



CONFIDENTIAL OFFERING MEMORANDUM
ROSEMEAD · SAN GABRIEL VALLEY

8130 Constance St

Seven units — six renovated residences and one retail unit
on a quarter-acre lot across two contiguous parcels, free
of L.A. rent control.

\$1,995,000

OFFERING PRICE

5.33%

CURRENT
CAP

7.05%

PRO FORMA
CAP

7

UNITS



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\$1,995,000

OFFERING PRICE

5.33%

CURRENT CAP

7.05%

PRO FORMA CAP

7*

UNITS

11,043

LAND SF · 2 PARCELS

1960

YEAR BUILT

* Includes 1 retail unit



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8130 CONSTANCE ST · ROSEMEAD CA 91770

01

SECTION ONE

Executive Summary

Investment Summary

Unit Mix Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	8130 Constance St, Rosemead CA 91770
RETAIL PARCEL	2223 San Gabriel Blvd, Rosemead CA 91770
COUNTY / MARKET	Los Angeles · San Gabriel Valley
BUILDING SF	3,730 SF
LAND SF / ACRES	11,043 SF · 0.25 AC
NUMBER OF UNITS	7*
YEAR BUILT	1960
PARCELS / APN	2 · 5284-008-018 & 5284-008-019
OWNERSHIP TYPE	Fee Simple

* Includes 1 retail unit

FINANCIAL SUMMARY

PRICE	\$1,995,000	NOI (PRO FORMA)	\$140,717
PRICE / SF	\$534.85	CAP (CURRENT)	5.33%
PRICE / UNIT	\$332,500	CAP (PRO FORMA)	7.05%
OCCUPANCY	97.00%	GRM (CURRENT)	12.67
NOI (CURRENT)	\$106,300	GRM (PRO FORMA)	10.61



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	27,967	217,711	614,404
2025 Median HH Income	\$75,320	\$79,925	\$84,337
2025 Average HH Income	\$93,053	\$106,541	\$114,969

Steady Income, Serious Upside

Global Platinum Properties is proud to present a seven-unit investment property in Rosemead offering strong in-place cash flow and meaningful upside — entirely outside Los Angeles rent control. The property operates at a 5.33% current cap rate, delivering attractive day-one returns with long-term appreciation potential.

The asset consists of two three-unit apartment buildings situated on two contiguous parcels totaling 11,043 square feet, with approximately 3,730 square feet of residential building area. The property features six renovated 1-bedroom / 1-bath units, most offering in-unit laundry, plus six on-site parking spaces around a central garden courtyard.

Supplemental income comes from a tire shop on a long-term lease through 12/31/2039 at a deeply below-market \$750/month against an estimated \$2,500 market rent — zero management, no retail experience required, and substantial retail upside in the event of a future vacancy or re-tenanting.

Located in the San Gabriel Valley approximately 15 minutes east of Downtown Los Angeles — and minutes from the region's established Chinese-American commercial corridors — Rosemead benefits from deep, consistent renter demand.

INVESTMENT HIGHLIGHTS

- **No Los Angeles rent control** — six renovated units in the City of Rosemead
- **5.33% current CAP / 7.05% pro forma** with a clear path to market rents
- **Two contiguous parcels (11,043 SF)** with future development potential
- **Retail bonus:** tire shop leased to 12/31/2039 — \$750 in-place vs. \$2,500 market
- **Prime San Gabriel Valley location** — 15 minutes to DTLA, near freeways, transit & top schools



\$34,417

ANNUAL NOI UPSIDE

+24.5%

RENT UPSIDE TO MARKET

Unit Mix Summary

7*

TOTAL UNITS

\$12,590

MONTHLY INCOME · CURRENT

\$15,670

MONTHLY INCOME · MARKET

\$175

MONTHLY PET RENT

\$3,080

MONTHLY UPSIDE

MIX & AVERAGES

UNIT MIX	# UNITS	AVG CURRENT	AVG MARKET
1bd +1ba (residential)	6	\$1,973	\$2,195
Commercial – TireShop	1	\$750	\$2,500
Totals / Monthly	7	\$12,590	\$15,670

GROSS SCHEDULED RENT (CURRENT)	\$151,080 / yr
GROSS SCHEDULED RENT (MARKET)	\$188,040 / yr
PET RENT	\$2,100 / yr
OTHER INCOME – R.U.B.S. **	\$4,311 / yr

* Includes 1 retail unit · ** Based on 2025 financials

CURRENT VS. MARKET RENT — BY UNIT



Retail market rent — the single largest untapped income line on the property.

