



OFFERING MEMORANDUM

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252 S 7th STREET, MONTEBELLO, CA 90640

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum ("Memorandum") has been prepared solely to provide prospective purchasers with general information regarding the property located at **252 S. 7th St., Montebello, CA 90640** (the "Property"). This document is intended for informational purposes only and does not constitute an offer to sell, solicitation, or commitment to enter into any transaction regarding the Property.

The information contained herein has been obtained from sources believed to be reliable; however, the seller and broker make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information provided. This Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all information that a prospective purchaser may require to evaluate a potential acquisition.

All financial information, projections, income and expense figures, and other data presented are provided for general reference purposes only. Such information may be based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the seller or broker. Accordingly, actual results may vary materially, and all references to square footage, acreage, measurements, or financial performance should be considered approximate and subject to verification.

Prospective purchasers are strongly encouraged to conduct their own independent investigations and due diligence, including verification of financial information, property condition, zoning, permits, legal matters, environmental conditions, and all other matters deemed relevant to the acquisition of the Property.

Neither the seller nor the broker, nor any of their respective affiliates, agents, representatives, or employees, shall have any liability whatsoever for any loss, damage, or claim arising from the use of this Memorandum or the information contained herein.

The seller expressly reserves the right, at its sole discretion, to modify pricing or terms, reject any offer, withdraw the Property from the market, or terminate discussions with any prospective purchaser at any time without notice. No legal obligation or commitment shall arise unless and until a fully executed purchase and sale agreement has been entered into between the buyer and seller.

By accepting this Memorandum, the recipient agrees that the contents are confidential and will be used solely for the purpose of evaluating a potential purchase of the Property. The information contained herein may not be reproduced, distributed, or disclosed to any third party without the prior written consent of the listing broker, except to the recipient's professional advisors for purposes of evaluating the investment opportunity.

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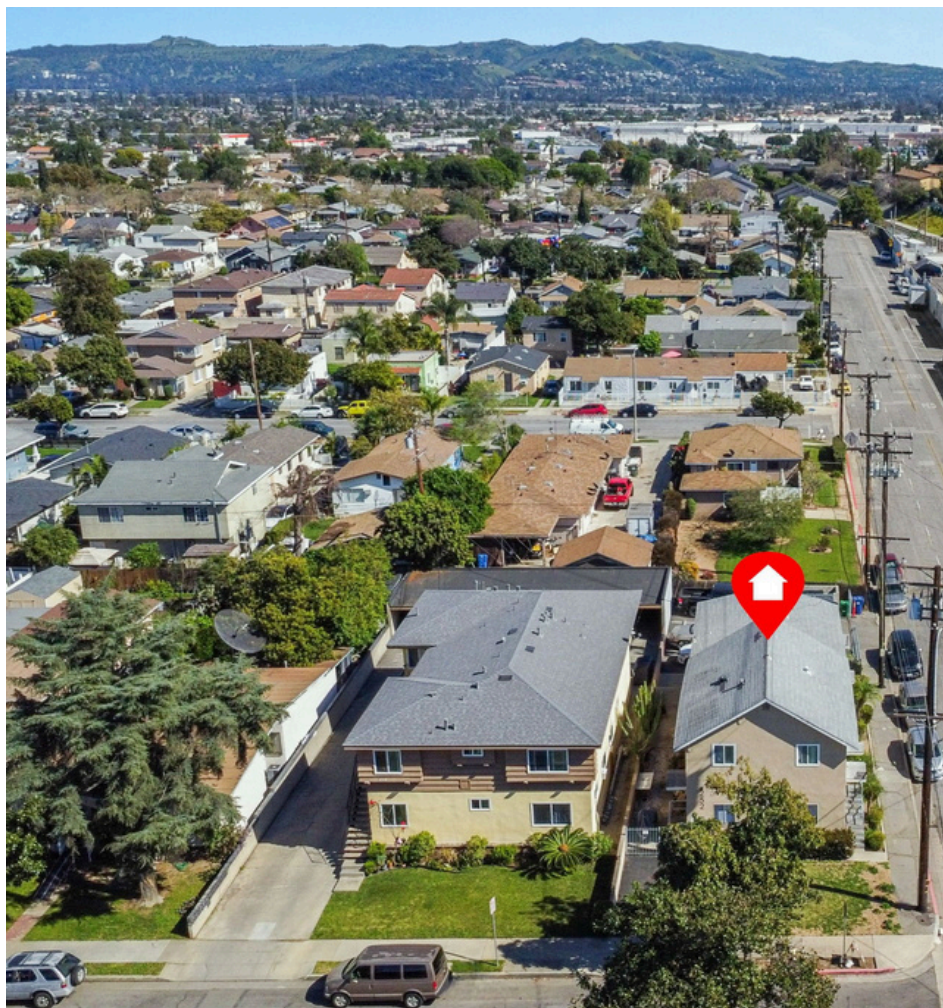
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SUMMARY

