

251 W Valley Blvd, San Gabriel CA 91776



EXCLUSIVELY LISTED BY:

**PETER SIU**

PHONE: (626) 375-4250

EMAIL: [PETER@SIUREALESTATEGROUP.COM](mailto:PETER@SIUREALESTATEGROUP.COM)

DRE LICENSE #02090059

**OFFERING MEMORANDUM**



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Moon Realty is not authorized to make any representations or agreements on behalf of Owner. This Offering and the contents, except such information which is a matter of public record or is provided in sources available in the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Moon Realty, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Moon Realty, and (v) to return it to Moon Realty immediately upon request of Moon Realty or Owner. If you have no further interest in the Property, please return this Investment Offering forthwith. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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# Executive Summary

**Rare Investment Opportunity — Multifamily Property in Prime San Gabriel Location Welcome to 251 W Valley Blvd, a substantial and well-situated and maintained multifamily asset in the heart of San Gabriel, CA. This 7,402 ± sq ft building on a 0.33-acre lot which is (SLC3-R3 zoned) features 9 units with a unit mix of (5) One-Bedroom/One-Bathroom and (4) Two-Bedroom/One-Bathroom, offering excellent rental income potential in a high-demand residential and mixed-use neighborhood. The property includes 2 assigned parking spaces for each unit and an on-site laundry facility. Property is located on Valley Blvd which grants easy walking access to restaurants, shops, and public transit.**



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# Financials

Financials	
Price	\$2,700,000.00
Price Per Unit	\$300,000
Price Per SF	\$364.77
Cap Rate	4.89%
Market Cap Rate	6.80%
Expense % of GSI	34.50%

Property Information	
Building Size	7,402
Lot Size	14,264
Number of Units	9
Year Built	1978
APN	5360017018
Zoning	SLC3-R3*
Parking	18
Tax Rate	1.30

Income				
			Current	Market
Gross Rents	\$16,820	Per Month	\$201,840	\$253,200

Expenses				
			Current	Market
Operating Expenses				
New Property Taxes			\$43,550	\$43,550
Direct Assessments			\$3,209	\$3,209
Electric	\$46	Per Month	\$552	\$552
Insurance	\$1,000	Per Month	\$12,000	\$12,000
Trash	\$550	Per Month	\$6,600	\$6,600
Water	\$250	Per Month	\$3,000	\$3,000
Landscaping	\$60	Per Month	\$720	\$720
<b>Total Expenses</b>	<b>\$1,906</b>		<b>\$69,631</b>	<b>\$69,631</b>

Net Operating Income		
	Current	Market
	\$132,209	\$183,569

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# Rent Roll

Rent Roll					
Unit Number	Unit Type	Current Rent	Market Rent	Move In Date	Lease Expiration
1	1B + 1B	\$1,735	\$2,100	11/2023	month to month
2	1B + 1B	\$1,645	\$2,100	12/2018	month to month
3	2B + 1B	\$2,090	\$2,600	11/2023	month to month
4	2B + 1B	\$2,090	\$2,600	5/2021	month to month
5	2B + 1B	\$2,180	\$2,600	5/2024	month to month
6	2B + 1B	\$2,090	\$2,600	1/2020	month to month
7	1B + 1B	\$1,730	\$2,100	8/2024	month to month
8	1B + 1B	\$1,630	\$2,100	7/2023	month to month
9	1B + 1B	\$1,630	\$2,100	10/2015	month to month
<b>Total</b>		<b>\$16,820</b>	<b>\$20,900</b>		

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**FOCUS PLAZA**

**HILTON HOTEL**

**VALLEY BLVD**



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