

OFFERING MEMORANDUM

11949-11951 MAGNOLIA ST

EL MONTE, CA 91732

km Kidder
Mathews



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*Exclusively
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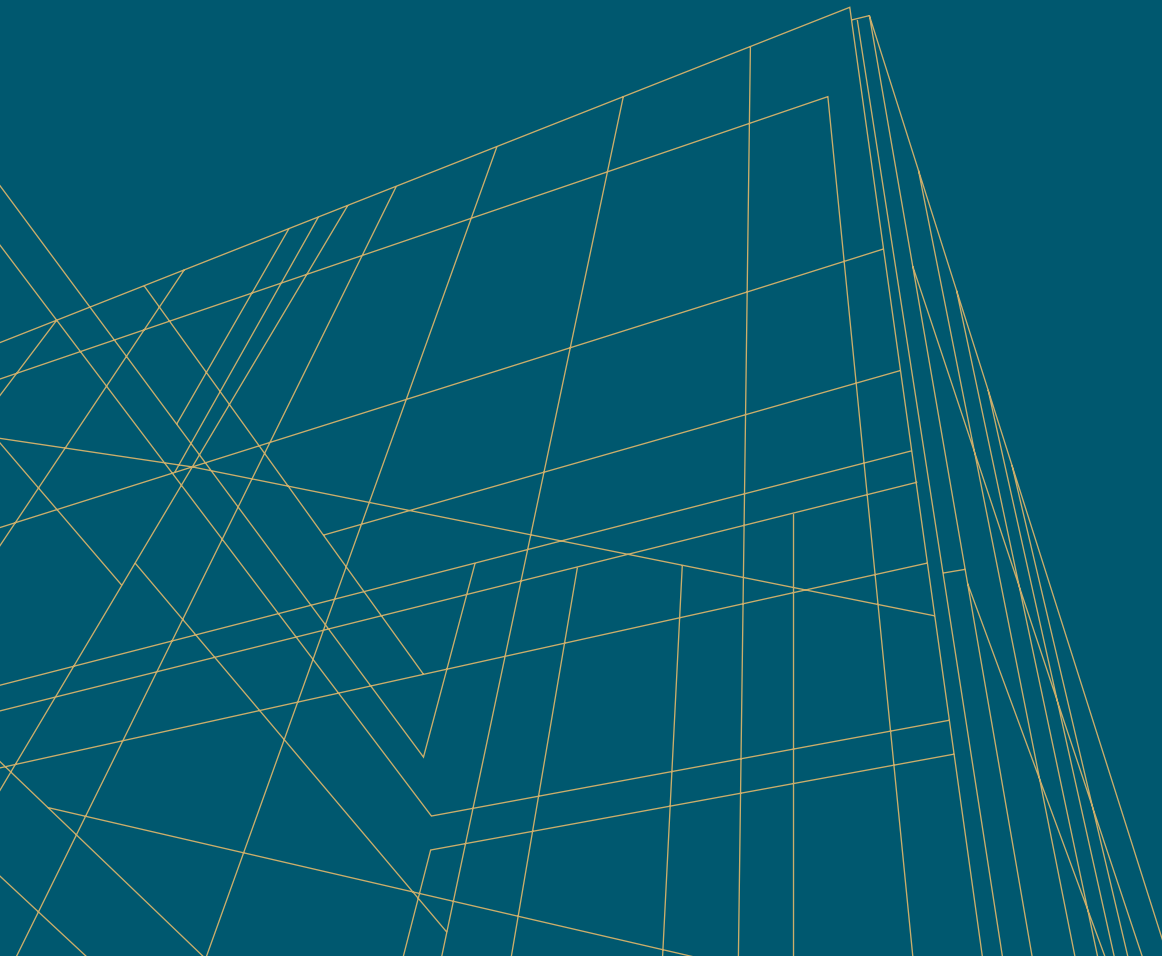
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EXECUTIVE SUMMARY

40-SPACE MOBILE HOME COMMUNITY IN EL MONTE, CA

*Kidder Mathews is pleased to present
Magnolia Trailer Park, 11949-11951
Magnolia St, El Monte, CA 91732 for sale.*

The property is comprised of 39 mobile home spaces and a studio apartment in the city of El Monte, CA in Los Angeles County. Spread across nearly 1 acre of land, the property lends itself to an investor looking for optimal cash flow with minimal maintenance. With it's prime location and spacious layout, it's no surprise that the park commands a high rental rate. It is located in close proximity to Interstate 10 and Interstate 605, giving easy access to all areas of Southern California.

