

# 8069 GARVEY AVENUE

ROSEMEAD, CALIFORNIA 91770



Marcus & Millichap  
BRANDON MICHAELS  
GROUP



# CONTENTS

## EXCLUSIVELY LISTED BY

**BRANDON MICHAELS**  
Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

**STEVEN SCHECHTER**  
First Vice President Investments  
Tel: 818.212.2793  
steven.schechter@marcusmillichap.com  
CA License: 01089464

**EMIN GABRIMASSIHI**  
Associate  
Tel: 818.212.2726  
emin.gabrimassih@marcusmillichap.com  
CA License: 02112980

## BMG TEAM

**GARY WINFIELD**  
Associate

**DANIEL GAMBOA**  
Associate

# 06

**EXECUTIVE SUMMARY**  
SECTION 1

# 18

**AREA OVERVIEW**  
SECTION 2

# 24

**FINANCIAL ANALYSIS**  
SECTION 3



ALHAMBRA

SAN GABRIEL



ROSEMEAD

GARVEY AVE (28,036 UPD)

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.



## PROPERTY HIGHLIGHTS

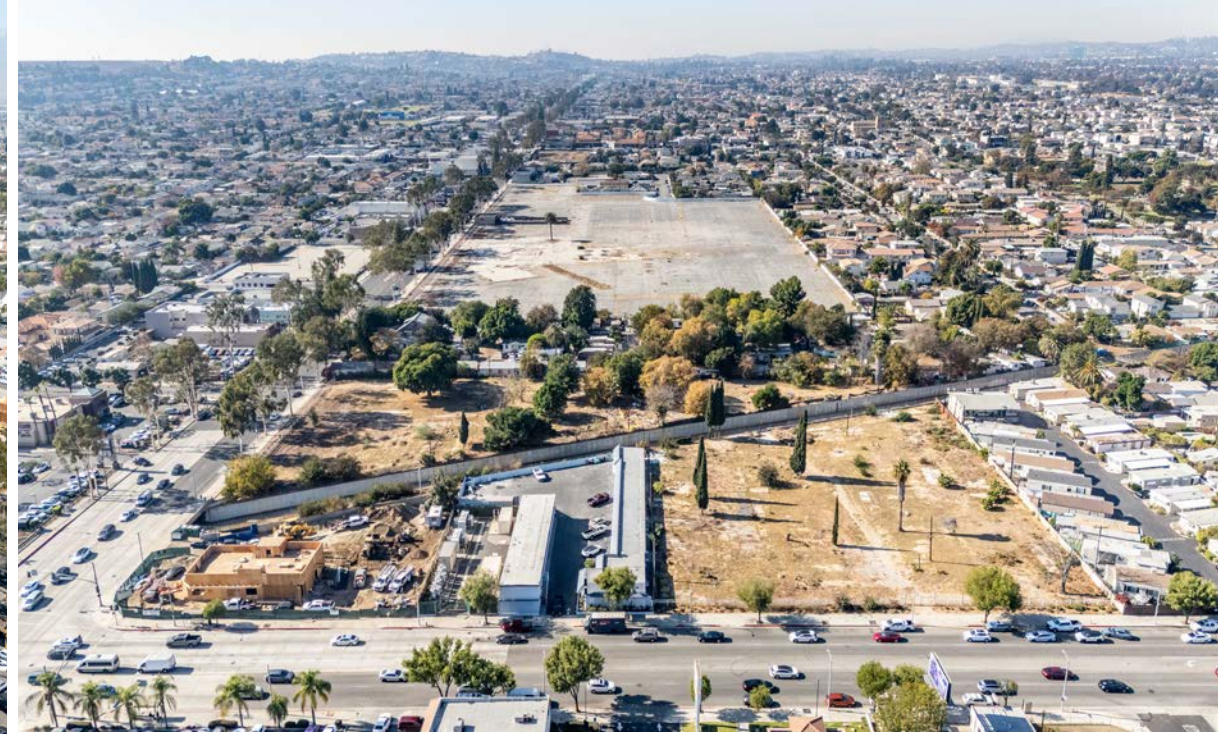
<b>\$12,000,000</b> PRICE	<b>59</b> LANDLORD OWNED UNITS	<b>4.62%</b> CURRENT CAP RATE	<b>\$74</b> PRICE/SF (LAND)	<b>GARVEY AVE &amp; SAN GABRIEL BLVD</b> CROSS STREETS
<b>46,232 SF</b> BUILDING SF	<b>78</b> TOTAL UNITS	<b>5.24%</b> PROFORMA CAP RATE	<b>GASP-MU</b> ZONING	
<b>163,260 SF</b> LOT SIZE	<b>\$153,864</b> PRICE/UNIT	<b>94%</b> OCCUPANCY	<b>27,570 VPD</b> TRAFFIC COUNTS	
<b>19</b> TENANT OWNED UNITS	<b>1925/1956</b> YEAR BUILT	<b>\$260</b> PRICE/SF (BLDG)		