ASSESSOR'S PARCEL NUMBER	6349-009-026
YEAR BUILT	1915
PRICE	\$1,420,000
PRICE PER UNIT	\$237k/unit
PRICE PER SF	\$616
BUILDING SIZE	2,304 sf
LOT SIZE	5,502 sf
NUMBER OF UNITS	6
ZONING	R3
PARKING	4 Parking Spaces
GROSS RENTAL INCOME	\$114,540
CAP RATE	5.21%
GRM	12.4



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PROPERTY DESCRIPTION

What if your next investment property already came with six renovated units producing stable rental income in one of Montebello's strongest rental markets?

We are pleased to present a turn-key 6-unit investment opportunity in the heart of Montebello, offering investors a rare chance to acquire a well-maintained, income-producing property with strong rental demand. The property features six renovated 1-bedroom, 1-bathroom units that are easy to rent and professionally owned and operated, making this an ideal asset for investors seeking stable cash flow and long-term appreciation.

Ownership has completed numerous recent renovations and capital improvements, allowing a new owner to step into a low-maintenance, professionally managed asset from day one. Each unit is separately metered for gas and electricity, and the owner has implemented a RUBS (Ratio Utility Billing System) for water and trash, helping reduce operating expenses and improve overall property efficiency.

Tenants benefit from the property's prime central location near Whittier Boulevard, placing them within close proximity to a wide range of shopping, dining, and everyday conveniences. The property also offers excellent regional connectivity with easy access to the 5, 60, 605, and 710 freeways, making commuting throughout Los Angeles County convenient.

With renovated units, strong in-place rental income, and a desirable location in the San Gabriel Valley, this property presents an excellent opportunity for investors seeking a stable long-term hold or a strategic 1031 exchange acquisition.

Property is subject to AB 1482 rent control regulations.

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RENT ROLL

UNIT #	TYPE	LEASE START	LEASE END	CURRENT RENT	MARKET RENT
1	1 Bed / 1 Bath	5/1/2025	4/30/2026	\$1,585	\$1,650.00
2	1 Bed / 1 Bath	1/14/2024	M-M	\$1,585	\$1,650.00
3	1 Bed / 1 Bath	1/5/2025	1/4/2026	\$1,615	\$1,650.00
4	1 Bed / 1 Bath	9/1/2023	M-M	\$1,615	\$1,650.00
5	1 Bed / 1 Bath	7/20/2025	7/31/2026	\$1,650	\$1,650.00
6	1 Bed / 1 Bath	3/1/2026	2/28/2027	\$1,495	\$1,495.00

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INCOME SUMMARY	
RENTAL INCOME	\$114,540 *
LATE FEE INCOME	0
GROSS INCOME	\$114,540
EXPENSES SUMMARY	
UTILITIES	\$278
LANDSCAPE	\$2,040
REPAIRS & MAINTENANCE	\$6,027
PROPERTY MANAGEMENT	\$6,125
INSURANCE	\$3,627
PROPERTY TAXES	\$21,477
COMMISSIONS	\$1,000
OPERATING EXPENSES	\$40,574
NET OPERATING INCOME	\$73,966
CAP RATE	5.21%



* Rental income based on current rent roll

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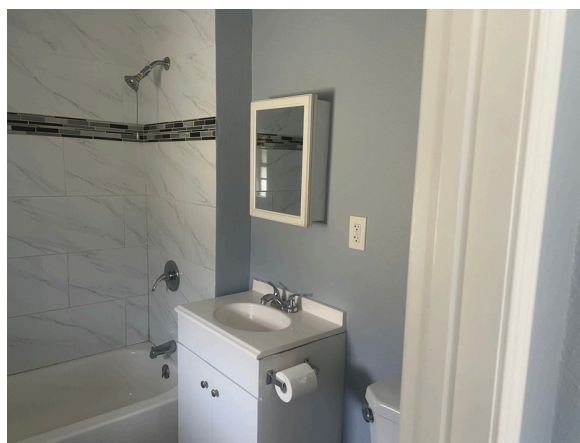
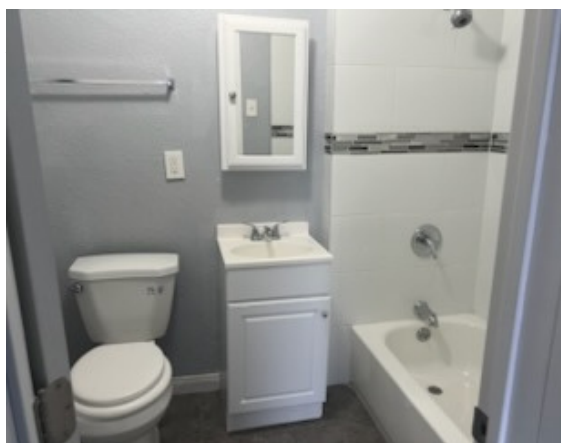
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RENOVATIONS PRIOR TO 2023 ACQUISITION