Address	11949-11951 Magnolia St, El Monte, CA 91732
Offering Price	\$4,795,000
Lot Size	39,878 SF
APN	8106-001-007



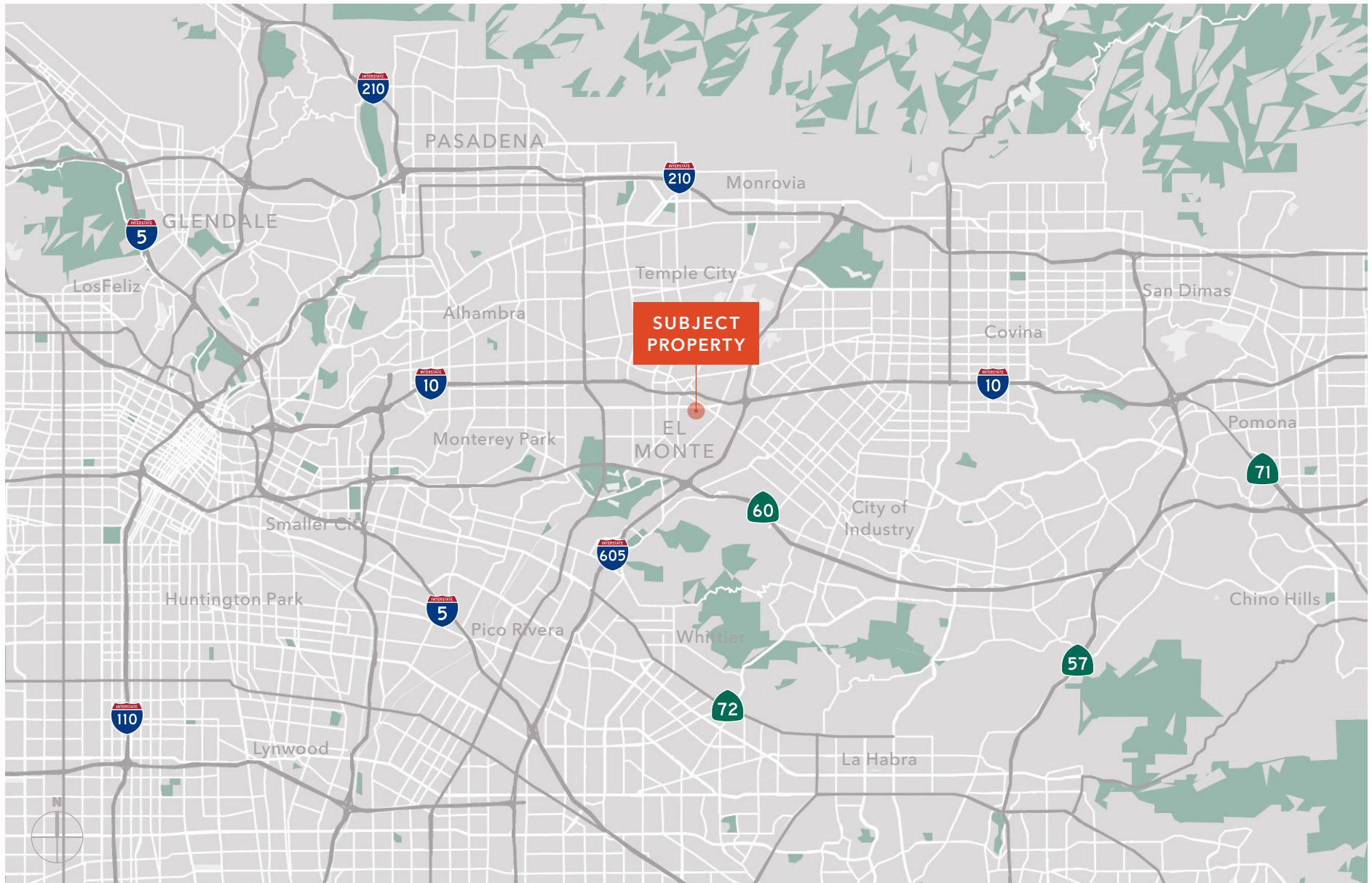
INVESTMENT HIGHLIGHTS

- Prime Southern California Location
- 40-Space Mobile Home Community in the City of El Monte in Southern California
- Park Owned Trailers
- Minimal Maintenance Required
- Large Lot Size on Nearly 1 Acre of Land
- Assumable Debt at 4%. Contact agent for more information.
- High Traffic Location near I-10 and I-605

An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that suggests a three-dimensional architectural form, possibly a building facade or a structural framework, viewed from an angle. The lines intersect to create various sized rectangular and polygonal shapes, creating a sense of depth and perspective.

