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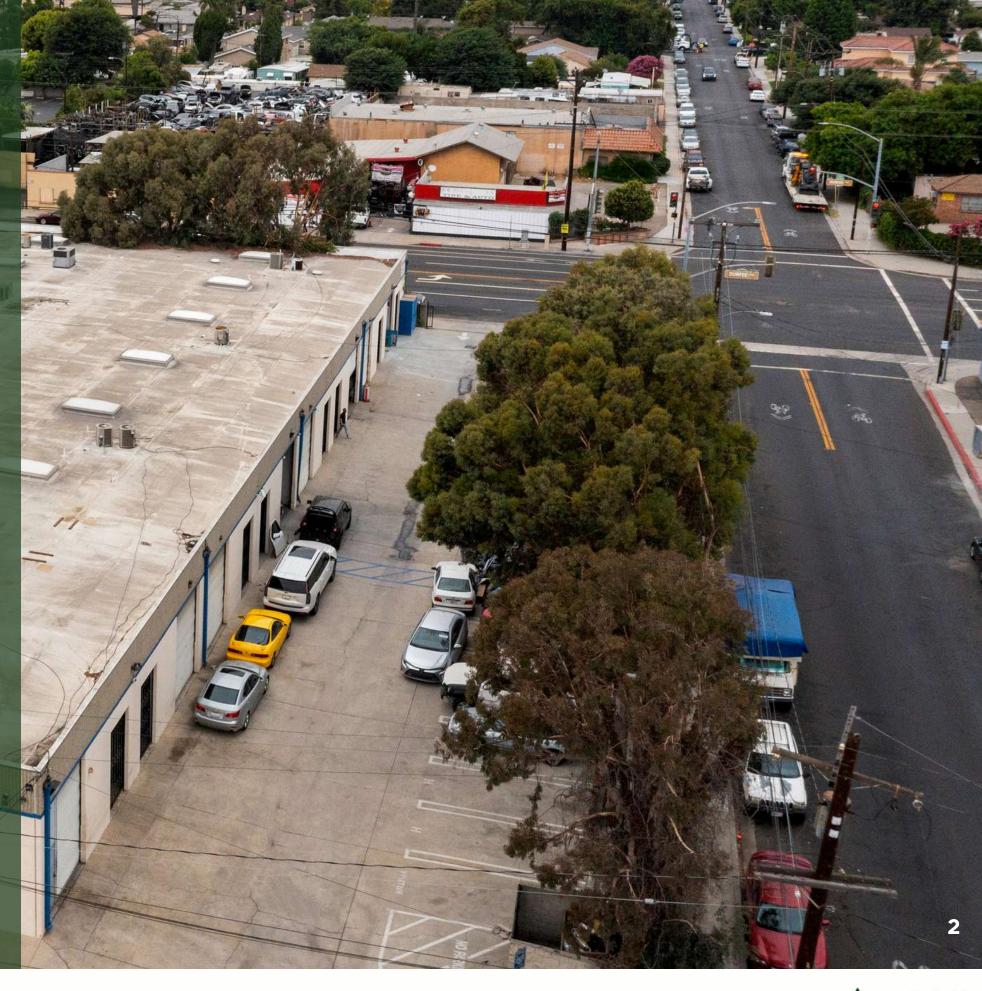
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# THE OPPORTUNITY

executive summary

El Monte, The End of the Santa Fe Trail

Seize this extraordinary opportunity to invest in a multi-tenant industrial property ideally located at the 10 and 605 highway interchange. This property comprises 16 incubator units, each equipped with a drive-in that is approx. 8 x 10, showcasing its versatility and adaptability. In the highly sought-after San Gabriel Valley, where industrial real estate is scarce, this property stands fully leased, emphasizing its desirability, especially considering the mere 1.9% vacancy rate in Q1 2023.

