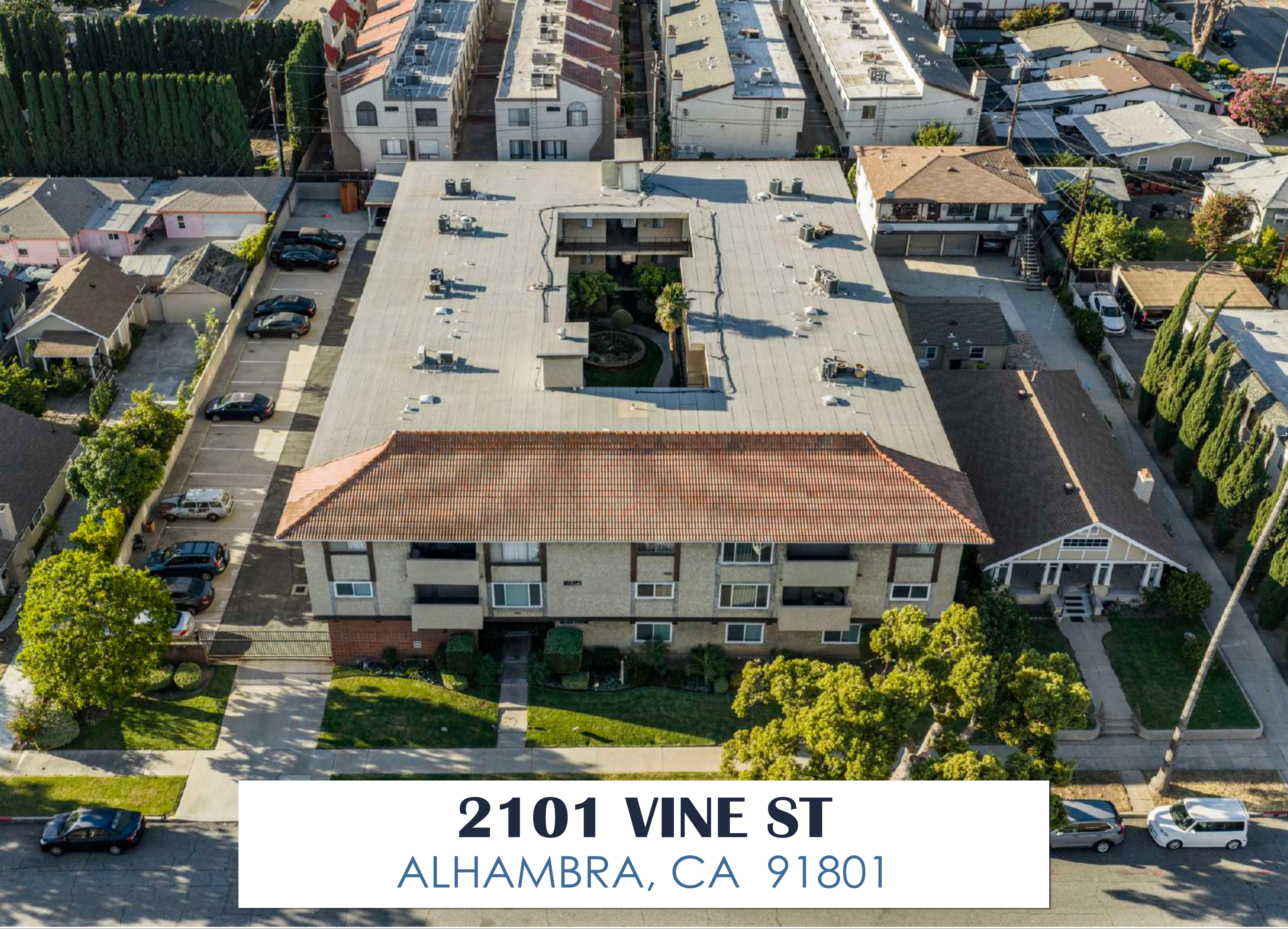

2101 VINE ST

ALHAMBRA, CA 91801

27 UNITS - ALHAMBRA LOCATION

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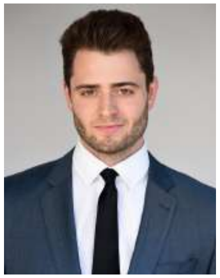
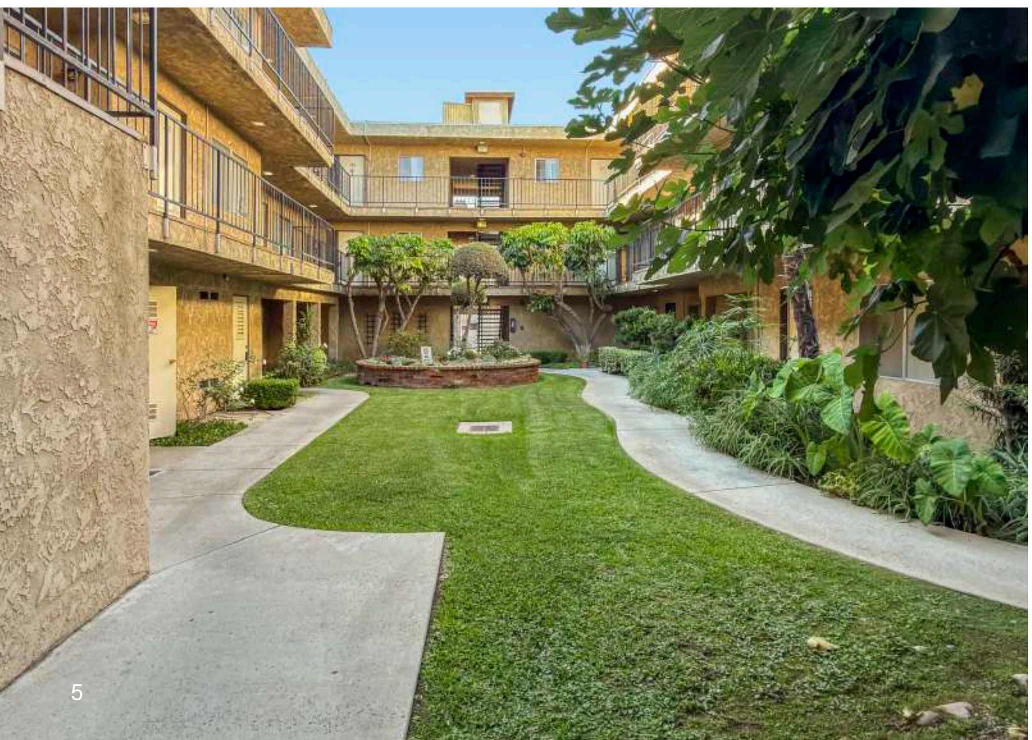