PROPERTY OVERVIEW

PROPERTY OVERVIEW

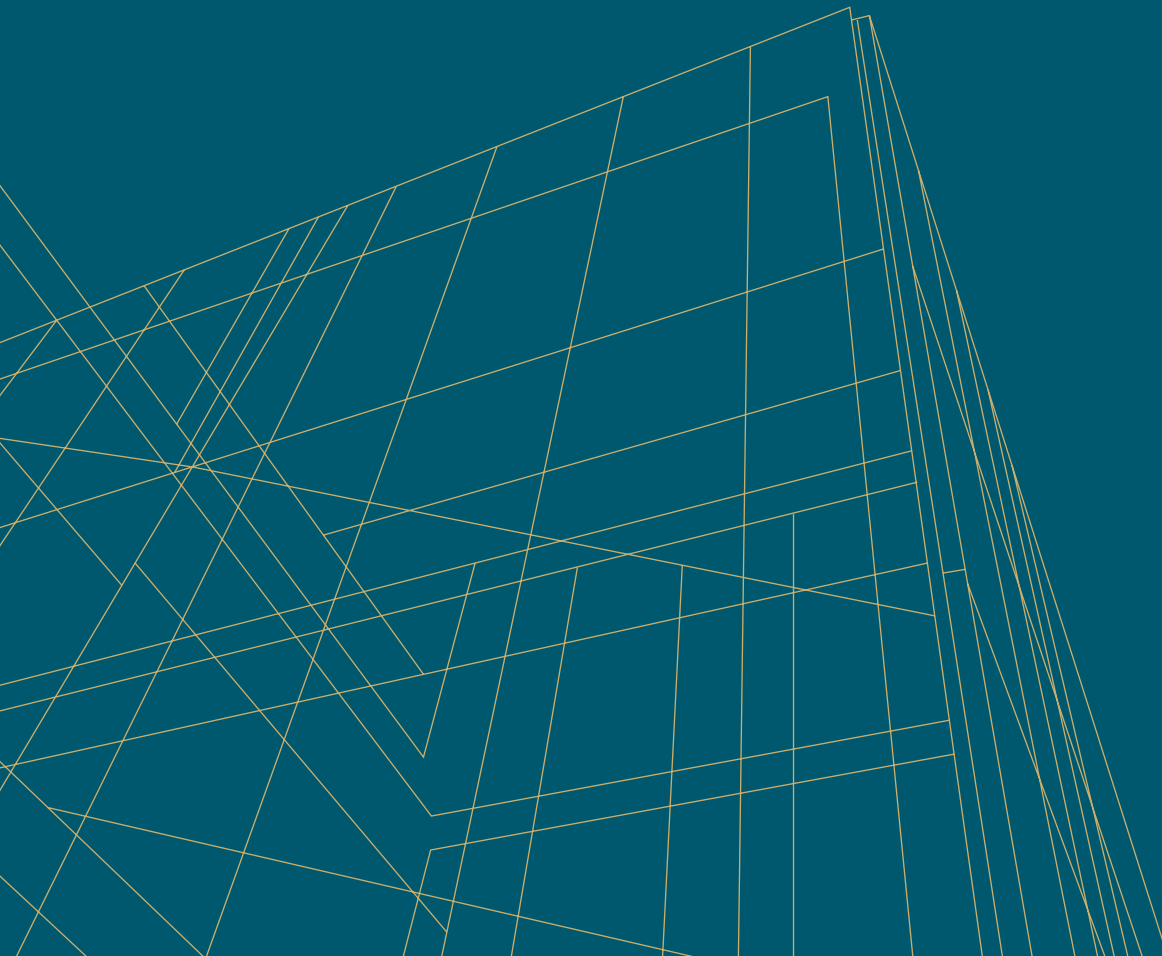


PROPERTY OVERVIEW



PROPERTY OVERVIEW





FINANCIAL ANALYSIS

RENT ROLL

Space #	Monthly Base Rent	Pro Forma Rent	Lease Expiration
1	\$1,044.95	\$1,600.00	05/30/2022
2	\$1,600.00	\$1,600.00	10/31/2024
3	\$1,300.00	\$1,600.00	10/31/2025
4	\$1,300.00	\$1,600.00	02/05/2024
5	\$835.96	\$1,600.00	-
6	\$1,400.00	\$1,600.00	04/30/2025
7	\$980.29	\$1,600.00	05/30/2022
8	\$1,114.61	\$1,600.00	-
9	\$1,367.22	\$1,600.00	04/30/2022
10	\$1,184.28	\$1,600.00	-
11	-	\$1,600.00	-
12	\$1,253.94	\$1,600.00	-
13	\$1,418.75	\$1,600.00	08/31/2022
14	\$1,400.00	\$1,600.00	06/09/2025
15	\$1,400.00	\$1,600.00	02/28/2025
16	\$1,114.61	\$1,600.00	-
17	\$1,114.61	\$1,600.00	-
18	\$1,300.00	\$1,600.00	01/31/2025
19	\$1,114.61	\$1,600.00	-
20	-	\$1,600.00	07/01/2022
21	\$1,400.00	\$1,600.00	-

Space #	Monthly Base Rent	Pro Forma Rent	Lease Expiration
22	\$1,400.00	\$1,600.00	03/31/2024
23	\$1,500.00	\$1,600.00	04/14/2025