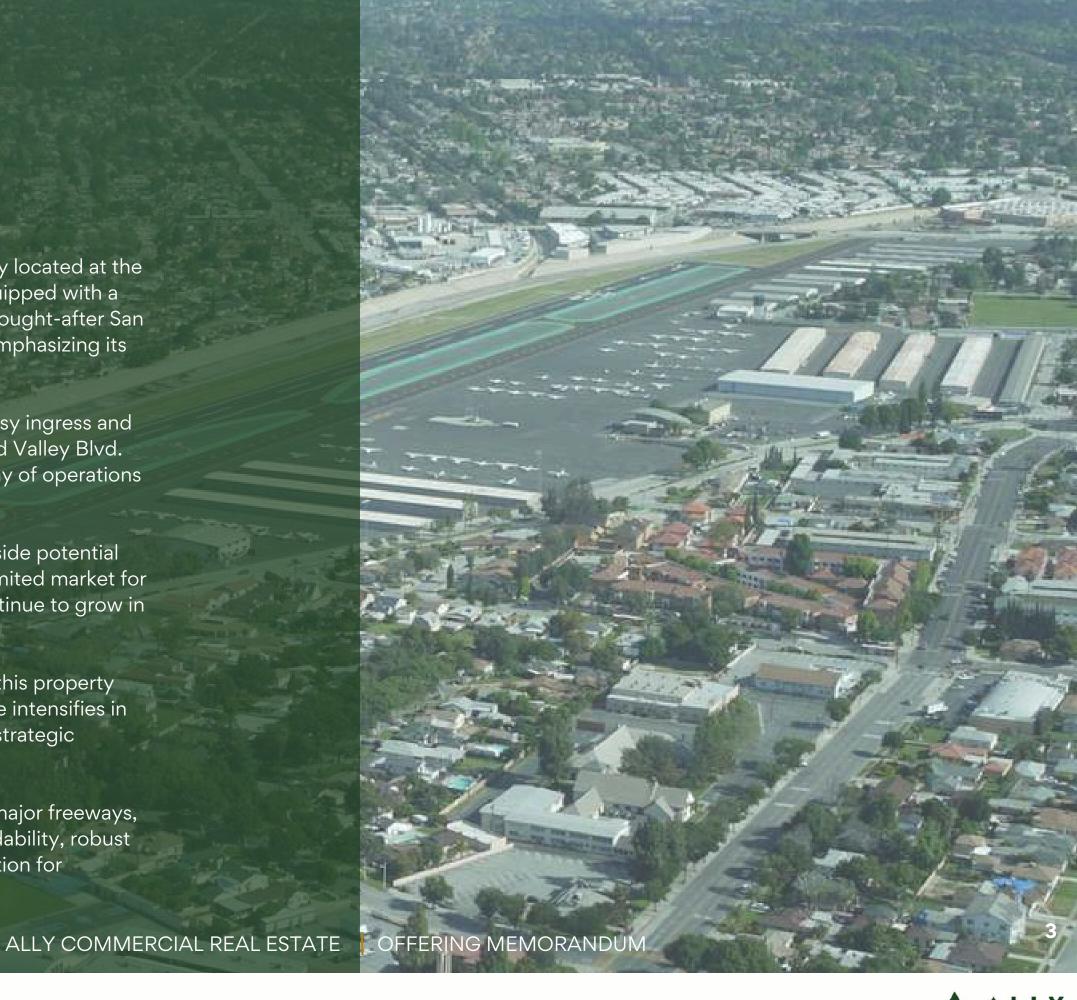
Nestled in a prime location, this El Monte asset promises seamless connectivity with easy ingress and egress to the 10 and 605 freeways, facilitated by key thoroughfares like Durfee Ave and Valley Blvd. The property's strategic zoning amplifies its appeal and ensures its suitability for an array of operations including wholesaling, distribution, and storage.

Multi-tenant industrial allows for a unique combination of downside protection and upside potential because shorter leases will enable an investor to capture increasing market rents in a limited market for industrial space. Industrial property investment is a diversifying asset class that will continue to grow in its connection to the e-commerce industry and other areas.

Situated in the flourishing industrial corridor of El Monte within the San Gabriel Valley, this property emerges as an outstanding investment opportunity. As the demand for industrial space intensifies in California, this El Monte property presents itself as a prized asset, ensuring investors a strategic vantage point in the state's evolving industrial landscape.

El Monte's strategic position in the San Gabriel Valley, bolstered by its accessibility to major freeways, has made it a magnet for industrial and commercial property investors. The city's affordability, robust business environment, and diverse community further amplify its allure as a prime location for commercial ventures.

2746 DURFEE AVE





#### investment overview



EST. NOI	\$411,265.06		
EST. Anuual Gross	\$528,360.00		
Annual Expense	\$101,244.14		
Stories	1		
Drive Ins	16 tot./8' w x 10' h		
Ceiling Ht	16'		

#### property overview

Address	2746 Durfee Ave, El Monte, CA		
GLA SF	23,320		
Lot Size SF	49,658 1989 25,000+ M1		
Year Built			
VPD			
Zoning			
Parcel Number	8109-006-039		
No. of Parking Spaces	32		

#### why multi-tenant industrial?

While multifamily is a great area to invest in, multi-tenant industrial property is an asset class that will continue to grow in its connection to the e-commerce industry and other areas. California's restrictive rent control laws do not apply to industrial properties, which allows owners to raise rent and maximize their investment. The vacancy for industrial in the immediate area is 1.9% while multi-family is at 3.6%. Therefore, multi-tenant industrial is uniquely positioned to offer downside protection with upside potential.