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SECTION TWO

Location

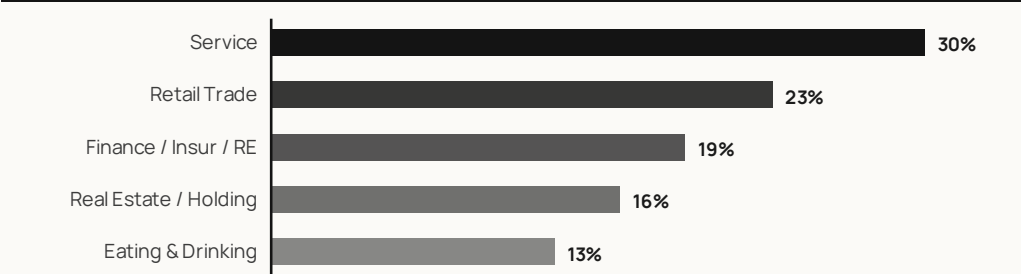
Location Summary · Local Business Map

Major Employers · Traffic Counts · Drive Times

Rosemead — Heart of the San Gabriel Valley

Rosemead sits in the heart of the San Gabriel Valley, roughly 15 minutes east of Downtown Los Angeles and a short drive south of Pasadena, with convenient access to the I-10, SR-60 and I-605 freeways, public transit, and top-rated schools. The city is home to the headquarters of two major employers — **Southern California Edison**, whose Rosemead campus employs more than 2,700, and **Panda Restaurant Group**, parent of Panda Express — anchoring a stable local job base. Within one mile of the property, **46% of residents are of Asian descent**, part of one of the nation’s most established Chinese-American communities, supporting deep and consistent rental demand.

MAJOR INDUSTRIES BY EMPLOYEE COUNT



LARGEST EMPLOYERS

Southern California Edison	2,722	Rosemead School District	329
Garvey School District	881	Target	200
Panda Restaurant Group	647	Hemetic Seal Corporation	120
Wal-Mart	594	Lucille's	100



