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CA License #01294930



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The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield of Illinois, Inc. (Broker).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of **Rosemead TP** (the "Property"). Neither Broker, the Seller nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

OFFERING OPPORTUNITY

This in-place cash flow opportunity, with a clear path to a 7%+ cap rate, is one of the few areas in the Los Angeles MSA that does not have localized rent control. The property is on public services, with tenants billed for electric and trash, allowing for further conversion to direct billing or pass-throughs. Additionally, there is a remaining permitted site (32 units currently versus 33 HCD permitted). This potential site is on a hard corner and could enhance both the aesthetics and curb appeal of the community. Amenities include secured mail & laundry room. There are no park-owned rental units, which further simplifies operations.

Easily accessible from the I-10 freeway, the community is just minutes from essential services and major freeways, offering residents convenient access for work, services, and recreation. Situated in a vibrant employment corridor within Los Angeles County, Rosemead is home to major employers in healthcare, education, and logistics, providing residents with diverse job opportunities.

This versatile infill location, combined with strong occupancy, offers a compelling investment with a variety of financing options.



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

COMMUNITY WEBSITE: CURRENTLY NONE

- ❖ Strong Rental Infill Location
- ❖ No Rental/Owned Homes
- ❖ No Local Rent Control
- ❖ On Public Services

AMENITIES

- Onsite Laundry Room
- Storage Rooms
- Secured Mailboxes
- Public Transportation Stop

PURCHASE TERMS

Please refer to the Offering Process page for details

- Fee simple all-cash or cash to new loan
- No existing assumable loan. No seller financing is offered

LISTING CONTACTS

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PRICING

\$3,575,000

Please do not contact anyone at the property or visit without the approval of listing brokers.

PROPERTY SUMMARY

Site Address	9736 Valley Blvd.
City, State, Zip	Rosemead, CA 91770
County	Los Angeles County
Site Area	±1.16 acres
Total Units	32 + 1 Pending (33 HCD)
Park Owned Units	None
Occupancy	Full Occupancy (1 pending application)
Rent Control	No Local Rent Control (in City of Rosemead)

UTILITY & BILLING SUMMARY

SERVICE	PROVIDER/TYPE	PAID BY	TENANT BILLING
Water	American Water Works Public (via City of Rosemead)	Park	Park Expense
Sewer	County District 15 Public (via Property Tax Bill)	Park	Park Expense
Electric & Gas	SoCal Edison -The Gas Company Master Meter	Tenants	Sub-Metered +\$2.25 Per Month Admin
Trash	Republic Services Central Bin Service	Tenants	\$37.41 Per Month

This listing will be sold through the state licensed real estate contacts above. All questions, comments, or other communication should be directed through accordingly. Information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

OFFERING PROCESS



DOCUMENT CENTER

Purchaser agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password-protected document center containing electronic forms of the offering memorandum, operating statements, rent roll, and other information that should be useful in the evaluation of the property.

For questions regarding the document center, please contact:

Norm Sangalang | norm.sangalang@cushwake.com | 619.944.6676



PROPERTY VISITS

All tours or site visits are to be arranged exclusively through Cushman & Wakefield. Please do not contact on-site staff directly or go to the property without scheduling a visit.

To schedule a tour please contact:

Norm Sangalang | norm.sangalang@cushwake.com | 619.944.6676



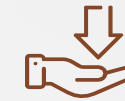
EXCLUSIVE REPRESENTATION

Cushman & Wakefield is exclusively representing the seller in the disposition.



COMMUNICATION

All communication, inquiries, and requests should be addressed to the Cushman & Wakefield Team, as representatives of the seller. Management at the property should not be contacted directly. The seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.



Offers can be submitted as an LOI but is preferred in a PSA Format.



Data room access provided with acceptance of the confidentiality agreement (CA) in this OM or via offering portal electronically.



Offers will be responded to as received. Owner may request an interview call request for offer date.



Additional details and guidance may be forthcoming. Interested parties will be notified.



Any relevant purchaser information or purchaser context is encouraged but not required.

MARKET LOCATION OVERVIEW

Rosemead, California, stands out as a strong market for multi-family commercial real estate due to its robust housing demand relative to rental rates and population density. The city's proximity to Los Angeles, combined with its dense, diverse population, creates steady demand for rental housing. Meanwhile, rental rates remain relatively accessible compared to nearby urban hubs, ensuring a broad renter base that supports long-term stability.

