

GLENDORA | CALIFORNIA

569 E. COLORADO AVE



EXCLUSIVE MARKETING PACKAGE



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569 E. Colorado Ave | Glendora, CA

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569 E. Colorado Ave | Glendora, CA

EXECUTIVE SUMMARY

This 7-unit multi-family property in the city of Glendora is a pride of ownership asset offering larger unit layouts, and a superior unit mix. Most units have been remodeled with newer kitchens, bathrooms, flooring, windows, and more, while the property also benefits from a newer roof, updated copper plumbing, and recent exterior paint.

Unit mix consists of (2) 2-Bed/1.5-Bath 2-Story Townhome Style Units and (5) 2-Bed/1-Bath Units.

Tenants enjoy plenty of onsite parking, private patios/balconies, and an onsite laundry facility.

This is an excellent fit for those investors looking for large unit layouts, turn-key interiors, and practical tenant amenities already in place.

\$2,150,000

PRICE

7 UNITS

UNITS

1963

YEAR BUILT

6,434 **SQFT**

10,442 **LOT SIZE**

GRD3

ZONING

8644-010-031

APN



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PROPERTY HIGHLIGHTS

6,434 SQ. FT. | 10,442 LOT SIZE

- Excellent Unit Mix:
- (2) 2-Bed/1.5-Bath 2-Story Townhome Style Units
- (5) 2-Bed/1-Bath Units
- Most Units Remodeled (Kitchens, Bathrooms, Flooring, Windows & More!)
- Newer Roof, Updated Copper Plumbing, Recent Exterior Paint
- Tenants Enjoy Private Balcony/Patio, Plenty of Onsite Parking & Laundry Facility



LARGE Units



Pride of Ownership



Current 13 GRM & 5% CAP Rate



Laundry Onsite



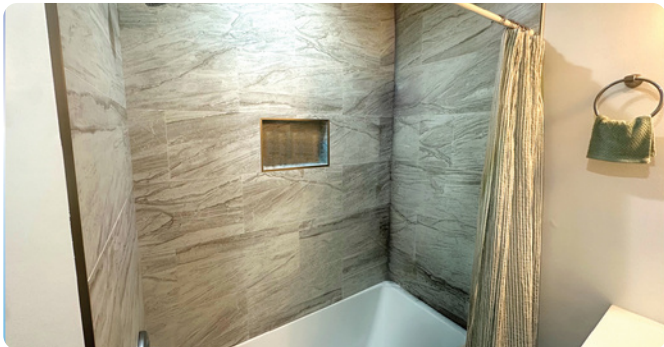
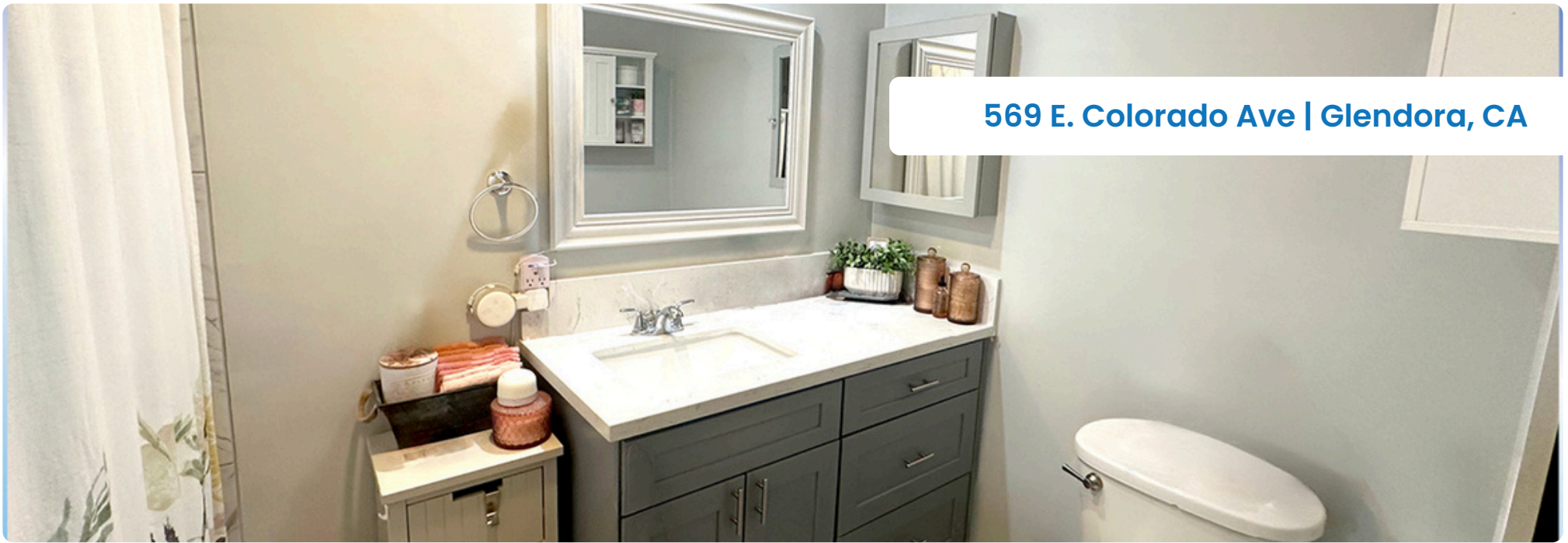
Onsite Parking



