



2520 MONTROSE AVE, MONTROSE, CA 91020

RARE VALUE-ADD MULTIFAMILY



FOR SALE

OFFERING MEMORANDUM



SITE DESCRIPTION

Located at 2520 Montrose Avenue, Montrose, California, this exceptional multifamily asset presents a rare opportunity to acquire a character-rich income property in one of the San Gabriel Valley's most desirable and supply-constrained rental markets. Situated just blocks from the vibrant Honolulu Avenue shopping and dining district, the property combines immediate cash flow, assumable low-rate financing, and significant long-term value-add potential.

Originally constructed in 1947, the property consists of three separate residential structures totaling approximately 5,502 square feet on a large 10,303-square-foot LCR3-zoned lot. The community comprises 11 units, including ten one-bedroom/one-bath residences and one larger two-bedroom owner's unit featuring a private patio and garage. The property benefits from eight on-site parking spaces, master-metered utilities, and the advantage of being located in an unincorporated area of Los Angeles County that is not subject to traditional rent control restrictions.

Montrose remains one of the most sought-after residential communities in the foothills of Los Angeles County. Residents enjoy a unique small-town atmosphere centered around Honolulu Avenue, known for its boutique shopping, local restaurants, cafés, community events, and weekly farmers market. The neighborhood offers convenient access to Glendale, Pasadena, Burbank, Downtown Los Angeles, and the 210 Freeway while maintaining a charming, community-oriented environment.

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

PROPERTY TYPE
Multifamily

PRICE
\$2,595,000

UNITS
11 Units

BUILDINGS
3 Buildings

PARCEL NUMBER
5807-016-046

LOT
10,303 SF

YEAR BUILT
1947

ZONING
LCR3YY





PROPERTY SUMMARY

- OVER 10,000 SQ. FT. LOT WITH LCR3 ZONING
- "VALUE ADD OPPORTUNITY"
- 3 STRUCTURES ON ONE PARCEL
- 8 PARKING SPACES
- WALKING DISTANCE TO MONTROSE VILLAGE
- SOME MOUNTAIN VIEWS FROM UNITS
- FUTURE DEVELOPMENT POTENTIAL
- OWNER'S UNIT WITH PATIO & GARAGE

CONSTRUCTION

✓ FOUNDATION	Raised
✓ FRAMING	Wood
✓ EXTERIOR	Stucco & Aluminum Siding
✓ PARKING SURFACE	Concrete & Asphalt
✓ ROOF	Pitched
✓ STYLE	Colonial
✓ LANDSCAPING	Garden

UTILITIES

✓ WATER	Landlord
✓ TRASH	Landlord
✓ GAS	Landlord
✓ ELECTRIC	Landlord

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○ PROPERTY HIGHLIGHTS

- **Assumable 3.64% Financing Through November 2028** – Rare opportunity to acquire below-market debt and enhance cash flow from day one.
- **11-Unit Multifamily Asset on a 10,303 SF LCR3-Zoned Lot** – Character-rich 1947 property in one of Montrose's most sought-after rental markets.
- **Strong In-Place Income with Value-Add Potential** – Current annual rental income of approximately \$206,124 with additional upside through unit improvements and lease-up opportunities.
- **ADU & Expansion Potential** – Opportunity to create up to three additional units through conversions and ADU development, subject to buyer verification.
- **Prime Montrose Location** – Just blocks from Honolulu Avenue's popular shops, restaurants, cafés, and community amenities.
- **Highly Rated School District** – Located within the desirable Glendale Unified School District, serving the Crescenta Valley community.



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OFFERING AND FINANCING

OFFERING SUMMARY

OFFERING PRICE:	\$2,595,000
PRICE PSF:	\$471.65
PRICE PER UNIT:	\$235,909
OCCUPANCY:	91%
NOI (CURRENT):	\$135,652
NOI (100% OCCUPANCY):	\$158,932
NOI (PRO-FORMA):	\$193,480
CAP RATE (CURRENT):	5.23%
CAP RATE (100% OCCUPANCY):	6.12%
CAP RATE (PRO-FORMA):	7.46%
GRM (CURRENT):	12.59
GRM (100% OCCUPANCY):	11.28
GRM (PRO-FORMA):	9.77

PROPOSED FINANCING

✓ LOAN TYPE:	Fully Amortized
✓ DOWN PAYMENT:	\$1,295,000
✓ LOAN AMOUNT:	\$1,300,000
✓ INTEREST RATE:	3.7%
✓ ANNUAL DEBT SERVICE:	\$66,280
✓ LOAN TO VALUE:	50%
✓ NOTES:	Fixed thru 11/2028, 30-year amortization