24	\$1,500.00	\$1,600.00	04/30/2025
25	\$1,500.00	\$1,600.00	10/31/2024
26	\$1,500.00	\$1,600.00	08/31/2024
27	\$1,600.00	\$1,600.00	10/31/2024
28	\$1,500.00	\$1,600.00	03/15/2025
29	\$1,184.28	\$1,600.00	-
30	\$1,400.00	\$1,600.00	01/08/2024
31	\$975.28	\$1,600.00	-
32	\$1,500.00	\$1,600.00	09/30/2023
33	\$1,600.00	\$1,600.00	03/14/2024
34	\$1,450.00	\$1,600.00	11/30/2023
35	\$1,300.00	\$1,600.00	11/06/2025
36	\$1,367.22	\$1,600.00	01/31/2022
37	\$1,114.61	\$1,600.00	-
38	\$1,400.00	\$1,600.00	08/19/2025
Apartment Studio	\$1,700.00	\$2,000.00	-
40	\$1,400.00	\$1,600.00	8/31/2025
Monthly Total	\$50,535.22	\$64,400.00	-
Annual Total	\$606,422.64	\$772,800.00	-

FINANCIAL OVERVIEW

PROPERTY OVERVIEW

Property Name	Magnolia Trailer Park
Address	11949-11951 Magnolia St El Monte, CA 91732
Property Type	Mobile Home
Year Built	1946
No. of Spaces	39 Spaces + 1 Apartment
No. of Apartments	1 Unit
Lot Size	39,878 SF / 0.92 AC
Zoning	EMR3YY
Parcel Number	8106-001-007