The economic landscape of Rosemead is bolstered by a variety of key employers in healthcare, education, retail, and logistics sectors, offering residents plentiful job opportunities close to home. The city also benefits from excellent freeway access via Interstate 10, the 605, and State Route 60, making commutes and regional connectivity seamless. With a rich mix of services, employment, and retail, Rosemead is an ideal location. In summary, the combination of steady rental demand, a diverse employment base, and excellent regional access make Rosemead a prime candidate for multi-family investment.



Rosemead Trailer Park

Cash Flow w/No Local Rent Control

AERIAL & PROPERTY PHOTO



PROPERTY PHOTOS & POTENTIAL SITE



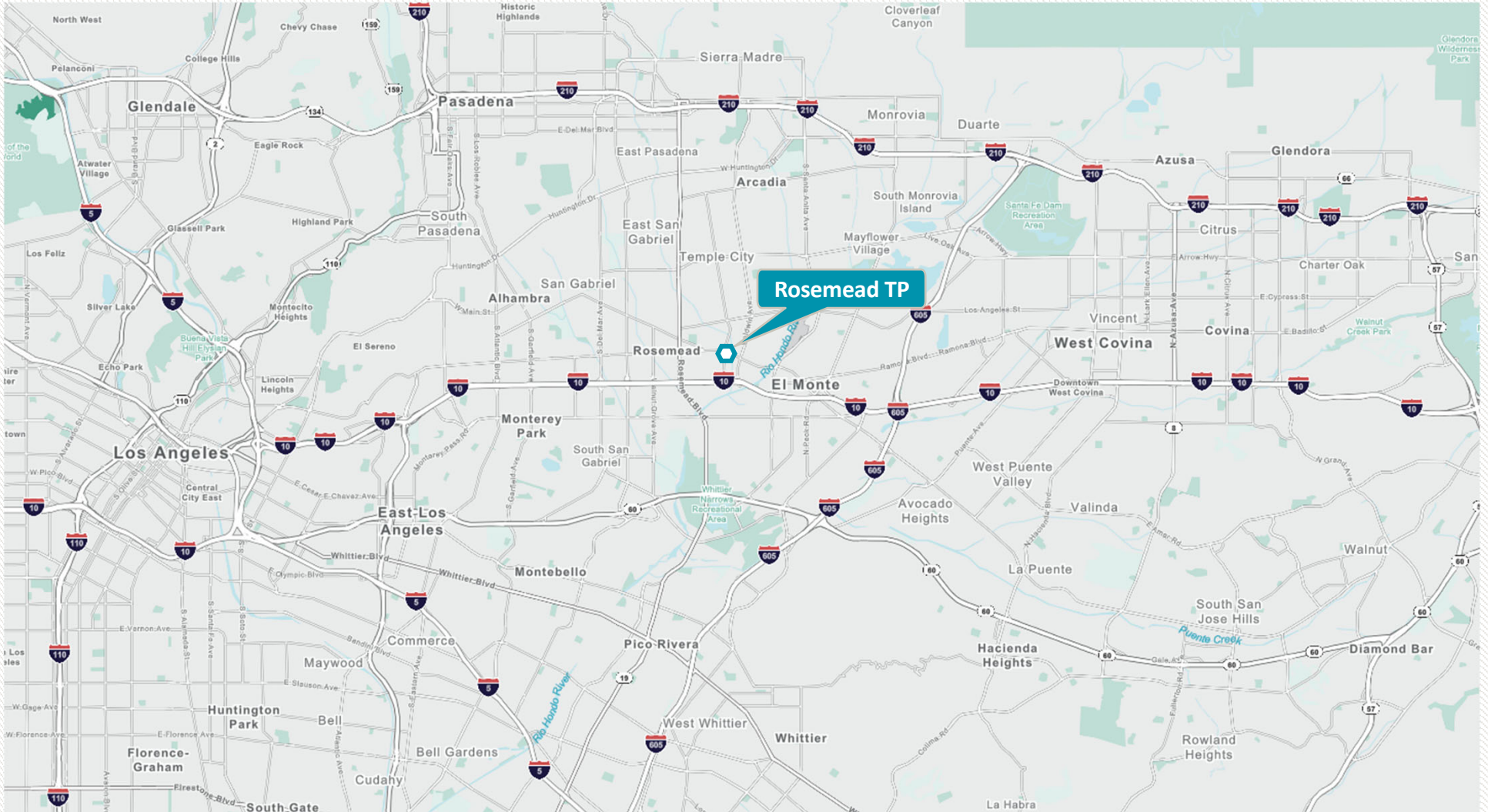
COMMUNITY MAP

Rosemead Trailer Park
Cash Flow w/No Local Rent Control



LOCATION MAP – ROSEMEAD LOCAL

Rosemead Trailer Park
Cash Flow w/No Local Rent Control



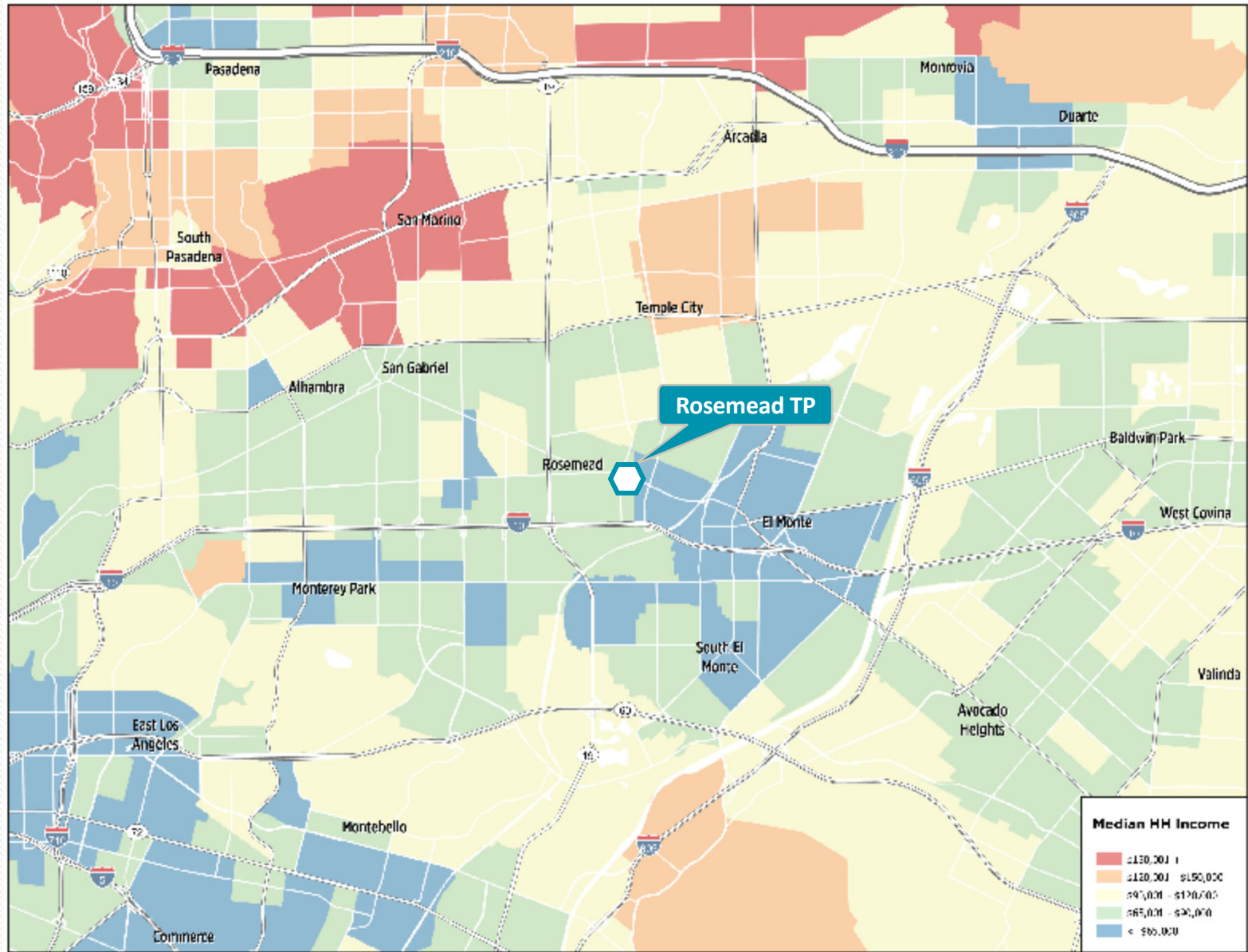
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LOCAL TRADE AREA MAP