MICHAEL STERMAN
Senior Vice President Investments
Director - National Multi Housing Group
Tel: (818) 212-2784
Michael.Sterman@marcusmillichap.com
License CA: #01911703
STERMANMFG.COM


2101
VINE ST
ALHAMBRA, CA 91801













AHEAD
STOP
STOP

01
PROPERTY DETAILS

THE OPPORTUNITY

The Sterman Multifamily Group of Marcus & Millichap is pleased to present 2101 Vine Street, a 27-unit apartment property located in the highly desirable City of Alhambra. Built in 1979, the property sits on an approximately 30,017 square foot lot with roughly 26,886 square feet of rentable space. The unit mix consists of five (5) one-bedroom/one-bath units, thirteen (13) two-bedroom/one-bath units, and nine (9) two-bedroom/1.75-bath units. The property features fifty-two (52) gated parking spaces, an elevator, on-site laundry facilities, central air conditioning and heat, and fourteen (14) extensively renovated units.

2101 Vine Street benefits from a highly walkable Alhambra location near a wide variety of shopping, dining, and everyday conveniences. The property is centrally located near Downtown Alhambra, South Pasadena, and Pasadena, with convenient access to the I-10 Freeway and Downtown Los Angeles, providing excellent connectivity to major employment centers throughout the region.

The property presents an attractive value-add opportunity with continued rental upside and is not subject to local city rent control, operating solely under California AB 1482 regulations. With its strong unit mix comprised primarily of two-bedroom units, extensive renovations, and desirable location, 2101 Vine Street offers investors the opportunity to acquire a well-maintained asset in one of the San Gabriel Valley's most sought-after rental markets.