# **Investment Summary**

### **Estimated Annual Operating Expenses**

EXPENSES	CURRENT
Insurance Expense	\$8,400
Landscaping & Groundskeeping	\$1,680.00
Trash Services	\$10,140.12
Electric	\$1,831.58
Water	\$4,192.44
Property Tax (1.25%)	\$75,000
Total Expenses	\$101,244.14

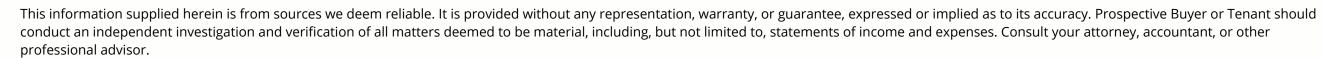
<sup>\*</sup>Expenses, income and other information must be verified and any interested party must complete their own investigations.

INCOME	CURRENT
GROSS SCHEDULED RENT	\$528,360.00
Less: Vacancy/Deductions	3.00% \$15,850.80
Total Effective Rental Income	\$512,509.20
Other Income	<b>\$0</b>
Effective Gross Income	\$512,509.20
Less: Expenses	\$101,244.14
NET OPERATING INCOME	\$411,265.06

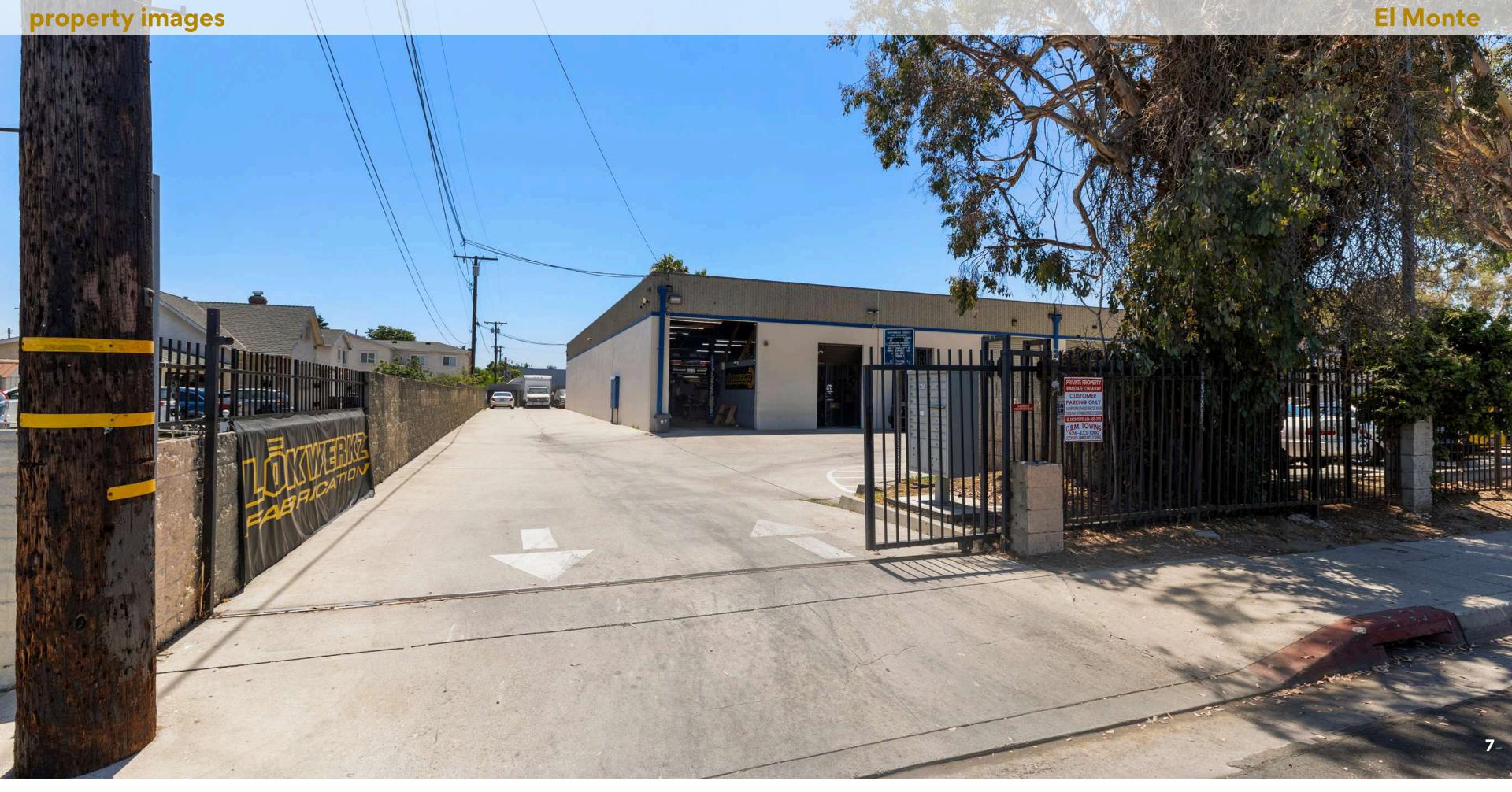


property images El Monte



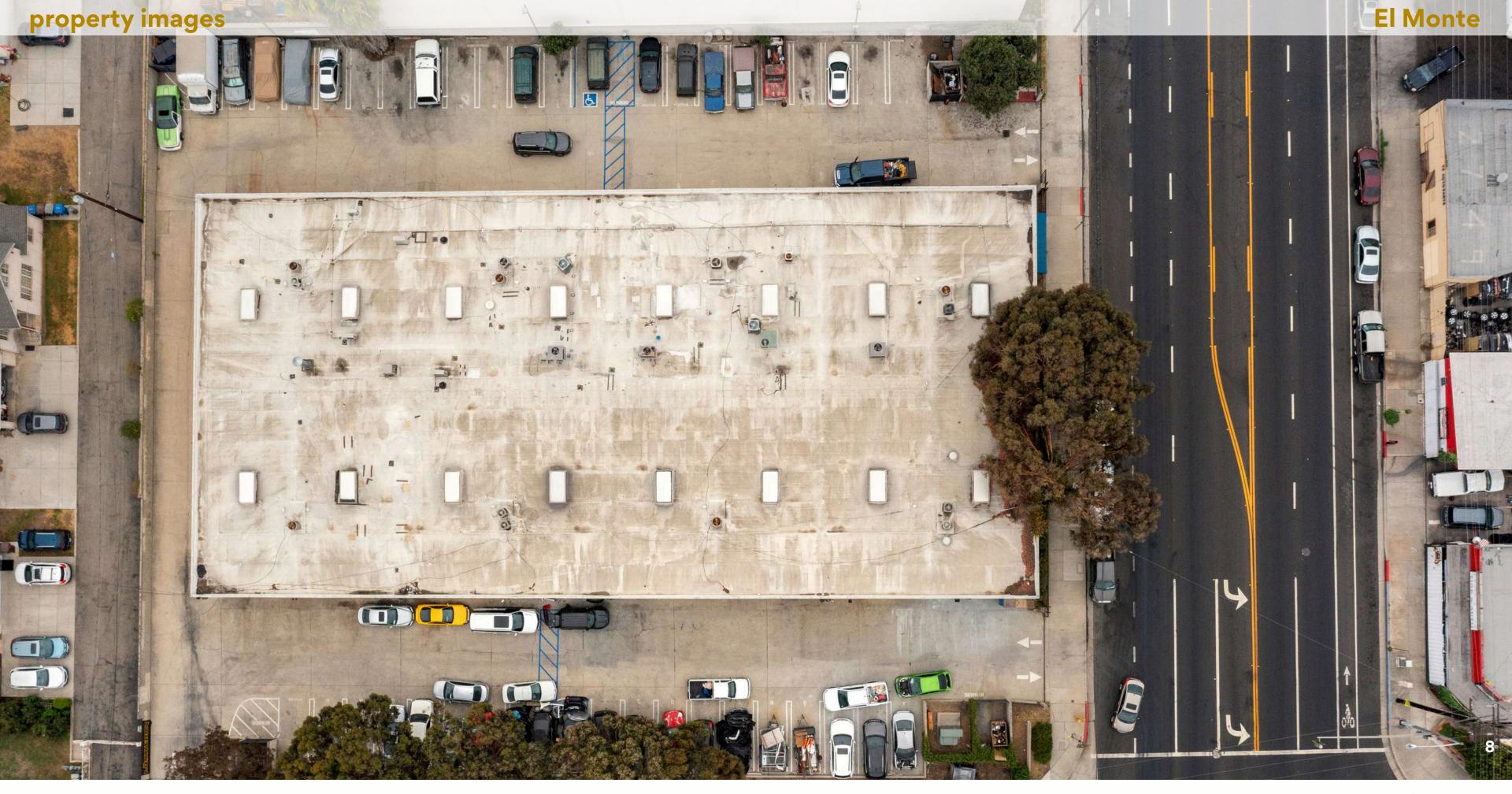


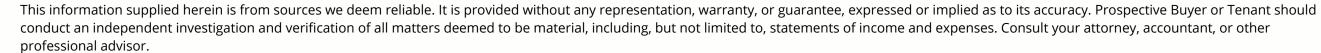




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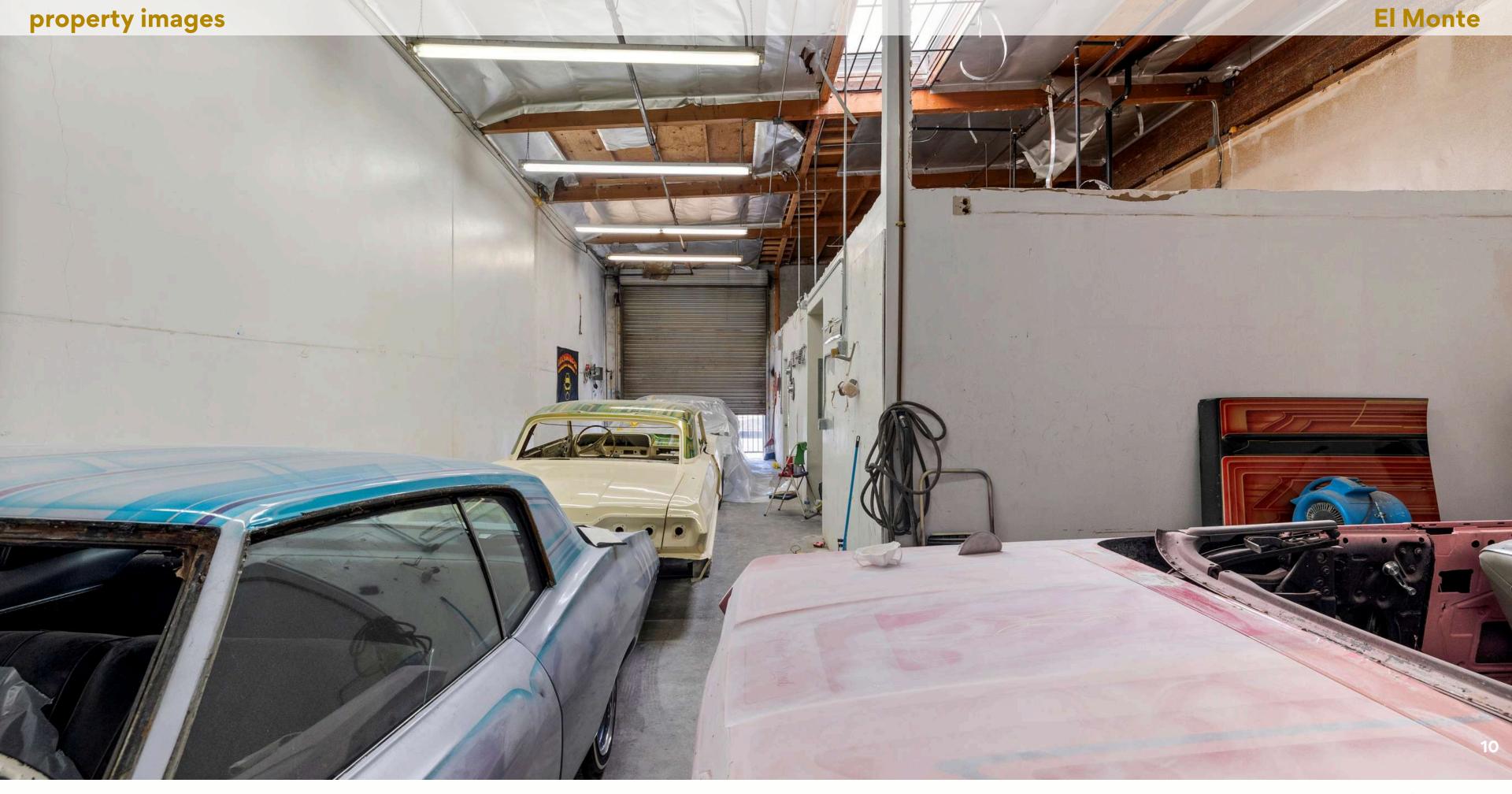






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# **Rent Roll**

Unit	Lease	Years	Monthly Rent	Rent PSF	Increase	# Increases	SF
А	4/1/23-3/31/26	2	\$3,100	\$1.97	5.00%	2	1500
В	7/1/22-6/30/26	1	\$3,090	\$2.06	5.00%	2	1500
С	1/1/23-12/31/25	1	\$2,850	\$1.83	n/a	n/a	1500
D	VACANT		<b>\$0</b>				1500
E	М-М	1	\$3,090	\$2.06	5.00%	2	1500
F/G	VACANT		<b>\$0</b>				3000
н	4/1/22-3/31/27	1	\$2,625	\$1.67	4.00%	1	1500
1/0	5/1/22-4/30/28	1	\$4,900	\$1.63	6.50%	1	3000
J	VACANT		<b>\$0</b>				1500
K/L	VACANT		<b>\$</b> 0				3000
N	9/1/24-8/31/26	1	\$2,950	\$1.95	/	/	1500
М	VACANT						1500
Р	5/12/23-11/30/25	1	\$3,050	\$1.96	n/a	n/a	1500
Total			\$25,655				

- Per every lease, Owner has the right to give Tenants a 60 day notice to vacate their unit at any time throughout the lease. This creates an opportunity for an Owner-User to occupy as much space as needed.
  - Owner is willing to sign a lease back for the vacant units at close of escrow for up to 1 year with a high net worth PG.

