

# Atlantic Blvd Cottages

201 N Atlantic Ave

**\$2.1M**  
PRICE

**4.34%**  
CAP RATE

**\$91.2K**  
NOI



## Steve Shloss

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# Atlantic Blvd Cottages

201 N Atlantic Ave  
Alhambra, CA 91801

PRICE  
**\$2,100,000**

CAP RATE  
**4.34%**

NOI  
**\$91,169**

## CONTENTS

**3** Executive Summary

**4** Investment Highlights

**5** Location Highlights

**15** Rent Roll

**16** Valuation Summary

**17** Cash Flow Projection

**18** Sales Comparables

**20** Market Overview

**21** Demographics

**22** Closing

## PRESENTED BY



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# Executive Summary

201 N Atlantic Ave · Alhambra, CA 91801

 ASKING PRICE  
**\$2,100,000**

 NOI  
**\$91,169**

 CAP RATE  
**4.34%**

- Rare opportunity to acquire a 7 unit, single-story cottage-style multifamily property located at 201 N. Atlantic Boulevard, Alhambra. Built in 1928, the property features standalone Craftsman-style units, offering timeless charm and strong tenant appeal.  
The property is fully leased, providing immediate income. For investors focused on preservation and value enhancement, the property may qualify for Mills Act historical tax abatement, potentially resulting in significant property tax savings and expedited permitting through the City of Alhambra (buyer to verify).  
Situated on an approximately 16,000 square foot lot, the property also offers future redevelopment potential, including condominiums and/or higher-density multifamily (buyer to verify zoning and feasibility).  
Ideal for investors seeking stable cash flow, long-term appreciation, and multiple exit strategies in a highly desirable Alhambra location.

| PROPERTY DATA    |              |
|------------------|--------------|
| Building SqFt    | 5,096 SqFt   |
| Lot Size (acres) | 0.37         |
| Levels           | 0            |
| Units            | 0.00         |
| Year Built       | 1928         |
| Subdivision Name | 7255         |
| County           | Los Angeles  |
| Parcel ID / APN  | 5338-022-013 |
| Construction     | WOOD         |

## Investment Highlights

- Each unit has the craftsman charm along with kitchen appliances, washer hook-ups, hardwood flooring and separate private yards and assigned parking.
- All units are 1 bedroom and 1 bathroom with 728 sqft of space. There is a central garden style yard and 2 driveways with access to parking.

### KEY METRICS

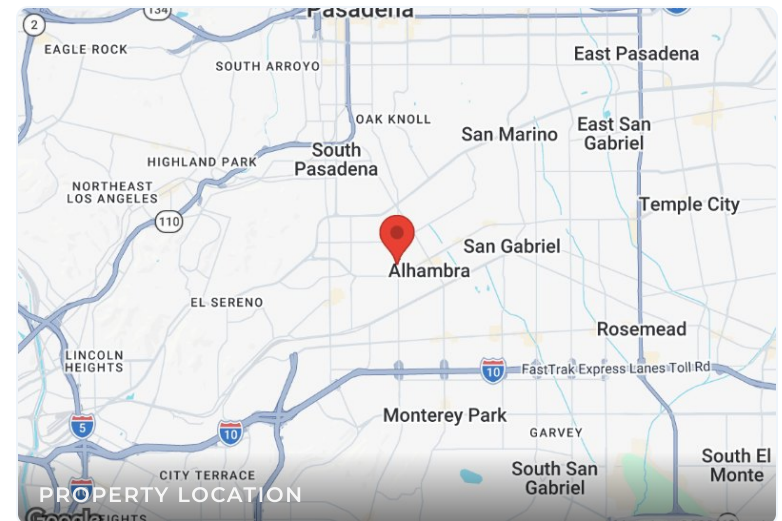
|                                                                                                  |                    |
|--------------------------------------------------------------------------------------------------|--------------------|
|  Asking Price | <b>\$2,100,000</b> |
|  NOI          | <b>\$91,169</b>    |
|  Cap Rate     | <b>4.34%</b>       |
|  Price/SF     | <b>\$412.09</b>    |
|  Occupancy    | <b>100%</b>        |
|  Base Rent    | <b>\$130,380</b>   |
|  EGI          | <b>\$132,880</b>   |
|  GRM          | <b>15.80</b>       |
|  Building SF  | <b>5,096 SqFt</b>  |
|  Year Built | <b>1928</b>        |

## Location Highlights

- For investors focused on preservation and value enhancement, the property may qualify for Mills Act historical tax abatement, potentially resulting in significant property tax savings. You may be eligible for expedited permitting through the City of Alhambra (buyer to verify).