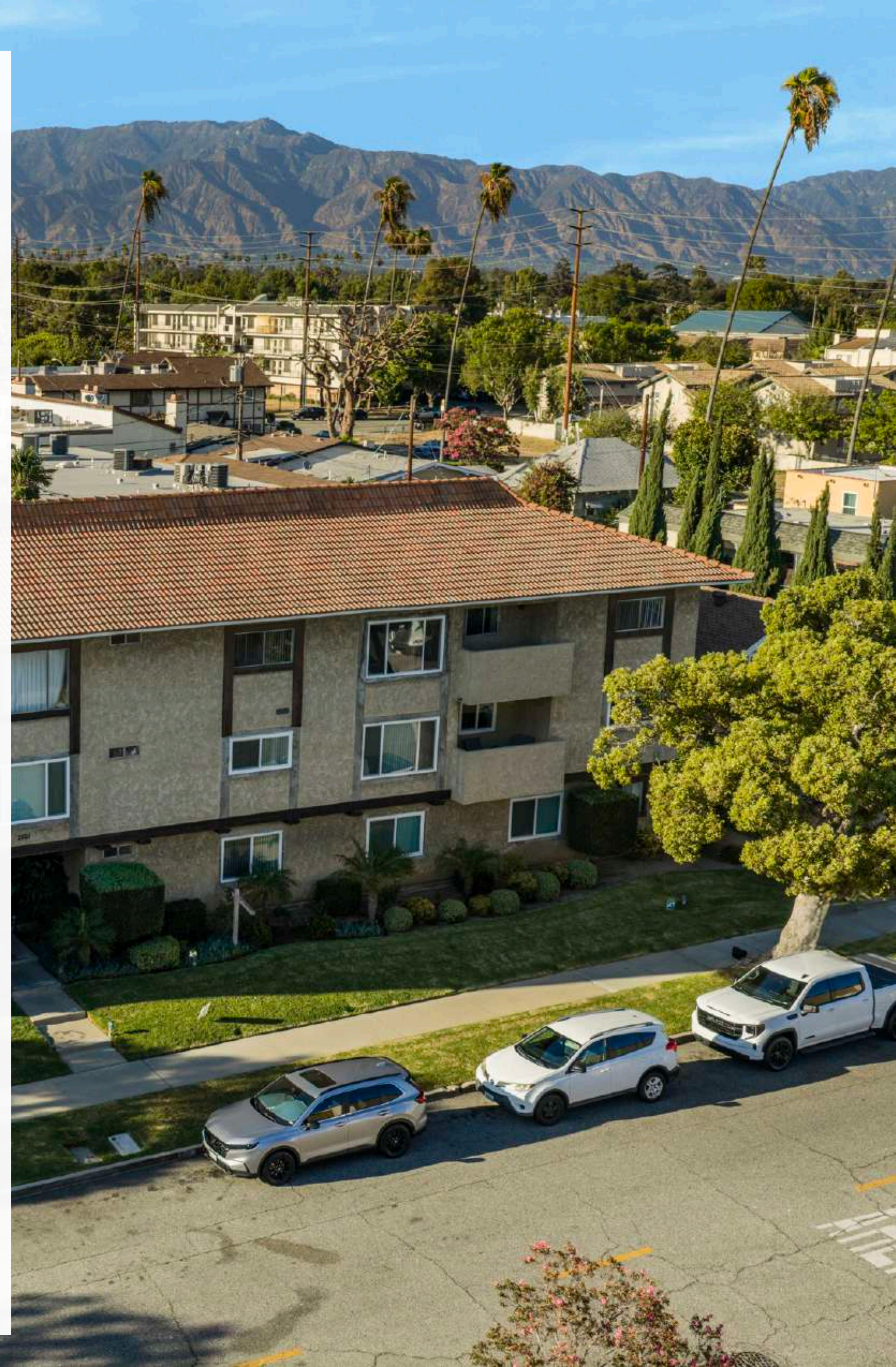
PROPERTY SUMMARY

PRICING

Offering Price	$10,750,000	
Price/Unit	$398,148	
Price/SQFT	$399.84	
CAP Rate	4.52% Current	5.18% Market
GRM	13.33 Current	11.88 Market

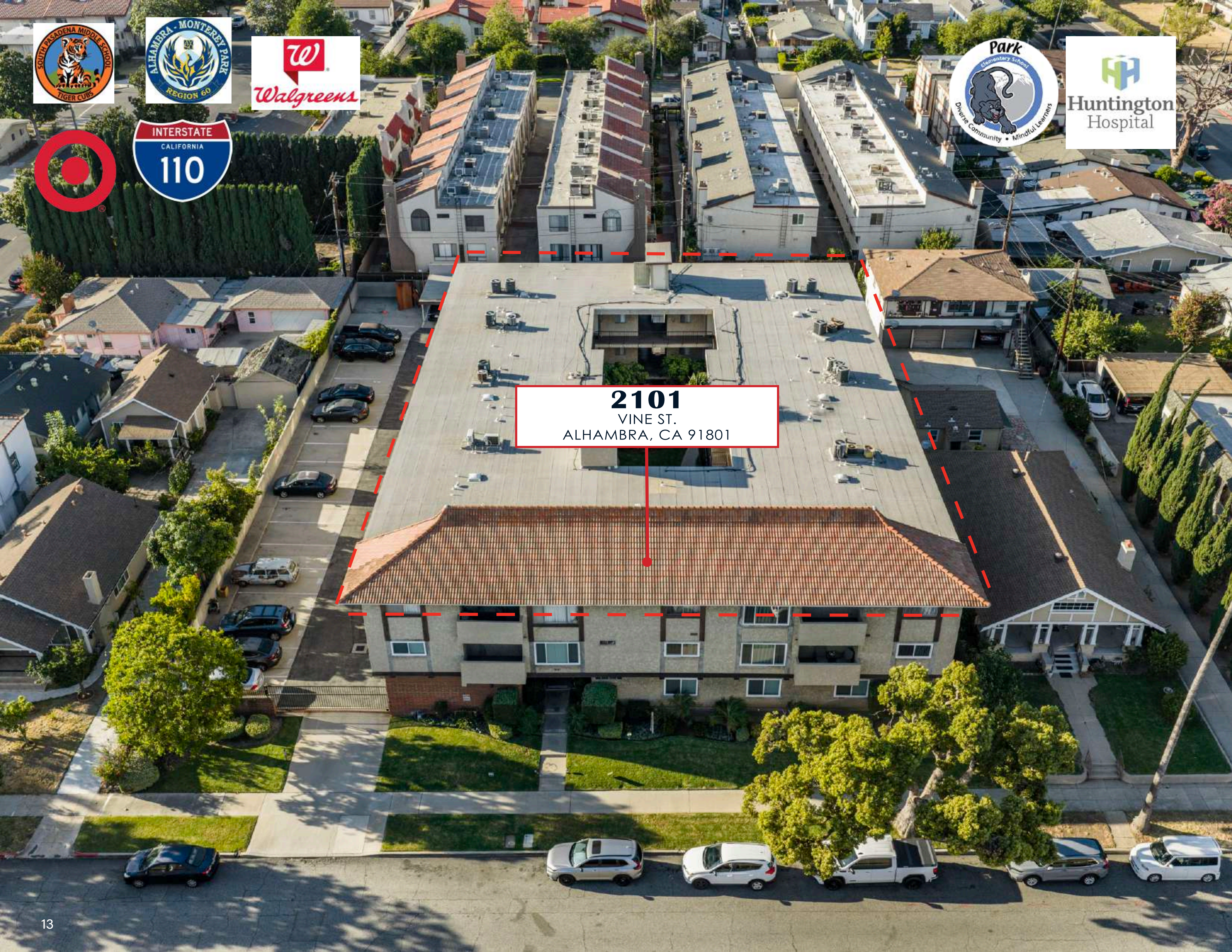
THE ASSET

Number of Units	27
Year Built	1979
Unit Mix	(5) 1 Bed + 1 Bath (13) 2 Bed + 1 Bath (9) 2 Bed + 1.75 Bath
Gross SqFt	26,886
Lot Size	30,017
Zoning	ALRPD
Parcel Number	5339-019-017



