

8069 GARVEY AVENUE

ROSEMEAD, CALIFORNIA 91770



Marcus & Millichap
BRANDON MICHAELS
GROUP



EXCLUSIVELY LISTED BY

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ALHAMBRA

GARVEY AVE (28,036 VPD)

SAN GABRIEL



ROSEMEAD



SAN GABRIEL



EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 8069 Garvey Avenue, a 78-unit mobile home park as a covered land opportunity situated on 3.75 acres of land (163,260 SF) along the highly trafficked Garvey Avenue in the San Gabriel Valley submarket of Rosemead, CA.

8069 Garvey Avenue consists of 78 units and is currently 94.2% occupied. The park is made up of nineteen (19) tenant owned units and fifty-nine (59) landlord owned units. The tenant owned units make up 24.4% of the total unit count paying a total of \$21,926.00 per month, or 263,112 per year, with no vacancy. The average tenant owned unit pays \$1,154 per month. The landlord owned units make up 75.6% of the total units paying \$65,141.00 per month, or \$781,692 per year, with five (5) units or 2,680 SF vacant. The average landlord owned unit pays \$1,206 per month. Combined the property generates \$87,067.00 per month or \$1,044,804 annually.

Paradise Trailer Park and Apartments is uniquely positioned as a covered land opportunity. Its large underlying parcel of 3.75 acres or 163,260 SF presents a myriad of redevelopment options. The property falls in the Garvey Avenue Specific Plan with a mixed-use zoning. New mixed-use developments are permitted a base density of 25 units/acre (94 total units), a 1.60 FAR, height up to 75 feet, and a 35% non-residential component. With the inclusion of "Community Benefits", detailed hereafter, the development standards are generously expanded to allow a density of 80 units/acre (300 total units), a 3.00 FAR, and a 30% non-residential component. The City of Rosemead does not currently have an inclusionary housing

requirement, which allows all newly developed units to be rented at market rates. Community benefits include adding public open space, capping the Alhambra Wash, public parking, lot consolidation, taller buildings in the center of development, sustainable design, alternative energy, family friendly development, economic feasibility study, and ensuring non-residential units with an average size of at least 2,000 SF.

The subject property benefits from its position on Garvey Avenue, one of Rosemead's primary east-west commercial thoroughfares with traffic counts in excess of 27,000 VPD. The site boasts excellent visibility along the corridor with frontage of approximately 206 feet and is situated less than 0.75 miles south of the 10 Freeway via San Gabriel Blvd. 8069 Garvey Avenue, alongside neighboring parcels to the east and west (the former LA Auto Auction site), are identified by the City as "catalytic project sites" with the greatest potential to transform Garvey Avenue. The neighboring site to the east, which shares the same zoning as the subject site, is currently pursuing entitlements for a 100% condominium project, showing a potential leniency in zoning and development standards by the city towards projects that meet their housing goals.



EL MONTE



PROPERTY HIGHLIGHTS

\$12,000,000

PRICE

59

LANDLORD OWNED UNITS

4.62%

CURRENT CAP RATE

\$74

PRICE/SF (LAND)

**GARVEY AVE &
SAN GABRIEL BLVD**
CROSS STREETS

46,232 SF

BUILDING SF

78

TOTAL UNITS

5.24%

PROFORMA CAP RATE

GASP-MU

ZONING

163,260 SF

LOT SIZE

\$153,864

PRICE/UNIT

94%

OCCUPANCY

27,570 VPD

TRAFFIC COUNTS

19

TENANT OWNED UNITS

1925/1956

YEAR BUILT

\$260

PRICE/SF (BLDG)





PHOTOS





8069 GARVEY AVENUE
ROSEMEAD, CALIFORNIA 91770





8069 GARVEY AVENUE
ROSEMEAD, CALIFORNIA 91770





AERIALS



COVERED LAND OPPORTUNITY

in Rosemead, CA

Large Underlying Parcel of Land

3.75 acres or 163,260 SF of underlying land

Cash Flow During Entitlements

A new buyer can receive cash flow from the existing 94.2% occupied mobile home park to offset costs while pursuing entitlements

Favorable Zoning

The property falls in the Garvey Avenue Specific Plan with a mixed-use zoning permitting a by right 25 units/acre (94 total units), a 1.60 FAR, height up to 75 feet, and a 35% non-residential component

Generous Incentives for “Community Benefit”

With the inclusion of “Community Benefits” the development standards are expanded to allow a density of 80 units/acre (300 total units), a 3.00 FAR, and a 30% non-residential component

No Affordable Housing Required

The City of Rosemead does not currently have an inclusionary housing requirement, which allows all newly developed units to be rented at market rates



DEVELOPMENT STANDARDS SUMMARY

Density	
Permitted Uses	Commercial/Mixed-Use
Base Density	25 Units/Acre (94 Units)
Density with Community Benefits*	80 Units/Acre (300 Units)
Inclusionary Housing or Required Affordable Housing	None
Required Mixed-Use	65% Residential, 35% Non-Residential
Base FAR	0.75 (Commercial), 1.60 (Mixed-Use)
FAR with Community Benefits*	1.00 (Commercial), 3.00 (Mixed-Use)
Height	75'

*"Community Benefits" include adding public open spaces, capping the Alhambra Wash, public parking, lot consolidation, placing taller buildings in the center of development, sustainable building design, alternative energy, family friendly development, conducting economic feasibility studies, and including non-residential units with an average size of at least 2,000 SF.





78-UNIT MOBILE HOME PARK

On Garvey Avenue

.....

