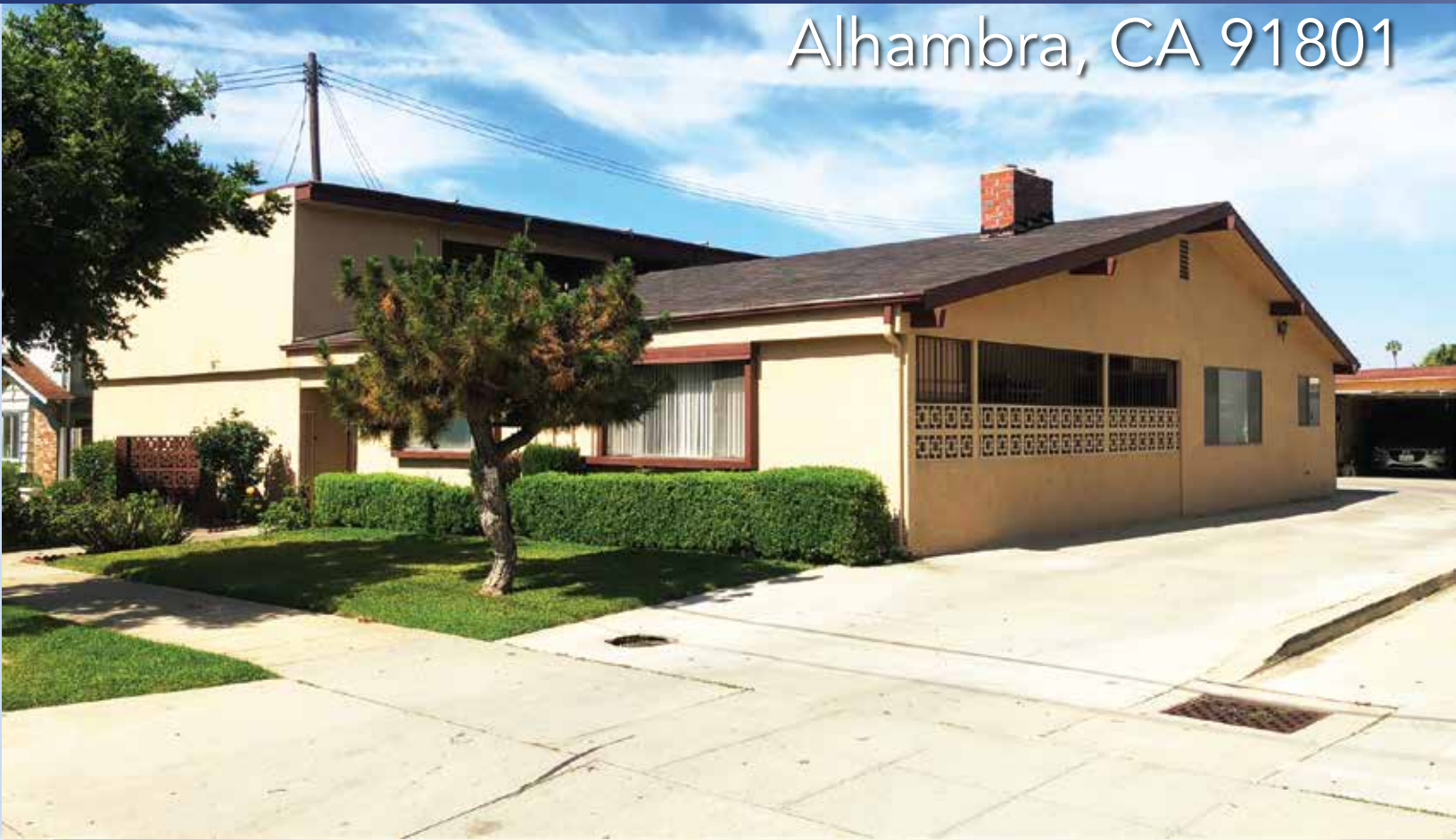


FOR SALE

809 S Sierra Vista Ave
Alhambra, CA 91801



EXCLUSIVELY LISTED BY: **JOHN MAN GROUP**

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MAN INVESTMENT GROUP Property Management & Investment Company

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FOR SALE



809 S Sierra Vista Ave, Alhambra, CA 91801

13-Unit apartment complex located in the neighborhood of Alhambra Acres, Alhambra, CA. First time on the market in over 45 years. Zoned R3 with over 18,000 sqft lot. Sale includes 2 buildings with approximately 9,846 of rentable living area. Unit mix: 6 - 1bed/1bath; 6 - 2bed/1bath; 1 - House 3bed/2bath. There is an opportunity to earn additional income through laundry facility.