INVESTMENT HIGHLIGHTS

- 27 Units in Prime Alhambra – Built in 1979 – No City Rent Control (Only Subject to AB 1482)
- Excellent Unit Mix Consisting of Almost All Two-Bedroom Units
- Some Units Feature Balconies; All Units Have Central Air Conditioning and Heat, Along with Spacious Floorplans
- 14 of 27 Units Extensively Renovated
- 52 Total Gated Parking Spaces
- On-Site Laundry Facility and Elevator
- Highly Walkable Alhambra Location with Convenient Access to Shopping, Dining and Everyday Services
- Centrally Located Near Downtown Alhambra, South Pasadena and Pasadena, with Convenient Access to the I-10 Freeway and Downtown Los Angeles



SOUTH PASADENA MIDDLE SCHOOL
TIGER CUBS
ALHAMBRA - MONTEREY PARK
REGION 60
Walgreens
INTERSTATE
CALIFORNIA
110
Park
Elementary School
Diverse Community • Mindful Learners
Huntington
Hospital
2101
VINE ST.
ALHAMBRA, CA 91801

02

FINANCIAL ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
101	1 Bed + 1 Bath	$2,100	$2,200	Occupied
102	2 Bed + 1.75 Bath	$2,995	$2,995	Occupied
103	1 Bed + 1 Bath	$2,100	$2,200	Occupied
104	2 Bed + 1 Bath	$2,234	$2,995	Occupied
105	1 Bed + 1 Bath	$1,950	$2,200	Occupied
201	2 Bed + 1.75 Bath Balcony	$2,995	$2,995	Occupied
202	2 Bed + 1 Bath	$2,695	$2,995	Occupied
203	2 Bed + 1 Bath	$2,500	$2,995	Occupied
204	2 Bed + 1 Bath	$2,700	$2,995	Occupied
205	2 Bed + 1.75 Bath Balcony	$2,401	$2,995	Occupied
206	2 Bed + 1.75 Bath Balcony	$2,995	$2,995	Manager
207	2 Bed + 1 Bath	$2,695	$2,995	Occupied
208	2 Bed + 1 Bath	$2,795	$2,995	Occupied
209	2 Bed + 1 Bath	$2,293	$2,995	Occupied
210	2 Bed + 1.75 Bath Balcony	$2,995	$2,995	Vacant
211	1 Bed + 1 Bath	$2,100	$2,200	Occupied
301	2 Bed + 1.75 Bath Balcony	$2,925	$2,995	Occupied
302	2 Bed + 1 Bath	$2,725	$2,995	Occupied
303	2 Bed + 1 Bath	$2,725	$2,995	Occupied

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
305	2 Bed + 1.75 Bath Balcony	$2,431	$2,995	Occupied
306	2 Bed + 1.75 Bath Balcony	$2,650	$2,995	Occupied
307	2 Bed + 1 Bath	$2,287	$2,850	Occupied
308	2 Bed + 1 Bath	$2,124	$2,850	Occupied
309	2 Bed + 1 Bath	$2,300	$2,850	Occupied
310	2 Bed + 1.75 Bath Balcony	$2,110	$2,995	Occupied
311	1 Bed + 1 Bath	$1,878	$2,200	Occupied
		$66,808	**$75,005**	

RENT ROLL SUMMARY

UNIT #	UNIT TYPE	APPROX.SQ. FTG.	AVG CURRENT	CURRENT	AVG MARKET	MARKET
5	1 Bed + 1 Bath	725	$2,026	$10,128	$2,200	$11,000
13	2 Bed + 1 Bath	1000	$2,557	$33,239	$2,850	$37,050
9	2 Bed + 1.75 Bath	1125	$2,605	$23,441	$2,995	$26,955
		TOTAL SCHEDULED RENT:	**$66,808**		**$75,005**	

PRICING DETAILS

PRICING	
OFFERING PRICE	**$10,750,000**
Number of Units	27
Price per Unit	$398,148
Price per SqFt	$399.84
Gross SqFt	26,886
Lot Size	30,017
Year Built	1979