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#### FOR SALE

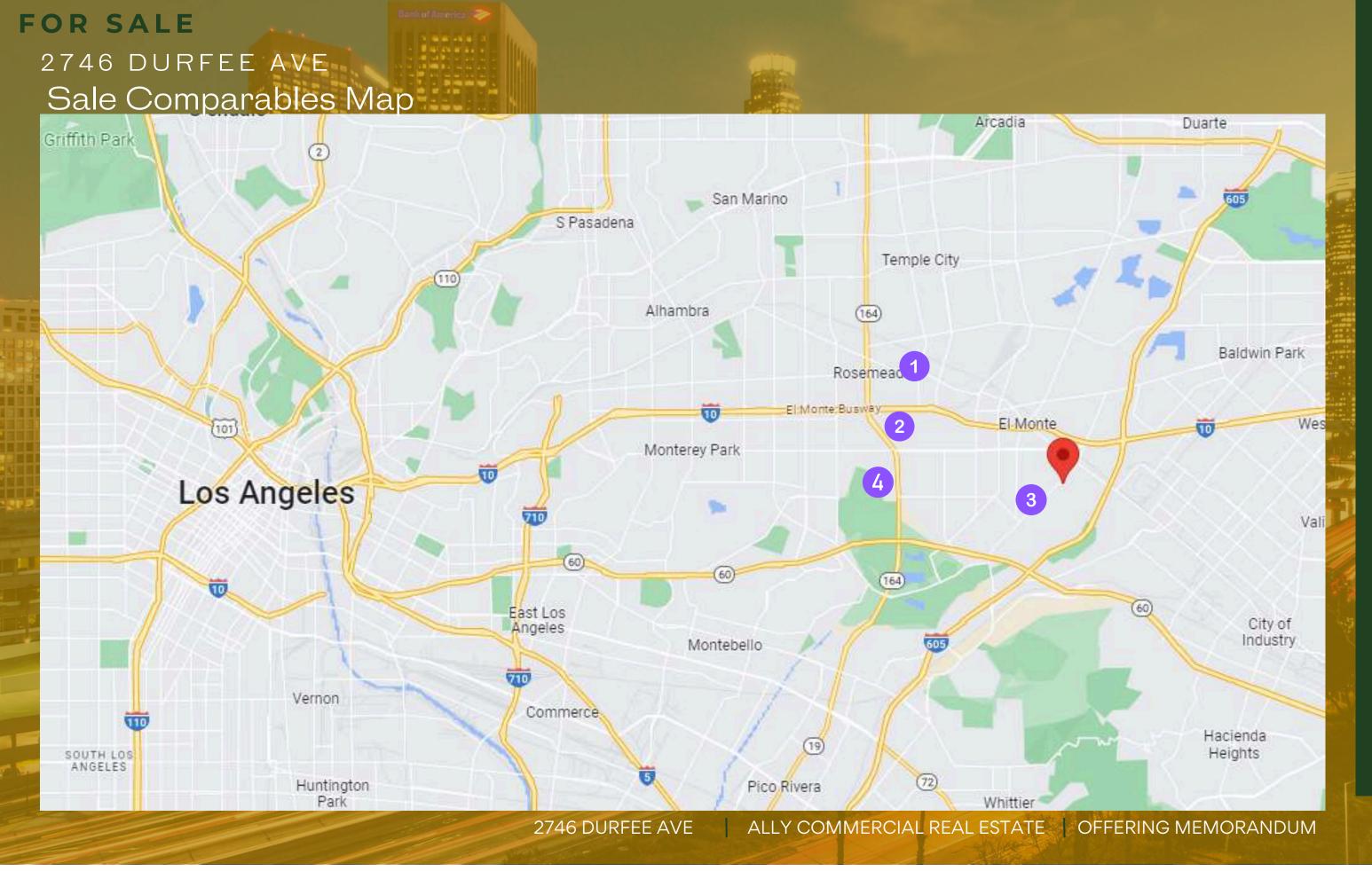
## 2746 DURFEE AVE Sale Comparables

#	‡	ADDRESS	CITY, STATE	SALE PRICE	BLDG SQ FT	PPSF
		2746 Durfee Ave	El Monte, CA	\$6,950,000.00	23,320	\$298.03
1		4183 Temple City Blvd	El Monte, CA	\$27,025,000.00	71,437	\$378.31
2		9480 Telstar Ave	El Monte, CA	\$14,060,897.00	36,081	\$389.70
3		2253-2307 Durfee Ave	El Monte, CA	\$4,000,000.00	12,361	\$323.60
4		2007 Lee Ave	El Monte, CA	\$3,526,000.00	10,216	\$345.14
N			Sale Comp Averages:	\$12,152,974.25	32,524	\$359.19
4		2007 Lee Ave				

2746 DURFEE AVE

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- Subject Property
- 1 4183 Temple City Blvd
- 2 9480 Telstar Ave
- 3 2253-2307 Durfee Ave
- 4 2007 Lee Ave



