

MONTEBELLO | CALIFORNIA

428 & 432 POPLAR AVE



EXCLUSIVE MARKETING PACKAGE



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428 & 432 Poplar Ave | Montebello, CA



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428 & 432 Poplar Ave | Montebello, CA

EXECUTIVE SUMMARY

This offering presents an 18-unit multi-family portfolio in Montebello, priced at \$3,945,000 with a 6.86% current CAP Rate and 10.25 GRM. These two side-by-side 9-unit properties can be purchased together or separately, creating flexibility for investors seeking scale, cash flow, or a phased acquisition strategy.

The properties feature all single-story construction on a large 30,128 Sq. Ft. lot, with a unit mix of (2) 2-Bed/1-Bath Units and (16) 1-Bed/1-Bath Units.

Tenants pay for electricity and gas, helping support operating efficiency and reduce owner utility exposure. The properties also offer plenty of open-space parking and an open communal area, both of which add practical appeal for residents.

Located off Beverly Blvd. near retail and Beverly Hospital, the portfolio benefits from a convenient Montebello location with access to local services, employment, healthcare, and daily-needs amenities.

\$3,945,000

PRICE

18 UNITS

UNITS

1949 & 1950

YEAR BUILT

7,832 SQFT

30,128 LOT SIZE

MNC2*

ZONING

6347-001-003 (004)

APN



428 & 432 Poplar Ave | Montebello, CA

PROPERTY HIGHLIGHTS

PRICED TO SELL!

6.86% CURRENT CAP RATE! | 10.25 GRM!

- Unbelievable Pricing in Montebello:
 - \$3,945,000 for 18 Units or \$1,972,500 per 9-Unit Property
- All Single-Story Construction on HUGE 30,128 Sq. Ft. Lot
- Unit Mix: (2) 2-Bed/1-Bath & (16) 1-Bed/1-Bath Units
- Tenants Pay for Electricity & Gas
- Plenty of Open-Space Parking & Open Communal Area
- Excellent Location Just Off Beverly Blvd. Near Retail & Beverly Hospital
- 2 Parcels - Can Be Purchased Together or Separately



Excellent Cash Flow
Day 1



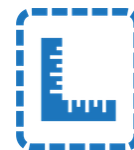
Two Side-by-Side
Properties!



6.86% Current CAP Rate
10.25 GRM



Plenty of Open-Space
Parking



Large 30,128 sq ft lot!

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AERIAL MAP

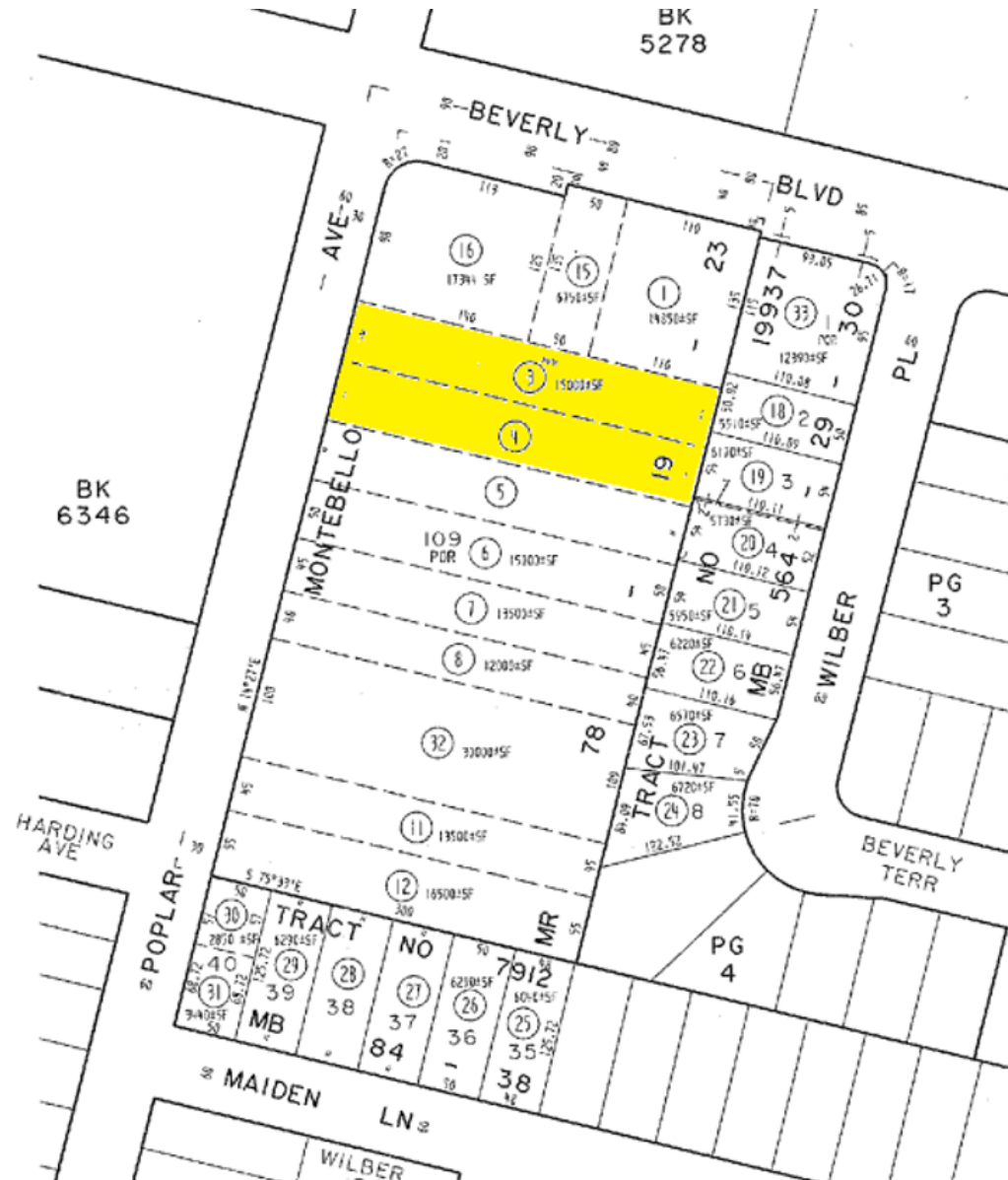
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PARCEL MAP

