

MONTEBELLO | CALIFORNIA

3101 VIA SAN DELARRO



EXCLUSIVE MARKETING PACKAGE



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3101 Via San Delarro | Montebello, CA



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3101 Via San Delarro | Montebello, CA

EXECUTIVE SUMMARY

Offered at \$2,275,000, this pride-of-ownership 9-unit multi-family investment offers investors an opportunity to acquire a well-maintained multi-family asset in one of North Montebello's most desirable rental neighborhoods. The property consists of three individual triplex structures featuring an attractive unit mix of (3) 2-Bed/1-Bath Units and (6) 1-Bed/1-Bath Units, totaling 5,439 rentable sq. ft. on an 11,512 sq. ft. lot.

The property combines an exceptional location with excellent condition, offering six single-level units and three units situated above garage parking. Residents enjoy on-site garage parking and private laundry hookups. All electrical subpanels have been updated, the property has a new main sewer line, and the roofs are in great condition as well. As an added bonus, the seller will consider private seller financing for a well qualified buyer.

Ideally located north of Beverly Boulevard just steps from Quiet Cannon Golf Course, this pride-of-ownership investment offers long-term appeal in one of the San Gabriel Valley's most established rental communities.

\$2,275,000

PRICE

9 UNITS

UNITS

1947

YEAR BUILT

5,439 **SQFT**

11,512 **LOT SIZE**

MNR1YY

ZONING

5267-026-044

APN



3101 Via San Delarro | Montebello, CA

PROPERTY HIGHLIGHTS

LISTED AT: \$2,275,000

EXCELLENT LOCATION & PROPERTY CONDITION!

- Unit Mix: (3) 2-Bed/1-Bath & (6) 1-Bed/1-Bath Units
- Three Individual Tri-Plex Structures
- 6 Single-Level Units | 3 Units Above Garage Parking
- 5,439 Rental Sq. Ft. | 11,512 Sq. Ft. Lot
- Tenants Pay for Electricity & Gas
- Onsite Garage Parking & Private Laundry Hookups
- All Electrical Subpanels Have Been Updated
- New Main Sewer Line, Newer Roofs
- North of Beverly Blvd. Steps to Quiet Canyon Golf Course
- **SELLER WILL CONSIDER PRIVATE-SELLER FINANCING FOR A Well Qualified Buyer!**



EXCELLENT LOCATION & PROPERTY CONDITION!



Potential Private-Seller Financing!



Garage Parking



Private Laundry Hookups



Tenants pay for Electricity & Gas

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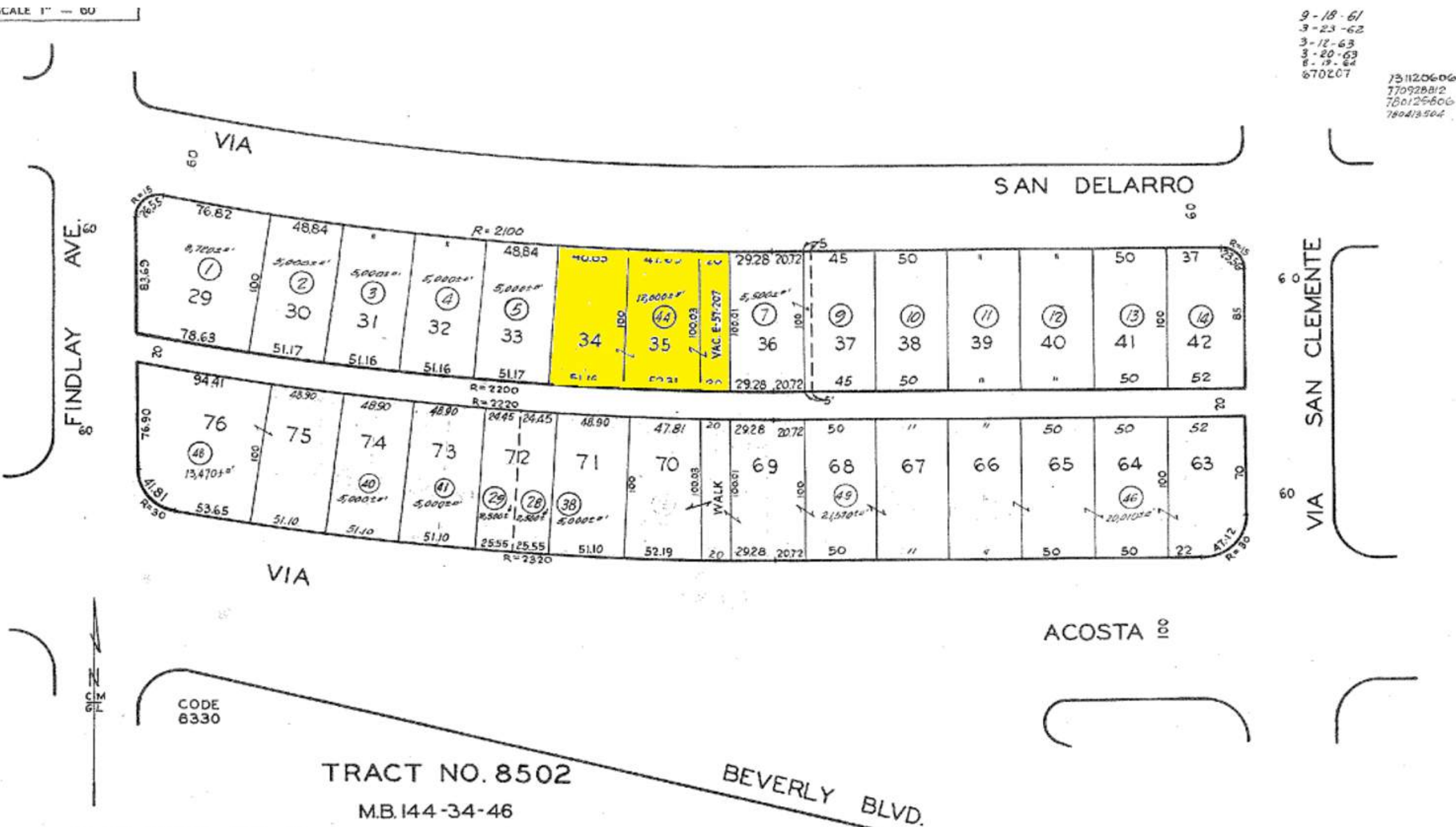