#### immediate area overview

#### **El Monte: Regional Economy**

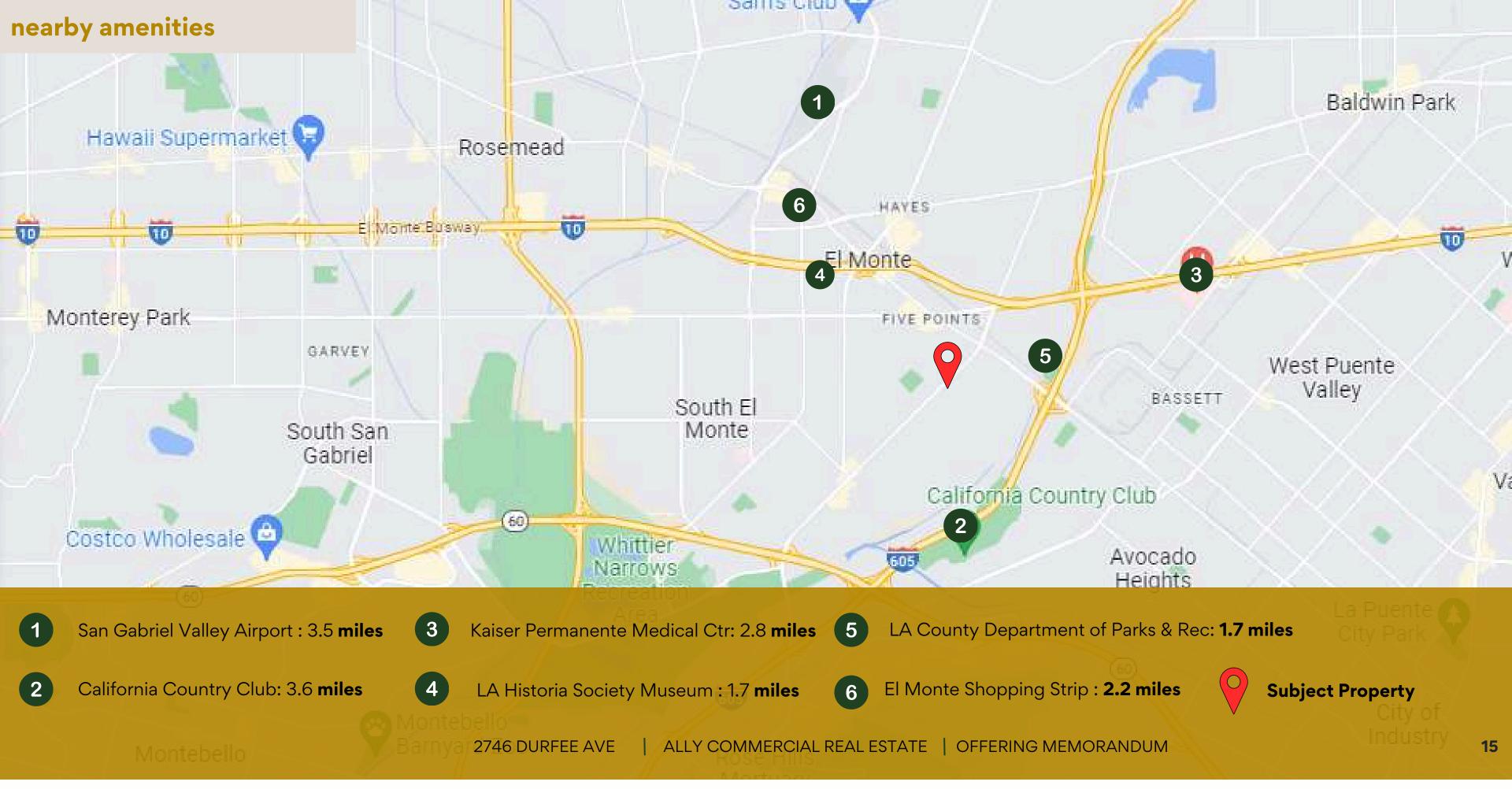
- El Monte, strategically situated in the heart of the San Gabriel Valley and just a 10-minute drive from downtown Los Angeles, is a thriving commercial and transportation center, attracting millions of commuters annually. The recent expansion of the Metro Transit System has brought about an economic surge, with a projected \$150 million injection into the local economy by the end of 2023.
- The San Gabriel Valley Airport is a significant transportation facility only a short drive away, supporting over 10,000 flight operations each year. This airport facilitates tourism and business travel and employs thousands in the region.
- Rio Hondo College, located close to El Monte, enrolls over 20,000 students annually, making it a vital educational institution in the San Gabriel Valley. Its presence has significantly influenced the local rental and retail markets.
- El Monte's Baldwin Avenue, renowned for its vibrant car shows and automobile history, draws over 300,000 enthusiasts every year, celebrating the city's rich car culture.
- The city has seen commendable economic growth, with a 3.1% increase in job opportunities in the past year. El Monte's job growth is predicted to rise by 40.2% over the next ten years, outpacing the national average.



