



10906 Main St, El Monte 91731



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# OVERVIEW

RE/MAX One Commercial is pleased to present a value-add opportunity to owner-occupy or purchase as a leased investment. This commercial retail property, located in the heart of the Downtown El Monte District, was originally constructed in 1941 and benefits from its prime location, surrounded by key amenities such as Chase Bank, the County Courthouse, and a mix of regional and well-known national retailers. This makes it an attractive investment for those looking to capitalize on the vibrant El Monte business community. Conveniently situated behind the property is a city-owned public parking lot, ensuring ample parking space for both customers and tenants. The building currently houses long-standing retail tenants with active leases, providing a stable income stream.

The property is currently occupied, and showings are available exclusively to accepted offers.

## PROPERTY HIGHLIGHTS

- 1,780 sqft of Prime Retail Space
- Cap Rate - 6.93%
- Price/Unit - \$950,000
- Price/SF - \$533.71
- Zoning - EMC2\*

## LOCATION HIGHLIGHTS

- Strategically located in Los Angeles County
- Easy access to major freeways, including the I-10, I-605, and I-210
- The city's thriving downtown area is experiencing significant growth, with new businesses and residential developments enhancing its appeal to both residents and investors.



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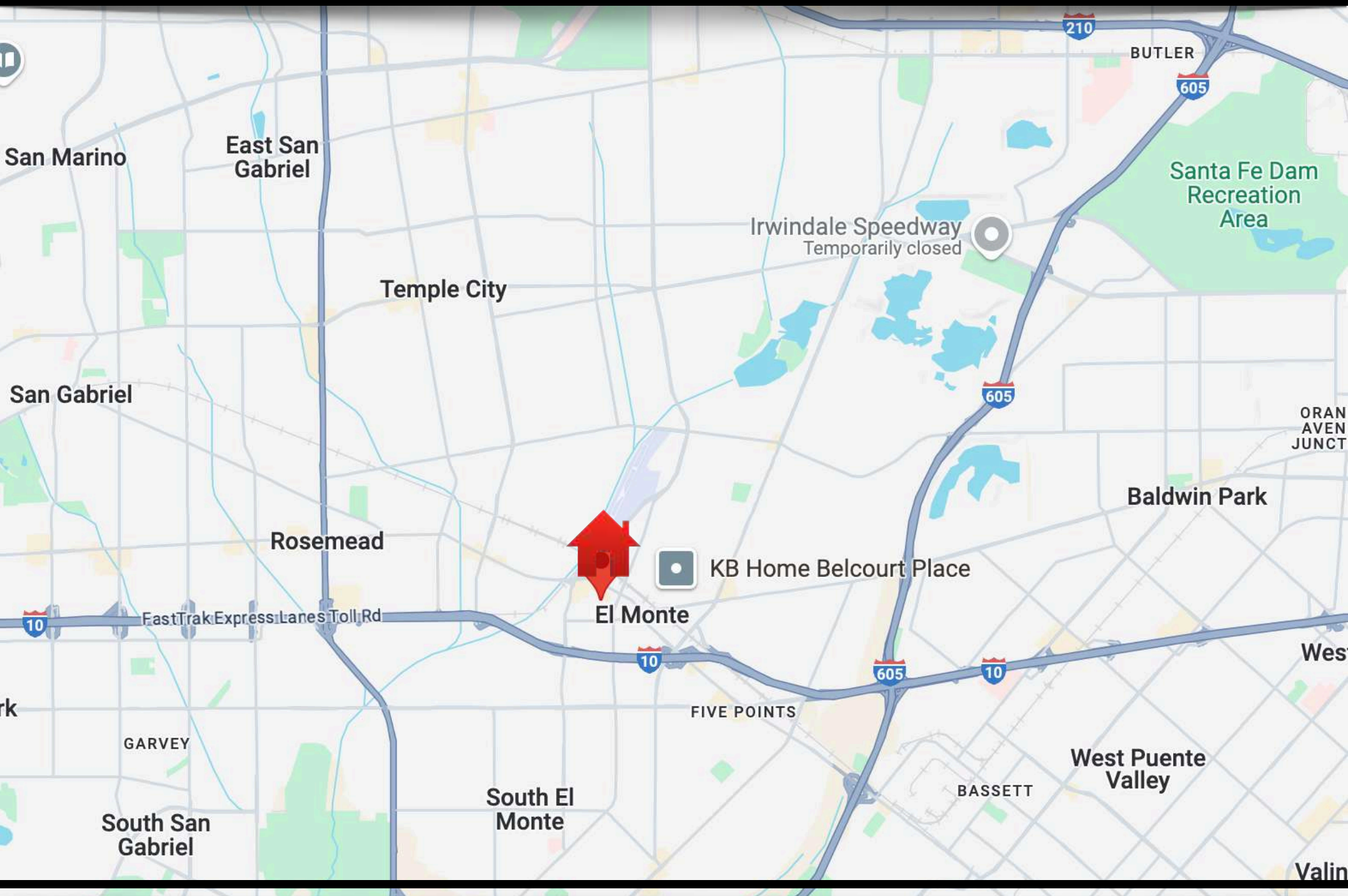
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**RE/MAX<sup>®</sup> ONE**  
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# FINANCIAL SUMMARY