AERIAL MAP

3101 Via San Delarro | Montebello, CA



3101 Via San Delarro | Montebello, CA



FINANCES

3101 Via San Delarro | Montebello, CA

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT
1	2 + 1	\$1,810	\$2,150
2	2 + 1	\$1,810	\$2,150
3	2 + 1	\$1,810	\$2,150
4	1 + 1	\$1,670	\$1,895
5	1 + 1	\$1,670	\$1,895
6	1 + 1	\$1,670	\$1,895
7	1 + 1	\$1,810	\$1,895
8	1 = 1	\$1,810	\$1,895
9	1 + 1	\$1,810	\$1,895

ESTIMATED ANNUAL EXPENSES

Property Taxes	\$30,379
New Insurance Quote	\$8,500
Water	\$11,500
Trash	\$5,820
Gardener	\$1,440
Repairs & Maintenance	\$6,750
Reserves for Replacement	\$1,800
TOTAL EXPENSES	\$66,189

FINANCING

Loan Amount	\$1,251,250
Loan Type	30/5
Interest Rate	6.25%
Annual Debt Service	\$93,347

FINANCES

3101 Via San Delarro | Montebello, CA

ANNUALIZED OPERATING DATA CURRENT PROFORMA

Total Scheduled Gross Income		\$192,120		\$213,840
Less: Vacancy Allowance	3%	\$5,764	3%	\$6,415
Effective Gross Income		\$186,356		\$207,425
Less: Expenses		\$66,189		\$66,189
Net Operating Income		\$120,167		\$141,236
Less: Debt Service		\$93,347		\$93,347

PRE-TAX CASH FLOW 2.62% \$26,820 **4.68%** **\$47,889**

UNIT MIX

UNITS	TYPE	CURRENT RANGE	TOTAL	PROFORMA
3	2 + 1	\$1,810 - \$1,810	\$5,430	\$6,450
6	1 + 1	\$1,810 - \$1,670	\$10,580	\$11,370
MONTHLY TOTALS			\$16,010	\$17,820

PROPERTY SUMMARY

PRICE \$2,275,000

Down Payment	\$1,023,750
Loan Amount	\$1,251,250
Number of Units	9 Units
Price/Unit	\$252,778
Price/SF	\$418
Cash on Cash %	2.62%
Proforma COC	4.68%
Cap Rate	5.28%
Proforma Cap Rate	6.21%
GRM	11.84
Proforma GRM	10.64
Year Built	1947
Living Sq Ft	5,439
Lot Size Sq Ft	11,512



3101 Via San Delarro | Montebello, CA

40.1 MEDIAN AGE	~54% RENTER-OCCUPIED HOUSING	\$79,971 MEDIAN HOUSEHOLD INCOME	\$697,900 MEDIAN HOME VALUE
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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.