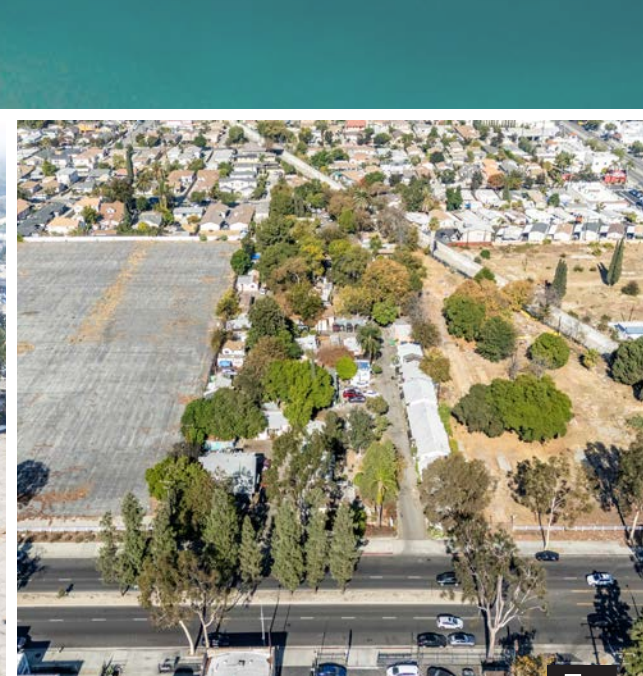
PHOTOS



8069 GARVEY AVENUE  
ROSEMEAD, CALIFORNIA 91770



AERIALS



8069 GARVEY AVENUE  
ROSEMEAD, CALIFORNIA 91770

# 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.



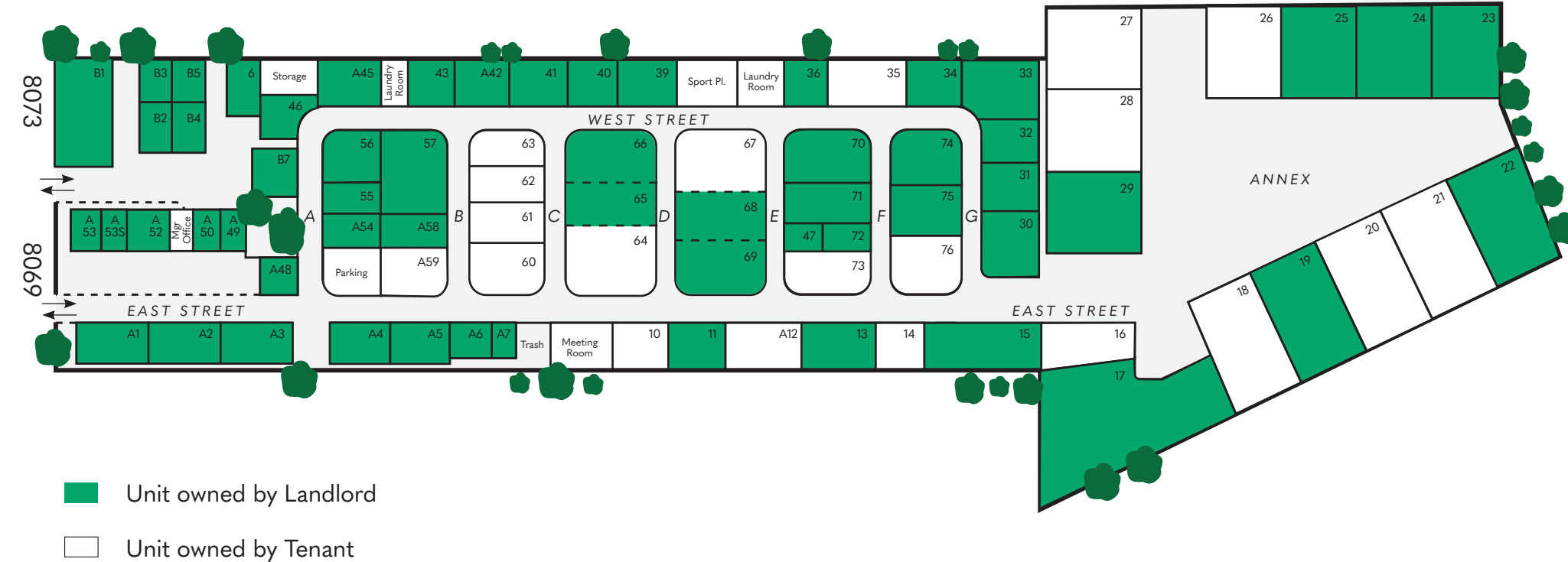


