

2521 TO 2523 6TH AVE, ARCADIA, CA 91006



Offering Memorandum

5-unit Multifamily in the Arcadia Unified School District

Sale Price: \$1,500,000 | APN: 5790-030-019

CONFIDENTIALITY & DISCLAIMER

This offering memorandum has been prepared solely for informational purposes to assist prospective purchasers in evaluating the property. The information contained herein has been obtained from sources believed to be reliable; however, neither the broker nor the seller makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. All projections, estimates, pro forma figures, market information, and statements of potential are illustrative only, are subject to change, and are not guarantees of future performance.

Prospective purchasers are encouraged to conduct their own independent investigation and due diligence concerning the property, including without limitation its physical condition, income and expenses, leases and tenant matters, square footage, unit count, zoning, permits, parking, school assignments, utilities, environmental condition, regulatory compliance, financing, rent restrictions, and any potential for accessory dwelling units or other future development. Any party considering a purchase must rely solely on its own investigation and the terms of definitive transaction documents. The property may be withdrawn, modified, or sold without notice. No person is authorized to make any representation other than those expressly set forth in a fully executed written agreement.

TABLE OF CONTENTS

04	<u>EXECUTIVE SUMMARY</u>
08	<u>PROPERTY PHOTOS</u>
13	<u>FINANCIAL ANALYSIS</u>
15	<u>RENT ROLL</u>
18	<u>SUBMARKET OVERVIEW</u>
22	<u>DEMOGRAPHIC PROFILE</u>
24	<u>BROKER CONTACT</u>



EXECUTIVE SUMMARY

Summary

Property Facts Table

James Kezios
818.813.4619
James.kezios@elliman.com
DRE 02112863

 Douglas Elliman

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Exceptional value-add multifamily opportunity in the highly sought-after Arcadia Unified School District. This five-unit property consists of a detached single-family residence plus an attached four-unit building, with all units configured as 2-bedroom, 1-bath.

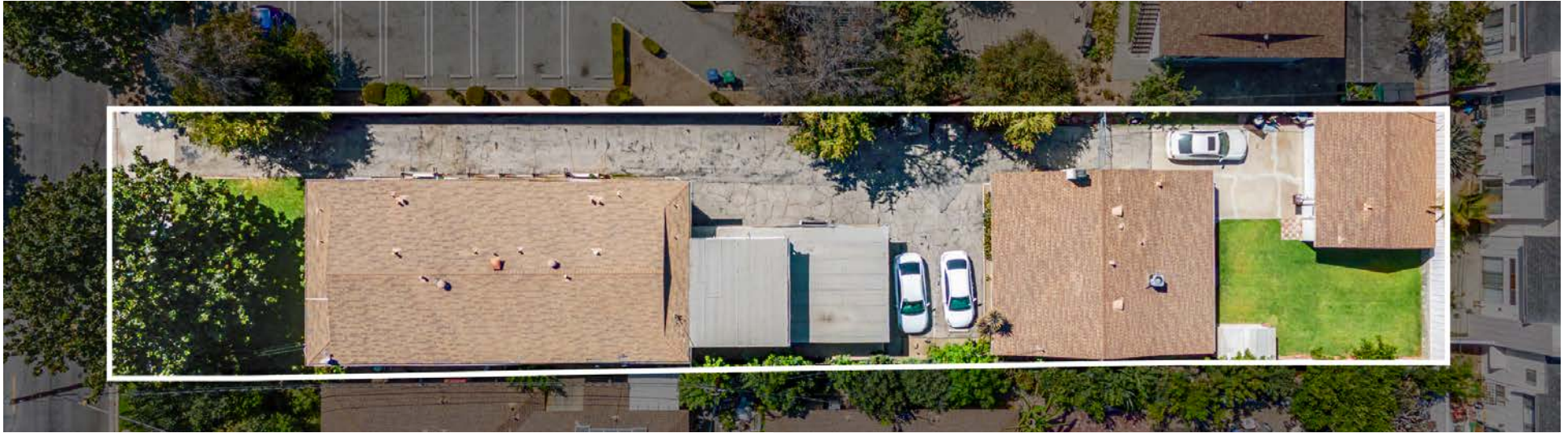
Two units are intentionally being delivered vacant, creating immediate upside for renovation and lease-up at market rents. The four-unit building includes covered carport parking, while the detached single-family residence includes a detached garage.