Situated on an expansive level lot, the property also offers future redevelopment potential, including condominiums and/or higher-density multifamily (buyer to verify zoning and feasibility).

Ideal for investors seeking stable cash flow, long-term appreciation, and multiple exit strategies in a highly desirable Alhambra location.



### LOCATION

|                |                        |
|----------------|------------------------|
| Address        | 201 N ATLANTIC BLVD    |
| City           | Alhambra               |
| State          | California             |
| Zip Code       | 91801                  |
| APN / Parcel # | 5338-022-013           |
| Coordinates    | 34.093863, -118.135036 |

### TRANSIT

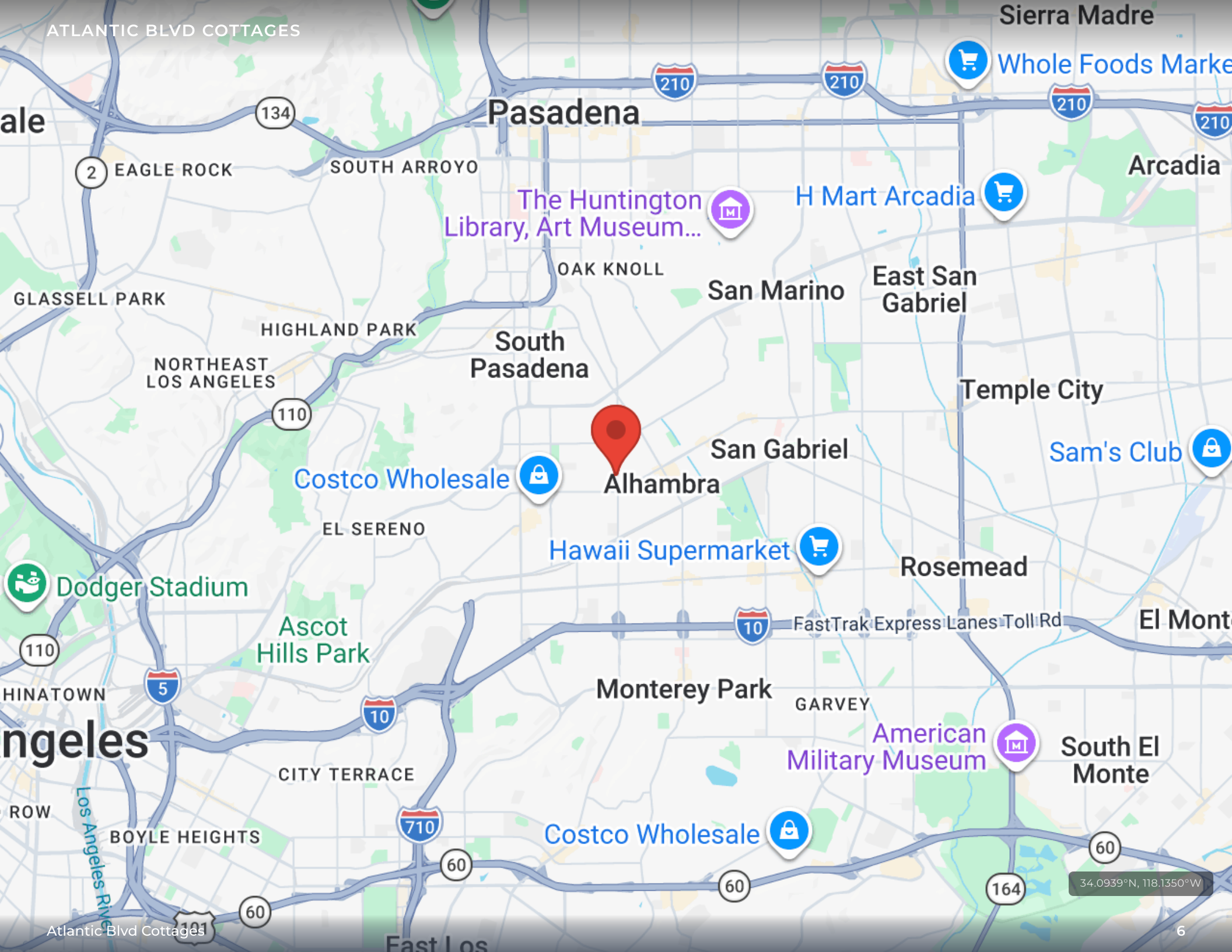
|                     |        |
|---------------------|--------|
| Atlantic / Woodward | 304 ft |
| Atlantic / Main     | 0.2 mi |
| Main / Electric     | 0.3 mi |

