OFFERING MEMORANDUM

Atlantic Blvd Cottages

201 N Atlantic Ave

$2.1M	4.34%	$91.2K
PRICE	CAP RATE	NOI

Steve Shloss
President
9492921323 (Mobile)
steve@steveshloss.com

Castle RE Group/Regency Commercial RE
25950 Acero #100
Mission Viejo, CA 92691
9492921323
thecasterealestategroup.com

Atlantic Blvd Cottages

201 N Atlantic Ave
Alhambra, CA 91801

PRICE	CAP RATE	NOI
$2,100,000	4.34%	$91,169

CONTENTS

PRESENTED BY

Steve Shloss
President
9492921323
steve@steveshloss.com
Lic # 01226352

Castle RE Group/Regency Commercial RE
25950 Acero #100
Mission Viejo, CA 92691
9492921323
thecasterealestategroup.com

CASTLE REAL ESTATE GROUP FINANCIAL

Executive Summary

201 N Atlantic Ave · Alhambra, CA 91801

ASKING PRICE	NOI	CAP RATE
$2,100,000	$91,169	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

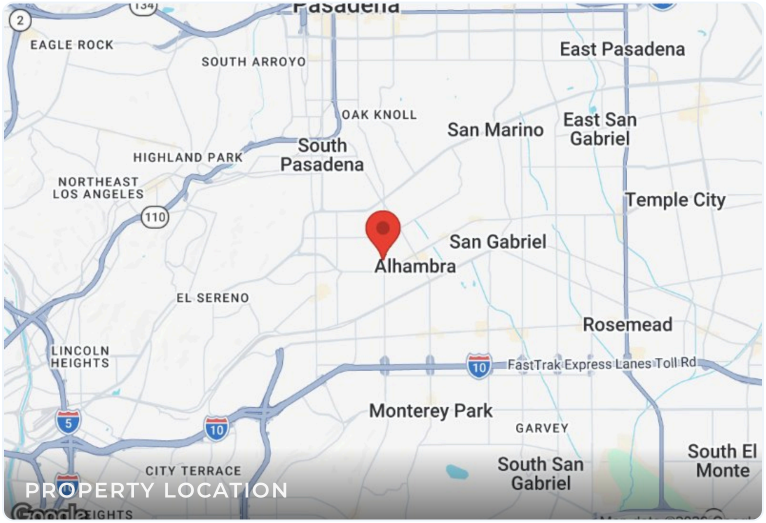
Asking Price	$2,100,000
NOI	$91,169
Cap Rate	4.34%
Price/SF	$412.09
Occupancy	100%
Base Rent	$130,380
EGI	$132,880
GRM	15.80
Building SF	5,096 SqFt
Year Built	1928