PRICING DETAILS

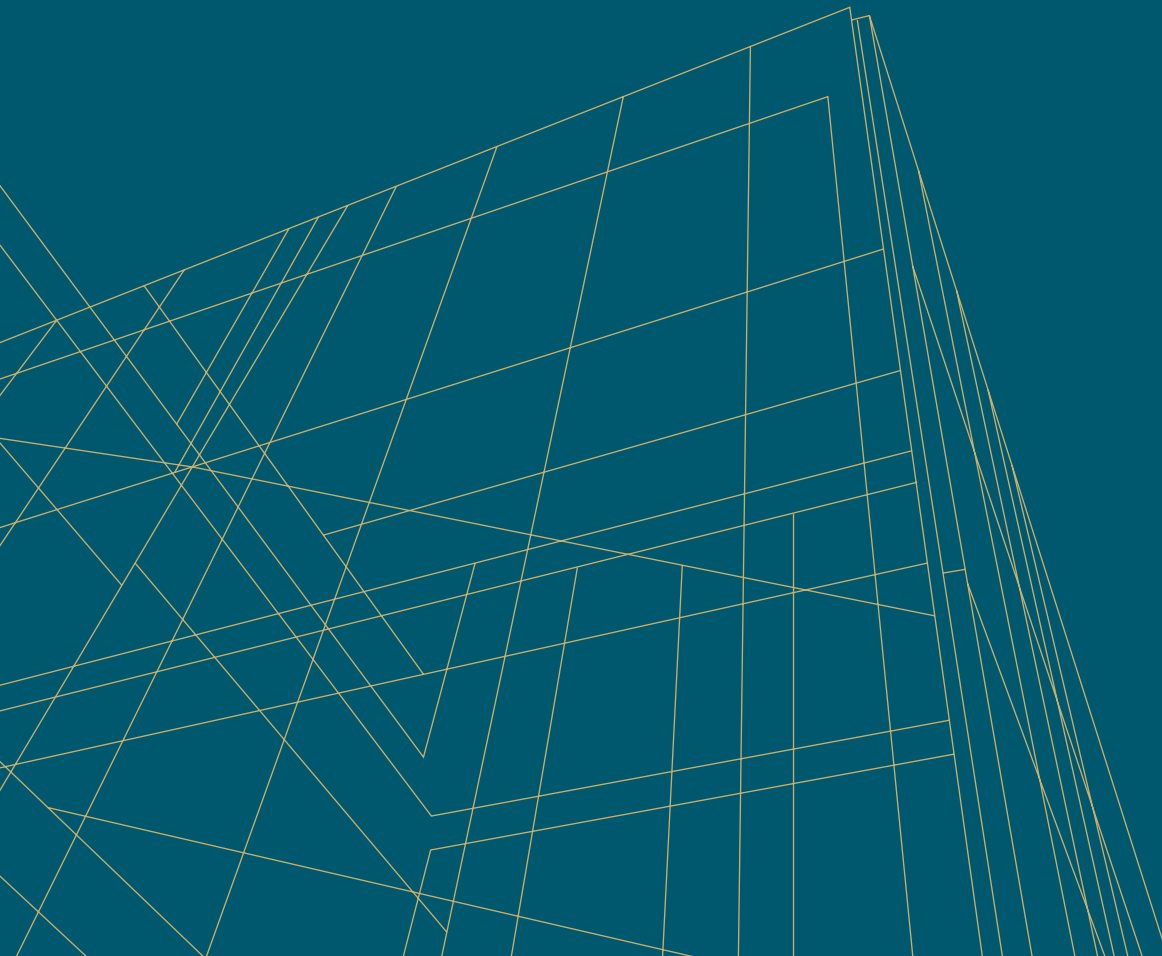
Offering Price	\$4,795,000
Number of Units	40 Units
Price Per Space	\$119,875
Current Cap Rate	8.59%
Pro Forma Cap Rate	11.95%
Gross Building Area	500 SF
Building PSF	\$9,590.00
Lot Size	39,878 SF
Land PSF	\$120.24

OPERATING EXPENSES

	Current	Expenses Per Space
Real Estate Taxes (1.25%)	\$59,938	\$1,498
Permits & Licenses	\$915	\$23
Insurance	\$15,232	\$381
Pest Control	\$2,050	\$51
Cleaning & Maintenance	\$39,350	\$984
Trash Removal	\$12,897	\$322
Electricity	\$51,453	\$1,286
Gas	\$3,954	\$99
Water	\$11,520	\$288
Management Fee	\$13,800	\$345
Legal	\$3,240	\$81
Repairs	\$6,451	\$161
Total Operating Expenses	\$220,800	\$5,520