### AIRPORTS

|                                   |         |
|-----------------------------------|---------|
| Hollywood Burbank Airport         | 14.6 mi |
| Los Angeles International Airport | 18.6 mi |
| Long Beach Airport                | 19.2 mi |

### HIGHWAYS

|                         |        |
|-------------------------|--------|
| San Bernardino Freeway  | 1.5 mi |
| I-10 Metro ExpressLanes | 1.5 mi |
| Arroyo Seco Parkway     | 2.0 mi |
| Long Beach Freeway      | 2.0 mi |



ATLANTIC BLVD COTTAGES

Sierra Madre

ale

Pasadena

Whole Foods Marke

2 EAGLE ROCK

SOUTH ARROYO

The Huntington  
Library, Art Museum...

H Mart Arcadia

Arcadia

GLASSELL PARK

HIGHLAND PARK

OAK KNOLL

San Marino

East San  
Gabriel

NORTHEAST  
LOS ANGELES

South  
Pasadena

Temple City

Costco Wholesale



Alhambra

San Gabriel

Sam's Club

Hawaii Supermarket

Rosemead

Dodger Stadium

Ascot  
Hills Park

EL SERENO

FastTrak Express Lanes Toll Rd

El Monte

angeles

Monterey Park

GARVEY

American  
Military Museum

South El  
Monte

CITY TERRACE

Costco Wholesale

BOYLE HEIGHTS

Atlantic Blvd Cottages

East Los

34.0939°N, 118.1350°W

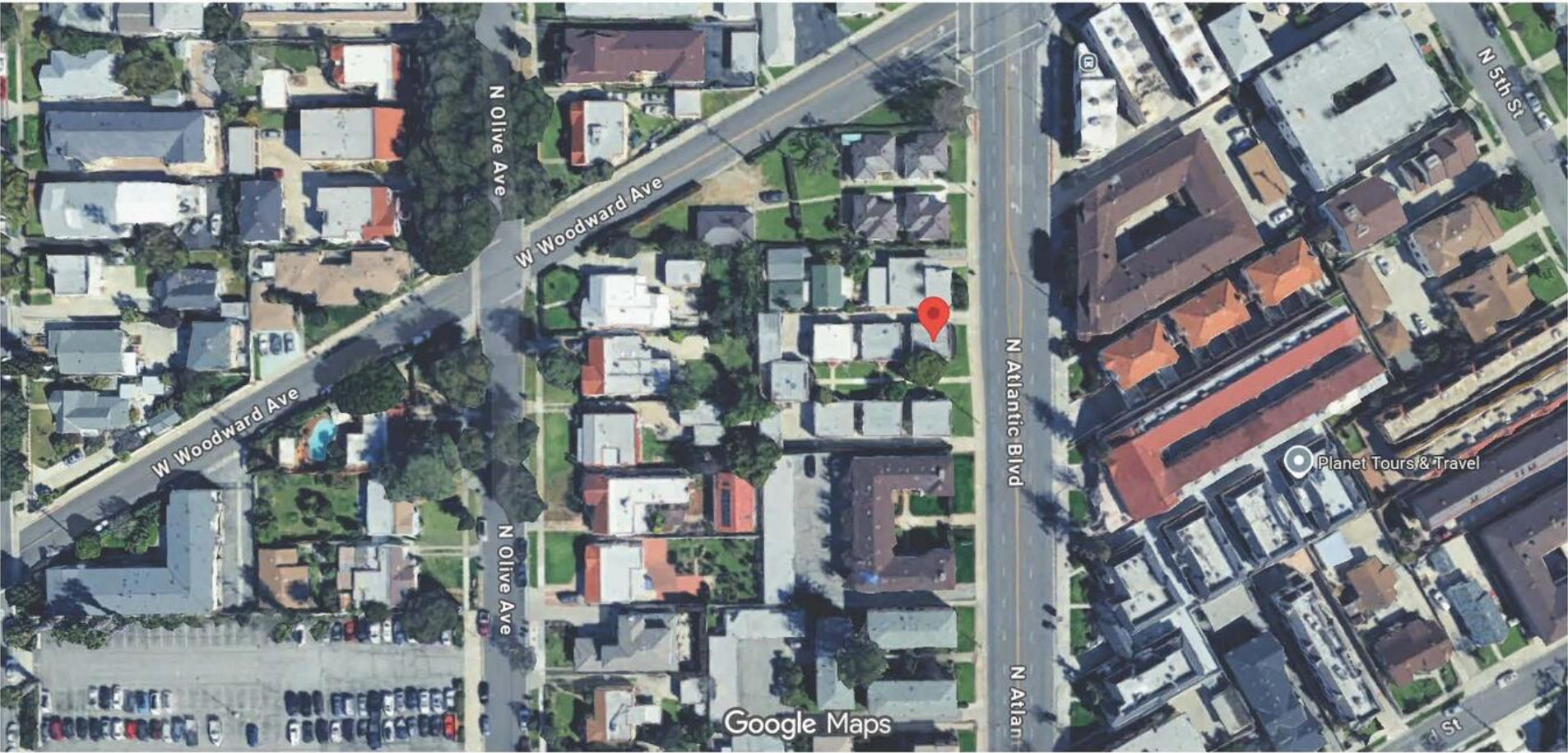




# City of Alhambra



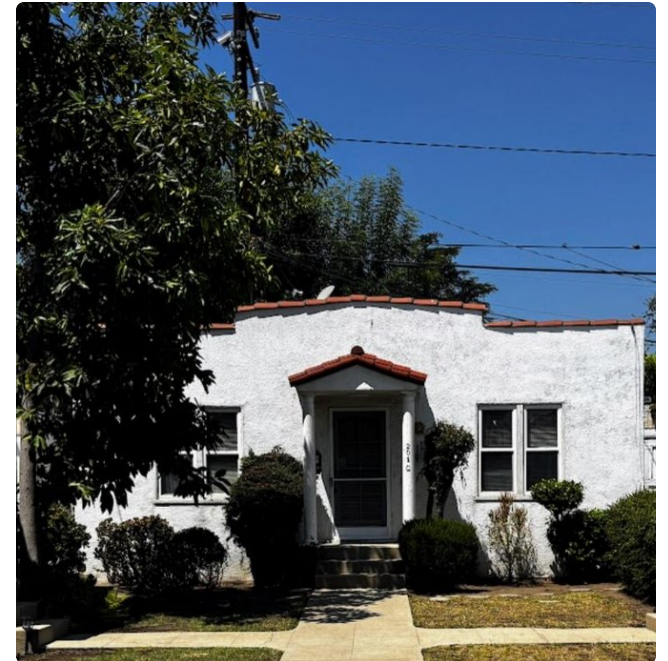
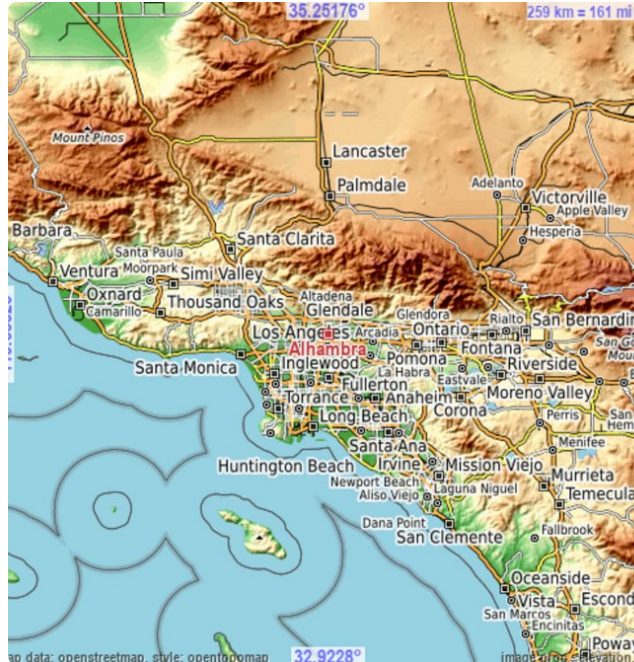