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AERIAL MAP

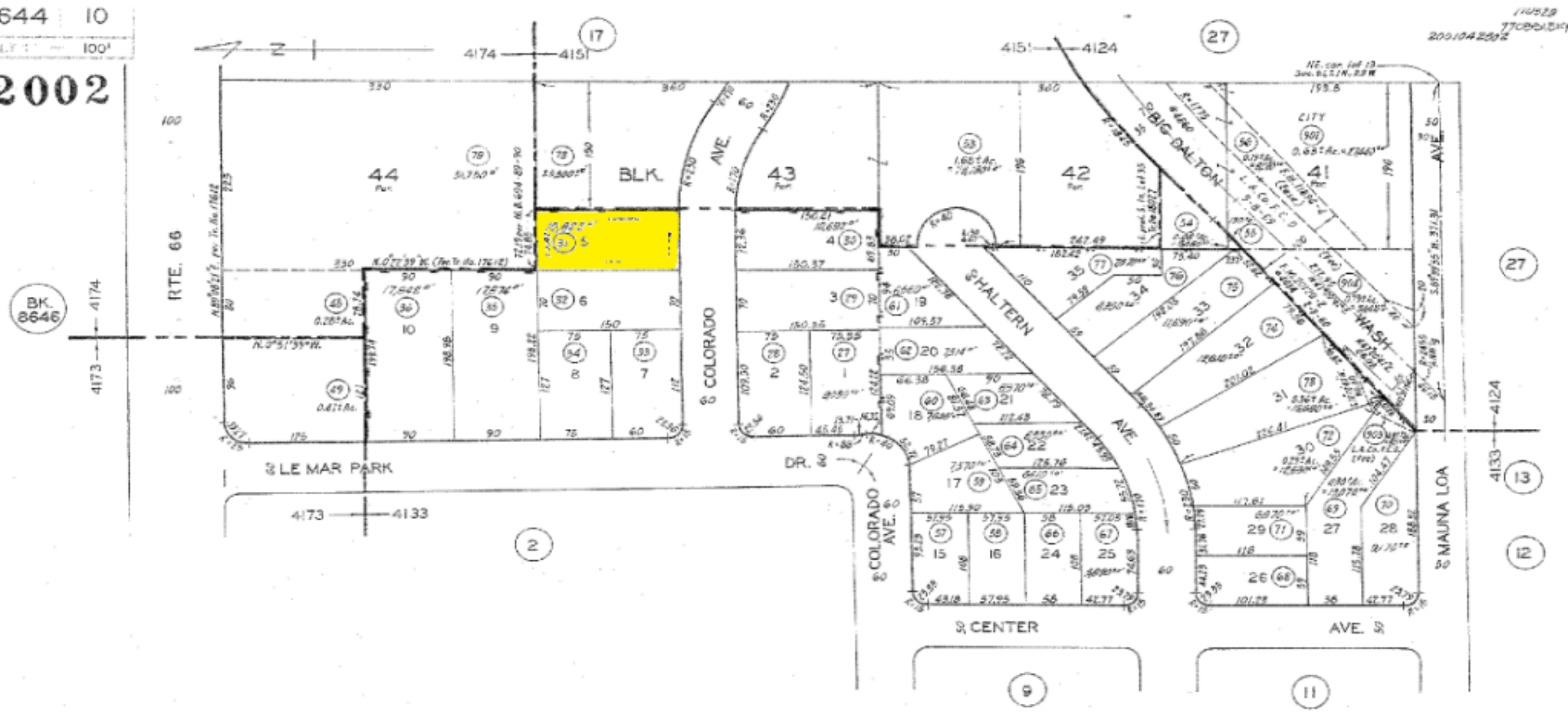
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PARCEL MAP