# 78-UNIT MOBILE HOME PARK

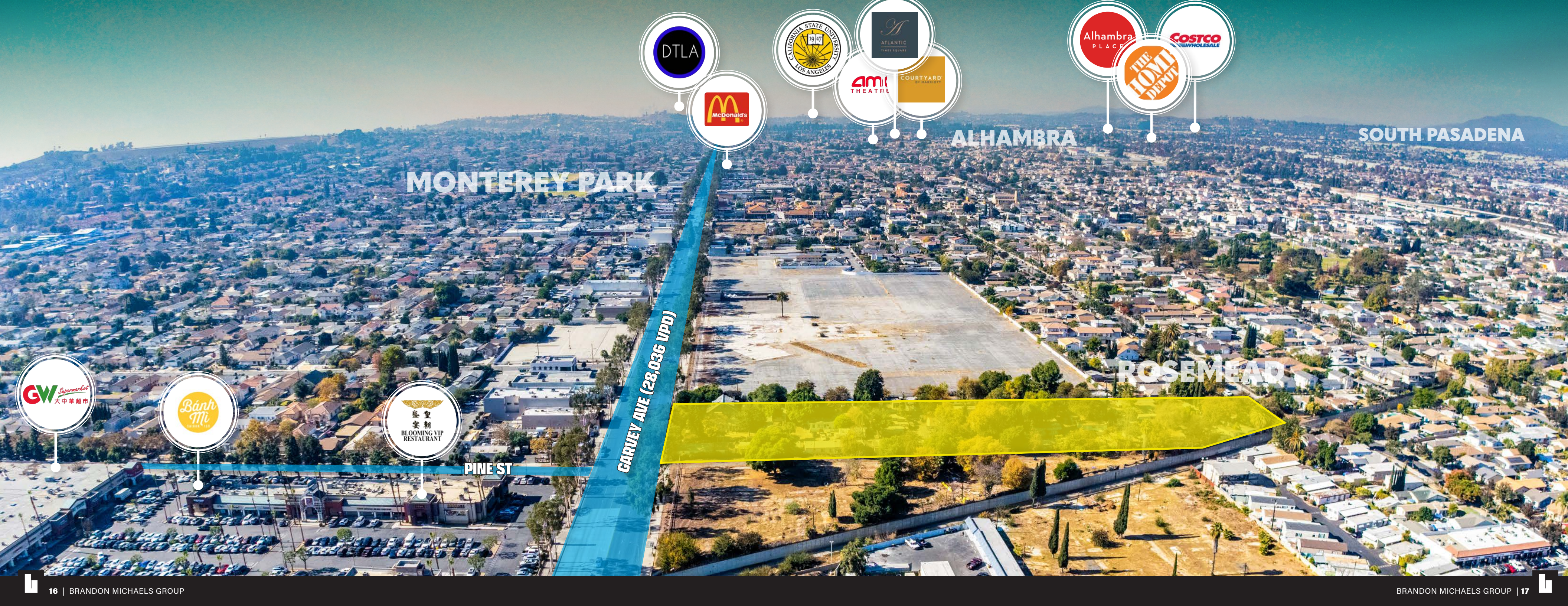
On Garvey Avenue

- 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







DTLA



MONTEREY PARK

ALHAMBRA

SOUTH PASADENA

GARVEY AVE (28,036 VPD)