- **Mix of Tenant and Landlord Owned Units**

A 94.2% occupied, 78-unit mobile home park made up of nineteen (19) tenant owned units and fifty-nine (59) landlord owned units

- **Current Income**

The tenant owned units pay \$21,926.00 per month (average of \$1,154/unit) and the landlord owned units pay \$65,141.00 per month (average of \$1,206/unit) or a combined \$87,067.00 per month (\$1,044,804 annually)

- **Unit Variety Appeals to a Wide Tenant Base**

Tenant owned units make up 24.4% of the total unit count and landlord owned units make up 75.6% of the total unit count; Landlord owned units average 593 SF with the largest unit 1,200 SF and the smallest unit 300 SF

- **Highly Trafficked Garvey Avenue**

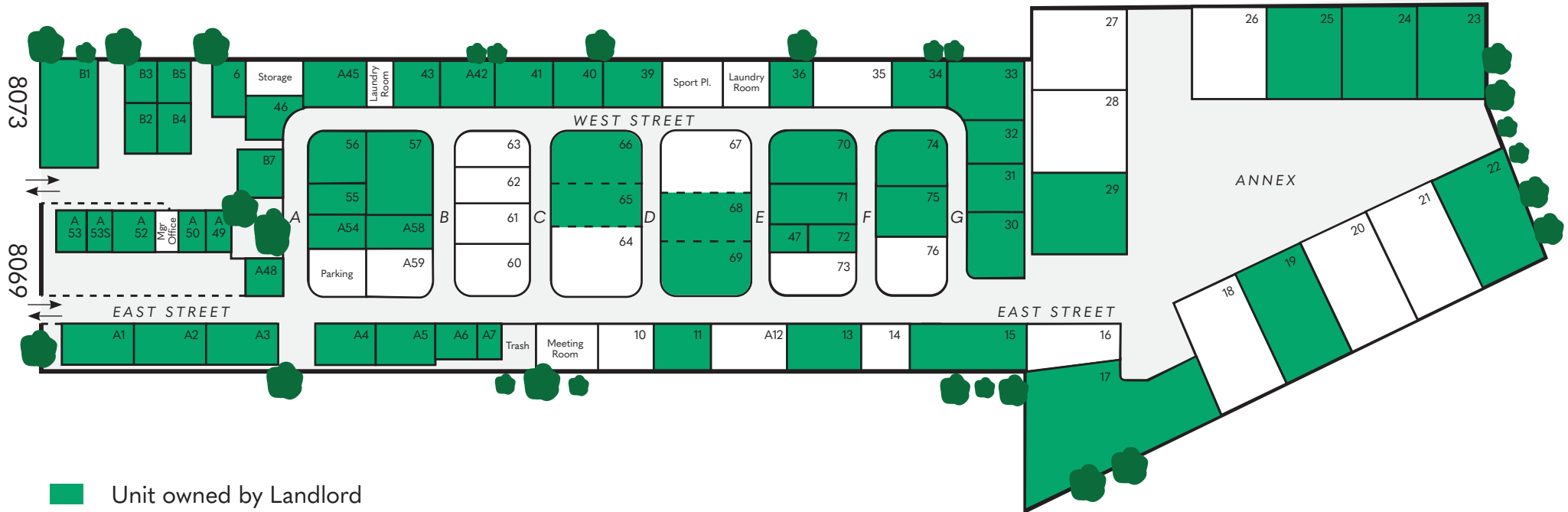
Garvey Avenue is one of Rosemead's primary east-west commercial thoroughfares with traffic counts in excess of 27,000 VPD

