

A 100% VACANT
**4 UNIT INVESTMENT OR
DEVELOPMENT OPPORTUNITY**



Arbor

1346

ELM AVENUE

SAN GABRIEL, CA 91775

Confidential Offering Memorandum

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CONFIDENTIAL MEMORANDUM AND DISCLAIMER

Arbor Realty Capital Advisors, Inc. ("Agent") has been engaged as the exclusive agent for the sale of 1346 Elm Avenue San Gabriel, CA 91775 (the "Property"), by the owner of the Property ("Seller").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property.

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Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

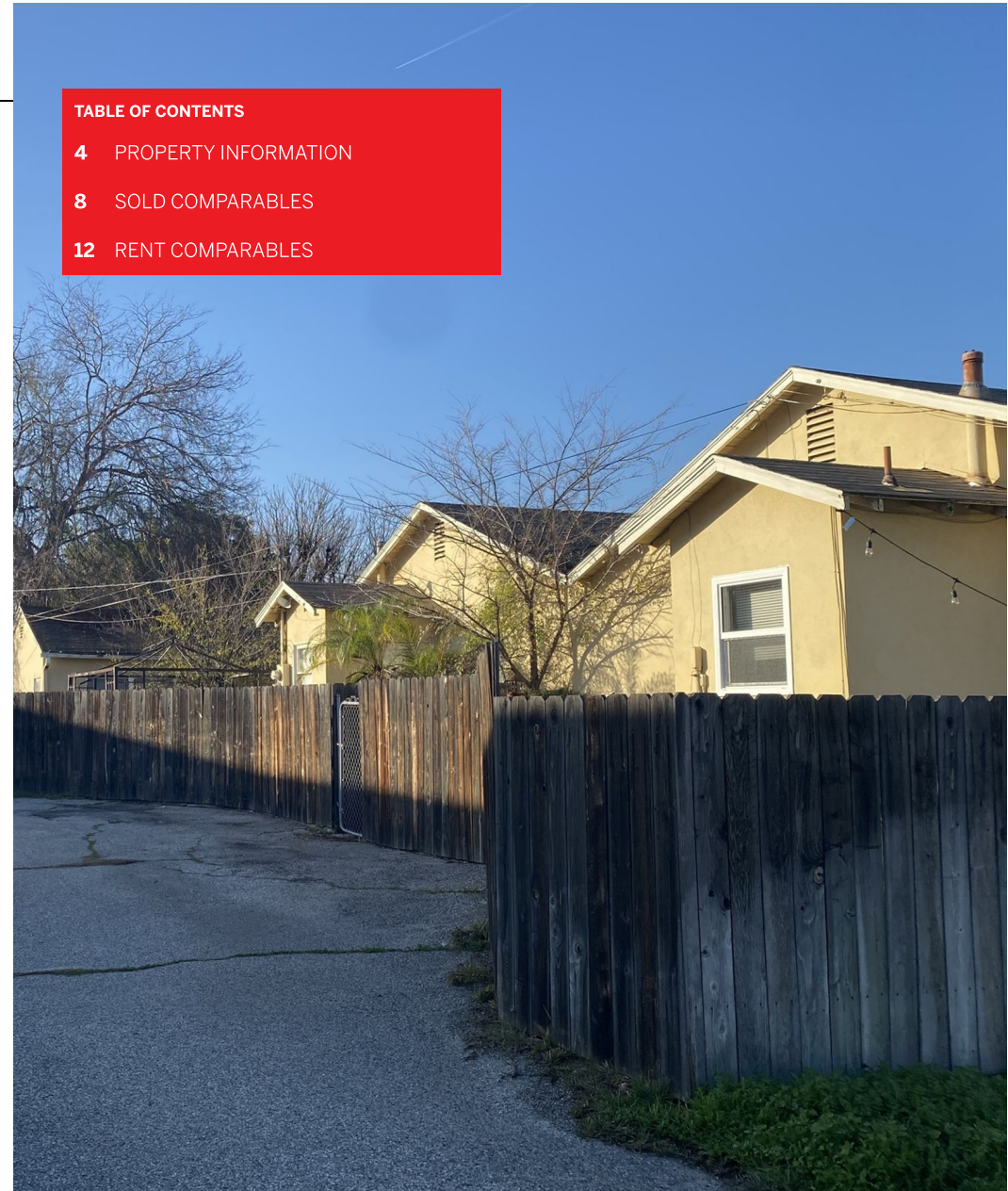
By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller.