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

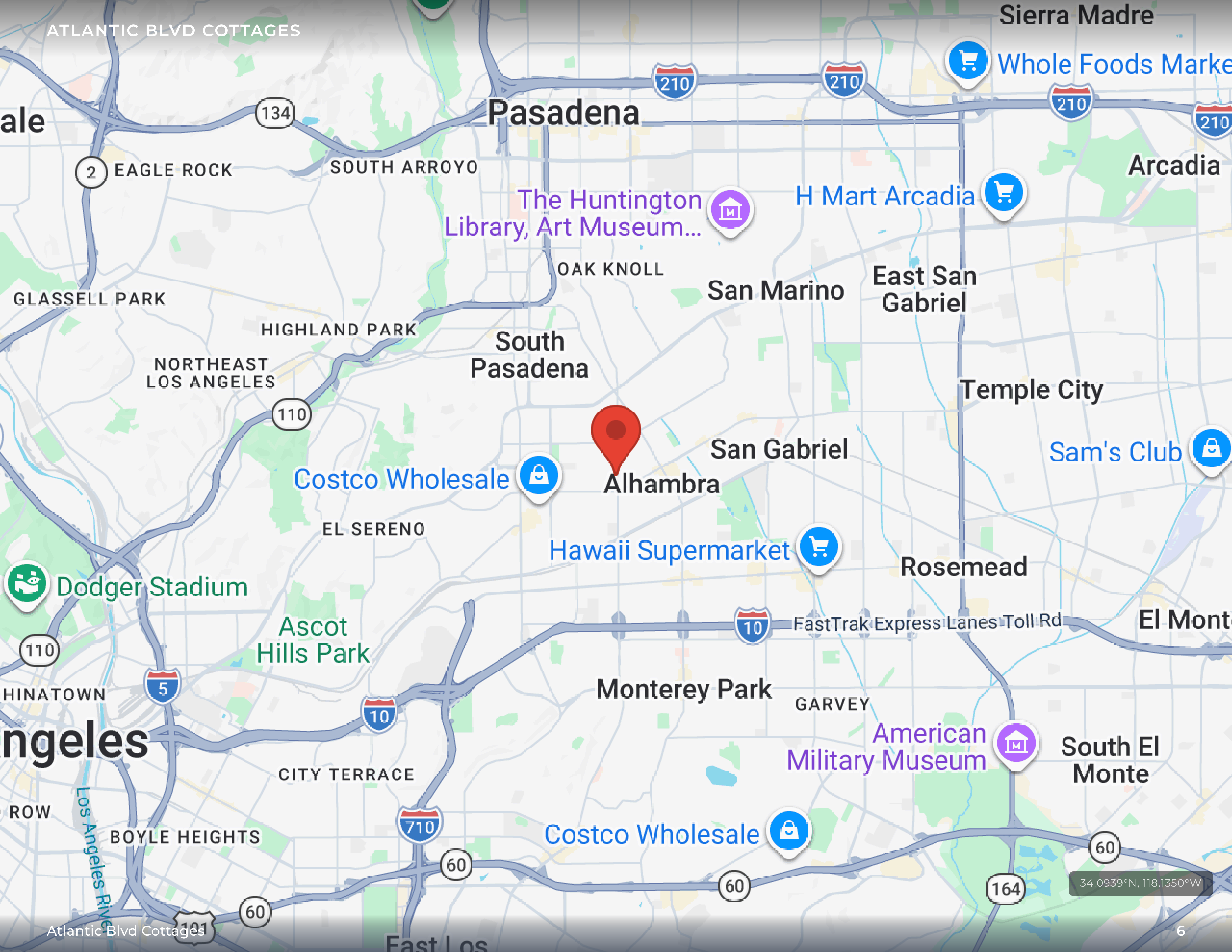
Atlantic / Woodward	**304 ft**
Atlantic / Main	**0.2 mi**
Main / Electric	**0.3 mi**

AIRPORTS

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

HIGHWAYS

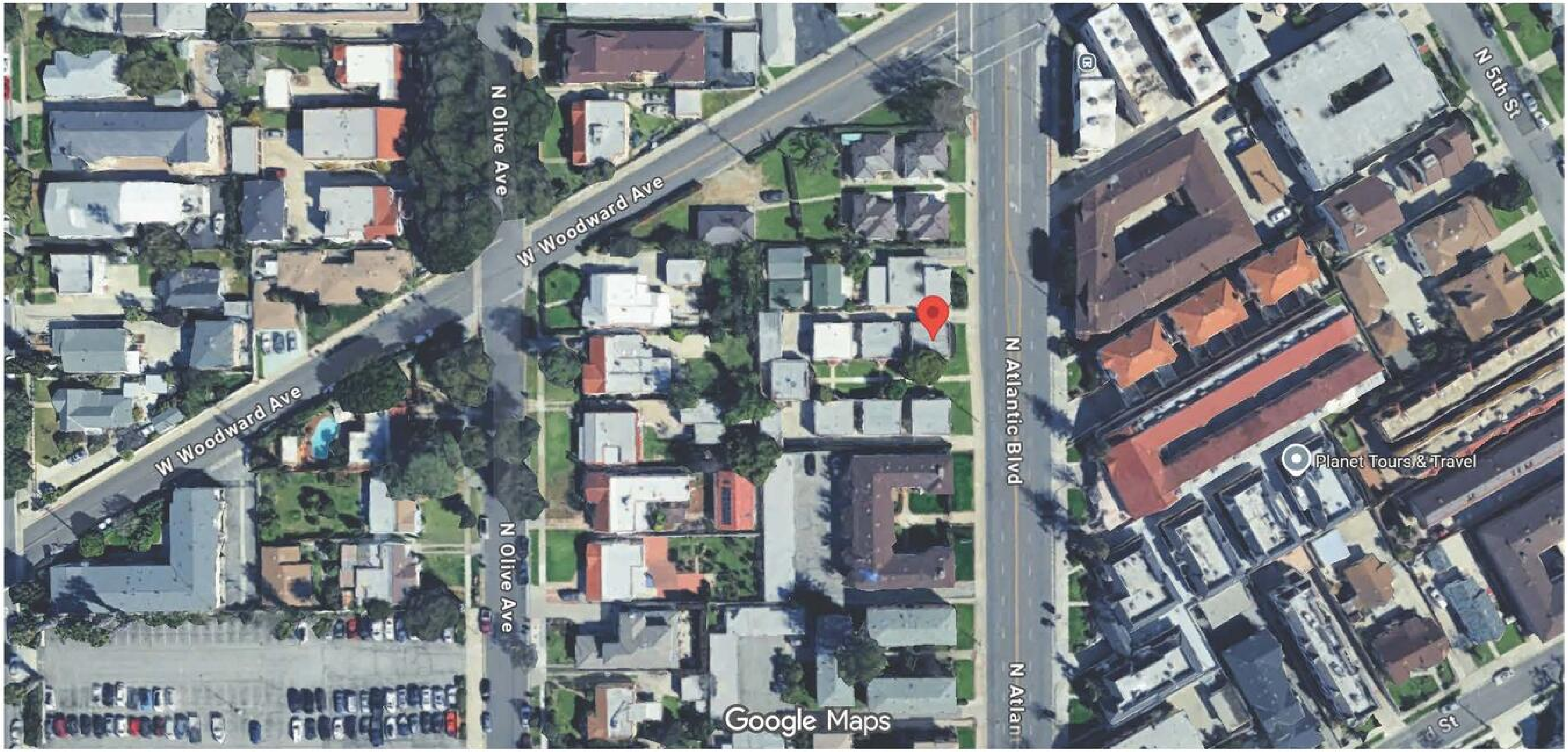
San Bernardino Freeway	**1.5 mi**
I-10 Metro ExpressLanes	**1.5 mi**
Arroyo Seco Parkway	**2.0 mi**
Long Beach Freeway	**2.0 mi**