RETURNS	CURRENT	MARKET
Cap Rate	4.52%	5.18%
GRM	13.33	11.88

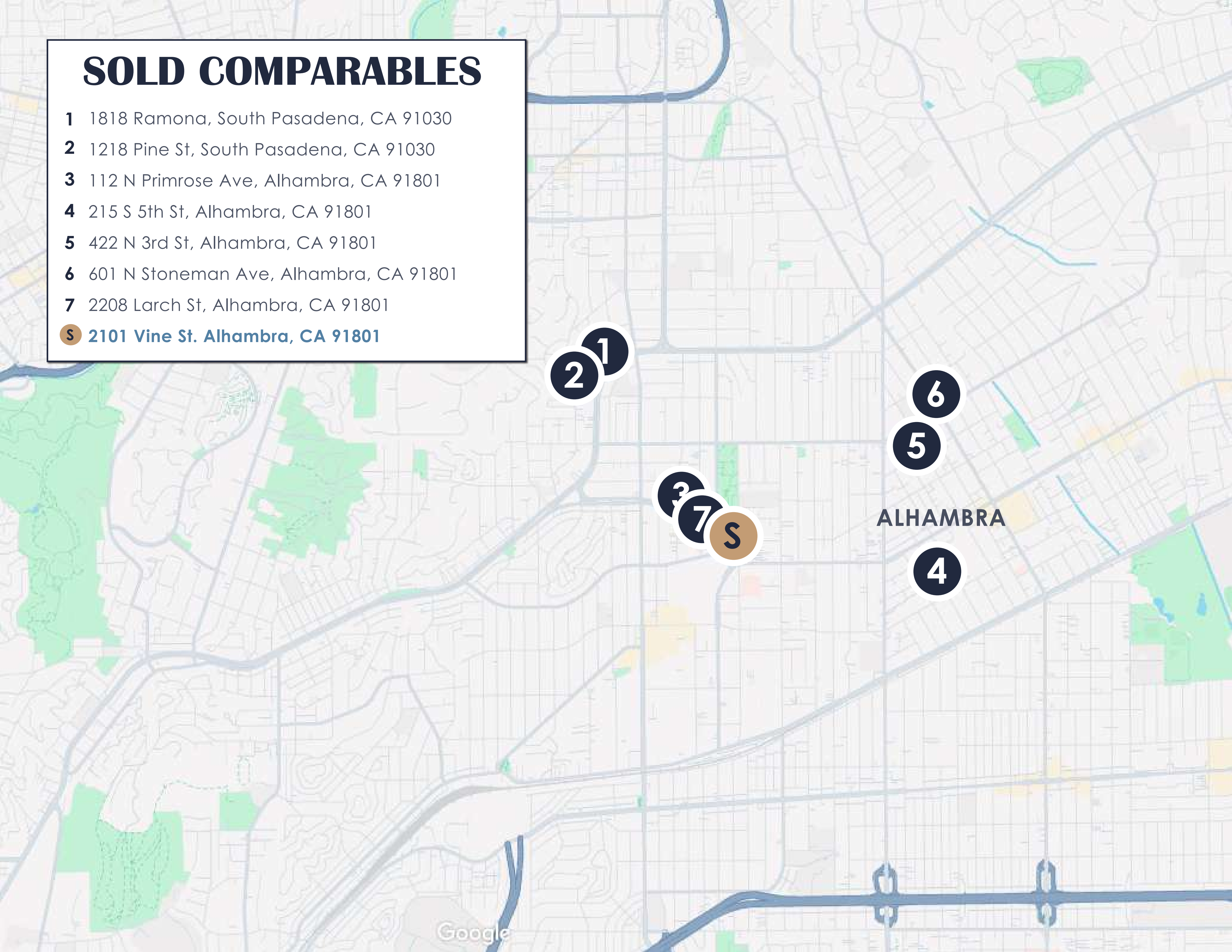
ANNUALIZED INCOME	CURRENT		MARKET	
Gross Potential Rent	$801,695		$900,060	
Laundry	$4,800		$4,800	
Gross Scheduled Income	$806,495		$904,860	
Vacancy Reserve	($24,195)	3%	($27,146)	5%
Effective Gross Income	$782,300		$877,714	
Less: Expenses	($296,927)	37%	($320,906)	35%
Net Operating Income	**$485,374**		**$556,808**	

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	$129,000	$129,000
Insurance	$22,547	$22,547
Utilities	$25,260	$25,260
Main. & Repairs	$40,325	$60,487
Off-Site Management (4%)	$31,292	$35,108
On-Site Manager (est.)	$22,740	$22,740
Landscaping/Cleaning	$9,240	$9,240
Rubbish	$6,473	$6,473
Misc. + Reserves	$6,750	$6,750
Elevator	$3,300	$3,300
Total Expenses	**$296,927**	**$320,906**
Expenses/Unit	**$10,997.29**	**$11,885.41**
Expenses/SF	**$11.04**	**$11.94**

03
MARKET COMPARABLES

SOLD COMPARABLES

1 1818 Ramona, South Pasadena, CA 91030
2 1218 Pine St, South Pasadena, CA 91030
3 112 N Primrose Ave, Alhambra, CA 91801
4 215 S 5th St, Alhambra, CA 91801
5 422 N 3rd St, Alhambra, CA 91801
6 601 N Stoneman Ave, Alhambra, CA 91801
7 2208 Larch St, Alhambra, CA 91801
S **2101 Vine St. Alhambra, CA 91801**



SOLD COMPARABLES

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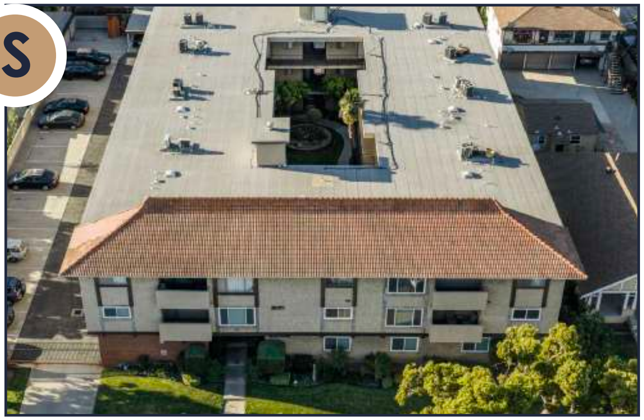


