TRUMARK

Real Estate Management

Est. 1959

9251 Garvey Ave. South El Monte CA 91733

Offering Memorandum
$6,495,000

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About Us

Trumark is regarded as a regional leader in Real Estate Management effectively managing over 2000 multifamily units & over 1,000,000 square feet of office, retail, commercial, medical, & industrial buildings throughout the Los Angeles area & Arizona. Established in 1959, Trumark leads the way in customer service & asset mangement with the addition of the latest technology & continual acquisition of new portfolios.

TRUMARK
Real Estate Management

Our Team

Jason Trueblood

Chief Executive Officer

Mark Trueblood

Chairman of The Board

Jason Trueblood oversees client portfolio financials, commercial leasing, capital improvement project ideas - development and execution, creates financial forecasting reports, farms potential new assets for clients and assists in real estate transactions.

Mark Trueblood, is the Owner and Chairman of the Board, Broker and Certified Property Manager of the company. In addition, Mark is the Real Estate sales broker for Trumark's clients, either selling or acquiring real estate properties. In 2021, Mark represented over $12 Million of real estate sales and leases.

The Area

South El Monte, CA is a strategically located city in the San Gabriel Valley, known for its industrial base, diverse community, and strong regional connectivity. This prime corner-lot commercial property offers outstanding visibility and accessibility, making it an excellent opportunity for development. Situated near major freeways like the I-10 and I-605, South El Monte provides direct access to Downtown Los Angeles, the Inland Empire, and key logistics corridors. The area is home to a mix of long-standing businesses, light manufacturing, and growing commercial activity, supported by city-led revitalization efforts. Nearby landmarks like the Whittier Narrows Recreation Area, the American Military Museum, and extensive bike trail systems add to the community's appeal. With its strategic location, cultural vibrancy, and development momentum, South El Monte continues to attract investors, entrepreneurs, and forward-thinking developers.

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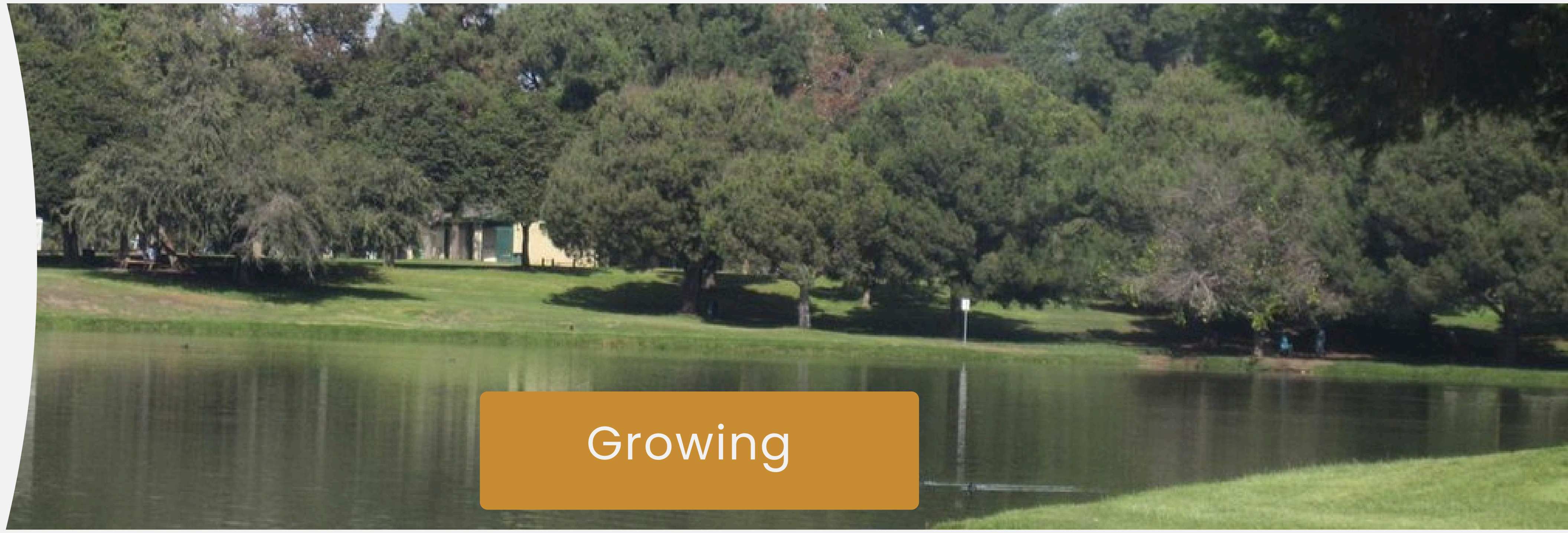