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**PROPERTY
INFORMATION**

SECTION 1

SAN GABRIEL, CA 91775

1346 ELM AVENUE

PROPERTY SUMMARY

ADDITIONAL PHOTOS



PROPERTY DESCRIPTION

Arbor Realty Capital Advisors is pleased to present for sale 1346 Elm Avenue, San Gabriel CA, a 100% vacant 4 unit multifamily property on a large 18,728 square foot lot.

The four units (3 x 1+1 and 1 x 4+2) are situated within three separate buildings and offer sizable private patios, shade from mature trees, and expansive common areas. The structures were constructed between 1945 and 1952 and offer a rentable area of approximately 4,013 square feet.

Delivered 100% vacant, the subject property offers a buyer the ability to either rapidly improve the existing structures and grounds to achieve market rents or given the expansive lot area the subject property offers a new owner the potential to add ADU's, or completely redevelop the subject property.

PROPERTY HIGHLIGHTS

- 100% Vacant
- 3 x 1 bedroom 1 bath units (approx. 709 SF each)
- 1 x 4 bedroom 2 bathroom unit (approx. 1886 SF)
- The potential exists for up to 2 ADU's to be built on the property. Please check with the city for further details.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	4
Lot Size:	18,728 SF
Building Size:	4,013 SF
\$/SF	\$448.54
\$/Unit	\$450,000

THE SALE OF THE PROPERTY IS SUBJECT TO COURT CONFIRMATION AND POSSIBLE OVERBID



SOLD
COMPARABLES

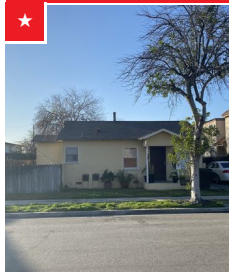
SECTION 2

SAN GABRIEL, CA 91775

1346 ELM AVENUE

SOLD COMPS

SOLD COMPS

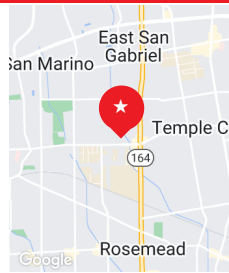


1346 ELM AVENUE, SAN GABRIEL, CA, 91775

1346 Elm Avenue, San Gabriel, CA 91775

Subject Property

Price: \$1,800,000 Bldg Size: 4,013 SF
 Lot Size: 18,728 SF No. Units: 4
 Price/SF: \$448.54 Price/LotSF: \$96.11
 Price/Unit: \$450,000

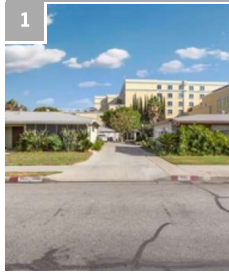
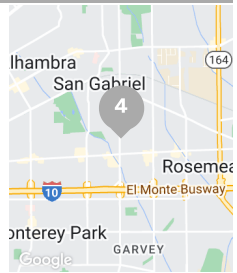


1404 S DEL MAR AVE

San Gabriel, CA 91776

Sold 9/20/2021

Price: \$2,300,000 Bldg Size: 6,324 SF
 Lot Size: 19,985 SF No. Units: 5
 Year Built: 1962 Price/SF: \$363.69
 Price/LotSF: \$115.09 Price/Unit: \$460,000

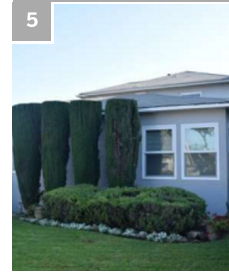


1538 ABBOT AVE

San Gabriel, CA 91776

Sold 6/3/2021

Price: \$2,500,000 Bldg Size: 4,796 SF
 Lot Size: 20,142 SF No. Units: 5
 Year Built: 1959 Price/SF: \$521.27
 Price/LotSF: \$124.12 Price/Unit: \$500,000

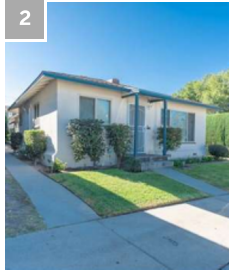


22 N ELECTRIC AVE

Alhambra, CA 91801

Sold 3/30/2023

Price: \$1,900,000 Bldg Size: 3,840 SF
 Lot Size: 7,632 SF No. Units: 5
 Year Built: 1948 Price/SF: \$494.79
 Price/LotSF: \$248.95 Price/Unit: \$380,000