2101 VINE ST
ALHAMBRA, CA 91801

Price	$10,750,000
Units	27
Bldg SF	26,886
Year Built	1979
Cap Rate	4.52%
GRM	13.33
Price/SF	$399.84
Price/Unit	$398,148
Close of Escrow	N/A
Unit Mix	(5) 1+1 (13) 2+1 (9) 2+1.75

1

1818 RAMONA
SOUTH PASADENA, CA 91030

Price	$6,700,000
Units	16
Bldg SF	19,997
Year Built	1968
Cap Rate	4.84%
GRM	13.16
Price/SF	$335.05
Price/Unit	$418,750
Close of Escrow	6/9/2026
Unit Mix	(4) 1+1 (12) 2+1

2

1218 PINE ST
SOUTH PASADENA, CA 91030

Price	$6,400,000
Units	17
Bldg SF	20,447
Year Built	1967
Cap Rate	5.30%
GRM	12.26
Price/SF	$313.00
Price/Unit	$376,471
Close of Escrow	12/12/2025
Unit Mix	(1) Studio (4) 1+1 (12) 2+1

SOLD COMPARABLES

3

112 N PRIMROSE AVE
ALHAMBRA, CA 91801

Price	$3,500,000
Units	7
Bldg SF	6,966
Year Built	1987
Cap Rate	4.01%
GRM	14.96
Price/SF	$502.44
Price/Unit	$500,000
Close of Escrow	11/21/2025
Unit Mix	(6) 2+1 (1) 3+2

4

215 S 5TH ST
ALHAMBRA, CA 91801

Price	$1,961,000
Units	5
Bldg SF	5,460
Year Built	1989
Cap Rate	3.54%
GRM	16.85
Price/SF	$359.16
Price/Unit	$392,200
Close of Escrow	10/14/2025
Unit Mix	(5) 1+1

5

422 N 3RD ST
ALHAMBRA, CA 91801

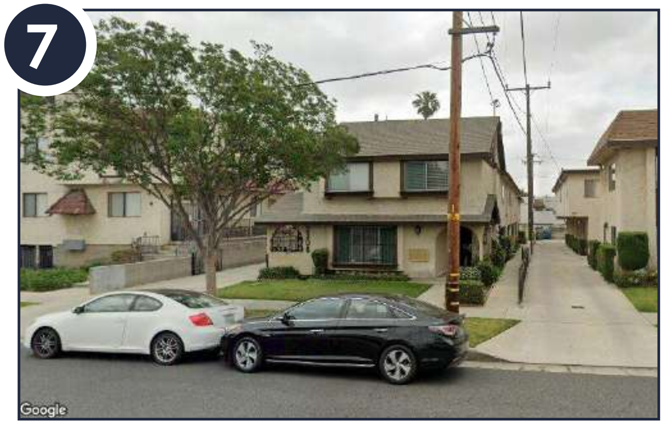
Price	$2,600,000
Units	5
Bldg SF	5,786
Year Built	1989
Cap Rate	-
GRM	-
Price/SF	$449.36
Price/Unit	$520,000
Close of Escrow	10/9/2025
Unit Mix	(5) 3+2

SOLD COMPARABLES

6

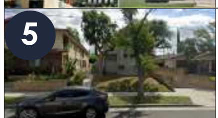
601 N STONEMAN AVE ALHAMBRA, CA 91801	
Price	$4,780,000
Units	14
Bldg SF	13,436
Year Built	1965
Cap Rate	5.26%
GRM	12.29
Price/SF	$355.76
Price/Unit	$341,429
Close of Escrow	9/10/2025
Unit Mix	(1) Studio (3) 1+1 (10) 2+1

7



2208 LARCH ST ALHAMBRA, CA 91801	
Price	$1,850,000
Units	5
Bldg SF	5,508
Year Built	1979
Cap Rate	2.34%
GRM	21.32
Price/SF	$335.88
Price/Unit	$370,000
Close of Escrow	7/2/2025
Unit Mix	(2) 2+1 (3) 3+2

SOLD COMPARABLES

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	$/UNIT	$/SQFT	CAP	GRM
1 	1818 Ramona South Pasadena, CA 91030	16	6/9/2026	1968	(4) 1+1 (12) 2+1	**$6,700,000**	$418,750	$335.05	4.84%	13.16
2 	1218 Pine St South Pasadena, CA 91030	17	12/12/2025	1967	(1) Studio (4) 1+1 (12) 2+1	**$6,400,000**	$376,471	$313.00	5.30%	12.26
3 	112 N Primrose Ave Alhambra, CA 91801	7	11/21/2025	1987	(6) 2+1 (1) 3+2	**$3,500,000**	$500,000	$502.44	4.01%	14.96
4 	215 S 5th St Alhambra, CA 91801	5	10/14/2025	1989	(5) 1+1	**$1,961,000**	$392,200	$359.16	3.54%	16.85
5 	422 N 3rd St Alhambra, CA 91801	5	10/9/2025	1989	(5) 3+2	**$2,600,000**	$520,000	$449.36	-	-
6 	601 N Stoneman Ave Alhambra, CA 91801	14	9/10/2025	1965	(1) Studio (3) 1+1 (10) 2+1	**$4,780,000**	$341,429	$355.76	5.26%	12.29
7 	2208 Larch St Alhambra, CA 91801	5	7/2/2025	1979	(2) 2+1 (3) 3+2	**$1,850,000**	$370,000	$335.88	2.34%	21.32
						$3,970,143	**$416,979**	**$378.66**	**4.22%**	**15.14**