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PROPERTY INCOME STATEMENT

INCOME	CURRENT	100% Occupancy	PRO FORMA
Gross Rent	\$206,124.00	\$230,124.00	\$265,740.00
Laundry Income	\$1,200.00	\$1,200.00	\$1,200.00
Gross Income	\$207,324.00	\$231,324.00	\$266,940.00
Less: General Vacancy	\$6,219.72	\$6,939.72	\$8,008.2
Effective Gross Income	\$201,104.28	\$224,384.28	\$258,931.80
Less: Expenses	\$65,452.00	\$65,452.00	\$65,452.00
Net Operating Income	\$135,652.28	\$158,932.28	\$193,479.8
Annual Debt Service	\$66,280	\$66,280	\$66,280
Debt Coverage Ratio	1.75	2.4	2.92
Cash Flow After Debt Service	\$69,372.28	\$92,652.28	\$127,199.8
Principal Reduction	\$22,255.65	\$22,255.65	\$22,255.65
Total Return	\$91,627.93	\$114,907.93	\$149,455.45
IRR (Cash on Cash)	7.08%	8.87%	11.54%
CAP Rate	5.23%	6.12%	7.46%

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OPERATING EXPENSES

EXPENSES	CURRENT	PER UNIT
Real Estate Taxes 1.115%	\$28,934.00	\$3,233.00
Insurance	\$7,500.00	\$681.82
Electricity	\$6,805.00	\$618.64
Repairs & Maintenance	\$3,850.00	\$350.00
Water / Sewer	\$5,783.00	\$525.73
Landscaping	\$960.00	\$87.27
Gas	\$2,160.00	\$196.36
Management 5%	\$10,306.00	\$936.91
Trash & Pest Control	\$1,560.00	\$141.82
Total Operating Expenses	\$67,858.00	\$6,168.91
Expense Ratio of EGI	34%	

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RENT ROLL

UNIT #	SQFT	UNIT MIX	MONTHLY RENT	ANNUAL RENT
1	750	2BD / 1 BA	\$2,840.00/mo	\$34,080.00
2	475	1BD / 1 BA	\$0.00	\$0.00
3	475	1BD / 1 BA	\$2,008.00/mo	\$24,096.00
4	475	1BD / 1 BA	\$1,784.00/mo	\$21,408.00
5	475	1BD / 1 BA	\$2,008.00/mo	\$24,096.00
6	475	1BD / 1 BA	\$1,784.00/mo	\$21,408.00
7	475	1BD / 1 BA	\$1,265.00/mo	\$15,180.00
8	475	1BD / 1 BA	\$1,281.00/mo	\$15,372.00
9	475	1BD / 1 BA	\$1,277.00/mo	\$15,324.00
10	475	1BD / 1 BA	\$1,653.00/mo	\$19,836.00
11	475	1BD / 1 BA	\$1,277.00/mo	\$15,324.00
TOTALS			\$17,177.00/mo	\$206,124.00

Notes: Unit square footages are estimated at this time. Buyer to conduct his/her own due diligence regarding all square footages and conforming units.



PRO-FORMA RENT

UNIT #	SQFT	UNIT MIX	MARKET RENT	ANNUAL RENT
1	750	2BD / 1 BA	\$2,995.00/mo	\$35,940.00
2	475	1BD / 1 BA	\$2,195.00/mo	\$26,340.00
3	475	1BD / 1 BA	\$2,195.00/mo	\$26,340.00
4	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
5	475	1BD / 1 BA	\$2,195.00/mo	\$26,340.00
6	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
7	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
8	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
9	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
10	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
11	475	1BD / 1 BA	\$1,795.00/mo	\$21,540.00
TOTALS			\$22,145.00/mo	\$264,240.00

Notes: Unit square footages are estimated at this time. Buyer to conduct his/her own due diligence regarding all square footages and conforming units.

