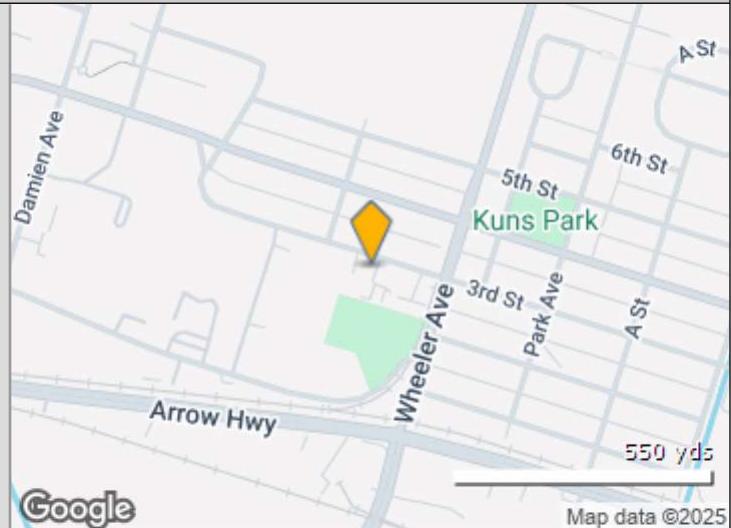
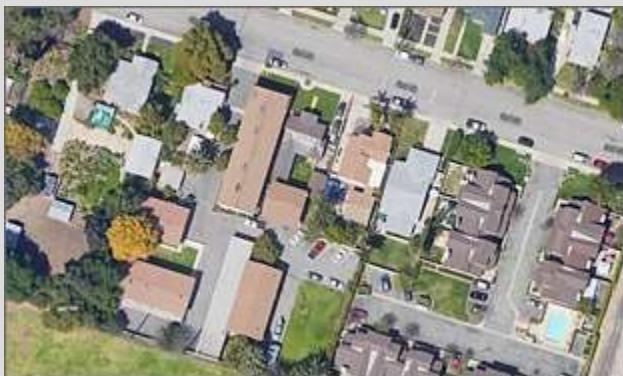


1

1444-1470 3rd St - 3rd Street Apartments**SOLD**

La Verne, CA 91750

Sale on 3/31/2023 for \$5,880,000 (\$368.61/SF; \$309,473/Unit) - Research Complete (Part of Portfolio)
 35 Unit, 15,952 SF Class C Apartments Building Built in 1925



Map data ©2025

Buyer & Seller Contact Info

True Buyer: **Christian Concepcion**
Christian Concepcion
 1119 N Harbor Blvd
 Fullerton, CA 92832
 (949) 527-1261

Buyer Type: **Individual**
 Buyer Broker: **Marcus & Millichap**
Douglas McCauley
 (626) 695-6776
David Covarrubias
 (909) 456-7035

True Seller: **Leslie Grace Galpin**
Leslie Galpin
 19 Trabuco Rd
 Pomona, CA 91766
 (909) 622-2947

Seller Type: **Individual**
 Listing Broker: **Marcus & Millichap**
Douglas McCauley
 (626) 695-6776
David Covarrubias
 (909) 456-7035

Transaction Details

ID: 6375650

Sale Date:	03/31/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$5,880,000-Confirmed	Year Built/Age:	Built in 1925 Age: 98
Asking Price:	-	RBA:	15,952 SF
Price/SF:	\$368.61	Land Area:	1.09 AC (47,511 SF)
Price/AC Land Gross:	\$5,391,033.28		

Percent Leased:	-
GRM/GIM:	-/-
Actual Cap Rate:	4.66%
Sale Conditions:	Bulk/Portfolio Sale
Transfer Tax:	\$6,468

Document No:	0207222
Sale History:	Portfolio sale of 2 properties sold for \$10,705,000 (\$334.53/SF; \$305,857/Unit) on 3/31/2023 Sold for \$1,800,000 (\$112.16/SF; \$112,500/Unit) on 6/12/2002

# Units:	35	Price/Unit:	\$309,473
Avg Unit Size:	839 SF		

1444-1470 3rd St - 3rd Street Apartments

SOLD

35 Unit, 15,952 SF Class C Apartments Building Built in 1925 (con't)

UNIT MIX AT TIME OF SALE

Units				Asking Rent				Effective Rent				Concessions	
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/-	1	2.9	-	-	-	-	-	-	-	-	-	-	-
2/-	15	42.9	-	-	-	-	-	-	-	-	-	-	-
2/1.0	12	34.3	887	0	\$1,316	\$1,316	\$1.48	\$1.48	\$1,310	\$1,310	\$1.48	\$1.48	0.5%
2/2.0	2	5.7	987	0	\$1,620	\$1,620	\$1.64	\$1.64	\$1,612	\$1,612	\$1.63	\$1.63	0.5%
3/-	3	8.6	-	-	-	-	-	-	-	-	-	-	-
3/2.5	2	5.7	1,275	0	\$1,890	\$1,890	\$1.48	\$1.48	\$1,881	\$1,881	\$1.48	\$1.48	0.5%

CONCESSIONS BY UNIT MIX AT SALE

Units				Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
2/1.0	12	34.3	887	0	-	\$6.00	0.5%
2/2.0	2	5.7	987	0	-	\$8.00	0.5%
3/2.5	2	5.7	1,275	0	-	\$9.00	0.5%

Transaction Notes

On March 31st, 2023 1444-1470 3rd St La Verne, CA 91750 & 144-168 E Baseline Rd San Dimas, CA 91773 sold for \$10,705,000 or \$305,857.14 per unit.

This transaction sold with a cap rate of 4.67% & an NOI of \$499,923.5.

The buyer was attracted to these properties due to their location, & typically multi-family properties similar to these do not sell frequently in the area.

The details of this transaction have been verified by sources deemed reliable.

Income Expense Data

Net Income	Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$499,924
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Current Building Information

ID: 14330599

Bldg Type:	Apartments	Bldg Status:	Built in 1925
# Units:	19	Bldg Size:	15,952 SF
Avg Unit Size:	839 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	7,976 SF
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Owner Type:	Individual	Elevators:	0
Zoning:	LVPR4.5D*		
Land Area:	1.09 AC		

Expenses: **2022 Tax @ \$148.84/Unit**
Site Amenities: **Air Conditioning, Cable Ready, Heating, Kitchen, Oven, Public Transportation, Range, Tub/Shower, Walking/Biking Trails**

Location Information

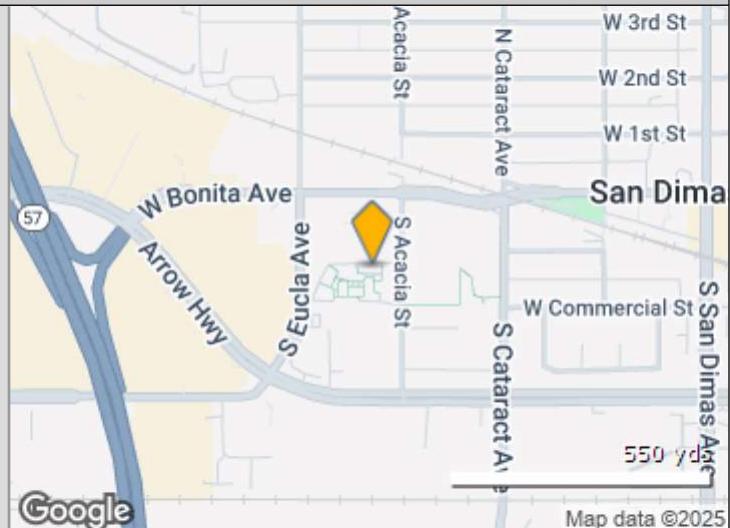
Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Bonita MF

1444-1470 3rd St - 3rd Street Apartments**SOLD**

35 Unit, 15,952 SF Class C Apartments Building Built in 1925 (con't)

County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

2

249 S Acacia St - Villa San Dimas Apartment**SOLD****San Dimas, CA 91773**Sale on 9/22/2023 for \$19,940,000 (\$204.05/SF; \$398,800/Unit) - Research Complete (Part of Portfolio)
50 Unit, 97,722 SF Class C Apartments Building Built in 1980**Buyer & Seller Contact Info****True Buyer:** **Standard Communities****Jeffrey Jaeger**1901 Avenue of the Stars
Los Angeles, CA 90067
(310) 553-5711**Pacific Southwest Community
Development Corp.**16935 W Bernardo Dr
San Diego, CA 92127
(858) 675-0506**Buyer Type:** **Developer - National
Non Profit****Buyer Broker:** **CBRE****Dean Zander**

(858) 546-4600

CBRE**Stewart Weston**

(949) 725-8500

True Seller: **Goldrich Kest****Barry Cayton**5150 Overland Ave
Culver City, CA 90230
(310) 204-2050**Seller Type:** **Corporate/User****Listing Broker:** **CBRE****Dean Zander**

(858) 546-4600

CBRE**Stewart Weston**

(949) 725-8500

Transaction Details

ID: 6517556

Sale Date: **09/22/2023****Sale Type:** **Investment****Escrow Length:** **-****Bldg Type:** **Apartments****Sale Price:** **\$19,940,000-Confirmed****Year Built/Age:** **Built in 1980 Age: 43****Asking Price:** **-****RBA:** **97,722 SF****Price/SF:** **\$204.05****Land Area:** **4.06 AC (176,854 SF)****Price/AC Land Gross:** **\$4,911,330.05****Percent Leased:** **100.0%****GRM/GIM:** **-****Sale Conditions:** **Bulk/Portfolio Sale****Document No:** **0619491**

249 S Acacia St - Villa San Dimas Apartment**SOLD**

50 Unit, 97,722 SF Class C Apartments Building Built in 1980 (con't)

# Units:	50	Price/Unit:	\$398,800
Avg Unit Size:	1,151 SF	Avg Rent/Unit/Mo:	\$2,758
SF of all Units:	57,585	Avg Rent/SF/Mo:	\$2.39

UNIT MIX AT TIME OF SALE

Units				Asking Rent				Effective Rent				Concessions	
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
2/1.0	16	3.3	905	0	\$1,953	\$1,953	\$2.16	\$2.16	\$1,945	\$1,945	\$2.15	\$2.15	0.4%
3/1.5	19	3.9	1,150	0	\$2,318	\$2,318	\$2.02	\$2.02	\$2,308	\$2,308	\$2.01	\$2.01	0.4%
4/2.0	15	3.1	1,417	0	\$2,658	\$2,658	\$1.88	\$1.88	\$2,647	\$2,647	\$1.87	\$1.87	0.4%

CONCESSIONS BY UNIT MIX AT SALE

Units					Concessions		
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
2/1.0	16	3.3	905	0	-	\$8.00	0.4%
3/1.5	19	3.9	1,150	0	-	\$10.00	0.4%
4/2.0	15	3.1	1,417	0	-	\$11.00	0.4%

Transaction Notes

Goldrich Kest sold the six multifamily property portfolio to a partnership between Standard Communities and Pacific Southwest Community Development Corp for \$106.4 Million. the listing broker reported a price of \$106.4 Million, the total document transfer tax of each deed totals to be \$106,350,000.

The properties included within the portfolio are as follows:

50 unit multifamily at 249 S Acacia St, San Dimas, CA known as Villa San Dimas
 42 unit multifamily at 8602 Columbus Ave, North Hills, CA known as Columbus Terrace
 109 unit multifamily at 2045 S Hobart Blvd and 1920 S Oxford Ave, Los Angeles, CA known as Oxford Park
 84 unit multifamily at 15233 Rayen St., North Hills, CA known as Rayen Park
 74 unit multifamily at 17760 Sherman Way, Reseda, Ca, known as Sherman Arms
 48 unit multifamily at 5301 Via Marisol, Los Angeles, CA known as Villa Marisol

At the time of sale, the cap rate was 4.50% with an NOI of \$4,788,000.

The buyers are planning to extend affordability by 20 years under new HUD Housing Assistance Payments contracts.

The information provided for this sale comparable was verified by sources deemed reliable.

Income Expense Data

Net Income	Net Operating Income	\$4,788,000
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

249 S Acacia St - Villa San Dimas Apartment**SOLD**

50 Unit, 97,722 SF Class C Apartments Building Built in 1980 (con't)

Current Building Information

ID: 6918416

Bldg Type:	Apartments	Bldg Status:	Built in 1980
# Units:	50	Bldg Size:	97,722 SF
Avg Unit Size:	1,151 SF	Stories:	2
Avg Vacancy:	2.0%	Typical Floor Size:	42,997 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Developer - National	Rent/SF/Yr:	-
Zoning:	SDCG-MF15*	Elevators:	0
Land Area:	4.06 AC		

Parking: **24 free Surface Spaces are available; 48 free Covered Spaces are available; Ratio of 0.73/1,000 SF; 1.44/Unit**
Expenses: **2020 Tax @ \$357.42/Unit**
Site Amenities: **Balcony, Carpet, Gameroom, Laundry Facilities, Playground**

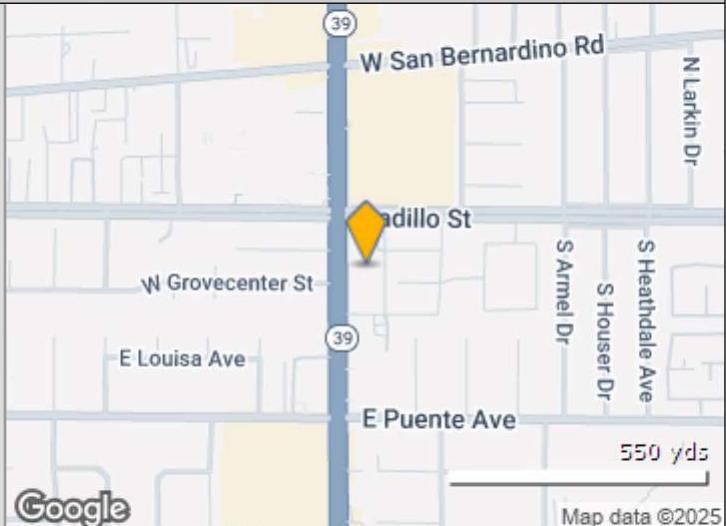
Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Bonita MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

3

816-820 Azusa Ave - Riviera Palms**SOLD**

West Covina, CA 91791

Sale on 2/7/2025 for \$2,000,000 (\$70.94/SF) - In Progress
28 Unit, 28,192 SF Class C Apartments Building Built in 1957**Buyer & Seller Contact Info**Recorded Buyer: **Robert F Jordan Properties Lp**Recorded Seller: **Shanley Michael D****Transaction Details**

ID: 7056496

Sale Date:	02/07/2025	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$2,000,000-Full Value	Year Built/Age:	Built in 1957 Age: 68
Asking Price:	-	RBA:	28,192 SF
Price/SF:	\$70.94	Land Area:	0.67 AC (29,351 SF)
Price/AC Land Gross:	\$2,968,239.83		

Percent Leased:	-	Percent Improved:	27.2%
GRM/GIM:	-/-	Total Value Assessed:	\$4,853,989 in 2024
		Improved Value Assessed:	\$1,319,449
		Land Value Assessed:	\$3,534,540
		Land Assessed/AC:	\$5,245,681

Parcel No: **8443-001-019**
 Document No: **0079223**
 Sale History: **Sold for \$2,000,000 (\$70.94/SF) on 2/7/2025**
Sold on 12/9/2022 Non-Arms Length
Sold on 12/9/2022 Non-Arms Length

Units: **28**
 Avg Unit Size: **1,006 SF**

816-820 Azusa Ave - Riviera Palms**SOLD**

28 Unit, 28,192 SF Class C Apartments Building Built in 1957 (con't)

UNIT MIX AT TIME OF SALE

Bed/Bath	Units			Asking Rent				Effective Rent				Concessions	
	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	20	71.4	-	-	-	-	-	-	-	-	-	-	-
2/1.0	8	28.6	-	-	-	-	-	-	-	-	-	-	-

Current Building Information

ID: 8769241

Bldg Type: **Apartments**
 # Units: **28**
 Bldg Status: **Built in 1957**
 Avg Unit Size: **1,006 SF**
 Bldg Size: **28,192 SF**
 Avg Vacancy: **0.0%**
 Stories: **2**
 Bldg Vacant: **0 SF**
 Typical Floor Size: **14,096 SF**
 Owner Type: **-**
 Rent/SF/Yr: **-**
 Zoning: **WCR3-MF20***
 Elevators: **0**
 Land Area: **0.67 AC**

Expenses: **2020 Tax @ \$584.71/Unit**
 Site Amenities: **Air Conditioning, Cable Ready, Courtyard, Gated, Heating, Kitchen, Laundry Facilities**

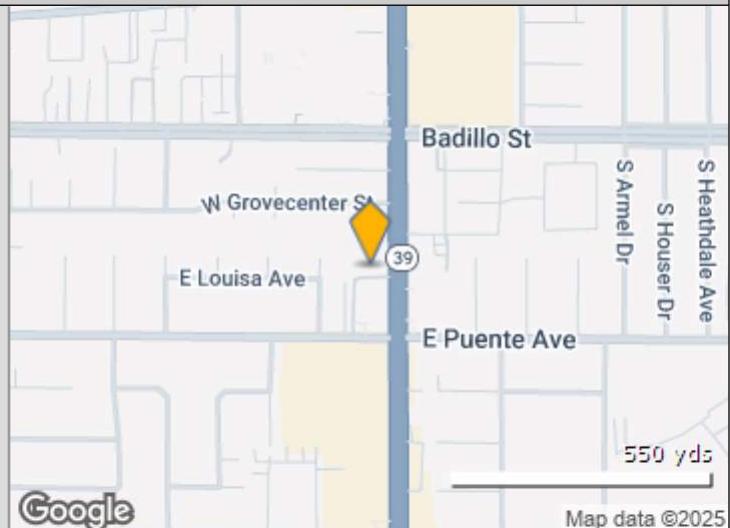
Location Information

Metro Market: **Los Angeles**
 Submarket: **San Gabriel Valley MF/Downtown Covina MF**
 County: **Los Angeles**
 CBSA: **Los Angeles-Long Beach-Glendale, CA**
 CSA: **Los Angeles-Long Beach, CA**
 DMA: **Los Angeles, CA-NV**

4

731 N Azusa Ave - West Covina Gardens**SOLD**

West Covina, CA 91791

Sale on 2/5/2025 for \$6,600,000 (\$294.28/SF) - Research Complete
28 Unit, 22,428 SF Class C Apartments Building Built in 1960**Buyer & Seller Contact Info**Recorded Buyer: **Huntington Professional Center LLC**True Buyer: **Matthew C Sullivan****Matthew Sullivan**898 N Fair Oaks Ave
Pasadena, CA 91103Recorded Seller: **Azusa Investment Llc**True Seller: **Azusa Investment Llc****Thomas Wellman**731 N Azusa Ave
West Covina, CA 91791
(812) 539-2557Buyer Type: **Individual**Buyer Broker: **Keller Williams Realty****Jagmeet Singh**

(626) 204-3300

Seller Type: **Individual**Listing Broker: **Century 21 Masters****Al Jafarkani**

(626) 335-6000

Transaction Details

ID: 7044680

Sale Date: **02/05/2025 (154 days on market)**Sale Type: **Investment**Escrow Length: **-**Bldg Type: **Apartments**Sale Price: **\$6,600,000-Confirmed**Year Built/Age: **Built in 1960 Age: 65**Asking Price: **\$6,950,000**RBA: **22,428 SF**Price/SF: **\$294.28**Land Area: **0.77 AC (33,541 SF)**Price/AC Land Gross: **\$8,571,428.57**Percent Leased: **86.0%**Percent Improved: **80.0%**GRM/GIM: **-**Total Value Assessed: **\$1,287,981 in 2024**Actual Cap Rate: **5.16%**Improved Value Assessed: **\$1,030,404**Land Value Assessed: **\$257,577**Land Assessed/AC: **\$334,515**Parcel No: **8442-008-009**Document No: **0072463**# Units: **28**Avg Unit Size: **801 SF**

731 N Azusa Ave - West Covina Gardens**SOLD**

28 Unit, 22,428 SF Class C Apartments Building Built in 1960 (con't)

Transaction Notes

A private individual sold this 28 unit property to a private individual for \$6,600,000. The property was 86% occupied at the time of sale.

The in-place net operating income for 2024 was estimated to be \$340,560, yielding a actual cap rate of 5.16%.

The information in the comparable has been verified by sources deemed reliable.