Beyond the near-term income-growth opportunity, the property offers compelling potential for accessory dwelling units (ADUs), subject to buyer investigation, city approval, and applicable regulations. A rare chance to acquire a five-unit asset with immediate value-add potential and a path to future unit expansion in one of the San Gabriel Valley's most desirable rental markets.

Buyer to verify unit count, square footage, zoning, ADU feasibility, school assignments, permits, and all information to their own satisfaction



PROPERTY OVERVIEW



PROPERTY SPECIFICATIONS

Field	Value
Address	2521 to 2523 6th Ave, Arcadia, CA 91006
Year Built	1962
Property Type	5-unit apartment
Building Area	4,390 SF
Land Area	12,376 SF
Purchase Price	\$1,500,000
Zoning	R3

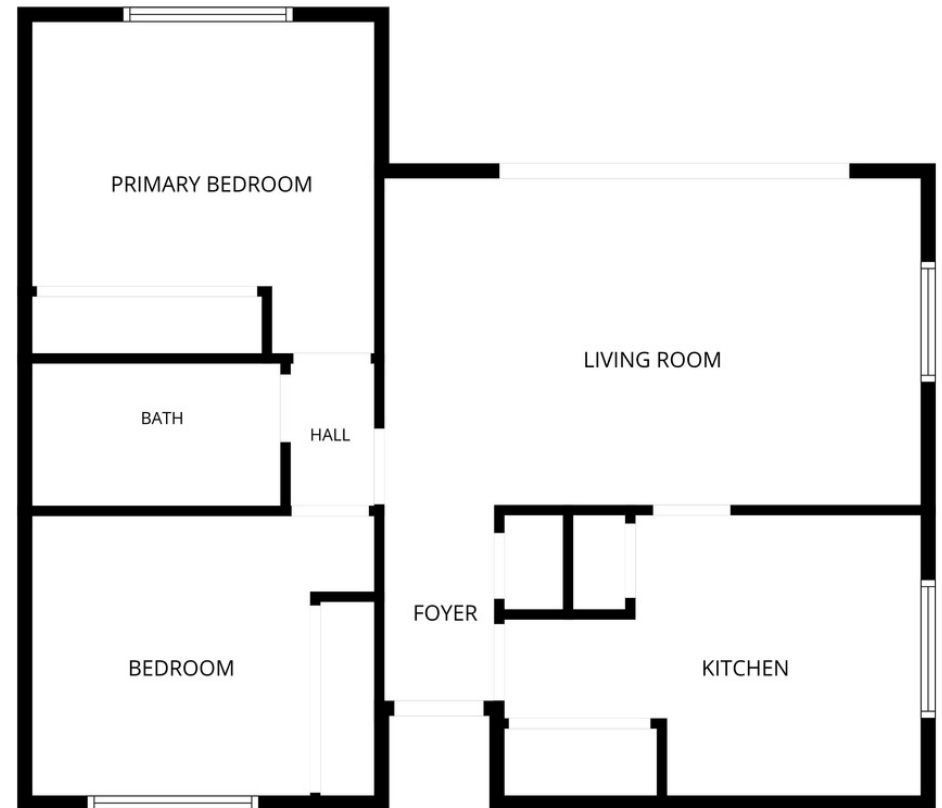
INVESTMENT HIGHLIGHTS

- Immediate upside potential through renovation and lease up of vacant units
- Located within highly sought after Arcadia Unified School District
- All tenants are month to month.
- Potential ADU opportunity, subject to buyer investigation, city approval, permits, and applicable regulations.

FLOOR PLANS



***Floor Plan: 2521 South 6th
Avenue Suite unit B***



***Floor Plan: 2523 South 6th
Avenue Suite unit C***

Note: Floor plans are provided for illustrative purposes only and are not drawn to scale. Dimensions, layouts, and configurations should be independently verified.