ROSEMEAD



PINE ST

# 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

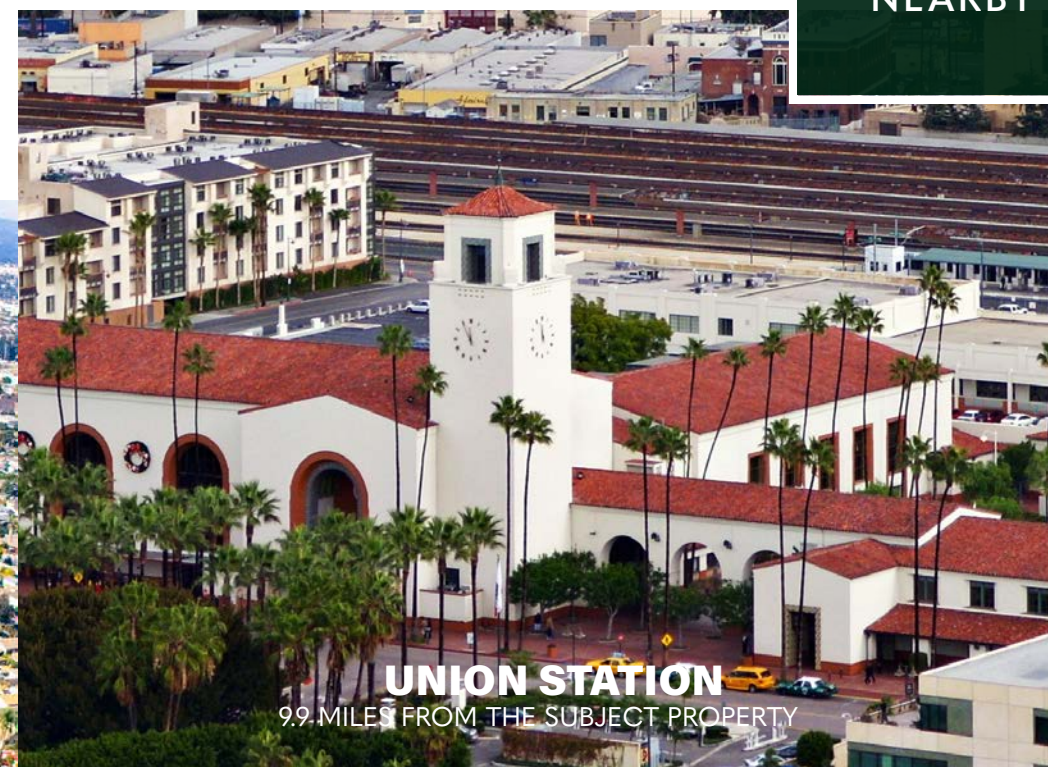


**LA GENERAL MEDICAL CENTER**  
8.1 MILES FROM THE SUBJECT PROPERTY



## 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

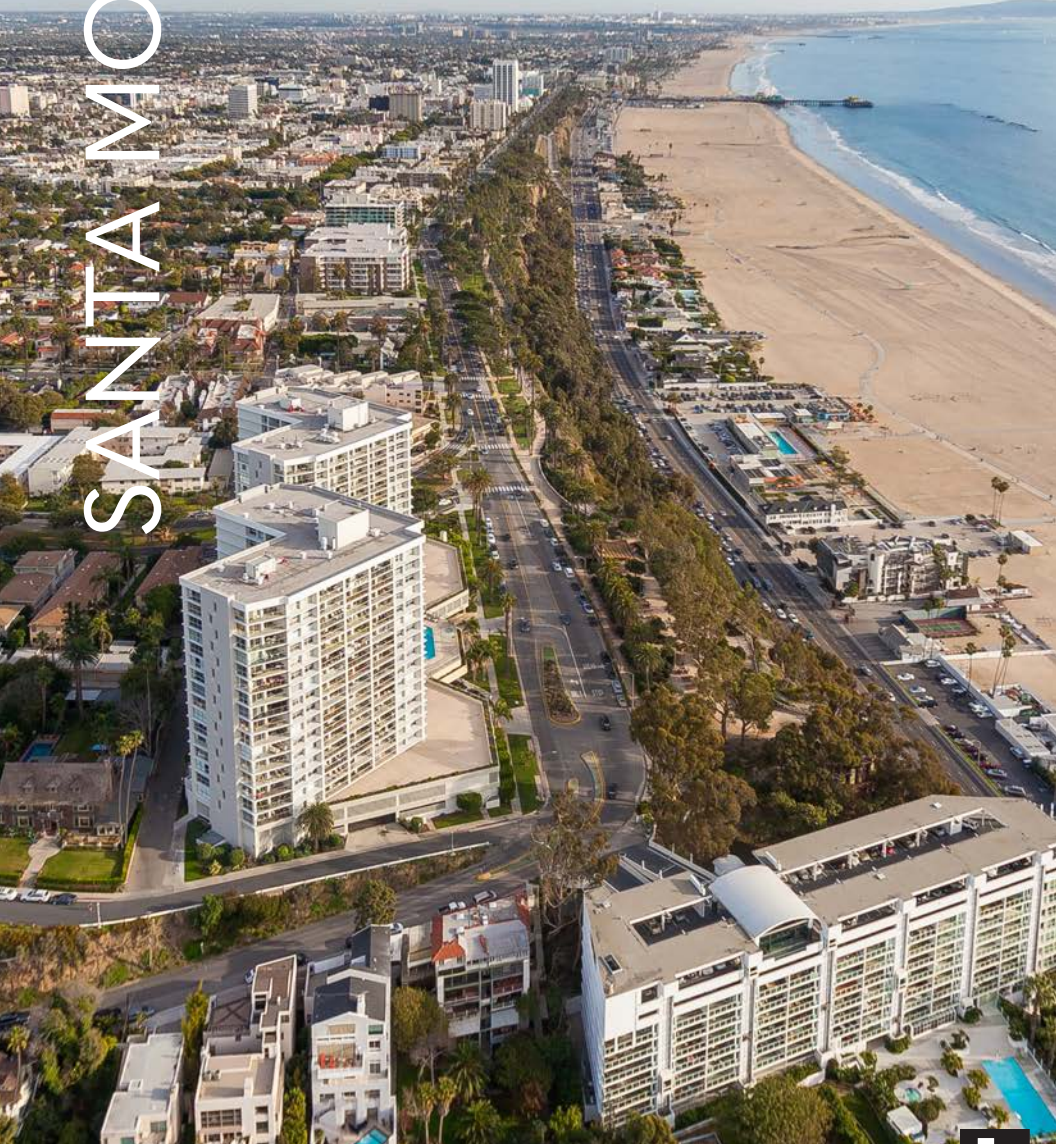