## PRICING

Offering Price	\$950,000
Down Payment (50%)	\$475,000
Price/ SF	\$533.71
Cap Rate	7.96%
	Market 6.93%

## PROPERTY DETAILS

Year Built	1941
Gross SF	1,780
Lot SF	3,118
Zoning	EMC2*
Parking	1

	LEASE TYPE	CURRENT RENT	PROFORMA RENT
	MTM	\$5,154	\$6,000
	Utilities (NNN)	\$500	\$500
Monthly Gross		\$5,654	\$6,500
Annual Gross		\$67,848	\$78,000
Upside		15%	



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# COMPARABLE SALES

<u>ADDRESS</u>	<u>PRICE</u>	<u>PRICE/SF</u>
10905 Garvey Ave	\$545,000	\$350.26
10952 Valley Mall	\$1,100,000	\$294.51
10928 Garvey Ave	\$1,720,000	\$455.03
Average	\$1,121,667	\$366.60
10906 Main St	\$950,000	\$533.71

Values represented in table and respective charts refer to Subject Property's LISTED PRICE to Comp Property's SALE PRICE.





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# MARKETING CAMPAIGN

Stage 1 <i>Premarketing</i>	Stage 2 <i>Marketing Campaign Launch</i>	Stage 3 <i>Negotiations &amp; Close</i>
<p>Finalize the Offering Memorandum with our marketing team at RE/MAX One Commercial.</p> <ul style="list-style-type: none"> <li>• Property Photos</li> <li>• Design Layout</li> <li>• Highlight the Asset</li> <li>• Location Overview</li> </ul>	<p>Upload the Offering Memorandum and information into all major real estate websites:</p> <ul style="list-style-type: none"> <li>• theMLS.com</li> <li>• Loopnet/Costar</li> <li>• ApartmentBuildings.com</li> <li>• Realtor.com</li> <li>• Zillow</li> <li>• Redfin</li> <li>• Trulia</li> <li>• Crexi</li> <li>• RE/MAX company website</li> </ul>	<p>As we receive offers, we will orchestrate a bidding atmosphere that will create competition and allow us to obtain the highest price and best terms.</p> <ul style="list-style-type: none"> <li>• Counter Offers</li> <li>• Multiple Counter Offers</li> <li>• Acceptance</li> </ul>
<p>Prepare postcard and send out mailer to local apartment owners in Hollywood.</p>	<p>Cold Call local owners who have purchased properties in the last 4 years.</p>	<p>Send out final email campaign to all interested parties alerting them that offers are being presented.</p>
<p>Email campaign to over 3,000 preferred investors in our company database.</p>	<p>Cold Call owners who recently sold property in the past 6 months to verify if they are in 1031 Exchanges.</p>	<p>Accept best offer and retain qualified Buyers in backup position.</p>
<p>Entire team will call our proprietary database of investors that own and purchase in Santa Monica.</p>	<p>Cold Call apartment owners on Ocean Park Blvd and other neighboring streets in Santa Monica.</p>	<p>Inspect property, provide due diligence, and remove contingencies.</p>
<p>RE/MAX One Commercial will present your listing to all RE/MAX agents on our weekly company “deal share” conference call.</p>	<p>Personalized direct email to cooperating brokers who closed transactions in Santa Monica.</p>	<p>Close escrow.</p>



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# AGENT SUMMARY

RE/MAX One is the #1 RE/MAX franchise in the world by sales volume and we head their Multi-Family division.

We have a 100% completion rate for all 1031 exchanges and have achieved record setting prices throughout Santa Monica.

Our dynamic team of agents are the most active brokers in the area and range from 45+ years of experience to young, high-energy agents dialing the phones to sell your property.

## Chase Simonton

**Vice President, Multi-Family Investments**  
dre 01766871

With over 16 years of experience selling multi-family investments and over \$750 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica and the Greater Los Angeles Area. Leading a commercial real estate team of 9 agents, Chase offers both experience and problem solving ability backed by a young group of high energy agents calling on behalf of your property. and energy of a high powered real estate office.

## Mike Torres

**Associate Partner, Multi-Family Investments**  
dre 02145532

Specializing in multifamily sales in the greater Los Angeles sub-markets with an emphasis in West Hollywood/Miracle Mile, Mike provides clients with extensive market knowledge and invaluable information on local submarket trends. He prides himself on his aggressive underwriting, strategic marketing and navigation of the 1031 exchange process.



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