

4439 OCEAN VIEW BOULEVARD

MONTROSE, CALIFORNIA 91020

Marcus & Millichap
THE RAYMUNDO GROUP



\$5,900,000 | 20 MULTIFAMILY UNITS

RARE MID-SIZED OFFERING IN LA CRESCENTA-MONTROSE-LA CANADA CORRIDOR

ATTRACTIVE CAP RATE AND GRM COMPARED TO RECENT LOCAL SALES

LESS THAN ONE BLOCK FROM FOOTHILL BOULEVARD | ONE MILE TO MONTROSE SHOPPING PARK ON HONOLULU AVENUE

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A NATIONALLY RECOGNIZED INVESTMENT BROKERAGE & ADVISORY TEAM

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REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

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OCEAN VIEW Gardens 4439

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Extremely Rare Offering -- Only Six Sales of 20+ Unit Multifamily Properties in La Crescenta-Montrose-La Canada Corridor in Past 20 Years
- Attractively Priced at a 5.27% CAP Rate When Recent Montrose Sales have Averaged a 4.37% CAP Rate
- Updated Main Electrical Panel, Seismic Retrofit Completed, Mostly Copper Plumbing
- Idyllic Suburban Location with Convenient Access to Los Angeles Metro Area's Urban Amenities
- Supply-Constrained Market with Limited Land for Competing Apartments Between Verdugo Mountains and San Gabriel Mountains
- One Block from Shopping and Dining Along Foothill Boulevard
- Ideal Location Near Glendale, Burbank, and Pasadena, with a Short Drive to Downtown Los Angeles
- Less than One Mile to Downtown Montrose, Trader Joe's, Montrose Farmer's Market
- Highly-Rated Schools Help Attract Long-Term Tenants

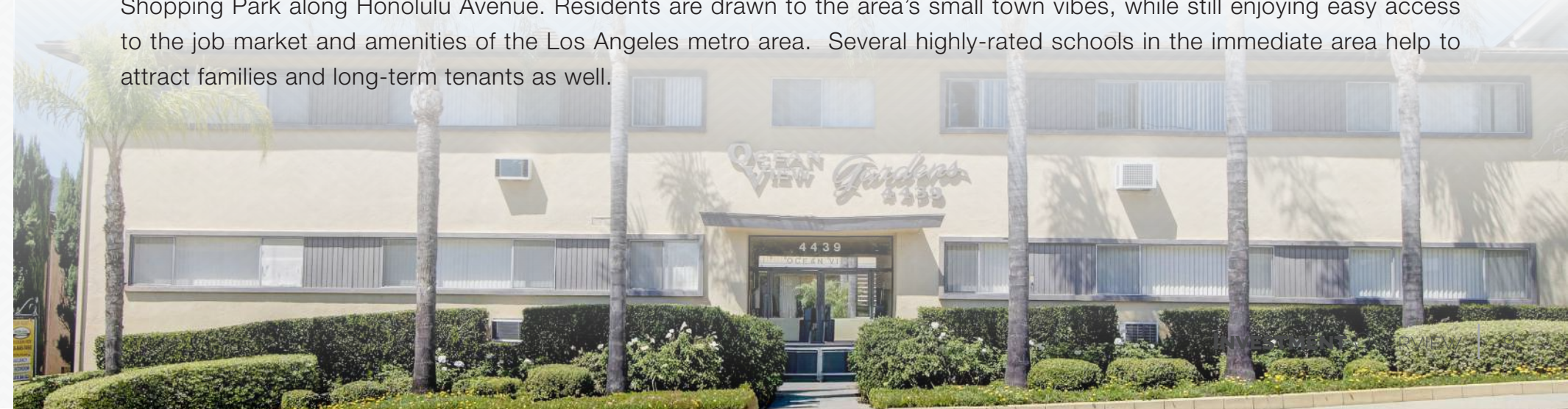


INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 4439 Ocean View Boulevard, a 20-unit multifamily property located in Montrose, CA, an unincorporated city in Los Angeles, CA. Mid-sized multifamily properties rarely become available within the coveted La Crescenta-Montrose-La Canada corridor, with only six other properties with 20+ units having sold over the past 20 years. Nestled between the Verdugo Mountains and the San Gabriel Mountains, these small cities span nearly the entirety of developable land in the area, limiting the potential for construction of new, competing apartment properties. This, in turn, benefits the owners of existing multifamily properties, who enjoy higher rental demand as a result of these supply constraints.

Attractively priced at a 5.27% CAP Rate while similar properties sold in the immediate area have averaged a 4.07% CAP Rate over the past year, the property provides immediate cash flow with an opportunity to further improve cash flow by recapturing the projected rent upside. The building contains mostly copper plumbing while the owner has already upgraded the main electrical panel and completed the seismic retrofit repairs, helping a new investor to save on both insurance and maintenance expenses

Situated just one block from shopping and dining destinations along Foothill Boulevard, the property also provides tenants convenient access to Downtown Montrose, including Trader Joe's and the weekly Farmer's Market at The Montrose Shopping Park along Honolulu Avenue. Residents are drawn to the area's small town vibes, while still enjoying easy access to the job market and amenities of the Los Angeles metro area. Several highly-rated schools in the immediate area help to attract families and long-term tenants as well.



4439 Ocean View Boulevard

MONTROSE, CA 91020

LISTING PRICE

\$5,900,000

PRICE/UNIT

\$295,000

PRICE/SF

\$361

CAP RATE - CURRENT

5.27%

GIM - CURRENT

11.59

CAP RATE - PRO FORMA

6.46%

GIM - PRO FORMA

10.07

THE OFFERING

Price	\$5,900,000
Down Payment	40% / \$2,355,000
Price/Unit	\$295,000
Price/SF	\$361
Number of Units	20
Rentable Square Feet	16,338 SF
Number of Buildings	1
Number of Stories	2
Year Built	1962
Lot Size	19,700 SF

VITAL DATA

CAP Rate - Current	5.27%
GIM - Current	11.59
Net Operating Income - Current	\$310,827
Net Cash Flow After Debt Service - Current	4.24% / \$99,899
CAP Rate - Pro Forma	6.46%
GIM - Pro Forma	10.07
Net Operating Income - Pro Forma	\$381,410
Net Cash Flow After Debt Service - Pro Forma	7.24% / \$170,482

Property Details

THE OFFERING

Property Address:	4439 Ocean View Boulevard Montrose, CA 91020
Assessor's Parcel Number:	5810-009-034
Zoning:	LCR3YY

SITE DESCRIPTION

Number of Units:	20
Number of Buildings:	1
Number of Stories:	2
Year Built:	1962
Rentable Square Feet:	16,338 SF
Lot Size:	19,700 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Pitched



OFFERING PRICE:
\$5,900,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
14	1 Bdr 1 Bath	660
6	2 Bdr 1 Bath	900-1,025
20	TOTAL	16,338

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OCEAN VIEW Gardens 4439

LOCATION OVERVIEW

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La Crescenta-Montrose

Suburban • Family-Friendly • Picturesque • Mountain Views • Peaceful • Diverse

EMBODIES THE
CLASSIC
SUBURBAN
ATMOSPHERE
EXCELLENT
SCHOOLS,
TREE-LINED
STREETS

Nestled at the base of Angeles National Forest, La Crescenta-Montrose is a picturesque suburb with gorgeous views of the San Gabriel Mountains. Although the neighborhood is predominantly residential, locals enjoy a diverse array of shops and restaurants strewn along Foothill Boulevard.

La Crescenta-Montrose is often a top choice among commuters for its convenient location near the 210 Freeway, Burbank, Glendale, and Pasadena. Downtown Los Angeles is also just a short drive away from the neighborhood.

When you're not hiking or biking in Angeles National Forest, be sure to explore some of the area's major attractions nearby, including Rose Bowl Stadium, Griffith Park, Jet Propulsion Laboratory, and the Norton Simon Museum.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



A World War I memorial sits within Two Strike Park



Crescenta Valley High School sits in the top 4% ranking of all American high schools.



Enjoy golf at nearby Scholl Canyon Golf Course.



Gather your family and friends for a day of hiking and adventure as you step through the entrance of Deukmejian Wilderness Park, where memories await.



Sparr Heights Community Center hosts senior events year-round



Honolulu Avenue is home to many shops and eateries.