12.7  
MILES FROM  
SUBJECT PROPERTY



15.7  
MILES FROM  
SUBJECT PROPERTY

SANTAMONICA

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



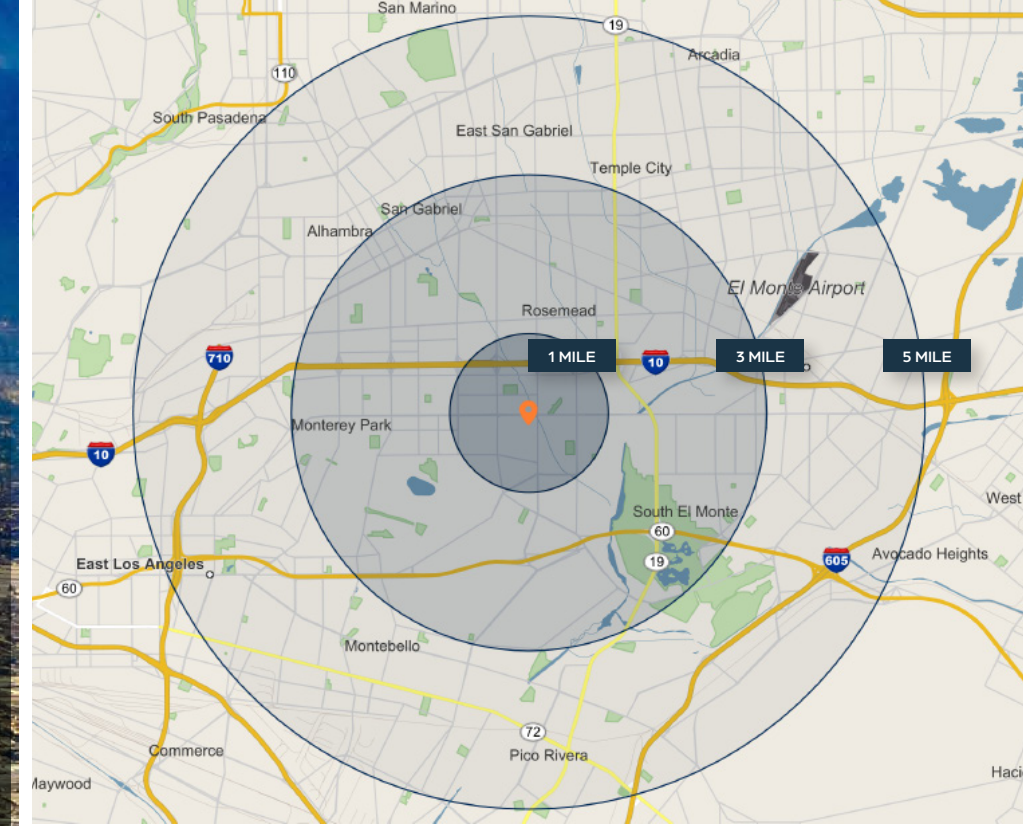
**Average Household Income** \$77,700 \$90,300 \$97,300



