

OFFERING *MemoRandum*



1342 EDGEWOOD DRIVE, ALHAMBRA

5-Unit Multifamily Investment Opportunity
Offered at \$1,799,000

EXCLUSIVELY OFFERED BY

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EXECUTIVE SUMMARY

1342 Edgewood Drive is a stabilized five-unit multifamily investment opportunity located in Alhambra within the San Gabriel Valley region of Los Angeles County. The property features four 2-bedroom / 2-bath units and one 1-bedroom / 1-bath unit with covered parking and continued strong rental demand in the surrounding market. Units are 100% occupied and all tenants are currently month to month.



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1342 Edgewood | Alhambra, CA

5-Unit Multifamily Investment Opportunity

Executive Summary

This 5-unit multifamily property presents a stabilized investment opportunity in the strong San Gabriel Valley rental market. Scheduled rent increases have already been served and take effect May 2026, locking in contractual income growth. The property consists of four 2-bedroom / 2-bath units and one 1-bedroom / 1-bath units, built in 1978 with covered parking and tenant-paid electricity.

Rent Roll (Effective May 2026)

Unit	Type	Monthly Rent	Annual Rent
1	2bd/2ba	\$1,500	\$18,000
2	2bd/2ba	\$1,375	\$16,500
3	2bd/2ba	\$1,475	\$17,700
4	2bd/2ba	\$1,450	\$17,400
5	1bd/1ba	\$1,150	\$13,800

Gross Scheduled Income: \$83,400 annually

Actual Operating Expenses (2025)

Expense Category	Annual Amount
Property Taxes	\$10,446
Insurance	\$7,208
Water & Gas	\$14,013
Landscaping Repairs &	\$1,200
Maintenance Total	\$2,770
Operating Expenses	\$35,637



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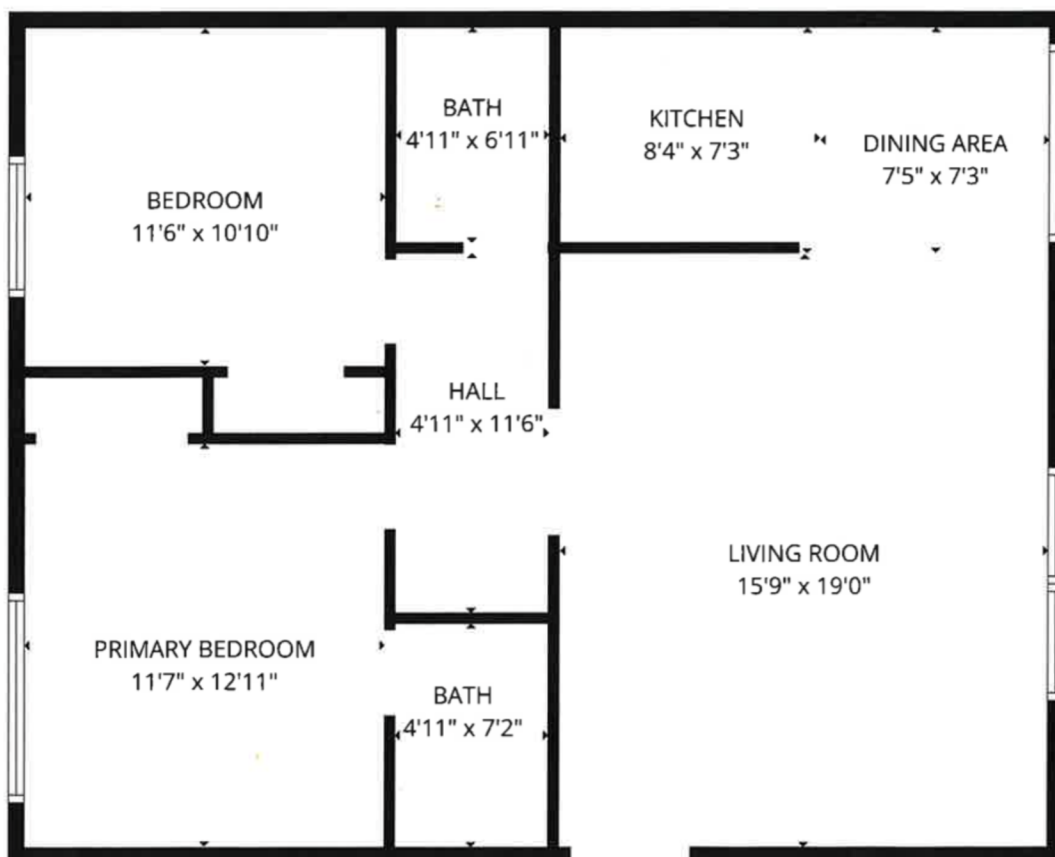
Financial Summary

Net Operating Income (NOI): \$47,763 Cap Rate: 2.66%

Gross Multiplier (GMR): 21.57 Investment highlights include secured contractual income growth, strong rental demand in Alhambra, 9 covered parking spaces with storage, and long-term stability in the San Gabriel Valley market.

Market Upside & Optimization Potential

Investors may explore future income growth through expense optimization, utility ration billing implementation, operational efficiencies, and continued rental adjustments aligned with local regulations. The property benefits from its proximity to major employment centers, retail corridors, and transportation access within the City of Alhambra.



Sample of 2 Bedroom, 2 Bathroom Only



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Proforma Market Rent Scenario (Illustrative)

Unit	Type	Market Rent Estimate	Annual
1	2bd/2ba	\$2,200	\$26,400
2	2bd/2ba	\$2,200	\$26,400
3	2bd/2ba	\$2,200	\$26,400
4	2bd/2ba	\$2,200	\$26,400
5	1bd/1ba	\$1,750	\$21,000

Potential Gross Income: ~\$126,600



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Utilities Infrastructure



The property features separately metered electricity for each unit.



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Individually Metered Gas Service



The property includes individually metered gas service for each unit along with separately metered electricity. This infrastructure provides operational flexibility for future ownership.

Current utility structure: Owner pays water and trash. Tenants pay gas and electricity.

All parking spaces are currently provided to tenants at no cost. Future ownership may evaluate implementing parking income or reserved parking fees as an additional ancillary revenue opportunity.



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Location and Accessibility



The property benefits from proximity to the 10 Freeway, major transportation and convenient access to Downtown Los Angeles, Pasadena, and Cal State Los Angeles.



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Disclaimer

All information is deemed reliable but not guaranteed. Buyer to verify all financials, square footage, and operating expenses independently.



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