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1991



STREET LINES PER M.R. 78-19-23 ARE CONSIDERED THE LOT LINES IN THIS TRACT, ALTHOUGH THE DIVISIONS OF SOME LOTS ARE MEASURED FROM THE CENTER LINES OF THE STREETS.

FINANCES

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RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 1	\$2,200	\$2,250
2	2 + 1	\$2,200	\$2,250
3	1 + 1	\$1,900	\$1,795
4	1 + 1	\$1,850	\$1,795
5	1 + 1	\$1,800	\$1,795
6	1 + 1	\$1,750	\$1,795
7	1 + 1	\$1,750	\$1,795
8	1 + 1	\$1,750	\$1,795
9	1 + 1	\$1,750	\$1,795
10	1 + 1	\$1,750	\$1,795
11	1 + 1	\$1,705	\$1,795
12	1 + 1	\$1,700	\$1,795
13	1 + 1	\$1,700	\$1,795
14	1 + 1	\$1,700	\$1,795
15	1 + 1	\$1,700	\$1,795
16	1 + 1	\$1,680	\$1,795
17	1 + 1	\$1,650	\$1,795
18	1 + 1	\$1,539	\$1,795

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$52,680
New Insurance Quote	\$15,000
Water	\$6,539
Trash	\$4,128
Electricity	\$1,128
Gas	\$3,814
Gardener	\$2,400
Reserves for Replacement	\$3,600
Repairs & Maintenance	\$13,500
TOTAL EXPENSES	\$102,789

FINANCING

Loan Amount	\$2,564,250
Loan Type	30/10
Interest Rate	6.25%
Annual Debt Service	\$191,381

FINANCES

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ANNUALIZED OPERATING DATA

CURRENT

PROFORMA

Total Scheduled Gross Income		\$385,008		\$398,640
Less: Vacancy Allowance	3%	\$11,550	3%	\$11,959
Effective Gross Income		\$373,458		\$386,681
Less: Expenses		\$102,789		\$102,789
Net Operating Income		\$270,669		\$283,892
Less: Debt Service		\$191,381		\$191,381

PRE-TAX CASH FLOW

5.74%

\$79,288

6.70%

\$92,511

UNIT MIX

# of Units	Current Rent Range	Current Total	Proforma Total
2	2 + 1	\$4,400	\$4,500
16	1 + 1	\$27,684	\$28,720
MONTHLY TOTALS		\$32,084	\$33,220

PROPERTY SUMMARY

PRICE \$3,945,000

Down Payment	\$1,380,750
Loan Amount	\$2,564,250
Number of Units	18 Units
Price/Unit	\$219,167
Price/SF	\$504
Cash on Cash %	5.74%
Proforma COC	6.70%
Cap Rate	6.86%
Proforma Cap Rate	7.20%
GRM	10.25
Proforma GRM	9.90
Year Built	1949 & 1950
Living Sq Ft	7,832
Lot Size Sq Ft	30,128



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40.1
MEDIAN AGE

~54%
RENTER-OCCUPIED
HOUSING

\$79,971
MEDIAN HOUSEHOLD
INCOME

\$697,900
MEDIAN HOME
VALUE

COMMUNITY PROFILE

Today, Montebello blends urban convenience with a community-oriented setting. The city offers parks, recreation facilities, civic services, local businesses, and neighborhood amenities that support daily resident life. With its central location, established housing base, and access to the broader Los Angeles region, Montebello continues to serve as a practical and well-connected residential market for renters and long-term residents.

Rent Control: No local rent-control ordinance identified; California Tenant Protection Act rules may apply. Buyer to verify.

FUNDAMENTALS

- Centrally located just east of East Los Angeles
- Intersects the 60, 605 and 5 freeways
- Forty-two K-12 Schools support city population
- Local Shopping supported by local Montebello Shops
- Walking distance to Beverly Blvd, a major transit corridor



LOCAL MAP

428 & 432 Poplar Ave | Montebello, CA



AREA PERKS

428 & 432 Poplar Ave | Montebello, CA



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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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