

EXCLUSIVE LISTING

428 N Garfield Ave, Alhambra 91801

Value-add 5-unit in north Alhambra – walk to Downtown Alhambra, First Time for Sale for ±34 years, Close to 7% Proforma CAP Rate
Adjacent to South Pasadena & San Marino, Excellent Unit Mix



SUMMARY

Subject Property:	428 N Garfield Ave Alhambra, CA 91801
Price:	\$1,580,000
Price/Unit :	\$316,000
Year Built:	1963
Proforma CAP/GRM:	6.93% / 11.25x
Building Size:	± 4,226 SF / ±7,490 SF
APN:	5337-007-005
Zoning/Parking:	RPD / 8 Spaces
Unit Mix:	1 x 2B + DEN + 1.5B 2 x 2B + 1B 2 x 1B + 1B

Investment & Property Highlights

- Prime Value-add 5-unit in an excellent location several blocks from Downtown Alhambra (Garfield & Main)
- One of the Best Location in Alhambra, north Alhambra, adjacent to both San Marino and South Pasadena
- Close to 7% Proforma CAP Rate
- Approximately ±65% rental upside potential; NO LOCAL Rent Control (only CA 1482)
- First Time for sale for ±34 years! All tenants are month to month tenants.
- Strong demographics with an average household income of ±\$128,495 within a-mile radius
- Minutes to Target, Costco, Home Depot, LA Fitness, excellent schools, supermarkets, and restaurants
- North Alhambra location within walking distance to Downtown Alhambra
- Walk Score 88
- Well-maintained property with excellent unit mix
- Large building (±4226SF) averaging about ±845 SF/unit
- The first unit is a large 2bed+1.5bath+den (±1100 SF - ±1200SF – buyer to verify).
- Ample parking with 8 parking spaces
- All units separately metered for electricity and gas, shared laundry room (machines are seller's own)

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DOWNTOWN ALHAMBRA

Main St



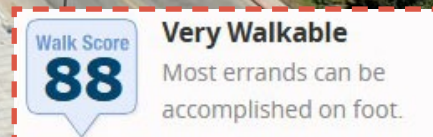
ALMANSOR COURT



428 N GARFIELD AVE

Garfield Ave

GROWTH INVESTMENT GROUP



Exclusively Listed By:

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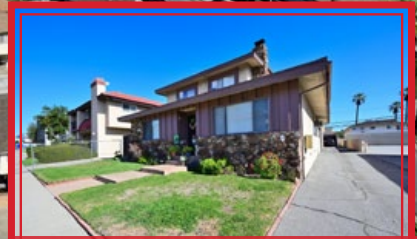
SOUTH PASADENA



SAN MARINO



PASADENA



428 N GARFIELD AVE

Walk Score
88

Very Walkable
Most errands can be accomplished on foot.

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