569 E. Colorado Ave | Glendora, CA

8644 10
SCALE: 1" = 100'
2002



DOSE
4133
4151
4124
4173
4174

A PORTION OF LE MARS ADDITION TO THE
TOWN OF FALOSTA AFTER VACATION OF
STREETS M.R. 78-93-95
TRACT NO. 18027 .. M.B. 489-29-30
TRACT NO. 17612 .. M.B. 694-89-90

FOR PREL. ASSM'T SEE:
8644-10, 11 & 12

ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.



FINANCES

569 E. Colorado Ave | Glendora, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 1.5 TH	\$2,100	\$2,295
2	2 + 1.5 TH	\$1,925	\$2,295
3	2 + 1	\$1,920	\$2,100
4	2 + 1	\$1,900	\$2,100
5	2 + 1	\$1,875	\$2,100
6	2 + 1	\$1,875	\$2,100
7	2 + 1	\$1,875	\$2,100

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$24,104
New Insurance Quote	\$6,000
Utilities	\$11,000
Repairs & Maintenance	\$5,250
Reserves for Replacement	\$1,400
TOTAL EXPENSES	\$47,754

FINANCING

Loan Amount	\$1,075,000
Loan Type	30/5
Interest Rate	5.90%
Annual Debt Service	\$77,264

FINANCES

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ANNUALIZED OPERATING DATA

	CURRENT		PROFORMA	
Scheduled Gross Income		\$13,470		\$15,090
Laundry & Other Income		\$1,800		\$1,800
Total Scheduled Gross Income		\$163,440		\$182,880
Less: Vacancy Allowance	3%	\$4,903	3%	\$5,486
Effective Gross Income		\$158,537		\$177,394
Less: Expenses		\$47,754		\$47,754
Net Operating Income		\$110,783		\$129,640
Less: Debt Service		\$77,264		\$77,264

PRE-TAX CASH FLOW 3.12% \$35,519 **4.87%** **\$52,376**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
2	2 + 1.5 TH	\$1,925-\$2,100	\$4,025	\$4,590
5	2 + 1	\$1,875-\$1,920	\$9,445	\$10,500
MONTHLY TOTALS			\$13,470	\$15,090

PROPERTY SUMMARY

Price	\$2,150,000
Down Payment	\$1,075,000
Loan Amount	\$1,075,000
Number of Units	7 Units
Price/Unit	\$307,143
Price/SF	\$334
Cash on Cash %	3.12%
COC Pro Forma	4.87%
Cap Rate	5.15%
Cap Rate (Proforma)	6.03%
GRM	13.15
GRM (Proforma)	11.76
Year Built	1963
Square Feet	6,434 Sq. Ft.
Lot Size	10,442 Lot Size

ABOUT GLENDORA

This market is shaped by renter demand influenced by household needs, regional commuter access, and the practical value of functional unit layouts. For operators, large floor plans, reliable parking, and proximity to daily-use destinations can support occupancy and help reduce turnover.

The city also provides tenants with access to surrounding employment centers, retail corridors, and regional transportation routes, which can help sustain steady housing demand. In markets like Glendora, unit functionality often matters alongside overall property condition, looking for livability, convenience, and everyday usability. Properties with larger layouts, parking, and standard tenant amenities tend to fit naturally within this kind of residential setting. For investors, that can support more stable leasing performance when paired with visible upkeep and efficient operations.

Glendora does not appear to maintain a broad citywide apartment rent control ordinance. For traditional multi-family assets, investors should evaluate AB 1482 applicability and confirm any property-specific exemptions with counsel.

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DEMOGRAPHICS

\$113,569

MEDIAN HH INCOME

\$862,700

MEDIAN PROPERTY VALUE

52,558

POPULATION

40.6

MEDIAN AGE

CONTACT US

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Years of
Experience

400+

Number of total
transactions closed

\$600M+

Value of
Transactions Closed

3,000+

Number of
Multi-Family Units Sold

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