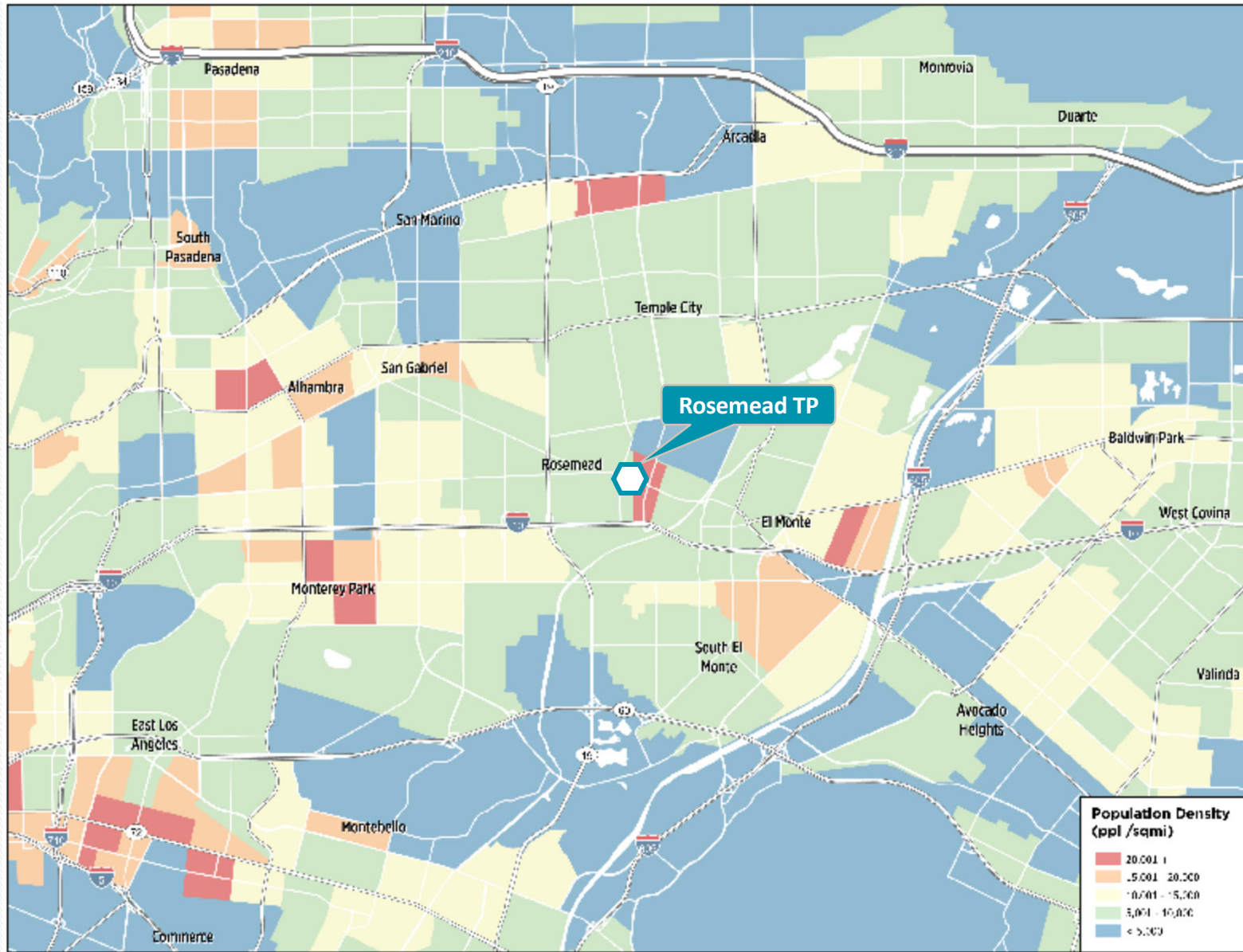
Disclaimer: Illustrative purposes only – not to scale.

MEDIAN HOUSEHOLD INCOME



Disclaimer: Illustrative purposes only – not to scale.

POPULATION DENSITY



Disclaimer: Illustrative purposes only – not to scale.

CONFIDENTIALITY AGREEMENT

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement, any additional information will be provided only at the discretion of the property owner(s) and their instructions to Cushman & Wakefield (listing brokers). "Due Diligence" level materials may only be released with an accepted proposal or at the discretion of the property owner(s).

I, _____ hereby understand that the salient property "Information" for the property referenced in this offering package is intended for the sole use as a qualified purchaser and/or as a representing broker/agent. I acknowledge that the information herein and any additional "Information" about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledges that a new Confidentiality Agreement must be submitted and accepted by C&W for each prospective purchaser individually.

I also agree that neither I, nor any affiliated party will visit the property or discuss park matters with park occupants, employees, or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct any and all communication through C&W only.

All property visits must be approved by listing brokers. Absolutely no contact with tenants, management, ownership, or governmental agency without approval from listing brokers.

DO NOT CONTACT MANAGEMENT OR DISTURB OCCUPANTS. Please contact listing brokers before any visit to the site.

PROSPECTIVE PURCHASER:

Company Name

Print Full Name

Email

Phone Number

Signature

Date

REPRESENTING BROKER/AGENT (OPTIONAL):

Company Name

Print Full Name

Email

Phone Number

Signature

Date



**C&W MANUFACTURED HOUSING
SPECIALTY PRACTICE**

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