

EXCLUSIVE LISTING - 14-Units, NON-Rent-Control, Value-Add in Prime Alhambra Location

Le Chateau - 1715 S 5th Street, Alhambra



Property Overview

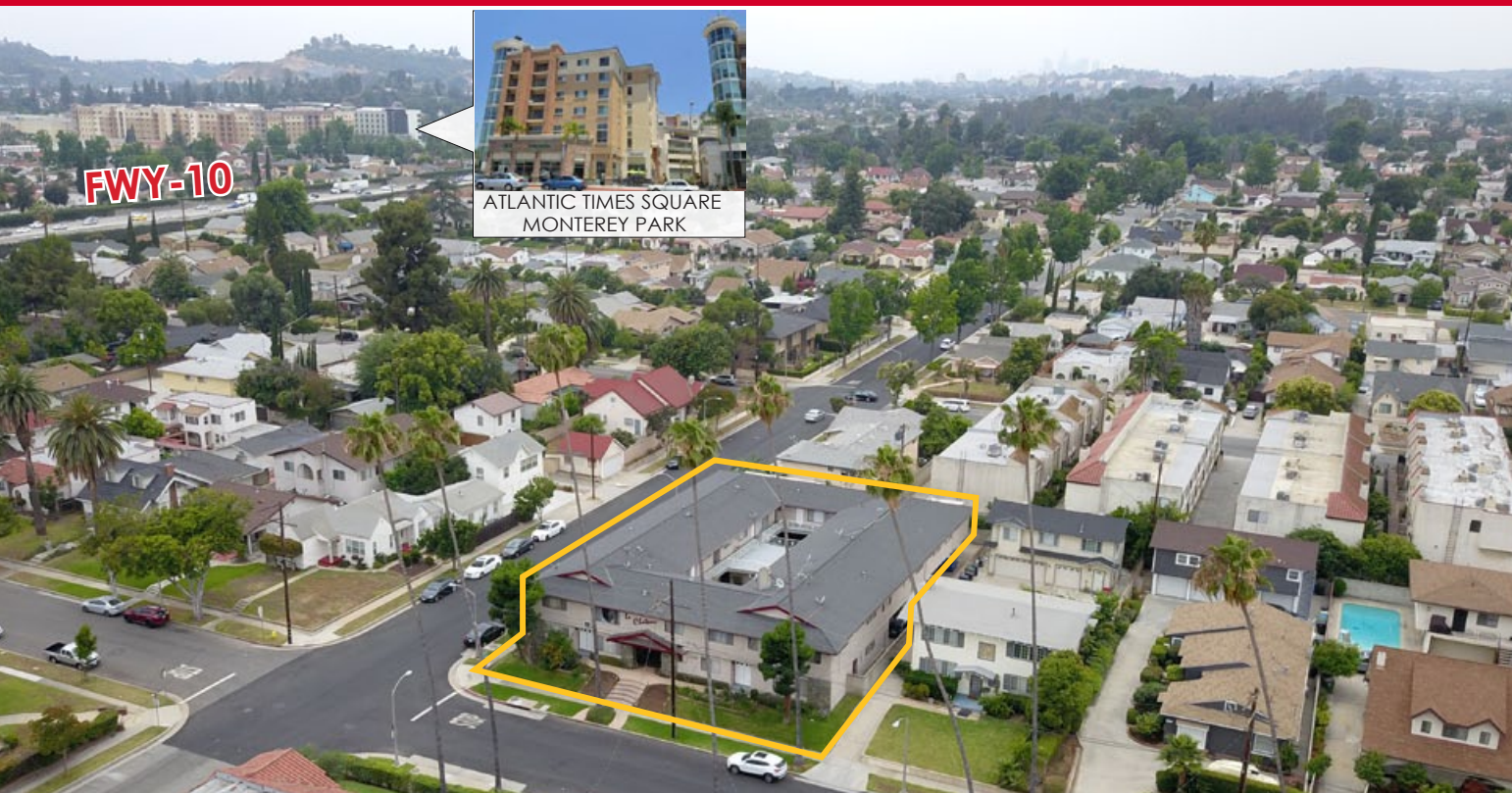
Asking Price	\$4,500,000
No. of Units	14
Price Per Unit	\$321,000
CAP Rate	4.64%
APN	5357-014-014
Year Built	1966
Building Area	13,303 SF
Lot Size	15,458 SF
Zoning	ALRPD*
Parking	20 spaces
Unit Mix	1 x 2Bed + 2Bath Large 2 x 2Bed +2Bath 7 x 2Bed +1Bath 3 x 1Bed +1Bath 1x Studio

Investment Highlights

- Excellent location! Two blocks from Valley Blvd.
- Value-Add opportunity in a strong rental market with plenty amenities
- Low vacancy history due to its prime and convenient location
- Located close to public transits and convenient access to FWY 10, 710, and 5
- Conveniently located within minutes' drive from Cal State Los Angeles, Downtown Alhambra, Alhambra Golf Course, Almansor Park, Atlantic Times Square, and offers excellent access to Downtown Los Angeles via FWY 10
- Very well-maintained property with excellent curb appeal in a quiet residential neighborhood
- Excellent unit mix with mostly 2-bedroom units
- Large units with good layout and private balcony/patio in some units
- Front unit (unit A) is a large $\pm 2,000$ sqft unit with en-suite bathroom, walk-in closets, custom bathroom, tile-to-floor linen cabinets
- Four units have private balcony/patio, five units have upgraded flooring
- Secured entrance with garage parking

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Executive Summary

The Growth Investment Group is proud to offer LE CHATEAU – 1715 S 5th St., an attractive 14-unit NON-rent-control value-add apartment community located in the desirable City of Alhambra, CA. The property is in a very desirable location just 2 blocks south of Valley Boulevard retail corridor and one block from Alhambra elementary school. Tenants are long-time tenants and rental income are significantly below market. This provides an excellent value-add opportunity for investors by adjusting rents to market. The property has very low vacancy history due to its convenient and strategic location.

The property is a two-story well-maintained garden style apartment that was built in 1966. It has a large living area of 13,303 sqft (average \pm 950 sqft per unit) and situated on a 15,458 sqft lot. It has secured entrance and garage parking. It offers an entryway with central garden area complete with water fountain and lush landscaping.

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