Current Building Information

ID: 8770863

Bldg Type:	Apartments	Bldg Status:	Built in 1960
# Units:	28	Bldg Size:	22,428 SF
Avg Unit Size:	801 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	11,214 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	WCR3-MF45*	Elevators:	0
Land Area:	0.77 AC		

Parking:	32 Covered Spaces are available; Ratio of 1.43/1,000 SF; 1.14/Unit
Expenses:	2020 Tax @ \$821.93/Unit
Site Amenities:	24 Hour Access, Air Conditioning, Courtyard, Gated, Kitchen, Laundry Facilities, Microwave, Oven, Pool, Private Bathroom, Range, Refrigerator, Smoke Detector, Tub/Shower

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Covina-Valley MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

731 N Azusa Ave - West Covina Gardens

SOLD

28 Unit, 22,428 SF Class C Apartments Building Built in 1960 (con't)

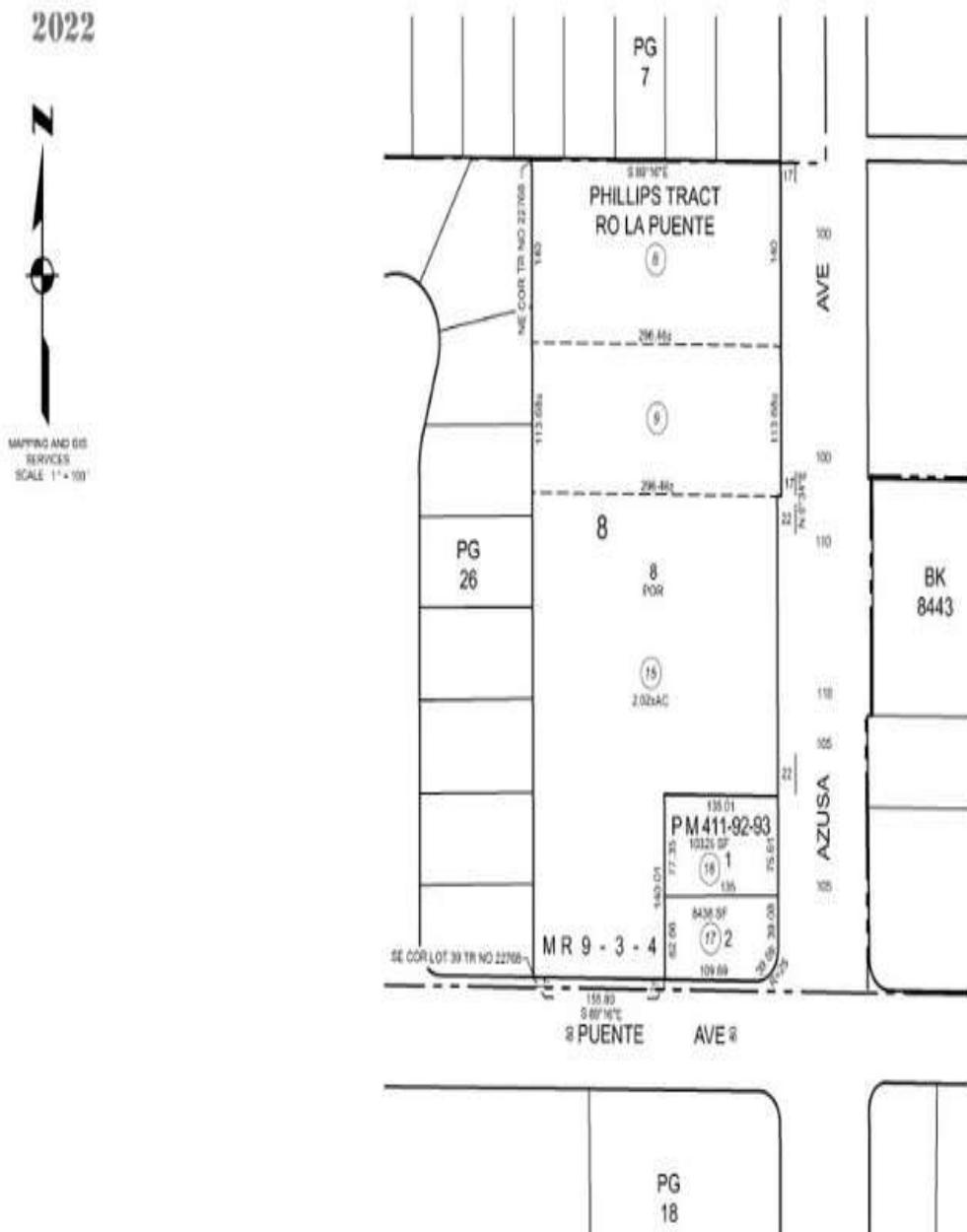
Parcel Number: 8442-008-009

Legal Description:

County: **Los Angeles**

Plat Map: 731 N Azusa Ave

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8442-8 3083 06010802013001-06 2021052776009001-27
SMG/F B20924 SEARCH NO. OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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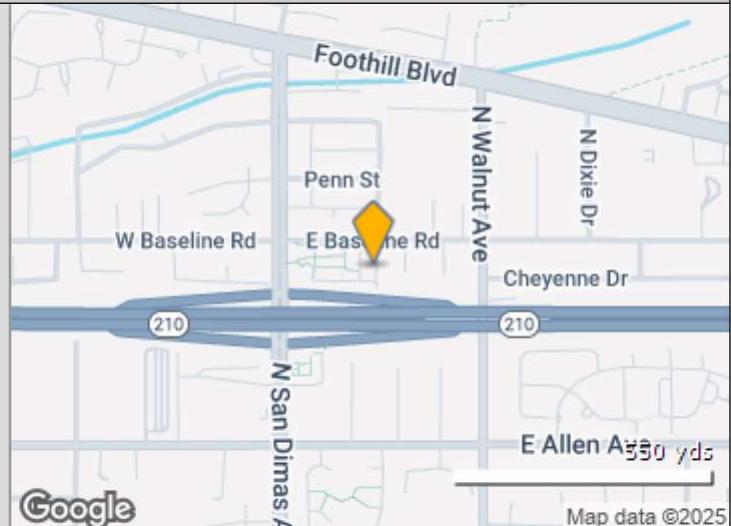


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5

144-168 E Baseline Rd**SOLD****San Dimas, CA 91773**

Sale on 3/31/2023 for \$4,825,000 (\$300.66/SF; \$301,562/Unit) - Research Complete (Part of Portfolio)
 35 Unit, 16,048 SF Class C Apartments Building Built in 1963

**Buyer & Seller Contact Info**

True Buyer: **Christian Concepcion**
Christian Concepcion
 1119 N Harbor Blvd
 Fullerton, CA 92832
 (949) 527-1261

Buyer Type: **Individual**
Buyer Broker: **Marcus & Millichap**
Douglas McCauley
 (626) 695-6776
David Covarrubias
 (909) 456-7035

True Seller: **Leslie Grace Galpin**
Leslie Galpin
 19 Trabuco Rd
 Pomona, CA 91766
 (909) 622-2947

Seller Type: **Individual**
Listing Broker: **Marcus & Millichap**
Douglas McCauley
 (626) 695-6776
David Covarrubias
 (909) 456-7035

Transaction Details

ID: 6375650

Sale Date:	03/31/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$4,825,000-Confirmed	Year Built/Age:	Built in 1963 Age: 60
Asking Price:	-	RBA:	16,048 SF
Price/SF:	\$300.66	Land Area:	0.85 AC (36,817 SF)
Price/AC Land Gross:	\$5,708,708.00		
Percent Leased:	100.0%		
GRM/GIM:	-/-		
Actual Cap Rate:	4.67%		
Sale Conditions:	Bulk/Portfolio Sale		
Transfer Tax:	\$6,468		
Document No:	0207222		
Sale History:	Portfolio sale of 2 properties sold for \$10,705,000 (\$334.53/SF; \$305,857/Unit) on 3/31/2023 Sold for \$1,800,000 (\$112.16/SF; \$112,500/Unit) on 6/12/2002		
# Units:	35	Price/Unit:	\$301,562
Avg Unit Size:	948 SF	Avg Rent/Unit/Mo:	\$1,475

144-168 E Baseline Rd

SOLD

35 Unit, 16,048 SF Class C Apartments Building Built in 1963 (con't)

SF of all Units: **15,168**

Avg Rent/SF/Mo: **\$1.56**

UNIT MIX AT TIME OF SALE

Units			Asking Rent				Effective Rent				Concessions		
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/-	1	2.9	-	-	-	-	-	-	-	-	-	-	-
2/-	15	42.9	-	-	-	-	-	-	-	-	-	-	-
2/1.0	12	34.3	887	0	\$1,316	\$1,316	\$1.48	\$1.48	\$1,310	\$1,310	\$1.48	\$1.48	0.5%
2/2.0	2	5.7	987	0	\$1,620	\$1,620	\$1.64	\$1.64	\$1,612	\$1,612	\$1.63	\$1.63	0.5%
3/-	3	8.6	-	-	-	-	-	-	-	-	-	-	-
3/2.5	2	5.7	1,275	0	\$1,890	\$1,890	\$1.48	\$1.48	\$1,881	\$1,881	\$1.48	\$1.48	0.5%

CONCESSIONS BY UNIT MIX AT SALE

Units			Concessions				
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
2/1.0	12	34.3	887	0	-	\$6.00	0.5%
2/2.0	2	5.7	987	0	-	\$8.00	0.5%
3/2.5	2	5.7	1,275	0	-	\$9.00	0.5%

Transaction Notes

On March 31st, 2023 1444-1470 3rd St La Verne, CA 91750 & 144-168 E Baseline Rd San Dimas, CA 91773 sold for \$10,705,000 or \$305,857.14 per unit.

This transaction sold with a cap rate of 4.67% & an NOI of \$499,923.5.

The buyer was attracted to these properties due to their location, & typically multi-family properties similar to these do not sell frequently in the area.

The details of this transaction have been verified by sources deemed reliable.

Income Expense Data

Net Income	Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$499,924
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Current Building Information

ID: 4402491

Bldg Type:	Apartments	Bldg Status:	Built in 1963
# Units:	16	Bldg Size:	16,048 SF
# of Bldgs:	1	Stories:	2
Avg Unit Size:	948 SF	Typical Floor Size:	8,024 SF
Units per AC:	18	Rent/SF/Yr:	-
Avg Vacancy:	0.0%	Elevators:	0
Bldg Vacant:	0 SF		
Owner Type:	Individual		
Zoning:	MF15		
Land Area:	0.85 AC		

Parking: **12 Covered Spaces are available; 6 Surface Spaces are available; Ratio of 1.38/1,000 SF; 1.13/Unit**
 Expenses: **2020 Tax @ \$1398.20/Unit**
 Site Amenities: **Air Conditioning, Fireplace, Laundry Facilities**

Location Information

144-168 E Baseline Rd**SOLD**

35 Unit, 16,048 SF Class C Apartments Building Built in 1963 (con't)

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**
Map(Page): **Thomas Bros. Guide 570-C7**

144-168 E Baseline Rd

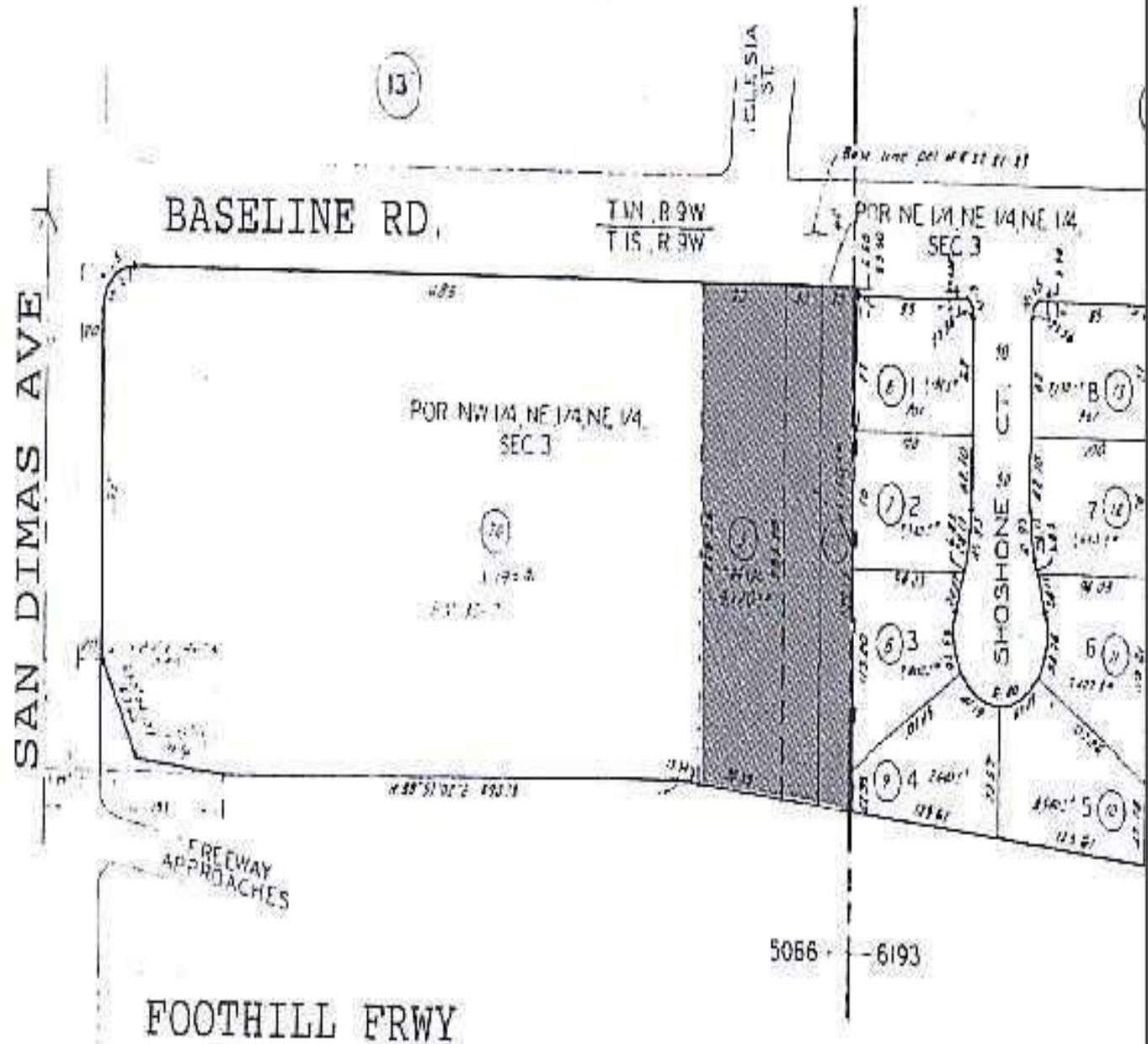
SOLD

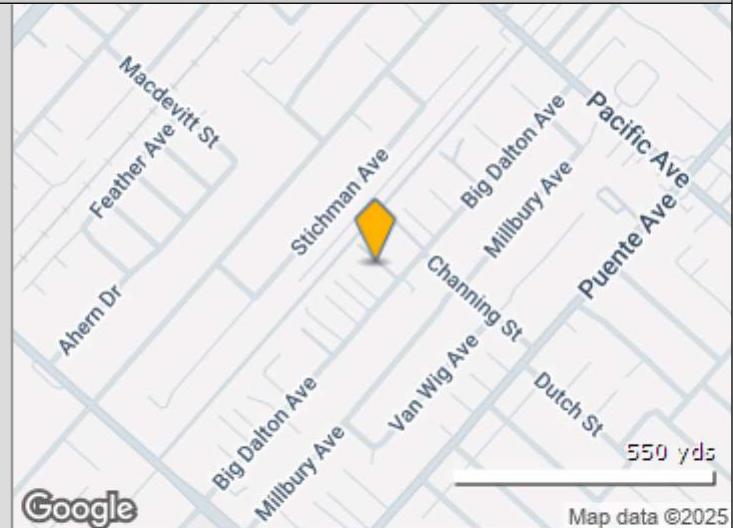
35 Unit, 16,048 SF Class C Apartments Building Built in 1963 (con't)

Parcel Number: .

Legal Description: E100' N370' NW4 NE4 NE4 & Por N2 NE4 NE4 sec 3 T 1S R 9W San Bernardino Meridian bk 22 pg 21
County: Los Angeles

Plat Map: 144-168 E Baseline Rd



3541-3545 Big Dalton Ave**FOR SALE****Baldwin Park, CA 91706**21,600 SF Apartments Building Built in 1964
Property is for sale at \$6,400,000 (\$266,666.67/Unit)

Map data ©2025

Sale ContactsSales Co: **CBRE**4141 Inland Empire Blvd
Ontario, CA 91764

(909) 418-2000Sales Contact 1: **Eric Chen**
(909) 418-2071Sales Contact 2: **Justino Faaola**
(909) 418-2084**For Sale Data**Asking Price: **\$6,400,000**Sale Type: **Investment**Price/SF: **\$296.30**Bldg Status: **Built in 1964**Days on Market: **31**RBA: **21,600 SF**Sale Status: **Escrow**Price/Unit: **\$266,666.67**# of Units: **24**Actual Cap Rate: **-**GRM/GIM: **11.79/-**Parcel No: **8460-001-013**Price/Unit: **\$266,666.67**# Units: **24**Avg Rent/Unit/Mo: **\$1,369**Avg Unit Size: **1,000 SF**Avg Rent/SF/Mo: **\$1.37**SF of all Units: **24,000**

3541-3545 Big Dalton Ave

FOR SALE

Property is for sale at \$6,400,000 (\$266,666.67/Unit) (con't)

Transaction Notes

CBRE, Inc., as the exclusive advisor, is proud to present 3541–3545 Big Dalton Avenue, a 24-unit multifamily complex in San Gabriel Valley's city of Baldwin Park.

3541–3545 Big Dalton Avenue is perfectly situated in a dense rental pocket just two-blocks from Baldwin Park High School, Charles D Jones Middle School, and Vineland Elementary. Additionally, the property is only one-block away from big name retailers like Walmart, Home Depot, Target, Food 4 Less, LA Fitness, and more; tenants enjoy the extremely high walkability score the property offers. The city of Baldwin Park is located just off the 10 and 605 freeways, which is just 18-miles from DTLA and City of Commerce and a short 5-minute drive to City of Industry, which are homes to a considerable number of LA County's employers. Tenants also enjoy convenient commutes to frequently visited locations like Pasadena, Dodger Stadium, SoFi Stadium, Orange County, Western San Bernardino County, and everything in between.

The property offers 24 large 2-Bedroom/1-Bathroom bungalow-style units with ±21,600 SF of building area and spans across a large ±64,000 SF lot. There are six, single-story duplexes on the west side of the lot with a shared two-car garage separating them. The remaining 12 units on the east side of the lot are within six, two-story duplexes also with attached garages and only sharing one common wall. Several upgrades have been made recently at the property including newly sealed asphalt in 2023, brand new exterior paint in 2021, two new owner electrical panels, and several interiors have been upgraded with quartz countertops and new flooring.

Currently, the property is producing \$542,682 in annual income and the average rent being collected is \$1,869 per month. A new investor has the opportunity to capture nearly ±35% upside in rental income since market rents for these similar units in the area average \$2,500 per month. Additional revenue can also be realized via additional storage, parking, RUBS, and ADU capabilities (buyer to verify).

3541–3545 Big Dalton Ave in Baldwin Park is a promising income-producing property that offers a compelling long-term investment opportunity. A new investor can assume the existing debt, which features favorable 2.95% Interest Only payments extending to 2030. By taking on this debt, the investor can realize an above-market cash-on-cash return of approximately 8%. Situated in a sought-after neighborhood, this property presents a stable investment option for a wide range of investors, including first-time buyers, experienced professionals, and those seeking 1031 exchange benefits.

Current Building Information

ID: 8953406

Bldg Type:	Apartments	Bldg Status:	Built in 1964
# Units:	24	Bldg Size:	21,600 SF
Avg Unit Size:	1,000 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	10,800 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Individual	Rent/SF/Yr:	For Sale Only
Zoning:	BPR2*	Elevators:	0
Land Area:	1.46 AC		

Parking: **18 Surface Spaces are available; Ratio of 0.83/1,000 SF; 0.75/Unit**

Expenses: **2020 Tax @ \$2929.49/Unit**

Site Amenities: **24 Hour Access, Controlled Access, Gated, Kitchen, Oven, Patio, Range, Recycling, Refrigerator, Smoke Detector, Tenant Controlled HVAC, Walk-Up**

Location Information

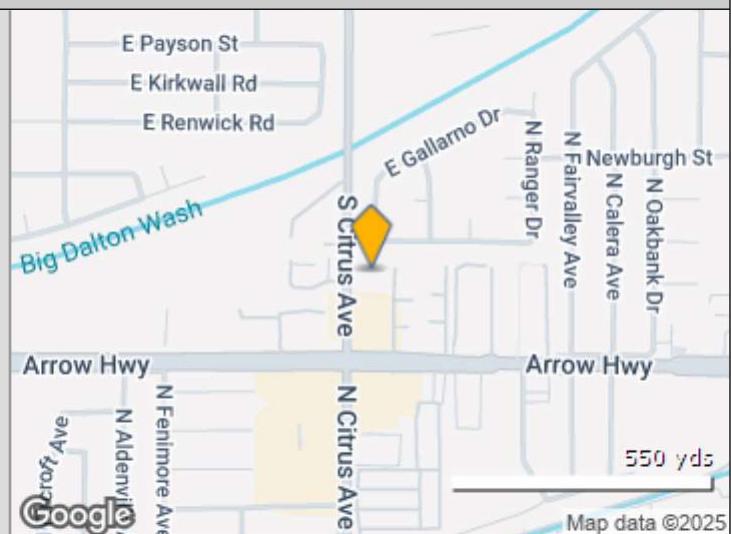
Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Baldwin Park MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

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810 S Citrus Ave - Citrus Villa**SOLD**

Azusa, CA 91702

Sale on 5/24/2024 for \$6,368,760 (\$352.18/SF; \$289,489/Unit) - Research Complete
 22 Unit, 18,084 SF Class C Apartments Building Built in 1987

**Buyer & Seller Contact Info**Recorded Buyer: **Real Citrus LLC**True Buyer: **Parita Patel****Parita Patel**

905 S A St
 Oxnard, CA 93030
 (805) 487-9150

Buyer Type: **Individual**

Buyer Broker: **The Wright Associated Companies**
Thomas Gibson
 (626) 610-1309

Recorded Seller: **The Walton Associated Companies**True Seller: **The Walton Associated Companies****Ami Bradshaw**

358 E Foothill Blvd
 San Dimas, CA 91773
 (909) 267-7777

Seller Type: **Developer - Regional**

Listing Broker: **The Wright Associated Companies**
Thomas Gibson
 (626) 610-1309

Transaction Details

ID: 6740277

Sale Date: **05/24/2024 (91 days on market)**
 Escrow Length: **-**

Sale Type: **Investment**
 Bldg Type: **Apartments**

Sale Price: **\$6,368,760-Confirmed**Year Built/Age: **Built in 1987 Age: 37**Asking Price: **\$6,500,000**RBA: **18,084 SF**Price/SF: **\$352.18**Land Area: **0.63 AC (27,508 SF)**Price/AC Land Gross: **\$10,085,130.64**Percent Leased: **100.0%**Percent Improved: **36.1%**GRM/GIM: **-/-**Total Value Assessed: **\$7,267,500 in 2023**Actual Cap Rate: **4.63%**Improved Value Assessed: **\$2,624,460**Land Value Assessed: **\$4,643,040**Land Assessed/AC: **\$7,352,399**

Financing: **Down payment of \$3,198,760.00 (50.2%)**
\$3,170,000.00 from U.S. Bank National Association

Parcel No: **8630-009-022**Document No: **0340502**

810 S Citrus Ave - Citrus Villa**SOLD**

22 Unit, 18,084 SF Class C Apartments Building Built in 1987 (con't)

Sale History: **Sold for \$6,368,760 (\$352.18/SF; \$289,489/Unit) on 5/24/2024**
Sold for \$7,125,000 (\$393.99/SF; \$323,864/Unit) on 6/21/2022
Sold on 2/28/2020 Non-Arms Length
Sold for \$5,450,000 (\$301.37/SF; \$247,727/Unit) on 3/21/2018
Sold for \$0 (\$0/Unit) on 3/30/2007 Non-Arms Length
Sold for \$2,750,000 (\$152.07/SF; \$125,000/Unit) on 10/16/2003
Sold for \$1,658,000 (\$91.68/SF; \$75,364/Unit) on 3/25/1992

# Units:	22	Price/Unit:	\$289,489
Avg Unit Size:	781 SF	Avg Rent/Unit/Mo:	\$1,714
SF of all Units:	17,200	Avg Rent/SF/Mo:	\$2.19

UNIT MIX AT TIME OF SALE

Units				Asking Rent				Effective Rent				Concessions	
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	4	18.2	700	0	\$1,081	\$1,081	\$1.54	\$1.54	\$1,077	\$1,077	\$1.54	\$1.54	0.4%
2/1.0	18	81.8	800	0	\$1,819	\$1,819	\$2.27	\$2.27	\$1,810	\$1,810	\$2.26	\$2.26	0.5%

CONCESSIONS BY UNIT MIX AT SALE

Units				Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
1/1.0	4	18.2	700	0	-	\$4.00	0.4%
2/1.0	18	81.8	800	0	-	\$9.00	0.5%

Transaction Notes

The Walton Associated Companies sold this 18,084-square-foot 22-unit multi-family building to a private individual for \$6,368,760. The property was 95% occupied at the time of sale.

