

MOUNTAIN VIEW PLACE

2357 DURFEE AVE, EL MONTE

- 26 RESIDENTIAL UNITS + 4 COMMERCIAL UNITS
- 4-STORY APPROVED PROJECT (READY TO BUILD)
- LOT: 28,922 SQFT
- CURRENT USE: MULTIFAMILY AND WAREHOUSE (8225SQFT)
- PURCHASE PRICE: \$ 4,800,000



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Market Submarket Overview

- *Location: El Monte / San Gabriel Valley, Los Angeles County*
- *Multifamily Vacancy Rate: >5%*
- *Typical Cap Rate: 6-7% for similar properties*
- *Investor Appeal: Strong redevelopment potential, favorable rental growth*



• LISTED BY REMAX PREMIER PROPERTIES
• CONTACT: CLAIRE CHENG 626-321-1410
• EMAIL: TOPSALESCLAIRE@GMAIL.COM

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Current use: multifamily and warehouse (8225sqft)

- *Free-standing warehouse (2349 Durfee Ave.) -Retail, office or light industrial use*
- *2357 Durfee Ave: 2-story home — month-to-month rental income*
- *12242 Klingerman St.: 2-bed / 1-bath home + attached 2-car garage*
- *All units are tenant-occupied month-to-month lease (\$11,000 / Monthly rent)*
- *Equipped with newer A/C, updated interior & exterior paint*



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EL MONTE, CA

City Snapshot & Demographics

- **Population : 109,450**
- **Median household income \$64,484 (2023 estimate)**
- **Per capita income: \$24,356**
- **Median age: 36 – 38 years**
- **Renters vs Owner-occupied: 60% renters 40% owner-occupied**
- **Ethnic / Racial Composition: Hispanic/Latino: ~ 64.7% Asian: 30.3% White, other races, multi-racial**
- **Solid working-class & middle-income resident base — steady demand for rental housing**
- **Busy arterial: Durfee Avenue serves as a key north-south connector and sees thousands of vehicles daily.**
- **Large renter population — favors multi-unit residential development**
- **Young-to-middle-age population (median 37) — strong workforce & rental demographic**
- **Mixed-use zoning and development-ready infrastructure increases upside**



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PROJECT ASSUMPTIONS

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For mixed-use construction in the San Gabriel Valley market: Residential Unit Mix

- 16 x 1-bedroom units
- 10 x 2-bedroom units
- 1-BR units: \$2,150–\$2,350 → Using \$2,250
- 2-BR units: \$2,650–\$2,950 → Using \$2,800

Commercial Rents

- Ground floor retail/office (4 units total)
- Market: \$2.00–\$3.00 per SF/ NNN
- Assume 3,500–4,000 SF total → Estimate \$2.50/SF \$10,000/month total.
- Operating Expense Ratio
- Stabilized Cap Rate : 5.0% – 5.5%



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Executive Summary

- *Opportunity: Approved redevelopment for 26 residential units + 4 commercial units*
- *Key Investment Driver: Value creation via approved plan*
- *Purchase price: \$ 4.8M*



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