PROPERTY PHOTOS

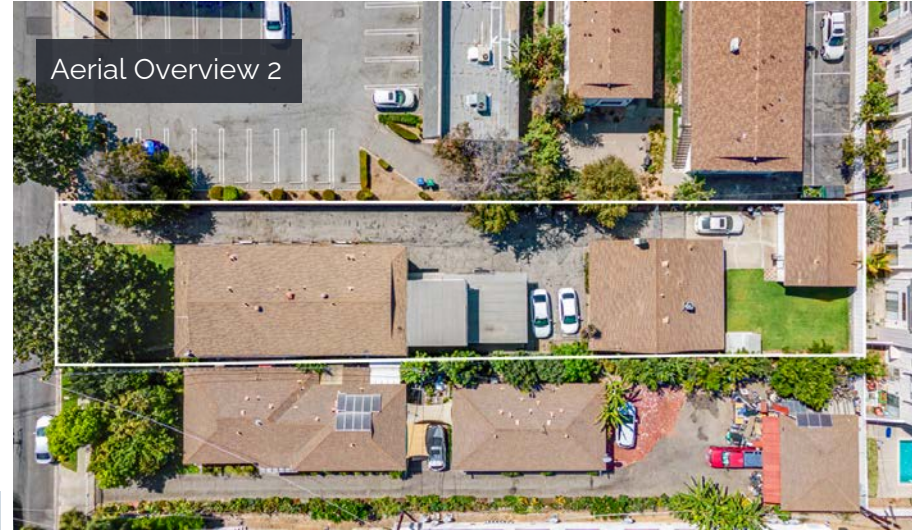
Aerial Photos

Ground Level Photos

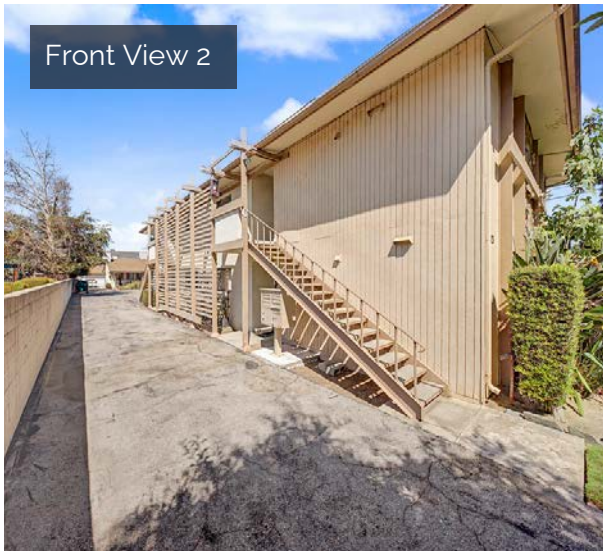
James Kezios
818.813.4619
James.kezios@elliman.com
DRE 02112863