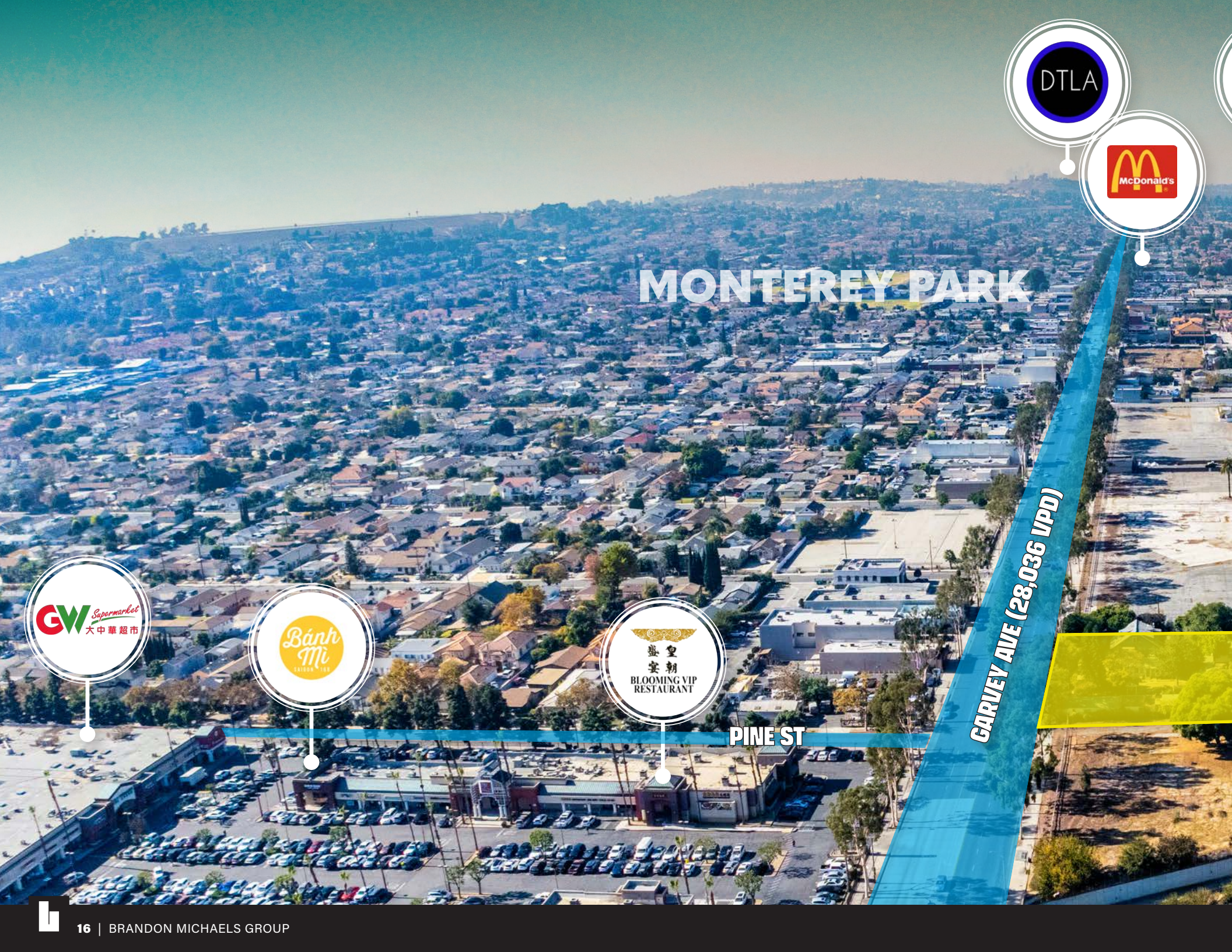
- **Highly Visible Location**

Excellent visibility along the Garvey Avenue with frontage of approximately 206 feet



SITE PLAN





MONTEREY PARK



PINE ST





ALHAMBRA

SOUTH PASADENA

ROSEMEAD



AFFLUENT ROSEMEAD OAKS LOCATION

Proximate to Amenities and Major Employers

Western San Gabriel Valley Location

Bordered by several notable communities, including San Marino and Temple City to the north, Alhambra to the west, El Monte to the east, and Montebello to the south

Proximate to the Urban Core of Los Angeles

The subject property is less than ten (10) miles from Downtown Los Angeles via the 10 Freeway

Anticipated Development

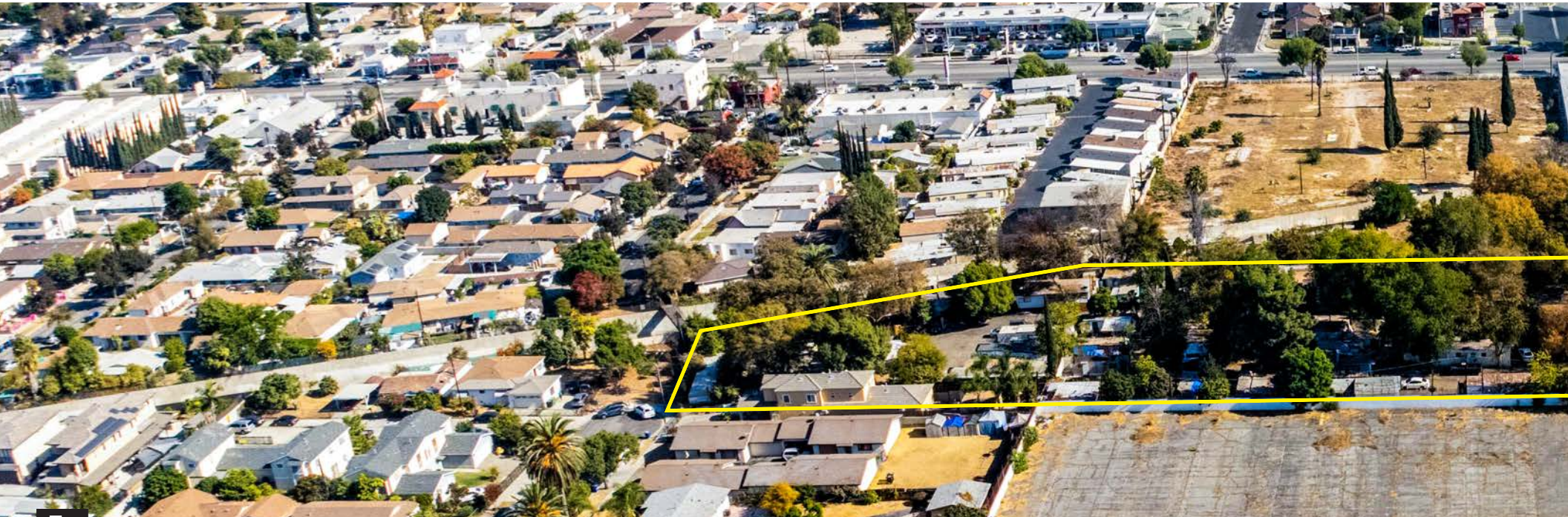
The subject property is sandwiched between two large vacant parcels of land expected to be catalytic to the development along Garvey Avenue; More than 1,200 multifamily units have been delivered within a three (3) mile radius in the last ten (10) years

Transit Adjacent

Public transit is easily accessible, with bus lines serving the area and the Metrolink San Bernardino line running east-west, offering direct rail service into central Los Angeles.