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Property Stats to date

26,620 sq. ft.

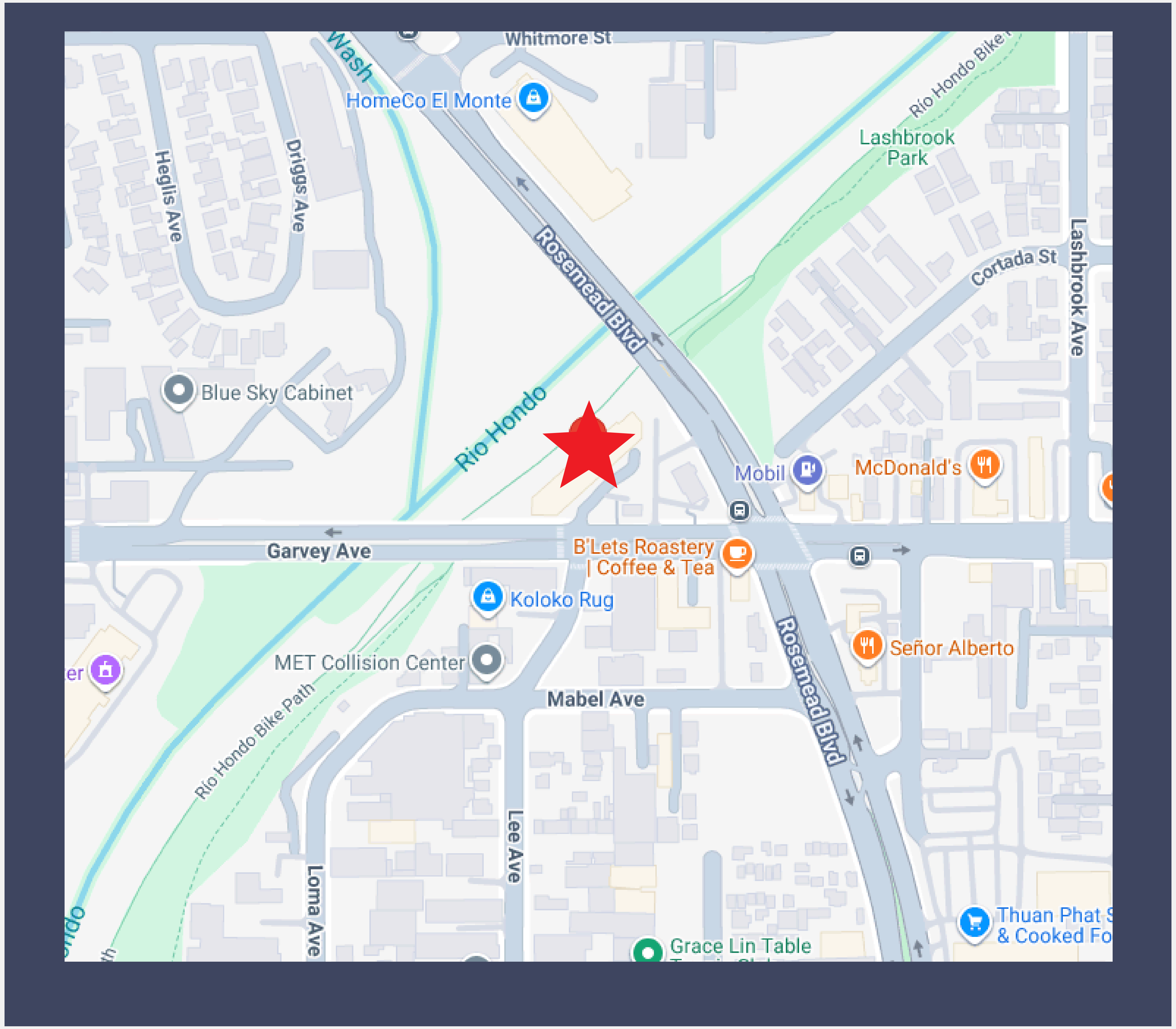
BUILDING SIZE

.827 ACRE

LOT SIZE

12 Current Tenants

2 vacant units



9251 Garvey Ave.

2025 Cash Flow

Trumark Real Estate Management Est. 1959

	Period to Date	%
INCOME		
RENTAL INCOME		
Rental Income	450,157.00	90.20
Common Area Fees	47,616.00	9.54
Utility Reimbursements	499.45	0.10
TOTAL RENTAL INCOME	498,272.45	99.84
MISC INCOME		
NSF/Late Fees	810.20	0.16
TOTAL MISC. INCOME	810.20	0.16
TOTAL INCOME	**499,082.65**	**100.00**
EXPENSES		
OPERATING EXPENSES		
ELEVATOR		
Elevator Repairs	5,282.40	1.06
TOTAL ELEVATOR	5,282.40	1.06
HVAC	15,937.34	3.19
REPAIRS		
Plumbing Repairs	1,195.80	0.24
General Repairs	11,934.61	2.39
Roof Repairs	5,775.00	1.16
Lock & Key Repairs	1,263.39	0.25
Electrical Repairs	6,566.30	1.32
TOTAL REPAIRS	26,735.10	5.36
ENVIRONMENTAL		
Fire Inspection	6,925.00	1.39
TOTAL OTHER BUILDING MAINTENANCE	6,925.00	1.39
UTILITIES		
Electric	7,935.29	1.59
Water	3,461.85	0.69
Trash	20,073.60	4.02
TOTAL UTILITIES	31,470.74	6.31
SECURITY SERVICES		
Security Patrol	12,947.46	2.59
TOTAL SECURITY SERVICES	12,947.46	2.59
CLEANING EXPENSES		
Janitorial	5,265.00	1.05