Location is within walking distance to Valley Blvd, Martha Baldwin Elementary, Alhambra Golf Course and Almansor Park. Public transit available on Garfield Ave and Valley Blvd. Please do not disturb occupants. Drive by only, subject to interior inspection.

2 Buildings

-House: 1,478 SF

-Apartment: 8,368 SF

Built: 1963

Lot: 18,000 SF Lot

UNIT MIX: 13 Units

6 - 1 Bed/1Bath

6 - 2 Bed/1Bath

1 - 3 Bed/2Bath

Total:

21 Bed, 14 Bath

Property Description

PRICE: \$3,800,000

NEIGHBORHOOD:

Alhambra Acres, Tract No. 34891

ZONING: R3,

DEVELOPMENT: Max Height 3 stories; 35 feet, Max FAR: 0.70 (12,600SF), Max Lot Coverage 55% Max Level 1: 9,900

LOT SIZE: 90' x 200'

SCHOOLS:

Martha Baldwin Elementary
San Gabriel High School

John Man, President

DRE No. 01388408

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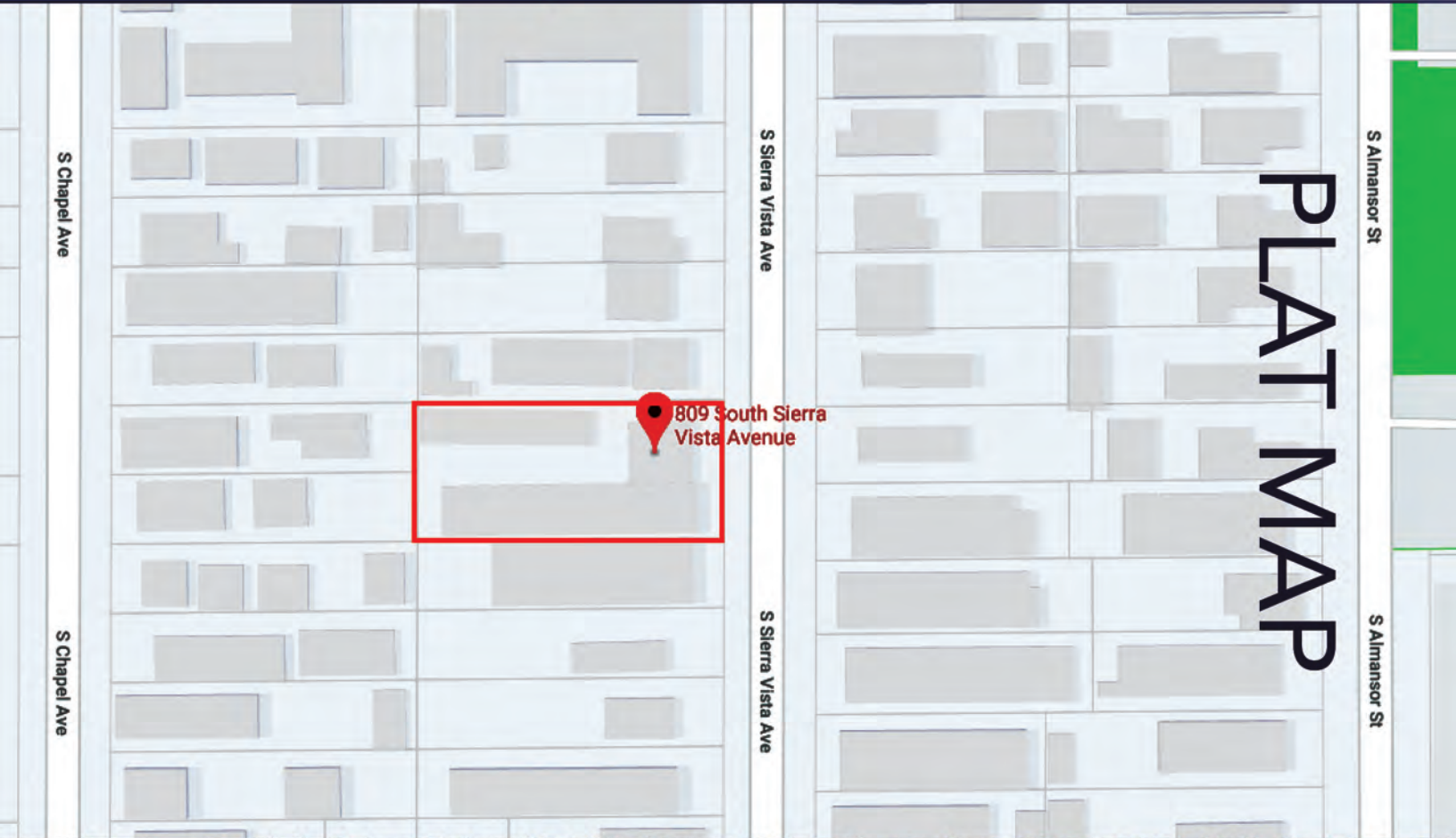
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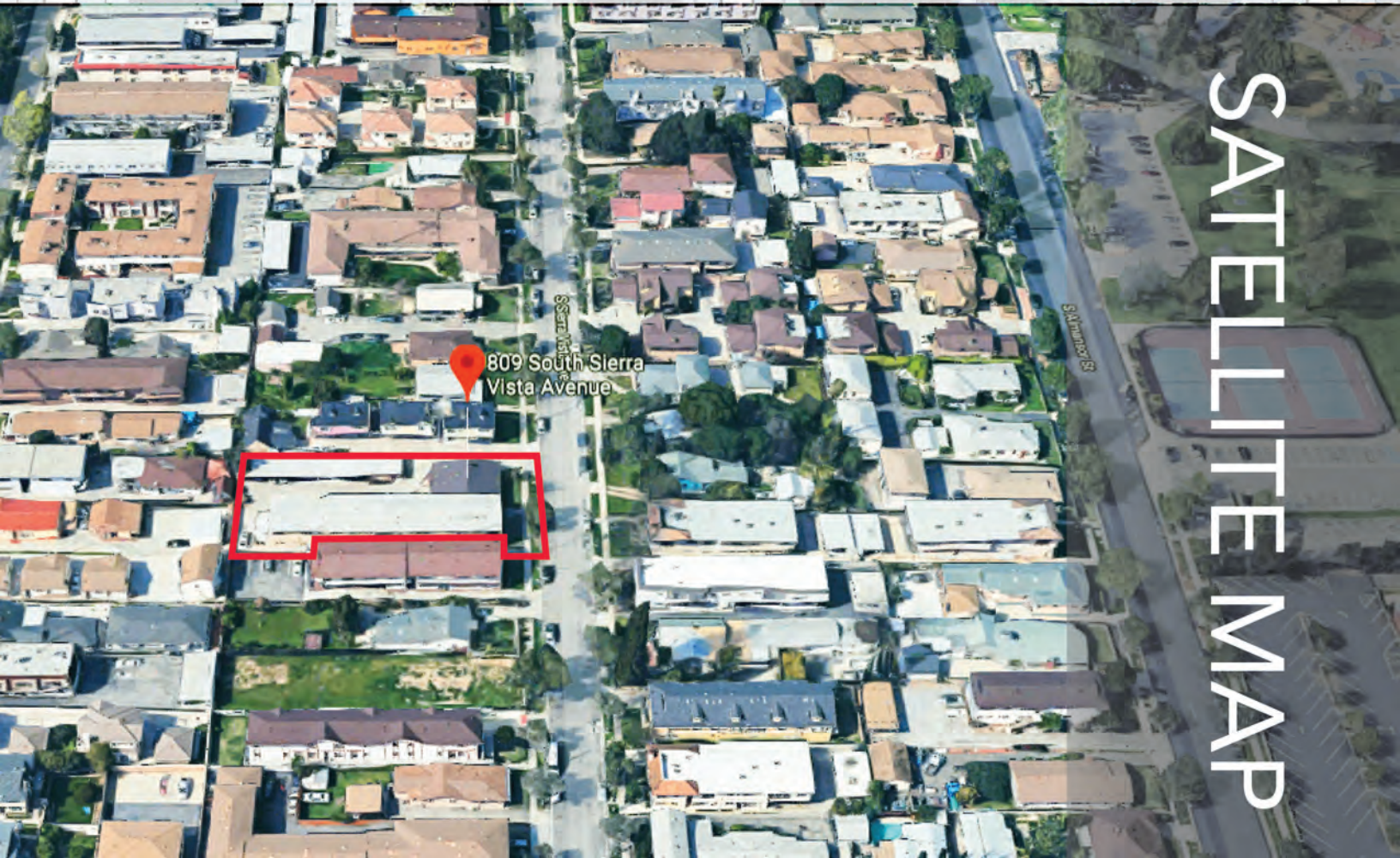
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Property Maps