The property was on the market for 91 days with an initial asking price of \$6,500,000.

The seller was motivated to divest the property in order to pay off a loan that was coming due and avoid refinancing. The buyer was motivated to purchase the property as an investment opportunity.

The in-place net operating income was reported to be \$294,682 yielding an actual cap rate of 4.63%.

The information in this comparable has been verified by the broker.

Income Expense Data

Income	Gross Scheduled Income + Other Income - Vacancy Allowance Effective Gross Income	\$486,048
Expenses	- Taxes - Operating Expenses Total Expenses	\$191,366
Net Income	Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$294,682

810 S Citrus Ave - Citrus Villa**SOLD**

22 Unit, 18,084 SF Class C Apartments Building Built in 1987 (con't)

Current Building Information

ID: 4484344

Bldg Type:	Apartments	Bldg Status:	Built in 1987
# Units:	22	Bldg Size:	18,084 SF
# of Bldgs:	2	Stories:	2
Avg Unit Size:	781 SF	Typical Floor Size:	9,042 SF
Units per AC:	40	Metering:	Individually Metered
Avg Vacancy:	0.0%	Rent/SF/Yr:	-
Bldg Vacant:	0 SF	Elevators:	0
Owner Type:	Individual		
Zoning:	LCC1, County		
Land Area:	0.63 AC		
Parking:	6 Surface Spaces are available; 24 Two-Car Garage Spaces are available; 10 One-Car Garage Spaces are available; Ratio of 2.21/1,000 SF; 1.82/Unit		
Expenses:	2020 Tax @ \$3324.65/Unit; 2024 Ops @ \$8698.45/Unit		
Site Amenities:	Air Conditioning, Balcony, Cable Ready, Carpet, Ceiling Fans, Disposal, Grill, Laundry Facilities, Oven		

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Covina-Valley MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV
Map(Page):	Thomas Bros. Guide 599-B1

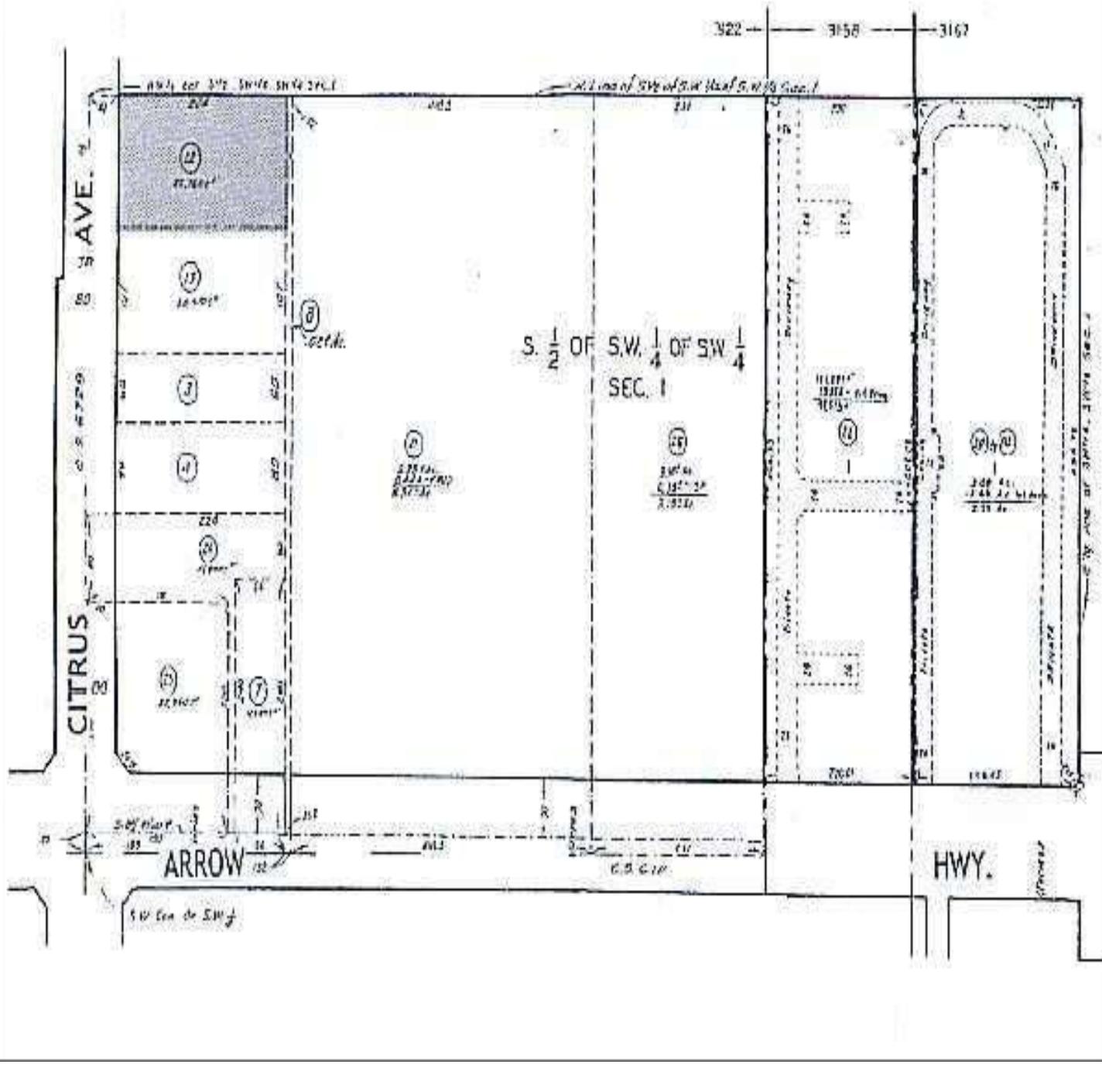
810 S Citrus Ave - Citrus Villa

SOLD

22 Unit, 18,084 SF Class C Apartments Building Built in 1987 (con't)

Parcel Number: **8630-009-022**
Legal Description: **W 264' S2 SWE4 SW4 sec 1 T1S R10W SBBM**
County: **Los Angeles**

Plat Map: 810 S Citrus Ave

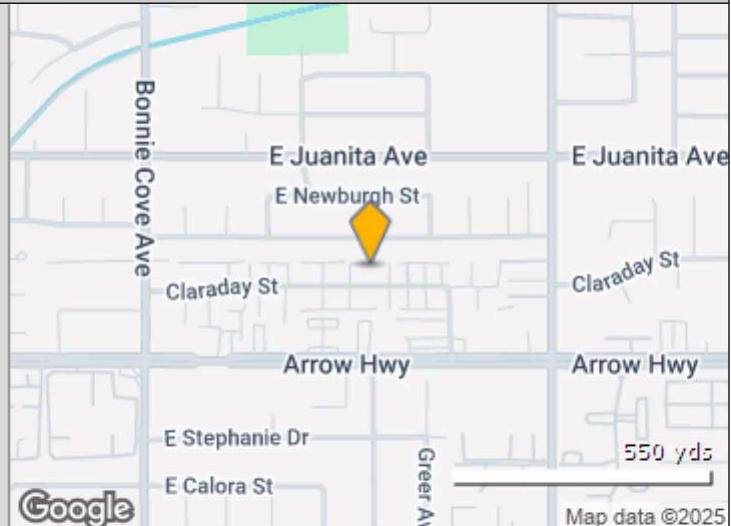


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711 Claraday St - Claraday Apartments**SOLD**

Glendora, CA 91740

Sale on 4/4/2023 for \$5,000,000 (\$306.94/SF; \$250,000/Unit) - Research Complete
 20 Unit, 16,290 SF Class C Apartments Building Built in 1964

**Buyer & Seller Contact Info**Recorded Buyer: **Lacy Street Commercial Lp**

True Buyer: **Positive Investments, Inc.**
Srinivas Yalamanchili
 610 N Santa Anita Ave
 Arcadia, CA 91006
 (626) 321-4800

Buyer Type: **Developer - Regional**

Buyer Broker: **RE/MAX Commercial & Investment Realty**
Shant Sherbetdjian
 (626) 657-8150

Recorded Seller: **Edgeware & Kellam LLC**

True Seller: **Sadie Valadez**
Sadie Valadez
 1401 21st St
 Sacramento, CA 95811
 (323) 780-3522

Seller Type: **Individual**

Listing Broker: **RE/MAX Commercial & Investment Realty**
Shant Sherbetdjian
 (626) 657-8150

Transaction Details

ID: 6359625

Sale Date:	04/04/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$5,000,000-Confirmed	Year Built/Age:	Built in 1964 Age: 59
Asking Price:	-	RBA:	16,290 SF
Price/SF:	\$306.94	Land Area:	0.68 AC (29,660 SF)
Price/AC Land Gross:	\$7,343,222.21		

Percent Leased:	-	Percent Improved:	83.3%
GRM/GIM:	14.75/-	Total Value Assessed:	\$499,601 in 2023
Actual Cap Rate:	3.34%	Improved Value Assessed:	\$416,356
		Land Value Assessed:	\$83,245
		Land Assessed/AC:	\$122,257

Parcel No: **8653-009-039**
 Document No: **0212033**

# Units:	20	Price/Unit:	\$250,000
Avg Unit Size:	652 SF	Avg Rent/Unit/Mo:	\$3,422

711 Claraday St - Claraday Apartments**SOLD**

20 Unit, 16,290 SF Class C Apartments Building Built in 1964 (con't)

SF of all Units: **2,608**Avg Rent/SF/Mo: **\$26.24****UNIT MIX AT TIME OF SALE**

Units			Asking Rent				Effective Rent				Concessions		
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	4	20.0	-	-	-	-	-	-	-	-	-	-	-
2/1.0	16	80.0	-	-	-	-	-	-	-	-	-	-	-

Transaction Notes

On 4/4/23 Edgeware & Kellem LLC sold a multifamily building in Glendora, CA to Lacy Street Commercial LP for \$5,000,000. The subject property totals 20-units located at 711 Claraday St. The seller and buyer were represented by RE/MAX Commercial & Investment Realty. The broker confirmed the details for this comparable. This was an off market investment transaction.

Income Expense Data

Net Income	Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$167,000
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Current Building Information

ID: 13994807

Bldg Type:	Apartments	Bldg Status:	Built in 1964
# Units:	20	Bldg Size:	16,290 SF
Avg Unit Size:	652 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	8,145 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Developer - Regional	Rent/SF/Yr:	-
Zoning:	R3	Elevators:	0
Land Area:	0.68 AC		

Parking: **8 Covered Spaces are available; 12 Surface Spaces are available; Ratio of 1.23/1,000 SF; 1.00/Unit**
 Site Amenities: **Pool**

Location Information

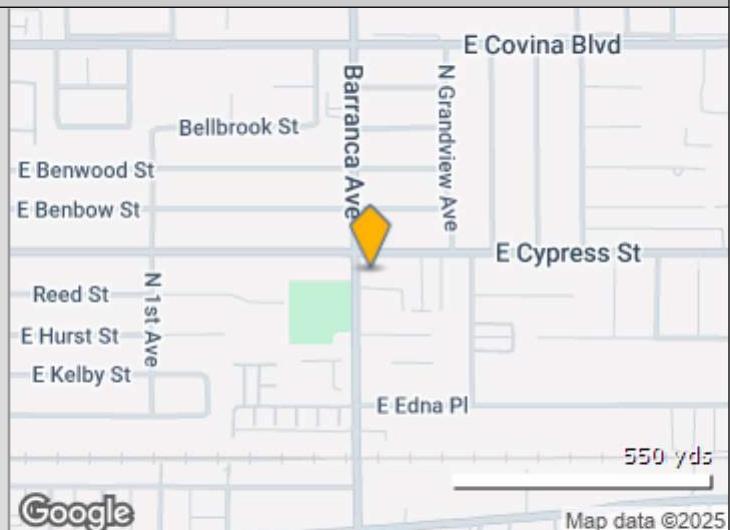
Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Charter Oak MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

9

514 E Cypress St - The Bahamas**SOLD**

Covina, CA 91723

Sale on 3/15/2024 for \$4,680,000 (\$290.27/SF; \$292,500/Unit) - Research Complete
 16 Unit, 16,123 SF Class C Apartments Building Built in 1963

**Buyer & Seller Contact Info**Recorded Buyer: **First Empire Investment LLC**True Buyer: **Soh M. Lim****Soh Lim**

3868 Delta Ave
 Rosemead, CA 91770
 (626) 632-1923

Buyer Type: **Individual**Buyer Broker: **CBRE****Eric Chen**

(909) 418-2071

Justino Faaola

(909) 418-2084

Recorded Seller: **YXLB LLC**True Seller: **Liang Zhang**

2000 S 2nd Ave
 Arcadia, CA 91006
 (626) 462-9695

Seller Type: **Individual**Listing Broker: **MacroReal Commercial, Inc****Martin Ding**

(626) 898-5868

Grady Liu

(626) 898-5868

Jared Leung

(626) 898-5868

Transaction Details

ID: 6680437

Sale Date: **03/15/2024**Sale Type: **Investment**Escrow Length: **-**Bldg Type: **Apartments**Sale Price: **\$4,680,000-Confirmed**Year Built/Age: **Built in 1963 Age: 61**Asking Price: **-**RBA: **16,123 SF**Price/SF: **\$290.27**Land Area: **0.64 AC (28,022 SF)**Price/AC Land Gross: **\$7,274,988.34**Percent Leased: **100.0%**Percent Improved: **31.1%**GRM/GIM: **-/-**Total Value Assessed: **\$3,591,967 in 2023**Actual Cap Rate: **5.19%**Improved Value Assessed: **\$1,115,518**Land Value Assessed: **\$2,476,449**Land Assessed/AC: **\$3,849,602**Financing: **\$2,400,000.00 from JP Morgan Chase Bank**Parcel No: **8429-031-015**

514 E Cypress St - The Bahamas

SOLD

16 Unit, 16,123 SF Class C Apartments Building Built in 1963 (con't)

Document No: **0174832**

Sale History: **Sold for \$4,680,000 (\$290.27/SF; \$292,500/Unit) on 3/15/2024**

Portfolio sale of 2 properties sold for \$8,050,000 (\$206.71/SF; \$211,842/Unit) on 12/23/2016

Portfolio sale of 2 properties sold for \$7,025,000 (\$180.39/SF; \$184,868/Unit) on 3/31/2016

Units: **16**

Price/Unit: **\$292,500**

Avg Unit Size: **871 SF**

SF of all Units: **13,942**

UNIT MIX AT TIME OF SALE

Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	Concessions %
1/1.0	10	62.5	730	-	-	-	-	-	-	-	-	-	-
2/1.5	6	37.5	1,107	-	-	-	-	-	-	-	-	-	-

Transaction Notes

YXLB LLC sold one 16-unit multifamily building to First Empire Investment LLC for \$4,680,000, or \$292,500 per unit. The property was 100% occupied at sale.

The net operating income for year 2023 was reported to be \$242,892, yielding a cap rate of 5.19%.

The information in the comparable has been verified by the listing broker/ buyer broker.

Current Building Information

ID: 6881378

Bldg Type: **Apartments**

Bldg Status: **Built in 1963**

Units: **16**

Bldg Size: **16,123 SF**

Avg Unit Size: **871 SF**

Stories: **2**

Avg Vacancy: **0.0%**

Typical Floor Size: **8,061 SF**

Bldg Vacant: **0 SF**

Rent/SF/Yr: **-**

Owner Type: **Individual**

Elevators: **0**

Zoning: **CVR3-RD200**

Land Area: **0.64 AC**

Parking: **16 free Covered Spaces are available; Ratio of 0.99/1,000 SF; 1.00/Unit**

Expenses: **2020 Tax @ \$2897.37/Unit; 2015 Ops @ \$4559.81/Unit**

Site Amenities: **Air Conditioning, Gated, Patio**

Location Information

Metro Market: **Los Angeles**

Submarket: **San Gabriel Valley MF/Covina-Valley MF**

County: **Los Angeles**

CBSA: **Los Angeles-Long Beach-Glendale, CA**

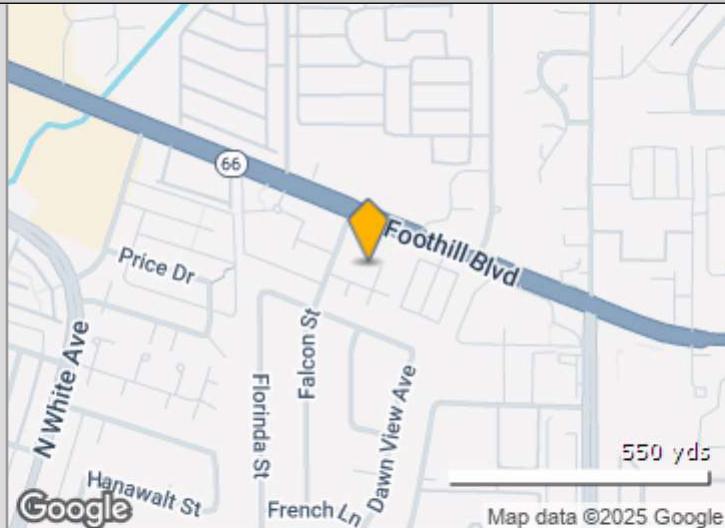
CSA: **Los Angeles-Long Beach, CA**

DMA: **Los Angeles, CA-NV**

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3420 Falcon St - Terramonte at Foothill**SOLD****Pomona, CA 91767**

Sale on 3/1/2023 for \$14,500,000 (\$303.35/SF; \$302,083/Unit) - Research Complete
48 Unit, 47,800 SF Class C Apartments Building Built in 1983

**Buyer & Seller Contact Info**

Recorded Buyer: **Falcon II LLC**
 True Buyer: **The Walton Associated Companies**
 432 E Foothill Blvd
 San Dimas, CA 91773
 (626) 963-8505

Buyer Type: **Other - Private**
 Buyer Broker: **Marcus & Millichap**
Alex Garcia
 (909) 456-3447
Marcus & Millichap
Christopher Zorbas
 (858) 373-3166
Marcus & Millichap
Gregory Harris
 (310) 706-4400
Kevin Green
 (310) 706-4416
Marcus & Millichap
Joseph Grabiec
 (310) 706-4417

Recorded Seller: **MGF Falcon Street LLC**
 True Seller: **The Browar Group**
 2207 Garnet Ave
 San Diego, CA 92109
 (619) 701-6797

Seller Type: **Other - Private**
 Listing Broker: **Marcus & Millichap**
Alex Garcia
 (909) 456-3447
Marcus & Millichap
Christopher Zorbas
 (858) 373-3166
Marcus & Millichap
Gregory Harris
 (310) 706-4400
Kevin Green
 (310) 706-4416
Marcus & Millichap
Joseph Grabiec
 (310) 706-4417

Transaction Details

ID: 6329925

Sale Date:	03/01/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$14,500,000-Confirmed	Year Built/Age:	Built in 1983 Age: 40
Asking Price:	-	RBA:	47,800 SF
Price/SF:	\$303.35	Land Area:	2.39 AC (103,973 SF)
Price/AC Land Gross:	\$6,074,825.09		
Percent Leased:	-	Percent Improved:	48.3%
GRM/GIM:	-/-	Total Value Assessed:	\$8,943,229 in 2023

3420 Falcon St - Terramonte at Foothill

SOLD

48 Unit, 47,800 SF Class C Apartments Building Built in 1983 (con't)

Improved Value Assessed: **\$4,322,599**
 Land Value Assessed: **\$4,620,630**
 Land Assessed/AC: **\$1,935,828**

Financing: **\$4,300,000.00 from JP Morgan Chase Bank**

Parcel No: **8370-029-029**

Document No: **0128814**

Sale History: **Sold for \$14,500,000 (\$303.35/SF; \$302,083/Unit) on 3/1/2023
 Sold for \$7,742,000 (\$161.97/SF; \$161,292/Unit) on 10/1/2013
 Sold for \$6,450,000 (\$134.94/SF; \$134,375/Unit) on 5/10/2012
 Sold for \$3,535,500 (\$73.96/SF; \$73,656/Unit) on 2/15/1990**

# Units:	48	Price/Unit:	\$302,083
Avg Unit Size:	970 SF	Avg Rent/Unit/Mo:	\$2,038
SF of all Units:	46,564	Avg Rent/SF/Mo:	\$2.10

UNIT MIX AT TIME OF SALE

Units			Asking Rent					Effective Rent					Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	12	25.0	740	-	-	-	-	-	-	-	-	-	-
2/1.5	10	20.8	1,140	-	-	-	-	-	-	-	-	-	-
2/2.0	22	45.8	996	-	-	-	-	-	-	-	-	-	-
3/2.0	4	8.3	1,093	-	-	-	-	-	-	-	-	-	-

Transaction Notes

On March 1st, 2023, Browar Group sold the property to The Walton Associated Companies for \$14.5 Million, approximately \$302,083 per unit.

The subject property is a 48-unit multi-family located at 3420 Falcon St., Pomona, CA.

The buyer borrowed \$4.3 Million from JP Morgan Chase Bank.

The information provided for this sale comparable report was confirmed by sources deemed reliable.

