

EXCLUSIVE LISTING

11513-515 Medina Court, El Monte CA 91731

MAJOR PRICE REDUCTION: 5.87% CAP and 7.34% Proforma CAP, 9-unit Single-story value-add in the heart of El Monte

Immediate Cash-flow, Large R4 lot, No Local Rent Control, Excellent Location (Walk Score 81), Highest CAP Rate apartment in El Monte



GROWTH INVESTMENT GROUP
CALIFORNIA



Property Overview

Subject Property:	11513-515 Medina Court El Monte, CA 91731
Price:	\$2,290,000 \$1,880,000
Price per Unit:	\$209,000
CAP Rate/Proforma CAP Rate:	5.87% / 7.34%
Year Built:	1959
Building / Lot Size:	4,656 SF/ 12,092 SF
APN / Zoning:	8568-020-020/ R4
Unit Mix:	9 x 1B + 1B
Parking:	10 spaces

Investment Highlights

- One of the LOWEST PRICE PER UNIT vs Competing On-market apartments in El Monte
- ±5.87% current CAP Rate & ±7.34% Proforma CAP Rate
- Recent CAPEX Completed (repaint front facade, gate wood trim, etc.)
- Strategic location near many major employers: Longo Lexus, Longo Toyota, Honda, Nissan, etc.
- 1 unit can be delivered vacant
- In the heart of El Monte within walking distance to multiple shopping centers (Northgate Market, El Monte Plaza, Victoria Plaza, etc.) and a mile from El Monte City Hall (Police department, Courthouse, etc.)
- Strong rental market within low vacancy area; Rental upside
- Located close to public transits and convenient access to FWY 10

Property Highlights

- Strategic location near many commercial centers and surrounded by residential SFR community.
- Walk Score 81, Low Vacancy History
- Single story layout with easy to manage unit mix.
- LOW PRICE/UNIT + Significant rental upside potential through upgrades
- NO Local Rent Control, under California AB1482 Statewide Rent Control, maximum allowable rent increase
- Large lot size with ample parking, ADUs upside (buyer to verify)
- Ample parking, NO parking soft-story retrofit is required.
- All windows have been upgraded, good roof conditions, copper plumbing, some units have been updated with new flooring, new kitchen, and updated bathroom.
- Separately metered for electricity and gas, shared laundry room

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Walk Score **81** **Very Walkable**
Most errands can be accomplished on foot.

Exclusively Listed By: HAN WIDJAJA CHEN, CCIM

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NORTHGATE MARKET



LONGO LEXUS



HONDA EL MONTE

FWY 10 (INTERSTATE)

RAMONA BLVD

PECK RD.

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FWY 10 (INTERSTATE)

VALLEY BLVD.

PECK RD.



**EL MONTE COURTHOUSE
POLICE DEPARTMENT**

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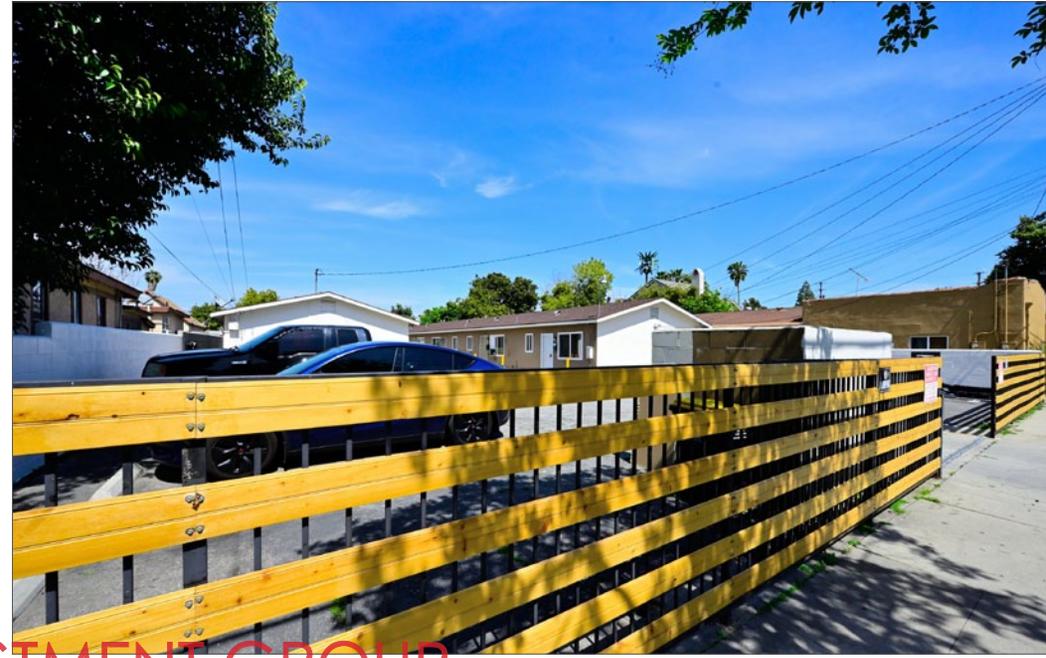
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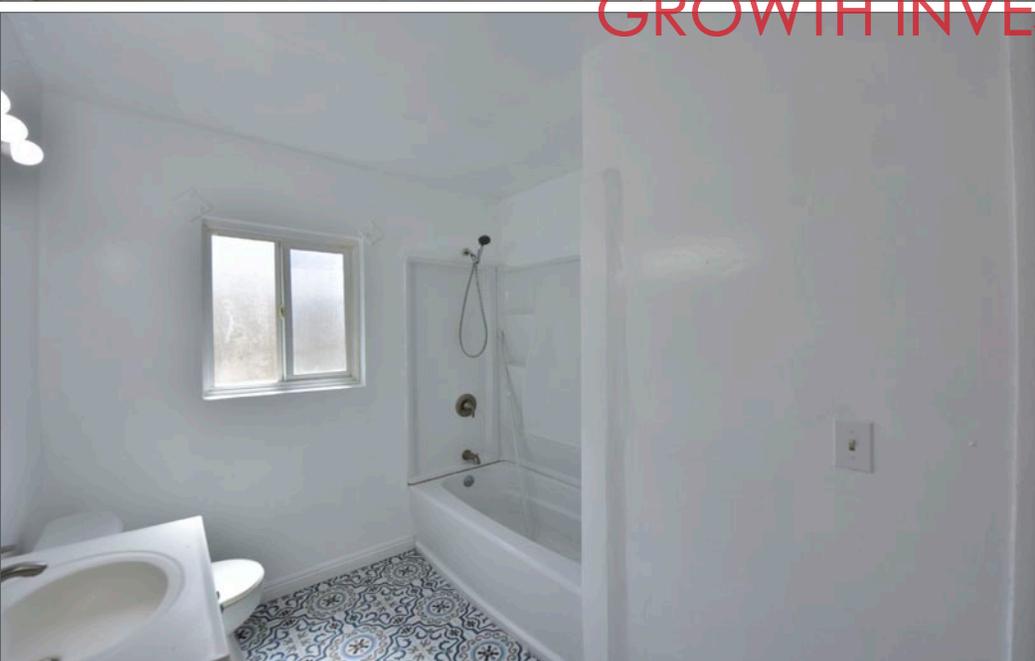
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