Freeway Access

Rosemead is well-connected by several major freeways, principally bisected by the Interstate 10 (I-10), with nearby access to the State Route 60 (SR-60), making commuting to downtown Los Angeles and other parts of the region convenient



DENSE WESTERN SAN GABRIEL

Valley Submarket

Dense Nearby Population

Population of more than 36,200 people within one mile of the subject property, 225,100 people within three miles, and 607,300 people within five miles

Average Household Incomes

Immediate submarket boasts a strong average household income within one, three, and five miles is \$77,700, \$90,300, and \$97,300, respectively

Median Household Incomes

Median income within one, three, and five miles \$60,500, \$69,500, and \$73,700, respectively

Within a 5-Mile Radius



607,100
Population



\$97,300
Avg HH Income



\$73,700
Median HH Income

Household Density

9,900 HH

1-Mile

69,700 HH

3-Mile



\$326 MIL
Annual Spending
of 1,100 Businesses
Within 1-Mile Radius



\$733,000
Median Home Value



ROSEMEAD, CALIFORNIA

Rosemead is a suburban city located in the San Gabriel Valley region of Los Angeles County, California. It lies approximately 10 miles east of downtown Los Angeles, providing a peaceful, residential atmosphere while offering easy access to the hustle and bustle of the city. With a population of around 54,000, Rosemead is known for its cultural diversity, family-friendly environment, and its central location within the San Gabriel Valley. The city is bordered by several notable communities, including San Marino and Temple City to the north, Alhambra to the west, El Monte to the east, and Montebello to the south. Its proximity to these cities enhances its appeal, offering a mix of quiet suburban living with easy access to a variety of local amenities.

Although primarily residential, Rosemead is conveniently located near several points of interest and local attractions. The nearby Shops at Montebello is a large retail center with a wide variety of stores, restaurants, and a movie theater, providing residents with convenient shopping options. For culture and history, the San Gabriel Mission Playhouse,

located in neighboring San Gabriel, hosts performances and cultural events. Rosemead is also home to several parks, such as Rosemead Park and Garvey Ranch Park, which offer outdoor recreation options like sports fields, playgrounds, and walking trails. Additionally, the Los Angeles County Arboretum and Botanic Garden in nearby Arcadia is a popular spot for nature lovers and tourists alike.

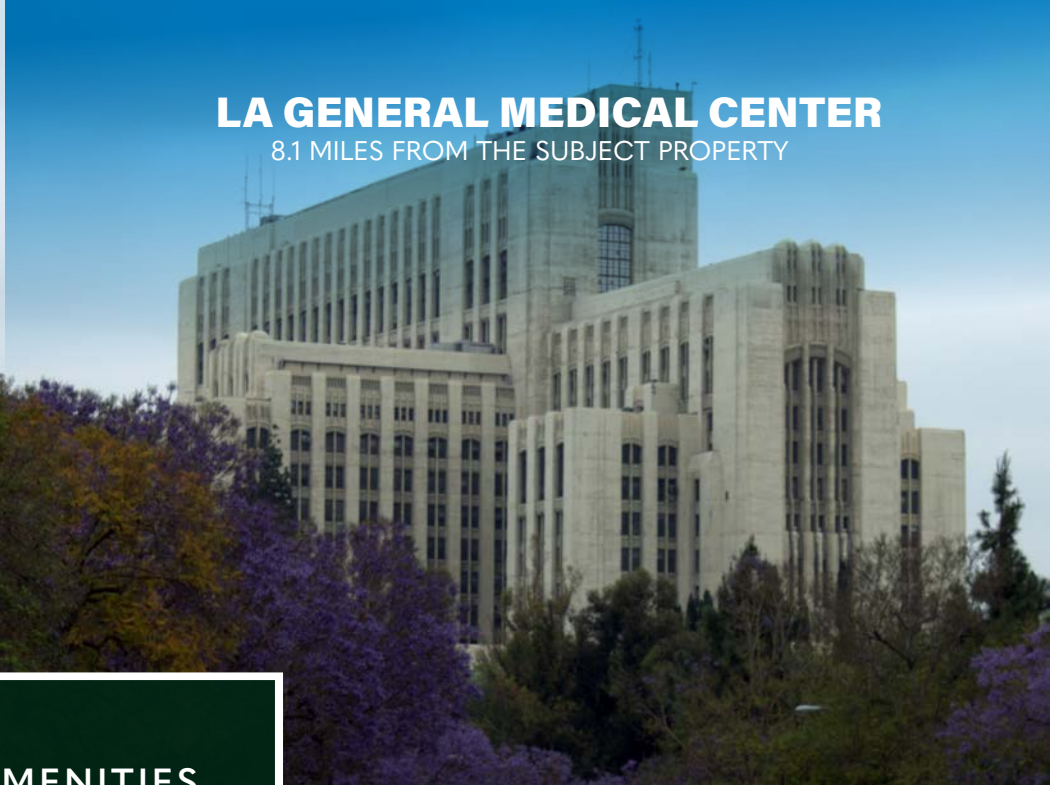
Rosemead is well-connected by several major freeways, principally bisected by the Interstate 10 (I-10), with nearby access to the State Route 60 (SR-60), making commuting to downtown Los Angeles and other parts of the region convenient. Public transit is also easily accessible, with bus lines serving the area and the Metrolink San Bernardino line running east-west, offering direct rail service into central Los Angeles. These transportation options make Rosemead a desirable location for commuters who want to enjoy suburban living while being close to urban amenities.