PLAT MAP



SATELLITE MAP



Demographic Summary

Population

2000 Population	36,557	271,327	674,344
2010 Population	35,779	270,881	680,426
2018 Population	38,307	280,849	707,408
2023 Population	39,543	286,445	722,874
2000-2010 Annual Rate	-0.21%	-0.02%	0.09%
2010-2016 Annual Rate	0.83%	0.44%	0.47%
2016-2021 Annual Rate	0.64%	0.40%	0.43%
2018 Male Population	47.9%	48.2%	48.6%
2018 Female Population	52.1%	51.8%	51.4%
2018 Median Age	41.6	41.0	38.2

In the identified area, the current year population is 38,307. In 2010, the Census count in the area was 35,779. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 39,543 representing a change of 0.64% annually from 2016 to 2021. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2018 White Alone	20.0%	26.1%	36.9%
2018 Black Alone	1.3%	1.0%	1.8%
2018 American Indian/Alaska Native Alone	0.4%	0.6%	0.7%
2018 Asian Alone	65.2%	56.8%	37.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	10.1%	12.2%	18.9%
2018 Two or More Races	2.9%	3.2%	3.7%
2018 Hispanic Origin (Any Race)	25.5%	30.6%	45.6%

Persons of Hispanic origin represent 25.5% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	12,524	86,602	217,235
2010 Households	12,622	87,513	223,083
2018 Total Households	13,467	89,929	230,270
2023 Total Households	13,850	91,244	234,313
2000-2010 Annual Rate	0.08%	0.10%	0.27%
2010-2016 Annual Rate	0.79%	0.33%	0.39%
2016-2021 Annual Rate	0.56%	0.29%	0.35%
2018 Average Household Size	2.82	3.10	3.04

The household count in this area has changed from 12,622 in 2010 to 13,467 in the current year, a change of 0.79% annually. The five-year projection of households is 13,850, a change of 0.56% annually from the current year total. Average household size is currently 2.82, compared to 2.81 in the year 2010. The number of families in the current year is 9,586 in the specified area.

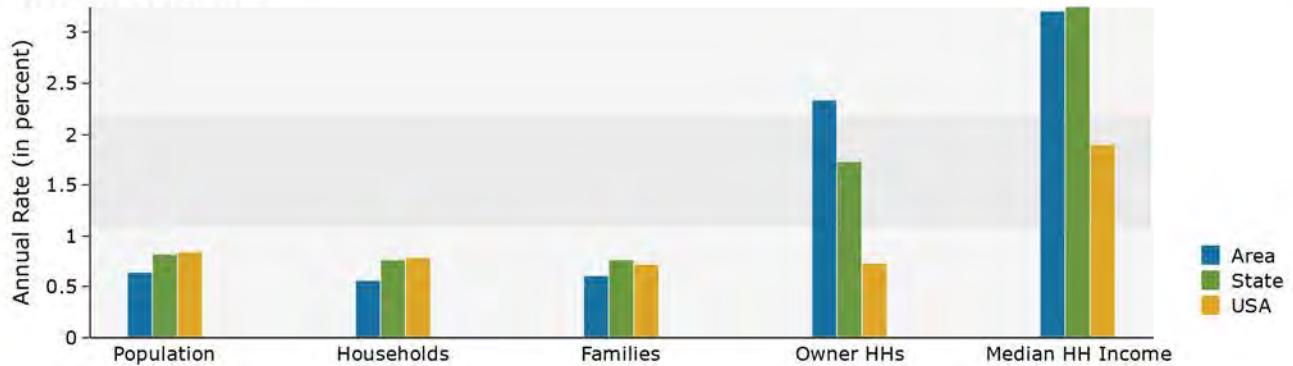
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