Imagery ©2026 Google, Map data ©2026 100 ft



## Gallery Page 1



## Photo Gallery



# Rent Roll

| Unit Type             | # Units  | Avg SF       | Monthly            | Annual Rent         | Incr % |
|-----------------------|----------|--------------|--------------------|---------------------|--------|
| 1 Bd - 1 bath Cottage | —        | 728          | \$1,795.00         | \$21,540.00         | 5.0%   |
| 1Bd 1Ba Cottage       | —        | 728          | \$1,500.00         | \$18,000.00         | 5.0%   |
| 1Bd 1Ba Cottage       | —        | 728          | \$1,500.00         | \$18,000.00         | 5.0%   |
| 1Bd 1Ba Cottage       | —        | 728          | \$1,500.00         | \$18,000.00         | 5.0%   |
| 1Bd 1Ba Cottage       | —        | 728          | \$1,370.00         | \$16,440.00         | 5.0%   |
| 1 Bd - 1 bath Cottage | —        | 728          | \$1,500.00         | \$18,000.00         | 5.0%   |
| 1Bd 1Ba Cottage       | —        | 728          | \$1,700.00         | \$20,400.00         | 5.0%   |
| <b>Total</b>          | <b>0</b> | <b>5,096</b> | <b>\$10,865.00</b> | <b>\$130,380.00</b> |        |

UNIT SF **5,096**

OCCUPANCY **100.0%**

AVG RENT/UNIT (MO) **\$1,552.14**

UNITS **7**

## Notes

All Tenants are currently Month to Month

**Suite A** — Pro-Forma rent for area. Rent roll and P & L will be provided to qualified buyers

# Valuation Summary

## KEY METRICS

**\$2,100,000**  
ASKING PRICE

**4.34%**  
CAP RATE

**\$91,169**  
NOI

**100.0%**  
OCCUPANCY

Price/SF **\$412.09**  
GRM **15.80**

INCOME/SF  
**\$25.58**

EGI/SF  
**\$26.08**

EXPENSES/SF  
**\$7.42**

NOI/SF  
**\$17.89**

## INCOME

|                                    |           |
|------------------------------------|-----------|
| Base Rental Income                 | \$130,380 |
| Less: General Vacancy / Absorption | (\$3,911) |
| Pet Rent - Pro Forma               | \$2,500   |

**Effective Gross Income** **\$128,969**

## EXPENSES

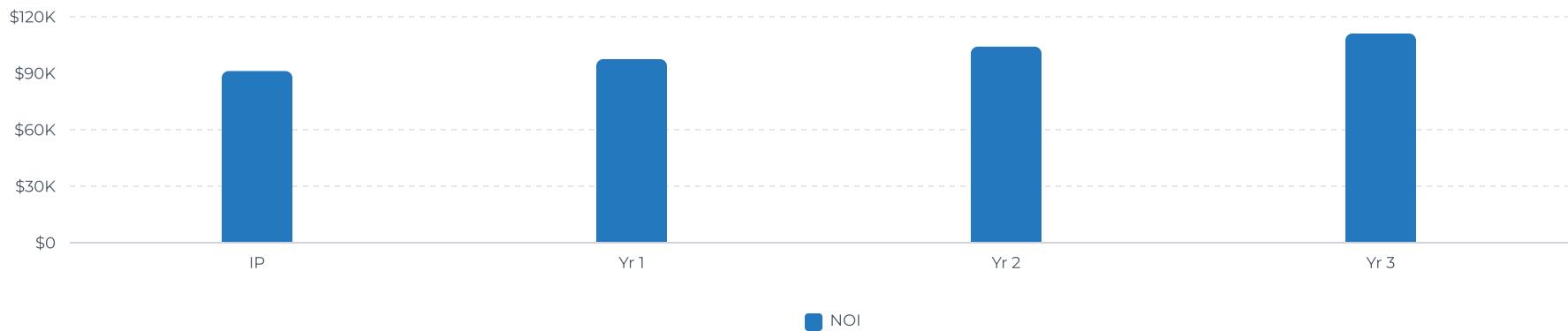
|                |          |
|----------------|----------|
| Property Tax   | \$21,000 |
| Insurance      | \$6,500  |
| Management Fee | \$10,300 |