**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	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	PF RENT	PF RENT/SF
6	Occupied	Yes	450	0.97%	2/1/2024	1/31/2025	\$950.00	\$2.11	0.84 Year(s)	0.16 Year(s)	\$1,125.00	\$2.50
10	Occupied	No	350	0.76%	4/1/2015	MTM	\$1,071.00	\$3.06	9.68 Year(s)	0.00 Year(s)	\$1,071.00	\$3.06
11	Occupied	Yes	300	0.65%	7/11/2024	MTM	\$820.00	\$2.73	0.40 Year(s)	0.00 Year(s)	\$820.00	\$2.73
13	Occupied	Yes	800	1.73%	12/1/2023	MTM	\$1,197.00	\$1.50	1.01 Year(s)	0.00 Year(s)	\$1,400.00	\$1.75
14	Occupied	No	500	1.08%	-	MTM	\$1,230.00	\$2.46	-	0.00 Year(s)	\$1,230.00	\$2.46
15	Occupied	Yes	530	1.15%	8/1/2021	MTM	\$1,177.00	\$2.22	3.34 Year(s)	0.00 Year(s)	\$1,177.00	\$2.22
16	Occupied	No	550	1.19%	7/1/2018	MTM	\$1,135.00	\$2.06	6.43 Year(s)	0.00 Year(s)	\$1,135.00	\$2.06
17	Occupied	Yes	600	1.30%	11/21/2017	MTM	\$1,224.00	\$2.04	7.04 Year(s)	0.00 Year(s)	\$1,224.00	\$2.04
18	Occupied	No	580	1.25%	7/1/2018	MTM	\$1,248.00	\$2.15	6.43 Year(s)	0.00 Year(s)	\$1,248.00	\$2.15
19	Occupied	Yes	600	1.30%	2/4/2020	MTM	\$1,006.00	\$1.68	4.83 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
20	Occupied	No	550	1.19%	7/1/2018	MTM	\$1,197.00	\$2.18	6.43 Year(s)	0.00 Year(s)	\$1,197.00	\$2.18
21	Occupied	No	550	1.19%	7/1/2018	MTM	\$1,307.00	\$2.38	6.43 Year(s)	0.00 Year(s)	\$1,307.00	\$2.38
22	Occupied	Yes	600	1.30%	7/1/2024	MTM	\$1,100.00	\$1.83	0.42 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
23	Occupied	Yes	650	1.41%	2/1/2024	1/31/2025	\$1,100.00	\$1.69	0.84 Year(s)	0.16 Year(s)	\$1,300.00	\$2.00
24	Vacant	Yes	520	1.12%			\$1,040.00	\$2.00			\$1,040.00	\$2.00
25	Occupied	Yes	550	1.19%	7/21/2019	MTM	\$1,211.00	\$2.20	5.38 Year(s)	0.00 Year(s)	\$1,211.00	\$2.20
26	Occupied	No	550	1.19%	-	MTM	\$1,230.00	\$2.24	-	0.00 Year(s)	\$1,230.00	\$2.24
27	Occupied	No	650	1.41%	7/1/2018	MTM	\$1,230.00	\$1.89	6.43 Year(s)	0.00 Year(s)	\$1,230.00	\$1.89
28	Occupied	No	600	1.30%	-	MTM	\$1,230.00	\$2.05	-	0.00 Year(s)	\$1,230.00	\$2.05
29	Occupied	Yes	650	1.41%	5/15/2023	MTM	\$900.00	\$1.38	1.56 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
30	Occupied	Yes	600	1.30%	5/15/2023	MTM	\$820.00	\$1.37	1.56 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
31	Occupied	Yes	580	1.25%	8/1/2017	MTM	\$777.00	\$1.34	7.35 Year(s)	0.00 Year(s)	\$1,160.00	\$2.00
32	Vacant	Yes	650	1.41%			\$1,300.00	\$2.00			\$1,300.00	\$2.00
33	Occupied	Yes	500	1.08%	2/1/2019	MTM	\$763.00	\$1.53	5.84 Year(s)	0.00 Year(s)	\$1,000.00	\$2.00
34	Occupied	Yes	600	1.30%	8/16/2023	MTM	\$880.00	\$1.47	1.30 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
35	Occupied	No	550	1.19%	-	MTM	\$1,128.00	\$2.05	-	0.00 Year(s)	\$1,128.00	\$2.05
36	Occupied	Yes	350	0.76%	9/1/2023	MTM	\$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	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	PF RENT	PF RENT/SF