TOTAL CLEANING EXPENSE	5,265.00	1.05
COMMON AREA INCLUDING POOL & SPA		
Signage	320.45	0.06
Common Area Maintenace	4,221.75	0.85
TOTAL COMMON AREA EXPENSE	4,542.20	0.91
PAINTING		
Interior Painting	3,595.00	0.72
TOTAL PAINTING EXPENSE	3,595.00	0.72
VACANCY TURNOVER EXPENSES		
Painting	426.47	0.09
Flooring	14,025.00	2.81
Maintenance	4,045.84	0.81
TOTAL TURNOVER EXPENSES	18,497.31	3.71
ADMINISTRATIVE EXPENSES		
ADMINISTRATIVE		
Management Fees	24,954.13	5.00
Bank Fees	30.00	0.01
TOTAL ADMINISTRATIVE EXPENSES	24,984.13	5.01
PROFESSIONAL FEES		
Legal	400.00	0.08
TOTAL PROFESSIONAL FEES	400.00	0.08
TOTAL ADMINISTRATIVE EXPENSE	25,384.13	5.09
COMMON AREA EXPENSES		
Gardening	1,200.00	0.24
Telephone - Elevator	13,393.59	2.68
Supplies & Materials	432.41	0.09
Pest Control- Common	2,286.00	0.46
TOTAL COMMON AREA EXPENSE	17,312.00	3.47
LEASING EXPENSES		
Commissions	13,147.20	2.63
Tenant Improvement Expense	4,200.00	0.84
TOTAL LEASING COSTS	17,347.20	3.48
TOTAL OPERATING EXPENSES	**191,240.88**	**38.32**
NON-OPERATING EXPENSES		
General Insurance	10,191.64	2.04
TOTAL NON-OPERATING EXPENSES	**10,191.64**	**2.04**
TOTAL EXPENSES	**201,432.52**	**40.36**
NET OPERATING INCOME	**297,650.13**	**59.64**