**Total Expenses** **\$37,800**

# Cash Flow Projection

|                                 | In-Place          | Year 1            | Year 2            | Year 3            |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|
| Base Rental Revenue             | \$130,380         | \$136,899         | \$143,744         | \$150,931         |
| Less: Vacancy Factor            | (\$3,911)         | (\$4,107)         | (\$4,312)         | (\$4,528)         |
| Additional Income               | \$2,500           | \$2,500           | \$2,500           | \$2,500           |
| <b>Effective Gross Income</b>   | <b>\$128,969</b>  | <b>\$135,292</b>  | <b>\$141,932</b>  | <b>\$148,903</b>  |
| Property Tax                    | (\$21,000)        | (\$21,000)        | (\$21,000)        | (\$21,000)        |
| Insurance                       | (\$6,500)         | (\$6,500)         | (\$6,500)         | (\$6,500)         |
| Management Fee                  | (\$10,300)        | (\$10,300)        | (\$10,300)        | (\$10,300)        |
| <b>Total Operating Expenses</b> | <b>(\$37,800)</b> | <b>(\$37,800)</b> | <b>(\$37,800)</b> | <b>(\$37,800)</b> |
| <b>Net Operating Income</b>     | <b>\$91,169</b>   | <b>\$97,492</b>   | <b>\$104,132</b>  | <b>\$111,103</b>  |
| <i>Cap Rate</i>                 | <i>4.34%</i>      | <i>4.64%</i>      | <i>4.96%</i>      | <i>5.29%</i>      |

## NET OPERATING INCOME



# Sales Comparables

## Broadway Garden Apartments

302 E BROADWAY, San gabriel, California

SALE PRICE

\$2,800,000

CAP RATE

4.29%

PRICE/SF

\$497.69

NOI

\$120,153

SALE DATE

Jul 2025

## Electric Ave

22 N ELECTRIC AVE, Alhambra, California

SALE PRICE

\$2,100,000

PRICE/UNIT

\$420,000

UNITS

5

PRICE/SF

\$546.88

SALE DATE

Dec 2025

## 101 E ALHAMBRA RD

101 E ALHAMBRA RD, Alhambra, California

SALE PRICE

\$2,650,000

PRICE/UNIT

\$331,250

UNITS

8

PRICE/SF

\$330.63

SALE DATE

Sep 2025

# Sales Comparables (continued)

## 304 S CHAPEL AVE

304 S CHAPEL AVE, Alhambra, California

SALE PRICE

\$2,700,000

PRICE/UNIT

\$300,000

UNITS

9

CAP RATE

2.90%

PRICE/SF

\$500.00

SALE DATE

Sep 2024

# Market Overview

## Alhambra City Overview

Alhambra ( , , Spanish pronunciation: [aˈlambra] ; from "Alhambra") is a city located in the western San Gabriel Valley region of Los Angeles County, California, United States, approximately 8 miles (13 km) east from the downtown Los Angeles civic center. It was incorporated on July 11, 1903. As of the 2020 census, the population was 82,868.

### KEY FACTS

|            |                    |
|------------|--------------------|
| Population | 82,868             |
| Area       | 7.6 sq mi          |
| Elevation  | 492 ft             |
| Time Zone  | UTC-08:00          |
| County     | Los Angeles County |
| State      | California         |

### DEMOGRAPHIC SNAPSHOT

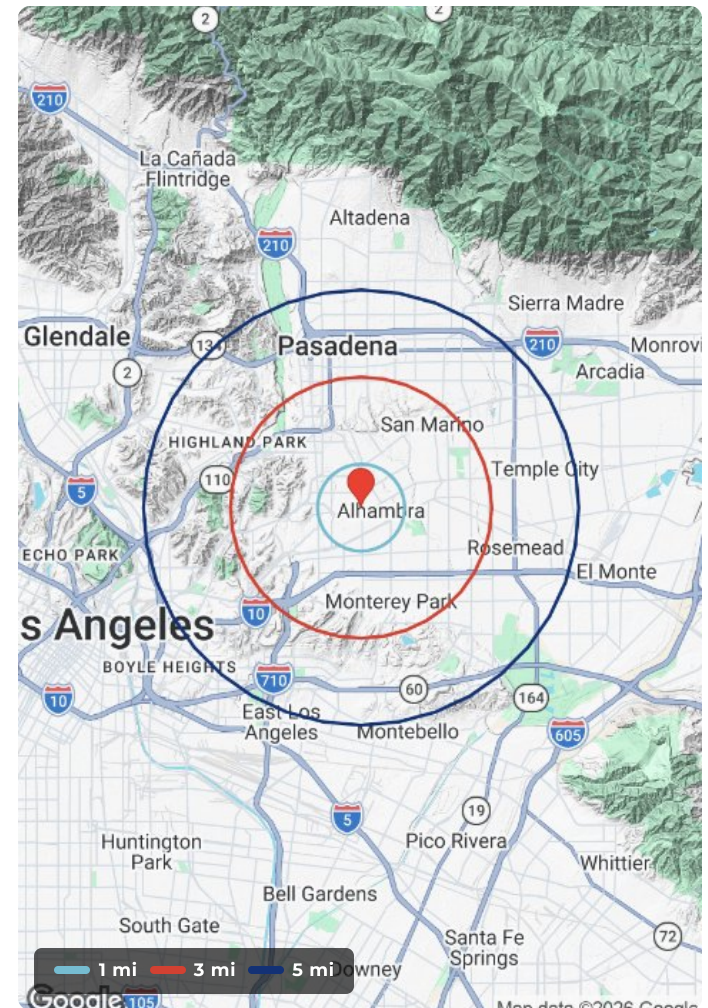
| 1-MILE RADIUS    |          | 3-MILE RADIUS    |           | 5-MILE RADIUS    |          |
|------------------|----------|------------------|-----------|------------------|----------|
| Population       | 42,280   | Population       | 248,948   | Population       | 679,441  |
| Median HH Income | \$90,884 | Median HH Income | \$102,568 | Median HH Income | \$97,987 |
| Households       | 16,789   | Households       | 90,738    | Households       | 243,501  |