Current Building Information

ID: 4014549

Bldg Type:	Apartments	Bldg Status:	Built in 1983
# Units:	48	Bldg Size:	47,800 SF
# of Bldgs:	1	Stories:	2
Avg Unit Size:	970 SF	Typical Floor Size:	23,900 SF
Units per AC:	17	Metering:	Individually Metered
Avg Vacancy:	2.1%	Rent/SF/Yr:	-
Bldg Vacant:	0 SF	Elevators:	0
Owner Type:	Other - Private		
Zoning:	POC4		
Land Area:	2.39 AC		
Parking:	35 Surface Spaces are available; Ratio of 0.73/1,000 SF; 0.73/Unit		
Expenses:	2021 Tax @ \$2369.62/Unit; 2012 Ops @ \$5055.44/Unit, 2013 Est Ops @ \$5135.06/Unit		
Site Amenities:	Air Conditioning, Dishwasher, Kitchen, Laundry Facilities, Range, Refrigerator, Spa		

Location Information

Metro Market: **Los Angeles**
 Submarket: **San Gabriel Valley MF/Claremont MF**
 County: **Los Angeles**

3420 Falcon St - Terramonte at Foothill**SOLD**

48 Unit, 47,800 SF Class C Apartments Building Built in 1983 (con't)

CBSA: **Los Angeles-Long Beach-Glendale, CA**CSA: **Los Angeles-Long Beach, CA**DMA: **Los Angeles, CA-NV**

3420 Falcon St - Terramonte at Foothill

SOLD

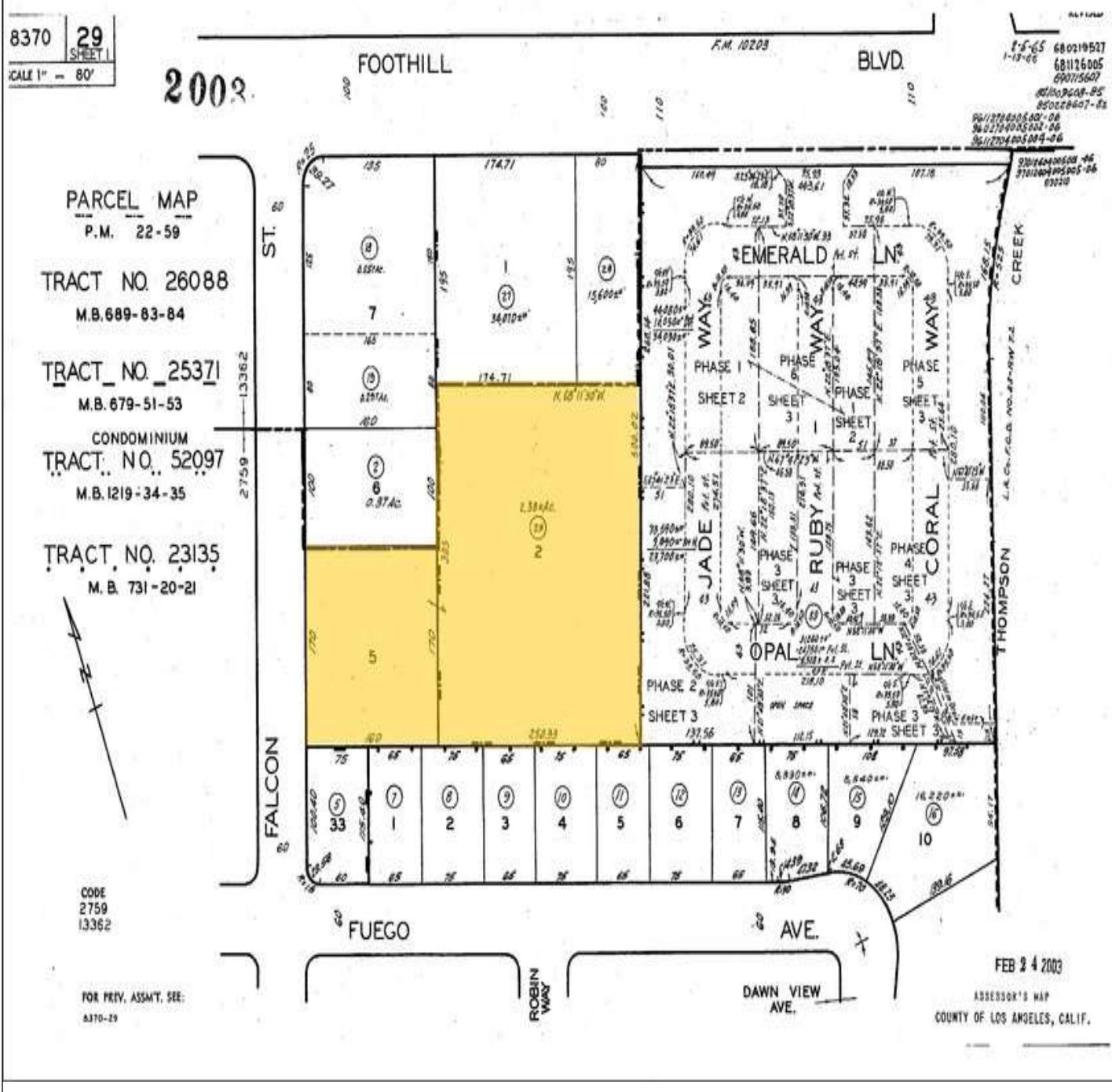
48 Unit, 47,800 SF Class C Apartments Building Built in 1983 (con't)

Parcel Number: 8370-029-029

Legal Description: Lot 5 trt 26088 bk 689 pgs 83,84 + par 2 pm 1076 bk 22 pg 59 exc por said par 2 N or E prolong crse shwn N 68 deg, 11 mn 30 sec W 174.71'

County: **Los Angeles**

Plat Map: 3420 Falcon St



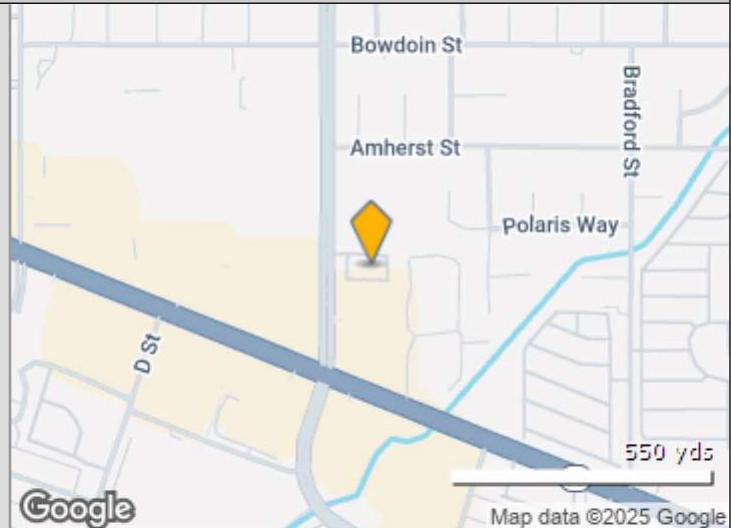
11

3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/29/2023 for \$740,500 (\$12.34/SF) - Public Record

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**

Recorded Buyer: **Vijay Nagarajan**
 15328 Via Palomino
 Monte Sereno, CA
Padma Subramanian

Recorded Seller: **La Verne 58 Llc**

ID: 6616644

Transaction Details

Sale Date:	12/29/2023	Sale Type:	-
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$740,500	Year Built/Age:	-
Asking Price:	-	RBA:	60,000 SF
Price/SF:	\$12.34	Land Area:	2.26 AC (98,446 SF)
Price/AC Land Gross:	\$327,654.87		

Percent Leased:	-	Percent Improved:	0.0%
GRM/GIM:	-/-	Total Value Assessed:	\$4,743,000 in 2023
		Improved Value Assessed:	\$102
		Land Value Assessed:	\$4,742,898
		Land Assessed/AC:	\$2,098,627

Parcel No: **8666-017-028**
 Document No: **0914752**

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Sale History: **Sold on 12/29/2023 Non-Arms Length
Sold for \$740,500 (\$12.34/SF) on 12/29/2023
Sold on 12/28/2023 Non-Arms Length
Sold for \$675,500 (\$11.26/SF) on 12/28/2023
Sold for \$722,500 (\$12.04/SF) on 12/22/2023
Sold for \$629,500 (\$10.49/SF) on 12/21/2023
Sold on 12/19/2023 Non-Arms Length
Sold for \$698,000 (\$11.63/SF) on 12/18/2023
Sold on 12/18/2023 Non-Arms Length
Sold on 12/18/2023 Non-Arms Length
Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023
Sold for \$736,000 (\$12.27/SF) on 12/18/2023
Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021
Sold on 12/17/2021 Non-Arms Length**

Units: **50**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVC/PD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

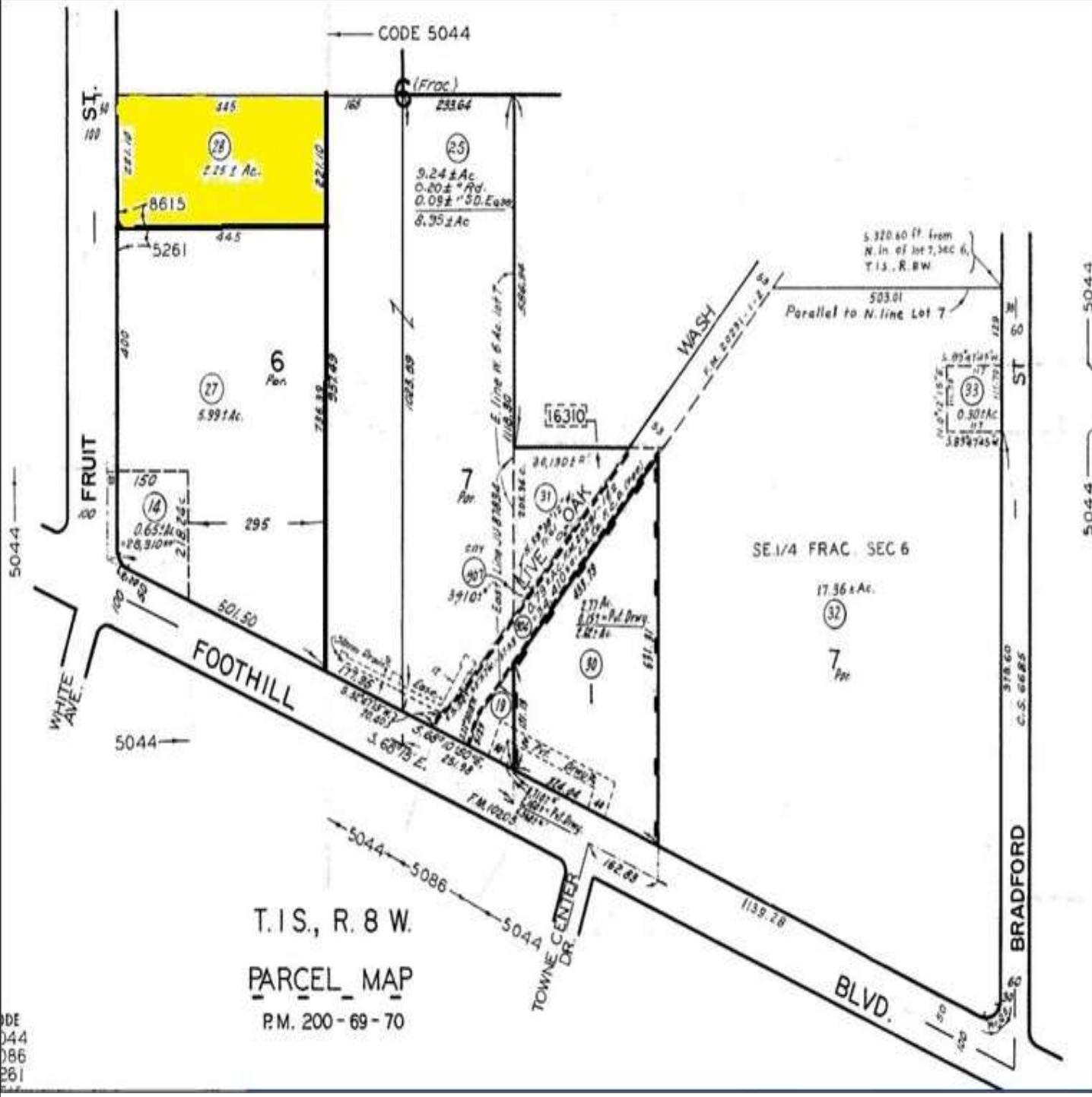
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

Plat Map: 3717 Fruit St



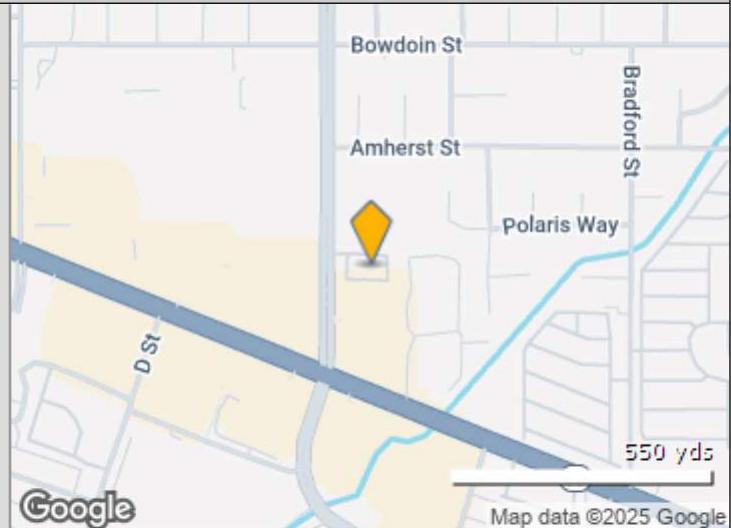
12

3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/18/2023 for \$736,000 (\$12.27/SF) - Public Record

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**Recorded Buyer: **Yu-tsao Teng
Tseng Yuwen**Recorded Seller: **La Verne 58 Llc****Transaction Details**

ID: 6611488

Sale Date:	12/18/2023	Sale Type:	-
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$736,000	Year Built/Age:	-
Asking Price:	-	RBA:	60,000 SF
Price/SF:	\$12.27	Land Area:	2.26 AC (98,446 SF)
Price/AC Land Gross:	\$325,663.72		
Percent Leased:	100.0%	Percent Improved:	0.0%
GRM/GIM:	-/-	Total Value Assessed:	\$4,743,000 in 2023
		Improved Value Assessed:	\$102
		Land Value Assessed:	\$4,742,898
		Land Assessed/AC:	\$2,098,627

Parcel No: **8666-017-028**
Document No: **0882007**

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Sale History: **Sold on 12/29/2023 Non-Arms Length
Sold for \$740,500 (\$12.34/SF) on 12/29/2023
Sold on 12/28/2023 Non-Arms Length
Sold for \$675,500 (\$11.26/SF) on 12/28/2023
Sold for \$722,500 (\$12.04/SF) on 12/22/2023
Sold for \$629,500 (\$10.49/SF) on 12/21/2023
Sold on 12/19/2023 Non-Arms Length
Sold for \$698,000 (\$11.63/SF) on 12/18/2023
Sold on 12/18/2023 Non-Arms Length
Sold on 12/18/2023 Non-Arms Length
Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023
Sold for \$736,000 (\$12.27/SF) on 12/18/2023
Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021
Sold on 12/17/2021 Non-Arms Length**

Units: **50**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVC/PD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

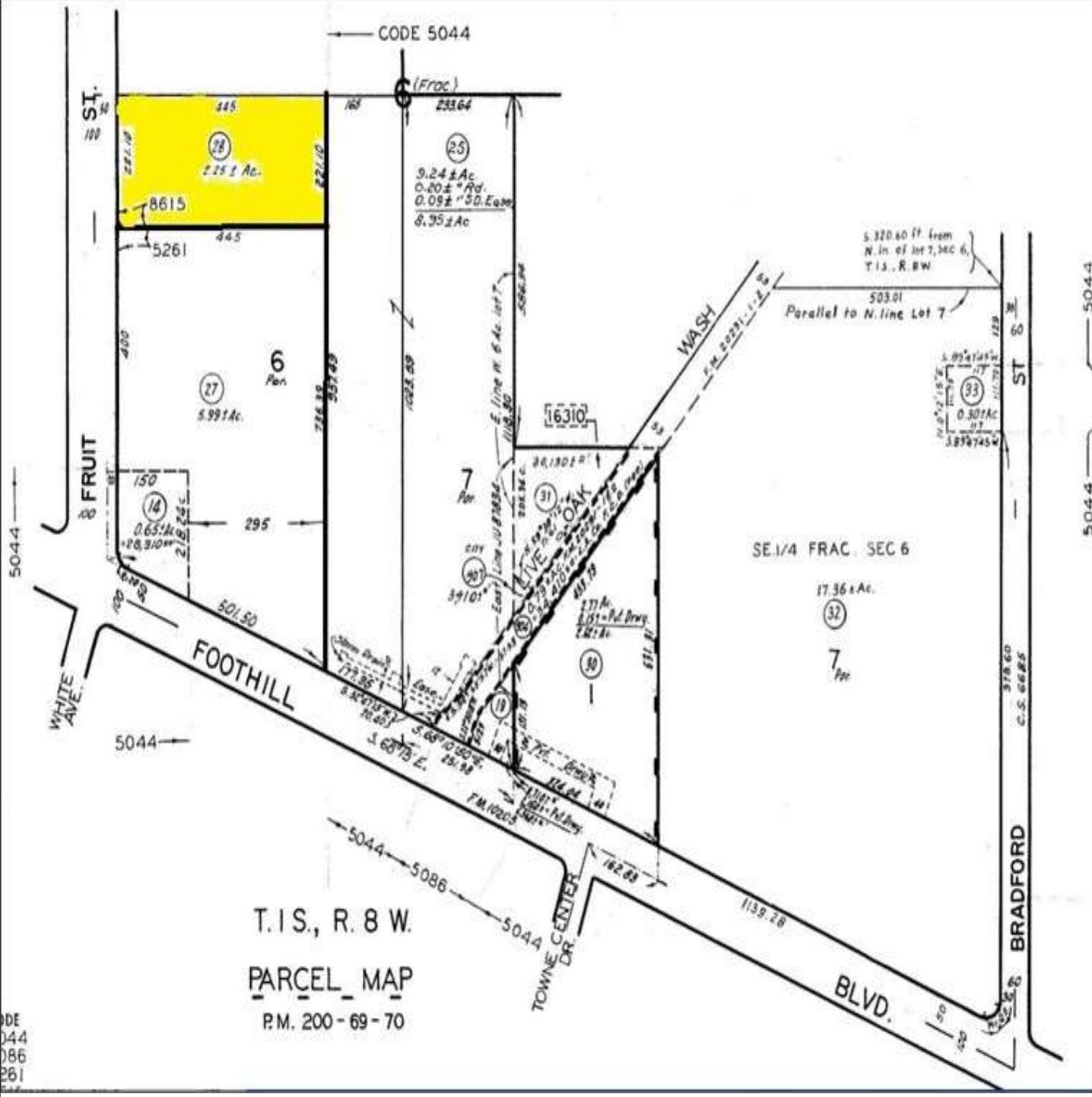
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

Plat Map: 3717 Fruit St



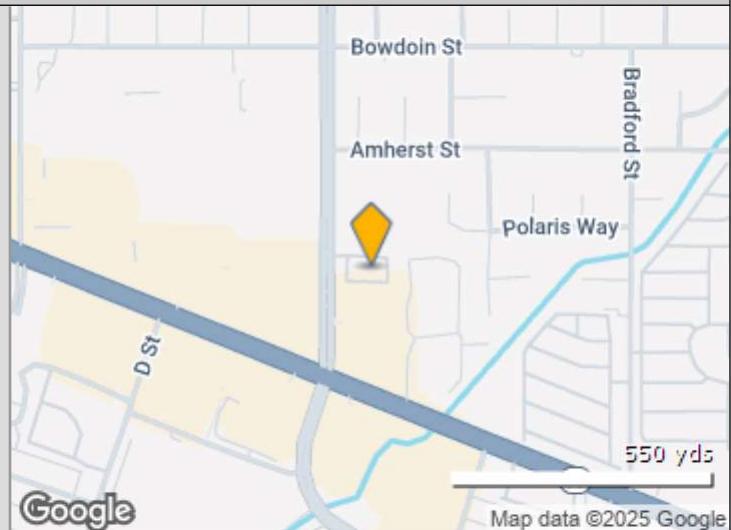
13

3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/22/2023 for \$722,500 (\$12.04/SF) - Public Record

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**Recorded Buyer: **Anthony Kwok
Lee Shin-yu**Recorded Seller: **La Verne 58 Llc****Transaction Details**

ID: 6618113

Sale Date:	12/22/2023	Sale Type:	-
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$722,500	Year Built/Age:	-
Asking Price:	-	RBA:	60,000 SF
Price/SF:	\$12.04	Land Area:	2.26 AC (98,446 SF)
Price/AC Land Gross:	\$319,690.27		
Percent Leased:	-	Percent Improved:	0.0%
GRM/GIM:	-/-	Total Value Assessed:	\$4,743,000 in 2023
		Improved Value Assessed:	\$102
		Land Value Assessed:	\$4,742,898
		Land Assessed/AC:	\$2,098,627

Parcel No: **8666-017-028**
Document No: **0903384**

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Sale History: **Sold on 12/29/2023 Non-Arms Length
Sold for \$740,500 (\$12.34/SF) on 12/29/2023
Sold on 12/28/2023 Non-Arms Length
Sold for \$675,500 (\$11.26/SF) on 12/28/2023
Sold for \$722,500 (\$12.04/SF) on 12/22/2023
Sold for \$629,500 (\$10.49/SF) on 12/21/2023
Sold on 12/19/2023 Non-Arms Length
Sold for \$698,000 (\$11.63/SF) on 12/18/2023
Sold on 12/18/2023 Non-Arms Length
Sold on 12/18/2023 Non-Arms Length
Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023
Sold for \$736,000 (\$12.27/SF) on 12/18/2023
Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021
Sold on 12/17/2021 Non-Arms Length**

Units: **50**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVCPD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

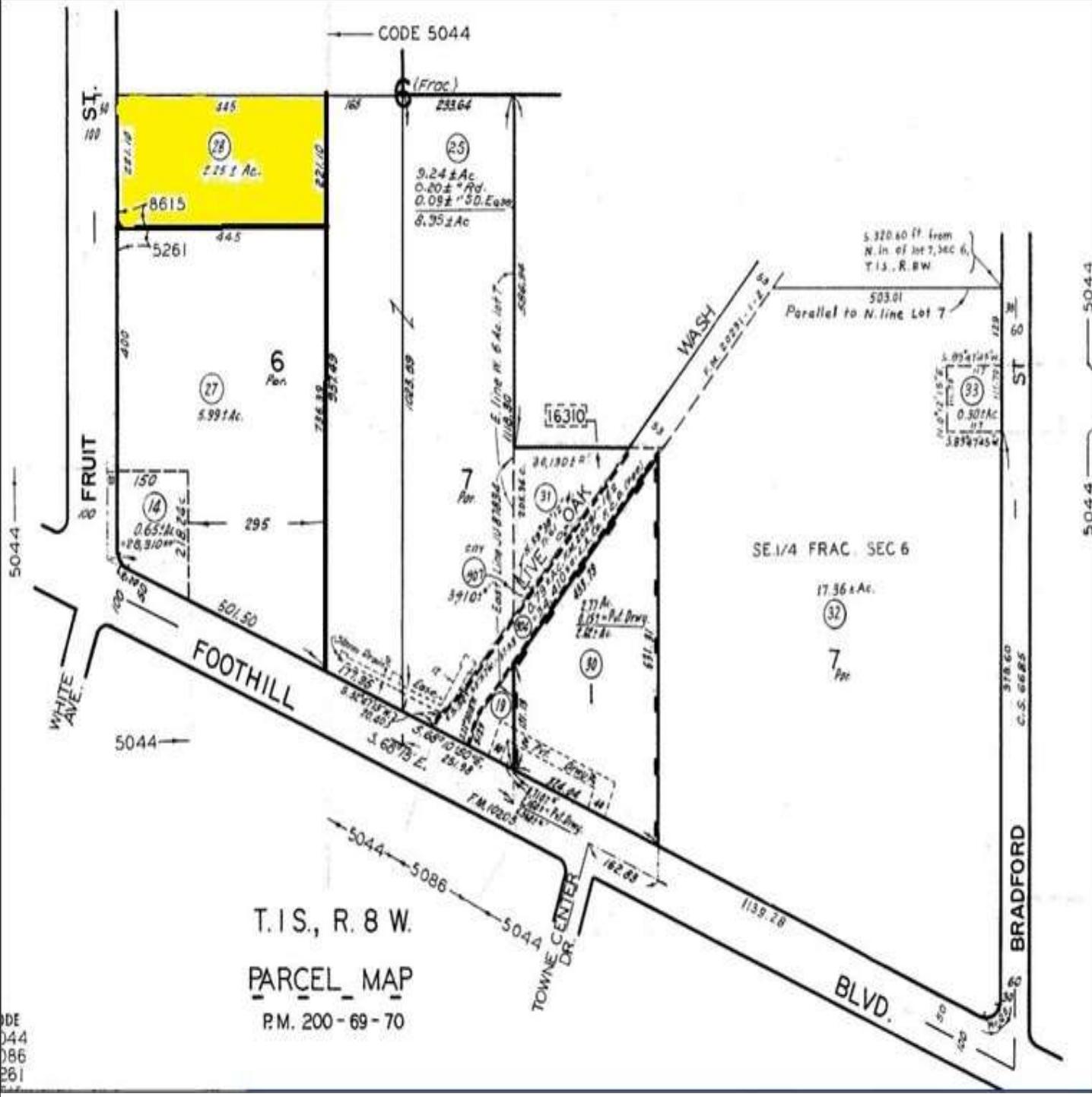
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