9251 Garvey Ave.

Rent Roll

Property: 2048 From Date: 07/22/2026 By Property

Unit(s)	Lease Type	Lease From	Lease To	Term	Monthly Rent	Monthly Rent Per Area	Annual Rent	Annual Rent Per Area	Annual Rec. Per Area	Annual Misc Per Area	Security Deposit
2048 - 9249-9251 Garvey Ave.,South El Monte											
9249	Industrial-Gross	9/1/2015	2/28/2027	138.00	4,000.00	4.55	48,000.00	54.55	0.00	0.00	0.00
9251A	Office-NNN	5/1/2022	4/30/2027	60.00	2,845.00	1.19	34,140.00	14.22	0.00	0.00	2,500.00
9251B	Industrial-Gross	8/1/2022	7/31/2027	60.00	2,250.00	1.38	27,000.00	16.62	0.00	0.00	2,000.00
9251C	Office-NNN	11/15/2025	11/30/2026	13.00	1,600.00	1.60	19,200.00	19.20	3.60	0.00	1,800.00
9251D	Office-Gross	7/1/2013	6/30/2028	180.00	2,650.00	2.65	31,800.00	31.80	0.00	2.88	0.00
9251E	Office-Gross	8/15/2019	8/31/2028	109.00	1,575.00	1.58	18,900.00	18.90	0.00	0.00	1,200.00
9251F	Office-Gross	9/1/2015	9/30/2026	133.00	1,900.00	1.90	22,800.00	22.80	0.00	0.00	0.00
9251G, 9251H, 9251I, 9251J	Retail Fixed	9/1/2015		0.00	7,000.00	1.75	84,000.00	21.00	0.00	0.00	400.00
9251K	Industrial-Gross	11/1/2025	10/31/2028	36.00	1,500.00	1.50	18,000.00	18.00	0.00	2.40	3,000.00
9251L	Industrial-Net	2/1/2025	4/30/2028	39.00	2,255.00	1.57	27,060.00	18.79	2.54	0.00	3,000.00
9251O, 9251P, 9251Q, 9251R, 9251S, 9251T, 9251U	Office-NNN	5/1/2024	4/30/2030	72.00	7,426.00	1.38	89,112.00	16.50	5.66	0.00	14,000.00
9251V	Office-Gross	9/1/2015		0.00	1,570.00	1.31	18,840.00	15.70	0.00	0.00	2,200.00
9251M				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9251N				0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					36,571.00	**1.48**	**438,852.00**	**17.73**	**1.53**	**0.21**	**30,100.00**

