

John Mociak - Multifamily Specialist  
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**Just Listed \$1,395,000**

**4 Units  
Monterey Park CA 91755**

Rare opportunity to acquire two (2) single story side-by-side duplexes on a large lot in highly sought after North-Central Monterey Park

All 4 units are two bedroom / 1 bath with plenty of dedicated on-site parking for tenants

Three (3) units are currently vacant which enables a new owner to select new tenants and capture new market rents. This can serve as a significant market rental income advantage moving forward, especially in light of the upcoming state wide rent control measure signed into effect by California Governor Gavin Newsom



### Pro Forma Investment Metrics

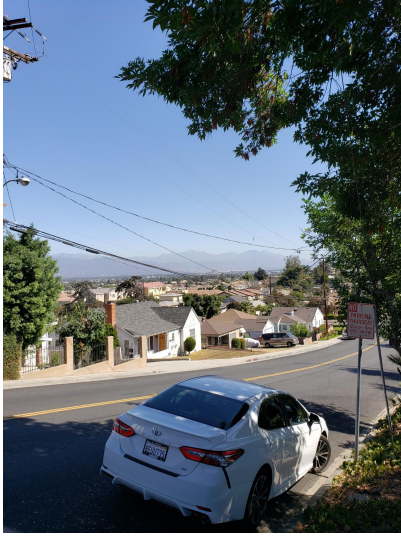
Gross Rental Income \$100,800

Cap Rate: 5.19%

GRM: 13.84

Monterey Park was named the third best American City to live in by Money Magazine in 2017, and has been thriving ever since. The local multifamily rental market continues to demonstrate strength and growth due to the area's prime location near major freeways, rail transportation, retail, shopping centers, schools and colleges, as well as many parks, cultural venues/annual events, and numerous restaurants with renowned domestic and international cuisine.





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The subject property is located in a desirable residential section approximately 5 minutes from the 10 freeway, The City of Alhambra, and Atlantic Times Square, a 200,000 s.f. national, regional, and local shopping center which includes 210 luxury condos, shops, restaurants, AMC Theaters, and 24 Hour Fitness.

Schools in proximity include Repetto Elementary, Ynex Elementary, Saint Stephen Martyr, Monterey Vista Elementary, and Mark Keppel High School, a four-year California Distinguished School and part of the award winning Alhambra Unified School District, which also serves this section of Monterey Park. Parks in proximity include Barnes Park Amphitheatre, Sierra Vista Park, Garvey Ranch Park, Edison Park and Trails, and Sequoia Park. Restaurants in proximity include Cocary, Mama Lu's Dumpling House, and NBC Seafood

Also in proximity to Monterey Park City Hall, Monterey Park Bruggemeyer Library, The Boy's & Girl's Club of West San Gabriel Valley and LA Fitness

### Additional Property Highlights

- > New roofs on all structures, including garages, with a transferable warranty
- > Walkup driveway slurry sealed for enhanced wear and tear resistance, added safety, and improved cosmetic appearance
- > Termite work completion on all structures, including garages, with warranty

*Call John For More Detailed Information And Offering Memorandum 310-872-0963*





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Successfully representing Sellers and Buyers of multifamily product for well over a decade. John's extensive "reach" stands out in today's competitive brokerage environment as he has closed transactions in 16 different markets throughout Southern Los Angeles County.