

# EXCLUSIVE LISTING

## 6036-6038 Temple City Blvd, Temple City CA

Prime 6-unit Value-add near downtown Temple City, Class A Location, NO Local Rent Control, Temple City School District, Owner for 20 years! Large R4 Zone Lot (Clear ADUs Upside), Electrical panels upgraded; ALL Units due for rent increases



### SUMMARY

Subject Property:	6036-6038 Temple City Blvd Temple City, CA
Price:	\$2,200,000
Price Per Unit:	\$366,700
Year Built:	1947
Building Area:	3,552 SF
Lot Size:	9,113 SF
APN#:	5385-014-018
Zoning / Parking:	R4 / 6 SPACES (4 garage + 2 open)
Unit Mix:	1 X 2B + 1B 4 X 1B + 1B 1 X STUDIO

### Investment & Property Highlights

- Super prime Location near Downtown Temple City and within Temple City School District
- Long time owner for 20 years
- Class A Location in one the most desirable and strongest rental market in West San Gabriel Valley
- NO Local Rent control location – an estimated  $\pm 33\%$  rental upside! Maximum allowed rent increases under CA AB1482
- Located in a high barrier to entry and “no inventory” area for multifamily 5+ units and above
- Strong demographics with  $\pm \$147,891$  average household income within a 1-mile radius!
- Area of HIGH Homeownership rate ( $\pm 57\%$ !)
- Walk to the immensely popular CAMELIA SQUARE Shopping Center, Temple City High School, Longden Elementary School, and Oak Ave Intermediate School
- Highly desirable layout with 4-unit single story and a duplex in the back, Easy to run and manage unit mix
- Very well-maintained apartment with many recent CAPEX (electrical panels & subpanels, mini-split HVAC, etc.)
- All tenants are on month-to-month and some may be due for rent increases (buyer to verify)
- Easy to maintain and operate with low vacancies due to its location, school district, and strong demand
- Excellent curb appeal in a quiet residential neighborhood adjacent to newer PUD properties
- Upgraded electrical panels and subpanels, individual water heater, each unit has newer mini split HVAC system, 3 units have washer dryer hookups, extra room for common area laundry (only hookups, no machines)
- Each unit is separately metered for electricity and gas

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SANTA ANITA RACETRACK



SHOPS AT SANTA ANITA



6036-6038 TEMPLE CITY BLVD

NEWER TOWNHOUSES

TEMPLE CITY BLVD

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LA ARBORETUM



SANTA ANITA RACETRACK



SHOPS AT SANTA ANITA



TEMPLE CITY HIGH SCHOOL



6036-6038 TEMPLE CITY BLVD

NEWER TOWNHOUSES

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LAS TUNAS DR.

NEWER TOWNHOUSES

6036-6038 TEMPLE CITY BLVD

DOWNTOWN TEMPLE CITY

NEWER TOWNHOUSES

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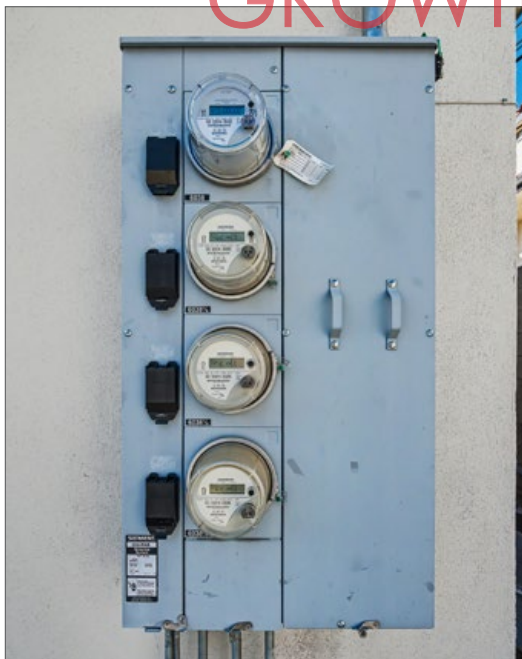
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