

OFFERING MEMORANDUM

3128-3130 MOUNTAIN VIEW RD EL MONTE, CA 91732

Three-Unit Multifamily Investment | Two Vacant, Fully Remodeled Units | R3 Zoning

\$1,400,000

OFFERING PRICE

3

UNITS

4.77%

PROFORMA CAP

PRESENTED BY

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Broker of Record: Rise Realty

CONFIDENTIALITY & DISCLAIMER



This Offering Memorandum has been prepared by Applied Realty and Jake Ison (the “Agent”) for use by a limited number of qualified parties. It does not purport to provide a complete review of the subject property or the operations of the asset described herein.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. While Agent does not doubt its accuracy, Agent has not verified it and makes no guarantee, warranty or representation about it. It is the responsibility of each prospective purchaser to independently confirm the accuracy and completeness of the information contained herein, and to perform such due diligence as the prospective purchaser deems appropriate.

The subject property is being offered on an “as-is, where-is” basis. Buyer is advised to investigate, with the assistance of qualified professionals, all matters concerning the property including but not limited to: the legal status of all units and structures, building permits and code compliance, the assessor’s records (which may differ from physical configuration), zoning and entitlement, environmental conditions, structural integrity, and the accuracy of rental and expense information.

All financial projections in this Offering Memorandum are based on assumptions provided by ownership and the Agent’s reasonable underwriting. Actual results will vary. Cap rate, GRM, and net operating income figures are projections only and not a guarantee of future performance.

By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to use the information solely to evaluate a possible acquisition of the subject property.

Listing Agent: Jake Ison

Applied Realty | DRE #02243439

Broker of Record: Rise Realty

EXECUTIVE SUMMARY

Rise Realty is pleased to present 3128–3130 Mountain View Road, a three-unit multifamily investment opportunity in the heart of El Monte, California. The offering consists of two adjacent parcels: a detached front house and a rear duplex, sitting together on a combined ±9,139 square foot R3 lot. Two of the three units are delivered fully vacant and recently remodeled, allowing the next owner to set rents to market on day one — a rare opportunity in a Los Angeles County submarket where rent control and tenant protection statutes typically prevent immediate rent resets.

The front parcel (3128 Mountain View Rd) is a 2-bedroom, 2-bathroom single-family residence currently leased at \$3,300 per month to a long-term tenant. The rear parcel (3130 Mountain View Rd) is a duplex consisting of two 2-bedroom, 1-bathroom units, both recently remodeled and being delivered vacant at the close of escrow. At market rents of \$2,400 per month per unit, the property generates a projected gross income of \$97,200 annually, producing a stabilized cap rate of approximately 4.77% at the offering price.

Beyond in-place income, the property's R3 (EMR3YY) zoning permits multifamily redevelopment, providing a long-term land bank story for investors who view the asset as a future development play. The location benefits from immediate proximity to the I-10, I-605, and SR-60 freeways, the Metro El Monte Station, and a dense retail corridor anchored by national tenants directly adjacent to the property.

OFFERING SNAPSHOT



PRICE

\$1,400,000



CAP RATE

4.77%



GRM

14.40



UNITS

3



PRICE / UNIT

\$466,666



LOT SIZE

±9,139 SF

THE OFFERING



PROPERTY DETAILS

Address	3128 & 3130 Mountain View Rd, El Monte, CA 91732
Number of Parcels	Two (2)
APN — Front Parcel	8565-018-004 (3128)
APN — Rear Parcel	8565-018-040 (3130)
Number of Units	3
Unit Mix	Front house (3128): 1,355 SF Rear duplex (3130): 2,019 SF total (two units, ~1,010 SF each)
Approx. Building SF	±3,374 SF combined (per assessor; physical SF may vary)
Lot Size	±9,139 SF combined (2,672 SF + 6,467 SF)
Year Built	1933 / 1938
Zoning	EMR3YY (R3 — Multifamily Permitted)
Parking	On-site driveway and rear paved area
Tenant Pays	Electricity, Gas
Owner Pays	Water, Sewer, Trash, Landscaping, Insurance, Taxes
County	Los Angeles
Tax Rate Area	1-795



INVESTMENT HIGHLIGHTS



TWO VACANT, REMODELED UNITS

The rear duplex is delivered 100% vacant with both units fully renovated. New owner sets rents at full market on day one with no rent control reset, no relocation costs, and no displacement risk.



R3 MULTIFAMILY ZONING

EMR3YY zoning permits multifamily redevelopment of the combined ±9,139 SF lot, providing a long-term land bank and entitlement story for investors and developers.



STRONG IN-PLACE TENANT

The front house generates \$3,300/month from a long-term tenant, providing immediate cash flow while the rear units are leased up.



FREEWAY & TRANSIT ACCESS

Within minutes of the I-10, I-605, and SR-60 freeways and the Metro El Monte Station — one of the largest transit hubs west of the Mississippi.



ADJACENT NATIONAL RETAIL

The property is directly adjacent to a retail corridor anchored by national tenants — driving foot traffic, neighborhood activity, and tenant convenience.



TENANT PAYS UTILITIES

Tenants are responsible for electricity and gas, limiting owner-paid expenses to water, sewer, trash, landscaping, insurance, and taxes.