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

| POPULATION                   | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------|-----------|-----------|-----------|
| 2000 Population              | 44,458    | 259,824   | 712,665   |
| 2010 Population              | 43,584    | 259,344   | 715,805   |
| 2026 Population              | 42,280    | 248,948   | 679,441   |
| 2031 Population              | 41,407    | 246,108   | 671,392   |
| 2026-2031 Growth Rate        | -0.42 %   | -0.23 %   | -0.24 %   |
| 2026 Daytime Population      | 40,285    | 229,119   | 678,315   |
| HOUSEHOLDS                   | 1 MILE    | 3 MILE    | 5 MILE    |
| 2000 Total Households        | 16,042    | 87,109    | 227,146   |
| 2010 Total Households        | 16,123    | 87,927    | 233,072   |
| 2026 Total Households        | 16,789    | 90,738    | 243,501   |
| 2031 Total Households        | 16,797    | 91,552    | 245,839   |
| 2026 Avg. Household Size     | 2.48      | 2.7       | 2.75      |
| 2026 Owner Occupied Housing  | 4,656     | 40,397    | 106,426   |
| 2031 Owner Occupied Housing  | 4,723     | 40,984    | 108,164   |
| 2026 Renter Occupied Housing | 12,133    | 50,341    | 137,075   |
| 2031 Renter Occupied Housing | 12,074    | 50,569    | 137,675   |
| 2026 Vacant Housing          | 972       | 4,996     | 13,923    |
| 2026 Total Housing           | 17,761    | 95,734    | 257,424   |
| 2026 HOUSEHOLD INCOME        | 1 MILE    | 3 MILE    | 5 MILE    |
| less than \$15,000           | 1,279     | 6,447     | 19,192    |
| \$15,000-\$24,999            | 905       | 4,455     | 12,455    |
| \$25,000-\$34,999            | 805       | 4,158     | 12,178    |
| \$35,000-\$49,999            | 1,281     | 6,468     | 18,900    |
| \$50,000-\$74,999            | 2,612     | 12,228    | 32,573    |
| \$75,000-\$99,999            | 2,176     | 10,314    | 28,262    |
| \$100,000-\$149,999          | 3,367     | 17,051    | 43,919    |
| \$150,000-\$199,999          | 1,934     | 10,921    | 28,488    |
| \$200,000 or greater         | 2,431     | 18,696    | 47,534    |
| Median HH Income             | \$90,884  | \$102,568 | \$97,987  |
| Average HH Income            | \$123,357 | \$145,275 | \$139,217 |

Source: ESRI / ArcGIS Business Analyst



**\$90,884**  
MEDIAN HH INCOME (1-MI)

**\$123,357**  
AVG HH INCOME (1-MI)

**27.7%**  
OWNER OCCUPIED (1-MI)

**72.3%**  
RENTER OCCUPIED (1-MI)

**5.5%**  
VACANCY RATE (1-MI)

**-0.42 %**  
2026-2031 GROWTH (1-MI)

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FOR MORE INFORMATION



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