Welcome to La Crescenta-Montrose, a charming community nestled in the foothills of the San Gabriel Mountains

MAJOR EMPLOYERS

	Employees	
1	California Institute of Technology - Jet Propulsion Lab	6,000
2	Travelers Home & Marine Insurance Company	5,014
3	Service Titan Inc	2,904
4	GS1 Group Inc	2,757
5	Glendale Adventist Medical Center	2,550
6	Rusty Pelican - Group of Restuarant Inc	1,983
7	Cigna Healthcare California Inc	1,256
8	Glendale Community College	1,180
9	Walt Disney Imagineering	897
10	Flintridge Sacred Heart Academy	772
11	USC Verdugo Hills Hospital - Keck Medicine of USC	750
12	International Business Machine Corporation - IBM	700
13	Carelon Medical Benefits Management Inc	586
14	City Of Glendale	500
15	Allzone Management Service Inc	500
16	USC Verdugo Hills Hospital Foundation	475
17	Five Acres Child & Family Mental Health Services	446
18	Art Center College	436
19	Amco Food Distribution Inc	419

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	21,032	73,480	240,492
2025 Estimate			
Total Population	20,787	72,816	239,275
2020 Census			
Total Population	21,222	74,579	245,945
2010 Census			
Total Population	20,793	73,288	240,945
Daytime Population			
2025 Estimate	16,684	61,922	234,826
HOUSEHOLDS			
2030 Projection			
Total Households	8,121	26,986	94,785
2025 Estimate			
Total Households	8,051	26,748	93,973
Average (Mean) Household Size	2.6	2.7	2.6
2020 Census			
Total Households	7,923	26,318	92,518
2010 Census			
Total Households	7,933	26,184	89,115
Growth 2025-2030	0.9%	0.9%	0.9%
HOUSING UNITS			
1 Mile 3 Miles 5 Miles			
Occupied Units			
2030 Projection	8,480	28,007	98,759
2025 Estimate	8,405	27,762	97,913
Owner Occupied	4,272	18,923	47,730
Renter Occupied	3,760	7,897	46,249
Vacant	354	1,014	3,941
Persons in Units			
2025 Estimate Total Occupied Units	8,051	26,748	93,973
1 Person Units	25.9%	20.6%	25.9%
2 Person Units	29.4%	30.9%	31.4%
3 Person Units	17.9%	19.0%	18.2%
4 Person Units	18.7%	20.3%	16.4%
5 Person Units	6.1%	7.0%	5.7%
6+ Person Units	2.0%	2.3%	2.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	25.9%	33.2%	22.2%
\$150,000-\$199,999	11.5%	12.7%	11.3%
\$100,000-\$149,999	16.8%	18.4%	17.9%
\$75,000-\$99,999	8.8%	9.3%	10.6%
\$50,000-\$74,999	12.3%	9.3%	11.8%
\$35,000-\$49,999	6.3%	4.7%	6.7%
\$25,000-\$34,999	5.0%	3.7%	5.2%
\$15,000-\$24,999	4.9%	3.5%	6.1%
Under \$15,000	8.4%	5.3%	8.3%
Average Household Income	\$148,889	\$173,365	\$140,085
Median Household Income	\$117,790	\$147,090	\$114,853
Per Capita Income	\$56,472	\$63,048	\$53,787
POPULATION PROFILE			
1 Mile 3 Miles 5 Miles			
Population By Age			
2025 Estimate Total Population	20,787	72,816	239,275
Under 20	22.6%	22.7%	19.7%
20 to 34 Years	14.3%	13.7%	17.5%
35 to 39 Years	6.6%	5.6%	7.2%
40 to 49 Years	14.7%	14.0%	13.3%
50 to 64 Years	22.4%	23.4%	21.6%
Age 65+	19.2%	20.6%	20.7%
Median Age	42.0	43.0	43.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	15,090	52,714	180,585
Elementary (0-8)	3.4%	2.5%	5.1%
Some High School (9-11)	2.6%	2.4%	3.5%
High School Graduate (12)	15.6%	13.2%	17.9%
Some College (13-15)	14.1%	14.6%	16.7%
Associate Degree Only	8.6%	7.2%	9.1%
Bachelor's Degree Only	30.7%	33.1%	28.2%
Graduate Degree	25.0%	27.0%	19.4%
Population by Gender			
2025 Estimate Total Population	20,787	72,816	239,275
Male Population	48.0%	48.8%	48.5%
Female Population	52.0%	51.2%	51.5%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 239,275. The population has changed by -0.69 since 2010. It is estimated that the population in your area will be 240,492 five years from now, which represents a change of 0.5 percent from the current year. The current population is 48.5 percent male and 51.5 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,046 people per square mile.



HOUSEHOLDS

There are currently 93,973 households in your selected geography. The number of households has changed by 5.45 since 2010. It is estimated that the number of households in your area will be 94,785 five years from now, which represents a change of 0.9 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$114,853, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 71.64 since 2010. It is estimated that the median household income in your area will be \$136,052 five years from now, which represents a change of 18.5 percent from the current year.

The current year per capita income in your area is \$53,787, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$140,085, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 117,860 people in your selected area were employed. The 2010 Census revealed that 75 of employees are in white-collar occupations in this geography, and 12 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 47,655.00 owner-occupied housing units and 41,461.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 45.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.0 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT





79 WALK SCORE

 "VERY WALKABLE"

 Most errands can be

 accomplished on foot.

Montrose Shopping Park



4439 OCEAN VIEW BOULEVARD, MONTROSE, CA 91020

OCEAN VIEW Gardens 4439

PRICING & FINANCIAL ANALYSIS

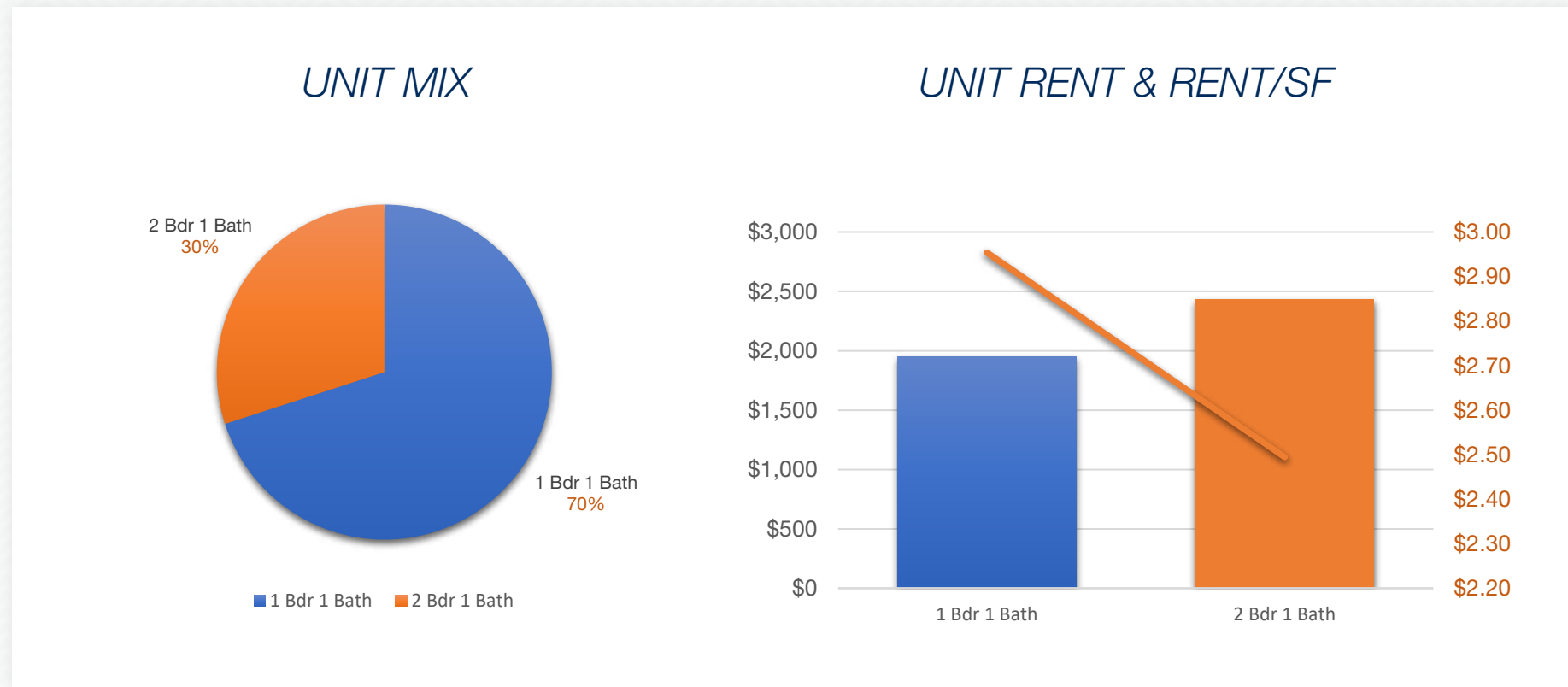
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
14	1 Bdr 1 Bath	660	\$1,851-\$1,995	\$2.95	\$27,293	\$2,250	\$3.41	\$31,500
6	2 Bdr 1 Bath	900-1,025	\$2,297-\$2,495	\$2.49	\$14,594	\$2,795	\$2.87	\$16,770
20	TOTAL	16,338			\$41,887			\$48,270