EDISON INTERNATIONAL / SOCAL EDISON HQ · ROSEMEAD

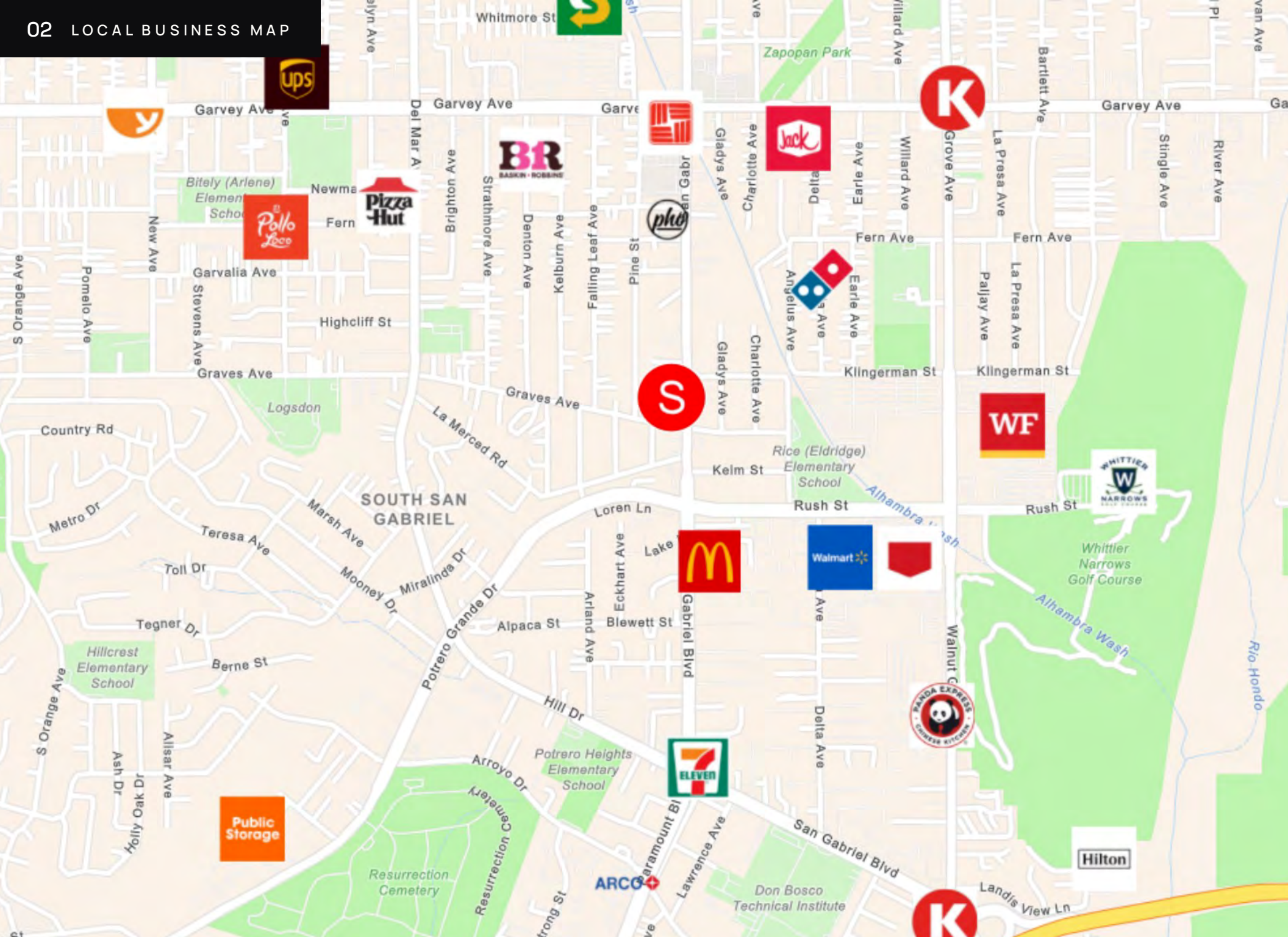


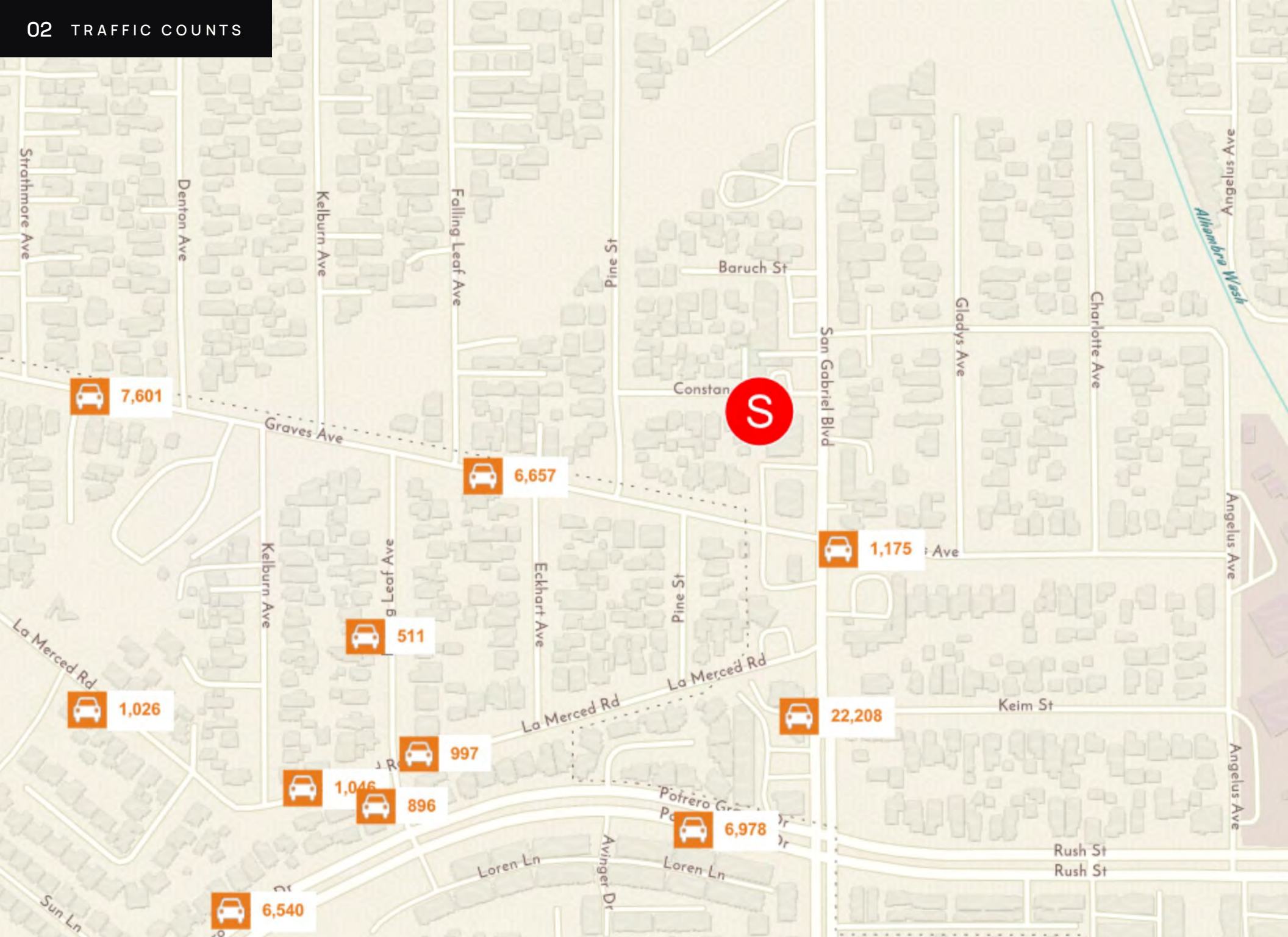
PANDA RESTAURANT GROUP HQ · ROSEMEAD

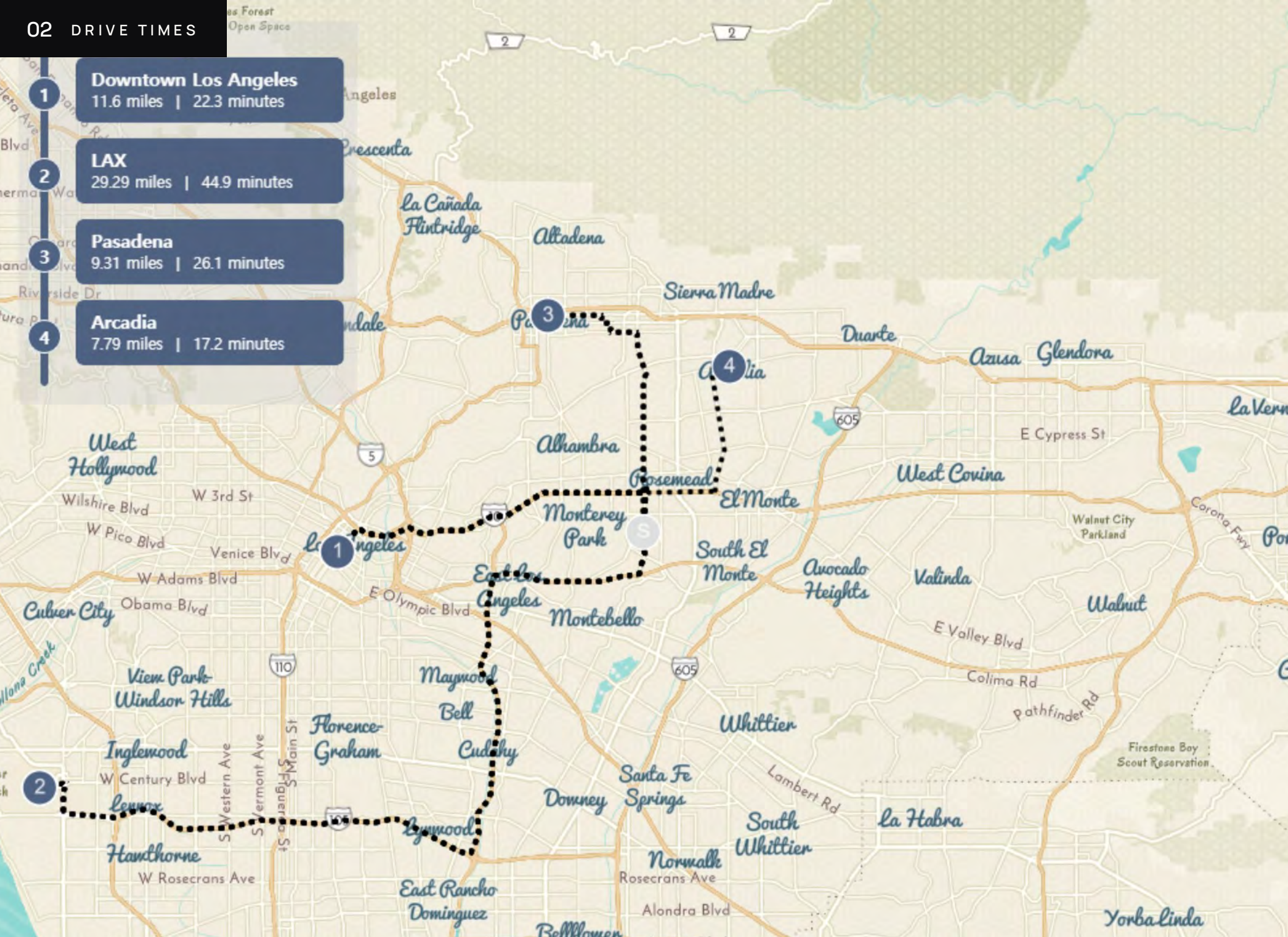
A thriving corridor. Fronting San Gabriel Blvd — 22,208 vehicles daily — minutes from Monterey Park, San Gabriel and Garvey Ave’s dining and banking