39	Occupied	Yes	600	1.30%	7/1/2019	MTM	\$1,325.00	\$2.21	5.43 Year(s)	0.00 Year(s)	\$1,325.00	\$2.21
40	Occupied	Yes	650	1.41%	12/1/2022	MTM	\$1,200.00	\$1.85	2.01 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
41	Occupied	Yes	650	1.41%	2/1/2024	MTM	\$750.00	\$1.15	0.84 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
43	Occupied	Yes	300	0.65%	1/1/2024	MTM	\$750.00	\$2.50	0.92 Year(s)	0.00 Year(s)	\$750.00	\$2.50
46	Occupied	Yes	400	0.87%	4/6/2020	MTM	\$742.00	\$1.86	4.66 Year(s)	0.00 Year(s)	\$1,000.00	\$2.50
47	Vacant	Yes	530	1.15%			\$1,060.00	\$2.00			\$1,060.00	\$2.00
55	Occupied	Yes	650	1.41%	8/1/2017	MTM	\$1,173.00	\$1.80	7.35 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
56	Occupied	Yes	500	1.08%	8/6/2019	MTM	\$1,019.00	\$2.04	5.33 Year(s)	0.00 Year(s)	\$1,019.00	\$2.04
57	Occupied	Yes	530	1.15%	11/1/2023	MTM	\$1,191.00	\$2.25	1.09 Year(s)	0.00 Year(s)	\$1,191.00	\$2.25
59	Occupied	No	650	1.41%	-	MTM	\$1,135.00	\$1.75	-	0.00 Year(s)	\$1,135.00	\$1.75
60	Occupied	No	650	1.41%	-	MTM	\$1,103.00	\$1.70	-	0.00 Year(s)	\$1,103.00	\$1.70
61	Occupied	No	650	1.41%	10/1/2018	MTM	\$1,095.00	\$1.68	6.18 Year(s)	0.00 Year(s)	\$1,095.00	\$1.68
62	Occupied	No	560	1.21%	-	MTM	\$1,037.00	\$1.85	-	0.00 Year(s)	\$1,037.00	\$1.85
63	Occupied	No	660	1.43%	-	MTM	\$1,037.00	\$1.57	-	0.00 Year(s)	\$1,037.00	\$1.57
64	Occupied	No	700	1.51%	-	MTM	\$1,103.00	\$1.58	-	0.00 Year(s)	\$1,103.00	\$1.58
65	Occupied	Yes	800	1.73%	12/1/2022	MTM	\$1,300.00	\$1.63	2.01 Year(s)	0.00 Year(s)	\$1,400.00	\$1.75
66	Occupied	Yes	550	1.19%	10/1/2019	MTM	\$1,147.00	\$2.09	5.18 Year(s)	0.00 Year(s)	\$1,147.00	\$2.09
67	Occupied	No	650	1.41%	7/1/2018	MTM	\$1,128.00	\$1.74	6.43 Year(s)	0.00 Year(s)	\$1,128.00	\$1.74
68	Occupied	Yes	700	1.51%	1/1/2024	MTM	\$1,350.00	\$1.93	0.92 Year(s)	0.00 Year(s)	\$1,400.00	\$2.00
69	Vacant	Yes	530	1.15%			\$1,060.00	\$2.00			\$1,060.00	\$2.00
70	Occupied	Yes	620	1.34%	4/1/2023	MTM	\$1,100.00	\$1.77	1.68 Year(s)	0.00 Year(s)	\$1,240.00	\$2.00
71	Occupied	Yes	550	1.19%	10/1/2020	MTM	\$1,040.00	\$1.89	4.18 Year(s)	0.00 Year(s)	\$1,100.00	\$2.00
72	Occupied	Yes	600	1.30%	9/1/2017	MTM	\$1,159.00	\$1.93	7.26 Year(s)	0.00 Year(s)	\$1,200.00	\$2.00
73	Occupied	No	650	1.41%	-	MTM	\$1,147.00	\$1.76	-	0.00 Year(s)	\$1,147.00	\$1.76
74	Occupied	Yes	650	1.41%	9/21/2018	MTM	\$1,211.00	\$1.86	6.21 Year(s)	0.00 Year(s)	\$1,300.00	\$2.00
75	Occupied	Yes	550	1.19%	8/1/2022	MTM	\$1,016.00	\$1.85	2.34 Year(s)	0.00 Year(s)	\$1,100.00	\$2.00
76	Occupied	No	650	1.41%	1/1/2019	MTM	\$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	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	PF RENT	PF RENT/SF
A01	Occupied	Yes	792	1.71%	7/1/2018	MTM	\$1,389.00	\$1.75	6.43 Year(s)	0.00 Year(s)	\$1,389.00	\$1.75
A02	Occupied	Yes	792	1.71%	7/1/2018	MTM	\$1,389.00	\$1.75	6.43 Year(s)	0.00 Year(s)	\$1,389.00	\$1.75