ANNUALIZED OPERATING DATA

	Current	Pro Forma
Gross Potential Rent	\$606,423	\$772,800
Utility Reimbursements	\$45,663	\$45,663
Gross Potential Income	\$652,086	\$818,463
Less: Vacancy (3%)	(\$19,563)	(\$24,554)
Effective Gross Income	\$632,523	\$793,909
Operating Expenses	(\$220,800)	(\$220,800)
Expense Ratio (EGI)	34.9%	27.8%
Net Operating Income	\$411,724	\$573,110



LOCATION OVERVIEW

EL MONTE CALLED "THE END OF THE SANTA FE TRAIL"

Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways - Interstates 605 and 10 - intersect.

It is the ninth largest city (out of 88) in Los Angeles County with a population of approximately 120,000. The land uses within its 10 square mile area are 58% residential, 11% retail, 10% industrial, 7% office/retail, and 14% other of amenities. El Monte also has an ethnically diverse and dynamic population with 72% Hispanic, 18% Asian, and 7% White.

As the San Gabriel Valley continues to grow so does the City of El Monte through new businesses and quality housing. Many public improvements are underway to provide an attractive and safe environment for its economic growth. El Monte has maintained a reputation for a "business friendly attitude" by attracting commercial and retail businesses as well as international corporations through its Foreign Trade Zone. Other business tools include business financing through Grow El Monte, a pro-active Chamber of Commerce, and a Recycling Market Development Zone. Several trade and professional colleges are also located in the city, providing workforce education to support local businesses.

Source: ci.el-monte.ca.us/334/About-El-Monte

EL MONTE, CA

El Monte is also home to Longo Toyota, the number one auto dealer in the United States by sales and volume. Other major retail businesses include Home Depot, Sam's Club, and Sears Essentials. Major industries include the Von's Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.

With the growing population in El Monte, community and educational facilities continue to improve. New

parks are being built to serve the growing population with many active sports programs. A brand new Aquatic Center with three pools is located along the Tyler Avenue Heritage District, which includes the City's Community and Senior Centers, museums, and a public library.

El Monte also encourages quality housing developments through well thought-out architectural designs, use of high quality materials, and enhanced

landscaping. Promoting affordable homeownership in the city is vital in maintaining our quality of life. The City and the Redevelopment Agency offer Homebuyer Assistance Programs for eligible households.

In addition, the appearance of our neighborhoods has greatly improved, partly due to various programs offered by the City, and partly due to the growing pride and awareness of our residents that El Monte is a great place to live, work, and play.



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2023 POPULATION	41,561	195,281	497,778
2028 PROJECTION	40,293	188,707	481,830
PROJECTED 2023-2028	-0.6%	-0.7%	-0.6%
MEDIAN AGE	34.1	36.3	38.2



Household Income

	1 Mile	3 Miles	5 Miles
2023 HOUSEHOLDS	9,291	46,411	129,115
OWNER OCCUPIED HOUSEHOLDS	2,998	23,120	73,558
AVG HOUSEHOLD INCOME	\$68,656	\$80,130	\$92,924
MEDIAN HOUSEHOLD INCOME	\$54,210	\$63,361	\$72,884



Source: homes.com

TRAFFIC COUNTS

	Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Distance from Subject
01	Mountain View Rd	Garvey Ave	7,423	2022	0.14 mi
02	Garvey Ave	Mountain View Rd	16,318	2022	0.18 mi
03	Garvey Ave	Mountain View Rd	16,787	2022	0.18 mi
04	Garvey Ave	Valley Blvd	18,256	2022	0.20 mi
05	Mountain View Rd	Valley Blvd	6,218	2022	0.21 mi
06	Valley Blvd	Garvey Ave	22,499	2022	0.22 mi
07	Garvey Ave	Cogswell Rd	13,450	2022	0.23 mi
08	Valley Blvd	Garvey Ave	27,606	2022	0.23 mi
09	Valley Blvd	Mountain View Rd	21,073	2022	0.24 mi
10	Valley Blvd	Mountain View Rd	24,249	2022	0.27 mi



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