corridors, with Edison International’s headquarters half a mile away.



THE SAN GABRIEL MOUNTAINS, NORTH OF ROSEMEAD TOWARD PASADENA







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03

SECTION THREE

Property Description

Property Features · Construction · Utilities

Property Features

THE PROPERTY

NUMBER OF UNITS	7*
BUILDING SF	3,730 SF
LAND SF / ACRES	11,043 SF · 0.25 AC
# OF PARCELS	2 (contiguous)
APNS	5284-008-018 · -019
YEAR BUILT	1960
ZONING TYPE	RMC3*
TOPOGRAPHY	Flat
LOCATION CLASS	C
STORIES / BUILDINGS	1 story · 3 buildings
PARKING	6 spaces · 1:1 ratio

* Includes 1 retail unit

CONSTRUCTION

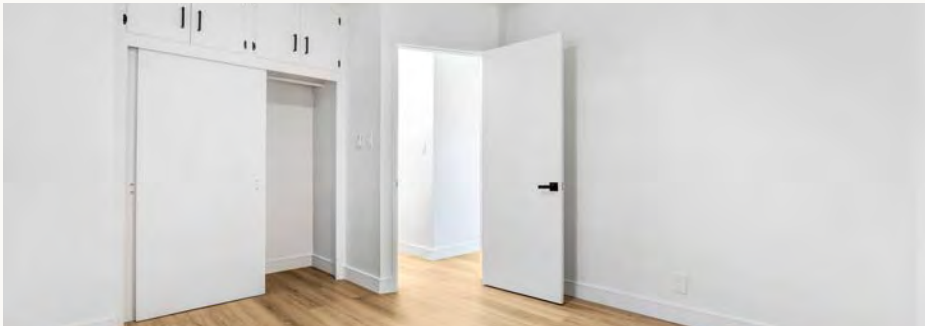
FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Pitched
STYLE	Traditional