Plat Map: 3717 Fruit St

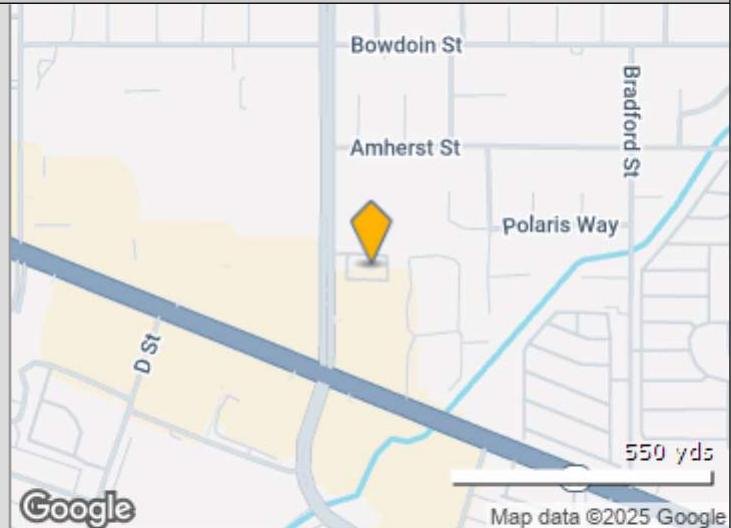


14

3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/18/2023 for \$713,000 (\$11.88/SF; \$14,260/Unit) - Public Record
 50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**Recorded Buyer: **Peter Lou Chen**Recorded Seller: **La Verne 58 Llc****Transaction Details**

ID: 6611487

Sale Date:	12/18/2023	Sale Type:	-
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$713,000	Year Built/Age:	-
Asking Price:	-	RBA:	60,000 SF
Price/SF:	\$11.88	Land Area:	2.26 AC (98,446 SF)
Price/AC Land Gross:	\$315,486.73		

Percent Leased:	100.0%	Percent Improved:	0.0%
GRM/GIM:	-/-	Total Value Assessed:	\$4,743,000 in 2023
		Improved Value Assessed:	\$102
		Land Value Assessed:	\$4,742,898
		Land Assessed/AC:	\$2,098,627

Parcel No:	8666-017-028
Document No:	0885029
Sale History:	Sold on 12/29/2023 Non-Arms Length Sold for \$740,500 (\$12.34/SF) on 12/29/2023 Sold on 12/28/2023 Non-Arms Length Sold for \$675,500 (\$11.26/SF) on 12/28/2023 Sold for \$722,500 (\$12.04/SF) on 12/22/2023 Sold for \$629,500 (\$10.49/SF) on 12/21/2023 Sold on 12/19/2023 Non-Arms Length Sold for \$698,000 (\$11.63/SF) on 12/18/2023 Sold on 12/18/2023 Non-Arms Length Sold on 12/18/2023 Non-Arms Length Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023 Sold for \$736,000 (\$12.27/SF) on 12/18/2023 Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021 Sold on 12/17/2021 Non-Arms Length

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Units: **50** Price/Unit: **\$14,260**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVCPD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

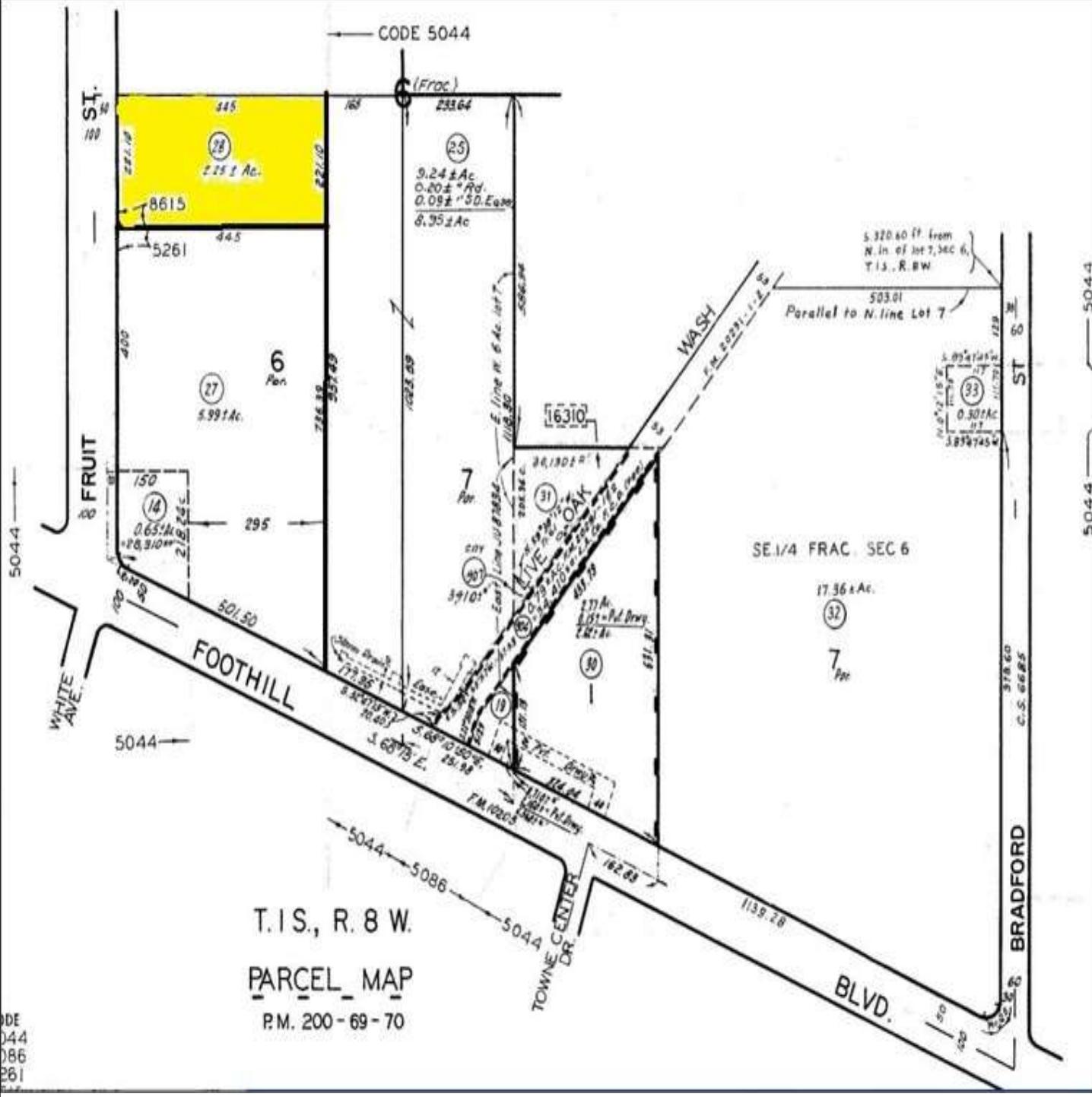
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

Plat Map: 3717 Fruit St



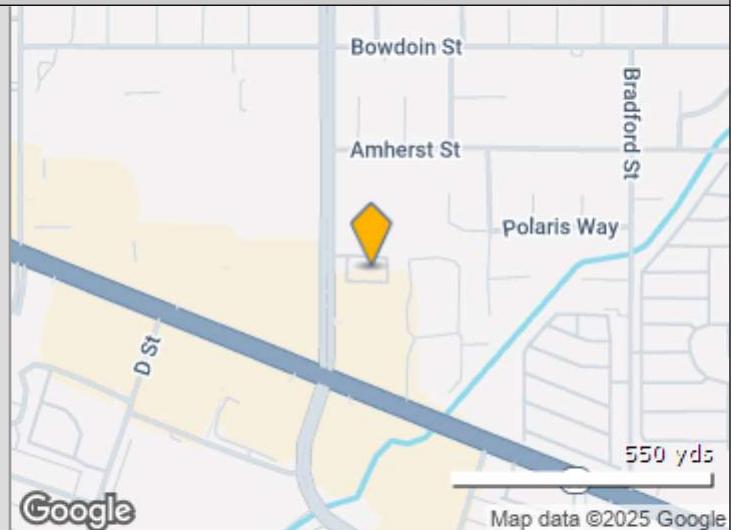
15

3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/18/2023 for \$698,000 (\$11.63/SF) - Public Record

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**

Recorded Buyer: **Lijun Wang**
 8809 Mayberry Ct
 Potomac, MD 20854

Recorded Seller: **La Verne 58 Llc**

ID: 6605457

Sale Date: **12/18/2023**
 Escrow Length: **-**
 Sale Price: **\$698,000**
 Asking Price: **-**
 Price/SF: **\$11.63**
 Price/AC Land Gross: **\$308,849.56**

Sale Type: **-**
 Bldg Type: **Apartments**
 Year Built/Age: **-**
 RBA: **60,000 SF**
 Land Area: **2.26 AC (98,446 SF)**

Percent Leased: **100.0%**
 GRM/GIM: **-/-**

Percent Improved: **0.0%**
 Total Value Assessed: **\$4,743,000 in 2023**
 Improved Value Assessed: **\$102**
 Land Value Assessed: **\$4,742,898**
 Land Assessed/AC: **\$2,098,627**

Parcel No: **8666-017-028**
 Document No: **0881998**

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Sale History: **Sold on 12/29/2023 Non-Arms Length
Sold for \$740,500 (\$12.34/SF) on 12/29/2023
Sold on 12/28/2023 Non-Arms Length
Sold for \$675,500 (\$11.26/SF) on 12/28/2023
Sold for \$722,500 (\$12.04/SF) on 12/22/2023
Sold for \$629,500 (\$10.49/SF) on 12/21/2023
Sold on 12/19/2023 Non-Arms Length
Sold for \$698,000 (\$11.63/SF) on 12/18/2023
Sold on 12/18/2023 Non-Arms Length
Sold on 12/18/2023 Non-Arms Length
Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023
Sold for \$736,000 (\$12.27/SF) on 12/18/2023
Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021
Sold on 12/17/2021 Non-Arms Length**

Units: **50**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVC/PD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

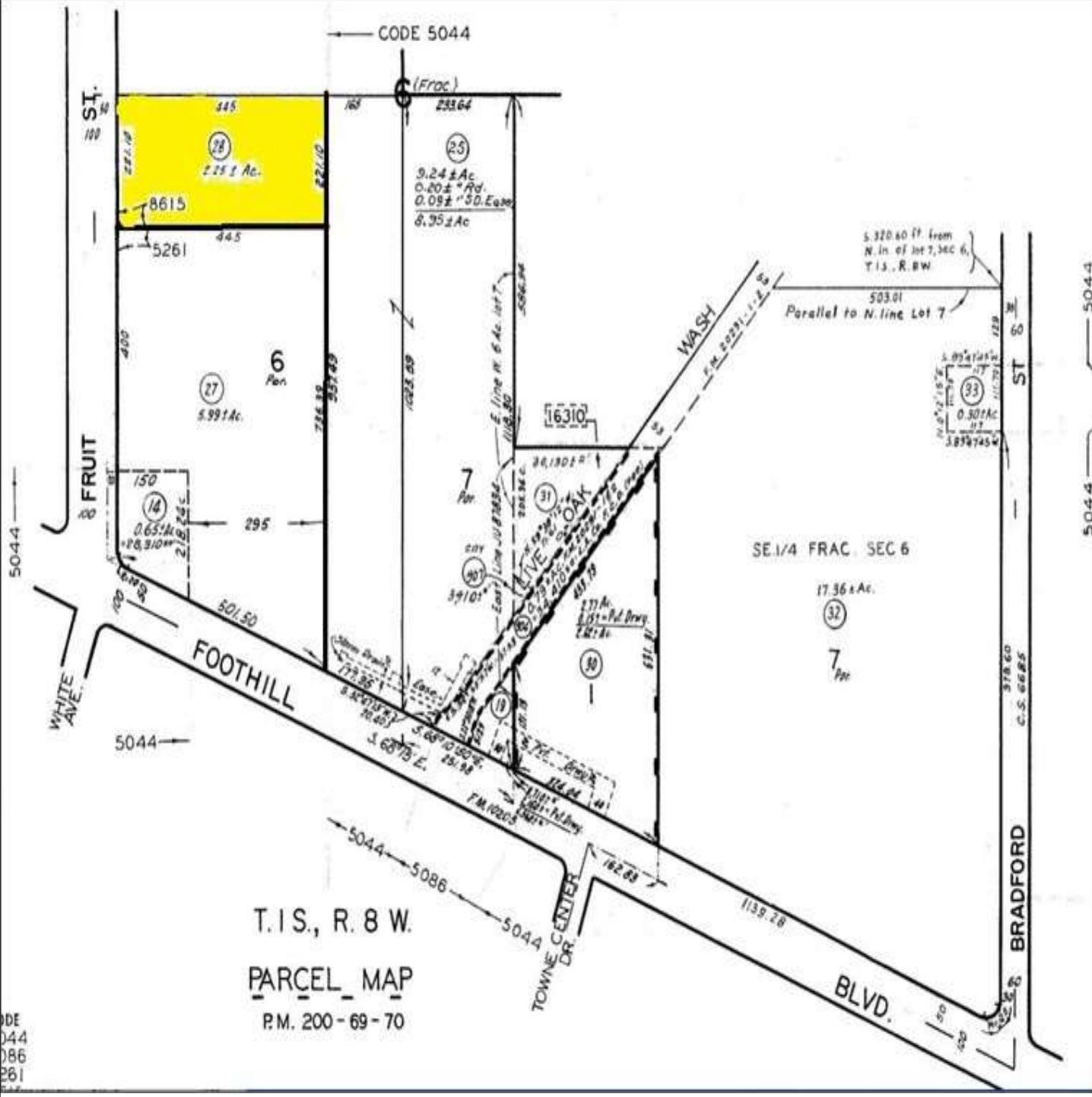
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

Plat Map: 3717 Fruit St

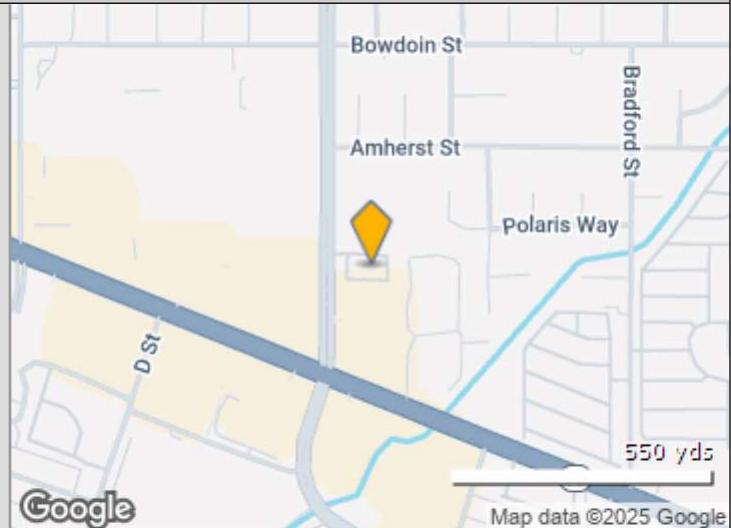


3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/28/2023 for \$675,500 (\$11.26/SF) - Public Record

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**Recorded Buyer: **Ying Ching Lam**Recorded Seller: **La Verne 58 Llc****Transaction Details**

ID: 6621369

Sale Date:	12/28/2023	Sale Type:	-
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$675,500	Year Built/Age:	-
Asking Price:	-	RBA:	60,000 SF
Price/SF:	\$11.26	Land Area:	2.26 AC (98,446 SF)
Price/AC Land Gross:	\$298,893.81		

Percent Leased:	100.0%	Percent Improved:	0.0%
GRM/GIM:	-/-	Total Value Assessed:	\$4,743,000 in 2023
		Improved Value Assessed:	\$102
		Land Value Assessed:	\$4,742,898
		Land Assessed/AC:	\$2,098,627

Parcel No:	8666-017-028
Document No:	0912120
Sale History:	Sold on 12/29/2023 Non-Arms Length Sold for \$740,500 (\$12.34/SF) on 12/29/2023 Sold on 12/28/2023 Non-Arms Length Sold for \$675,500 (\$11.26/SF) on 12/28/2023 Sold for \$722,500 (\$12.04/SF) on 12/22/2023 Sold for \$629,500 (\$10.49/SF) on 12/21/2023 Sold on 12/19/2023 Non-Arms Length Sold for \$698,000 (\$11.63/SF) on 12/18/2023 Sold on 12/18/2023 Non-Arms Length Sold on 12/18/2023 Non-Arms Length Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023 Sold for \$736,000 (\$12.27/SF) on 12/18/2023 Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021 Sold on 12/17/2021 Non-Arms Length

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Units: **50**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVCPD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

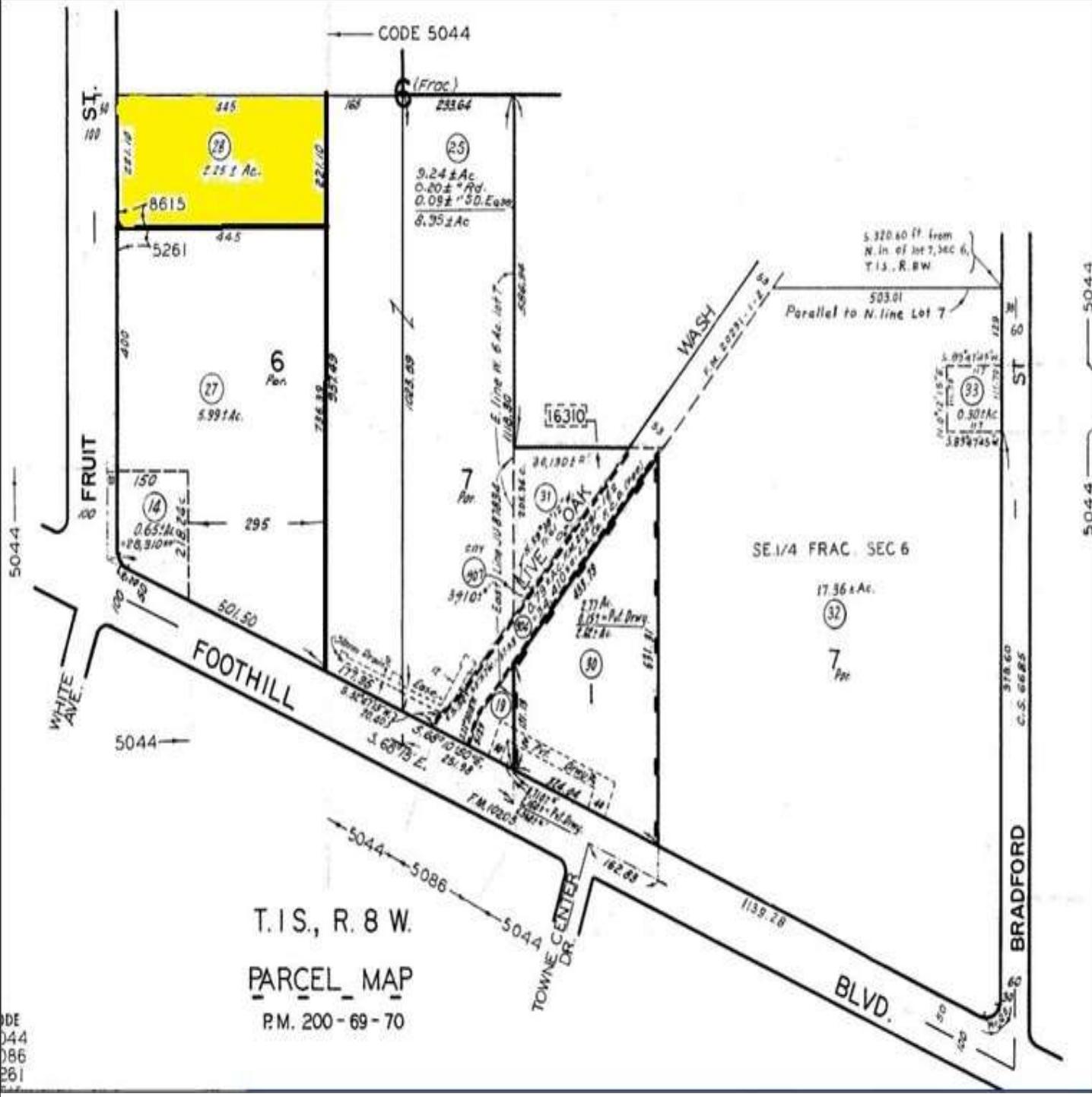
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

Plat Map: 3717 Fruit St



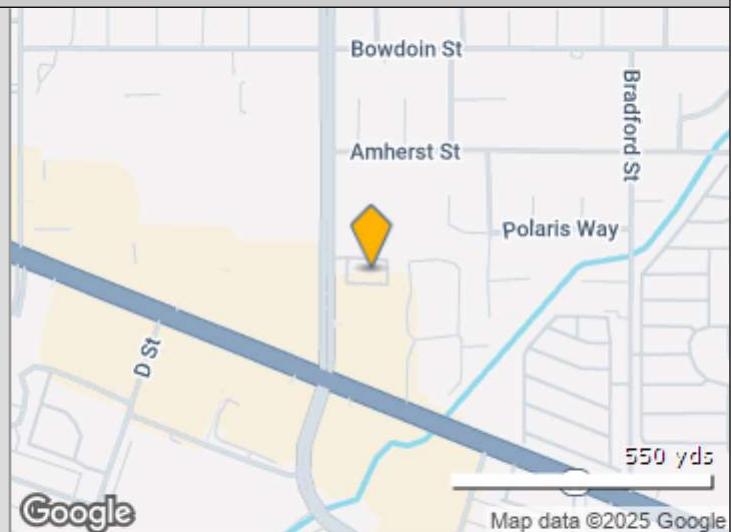
17

3717 Fruit St - Veranda Condominiums**SOLD**

La Verne, CA 91750

Sale on 12/21/2023 for \$629,500 (\$10.49/SF) - Public Record

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building

**Buyer & Seller Contact Info**

Recorded Buyer: **Julian Enrique Aguilar
Venegas Cynthia**

Recorded Seller: **La Verne 58 LLC**

ID: 6618114

Transaction Details

Sale Date:	12/21/2023	Sale Type:	-
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$629,500	Year Built/Age:	-
Asking Price:	-	RBA:	60,000 SF
Price/SF:	\$10.49	Land Area:	2.26 AC (98,446 SF)
Price/AC Land Gross:	\$278,539.82		
Percent Leased:	-	Percent Improved:	0.0%
GRM/GIM:	-/-	Total Value Assessed:	\$4,743,000 in 2023
		Improved Value Assessed:	\$102
		Land Value Assessed:	\$4,742,898
		Land Assessed/AC:	\$2,098,627