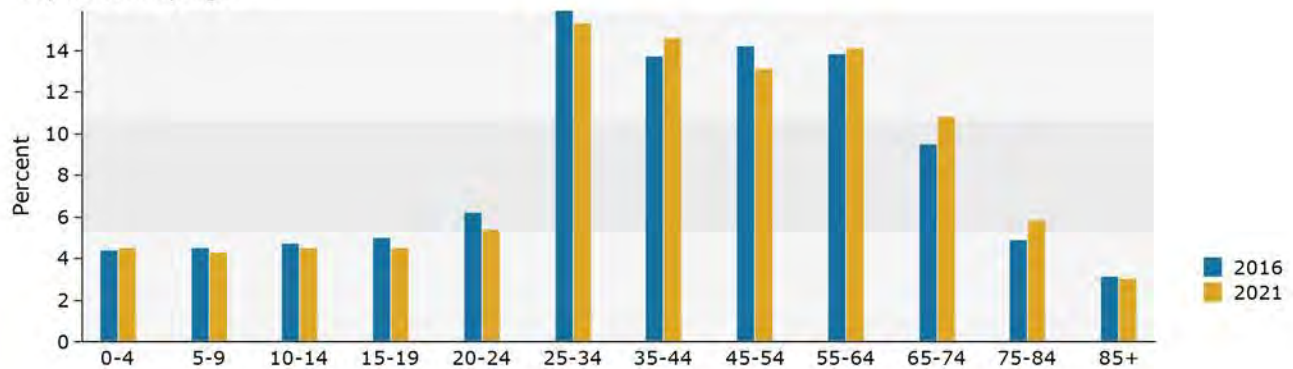
June 12, 2019

Demographic Trend Report

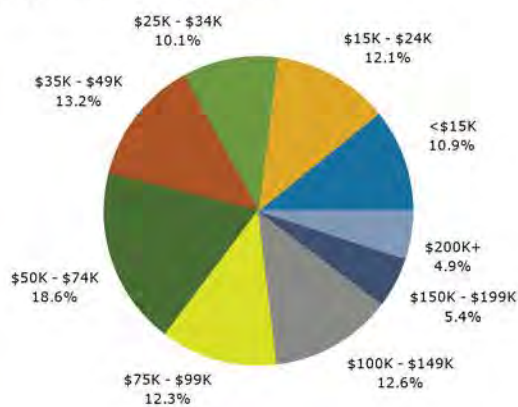
Trends 2016-2021



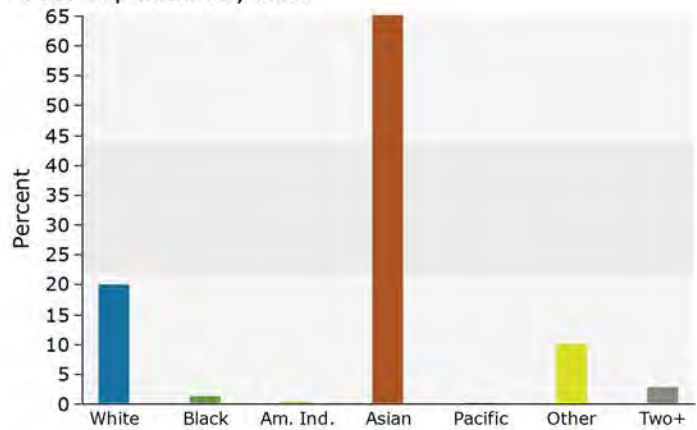
Population by Age



2016 Household Income



2016 Population by Race