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$502,644	\$25,132	\$579,240	\$28,962
Laundry Income	\$4,635	\$232	\$4,635	\$232
Pet Rent	\$1,800	\$90	\$1,800	\$90
GROSS POTENTIAL INCOME	\$509,076	\$25,454	\$585,672	\$29,284
Vacancy/Collection Allowance (GPR)	3.0% / \$15,079	\$754	3.0% / \$17,377	\$869
EFFECTIVE GROSS INCOME	\$493,997	\$24,700	\$568,295	\$28,415
EXPENSES				
Real Estate Taxes	\$64,038	\$3,202	\$64,038	\$3,202
Insurance	\$24,507	\$1,225	\$24,507	\$1,225
Utilities	\$20,246	\$1,012	\$20,246	\$1,012
Repairs & Maintenance	\$14,000	\$700	\$14,000	\$700
Trash	\$6,057	\$303	\$6,057	\$303
Management Fee	\$24,700	\$1,235	\$28,415	\$1,421
Reserves & Replacements	\$4,000	\$200	\$4,000	\$200
Landscaping	\$5,054	\$253	\$5,054	\$253
Pest Control	\$1,000	\$50	\$1,000	\$50
Unit Turnover	\$5,000	\$250	\$5,000	\$250
Onsite Payroll	\$14,568	\$728	\$14,568	\$728
TOTAL EXPENSES	\$183,170	\$9,159	\$186,885	\$9,344
Expenses per SF	\$11.21		\$11.44	
% of EGI	37.1%		32.9%	
NET OPERATING INCOME	\$310,827	\$15,541	\$381,410	\$19,070

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	2 Bdr 1 Bath	900	\$2,297	\$2.55
Unit 2	1 Bdr 1 Bath	660	\$1,875	\$2.84
Unit 3	1 Bdr 1 Bath	660	\$1,995	\$3.02
Unit 4	1 Bdr 1 Bath	660	\$1,851	\$2.80
Unit 5	1 Bdr 1 Bath	660	\$1,851	\$2.80
Unit 6	2 Bdr 1 Bath	1,025	\$2,795	\$2.73
Unit 7	2 Bdr 1 Bath	1,025	\$2,299	\$2.24
Unit 8	1 Bdr 1 Bath	660	\$1,995	\$3.02
Unit 9	1 Bdr 1 Bath	660	\$1,945	\$2.95
Unit 10	1 Bdr 1 Bath	660	\$1,995	\$3.02
Unit 11	2 Bdr 1 Bath	900	\$2,495	\$2.77
Unit 12	2 Bdr 1 Bath	1,000	\$2,348	\$2.35
Unit 13	1 Bdr 1 Bath	660	\$1,995	\$3.02
Unit 14	1 Bdr 1 Bath	660	\$1,995	\$3.02
Unit 15	1 Bdr 1 Bath	660	\$1,875	\$2.84
Unit 16	1 Bdr 1 Bath	660	\$2,250	\$3.41
Unit 17	1 Bdr 1 Bath	660	\$1,851	\$2.80
Unit 18	1 Bdr 1 Bath	660	\$1,875	\$2.84
Unit 19	1 Bdr 1 Bath	660	\$1,945	\$2.95
Unit 20	2 Bdr 1 Bath	1,000	\$2,360	\$2.36
1	Total	Vacant	660	\$2,250
19	Total	Occupied	14,430	\$39,637
20	Total		15,090	\$41,887

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	4439 Ocean View Boulevard Montrose, CA 91020
Price	\$5,900,000
Down Payment	40% / \$2,355,000
Number of Units	20
Price/Unit	\$295,000
Rentable Square Feet	16,338 SF
Price/SF	\$361
CAP Rate - Current	5.27%
CAP Rate - Pro Forma	6.46%
GRM - Current	11.59
GRM - Pro Forma	10.07
Year Built	1962
Lot Size	19,700 SF
Type of Ownership	Fee Simple

Financing

First Trust Deed

Loan Amount	\$3,545,000
Interest Rate	5.95%
Amortization	Interest-Only
Monthly Payment	\$17,577.29

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$502,644	\$579,240
Other Income	\$6,435	\$6,435
Gross Potential Income	\$509,076	\$585,672
Less: Vacancy / Deductions (GPR)	3.0% / \$15,079	3.0% / \$17,377
Effective Gross Income	\$493,997	\$568,295
Less: Expenses	\$183,170	\$186,885
Net Operating Income	\$310,827	\$381,410
Net Cash Flow Before Debt Service	\$310,827	\$381,410
Debt Service	\$210,927	\$210,927
Debt Coverage Ratio	1.47	1.81
Net Cash Flow After Debt Service	4.24% / \$99,899	7.24% / \$170,482
Total Return	\$99,899	\$170,482
<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$64,038	\$64,038
Insurance	\$24,507	\$24,507
Utilities	\$20,246	\$20,246
Repairs & Maintenance	\$14,000	\$14,000
Trash	\$6,057	\$6,057
Management Fee	\$24,700	\$28,415
Reserves & Replacements	\$4,000	\$4,000
Landscaping	\$5,054	\$5,054
Pest Control	\$1,000	\$1,000
Unit Turnover	\$5,000	\$5,000
Onsite Payroll	\$14,568	\$14,568
Total Expenses	\$183,170	\$186,885
Expenses / Unit	\$9,159	\$9,344
Expenses / SF	\$11.21	\$11.44
% of EGI	37.1%	32.9%

4439 OCEAN VIEW BOULEVARD, MONTROSE, CA 91020

OCEAN VIEW Gardens 4439

PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	4439 Ocean View Boulevard Montrose, CA 91020
Assessor's Parcel Number	5810-009-034
Zoning	LCR3YY