Parcel No: **8666-017-028**
Document No: **0898743**

3717 Fruit St - Veranda Condominiums

SOLD

50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Sale History: **Sold on 12/29/2023 Non-Arms Length
Sold for \$740,500 (\$12.34/SF) on 12/29/2023
Sold on 12/28/2023 Non-Arms Length
Sold for \$675,500 (\$11.26/SF) on 12/28/2023
Sold for \$722,500 (\$12.04/SF) on 12/22/2023
Sold for \$629,500 (\$10.49/SF) on 12/21/2023
Sold on 12/19/2023 Non-Arms Length
Sold for \$698,000 (\$11.63/SF) on 12/18/2023
Sold on 12/18/2023 Non-Arms Length
Sold on 12/18/2023 Non-Arms Length
Sold for \$713,000 (\$11.88/SF; \$14,260/Unit) on 12/18/2023
Sold for \$736,000 (\$12.27/SF) on 12/18/2023
Sold for \$4,650,000 (\$77.50/SF) on 12/17/2021
Sold on 12/17/2021 Non-Arms Length**

Units: **50**
Avg Unit Size: **1,200 SF**

Current Building Information

ID: 12592666

Bldg Type:	Apartments	Bldg Status:	Existing
# Units:	50	Bldg Size:	60,000 SF
Avg Unit Size:	1,200 SF	Stories:	3
Bldg Vacant:	0 SF	Typical Floor Size:	20,000 SF
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	LVC/PD*	Elevators:	0
Land Area:	2.26 AC		

Expenses: **2020 Tax @ \$80.66/Unit**
Site Amenities: **24 Hour Access, Balcony, Dishwasher, Disposal, Gated, Kitchen, Picnic Area, Quartz Countertops, Security System, Walking/Biking Trails, Washer/Dryer**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bonita MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

3717 Fruit St - Veranda Condominiums

SOLD

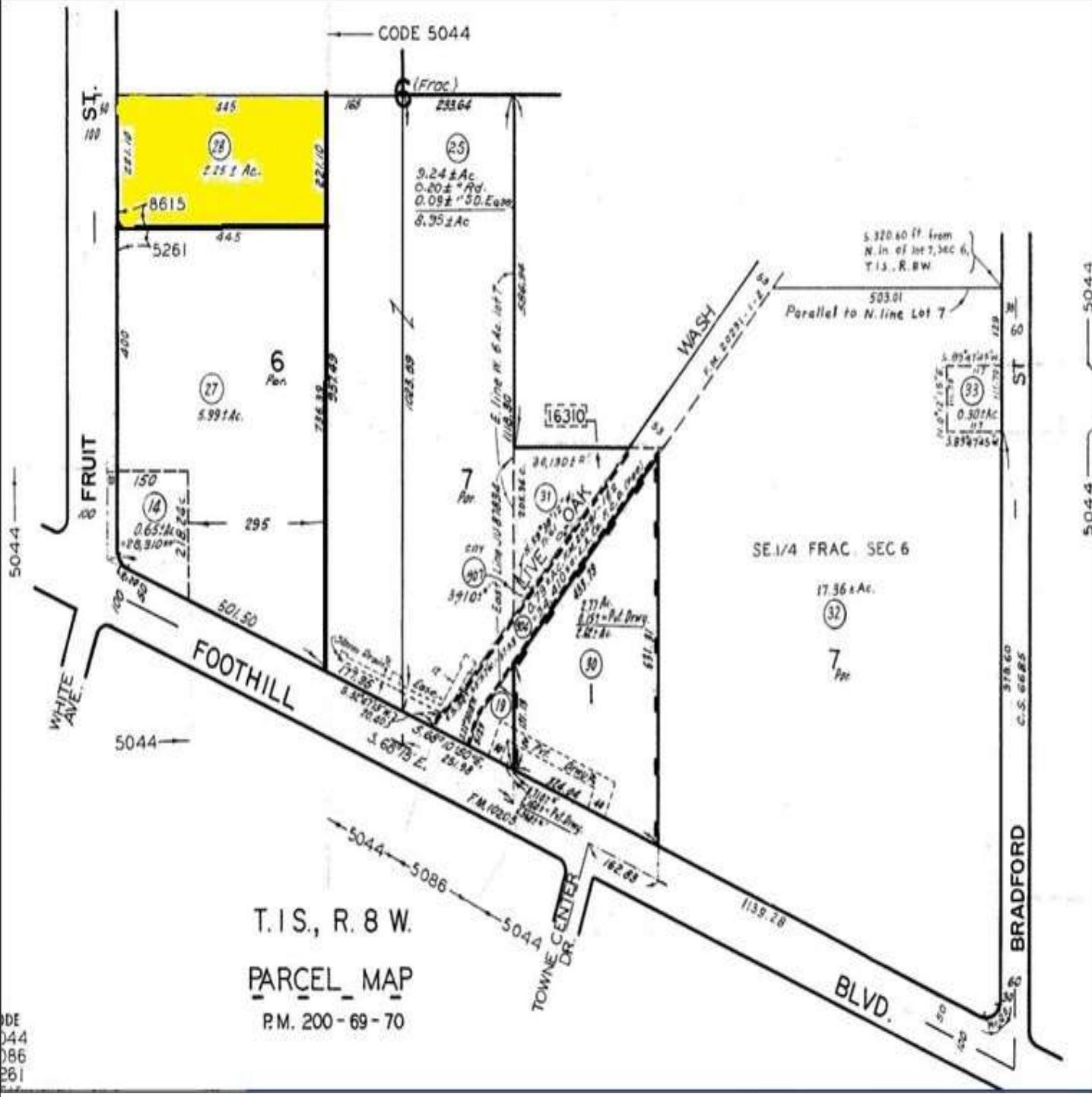
50 Unit, 60,000 SF Class C Apartments Condominium in a 60,000 SF building (con't)

Parcel Number: 8666-017-028

Legal Description:

County: **Los Angeles**

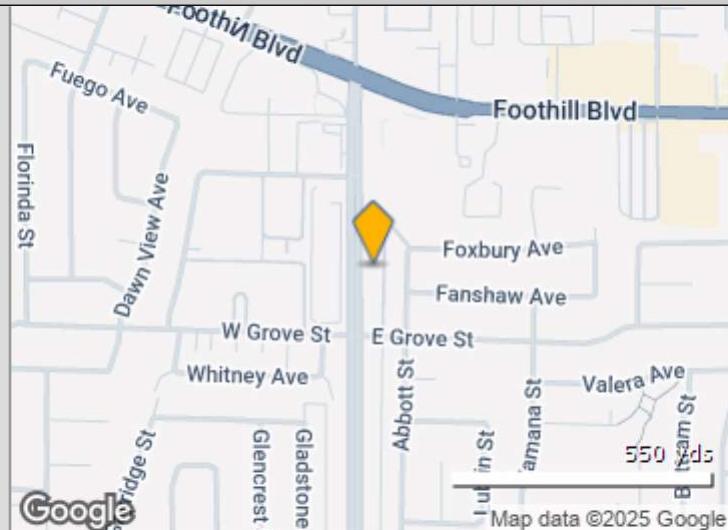
Plat Map: 3717 Fruit St



18

3106 N Garey Ave - North Garey Village**SOLD****Pomona, CA 91767**

Sale on 4/11/2024 for \$9,900,000 (\$170.69/SF; \$225,000/Unit) - Research Complete
44 Unit, 58,000 SF Class C Apartments Building Built in 1963

**Buyer & Seller Contact Info**

Recorded Buyer: **Flowing Streams of Nevada, LLC**
 True Buyer: **Samantha Kaura**
Samantha Kaura

Recorded Seller: **Amelian Kot & Family Trust**
Amelian Kot & Family Trust
 13001 La Mirada Blvd
 La Mirada, CA 90638
 (909) 593-1976

Buyer Type: **Individual**
 Buyer Broker: **Marcus & Millichap**
Douglas McCauley
 (626) 695-6776
David Covarrubias
 (909) 456-7035

Seller Type: **Trust**
 Listing Broker: **Marcus & Millichap**
Douglas McCauley
 (626) 695-6776
David Covarrubias
 (909) 456-7035

Transaction Details

ID: 6702945

Sale Date:	04/11/2024 (45 days on market)	Sale Type:	Investment
Escrow Length:	28 days	Bldg Type:	Apartments
Sale Price:	\$9,900,000-Confirmed	Year Built/Age:	Built in 1963 Age: 61
Asking Price:	\$11,725,000	RBA:	58,000 SF
Price/SF:	\$170.69	Land Area:	1.57 AC (68,320 SF)
Price/AC Land Gross:	\$6,312,165.26		

Percent Leased:	-	Percent Improved:	60.0%
GRM/GIM:	-/-	Total Value Assessed:	\$2,320,533 in 2023
Actual Cap Rate:	3.78%	Improved Value Assessed	\$1,392,323
Transfer Tax:	\$10,890	Land Value Assessed:	\$928,210
		Land Assessed/AC:	\$591,819

Parcel No: **8367-001-038**
 Document No: **0235547**

# Units:	44	Price/Unit:	\$225,000
Avg Unit Size:	1,217 SF	Avg Rent/Unit/Mo:	\$1,823

3106 N Garey Ave - North Garey Village**SOLD**

44 Unit, 58,000 SF Class C Apartments Building Built in 1963 (con't)

SF of all Units: **53,560**Avg Rent/SF/Mo: **\$1.50****UNIT MIX AT TIME OF SALE**

Units			Asking Rent				Effective Rent				Concessions		
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
2/1.0	38	86.4	1,140	-	-	-	-	-	-	-	-	-	-
3/2.0	6	13.6	1,600	-	-	-	-	-	-	-	-	-	-

Transaction Notes

This 44-unit multifamily property was sold between two private individuals for \$9,900,000 or \$225,000 per unit.

The property was on the market for about 2 months with a listing price of \$11,725,000.

The net operating income was \$374,220 yielding an actual cap rate of 3.78%.

The information in this comparable was verified by the listing broker.

Income Expense Data

Net Income	Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$374,220
-------------------	--	------------------

Current Building Information

ID: 9510182

Bldg Type:	Apartments	Bldg Status:	Built in 1963
# Units:	44	Bldg Size:	58,000 SF
Avg Unit Size:	1,217 SF	Stories:	2
Avg Vacancy:	4.6%	Typical Floor Size:	23,697 SF
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Owner Type:	Individual	Elevators:	0
Zoning:	POR31500*		
Land Area:	1.57 AC		

Parking: **20 Surface Spaces are available; 44 One-Car Garage Spaces are available; 28 Surface Tandem Spaces are available; Ratio of 1.94/1,000 SF; 2.09/Unit**

Expenses: **2020 Tax @ \$857.07/Unit**

Site Amenities: **Air Conditioning, Fireplace, Heating, Kitchen, Laundry Facilities, Storage Space, Tub/Shower, Yard**

Location Information

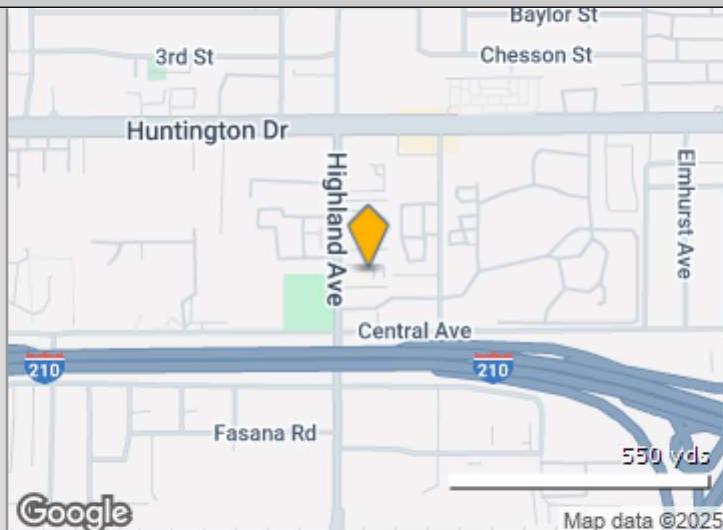
Second Address:	3114 N Garey Ave
Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Pomona MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

19

1404 Highland Ave**SOLD**

Duarte, CA 91010

Sale on 8/8/2023 for \$4,700,000 (\$343.27/SF; \$293,750/Unit) - Research Complete
 16 Unit, 13,692 SF Class C Apartments Building Built in 1979

**Buyer & Seller Contact Info**

Recorded Buyer: **M B Equity LLC**
 True Buyer: **Michele L Abernathy**
Michele Abernathy
 515 S Figeroa St
 Los Angeles, CA 90071
 (626) 287-0156

Buyer Type: **Individual**
 Buyer Broker: **KW Commercial**
Kevin Hurley
 (626) 204-3456
Kevin Lutz
 (626) 204-3475

Recorded Seller: **Lawrence W Van Noy 1990 Trust**
 True Seller: **Lawrence W Van Noy 1990 Trust**
Lawrence Van Noy
 1541 E Eagle Rdg
 Glendora, CA 91740
 (626) 357-0826

Seller Type: **Trust**
 Listing Broker: **KW Commercial**
Kevin Lutz
 (626) 204-3475
Kevin Hurley
 (626) 204-3456

Transaction Details

ID: 6480729

Sale Date:	08/08/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$4,700,000-Confirmed	Year Built/Age:	Built in 1979 Age: 44
Asking Price:	-	RBA:	13,692 SF
Price/SF:	\$343.27	Land Area:	0.69 AC (30,265 SF)
Price/AC Land Gross:	\$6,764,536.56		
Percent Leased:	100.0%	Percent Improved:	66.8%
GRM/GIM:	-/-	Total Value Assessed:	\$3,038,809 in 2023
		Improved Value Assessed:	\$2,029,319
		Land Value Assessed:	\$1,009,490
		Land Assessed/AC:	\$1,452,921
Financing:	Down payment of \$2,475,000.00 (52.7%) \$2,225,000.00 from JP Morgan Chase Bank		
Parcel No:	8529-012-057		
Document No:	0522309		

1404 Highland Ave

SOLD

16 Unit, 13,692 SF Class C Apartments Building Built in 1979 (con't)

Sale History: **Sold for \$4,700,000 (\$343.27/SF; \$293,750/Unit) on 8/8/2023**
Sold for \$858,500 (\$125.40/SF; \$107,313/Unit) on 9/24/2018
Sold on 6/29/2016 Non-Arms Length
Sold on 6/29/2016 Non-Arms Length
Sold for \$1,285,000 (\$93.85/SF; \$80,313/Unit) on 3/11/2003

# Units:	16	Price/Unit:	\$293,750
Avg Unit Size:	871 SF	Avg Rent/Unit/Mo:	\$959
SF of all Units:	13,950	Avg Rent/SF/Mo:	\$1.10

UNIT MIX AT TIME OF SALE

Units			Asking Rent				Effective Rent				Concessions		
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	14	87.5	850	-	-	-	-	-	-	-	-	-	-
2/1.0	1	6.3	950	-	-	-	-	-	-	-	-	-	-
2/2.0	1	6.3	1,100	-	-	-	-	-	-	-	-	-	-

Transaction Notes

On 8/8/23 the multi-family property at 1404 Highland Ave in Duarte, CA was sold. This property is a 13,692 SF, class C building with 16 units that sold for \$4,700,000. Kevin Lutz and Kevin Hurley of KW Commercial represented both the buyer and seller during this transaction. The details surrounding this deal were obtained and confirmed via individuals involved with the deal.

Current Building Information

ID: 4434965

Bldg Type:	Apartments	Bldg Status:	Built in 1979
# Units:	16	Bldg Size:	13,692 SF
# of Bldgs:	1	Stories:	2
Avg Unit Size:	871 SF	Typical Floor Size:	6,846 SF
Units per AC:	23	Rent/SF/Yr:	-
Avg Vacancy:	0.0%	Elevators:	0
Bldg Vacant:	0 SF		
Owner Type:	Individual		
Zoning:	R3, Duarte		
Land Area:	0.69 AC		
Parking:	16 free Covered Spaces are available; Ratio of 2.00/1,000 SF; 1.00/Unit		
Expenses:	2020 Tax @ \$1612.29/Unit		
Site Amenities:	Air Conditioning, Heating, Kitchen, Laundry Facilities, Range		

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Duarte MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV
Map/Page:	Thomas Bros. Guide 568-B5

1404 Highland Ave

SOLD

16 Unit, 13,692 SF Class C Apartments Building Built in 1979 (con't)

Parcel Number: **8529-012-057**
Legal Description: **Lot 14 trt 9618 bk 134 pg 21**
County: **Los Angeles**

Plat Map: 1404 Highland Ave



**ASSESSOR'S MAP
COUNTY
OF LOS ANGELES, CALIF.**

SEP 1 5 2004

KM Kidder Mathews

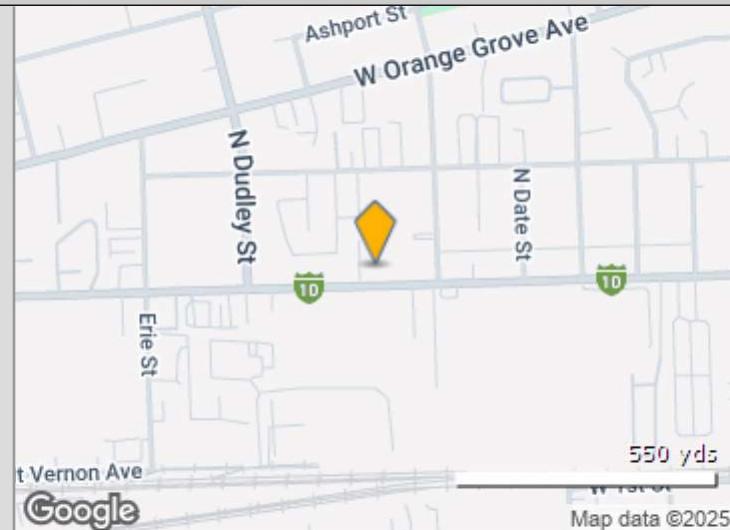
20

1451 W Holt Ave - Skyline RV park**SOLD**

Pomona, CA 91768

Sale on 3/4/2024 - Public Record

30 Unit, 3,933 SF Class C Manufactured Housing/Mobile Home Park Building Built in 1946

**Buyer & Seller Contact Info**

Buyer Type:

Buyer Broker: **Lyon Stahl Investment Real Estate**
Michael Monempour
(310) 883-7073

Seller Type:

Listing Broker: **Lyon Stahl Investment Real Estate**
Michael Monempour
(310) 883-7073

Transaction Details

ID: 6678243

Sale Date: **03/04/2024**

Sale Type: -

Escrow Length: -

Bldg Type: **Manufactured Housing/Mobile Home Park**

Sale Price: -

Year Built/Age: **Built in 1946 Age: 78**

Asking Price: -

RBA: **3,933 SF**

Price/SF: -

Land Area: **0.92 AC (39,901 SF)**

Percent Leased: -

GRM/GIM: -/-

No. of Tenants: 1

Tenants at time of sale: **Skyline RV Park**Sale History: **Sold on 3/4/2024****Sold for \$1,510,000 (\$383.93/SF; \$50,333/Unit) on 5/28/2021****Sold for \$1,225,000 (\$311.47/SF; \$40,833/Unit) on 2/22/2007**# Units: **30**Avg Unit Size: **131 SF****UNIT MIX AT TIME OF SALE**

Units				Asking Rent				Effective Rent				Concessions	
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	30	100.0	-	-	-	-	-	-	-	-	-	-	-

1451 W Holt Ave - Skyline RV park**SOLD**

30 Unit, 3,933 SF Class C Manufactured Housing/Mobile Home Park Building Built in 1946 (con't)

Current Building Information

ID: 1348413

Bldg Type:	Manufactured Housing/Mobile Home Park	Bldg Status:	Built in 1946
# Units:	30	Bldg Size:	3,933 SF
Avg Unit Size:	131 SF	Stories:	1
Avg Vacancy:	0.0%	Typical Floor Size:	3,933 SF
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Owner Type:	-	Elevators:	0
Zoning:	C4-T4, Pomona		
Land Area:	0.92 AC		

Parking:	15 Surface Spaces are available; Ratio of 3.81/1,000 SF; 0.50/Unit
Expenses:	2021 Tax @ \$700.95/Unit
Site Amenities:	Property Manager on Site

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Pomona MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV
Map(Page):	Thomas Bros. Guide 640-F1

1451 W Holt Ave - Skyline RV park

SOLD

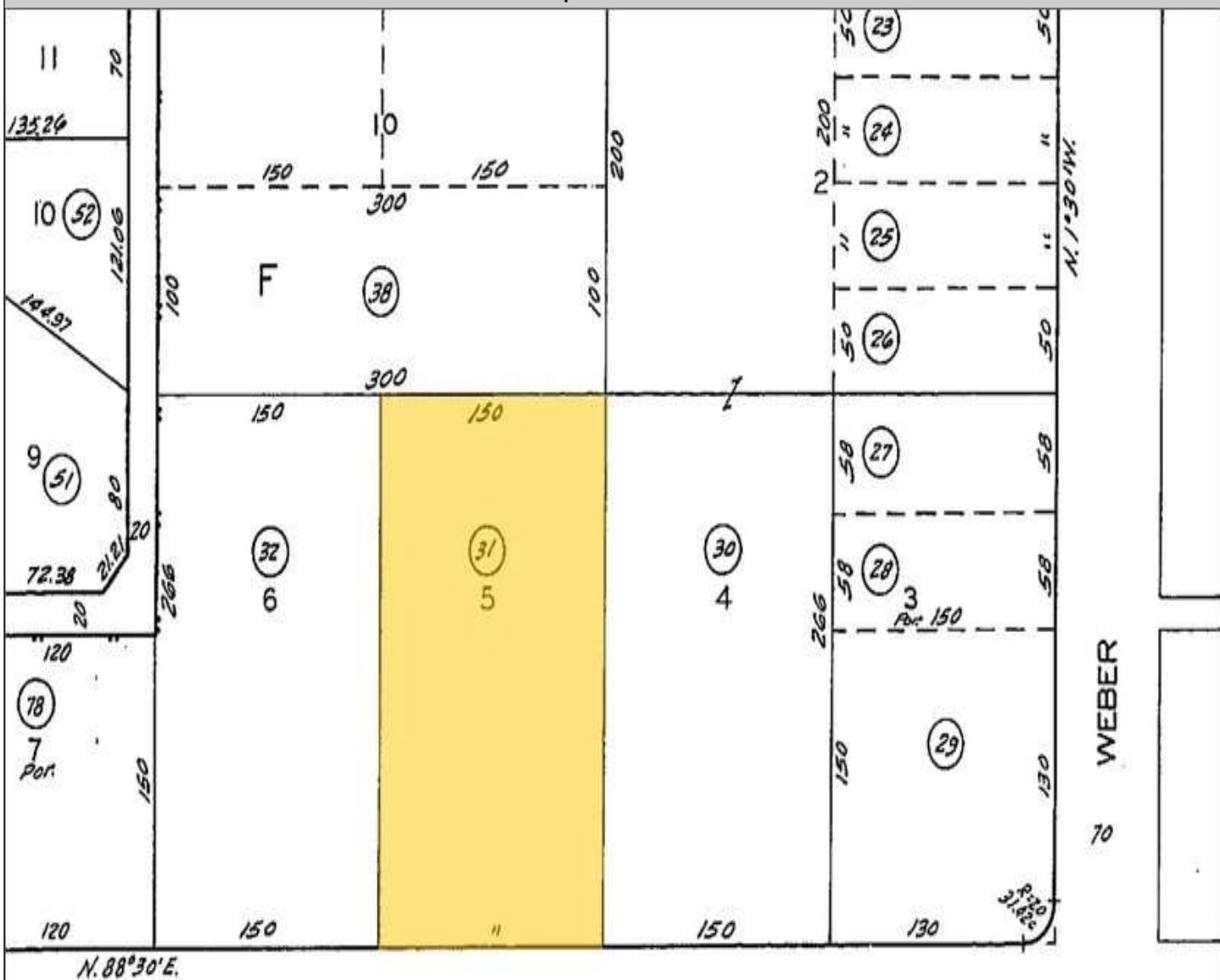
30 Unit, 3,933 SF Class C Manufactured Housing/Mobile Home Park Building Built in 1946 (con't)