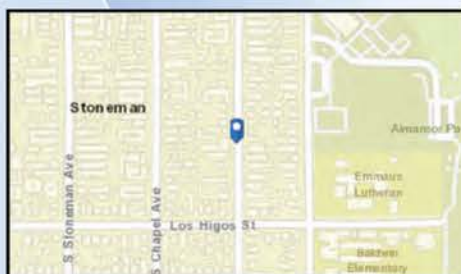
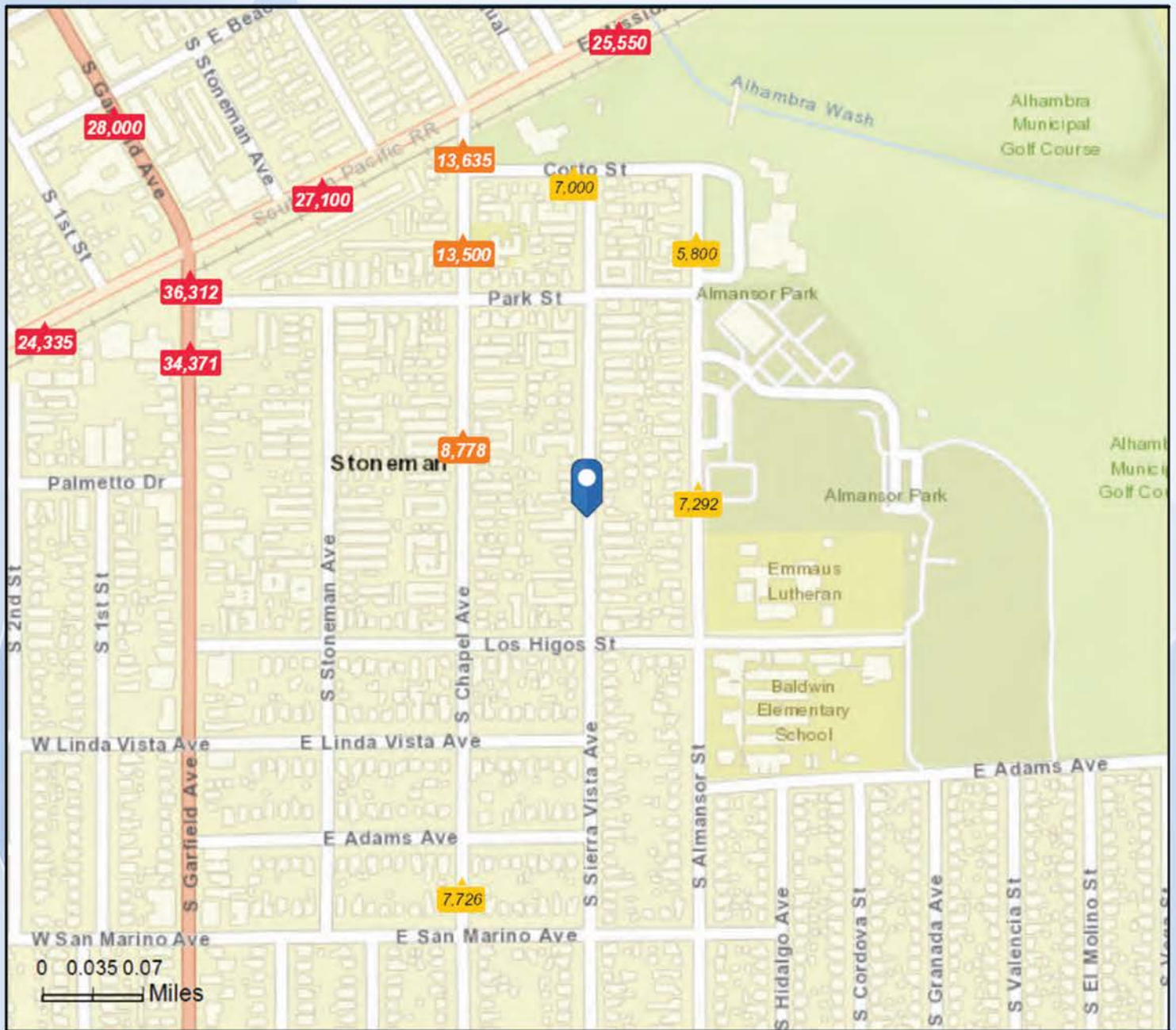


2018 Percent Hispanic Origin: 25.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

June 12, 2019

Traffic Count Report



Source: ©2019 Kalibrate Technologies (Q4 2018).