 DouglasElliman

AERIAL PHOTOS



GROUND LEVEL PHOTOS



INTERIOR PHOTOS OF PARTIALLY RENOVATED UNIT

Living Room 1



Living Room 2



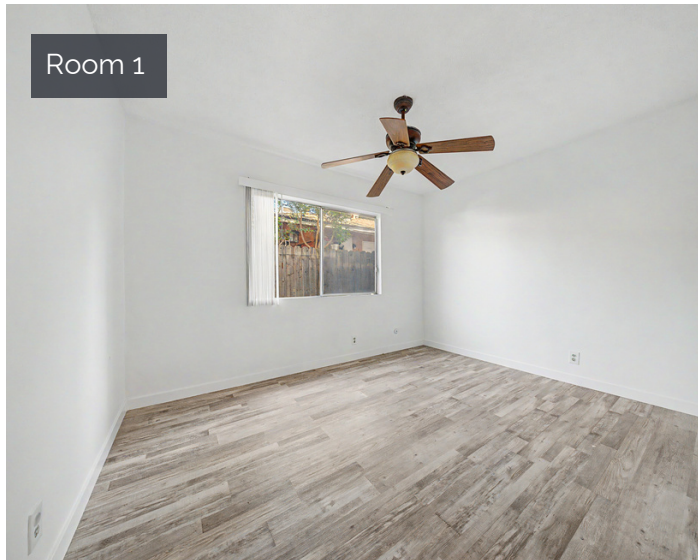
Kitchen 1



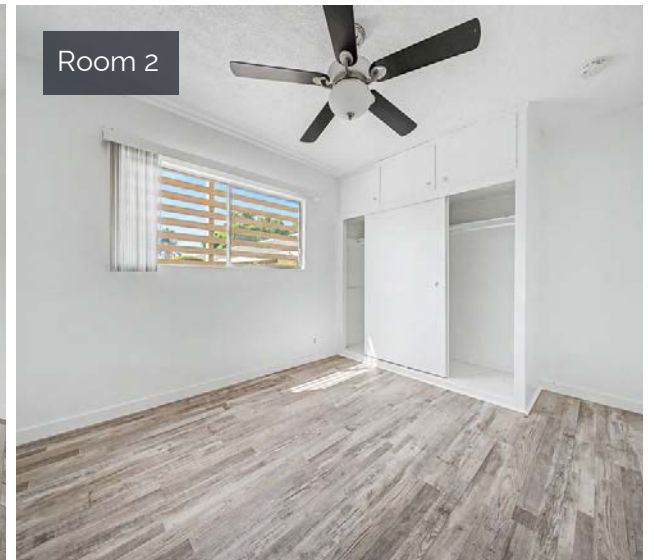
Bath 1



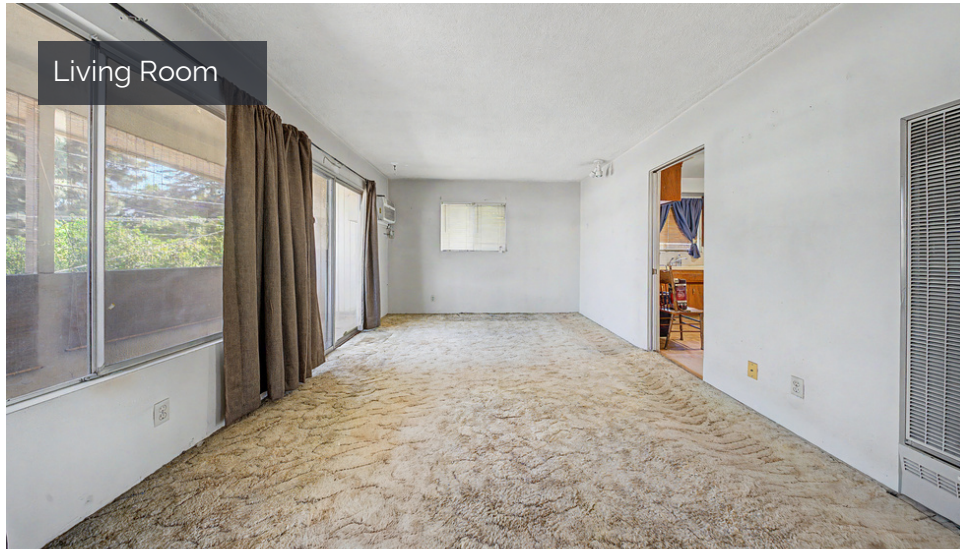
Room 1



Room 2



INTERIOR PHOTOS OF CLASSIC UNIT



Living Room



Room 1



Room 2



Back View

FINANCIAL ANALYSIS

Financial Overview

Rent Roll

James Kezios
818.813.4619
James.kezios@elliman.com
DRE 02112863

 Douglas Elliman

FINANCIAL ANALYSIS

METRIC	T12 JULY JUNE	YEAR ONE	PRO FORMA
Gross potential rent	\$91,500	\$112,176	\$156,000
Vacancy loss	(\$23,508)	(\$3,372)	(\$4,680)
Adjusted gross income	\$67,992	\$108,804	\$151,320
New property taxes	\$16,938	\$16,938	\$16,938
Special assessments	\$2,060	\$2,060	\$2,060
Property insurance	\$3,603	\$3,603	\$3,603
Property management	\$4,620	\$7,616	\$10,592
Utilities and landscaping	\$5,690	\$5,690	\$2,020
Repairs and maintenance	\$3,617	\$15,000	\$7,800
Total expenses	\$36,528	\$50,907	\$43,013
Cap Ex reserves	-	\$5,608	\$7,800
NOI	\$31,464	\$52,289	\$100,507
Cap rate	2.10%	3.49%	6.70%
Purchase price	\$1,500,000	\$1,500,000	\$1,500,000
Price per building SF	\$342	\$342	\$342
Price per land SF	\$121	\$121	\$121