Parcel Number: -

Legal Description:

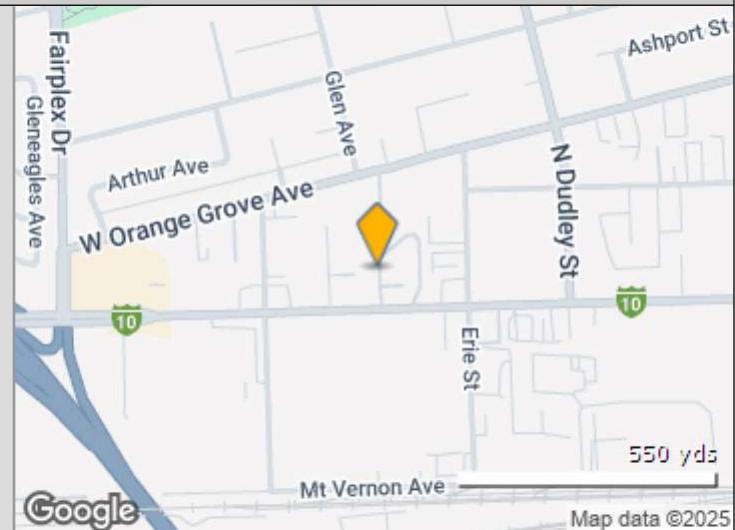
Legal Description: County: Los Angeles

Plat Map: 1451 W Holt Ave



M.B. 617 - 85-86

21

1733 W Holt Ave - Shield Village**SOLD****Pomona, CA 91768**Sale on 1/11/2024 - Research Complete (Part of Multi-Property)
27 Unit, 48,732 SF Class B Apartments Building Built in 2009

Map data ©2025

Buyer & Seller Contact Info

Recorded Buyer: **Tivoli Plaza, LP**
 True Buyer: **Spira Equity Partners**
Cyrus Yee
 1055 Dunsmuir St
 Vancouver, BC V7X 1L4
 (786) 573-5151
Foundation for Affordable Housing
Melissa Vincent
 18565-18575 Jamboree Rd
 Irvine, CA 92612
 (949) 443-9101

Buyer Type: **Investment Manager**
Non Profit

Buyer Broker: **No Buyer Broker on Deal**

Recorded Seller: **Pomona Housing Partners LP**
 True Seller: **Related California Irvine**
 18201 Von Karman Ave
 Irvine, CA 92612
 (949) 660-7272
Shield Of Faith Economic Development
 1750 W Holt Ave
 Pomona, CA 91768
 (909) 629-6294

Seller Type: **Developer - Regional**

Listing Broker: **CBRE**
Joey Padon
 (206) 292-1600
Mike Canori
 (206) 292-1600

Transaction Details

ID: 6633272

Sale Date:	01/11/2024	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	-	Year Built/Age:	Built in 2009 Age: 15
Asking Price:	-	RBA:	48,732 SF
Price/SF:	-	Land Area:	1.29 AC (56,223 SF)

Percent Leased:	100.0%
GRM/GIM:	-
Sale Conditions:	LIHTC
Transfer Tax:	\$15,268

Document No: **0026286**

1733 W Holt Ave - Shield Village**SOLD**

27 Unit, 48,732 SF Class B Apartments Building Built in 2009 (con't)

Units: **27**
 Avg Unit Size: **1,105 SF**
 SF of all Units: **29,850**

Avg Rent/Unit/Mo: **\$1,554**
 Avg Rent/SF/Mo: **\$1.41**

UNIT MIX AT TIME OF SALE

Units				Asking Rent				Effective Rent				Concessions	
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	3	3.3	750	0	\$1,129	\$1,129	\$1.51	\$1.51	\$1,127	\$1,127	\$1.50	\$1.50	0.2%
2/1.0	4	4.4	900	0	\$1,270	\$1,270	\$1.41	\$1.41	\$1,267	\$1,267	\$1.41	\$1.41	0.2%
3/2.0	20	22.2	1,200	0	\$1,598	\$1,598	\$1.33	\$1.33	\$1,594	\$1,594	\$1.33	\$1.33	0.3%

CONCESSIONS BY UNIT MIX AT SALE

Units				Concessions			
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
1/1.0	3	3.3	750	0	-	\$2.00	0.2%
2/1.0	4	4.4	900	0	-	\$3.00	0.2%
3/2.0	20	22.2	1,200	0	-	\$4.00	0.3%

Transaction Notes

A joint venture between Related California and Shield of Faith Economic Development sold this portfolio totaling 90-units to Spira Equity Partners and Foundation for Affordable Housing.

The in-place net operating income was \$562,140 yielding and actual cap rate of 4.05%.

The information in this comparable was verified by the Seller.

Current Building Information

ID: 9177944

Bldg Type:	Apartments	Bldg Status:	Built in 2009
# Units:	27	Bldg Size:	48,732 SF
Avg Unit Size:	1,105 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	21,442 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Non Profit	Rent/SF/Yr:	-
Zoning:	POT4-C4	Elevators:	0
Land Area:	1.29 AC		

Parking:	7 Surface Spaces are available; Ratio of 0.14/1,000 SF; 0.26/Unit
Expenses:	2020 Tax @ \$385.01/Unit
Site Amenities:	Air Conditioning, Business Center, Fitness Center, Media Center/Movie Theatre, Playground, Wheelchair Accessible (Rooms)

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Pomona MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

1733 W Holt Ave - Shield Village

SOLD

27 Unit, 48,732 SF Class B Apartments Building Built in 2009 (con't)

Parcel Number: -

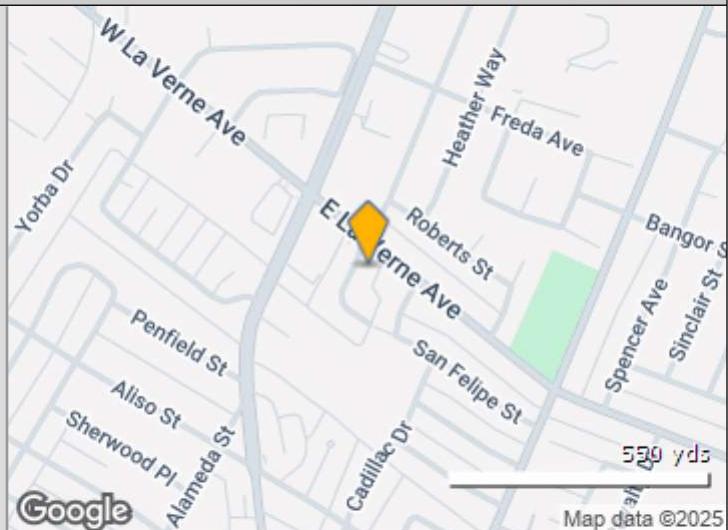
Legal Description:

County: **Los Angeles**

Plat Map: 1733 W Holt Ave



22

150-152 E La Verne Ave - The Brentwood**SOLD****Pomona, CA 91767**Sale on 7/30/2024 for \$4,006,500 (\$192.42/SF) - Research Complete
16 Unit, 20,822 SF Class C Apartments Building Built in 1963**Buyer & Seller Contact Info**

Recorded Buyer: **Advanced X Fund 24**
 True Buyer: **Advanced Management Company**
Richard Julian
 15320 Barranca Pky
 Irvine, CA 92618
 (949) 595-5900

Buyer Type: **Developer - Regional**
 Buyer Broker: **No Buyer Broker on Deal**

Recorded Seller: **Dawn Anderson Living Trust**
 True Seller: **Dawn Anderson**
Dawn Anderson
 965 W 23rd St
 Upland, CA 91784
 (909) 634-0484

Seller Type: **Individual**
 Listing Broker: **Triqor Group**
Gustavo Fimbres
 (949) 756-3232

Transaction Details

ID: 6839817

Sale Date:	07/30/2024	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$4,006,500-Confirmed	Year Built/Age:	Built in 1963 Age: 61
Asking Price:	-	RBA:	20,822 SF
Price/SF:	\$192.42	Land Area:	0.64 AC (27,669 SF)
Price/AC Land Gross:	\$6,307,462.22		

Percent Leased:	100.0%	Percent Improved:	63.4%
GRM/GIM:	-/-	Total Value Assessed:	\$3,882,442 in 2023
		Improved Value Assessed:	\$2,460,703
		Land Value Assessed:	\$1,421,739
		Land Assessed/AC:	\$2,238,254

Parcel No:	8362-001-033
Document No:	0504979
Sale History:	Sold on 8/29/2024 Non-Arms Length Sold for \$4,006,500 (\$192.42/SF) on 7/30/2024 Sold for \$3,550,000 (\$170.49/SF; \$197,222/Unit) on 4/25/2018 Sold for \$2,625,000 (\$126.07/SF; \$145,833/Unit) on 1/20/2017

150-152 E La Verne Ave - The Brentwood**SOLD**

16 Unit, 20,822 SF Class C Apartments Building Built in 1963 (con't)

# Units:	16	Avg Rent/Unit/Mo:	\$1,934
Avg Unit Size:	866 SF	Avg Rent/SF/Mo:	\$2.23
SF of all Units:	17,325		

Transaction Notes

A private individual sold this 20,822 square foot, 18 unit, multifamily property to a investment firm who specializes in multifamily asset venture deals, for \$4,006,500.00 or \$250,406 per unit. The property was fully occupied at the time of sale.

The seller was interested in selling the property after the buyer saw the property wanted to make an offer for a new deal.

The information in the comparable has been verified by the seller and buyer.

Current Building Information

ID: 6964006

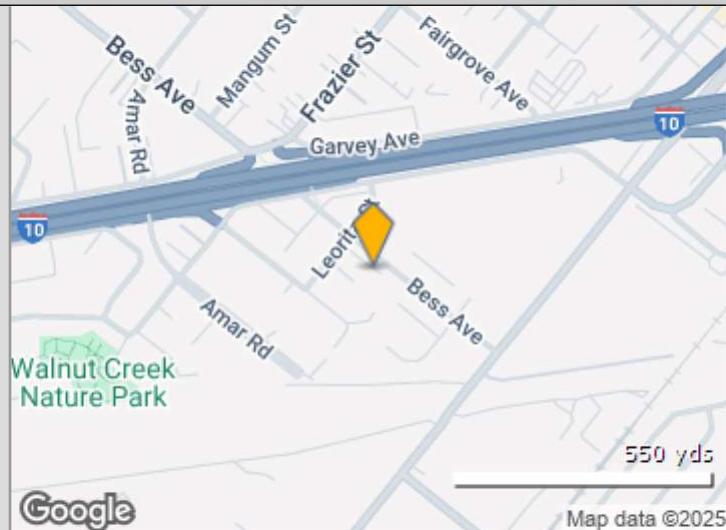
Bldg Type:	Apartments	Bldg Status:	Built in 1963
# Units:	16	Bldg Size:	20,822 SF
Avg Unit Size:	866 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	10,411 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Developer - Regional	Rent/SF/Yr:	-
Zoning:	POR31000*	Elevators:	0
Land Area:	0.64 AC		

Parking: **18 free Covered Spaces are available; Ratio of 0.86/1,000 SF; 0.90/Unit**
Expenses: **2020 Tax @ \$2440.93/Unit; 2018 Ops @ \$4715.30/Unit**
Site Amenities: **Laundry Facilities**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Pomona MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

23

932 Leorita St - Leorita and Bess Apartments**SOLD****Baldwin Park, CA 91706**Sale on 3/26/2024 for \$5,706,250 (\$231.82/SF; \$190,208/Unit) - Research Complete
30 Unit, 24,615 SF Class C Apartments Building Built in 1984**Buyer & Seller Contact Info**Recorded Buyer: **The Ridge Apartment Homes, LP**Recorded Seller: **Leorita & Bess Apartments, LLC**True Buyer: **Positive Investments, Inc.**
Srinivas Yalamanchili
610 N Santa Anita Ave
Arcadia, CA 91006
(626) 321-4800True Seller: **Walter William Schubert Jr Family Trust**Buyer Type: **Developer - Regional**
Buyer Broker: **Rosano Capital Partners**
Brandon Evans
(805) 814-9070Seller Type: **Trust**
Listing Broker: **Rosano Capital Partners**
Brandon Evans
(805) 814-9070**Transaction Details**

ID: 6692162

Sale Date:	03/26/2024	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$5,706,250-Confirmed	Year Built/Age:	Built in 1984 Age: 40
Asking Price:	-	RBA:	24,615 SF
Price/SF:	\$231.82	Land Area:	1.05 AC (45,668 SF)

Price/AC Land Gross: **\$5,442,817.63**

Percent Leased:	97.0%	Percent Improved:	79.2%
GRM/GIM:	11.10/-	Total Value Assessed:	\$2,377,817 in 2023
Actual Cap Rate:	4.77%	Improved Value Assessed:	\$1,882,606
Sale Conditions:	1031 Exchange	Land Value Assessed:	\$495,211
Transfer Tax:	\$6,277.15	Land Assessed/AC:	\$472,349

Parcel No:	8559-012-049
Document No:	0194035
Sale History:	Sold for \$5,706,250 (\$231.82/SF; \$190,208/Unit) on 3/26/2024 Sold on 6/11/2014 Non-Arms Length Sold for \$900,000 (\$36.56/SF; \$30,000/Unit) on 5/23/2001

932 Leorita St - Leorita and Bess Apartments**SOLD**

30 Unit, 24,615 SF Class C Apartments Building Built in 1984 (con't)

# Units:	30	Price/Unit:	\$190,208
Avg Unit Size:	1,000 SF	Avg Rent/Unit/Mo:	\$1,736
SF of all Units:	30,000	Avg Rent/SF/Mo:	\$1.74

UNIT MIX AT TIME OF SALE

Units			Asking Rent				Effective Rent				Concessions		
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
2/1.0	30	100.0	1,000	-	-	-	-	-	-	-	-	-	-

Transaction Notes

A private individual sold this 30-unit multifamily property to Positive Investments, Inc. for \$5,706,250 or \$190,208 per unit.

The property has one vacancy at the time of sale.

The net-operating income for 2023 was \$272,188 yielding an actual cap rate of 4.77%.

The information in this comparable was verified by the listing broker and buyer.

Income Expense Data

Net Income	Net Operating Income	\$272,188
	- Debt Service	
	- Capital Expenditure	
	Cash Flow	

Current Building Information

ID: 652917

Bldg Type:	Apartments	Bldg Status:	Built in 1984
# Units:	30	Bldg Size:	24,615 SF
# of Bldgs:	1	Stories:	2
Avg Unit Size:	1,000 SF	Typical Floor Size:	12,308 SF
Units per AC:	28	Rent/SF/Yr:	-
Avg Vacancy:	0.0%	Elevators:	0
Bldg Vacant:	0 SF		
Owner Type:	Developer - Regional		
Zoning:	R3, Baldwin Park		
Land Area:	1.05 AC		
Expenses:	2021 Tax @ \$1148.49/Unit		
Site Amenities:	Air Conditioning, Balcony, Carpet, Hardwood Floors, Heating, Laundry Facilities, Patio, Range		

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Baldwin Park MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA
CSA:	Los Angeles-Long Beach, CA
DMA:	Los Angeles, CA-NV

932 Leorita St - Leorita and Bess Apartments

SOLD

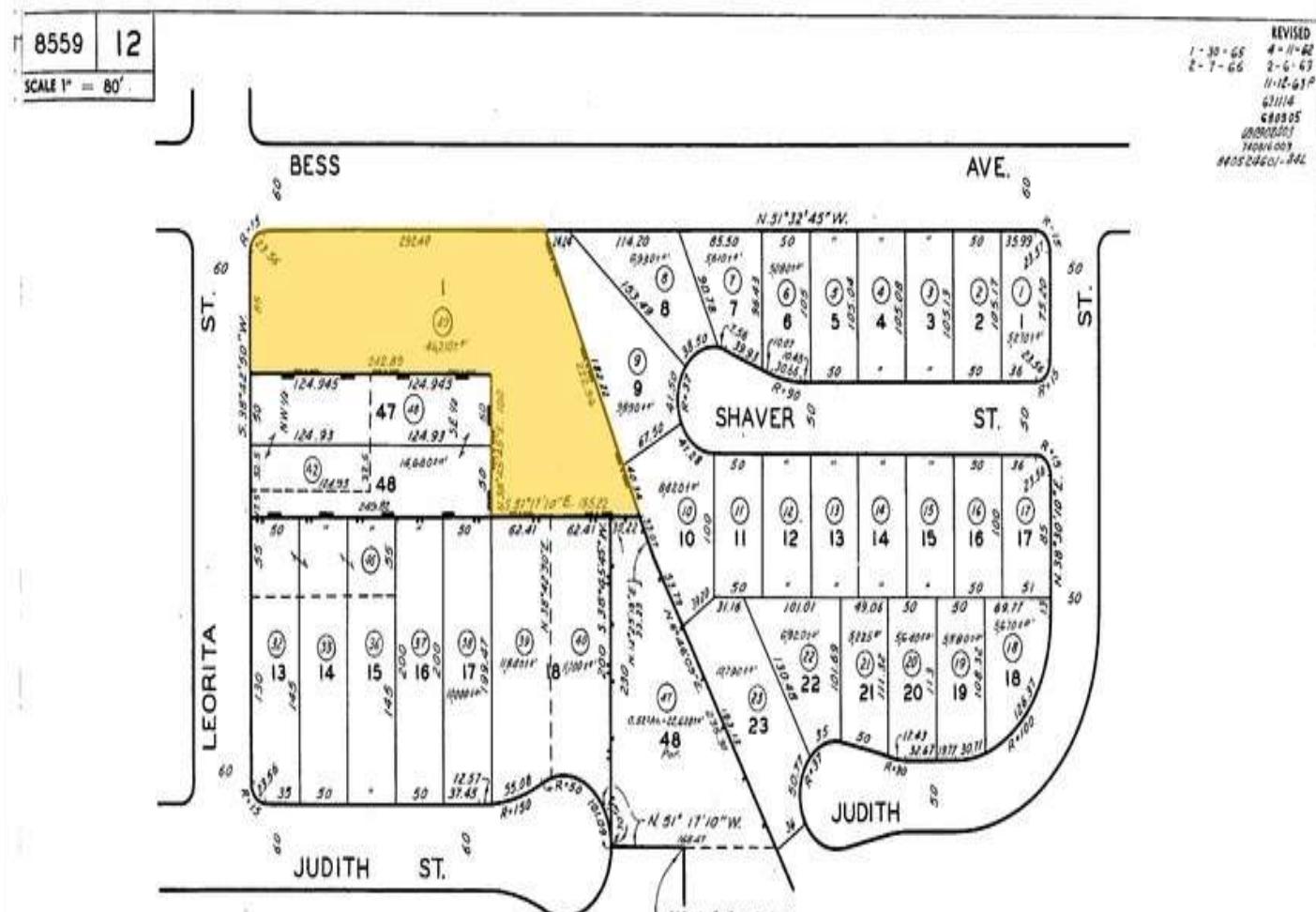
30 Unit, 24,615 SF Class C Apartments Building Built in 1984 (con't)

Parcel Number: **8559-012-049**

Legal Description: Par 1 PM No. 1030 bk 168 pgs 38 & 39

County: **Los Angeles**

Plat Map: 932 Leorita St



PARCEL MAP

P.M. 168-38-39

TRACT NO. 13211

M.B. 270-14

TRACT NO 718

M.B. 17-17

TRACT NO. 14056

M.B. 300-24

TRACT NO. 26572

M.B. 17-17

CODE
2087

FOR PREV. ASSMT. SEE: 8559-12

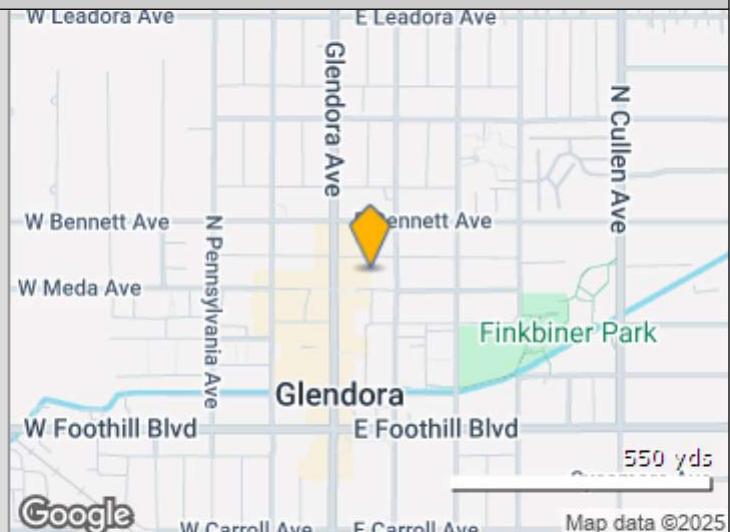
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

24

115 E Meda Ave - Meda Apartments**SOLD**

Glendora, CA 91741

Sale on 12/11/2024 for \$5,620,000 (\$390.28/SF) - Research Complete
 20 Unit, 14,400 SF Class C Apartments Building Built in 1960

**Buyer & Seller Contact Info**Recorded Buyer: **Lapazriverside Llc**Recorded Seller: **Edward O Simsian & Janine M Simsian Family Trust**

True Buyer: **Zaid D Altahan & Maha K Yahya**
Zaid Altahan
 868 Sonora Ct
 San Dimas, CA 91773
 (650) 333-4394

True Seller: **Edward and Janine Simsian**
Edward Simsian
Janine Simsian
 1134-1148 Sesmas St
 Monrovia, CA 91016
 (909) 596-8011

Buyer Type: **Individual**

Seller Type: **Individual**
 Listing Broker: **Colliers**
David Lin
 (213) 532-3290
Edward Pan
 (213) 627-1214

Transaction Details

ID: 6984889

Sale Date:	12/11/2024 (103 days on market)	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$5,620,000-Confirmed	Year Built/Age:	Built in 1960 Age: 64
Asking Price:	\$5,880,000	RBA:	14,400 SF
Price/SF:	\$390.28	Land Area:	0.48 AC (20,909 SF)
Price/AC Land Gross:	\$11,708,333.33		

Percent Leased:	100.0%	Percent Improved:	57.3%
GRM/GIM:	-/-	Total Value Assessed:	\$3,606,331 in 2024
Actual Cap Rate:	4.00%	Improved Value Assessed	\$2,067,746
Transfer Tax:	\$6,182	Land Value Assessed:	\$1,538,585
		Land Assessed/AC:	\$3,205,385

Parcel No: **8638-006-017**
 Document No: **0874696**

115 E Meda Ave - Meda Apartments

SOLD

20 Unit, 14,400 SF Class C Apartments Building Built in 1960 (con't)

Sale History: **Sold for \$5,620,000 (\$390.28/SF) on 12/11/2024**
Sold on 6/19/2014 Non-Arms Length
Sold for \$1,448,587 (\$100.60/SF; \$72,429/Unit) on 5/30/1990

Units: **20** Avg Rent/Unit/Mo: **\$2,101**
Avg Unit Size: **600 SF** Avg Rent/SF/Mo: **\$11.67**
SF of all Units: **3,600**

UNIT MIX AT TIME OF SALE

Bed/Bath	#	%	Avg SF	Vacant	Asking Rent		Effective Rent			Concessions	
					Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF
1/1.0	14	70.0	600	-	-	-	-	-	-	-	-
2/1.0	6	30.0	800	-	-	-	-	-	-	-	-

Transaction Notes

Two private individuals sold this 20 unit multi-family building to a private buyer for \$5,620,000, or \$281,000 per unit. The property was fully leased at the time of the sale. The listing was on the market for approximately 103 days, with an initial asking price of \$5,880,000.