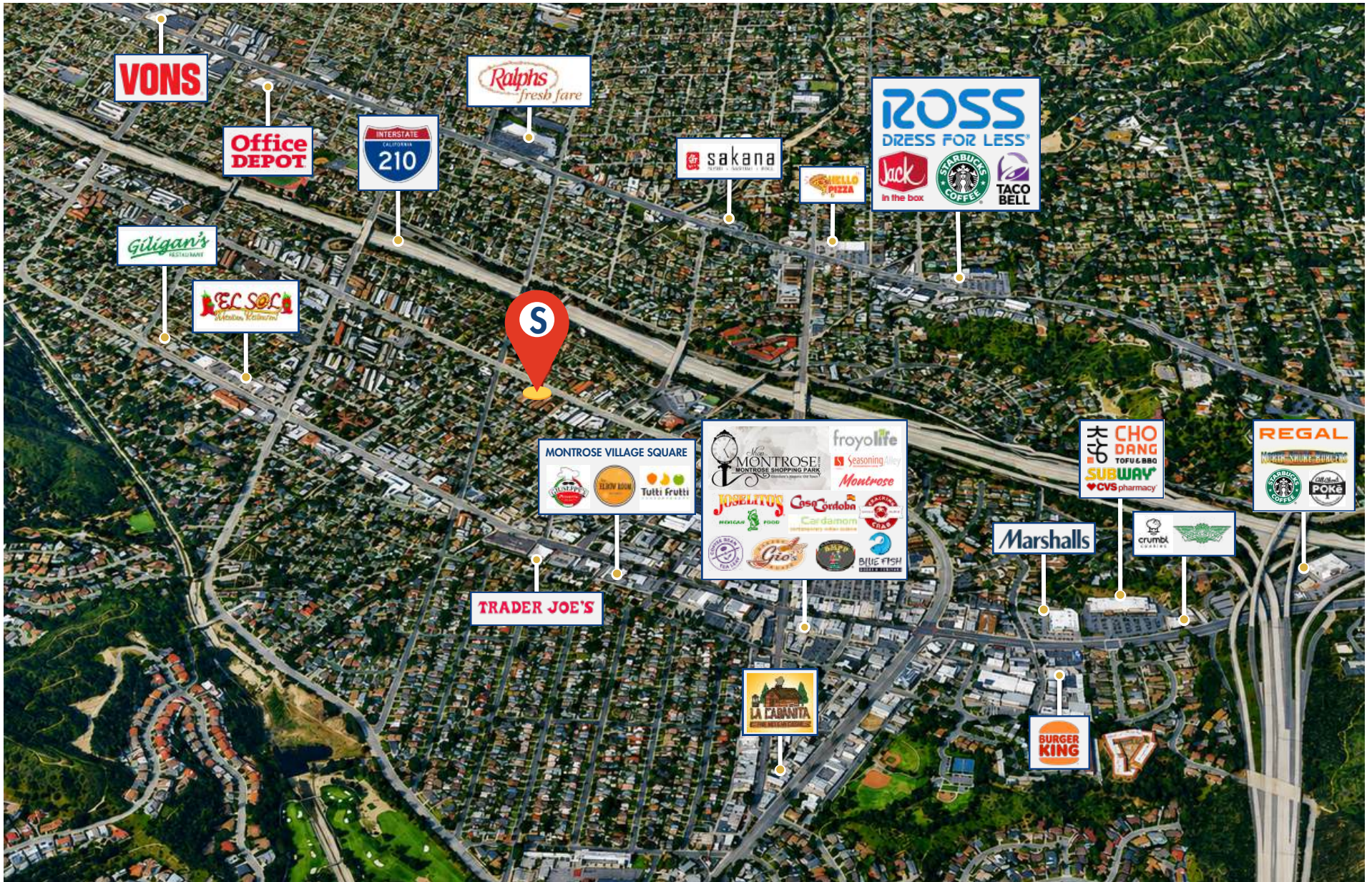
○ PROPERTY PHOTOS



○ PROPERTY PHOTOS



RETAIL MAP

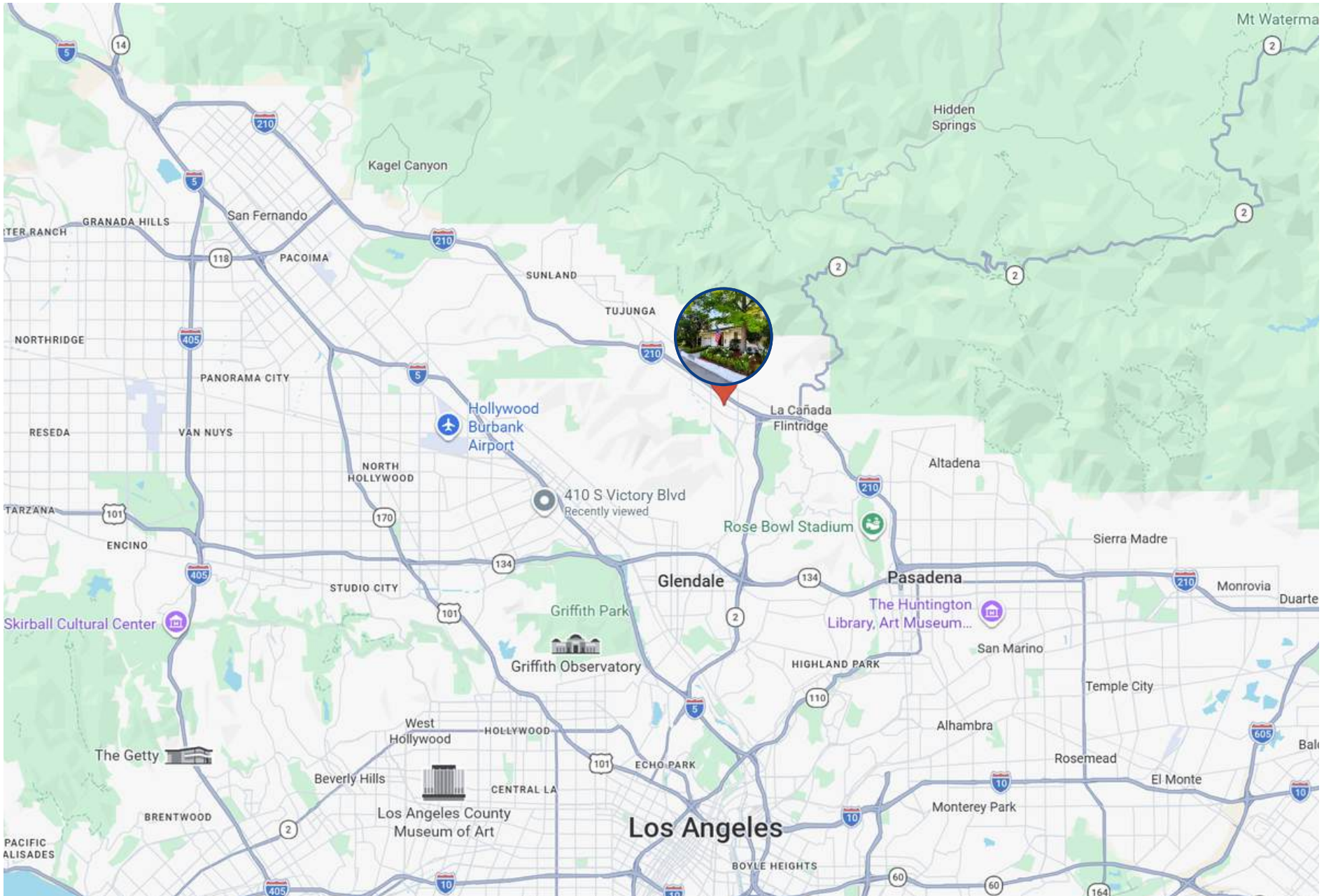


AERIAL MAP

LOCATED IN THE HIGHLY DESIRABLE COMMUNITY OF MONTROSE, 2520 MONTROSE AVE IS SITUATED WITHIN ONE OF THE CRESCENTA VALLEY'S MOST ESTABLISHED AND SOUGHT-AFTER RESIDENTIAL NEIGHBORHOODS. THE PROPERTY ENJOYS A PRIME LOCATION JUST BLOCKS FROM THE VIBRANT HONOLULU AVENUE CORRIDOR, RENOWNED FOR ITS BOUTIQUE SHOPPING, LOCAL RESTAURANTS, CAFÉS, SPECIALTY RETAILERS, AND YEAR-ROUND COMMUNITY EVENTS. RESIDENTS BENEFIT FROM CONVENIENT ACCESS TO THE 210 FREEWAY, PROVIDING SEAMLESS CONNECTIVITY TO GLENDALE, PASADENA, BURBANK, DOWNTOWN LOS ANGELES, AND MAJOR EMPLOYMENT CENTERS THROUGHOUT THE REGION. THE SURROUNDING AREA IS CHARACTERIZED BY CHARMING TREE-LINED STREETS, STRONG NEIGHBORHOOD APPEAL, HIGHLY REGARDED SCHOOLS WITHIN THE GLENDALE UNIFIED SCHOOL DISTRICT, AND A UNIQUE SMALL-TOWN ATMOSPHERE THAT CONTINUES TO ATTRACT LONG-TERM RESIDENTS AND SUPPORT STRONG RENTAL DEMAND. COMBINING WALKABLE AMENITIES, EXCELLENT ACCESSIBILITY, AND ENDURING NEIGHBORHOOD CHARACTER, 2520 MONTROSE AVE OFFERS AN EXCEPTIONAL INVESTMENT OPPORTUNITY IN ONE OF LOS ANGELES COUNTY'S MOST TIGHTLY HELD MULTIFAMILY MARKETS.



LOCATION MAP





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