NOTES

T12: second unit became vacant in May and the vacancy amount includes loss to lease; property tax rate used is 1.1292%; special assessments are from public record; insurance is the current owner premium; owner pays water, trash, and landscaping; repairs and maintenance reflects actual T12

Year One: Assumes rent increases for month-to-month tenants to the maximum permitted under AB 1482 and lease-up of vacant units to market rent; assumes 3% vacancy, 7% management, renovation of vacant units, and 5% of gross income for Cap Ex reserves

Pro Forma: assumes all units at market rent upon turnover, 3% vacancy, 7% management, potential RUBS implementation for water/sewer and trash, 5% of gross rent for repairs and maintenance, and 5% of gross income for Cap Ex reserves.

RENT ROLL

Rent Roll Summary

Rent Comparables

James Kezios
818.813.4619
James.kezios@elliman.com
DRE 02112863

 Douglas Elliman

RENT ROLL DATA

RENT ROLL TABLE

UNIT	STATUS	BEDS/BATHS	LEASE TERM	CURRENT RENT	PRO FORMA RENT
House	Occupied	2/1	Month-to-month	\$1,975	\$2,750
Unit A	Occupied	2/1	Month-to-month	\$1,000	\$2,500
Unit B	Vacant	2/1	Vacant	-	\$2,500
Unit C	Vacant	2/1	Vacant	-	\$2,500
Unit D	Occupied	2/1	Month-to-month	\$1,025	\$2,500
Total Average	3 Occupied; 2 Vacant	5 units	60% Occupied	\$4,000 / month	\$12,750 / month

SUMMARY

- **Annual Current Rent:** \$48,000
- **Annual pro forma rent:** \$153,000
- **Monthly Upside:** \$8,750
- **Average Current Rent:** \$800
- **Average pro forma rent:** \$2,550

RENT COMPARABLES

PROPERTY RENT ESTIMATE

- **Estimated monthly rent:** \$2,570
- **Low estimate:** \$2,140
- **High estimate:** \$3,000
- **Estimated rent per SF:** \$3.12
- **Estimated rent per bedroom:** \$1,285
- **Subject unit profile:** 4 unit: 2 bed / 1 bath / 825 SF House: 2 bed/ 1 bath/ 1088 SF

COMPARABLES LISTINGS

ADDRESS	LAYOUT	SF	LISTED RENT	RENT PER SF	DISTANCE	LAST SEEN
10532 Daines Dr, Temple City	2 / 1	800	\$2,700	\$3.38	1.38 mi	Jun 23 2026
5555 Welland Ave, Temple City	2 / 1	930	\$2,495	\$2.68	0.86 mi	Jul 16 2026
39 to 43 Christina St, Arcadia	2 / 1	725	\$2,295	\$3.17	1.45 mi	Apr 20 2026
510 to 516 E Sandra Ave, Arcadia	2 / 1	1,050	\$2,695	\$2.57	0.02 mi	Mar 11 2026
4026 Daines Dr, Arcadia	2 / 1	830	\$2,600	\$3.13	0.31 mi	Apr 17 2026

91006 MARKET RENT SNAPSHOT

METRIC	VALUE	ONE YEAR CHANGE
Average market rent	\$3,760	-6.0%
2-bedroom rentals	\$3,150	+8.6%
1-bedroom rentals	\$2,200	-4.8%
Studio rentals	\$1,580	-7.1%
2 / 1	0.31 mi	Apr 17 2026

Source: RentCast rental property report dated September 4 2026. Listings are asking rents and are not appraisals or guarantees of achievable rent. Include the source date and a short disclaimer in the designed page.