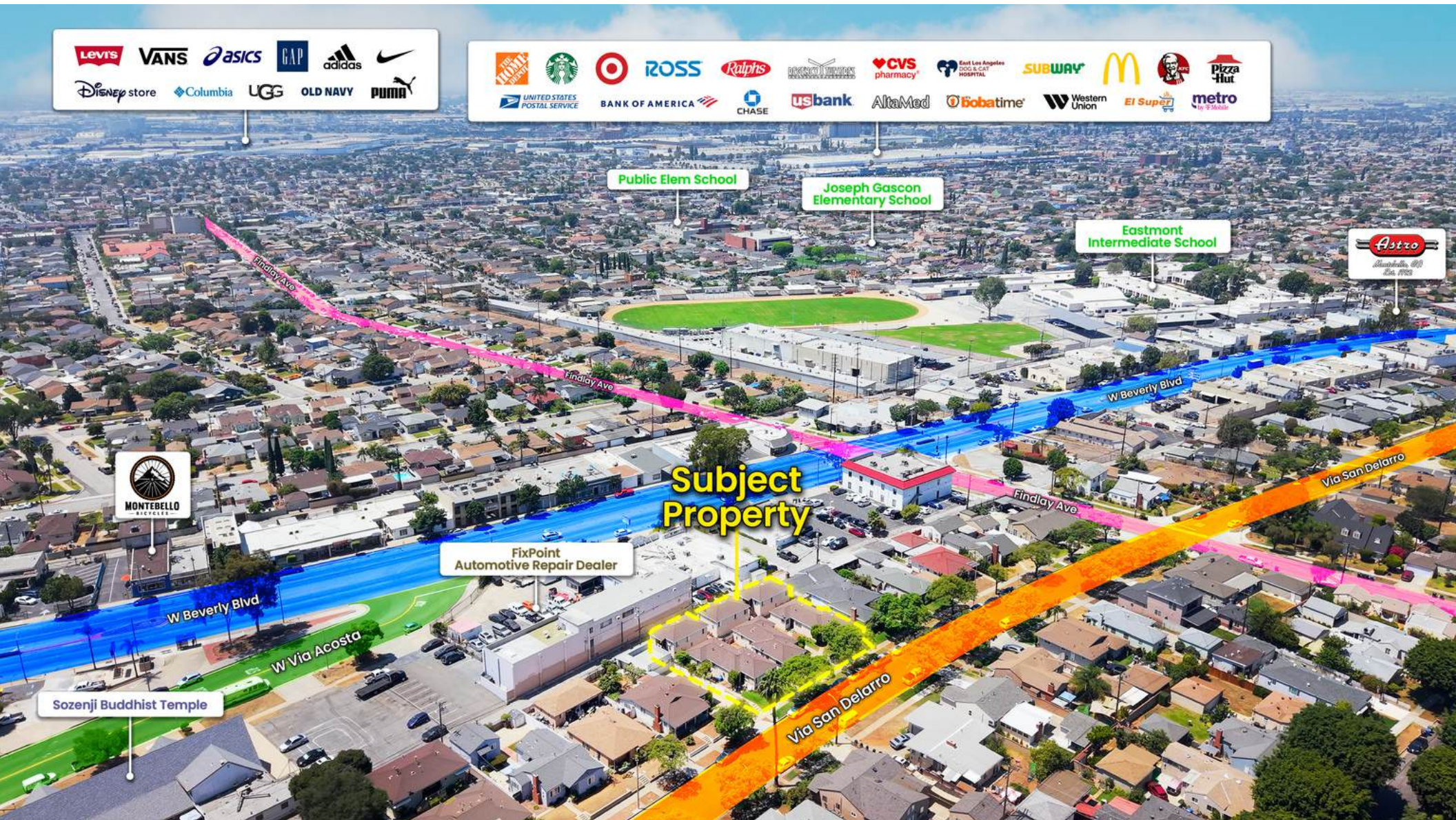
Rent Control: No local rent-control ordinance identified; California Tenant Protection Act rules may apply. Buyer to verify.

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

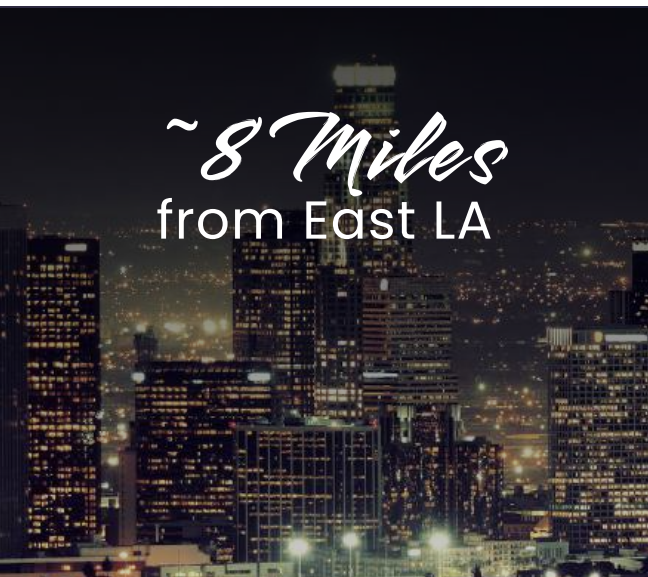
LOCAL MAP

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AREA PERKS

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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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