SITE DESCRIPTION

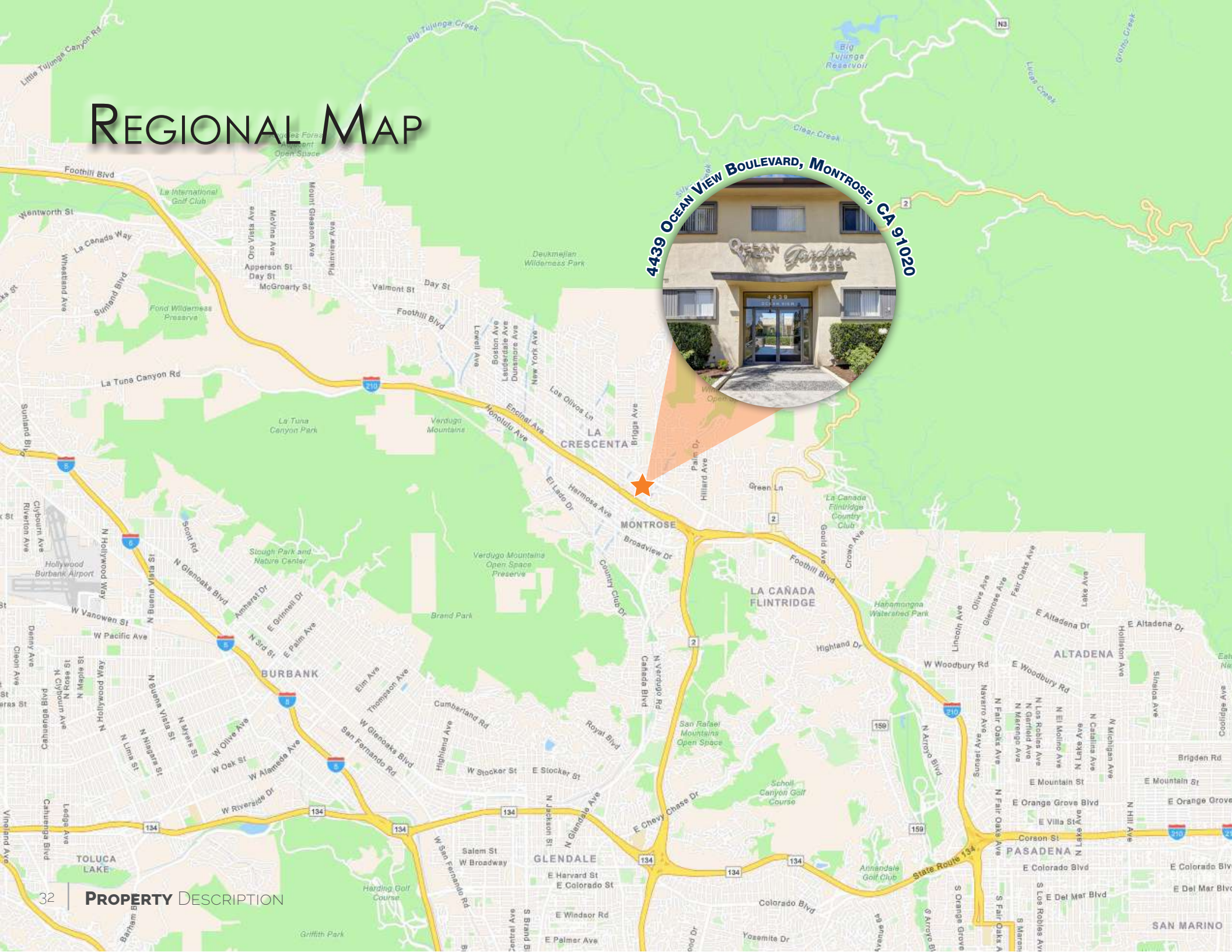
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Number of Buildings	1
Number of Stories	2
Year Built	1962
Rentable Square Feet	16,338 SF
Lot Size	19,700 SF
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched



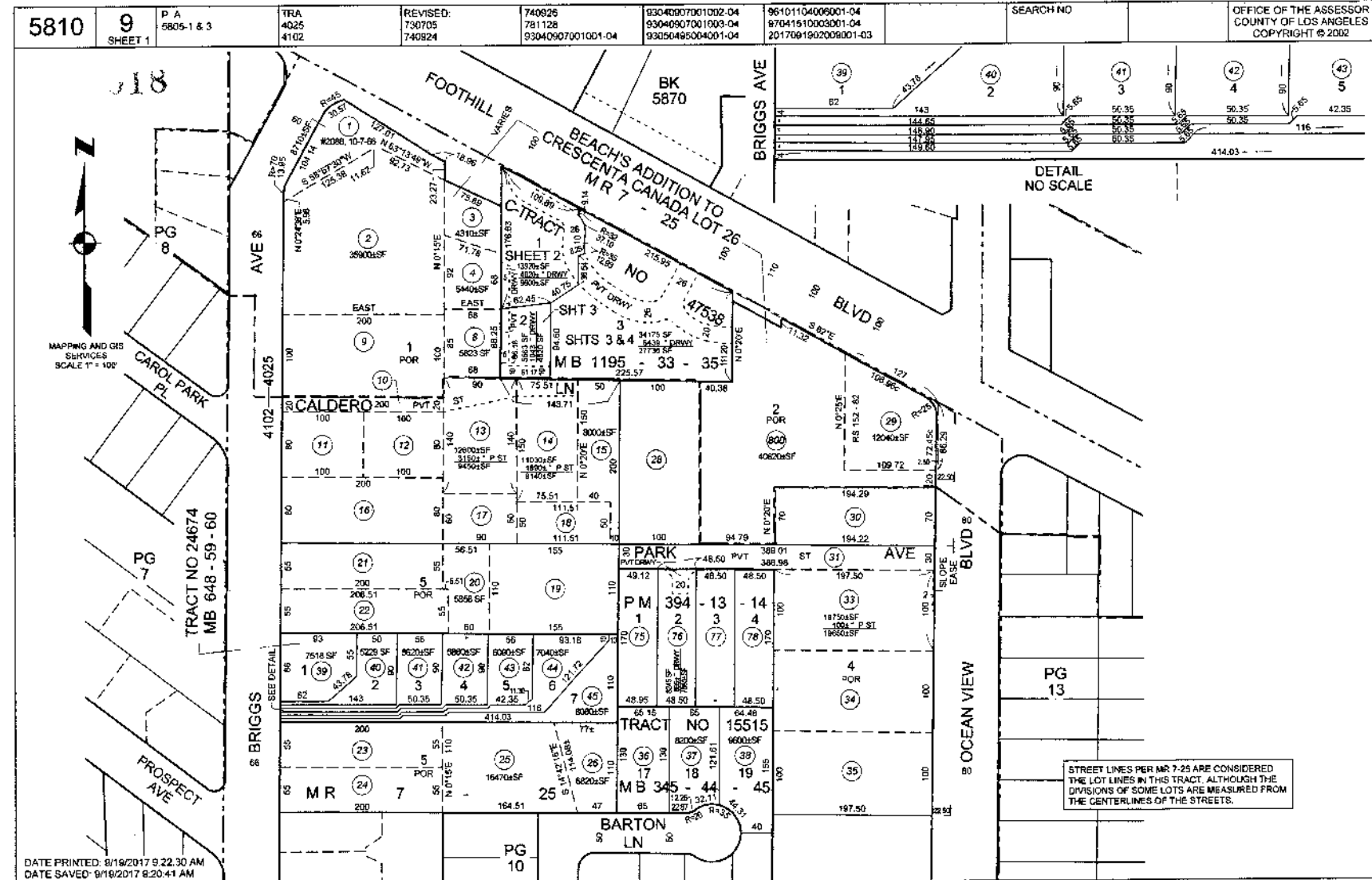
REGIONAL MAP



LOCAL MAP



PARCEL MAP



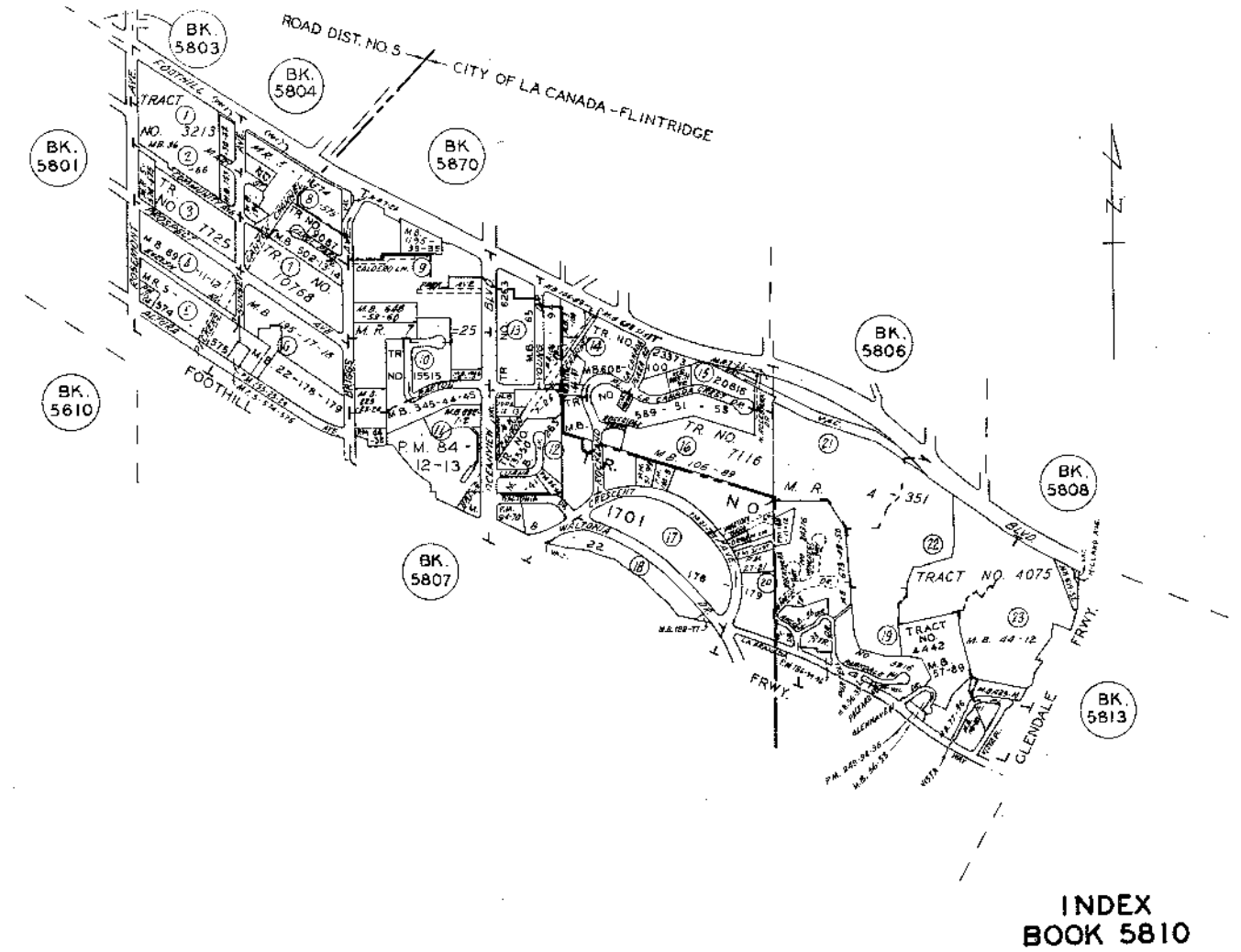
INDEX MAP

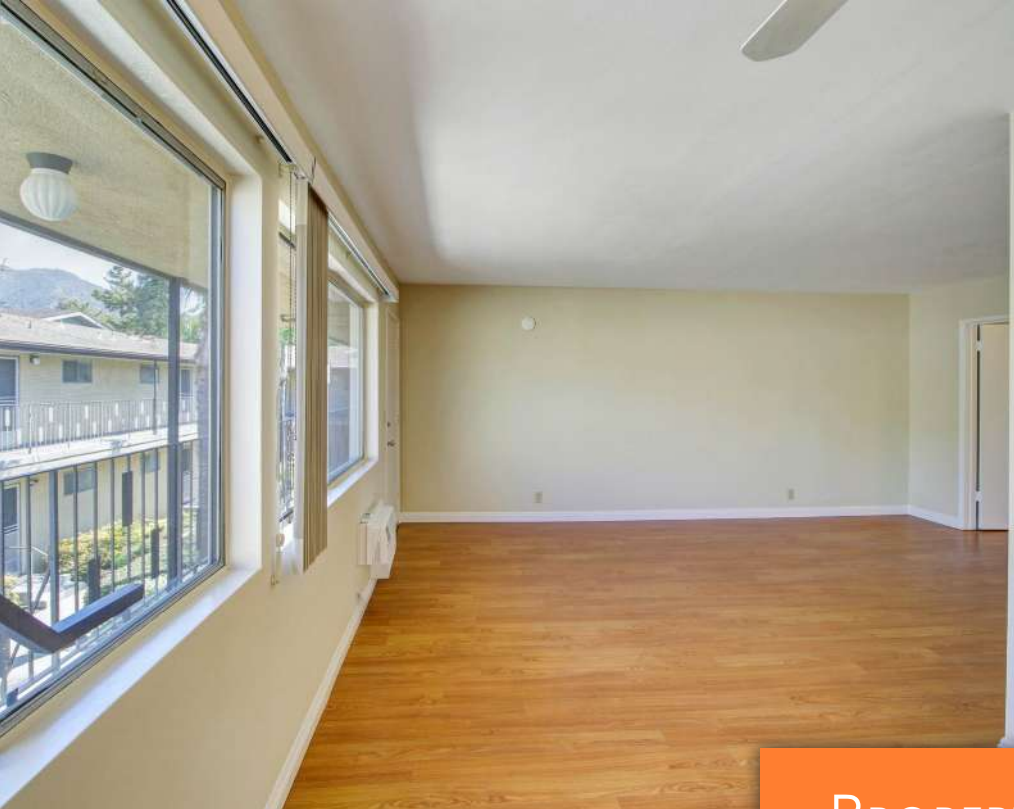
5810

SCALE 1" = 600'

2005

- 71026
- 72002
- 730104
- 740603
- 741024
- 750312
- 76031
- 77018
- 780287
- 780401
- 780706
- 780823
- 781019
- 781128
- 820603
- 848703
- 890729
- 890814
- 890815
- 910325
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- 20001109
- 200022402