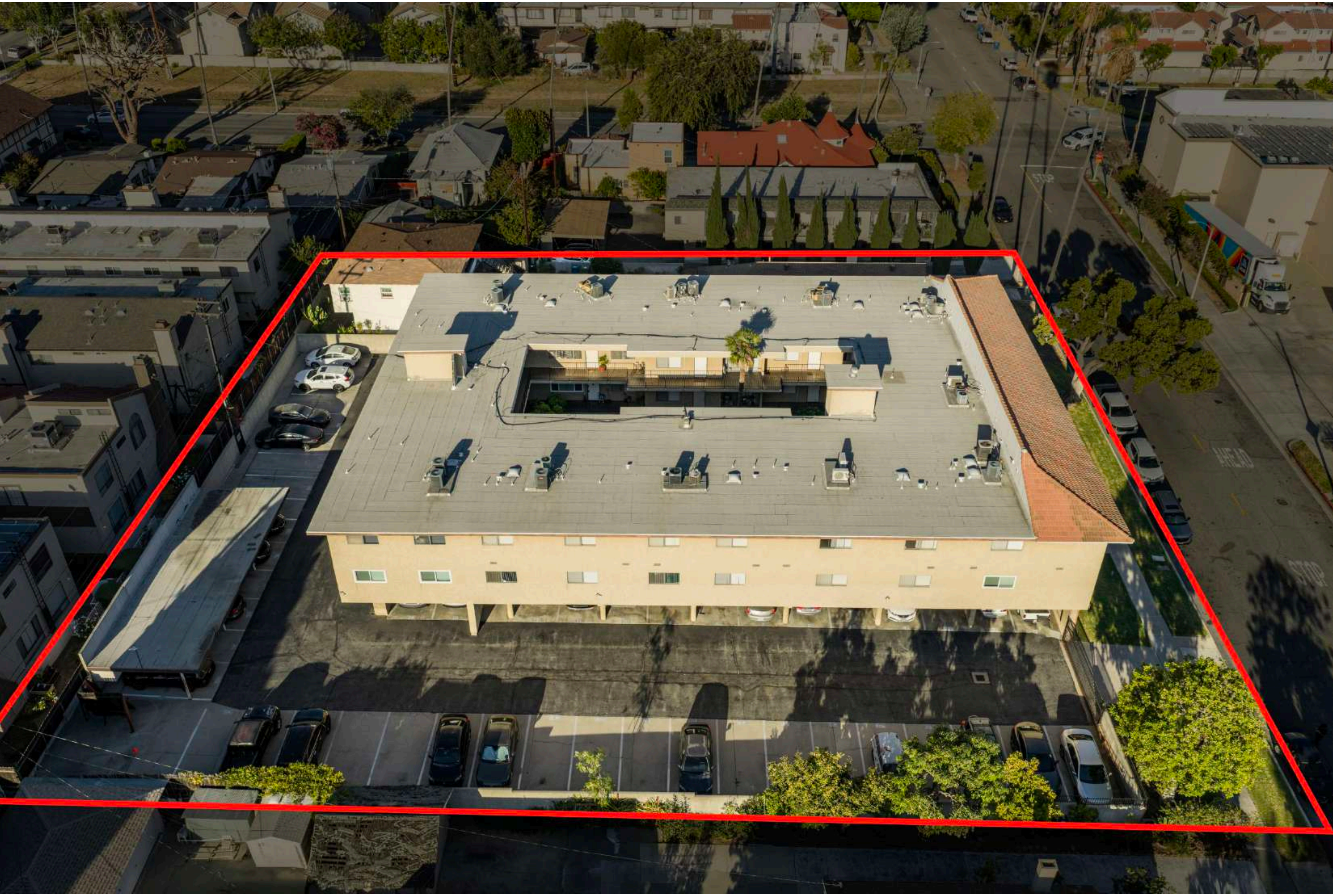
SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	$/UNIT	$/SQFT	CAP	GRM
S 	2101 Vine St Alhambra, CA 91801	27	N/A	1979	(5) 1+1 (13) 2+1 (9) 2+1.75	**$10,750,000**	$398,148	$399.84	4.52%	13.33


RENT COMPARABLES
1 204 N Olive Ave, Alhambra, CA 91801
2 2064 Meridian Ave, South Pasadena, CA 91030
3 2615 W Grand Ave, Alhambra, CA 91801
4 401 Almansor St, Alhambra, CA 91801
5 1211 Huntington, South Pasadena, CA 91030
S 1350 Edgecliffe Ave. Los Angeles, CA 90026
5
2
3
4
1
S
ALHAMBRA
Google

RENT COMPARABLES

		ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
		ONE BEDROOM				
1		204 N Olive Ave Alhambra, CA 91801	1 Bed + 1 Bath	$2,195	475	$4.62
2		2064 Meridian Ave South Pasadena, CA 91030	1 Bed + 1 Bath	$2,150	500	$4.30
		TWO BEDROOM				
3		2615 W Grand Ave Alhambra, CA 91801	2 Bed + 2 Bath	$2,950	1,030	$2.86
4		401 Almansor St Alhambra, CA 91801	2 Bed + 2 Bath	$2,980	1,100	$2.71
5		1211 Huntington South Pasadena, CA 91030	2 Bed + 2 Bath	$2,900	900	$3.22



04

AREA OVERVIEW

ALHAMBRA

Alhambra is one of the San Gabriel Valley's most desirable rental markets, offering residents a highly walkable environment, strong neighborhood amenities, and convenient access to major employment centers throughout Los Angeles County.