CABINETS AND FIXTURES	HARDWARE - LOCK AND KEYS
WINDOWS AND BLINDS	ELECTRICAL
FLOORING	PLUMBING
TILING	ASPHALT/CONCRETE
PAINT	STUCCO REPAIRS
APPLIANCES	FENCING
DOORS	BALCONY AND STAIRS
WATER HEATER	SEISMIC RETROFIT
FRAMING	KITCHEN COUNTERTOPS

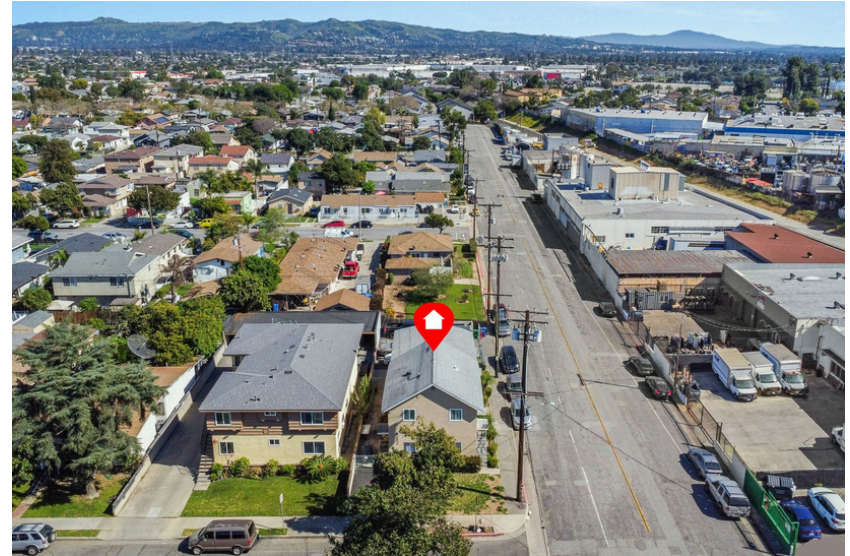


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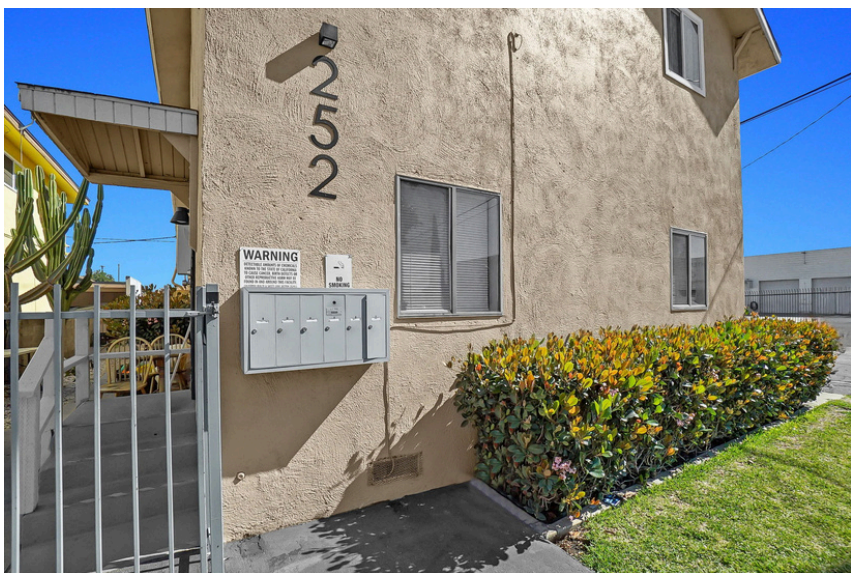


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COMPARABLE 1

133 N 2nd St, Montebello	\$1,550,000
# OF UNITS	5
BUILDING SIZE	4,145 SF
LOT SIZE	6,132 SF
BUILT	1961
GROSS RENT	\$9,603/month



COMPARABLE 2

128 N 1st Street, Montebello	\$1,400,000
# OF UNITS	4
BUILDING SIZE	4,549 SF
LOT SIZE	6,290 SF
BUILT	1981
GROSS RENT	\$7,960/month



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