PROPERTY PHOTOS

PROPERTY PHOTOS





PROPERTY PHOTOS



PROPERTY PHOTOS



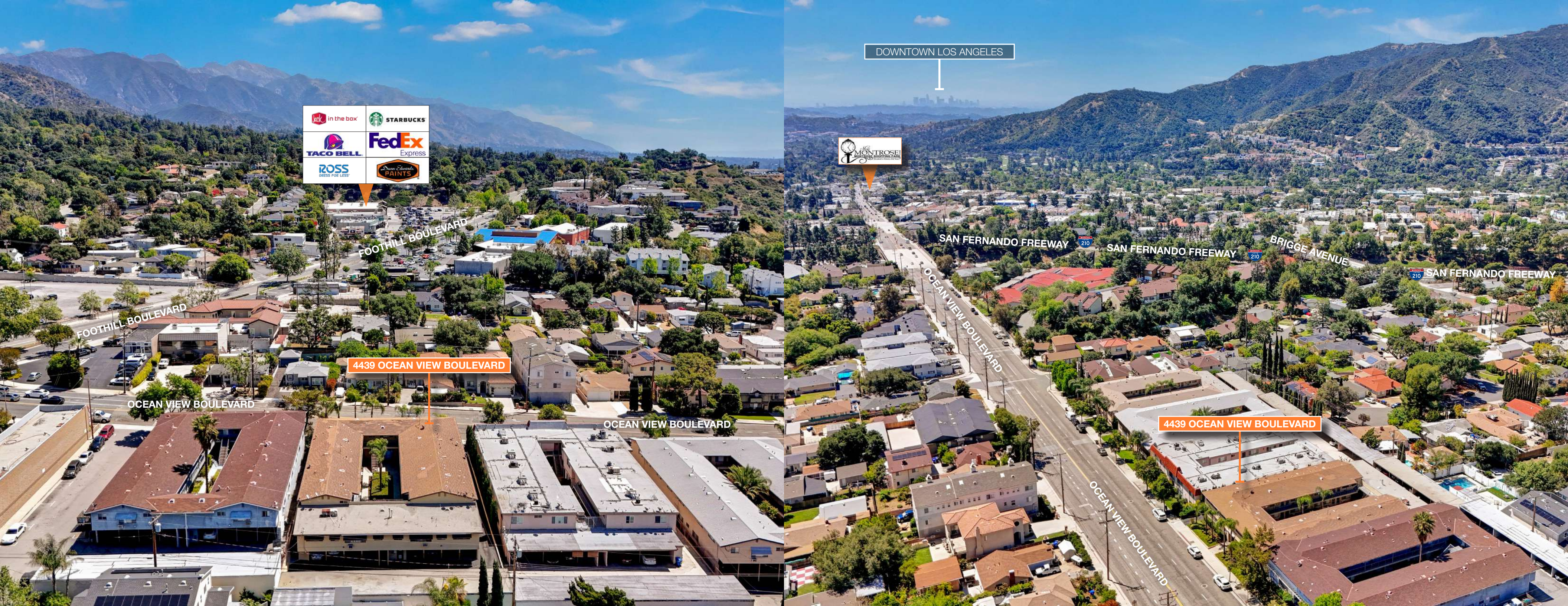




4439 OCEAN VIEW BOULEVARD



4439 OCEAN VIEW BOULEVARD



DOWNTOWN LOS ANGELES



FOOTHILL BOULEVARD

SAN FERNANDO FREEWAY

SAN FERNANDO FREEWAY

BRIGGE AVENUE

SAN FERNANDO FREEWAY

FOOTHILL BOULEVARD

4439 OCEAN VIEW BOULEVARD

OCEAN VIEW BOULEVARD

OCEAN VIEW BOULEVARD

OCEAN VIEW BOULEVARD

4439 OCEAN VIEW BOULEVARD

OCEAN VIEW BOULEVARD

4439 OCEAN VIEW BOULEVARD, MONTROSE, CA 91020

OCEAN VIEW Gardens 4439

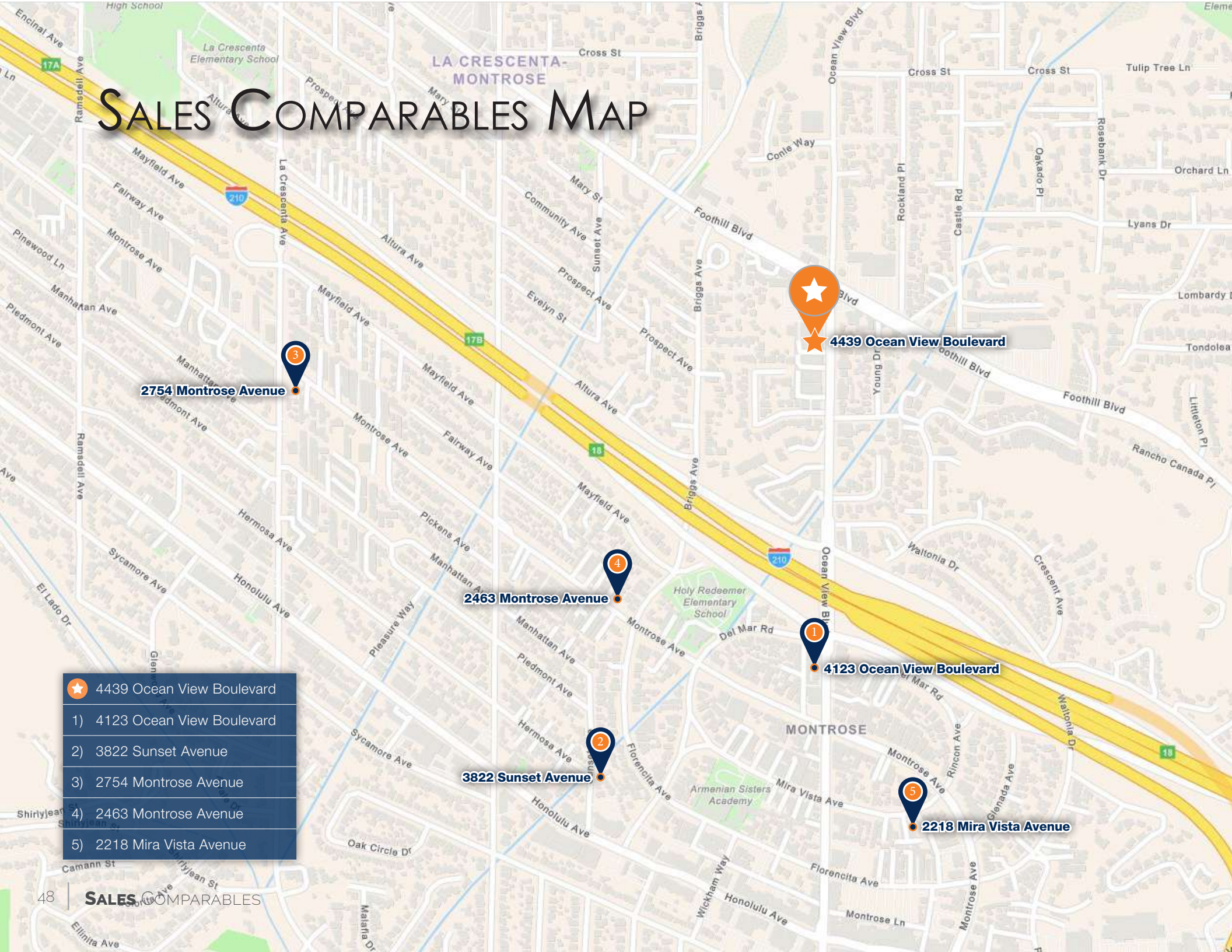
SALES COMPARABLES

Marcus & Millichap

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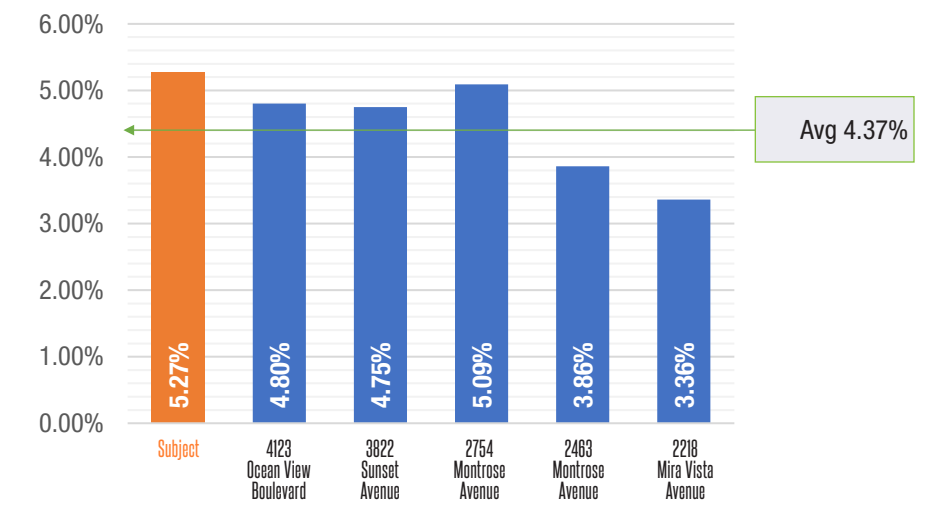
Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

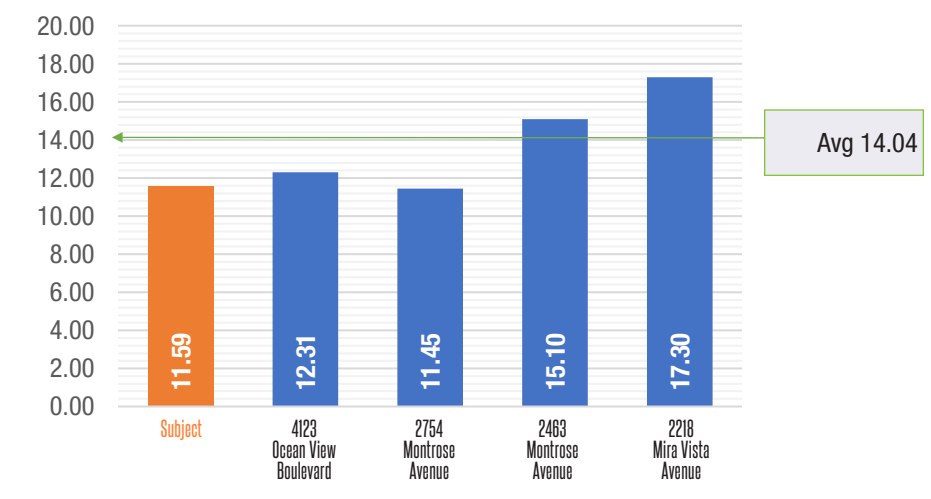


- ★ 4439 Ocean View Boulevard
- 1) 4123 Ocean View Boulevard
- 2) 3822 Sunset Avenue
- 3) 2754 Montrose Avenue
- 4) 2463 Montrose Avenue
- 5) 2218 Mira Vista Avenue