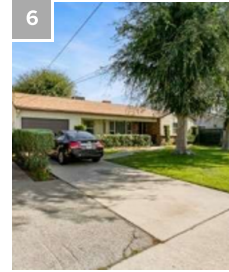


874 CARILLO DR

San Gabriel, CA 91776

Sold 12/14/2022

Price: \$1,489,150 Bldg Size: 2,850 SF
 Lot Size: 7,762 SF No. Units: 4
 Year Built: 1950 Price/SF: \$522.51
 Price/LotSF: \$191.85 Price/Unit: \$372,288

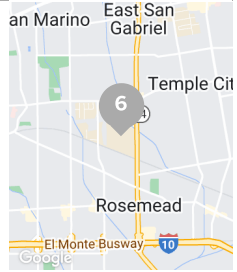


5212 N MUSCATEL AVE

San Gabriel, CA 91776

Sold 2/28/2022

Price: \$2,520,000 Bldg Size: 4,381 SF
 Lot Size: 24,838 SF No. Units: 5
 Year Built: 1950 Price/SF: \$575.21
 Price/LotSF: \$101.46 Price/Unit: \$504,000

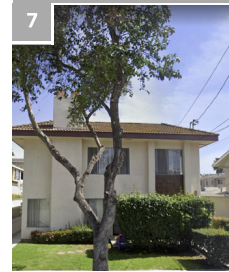
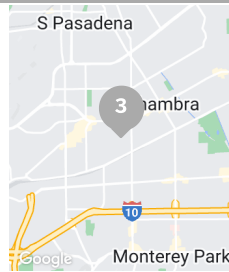


241 S CURTIS AVE

Alhambra, CA 2400000

Sold 3/29/2022

Price: \$2,400,000 Bldg Size: 6,697 SF
 Lot Size: 7,549 SF No. Units: 6
 Year Built: 1979 Price/SF: \$358.37
 Price/LotSF: \$317.92 Price/Unit: \$400,000

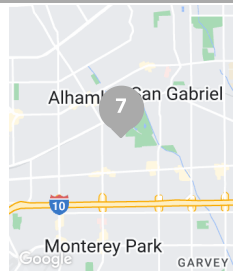


828 S SIERRA VISTA AVE

Alhambra, CA 91801

Sold 2/25/2022

Price: \$2,000,000 Bldg Size: 5,298 SF
 Lot Size: 7,501 SF No. Units: 5
 Year Built: 1977 Price/SF: \$377.50
 Price/LotSF: \$266.63 Price/Unit: \$400,000



**RENT
COMPARABLES**

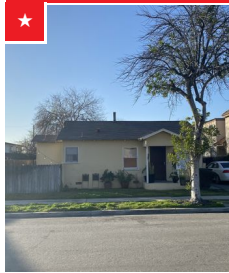
SECTION 3

SAN GABRIEL, CA 91775

1346 ELM AVENUE

ONE BEDROOM RENT COMPS

ONE BEDROOM RENT COMPS

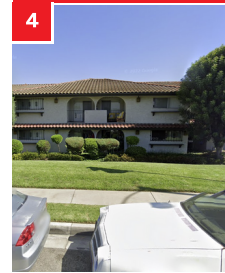
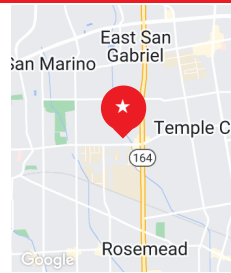


1346 ELM AVENUE, SAN GABRIEL, CA, 91775

1346 Elm Avenue, San Gabriel, CA 91775

Subject Property

UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,100	\$2,100.00	709 SF	\$2.96
4 br / 2 ba	\$3,700	\$3,700.00	1,886 SF	\$1.96

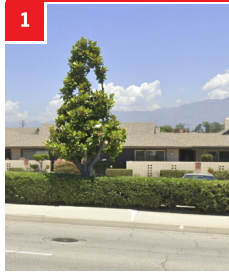
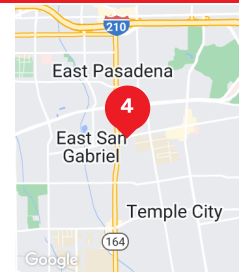