SUBMARKET OVERVIEW

Submarket Overview

Aerial Retail Map

James Kezios
818.813.4619
James.kezios@elliman.com
DRE 02112863

 Douglas Elliman

ARCADIA OVERVIEW

Arcadia is an established residential community in the San Gabriel Valley, approximately 13 miles northeast of Downtown Los Angeles and adjacent to Pasadena. The City combines mature, tree-lined neighborhoods with commercial amenities along Huntington Drive, retail at The Shops at Santa Anita, and regional destinations including Santa Anita Park and the Los Angeles County Arboretum and Botanic Garden.

The submarket benefits from regional connectivity via the I-210 Freeway, access to the I-605 Freeway, and Metro A Line service at Arcadia Station. Its location provides residents convenient access to employment, education, retail, and cultural destinations throughout the greater Los Angeles region while maintaining a distinctly residential setting.

Arcadia Unified School District is a key feature of the local housing market. The district includes six elementary schools, three middle schools, Arcadia High School, and an alternative education and outreach program. School enrollment and attendance boundaries should be independently verified by prospective residents and purchasers.

For multifamily investors, Arcadia offers exposure to a supply-constrained, school-oriented San Gabriel Valley submarket with established housing stock, extensive neighborhood amenities, and access to regional transportation infrastructure.



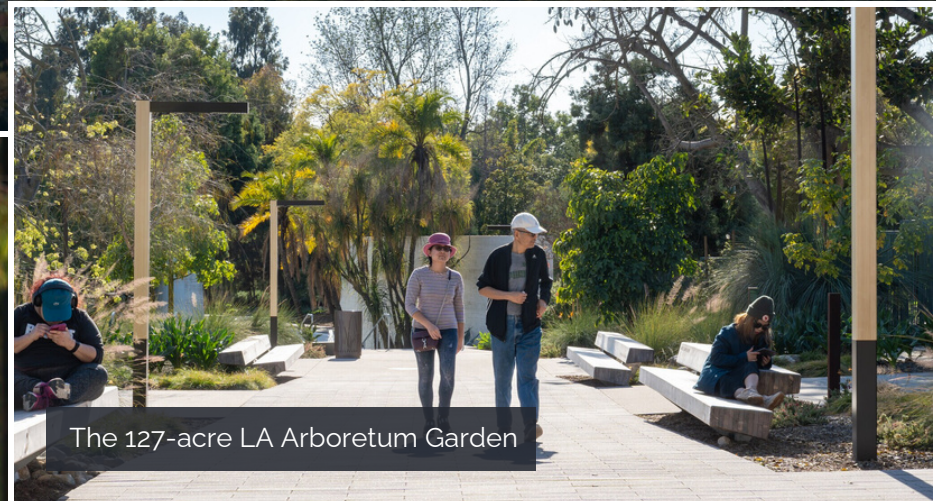
SOME KEY DEMAND DRIVERS

Proximity to Commercial Amenities The property at 2521 to 2523 6th Ave, Arcadia, CA 91006 is Minutes from the 127-acre Los Angeles County Arboretum & Botanic Garden , driving local and tourist foot traffic to the immediate submarket. Also, its located adjacent to Santa Anita Park Click to open side panel for more information , one of Southern California's historic thoroughbred racing tracks that draws hundreds of thousands of visitors annually for racing events, seasonal festivals, and expos.

Strategic Regional Transit Connectivity Minutes from the Arcadia Station (A Line) Metro light rail stop, providing direct transit connections to Downtown Los Angeles, Pasadena, and Azusa.