Sales

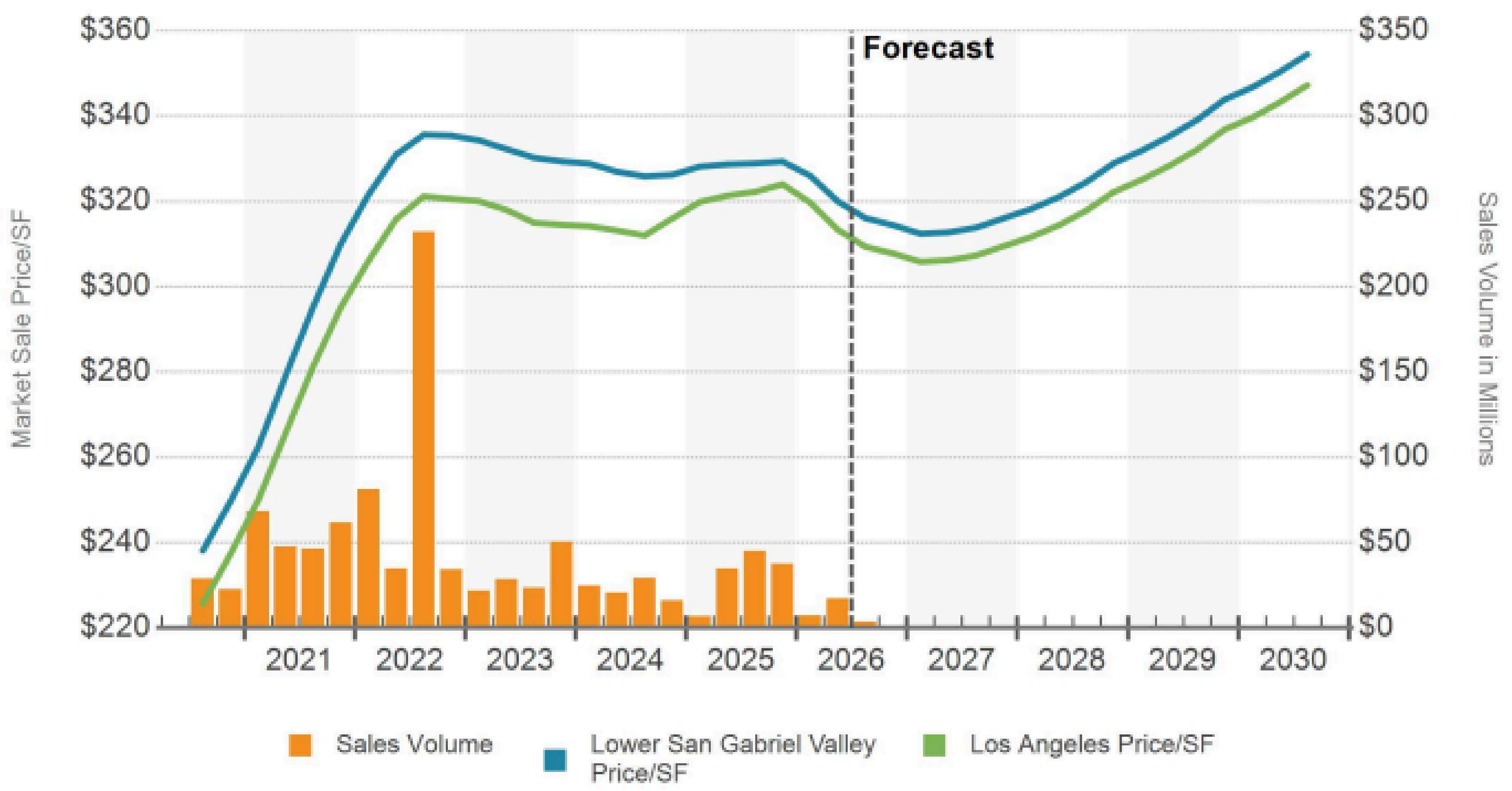
Lower San Gabriel Valley Industrial

Industrial buildings in the Lower San Gabriel Valley primarily attract private investors and owner-users. Institutional participation has historically been limited, as assets measuring at least 100,000 SF are constrained to roughly 20 buildings. After peaking at a record $420 million in 2022, annual sales volume has moderated, ranging between $90 million and $130 million over the past three years.

Quarterly sales volume reached a multi-year high of more than $50 million in 2026 Q1, driven by BKM Capital Partners and Kayne Anderson's $1.8 billion acquisition of a large light industrial portfolio from Link Logistics. The transaction included Monterey Park Business Center, a six-building campus totaling just over 200,000 SF in the submarket.

Despite the recent decline in market rents, strong rent growth leading into 2022 continues to support mark-to-market opportunities as longer-term in-place leases roll to current levels. Valuations have come under pressure as cap rates have widened by more than 100 basis points to the mid 5% range, broadly in line with trends across the Inland Empire.