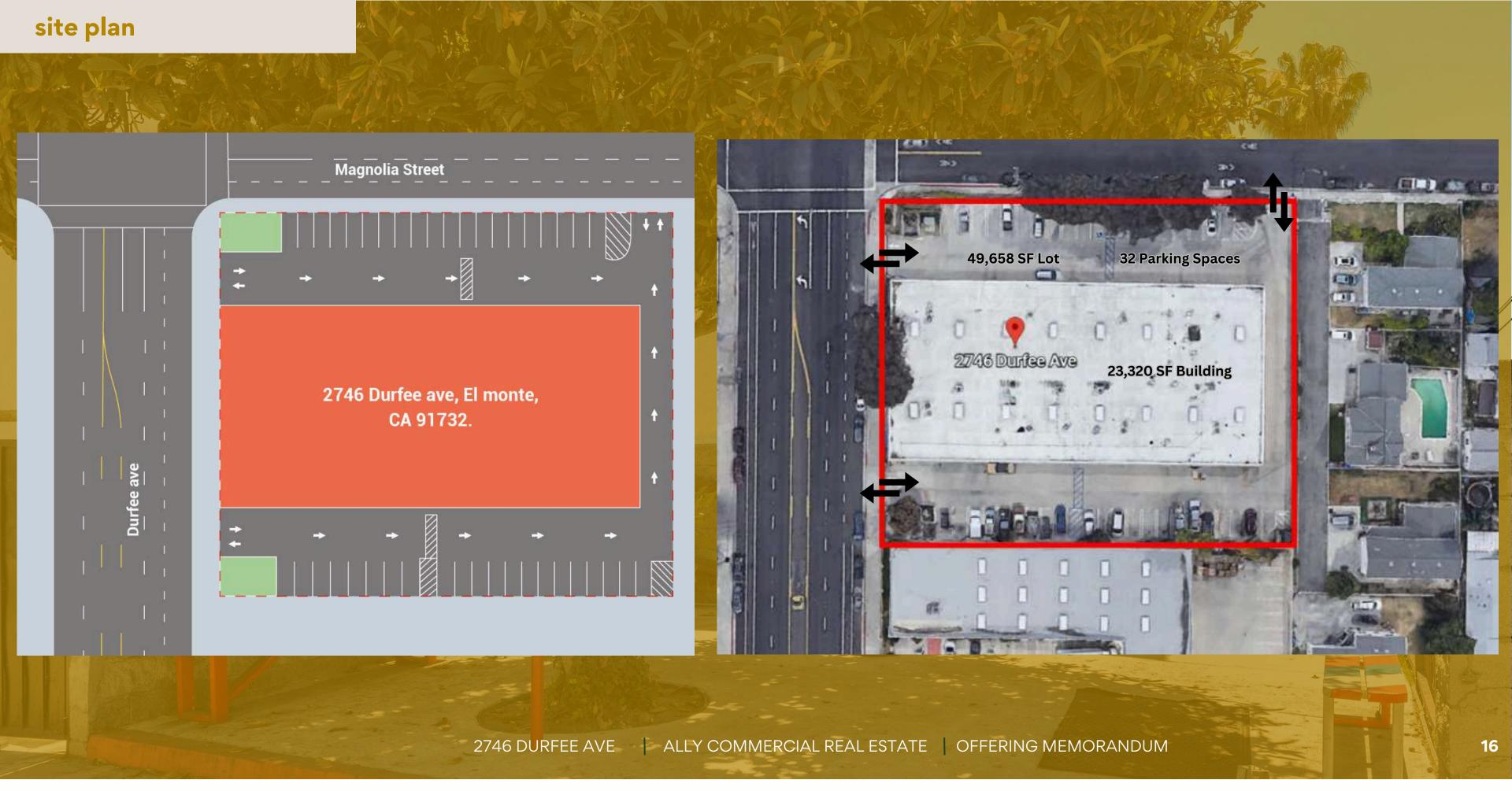
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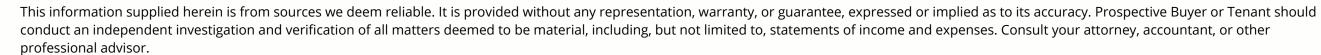
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## demographics

		2 mile	5 mile	10 mile
	2010	25,971	135,608	581,174
households	2023	23,769	125,262	556,830
	2028	22,846	120,634	540,580
income				
	avg income	\$76,813	\$92,598	\$101,928
	2010	112,323	517,731	1,950,649
population	2023	105,384	486,886	1,877,497
	2028	101,934	471,170	1,826,178
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### MEET THE TEAM

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