

EXCLUSIVE LISTING

CASA DE MONARC - 725 W Duarte Rd, Monrovia, CA 91016

Prime 17-unit Value-add bordering Arcadia, Built in 1973, Proforma CAP Rate $\pm 7.5\%$, First Time for Sale Since 1988

More than 80% are 2bed units, Central HVAC, Large Lot, Ample parking



SUMMARY

Subject Property:	725 W Duarte Rd Monrovia, CA 91016
Price:	\$5,200,000
Number of Units:	17 (16 + 1 Non-Conforming)
Year Built/Renovated:	1973
Building Area/Lot Size:	15,280 SF / 21,750 SF
Zoning/Parking:	RH, 21 spaces
APN:	8507-015-020
Unit Mix:	11 x 2B+1.5B TH Style 2 x 2B+1B 3 x 1B +1B 1 x STUDIO (Non-Conforming)

Investment Highlights

- First Time ever offered for Sale Since 1988 (36 years – Seller is retiring).
- One of the best locations in Monrovia bordering the City of Arcadia, minutes from Old Town Monrovia, and adjacent to new townhomes development and surrounded by many SFR and townhouses.
- Excellent value-add deals with low price per unit and Proforma CAP Rate $\pm 7.5\%$!
- Possibility to add Additional Dwelling Units (ADUs) - Buyer to verify.
- Superb Demographics with over \$121,527 average HH income within 1-mile radius; nearby Metro Gold Line Station
- Close to many amenities Monrovia and Arcadia have to offer: Old Town Monrovia, Arcadia Downtown, Santa Anita Mall, Santa Anita Park, USC Arcadia Hospital, City of Hope, Walmart & Home Depot Shopping centers, Arcadia High School, groceries, library, and much more.
- High barriers to entry market with very limited inventory for apartment investment
- Nearby many new developments (townhomes, condominiums, and multimillion dollars single family residential)

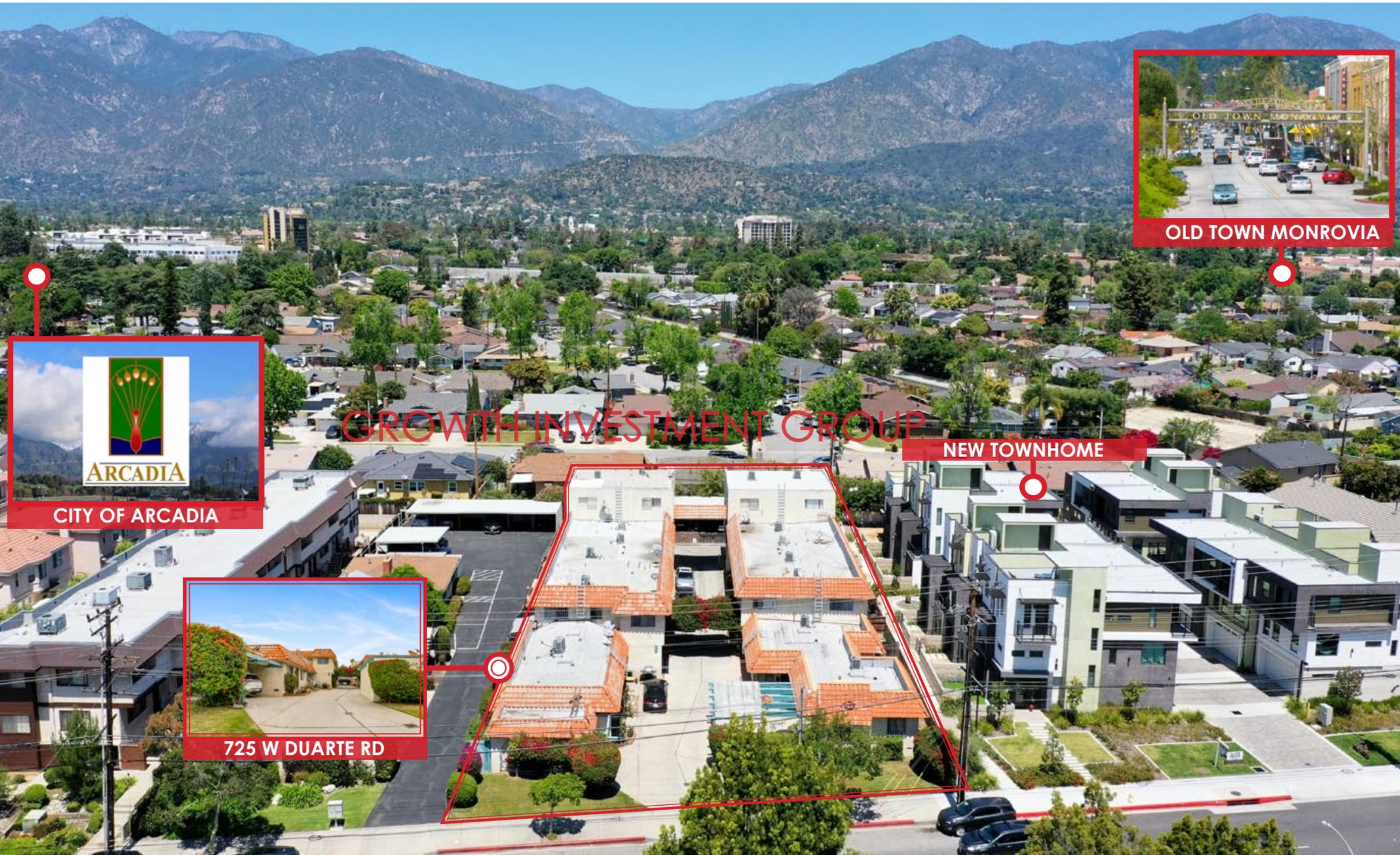
Property Highlights

- Asset with excellent bones, built in 1973 with large total building area situated on large lot size.
- Excellent unit mix with $\pm 80\%$ are 2 bedrooms; Large units (avg size ± 900 SF)
- NO LOCAL RENT CONTROL; Highest Allowable rent increases in California (AB1482)
- Central HVAC for each unit (except Studio unit), and separately metered for electricity (all electric units)
- Large lot size with ample parking (± 20 parking spaces)
- ± 10 units have private backyards.
- Newer electrical panels, most of HVAC compressors have been updated.
- High possibilities to add ADU in the back (buyer to verify), NO parking soft story retrofit is required in Monrovia.

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OLD TOWN MONROVIA



CITY OF ARCADIA

GROWTH INVESTMENT GROUP

NEW TOWNHOME



725 W DUARTE RD

Exclusively Listed By:

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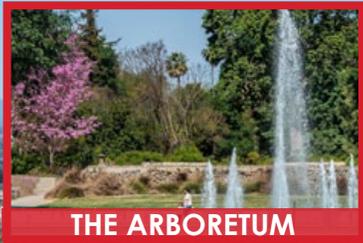
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THE ARBORETUM



SANTA ANITA PARK



THE SHOPS AT SANTA ANITA



USC ARCADIA HOSPITAL



CITY OF ARCADIA



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ARCADIA HIGH SCHOOL



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