

1111-1121 W Alhambra Road, Alhambra, CA 91801

Offered at: \$1,549,000

Price per SF: \$394.25

Property Details

Building Size	3,929 Square Feet Across Two (2) Buildings
Lot Size	8,036 Square Feet
Parking	3 Car Garage + 3 Driveway Parking Spaces
Year Built Year Renovated	1922 1999
Roof Condition	Grey building was re-roofed in 2005. The roof on the brown building was not re-roofed since the owner purchased the property.

All downstairs units feature private laundry hookups, an attractive amenity that can support higher rental returns for new ownership. Ideally located in North Alhambra, the property sits two blocks from South Pasadena, San Marino, Costco & Target Alhambra, with convenient access to 168 Supermarket, Alhambra High School, and the shops of Downtown Alhambra.

Rent Roll

Unit No.	Bed Count	Bath Count	Delivered Vacant?	Actual Rent	New Rent After Close	Pro Forma
1111A	2	1	No	\$1350	\$1350	\$2500
1111B	2	1	Yes	\$1100	\$2500	\$2500
1115	2	1	Yes	Owner	\$2500	\$2500
1119	2	1	No	\$1650	\$1650	\$2500
1121	2	1	No	\$1600	\$1600	\$2500
			Total Rent	\$5,700	\$9,600	\$12,500
			Annual Rent	\$68,400	\$115,200	\$150,000

Note: Unit 1111B and Unit 1115 will be delivered vacant at Close of Escrow, providing new ownership the opportunity to secure market rents for said units. Unit 1111A and Unit 1111B are not officially designated as “A” and “B” in City and County records. These identifiers are used solely to help prospective buyers better understand the building’s layout and do not represent legally recognized unit designations.

Realist Tax shows 5 units. City record shows the property built as 4 units legally.

Financial Details

Operating Expenses

Expense Type	Current (Annual)	Pro Forma (Annual)
Property Taxes	\$6,700.00	\$20,796.38 (Estimated)
Insurance	\$5,000.00	\$7,000.00 (Estimated)
Water	\$1,890.00	\$1,890.00
Trash	\$540.00	\$540.00
Landscaping	\$400.00	\$400.00
Total Expenses (Annual)	\$14,530.00	\$30,626.38

GRM	Actual	22.65
	New Rent*	13.45
	Pro Forma	10.33

Cap Rate	Actual	3.48%
	New Rent*	6.50%
	Pro Forma	8.75%

* - For the New Rent calculations, Cap Rate and GRM calculations are based off current expenses and the market rent for the two (2) vacant units that will be provided at Close of Escrow. The market rent is based off five (5) rentable units; however, the unit is legally a quadruplex.

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Any prospective Buyer, selling agent, partner, representative or affiliate of the parties is obligated to ascertain and determine the accuracy of the information provided herein at their own discretion. Said information may include square footage, usage, room count, existing permits and records, plans, and any other feature pertaining to the subject property. The information presented in all marketing materials has been collected from the Seller and sources that the listing agent(s) deems reputable and trustworthy. Listing agents, listing agents' brokerage and any affiliate of the listing agents do not guarantee or make any warranties, express or implied, as to the accuracy of the information presented. Any quantifiable measurements (i.e. age, square footage, room count, financial analysis, etc) are approximate measurements and must be verified by the Buyer, selling agent and any other affiliates of the Buyer. Buyer yields risk for any inaccuracies.