June 12, 2019

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Traffic Count Report

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	S Almansor St	E Los Higos St (0.11 miles S)	2014	7,292
0.10	S Chapel Ave	E Los Higos St (0.14 miles S)	2014	8,778
0.21	S Almansor St	Park St (0.04 miles S)	2009	5,800
0.21	S Chapel Ave	Corto St (0.05 miles N)	2009	13,500
0.24	Corto St	S Sierra Vista Ave (0.01 miles E)	2009	7,000
0.26	S Chapel Ave	E Adams Ave (0.03 miles N)	2014	7,726
0.27	S Chapel Ave	Corto St (0.02 miles S)	2013	13,635
0.29	E Mission Rd	S Stoneman Ave (0.03 miles SW)	2009	27,100
0.30	S Garfield Ave	E Park St (0.03 miles N)	2014	34,371
0.32	S Garfield Ave	W Mission Rd (0.02 miles N)	2013	36,312
0.34	E Mission Rd	S Almansor St (0.06 miles NE)	2014	25,550
0.40	W Mission Rd	S 2nd St (0.02 miles SW)	2014	24,335
0.41	S Almansor St	E Shorb St (0.03 miles S)	1998	7,657
0.41	S Chapel Ave	E Beacon St (0.01 miles NW)	2009	16,000
0.43	S Almansor St	E Mission Rd (0.07 miles SE)	2009	2,700
0.43	S Garfield Ave	W Beacon St (0.01 miles NW)	2009	28,000
0.43	E Shorb St	S Almansor St (0.02 miles E)	1998	2,157
0.44	E Shorb St	S Almansor St (0.01 miles W)	1998	2,495
0.44	E Mission Rd	S Hidalgo Ave (0.03 miles SW)	2009	28,500
0.45	E Adams Ave	S Vega St (0.02 miles W)	2009	3,200
0.47	E Shorb St	S Stoneman Ave (0.02 miles W)	2009	3,600
0.48	S Almansor St	E Shorb St (0.04 miles N)	2014	6,734
0.49	E Commonwealth Ave	S Chapel Ave (0.11 miles NE)	2009	3,600
0.49	S Chapel Ave	E Shorb St (0.06 miles N)	2009	8,100
0.52	S 4th St	Palmetto Dr (0.02 miles S)	2013	5,050
0.53	W San Marino Ave	S 3rd St (0.03 miles E)	2009	2,700
0.54	S Garfield Ave	W Commonwealth Ave (0.03 miles SE)	2009	26,600
0.55	W Commonwealth Ave	S 2nd St (0.03 miles SW)	2009	5,100
0.55	S New Ave	(0.0 miles)	2013	505
0.57	E Valley Blvd	S Almansor St (0.04 miles W)	2009	30,900

Rent Roll

809 S Sierra Vista Ave

Units	Current Rent	Current Rent Total	Move-In Date	Proforma Rent	Rent Total Proforma
3/2	\$2,600	\$31,200		\$2,800	\$33,600
1/1	\$1,500	\$18,000	07/13/2020	\$1,500	\$18,000
2/1	\$1,365	\$16,380	07/16/2014	\$1,800	\$21,600
1/1	\$1,150	\$13,800	01/16/2019	\$1,500	\$18,000
2/1	\$1,415	\$16,980	07/02/2019	\$1,800	\$21,600
1/1	\$900	\$10,800	01/05/2019	\$1,500	\$18,000
2/1	\$1,365	\$16,380	07/01/2017	\$1,800	\$21,600
2/1	\$1,225	\$14,700	08/12/2003	\$1,800	\$21,600
1/1	\$1,150	\$13,800	07/01/2019	\$1,500	\$18,000
2/1	\$1,600	\$19,200	11/15/2019	\$1,800	\$21,600
1/1	\$1,150	\$13,800	02/01/2019	\$1,500	\$18,000
2/1	\$1,350	\$16,200	06/30/2019	\$1,800	\$21,600
1/1	\$975	\$11,700	02/01/1991	\$1,500	\$18,000
<hr/>					
Total	\$17,745	\$212,940		\$22,600	\$271,200

Proforma Income \$271, 200
Estimated Expenses (25%) \$67,800

Net Income \$203,400
Cap Rate: 5.35%