VILLA TRAMONTI

9100 Duarte Rd, San Gabriel, CA 91775

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1+1	\$2,017	620 SF	\$3.25

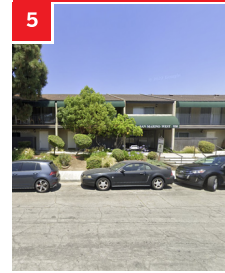
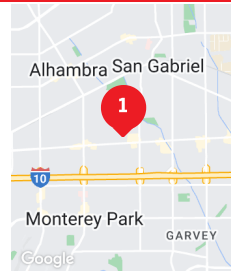


999 E VALLEY BLVD UNIT 75

999 E Valley Blvd Unit 75, Alhambra, CA 91801

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1+1	\$2,100	809 SF	\$2.60

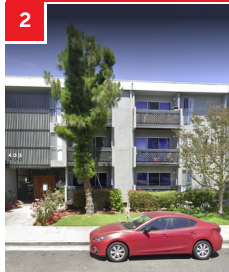


930 N MONTEREY ST

Alhambra, CA 91801

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1+1	\$2,025	677 SF	\$2.99

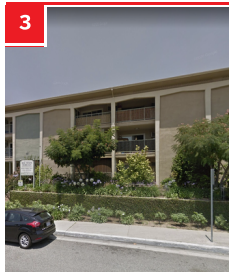


WOODSIDE TERRACE

400 N Chapel Ave, Alhambra, CA 91801

On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1+1	\$1,945	700 SF	\$2.78

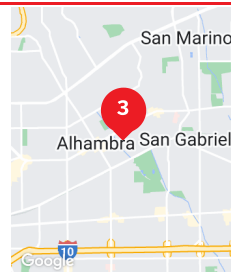


BAY STATE TERRACE

421 E Bay State St, Alhambra, CA 91801

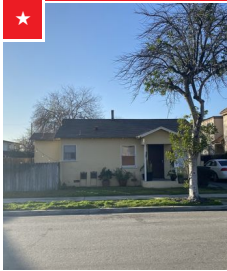
On Market

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1+1	\$2,200	900 SF	\$2.44



FOUR BEDROOM RENT COMPS

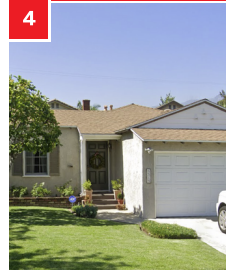
FOUR BEDROOM RENT COMPS



1346 ELM AVENUE, SAN GABRIEL, CA, 91775

1346 Elm Avenue, San Gabriel, CA 91775

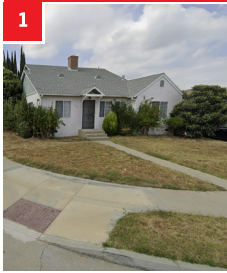
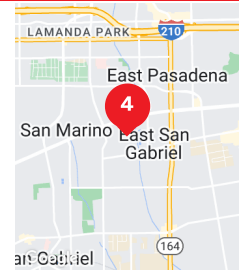
UNIT TYPE:	RENT:	MARKET RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,100	\$2,100.00	709 SF	\$2.96
4 br / 2 ba	\$3,700	\$3,700.00	1,886 SF	\$1.96



8519 PALMA VISTA ST

San Gabriel, CA 91775

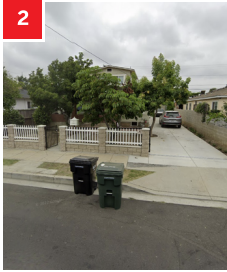
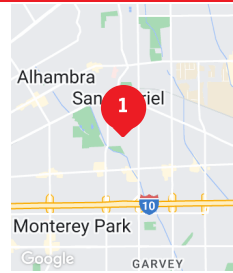
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
4+2	\$4,200	1,745 SF	\$2.41



217 HAZELL WAY

San Gabriel, CA 91776

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
5+3	\$3,800	1,825 SF	\$2.08



113 E SUNSET AVE

San Gabriel, CA 91776

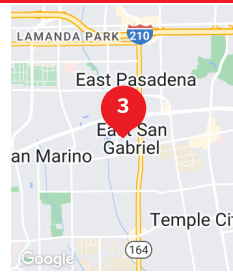
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
4+3	\$3,800	1,751 SF	\$2.17



8753 ARCADIA AVE

San Gabriel, CA 91775

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
4+3	\$4,300	3,000 SF	\$1.43





INVESTMENT CONTACTS

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