PROPERTY PHOTOS



INTERIOR PHOTOS



AERIAL VIEW



UNIT MIX & RENT ROLL

UNIT MIX SUMMARY				
UNIT	BUILDING	TYPE	STATUS	MONTHLY RENT
1	3128 (Front)	2 BD / 2 BA	Occupied	\$3,300
2	3130 (Rear)	2 BD / 1 BA	Vacant (Market)	\$2,400
3	3130 (Rear)	2 BD / 1 BA	Vacant (Market)	\$2,400
MONTHLY TOTAL				\$8,100
ANNUAL GROSS INCOME				\$97,200

MARKET RENT NOTE: Market rents for the rear duplex are based on comparable remodeled 2BR/1BA units in the El Monte / South El Monte submarket. The two vacant units may be leased above or below this assumption depending on final unit condition, leasing strategy, and market timing at close of escrow.

FINANCIAL ANALYSIS

INCOME	
Gross Scheduled Income (GSI)	\$97,200
Less: Vacancy & Credit Loss (3%)	(\$2,916)
Effective Gross Income (EGI)	\$94,284

OPERATING EXPENSES		
EXPENSE	MONTHLY	ANNUAL
Property Taxes (proforma at sale price × 1.20%)	\$1,400	\$16,800
Insurance — Front House (\$1,304 + \$667 EQ)	\$164	\$1,971
Insurance — Rear Duplex	\$150	\$1,800
Trash (both buildings)	\$220	\$2,640
Water & Sewer	\$80	\$960
Landscaping	\$200	\$2,400
Reserves for Replacement (\$300/unit/yr)	\$75	\$900
TOTAL OPERATING EXPENSES	\$2,289	\$27,471

Note: No property management expense included — pro forma assumes owner-operator. Tenants pay electricity and gas.

NET OPERATING INCOME & RETURNS	
Effective Gross Income	\$94,284
Less: Total Operating Expenses	(\$27,471)
NET OPERATING INCOME (NOI)	\$66,813

\$	\$	\$	\$	\$	\$
OFFERING PRICE	CAP RATE	GRM	PRICE / UNIT	PRICE / SF	PRICE / LOT SF
\$1,400,000	4.77%	14.40	\$466,666	±\$415	\$153

LOCATION OVERVIEW



3128–3130 Mountain View Road is located in El Monte, California — a centrally positioned city in the heart of the San Gabriel Valley submarket of Los Angeles County. El Monte is one of the largest cities in the San Gabriel Valley by population, with approximately 109,000 residents, and serves as a key residential and logistics hub between Downtown Los Angeles and the Inland Empire.

The property sits in a dense, infill location with immediate access to three major freeways — the I-10 (San Bernardino), I-605 (San Gabriel River), and SR-60 (Pomona). Downtown Los Angeles is approximately 13 miles to the west, Pasadena is 10 miles to the north, and the major employment centers of Industry, Irwindale, and West Covina are within a 15-minute drive. The Metro El Monte Station — one of the largest transit centers west of the Mississippi River — is located within the city, providing direct bus rapid transit access to Downtown LA.

The immediate neighborhood is a mix of single-family residential and neighborhood-serving retail, anchored by national tenants directly adjacent to the subject property. This adjacency provides tenants with walkable access to shopping, dining, and services — a meaningful amenity for renters in the submarket.

SAN GABRIEL VALLEY MULTIFAMILY MARKET

The San Gabriel Valley is one of the largest and most stable multifamily submarkets in Los Angeles County, with more than 65,000 market-rate apartment units. The submarket is characterized by strong renter demand, larger-than-average unit sizes, and consistent occupancy. Vacancy rates across the SGV have remained well below the LA County average, and the submarket has historically attracted families and long-term renters drawn to the area's relative affordability compared to coastal Los Angeles.

Multifamily cap rates in the broader Los Angeles market currently range from approximately 5.0% to 5.5% for B and C class assets, with stronger pricing for properties offering vacancy and rent upside. El Monte and the surrounding San Gabriel Valley submarkets continue to benefit from limited new supply, sustained renter household formation, and ongoing public investment in transit infrastructure including the Metro El Monte Gateway master-planned development.

LOCATION MAP



DEMOGRAPHICS



El Monte and the surrounding San Gabriel Valley represent one of Los Angeles County's largest and most established residential submarkets, characterized by long-tenured family households and a deep, diverse renter pool.

CATEGORY	1-MILE	3-MILE	5-MILE
Population	≈ 38,000	≈ 235,000	≈ 535,000
Households	≈ 9,800	≈ 62,500	≈ 145,000
Median HH Income	≈ \$63,000	≈ \$72,000	≈ \$78,000
% Renter Occupied	≈ 52%	≈ 48%	≈ 47%
Avg Household Size	≈ 3.8	≈ 3.6	≈ 3.4

Source: U.S. Census / ESRI estimates.



WHY EL MONTE

- Population of approximately 109,000 in a centrally located San Gabriel Valley city
- Direct access to I-10, I-605, and SR-60 freeways
- Home to the Metro El Monte Station — one of the largest transit hubs west of the Mississippi
- Established renter base with high household sizes and strong rental demand
- Ongoing public and private investment including the El Monte Gateway master plan
- Limited new multifamily supply relative to demand throughout the SGV

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EL MONTE, CA 91732

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EXCLUSIVELY LISTED BY

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