UTILITIES

WATER	Unit Dependent
TRASH	Unit Dependent
GAS	Tenant
ELECTRIC	Tenant
RUBS	Tenant



Balanced by design. Three low-slung buildings arranged around an open garden courtyard — light, air and openness at the center — renovated interiors with in-unit laundry in most homes.



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SECTION FOUR

Rent Roll

Unit-by-Unit Rent Roll · Updated 7/16

Rent Roll

UNIT	UNIT MIX	CURRENT RENT	PET RENT	MARKET RENT	MOVE-IN	LEASE END / INCR. ELIGIBLE	NOTES
2223 San Gabriel	Commercial	\$750.00	—	\$2,500.00	01/01/2009	12/31/2039	Tire shop
8130	1 bd + 1 ba	\$1,895.00	—	\$2,195.00	02/06/2026	02/06/2027	Section 8
8132	1 bd + 1 ba	\$1,995.00	\$35.00	\$2,195.00	06/06/2024	08/01/2027	
8134	1 bd + 1 ba	\$1,995.00	\$70.00	\$2,195.00	07/17/2026	07/17/2027	
8136	1 bd + 1 ba	\$1,995.00	—	\$2,195.00	05/01/2026	05/01/2027	
8138	1 bd + 1 ba	\$1,965.00	\$70.00	\$2,195.00	12/01/2025	12/01/2026	Inclusive of pet rent
8140	1 bd + 1 ba	\$1,995.00	—	\$2,195.00	—	—	In the process of being leased
Totals / Averages		\$12,590.00	\$175.00	\$15,670.00			

* Lease maturity for 2223 San Gabriel (commercial) is December 31, 2039. Residential dates shown are earliest rent-increase eligibility. Rent roll updated as of 7/16.



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SECTION FIVE

Financial Analysis

Income & Expense Analysis · Current v. Pro Forma

Income & Expense Analysis

INCOME

	CURRENT	%	PRO FORMA	%
Gross Scheduled Rent	\$151,080	95.9%	\$188,040	96.7%
Pet Rent	\$2,100	1.3%	\$2,100	1.1%
Other Income – R.U.B.S.	\$4,311	2.7%	\$4,311	2.2%
Gross Potential Income	\$157,491		\$194,451	
Less: Vacancy / Deductions (GPR)	(\$4,532)	3.0%	(\$5,641)	3.0%
Effective Gross Income	\$152,959		\$188,810	
Less: Expenses	(\$46,659)	30.50%	(\$48,093)	25.47%
Net Operating Income	\$106,300		\$140,717	

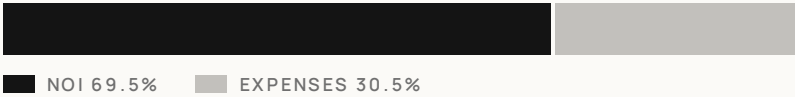
EXPENSES

	CURRENT	PER UNIT	PRO FORMA	PER UNIT
Real Estate Tax (1.199%)	\$23,741	\$3,957	\$23,741	\$3,957
Management (4%)	\$6,118	\$1,020	\$7,552	\$1,259
Trash (\$430.79/mo)	\$4,800	\$800	\$4,800	\$800
Property Insurance	\$4,500	\$750	\$4,500	\$750
Utilities	\$4,500	\$750	\$4,500	\$750
Repairs & Maintenance (\$500/unit)	\$3,000	\$500	\$3,000	\$500
Total Operating Expense	\$46,659	\$7,777	\$48,093	\$8,016
Expense / SF · % of EGI	\$12.51	30.50%	\$12.89	25.47%

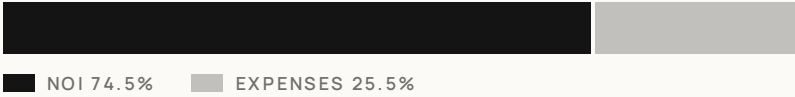
* Expenses are estimated. These numbers are provided as assumptions and are not guaranteed; broker and/or seller shall bear no responsibility if actual outcomes vary.