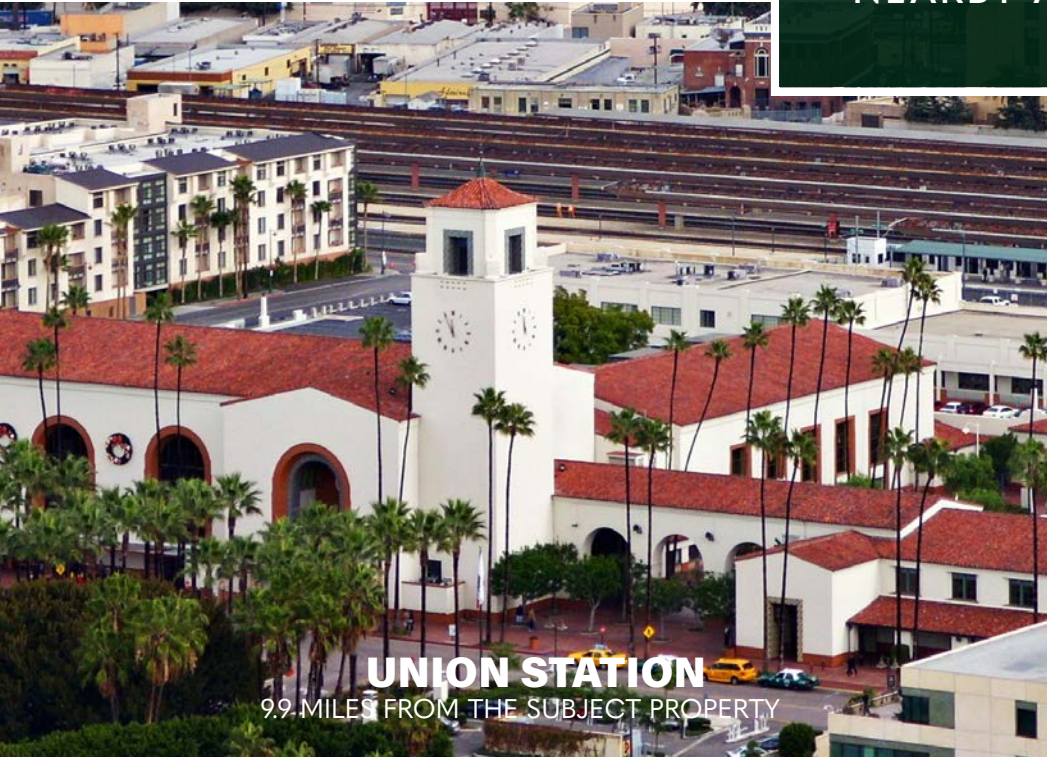
CAL STATE LOS ANGELES
5.8 MILES FROM THE SUBJECT PROPERTY



LA GENERAL MEDICAL CENTER
8.1 MILES FROM THE SUBJECT PROPERTY



NEARBY AMENITIES



UNION STATION
9.9 MILES FROM THE SUBJECT PROPERTY



DODGER STADIUM
11.7 MILES FROM THE SUBJECT PROPERTY

DTLA

10.8
MILES FROM
SUBJECT PROPERTY



LALINE

12.7
MILES FROM
SUBJECT PROPERTY



HOLLYWOOD

15.7
MILES FROM
SUBJECT PROPERTY



SANTA MONICA

26.6
MILES FROM
SUBJECT PROPERTY



DEMOGRAPHICS

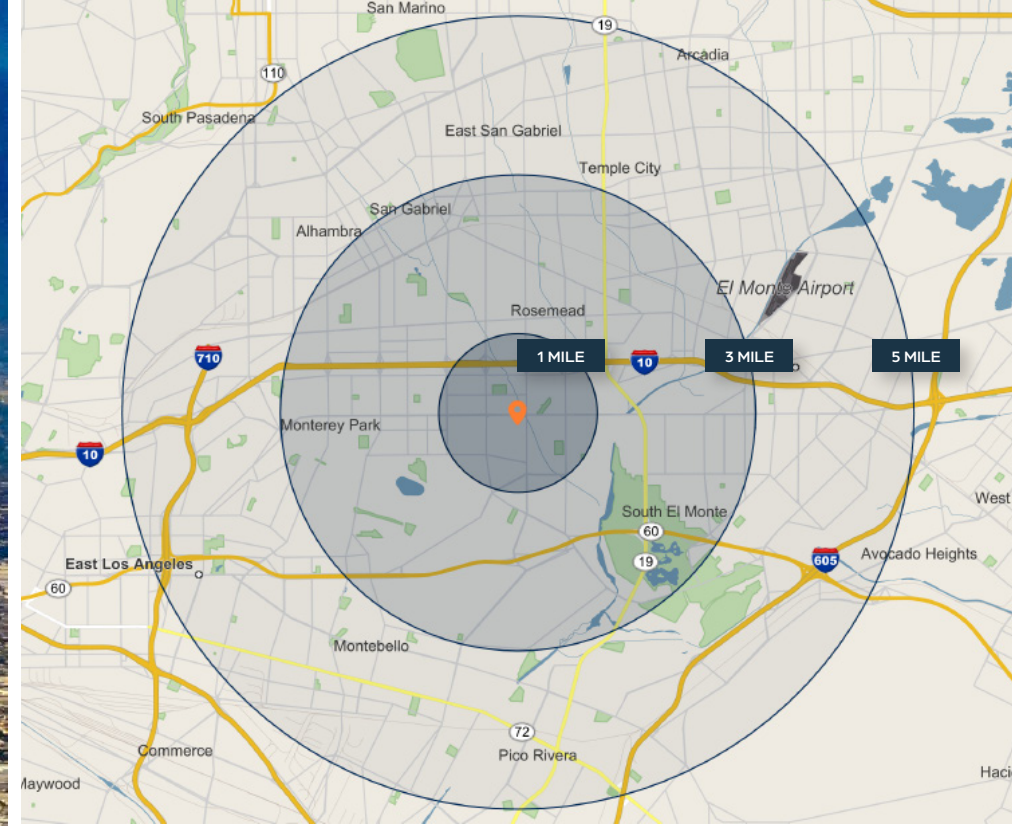
ROSEMEAD, CA

	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	Population	36,200	225,100	607,300
	Households	9,900	69,700	187,100
	Average Household Income	\$77,700	\$90,300	\$97,300
	Median Household Income	\$60,500	\$69,500	\$73,700

DEMOGRAPHICS

BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	36,200	225,100	607,300
Households	9,900	69,700	187,100
Average Household Size	3.5	3.1	3.1
Median Age	42.3	42.7	40.8
Owner Occupied Households	3,700	30,500	86,000
Renter Occupied Households	5,700	36,500	93,600
Average Household Income	\$77,700	\$90,300	\$97,300
Median Household Income	\$60,500	\$69,500	\$73,700
Businesses	1,100	11,900	27,600