A03	Occupied	Yes	792	1.71%	-	MTM	\$1,389.00	\$1.75	-	0.00 Year(s)	\$1,389.00	\$1.75
A04	Occupied	Yes	792	1.71%	8/1/2020	MTM	\$1,271.00	\$1.60	4.34 Year(s)	0.00 Year(s)	\$1,386.00	\$1.75
A05	Occupied	Yes	781	1.69%	10/1/2023	9/30/2025	\$1,200.00	\$1.54	1.18 Year(s)	0.82 Year(s)	\$1,366.75	\$1.75
A06	Occupied	Yes	781	1.69%	12/1/2022	MTM	\$1,284.00	\$1.64	2.01 Year(s)	0.00 Year(s)	\$1,366.75	\$1.75
A07	Occupied	Yes	486	1.05%	-	MTM	\$1,319.00	\$2.71	-	0.00 Year(s)	\$1,319.00	\$2.71
A12	Occupied	Yes	480	1.04%	1/1/2024	MTM	\$1,200.00	\$2.50	0.92 Year(s)	0.00 Year(s)	\$1,200.00	\$2.50
A42	Occupied	Yes	378	0.82%	11/1/2021	MTM	\$941.00	\$2.49	3.09 Year(s)	0.00 Year(s)	\$945.00	\$2.50
A45	Occupied	Yes	959	2.07%	-	MTM	\$1,293.00	\$1.35	-	0.00 Year(s)	\$1,678.25	\$1.75
A48	Occupied	Yes	484	1.05%	9/1/2024	8/31/2026	\$1,060.00	\$2.19	0.25 Year(s)	1.74 Year(s)	\$1,210.00	\$2.50
A49	Occupied	Yes	363	0.79%	10/1/2023	9/30/2025	\$850.00	\$2.34	1.18 Year(s)	0.82 Year(s)	\$907.50	\$2.50
A50	Occupied	Yes	550	1.19%	2/1/2022	MTM	\$856.00	\$1.56	2.84 Year(s)	0.00 Year(s)	\$1,100.00	\$2.00
A52	Occupied	Yes	550	1.19%	9/15/2014	MTM	\$1,197.00	\$2.18	10.22 Year(s)	0.00 Year(s)	\$1,197.00	\$2.18
A53	Occupied	Yes	1,200	2.60%	8/1/2023	MTM	\$1,700.00	\$1.42	1.34 Year(s)	0.00 Year(s)	\$2,100.00	\$1.75
A53S	Occupied	Yes	327	0.71%	12/20/2021	MTM	\$706.00	\$2.16	2.96 Year(s)	0.00 Year(s)	\$817.50	\$2.50
A54	Occupied	Yes	516	1.12%	7/1/2020	MTM	\$1,126.00	\$2.18	4.43 Year(s)	0.00 Year(s)	\$1,126.00	\$2.18
A58	Occupied	Yes	516	1.12%	9/1/2020	MTM	\$1,271.00	\$2.46	4.26 Year(s)	0.00 Year(s)	\$1,271.00	\$2.46
B1	Occupied	Yes	530	1.15%	7/1/2018	MTM	\$1,211.00	\$2.28	6.43 Year(s)	0.00 Year(s)	\$1,211.00	\$2.28
B2	Occupied	Yes	643	1.39%	-	MTM	\$1,357.00	\$2.11	-	0.00 Year(s)	\$1,357.00	\$2.11
B3	Occupied	Yes	643	1.39%	8/1/2015	MTM	\$1,389.00	\$2.16	9.35 Year(s)	0.00 Year(s)	\$1,389.00	\$2.16
B4	Occupied	Yes	450	0.97%	3/22/2021	MTM	\$813.00	\$1.81	3.70 Year(s)	0.00 Year(s)	\$1,125.00	\$2.50
B5	Vacant	Yes	450	0.97%			\$1,125.00	\$2.50			\$1,125.00	\$2.50
B7	Occupied	Yes	837	1.81%	2/1/2013	MTM	\$1,197.00	\$1.43	11.84 Year(s)	0.00 Year(s)	\$1,674.00	\$2.00
			<b>46,232</b>	<b>100%</b>			<b>\$87,067.00</b>	<b>\$2.00</b>	<b>4.13 Year(s)</b>	<b>0.05 Year(s)</b>	<b>\$93,888.75</b>	<b>\$2.03</b>



# 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
<b>TOTAL EXPENSES</b>	<b>\$438,288</b>	<b>\$9.48</b>
<b>EXPENSES/SF/MONTH</b>		<b>\$0.79</b>

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
<b>NET OPERATING INCOME:</b>	<b>\$554,276</b>	<b>\$628,769</b>

# 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**  
CROSS STREETS

**1925/1956**  
YEAR BUILT

**4.62%**  
CURRENT CAP RATE

# 8069 GARVEY AVENUE

ROSEMEAD, CALIFORNIA 91770

Marcus & Millichap  
BRANDON MICHAELS  
GROUP

#### CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

#### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.