The net operating income was reported to be approximately \$224,800, yielding an actual cap rate of 4%.

The information in the comparable has been verified by the listing broker and a buyer contact.

Current Building Information

ID: 4014592

Bldg Type: **Apartments** Bldg Status: **Built in 1960**
Units: **20** Bldg Size: **14,400 SF**
of Bldgs: **1** Stories: **2**
Avg Unit Size: **600 SF** Typical Floor Size: **7,200 SF**
Units per AC: **41** Metering: **Individually Metered**
Avg Vacancy: **0.0%** Rent/SF/Yr: **-**
Bldg Vacant: **0 SF** Elevators: **0**
Owner Type: **Individual**
Zoning: **GDCCAP**
Land Area: **0.48 AC**

Parking: **20 Surface Spaces are available; Ratio of 1.39/1,000 SF; 1.00/Unit**
Expenses: **2021 Tax @ \$1664.91/Unit**
Site Amenities: **Air Conditioning, Courtyard, Gated, Heating, Kitchen, Laundry Facilities, Oven, Range, Refrigerator, Tub/Shower**

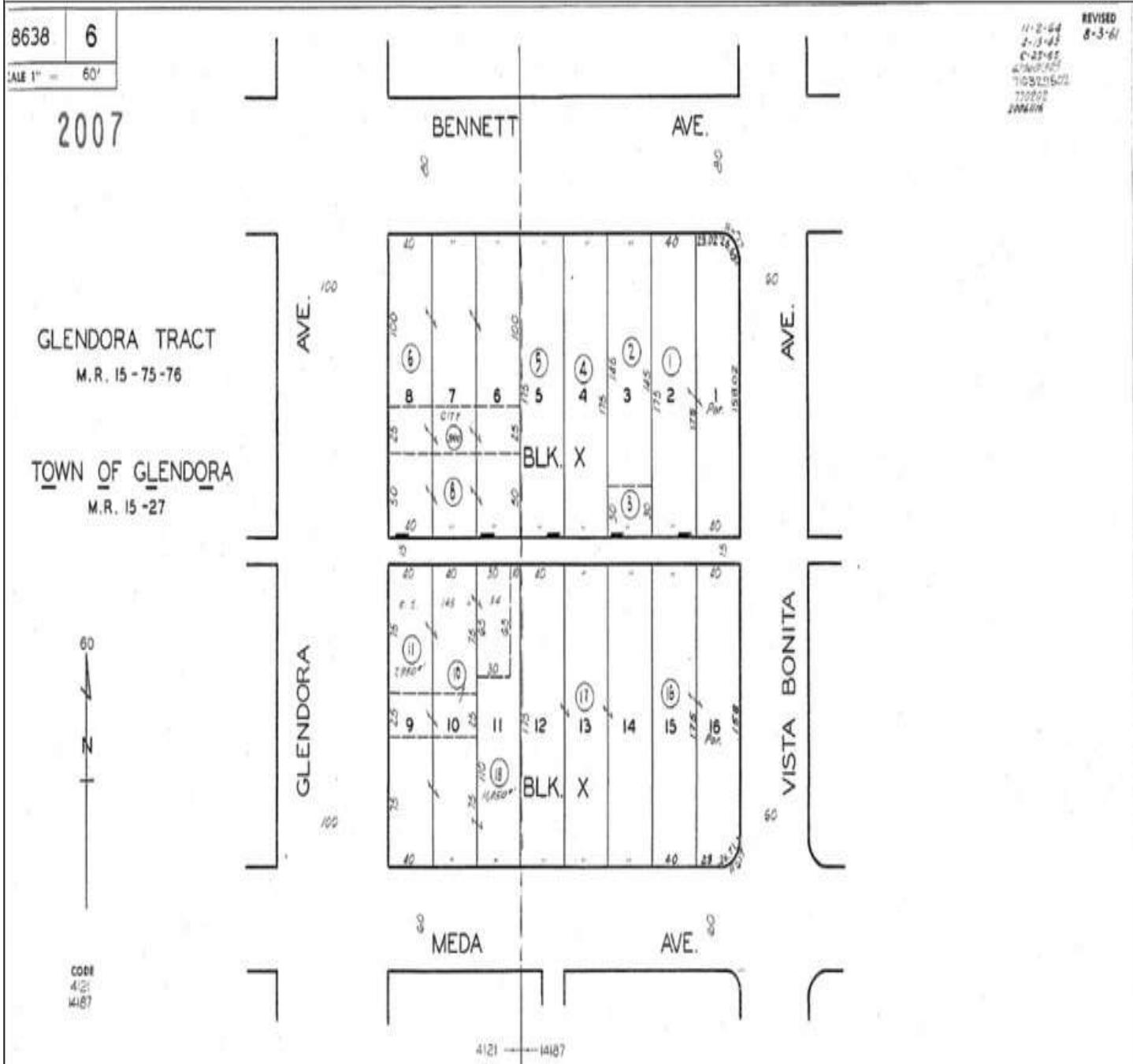
Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Glendora MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

115 E Meda Ave - Meda Apartments**SOLD**

20 Unit, 14,400 SF Class C Apartments Building Built in 1960 (con't)

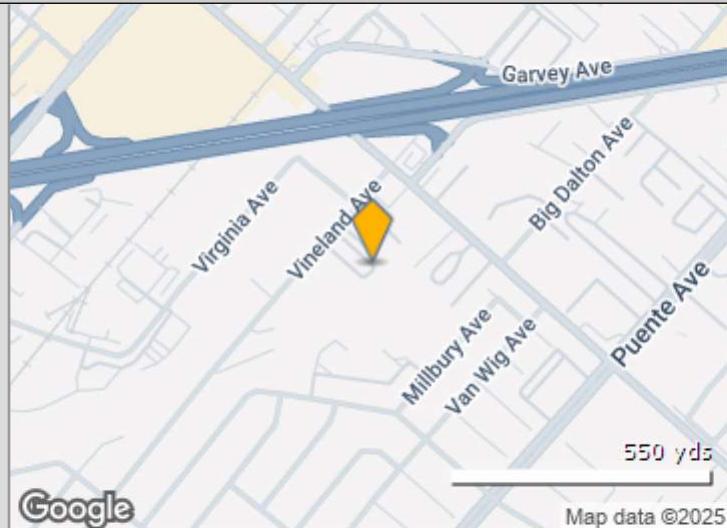
Parcel Number: 8638-006-017
 Legal Description: Lots 12-14 blk X of Glendora Trt bk 15 pgs 75,76
 County: Los Angeles

Plat Map: 115 E Meda Ave

25

1428-1440 Vineland Ave**SOLD****Baldwin Park, CA 91706**

Sale on 5/19/2023 for \$9,800,000 (\$308.93/SF; \$288,235/Unit) - Research Complete
 34 Unit, 31,722 SF Class C Apartments Building Built in 1963



Map data ©2025

Buyer & Seller Contact InfoRecorded Buyer: **Prospective Home Property Llc**True Buyer: **Chi Ian Ho****Chi Ho**1350 Bixby Dr
City Of Industry, CA 91745
(909) 243-2932Buyer Type: **Individual**Buyer Broker: **No Buyer Broker on Deal**Recorded Seller: **Vvip-axp Development LLC**True Seller: **MacroReal Commercial, Inc****Grady Liu**55 E Huntington Dr
Arcadia, CA 91006
(626) 898-5868Seller Type: **Investment Manager**Listing Broker: **MacroReal Commercial, Inc****Grady Liu**

(626) 898-5868

Transaction Details

ID: 6403433

Sale Date:	05/19/2023	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Apartments
Sale Price:	\$9,800,000-Full Value	Year Built/Age:	Built in 1963 Age: 60
Asking Price:	-	RBA:	31,722 SF
Price/SF:	\$308.93	Land Area:	2.20 AC (96,037 SF)
Price/AC Land Gross:	\$4,445,049.21		
Percent Leased:	-	Percent Improved:	76.4%
GRM/GIM:	-/-	Total Value Assessed:	\$6,554,405 in 2023
Transfer Tax:	\$10,780	Improved Value Assessed:	\$5,008,555
		Land Value Assessed:	\$1,545,850
		Land Assessed/AC:	\$701,161

No. of Tenants:	1
Tenants at time of sale:	MIG - 1428 - 1440 Vineland Ave
Financing:	\$5,000,000.00 from East West Bank
Parcel No:	8558-023-027, 8558-023-087
Document No:	0328054

1428-1440 Vineland Ave**SOLD**

34 Unit, 31,722 SF Class C Apartments Building Built in 1963 (con't)

Sale History: **Sold for \$9,800,000 (\$308.93/SF; \$288,235/Unit) on 5/19/2023**
Sold on 5/19/2023 Non-Arms Length
Sold for \$6,360,000 (\$200.49/SF; \$187,059/Unit) on 9/24/2019

Units: **34** Price/Unit: **\$288,235**
Avg Unit Size: **931 SF**
SF of all Units: **31,654**

UNIT MIX AT TIME OF SALE

Bed/Bath	#	%	Units		Asking Rent				Effective Rent				% Concessions
			Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	
2/1.0	33	97.1	918	-	-	-	-	-	-	-	-	-	-
4/2.0	1	2.9	1,360	-	-	-	-	-	-	-	-	-	-

Transaction Notes

The seller sold this 31,722 SF, 34 unit Multi-Family Property for \$9,800,000, or \$288,235 per unit.

Neither party could be reached for comment.

All information in the comparable has been verified by sources deemed reliable.

Current Building Information

ID: 11224744

Bldg Type:	Apartments	Bldg Status:	Built in 1963
# Units:	34	Bldg Size:	31,722 SF
Avg Unit Size:	931 SF	Stories:	1
Avg Vacancy:	2.9%	Typical Floor Size:	31,722 SF
Bldg Vacant:	0 SF	Rent/SF/Yr:	-
Owner Type:	Individual	Elevators:	0
Zoning:	BP1*		
Land Area:	2.20 AC		

Parking: **41 Surface Spaces are available; Ratio of 1.29/1,000 SF; 1.21/Unit**
Expenses: **2020 Tax @ \$2637.79/Unit**

Location Information

Metro Market: **Los Angeles**
Submarket: **San Gabriel Valley MF/Bassett MF**
County: **Los Angeles**
CBSA: **Los Angeles-Long Beach-Glendale, CA**
CSA: **Los Angeles-Long Beach, CA**
DMA: **Los Angeles, CA-NV**

1428-1440 Vineland Ave

SOLD

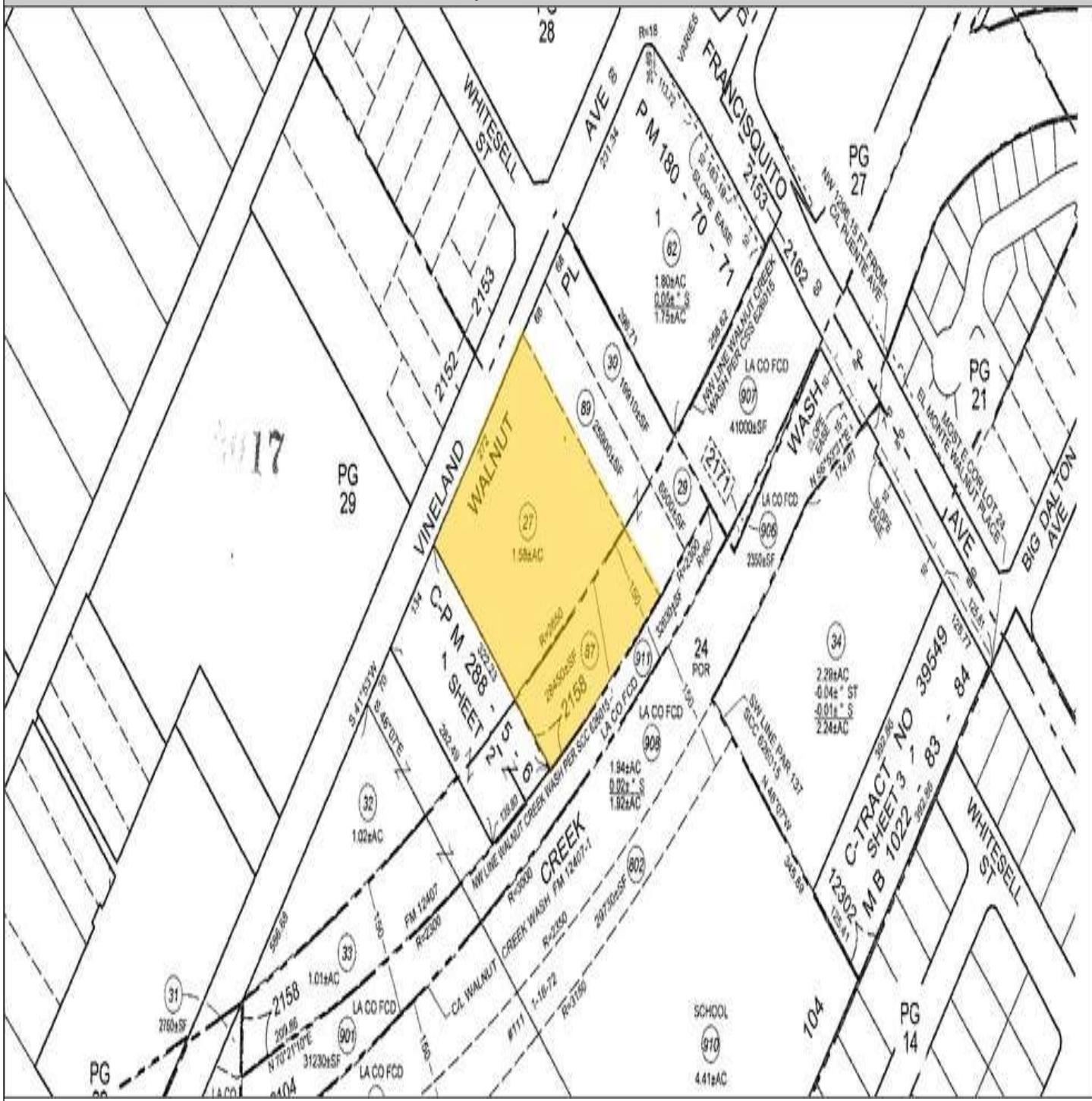
34 Unit, 31,722 SF Class C Apartments Building Built in 1963 (con't)

Parcel Number: 8558-023-027, 8558-023-087

Legal Description:

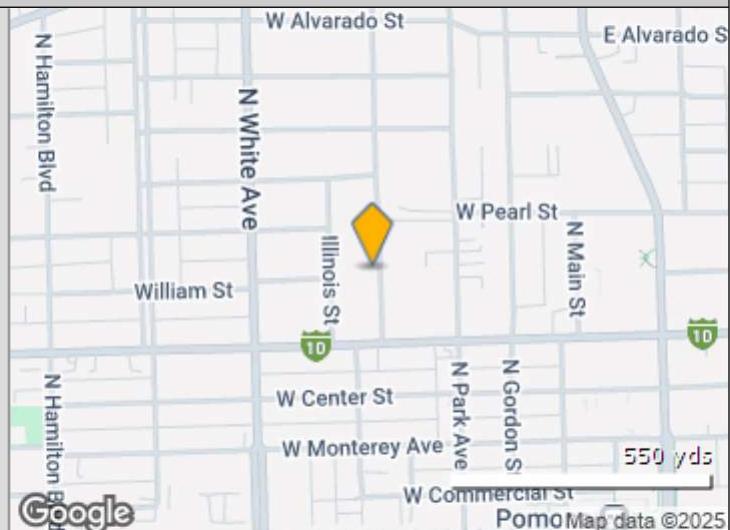
County: **Los Angeles**

Plat Map: 1428-1440 Vineland Ave



601 Wisconsin St**SOLD****Pomona, CA 91768**

Sale on 4/5/2024 for \$4,100,000 (\$317.46/SF; \$273,333/Unit) - Research Complete
 15 Unit, 12,915 SF Class C Apartments Building Built in 1963

**Buyer & Seller Contact Info**Recorded Buyer: **JR & CC Enterprises LLC**Recorded Seller: **Joseph Eggert Trust**True Buyer: **Carmen & Jaime R Renella**True Seller: **Joseph Eggert****Carmen Renella****Joseph Eggert****Jaime Renella****16086 Sweetleaf St**

244 Mel Canyon Rd

Fountain Valley, CA 92708

Duarte, CA 91010

(562) 505-8115

(626) 641-1721

Buyer Type: **Individual**Seller Type: **Individual**Buyer Broker: **RE/MAX 2000 Commercial**Listing Broker: **RE/MAX 2000 Commercial****Kristopher German****Kristopher German**

(626) 427-0786

(626) 427-0786

Deepen Shah

(626) 427-0798

Transaction Details

ID: 6695731

Sale Date: **04/05/2024 (218 days on market)**Sale Type: **Investment**Escrow Length: **60 days**Bldg Type: **Apartments**Sale Price: **\$4,100,000-Confirmed**Year Built/Age: **Built in 1963 Age: 61**Asking Price: **\$4,100,000**RBA: **12,915 SF**Price/SF: **\$317.46**Land Area: **0.46 AC (19,981 SF)**Price/AC Land Gross: **\$8,938,303.90**Percent Leased: **100.0%**Percent Improved: **57.6%**GRM/GIM: **11.73/-**Total Value Assessed: **\$3,468,887 in 2023**Actual Cap Rate: **6.15%**Improved Value Assessed: **\$1,997,238**Land Value Assessed: **\$1,471,649**Land Assessed/AC: **\$3,208,303**Financing: **\$2,335,000.00 from JP Morgan Chase Bank**Parcel No: **8340-018-019**Document No: **0223782**

601 Wisconsin St**SOLD**

15 Unit, 12,915 SF Class C Apartments Building Built in 1963 (con't)

Sale History: **Sold for \$4,100,000 (\$317.46/SF; \$273,333/Unit) on 4/5/2024**
Sold for \$3,300,000 (\$255.52/SF; \$220,000/Unit) on 8/8/2019
Sold for \$2,100,000 (\$162.60/SF; \$140,000/Unit) on 9/29/2017

Units: **15** Price/Unit: **\$273,333**
Avg Unit Size: **861 SF**

UNIT MIX AT TIME OF SALE

Bed/Bath	#	%	Units		Asking Rent				Effective Rent				Concessions	
			Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%	
1/1.0	7	46.7	-	-	-	-	-	-	-	-	-	-	-	-
2/1.5	8	53.3	-	-	-	-	-	-	-	-	-	-	-	-

Transaction Notes

A private individual sold this 15-unit property to a private individual for \$4,100,000. The property was 100% occupied at the time of sale. The property was on the market for 112 days. The buyer was drawn to the property because they were looking to add to their investment portfolios. The in-place net operating income for 2024 was reported to be \$252,139 yielding an actual cap rate of 6.15%. All information in the comparable has been verified by the brokers and the buyer.

Income Expense Data

Income	Gross Scheduled Income + Other Income - Vacancy Allowance Effective Gross Income	\$349,519 (-\$10,486)
Expenses	- Taxes - Operating Expenses Total Expenses	\$86,894 \$86,894
Net Income	Net Operating Income - Debt Service - Capital Expenditure Cash Flow	\$252,139

Current Building Information

ID: 10469411

Bldg Type:	Apartments	Bldg Status:	Built in 1963
# Units:	15	Bldg Size:	12,915 SF
Avg Unit Size:	861 SF	Stories:	2
Avg Vacancy:	0.0%	Typical Floor Size:	6,458 SF
Bldg Vacant:	0 SF	Metering:	Individually Metered
Owner Type:	Individual	Rent/SF/Yr:	-
Zoning:	POT3VV	Elevators:	0
Land Area:	0.46 AC		

Parking: **15 Covered Spaces are available; Ratio of 1.16/1,000 SF; 1.00/Unit**
Expenses: **2022 Tax @ \$3510.93/Unit; 2024 Ops @ \$5792.93/Unit**
Site Amenities: **Laundry Facilities**

Location Information

Metro Market:	Los Angeles
Submarket:	San Gabriel Valley MF/Pomona MF
County:	Los Angeles
CBSA:	Los Angeles-Long Beach-Glendale, CA

601 Wisconsin St**SOLD**

15 Unit, 12,915 SF Class C Apartments Building Built in 1963 (con't)

CSA: **Los Angeles-Long Beach, CA**DMA: **Los Angeles, CA-NV**

601 Wisconsin St**SOLD**

15 Unit, 12,915 SF Class C Apartments Building Built in 1963 (con't)

Parcel Number: 8340-018-019
Legal Description: -
County: Los Angeles

Plat Map: 601 Wisconsin St