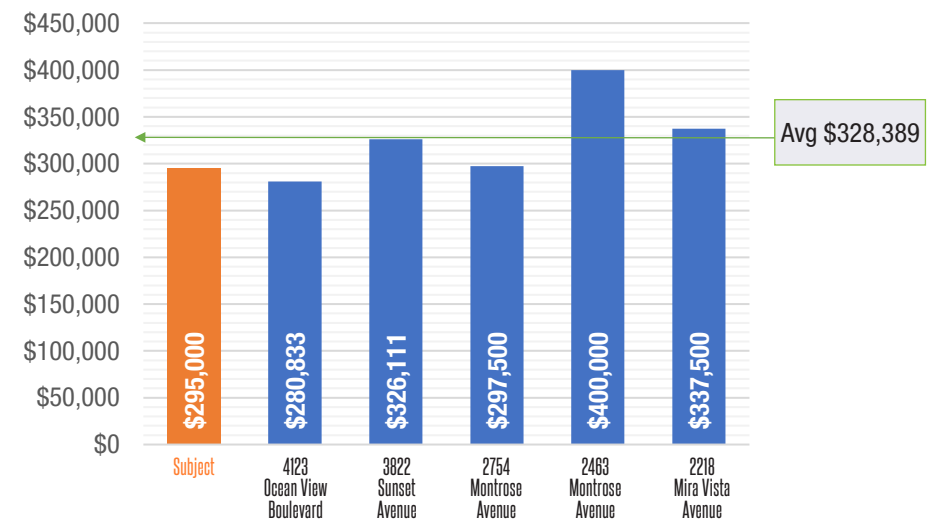
AVERAGE CAP RATE



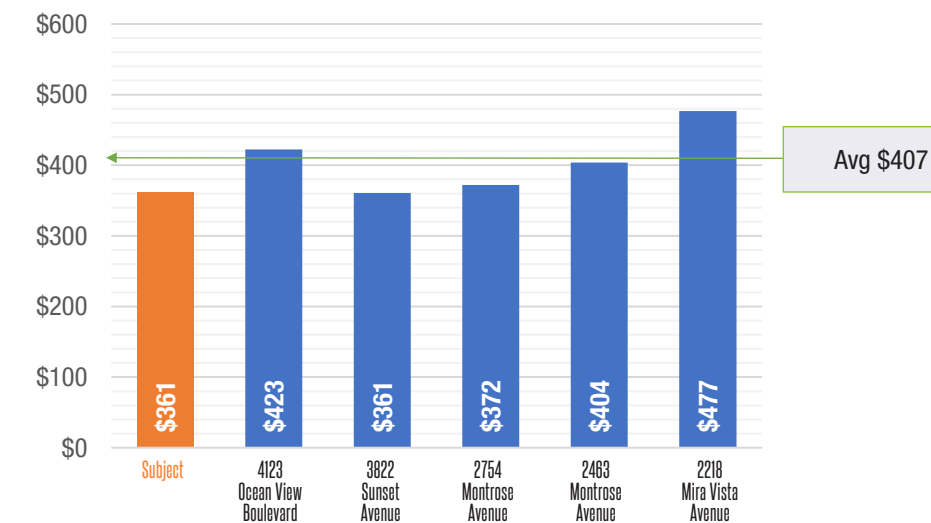
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**4439 Ocean View Boulevard
Montrose, CA 91020**

Subject Property

Total No. of Units: 20
 Year Built: 1962
 Rentable SF: 16,338 SF
 Lot Size: 19,700 SF
Listing Price: \$5,900,000
 Price/Unit: \$295,000
 Price/SF: \$361
 CAP Rate: 5.27%
 GRM: 11.59

No. of Units	Unit Type
14	1 Bdr 1 Bath
6	2 Bdr 1 Bath



**4123 Ocean View Boulevard
Montrose, CA 91020**

Close of Escrow: 03/31/26
 Total No. of Units: 6
 Year Built: 1948
 Rentable SF: 3,988 SF
 Lot Size: 5,288 SF
Sales Price: \$1,685,000
 Price/Unit: \$280,833
 Price/SF: \$423
 CAP Rate: 4.80%
 GRM: 12.31

No. of Units	Unit Type
6	1 Bdr 1 Bath



**3822 Sunset Avenue
Montrose, CA 91020**

Close of Escrow: 01/22/26
 Total No. of Units: 9
 Year Built: 1961
 Rentable SF: 8,138 SF
 Lot Size: 13,068 SF
Sales Price: \$2,935,000
 Price/Unit: \$326,111
 Price/SF: \$361
 CAP Rate: 4.75%

No. of Units	Unit Type
8	2 Bdr 1 Bath
1	2 Bdr 1.5 Bath



**2754 Montrose Avenue
Montrose, CA 91020**

Close of Escrow: 01/14/26
 Total No. of Units: 10
 Year Built: 1962
 Rentable SF: 7,996 SF
 Lot Size: 16,117 SF
Sales Price: \$2,975,000
 Price/Unit: \$297,500
 Price/SF: \$372
 CAP Rate: 5.09%
 GRM: 11.45

No. of Units	Unit Type
4	1 Bdr 1 Bath
6	2 Bdr 1.5 Bath



4

**2463 Montrose Avenue
Montrose, CA 91020**

Close of Escrow: 08/18/25
 Total No. of Units: 8
 Year Built: 1962
 Rentable SF: 7,924 SF
 Lot Size: 9,334 SF
Sales Price: \$3,200,000
 Price/Unit: \$400,000
 Price/SF: \$404
 CAP Rate: 3.86%
 GRM: 15.10

No. of Units	Unit Type
1	1 Bdr 1 Bath
6	2 Bdr 1 Bath
1	3 Bdr 2 Bath



5

**2218 Mira Vista Avenue
Montrose, CA 91020**

Close of Escrow: 04/01/25
 Total No. of Units: 8
 Year Built: 1960
 Rentable SF: 5,664 SF
 Lot Size: 21,344 SF
Sales Price: \$2,700,000
 Price/Unit: \$337,500
 Price/SF: \$477
 CAP Rate: 3.36%
 GRM: 17.30

No. of Units	Unit Type
6	1 Bdr 1 Bath
2	2 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	4123 Ocean View Boulevard Montrose, CA 91020	3/31/2026	6	1948	\$1,685,000	\$280,833	\$423	4.80%	12.31
2	3822 Sunset Avenue Montrose, CA 91020	1/22/2026	9	1961	\$2,935,000	\$326,111	\$361	4.75%	N/A
3	2754 Montrose Avenue Montrose, CA 91020	1/14/2026	10	1962	\$2,975,000	\$297,500	\$372	5.09%	11.45
4	2463 Montrose Avenue Montrose, CA 91020	8/18/2025	8	1962	\$3,200,000	\$400,000	\$404	3.86%	15.10
5	2218 Mira Vista Avenue Montrose, CA 91020	4/1/2025	8	1960	\$2,700,000	\$337,500	\$477	3.36%	17.30
A V E R A G E S						\$328,389	\$407	4.37%	14.04
★	4439 Ocean View Boulevard Montrose, CA 91020	<i>Subject Property</i>	20	1962	\$5,900,000	\$295,000	\$361	5.27%	11.59