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	LANDLORD OWNED	SF	%	LEASE START	LEASE EXPIRATION
6	Occupied	Yes	450	0.97%	2/1/2024	1/31/2025
10	Occupied	No	350	0.76%	4/1/2015	MTM
11	Occupied	Yes	300	0.65%	7/11/2024	MTM
13	Occupied	Yes	800	1.73%	12/1/2023	MTM
14	Occupied	No	500	1.08%	-	MTM
15	Occupied	Yes	530	1.15%	8/1/2021	MTM
16	Occupied	No	550	1.19%	7/1/2018	MTM
17	Occupied	Yes	600	1.30%	11/21/2017	MTM
18	Occupied	No	580	1.25%	7/1/2018	MTM
19	Occupied	Yes	600	1.30%	2/4/2020	MTM
20	Occupied	No	550	1.19%	7/1/2018	MTM
21	Occupied	No	550	1.19%	7/1/2018	MTM
22	Occupied	Yes	600	1.30%	7/1/2024	MTM
23	Occupied	Yes	650	1.41%	2/1/2024	1/31/2025
24	Vacant	Yes	520	1.12%		
25	Occupied	Yes	550	1.19%	7/21/2019	MTM
26	Occupied	No	550	1.19%	-	MTM
27	Occupied	No	650	1.41%	7/1/2018	MTM
28	Occupied	No	600	1.30%	-	MTM
29	Occupied	Yes	650	1.41%	5/15/2023	MTM
30	Occupied	Yes	600	1.30%	5/15/2023	MTM
31	Occupied	Yes	580	1.25%	8/1/2017	MTM
32	Vacant	Yes	650	1.41%		
33	Occupied	Yes	500	1.08%	2/1/2019	MTM
34	Occupied	Yes	600	1.30%	8/16/2023	MTM
35	Occupied	No	550	1.19%	-	MTM
36	Occupied	Yes	350	0.76%	9/1/2023	MTM

RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	PF RENT	PF RENT/SF
\$950.00	\$2.11	0.84 Year(s)	0.16 Year(s)	\$1,125.00	\$2.50
\$1,071.00	\$3.06	9.68 Year(s)	0.00 Year(s)	\$1,071.00	\$3.06
\$820.00	\$2.73	0.40 Year(s)	0.00 Year(s)	\$820.00	\$2.73
\$1,197.00	\$1.50	1.01 Year(s)	0.00 Year(s)	\$1,400.00	\$1.75
\$1,230.00	\$2.46	-	0.00 Year(s)	\$1,230.00	\$2.46
\$1,177.00	\$2.22	3.34 Year(s)	0.00 Year(s)	\$1,177.00	\$2.22
\$1,135.00	\$2.06	6.43 Year(s)	0.00 Year(s)	\$1,135.00	\$2.06
\$1,224.00	\$2.04	7.04 Year(s)	0.00 Year(s)	\$1,224.00	\$2.04
\$1,248.00	\$2.15	6.43 Year(s)	0.00 Year(s)	\$1,248.00	\$2.15
\$1,006.00	\$1.68	4.83 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
\$1,197.00	\$2.18	6.43 Year(s)	0.00 Year(s)	\$1,197.00	\$2.18
\$1,307.00	\$2.38	6.43 Year(s)	0.00 Year(s)	\$1,307.00	\$2.38
\$1,100.00	\$1.83	0.42 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
\$1,100.00	\$1.69	0.84 Year(s)	0.16 Year(s)	\$1,300.00	\$2.00
\$1,040.00	\$2.00			\$1,040.00	\$2.00
\$1,211.00	\$2.20	5.38 Year(s)	0.00 Year(s)	\$1,211.00	\$2.20
\$1,230.00	\$2.24	-	0.00 Year(s)	\$1,230.00	\$2.24
\$1,230.00	\$1.89	6.43 Year(s)	0.00 Year(s)	\$1,230.00	\$1.89
\$1,230.00	\$2.05	-	0.00 Year(s)	\$1,230.00	\$2.05
\$900.00	\$1.38	1.56 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
\$820.00	\$1.37	1.56 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
\$777.00	\$1.34	7.35 Year(s)	0.00 Year(s)	\$1,160.00	\$2.00
\$1,300.00	\$2.00			\$1,300.00	\$2.00
\$763.00	\$1.53	5.84 Year(s)	0.00 Year(s)	\$1,000.00	\$2.00
\$880.00	\$1.47	1.30 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
\$1,128.00	\$2.05	-	0.00 Year(s)	\$1,128.00	\$2.05
\$750.00	\$2.14	1.26 Year(s)	0.00 Year(s)	\$875.00	\$2.50



RENT ROLL (Continued)