WHERE THE INCOME GOES

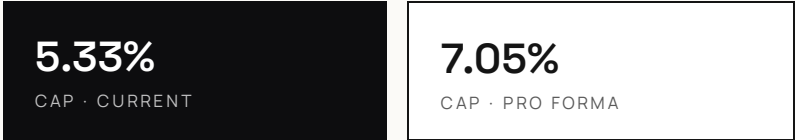
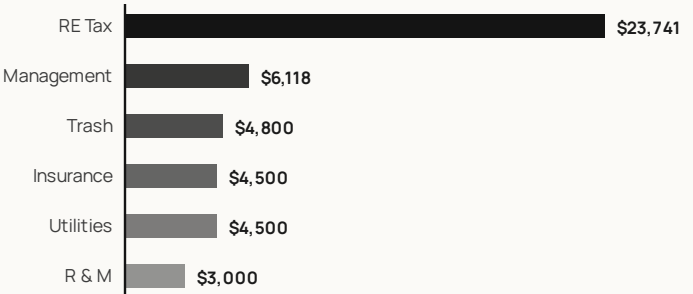
CURRENT · EFFECTIVE GROSS INCOME \$152,959



PRO FORMA · EFFECTIVE GROSS INCOME \$188,810



EXPENSE DISTRIBUTION



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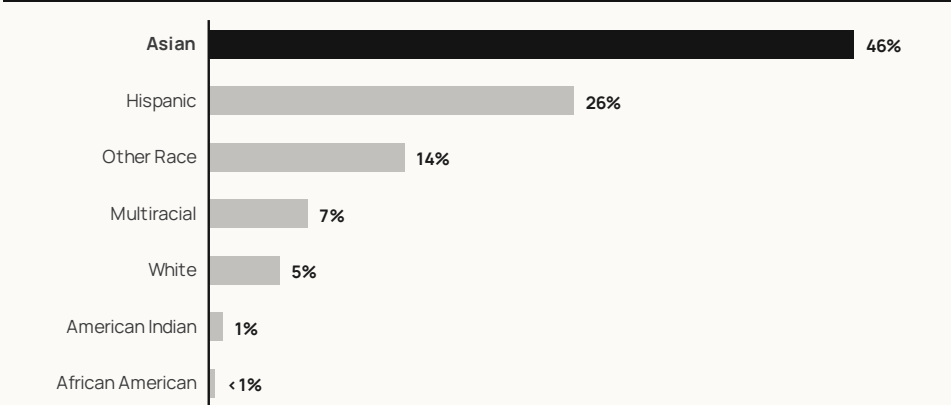
SECTION SIX

Demographics

General Demographics · Race & Community Profile

Community Profile

2025 POPULATION BY RACE — 1 MILE



An established community. 17,187 Asian residents within one mile — 117,290 within three — one of the most deeply-rooted Chinese and Vietnamese-American communities in the nation, with familiar banks, markets, schools and cuisine minutes away.

RACE & DIVERSITY BY RADIUS

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
Asian	46%	38%	24%
Hispanic	26%	29%	35%
Other Race	14%	15%	19%
Multiracial	7%	9%	10%
White	5%	7%	10%
American Indian	1%	1%	1%
African American	0%	1%	1%
Diversity Index (2025)	76	81	86

MEDIAN AGE BY RACE — 1 MILE

Asian	46	Hispanic	36
White	44	Multiple Races	39
Pacific Islander	48	Black	40

Source: esri. 2025 Asian population: 17,187 (1 mi) · 117,290 (3 mi) · 228,703 (5 mi).



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