4439 OCEAN VIEW BOULEVARD, MONTROSE, CA 91020

OCEAN VIEW Gardens 4439

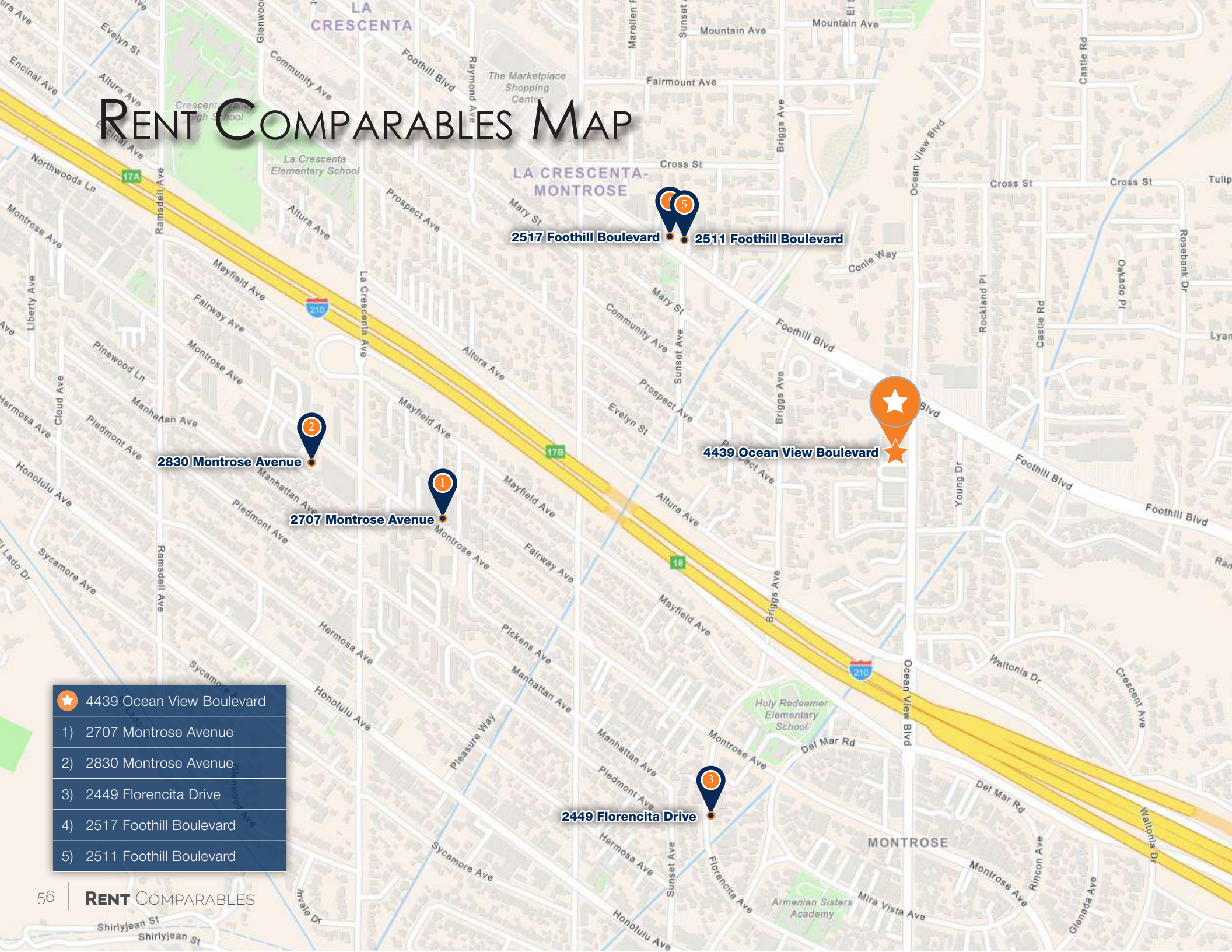
RENT
COMPARABLES

Marcus & Millichap

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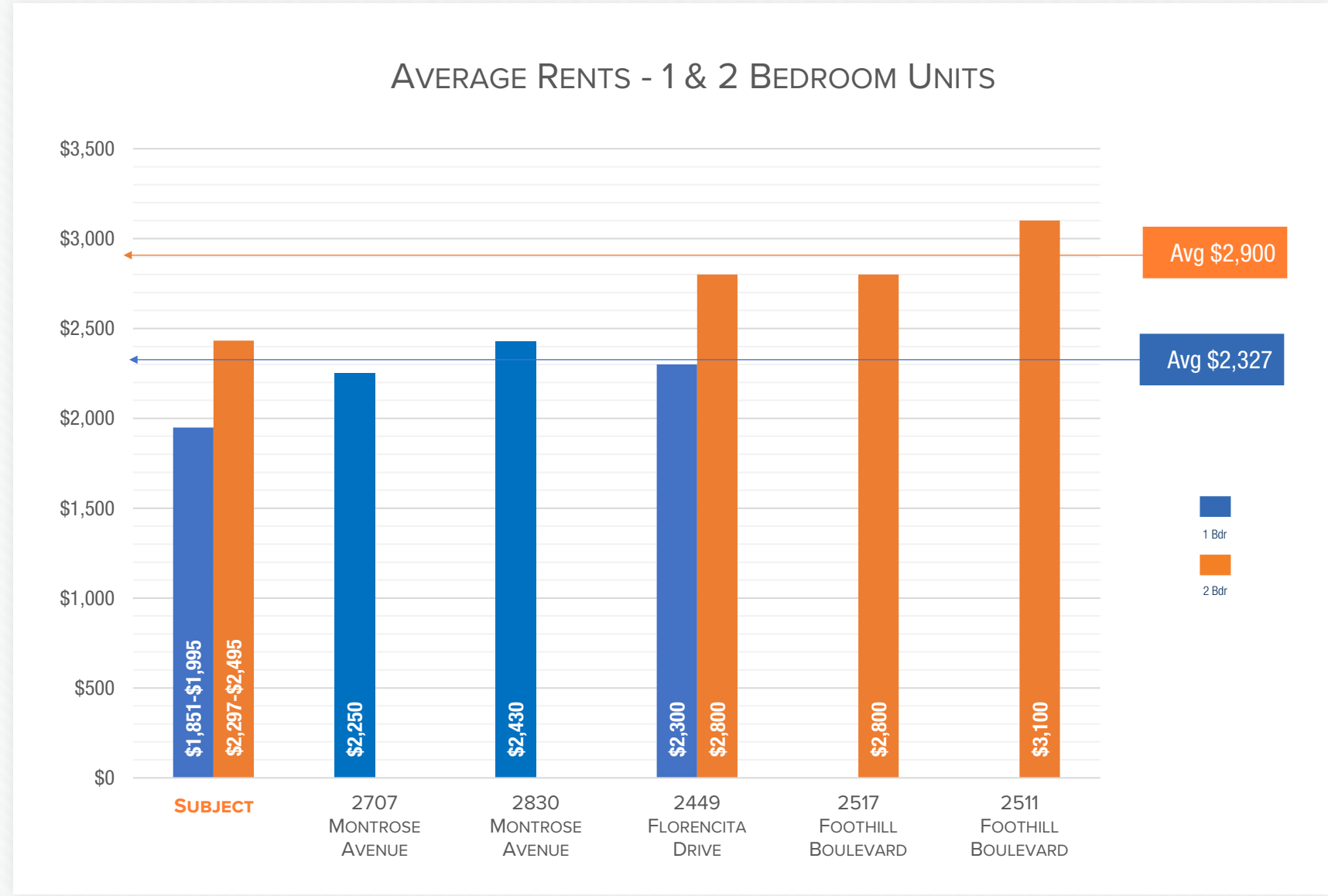
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RENT COMPARABLES MAP



- ★ 4439 Ocean View Boulevard
- 1) 2707 Montrose Avenue
- 2) 2830 Montrose Avenue
- 3) 2449 Florencita Drive
- 4) 2517 Foothill Boulevard
- 5) 2511 Foothill Boulevard

AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**4439 Ocean View Boulevard
Montrose, CA 91020**

Total No. of Units 20
Year Built 1962

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	660	\$1,851-\$1,995	\$2.95
2 Bdr 1 Bath	900-1,025	\$2,297-\$2,495	\$2.49



**2707 Montrose Avenue
Montrose, CA 91020**

Total No. of Units 12
Year Built 1959

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,250	\$3.21

Amenities

Property features wood flooring, tile countertops, stainless steel appliances, central air/heat, balconies, and on-site laundry.



**2830 Montrose Avenue
Montrose, CA 91214**

Total No. of Units 5
Year Built 1964

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	626	\$2,430	\$3.88

Amenities

Property features wood flooring, stainless steel appliances, wall AC units, ceiling fans, granite countertops, and washer/dryer hookups.



**2449 Florencita Drive
Montrose, CA 91020**

Total No. of Units 4
Year Built 2007

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,300	\$3.29
2 Bdr 1 Bath	900	\$2,800	\$3.11

Amenities

Property features wood flooring, stainless steel appliances, quartz countertops, central air/heat, and in-unit washer/dryers.



4

**2517 Foothill Boulevard
Montrose, CA 91214**

Total No. of Units 4
Year Built 2007

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	800	\$2,800	\$3.50

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, recessed lighting, and on-site laundry.



5

**2511 Foothill Boulevard
Montrose, CA 91214**

Total No. of Units 2
Year Built 1949

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	905	\$3,100	\$3.43

Amenities

Property features wood flooring, tile countertops, stainless steel appliances, wall AC units, ceiling fans, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	2707 Montrose Avenue Montrose, CA 91020	12	1959	1 Bdr 1 Bath	700	\$2,250	\$3.21
2	2830 Montrose Avenue Montrose, CA 91214	5	1964	1 Bdr 1 Bath	626	\$2,430	\$3.88
3	2449 Florencita Drive Montrose, CA 91020	4	1948	1 Bdr 1 Bath 2 Bdr 1 Bath	700 900	\$2,300 \$2,800	\$3.29 \$3.11
4	2517 Foothill Boulevard Montrose, CA 91214	4	2007	2 Bdr 1 Bath	800	\$2,800	\$3.50
5	2511 Foothill Boulevard Montrose, CA 91214	2	1949	2 Bdr 1 Bath	905	\$3,100	\$3.43
A V E R A G E S				1 Bedroom	675	\$2,327	\$3.45
				2 Bedroom	868	\$2,900	\$3.34
★	4439 Ocean View Boulevard Montrose, CA 91020	20	1962	1 Bdr 1 Bath 2 Bdr 1 Bath	660 900-1,025	\$1,851-\$1,995 \$2,297-\$2,495	\$2.95 \$2.49



4439 OCEAN VIEW BOULEVARD, MONTROSE, CA 91020

Exclusively Listed By:

JUSTIN SWANSON

ASSOCIATE INVESTMENTS
NATIONAL MULTI HOUSING GROUP

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RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

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