TENANT INFORMATION

UNIT NUMBER	TENANT	LANDLORD OWNED	SF	%	LEASE START	LEASE EXPIRATION
39	Occupied	Yes	600	1.30%	7/1/2019	MTM
40	Occupied	Yes	650	1.41%	12/1/2022	MTM
41	Occupied	Yes	650	1.41%	2/1/2024	MTM
43	Occupied	Yes	300	0.65%	1/1/2024	MTM
46	Occupied	Yes	400	0.87%	4/6/2020	MTM
47	Vacant	Yes	530	1.15%		
55	Occupied	Yes	650	1.41%	8/1/2017	MTM
56	Occupied	Yes	500	1.08%	8/6/2019	MTM
57	Occupied	Yes	530	1.15%	11/1/2023	MTM
59	Occupied	No	650	1.41%	-	MTM
60	Occupied	No	650	1.41%	-	MTM
61	Occupied	No	650	1.41%	10/1/2018	MTM
62	Occupied	No	560	1.21%	-	MTM
63	Occupied	No	660	1.43%	-	MTM
64	Occupied	No	700	1.51%	-	MTM
65	Occupied	Yes	800	1.73%	12/1/2022	MTM
66	Occupied	Yes	550	1.19%	10/1/2019	MTM
67	Occupied	No	650	1.41%	7/1/2018	MTM
68	Occupied	Yes	700	1.51%	1/1/2024	MTM
69	Vacant	Yes	530	1.15%		
70	Occupied	Yes	620	1.34%	4/1/2023	MTM
71	Occupied	Yes	550	1.19%	10/1/2020	MTM
72	Occupied	Yes	600	1.30%	9/1/2017	MTM
73	Occupied	No	650	1.41%	-	MTM
74	Occupied	Yes	650	1.41%	9/21/2018	MTM
75	Occupied	Yes	550	1.19%	8/1/2022	MTM
76	Occupied	No	650	1.41%	1/1/2019	MTM

RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	PF RENT	PF RENT/SF
\$1,325.00	\$2.21	5.43 Year(s)	0.00 Year(s)	\$1,325.00	\$2.21
\$1,200.00	\$1.85	2.01 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
\$750.00	\$1.15	0.84 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
\$750.00	\$2.50	0.92 Year(s)	0.00 Year(s)	\$750.00	\$2.50
\$742.00	\$1.86	4.66 Year(s)	0.00 Year(s)	\$1,000.00	\$2.50
\$1,060.00	\$2.00			\$1,060.00	\$2.00
\$1,173.00	\$1.80	7.35 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
\$1,019.00	\$2.04	5.33 Year(s)	0.00 Year(s)	\$1,019.00	\$2.04
\$1,191.00	\$2.25	1.09 Year(s)	0.00 Year(s)	\$1,191.00	\$2.25
\$1,135.00	\$1.75	-	0.00 Year(s)	\$1,135.00	\$1.75
\$1,103.00	\$1.70	-	0.00 Year(s)	\$1,103.00	\$1.70
\$1,095.00	\$1.68	6.18 Year(s)	0.00 Year(s)	\$1,095.00	\$1.68
\$1,037.00	\$1.85	-	0.00 Year(s)	\$1,037.00	\$1.85
\$1,037.00	\$1.57	-	0.00 Year(s)	\$1,037.00	\$1.57
\$1,103.00	\$1.58	-	0.00 Year(s)	\$1,103.00	\$1.58
\$1,300.00	\$1.63	2.01 Year(s)	0.00 Year(s)	\$1,400.00	\$1.75
\$1,147.00	\$2.09	5.18 Year(s)	0.00 Year(s)	\$1,147.00	\$2.09
\$1,128.00	\$1.74	6.43 Year(s)	0.00 Year(s)	\$1,128.00	\$1.74
\$1,350.00	\$1.93	0.92 Year(s)	0.00 Year(s)	\$1,400.00	\$2.00
\$1,060.00	\$2.00			\$1,060.00	\$2.00
\$1,100.00	\$1.77	1.68 Year(s)	0.00 Year(s)	\$1,240.00	\$2.00
\$1,040.00	\$1.89	4.18 Year(s)	0.00 Year(s)	\$1,100.00	\$2.00
\$1,159.00	\$1.93	7.26 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
\$1,147.00	\$1.76	-	0.00 Year(s)	\$1,147.00	\$1.76
\$1,211.00	\$1.86	6.21 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
\$1,016.00	\$1.85	2.34 Year(s)	0.00 Year(s)	\$1,100.00	\$2.00
\$1,135.00	\$1.75	5.93 Year(s)	0.00 Year(s)	\$1,135.00	\$1.75



RENT ROLL (Continued)

TENANT INFORMATION

UNIT NUMBER	TENANT	LANDLORD OWNED	SF	%	LEASE START	LEASE EXPIRATION
A01	Occupied	Yes	792	1.71%	7/1/2018	MTM
A02	Occupied	Yes	792	1.71%	7/1/2018	MTM
A03	Occupied	Yes	792	1.71%	-	MTM
A04	Occupied	Yes	792	1.71%	8/1/2020	MTM
A05	Occupied	Yes	781	1.69%	10/1/2023	9/30/2025
A06	Occupied	Yes	781	1.69%	12/1/2022	MTM
A07	Occupied	Yes	486	1.05%	-	MTM
A12	Occupied	Yes	480	1.04%	1/1/2024	MTM
A42	Occupied	Yes	378	0.82%	11/1/2021	MTM
A45	Occupied	Yes	959	2.07%	-	MTM
A48	Occupied	Yes	484	1.05%	9/1/2024	8/31/2026
A49	Occupied	Yes	363	0.79%	10/1/2023	9/30/2025
A50	Occupied	Yes	550	1.19%	2/1/2022	MTM
A52	Occupied	Yes	550	1.19%	9/15/2014	MTM
A53	Occupied	Yes	1,200	2.60%	8/1/2023	MTM
A53S	Occupied	Yes	327	0.71%	12/20/2021	MTM
A54	Occupied	Yes	516	1.12%	7/1/2020	MTM
A58	Occupied	Yes	516	1.12%	9/1/2020	MTM
B1	Occupied	Yes	530	1.15%	7/1/2018	MTM
B2	Occupied	Yes	643	1.39%	-	MTM
B3	Occupied	Yes	643	1.39%	8/1/2015	MTM
B4	Occupied	Yes	450	0.97%	3/22/2021	MTM
B5	Vacant	Yes	450	0.97%		
B7	Occupied	Yes	837	1.81%	2/1/2013	MTM
			46,232	100%		

RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	PF RENT	PF RENT/SF
\$1,389.00	\$1.75	6.43 Year(s)	0.00 Year(s)	\$1,389.00	\$1.75
\$1,389.00	\$1.75	6.43 Year(s)	0.00 Year(s)	\$1,389.00	\$1.75
\$1,389.00	\$1.75	-	0.00 Year(s)	\$1,389.00	\$1.75
\$1,271.00	\$1.60	4.34 Year(s)	0.00 Year(s)	\$1,386.00	\$1.75
\$1,200.00	\$1.54	1.18 Year(s)	0.82 Year(s)	\$1,366.75	\$1.75
\$1,284.00	\$1.64	2.01 Year(s)	0.00 Year(s)	\$1,366.75	\$1.75
\$1,319.00	\$2.71	-	0.00 Year(s)	\$1,319.00	\$2.71
\$1,200.00	\$2.50	0.92 Year(s)	0.00 Year(s)	\$1,200.00	\$2.50
\$941.00	\$2.49	3.09 Year(s)	0.00 Year(s)	\$945.00	\$2.50
\$1,293.00	\$1.35	-	0.00 Year(s)	\$1,678.25	\$1.75
\$1,060.00	\$2.19	0.25 Year(s)	1.74 Year(s)	\$1,210.00	\$2.50
\$850.00	\$2.34	1.18 Year(s)	0.82 Year(s)	\$907.50	\$2.50
\$856.00	\$1.56	2.84 Year(s)	0.00 Year(s)	\$1,100.00	\$2.00
\$1,197.00	\$2.18	10.22 Year(s)	0.00 Year(s)	\$1,197.00	\$2.18
\$1,700.00	\$1.42	1.34 Year(s)	0.00 Year(s)	\$2,100.00	\$1.75
\$706.00	\$2.16	2.96 Year(s)	0.00 Year(s)	\$817.50	\$2.50
\$1,126.00	\$2.18	4.43 Year(s)	0.00 Year(s)	\$1,126.00	\$2.18
\$1,271.00	\$2.46	4.26 Year(s)	0.00 Year(s)	\$1,271.00	\$2.46
\$1,211.00	\$2.28	6.43 Year(s)	0.00 Year(s)	\$1,211.00	\$2.28
\$1,357.00	\$2.11	-	0.00 Year(s)	\$1,357.00	\$2.11
\$1,389.00	\$2.16	9.35 Year(s)	0.00 Year(s)	\$1,389.00	\$2.16
\$813.00	\$1.81	3.70 Year(s)	0.00 Year(s)	\$1,125.00	\$2.50
\$1,125.00	\$2.50			\$1,125.00	\$2.50
\$1,197.00	\$1.43	11.84 Year(s)	0.00 Year(s)	\$1,674.00	\$2.00
\$87,067.00	\$2.00	4.13 Year(s)	0.05 Year(s)	\$93,888.75	\$2.03



RENT ROLL SUMMARY

RENT ROLL SUMMARY

	Tenant Owned	Landlord Owned	Combined
Occupancy	24.3%	69.9%	94.2%
Vacancy	75.7%	30.1%	5.8%
# of Units	19	59	78
Occupied Units	19	54	73
Vacant Units	0	5	5
Occupied SF	11,250	32,302	43,552
Vacant SF	0	2,680	2,680
Total SF	11,250	34,982	46,232
Average Unit SF	592	593	593
Monthly Rent	\$21,926	\$65,141	\$87,067
Average Unit Rent	\$1,154	\$1,206	\$1,193

LEASE ROLLOVER SCHEDULE

Schedule	SF	% of Property
MTM	40,824	88.30%
2024	0	0.00%
2025	2,244	4.85%
2026	484	1.05%
2027+	0	0.00%

OCCUPANCY HISTORY

Number of Years	SF	% of Property
< 1 year	4,614	9.98%
1 - 3 years	10,152	21.96%
3 - 5 years	4,732	10.24%
5 - 10 years	13,717	29.67%
> 10 years	1,387	3.00%



OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PER SF
Property Taxes @ 1.25%	\$150,000	\$3.24/SF
Management	\$41,792	\$0.90/SF
Insurance	\$21,627	\$0.47/SF
Utilities	\$123,718	\$2.68/SF
Cleaning	\$19,550	\$0.42/SF
Gardening	\$350	\$0.01/SF
Repairs & Maintenance	\$59,351	\$1.28/SF
CAM Expenses - Other	\$2,400	\$0.05/SF
Outside Services	\$19,500	\$0.42/SF
TOTAL EXPENSES	\$438,288	\$9.48
EXPENSES/SF/MONTH		\$0.79

OPERATING DATA	CURRENT	PROFORMA
Scheduled Lease Income:	\$1,044,804	\$1,126,665
CAM Reimbursement:	\$0	\$0
Additional Income:	\$0	\$0
Effective Gross Income:	\$1,044,804	\$1,126,665
Vacancy:	\$52,240	\$56,333
Expenses:	\$438,288	\$441,562
NET OPERATING INCOME:	\$554,276	\$628,769

8069 GARVEY AVENUE

ROSEMEAD, CALIFORNIA 91770

\$12,000,000
PRICE

5.24%
PROFORMA CAP RATE

46,232 SF
BUILDING SF

94%
OCCUPANCY

163,260 SF
LOT SIZE

\$260
PRICE/SF (BLDG)

19
TENANT OWNED UNITS

\$74
PRICE/SF (LAND)

59
LANDLORD OWNED UNITS

GASP-MU
ZONING

78
TOTAL UNITS

27,570 VPD
TRAFFIC COUNTS

\$153,864
PRICE/UNIT

**GARVEY AVE &
SAN GABRIEL BLVD**

1925/1956
YEAR BUILT

CROSS STREETS

4.62%
CURRENT CAP RATE



8069 GARVEY AVENUE

ROSEMEAD, CALIFORNIA 91770

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