SALES VOLUME & MARKET SALE PRICE PER SF

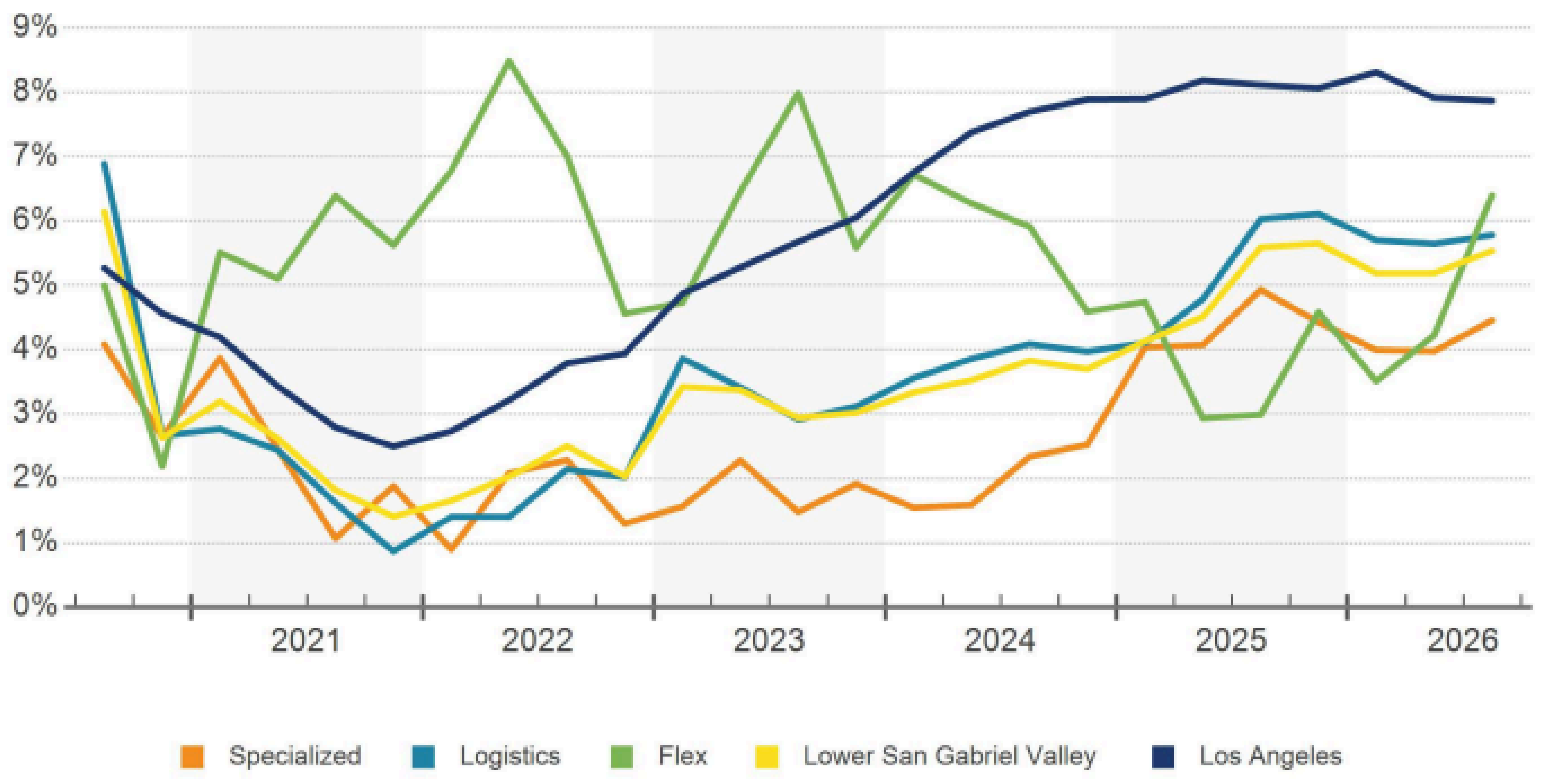


South El Monte Sales Overview

Leasing

Lower San Gabriel Valley Industrial

AVAILABILITY RATE



South El Monte Leasing Overview

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Contact Us

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For more information on the asset or details of the sale, please contact Jason Trueblood

Mark Trueblood

DRE #: 00791349

Mark@trumarkrem.com

Jason Trueblood

DRE #: 01938443

Jason@trumarkrem.com

Trumark Real Estate Management
CA DRE# 00134795

818.522.9524

320 Arden Ave. Suite 110
Glendale CA, 91203

TRUMARK
Real Estate Management

Thank You

We look forward to hearing from you soon and handing over the keys to your new property!

www.trumarkrem.com