The city is anchored by a vibrant mix of retail, dining, and local businesses, particularly along Main Street and Valley Boulevard, while benefiting from a diverse and stable economic base. Residents enjoy close proximity to Downtown Alhambra, South Pasadena, and Pasadena, contributing to consistent rental demand and long-term market stability.

With convenient access to the I-10, I-710, and SR-110 Freeways, Alhambra provides excellent connectivity to Downtown Los Angeles, Pasadena, and surrounding employment hubs. Its central location, strong demographics, and limited multifamily supply continue to make Alhambra a highly attractive market for both residents and multifamily investors.

TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramont Pictures	4,500
Capitol Records	600

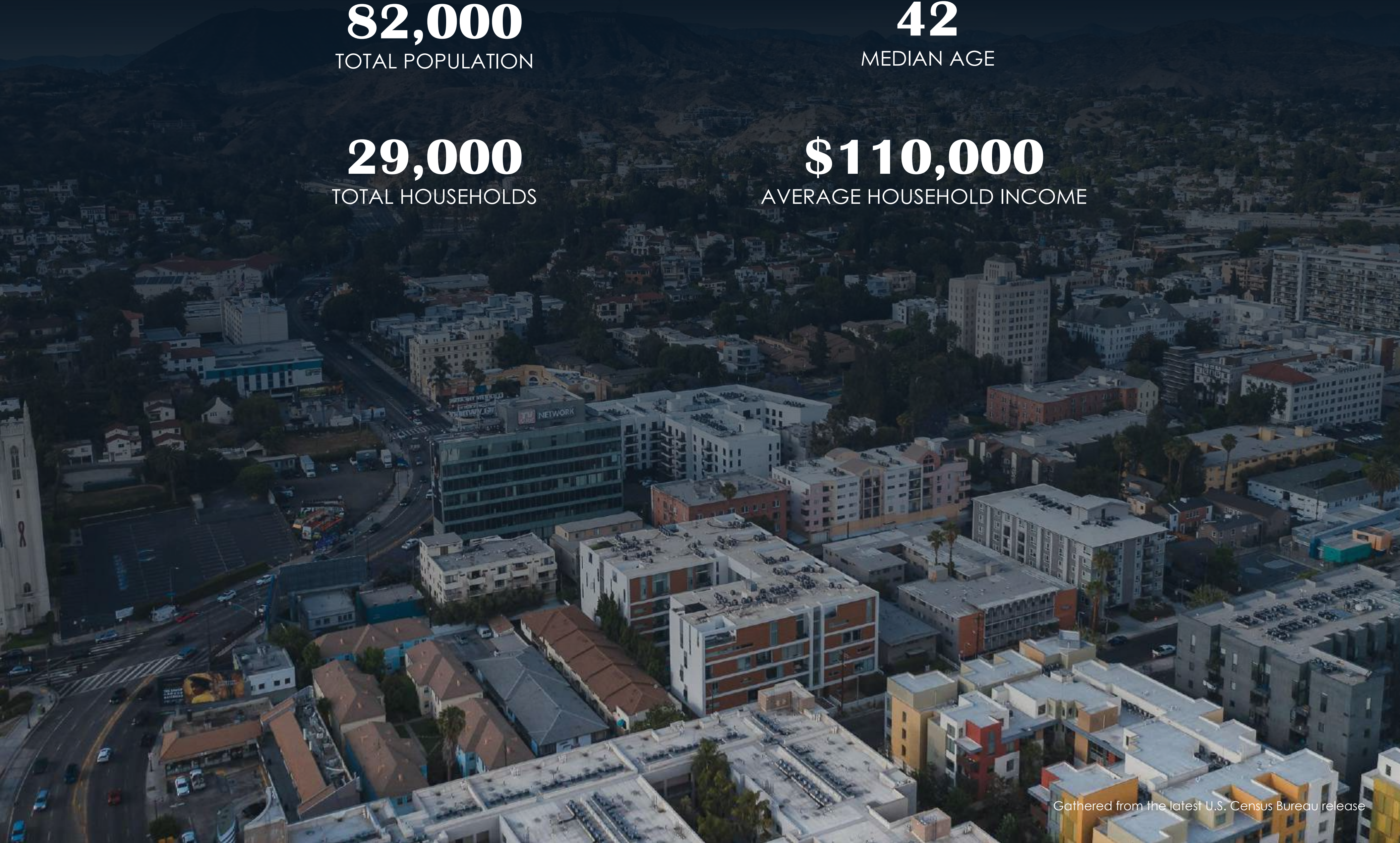
ALHAMBRA DEMOGRAPHICS

82,000
TOTAL POPULATION

42
MEDIAN AGE

29,000
TOTAL HOUSEHOLDS

$110,000
AVERAGE HOUSEHOLD INCOME



Gathered from the latest U.S. Census Bureau release

2101 VINE ST

ALHAMBRA, CA 91801

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MICHAEL STERMAN
Senior Vice President Investments
Director - National Multi Housing Group
Tel: (818) 212-2784
Michael.Sterman@marcusmillichap.com
License CA: #01911703