Gold at the 18-hole Santa Anita Golf Course in Arcadia



The 127-acre LA Arboretum Garden



AERIAL RETAIL MAP



DEMOGRAPHIC PROFILE

Radial Summary Chart

Demographics Data

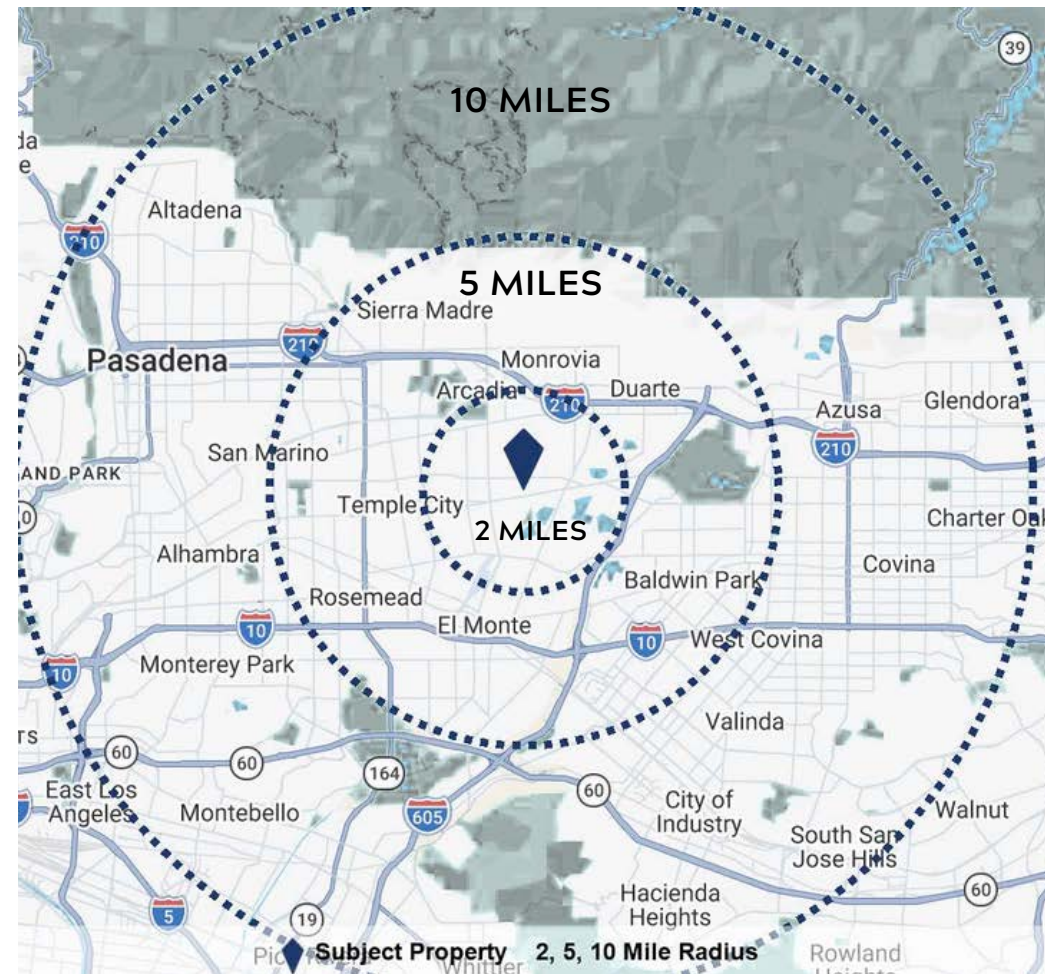
James Kezios
818.813.4619
James.kezios@elliman.com
DRE 02112863

 Douglas Elliman

DEMOGRAPHIC PROFILE

DEMOGRAPHICS SUMMARY

METRICS	2 MILES	5 MILES	10 MILES
2025 population	78,366	486,901	1,538,318
2030 population	77,391	480,907	1,520,078
Population growth 2025 to 2030	(1.2%)	(1.2%)	(1.2%)
2025 households	24,342	145,863	487,982
Household growth 2025 to 2030	(1.5%)	(1.4%)	(1.3%)
Average Age	43	41	41
Median household income	\$101,929	\$90,239	\$93,834
Average household size	3.1	3.2	3.0
Average household vehicles	2	2	2
Median home value	\$893,701	\$844,337	\$816,742



Demographics Radius Map

Source: CoStar demographic overview dated August 12 2026

CONTACT INFORMATION



JAMES KEZIOS

Douglas Elliman Real Estate

James Kezios

Real Estate agent

DRE 02112863

818.813.4619

James.kezios@elliman.com

[Wwww.elliman.com](http://www.elliman.com)