Sierra Madre
Whole Foods Marke
Pasadena
ale
EAGLE ROCK
SOUTH ARROYO
The Huntington Library, Art Museum...
H Mart Arcadia
Arcadia
OAK KNOLL
San Marino
East San Gabriel
GLASSELL PARK
HIGHLAND PARK
South Pasadena
NORTHEAST LOS ANGELES
Temple City
San Gabriel
Sam's Club
Costco Wholesale
Alhambra
EL SERENO
Hawaii Supermarket
Rosemead
Dodger Stadium
FastTrak Express Lanes Toll Rd
El Mont
Ascot Hills Park
HINATOWN
Monterey Park
GARVEY
ngeles
American Military Museum
South El Monte
CITY TERRACE
ROW
Los Angeles Rive
BOYLE HEIGHTS
Costco Wholesale
East Los
34.0939°N, 118.1350°W

City of
Alhambra

Google Maps

201 N Atlantic Blvd



Imagery ©2026 Google, Map data ©2026 100 ft

Gallery Page 1

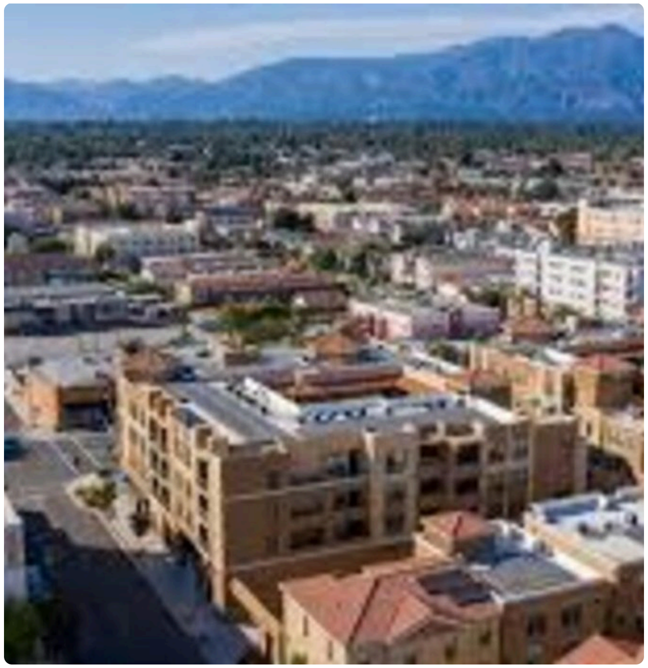


Photo Gallery

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%
Total	**0**	**5,096**	**$10,865.00**	**$130,380.00**	

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	EGI/SF	EXPENSES/SF	NOI/SF
$25.58	$26.08	$7.42	$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**

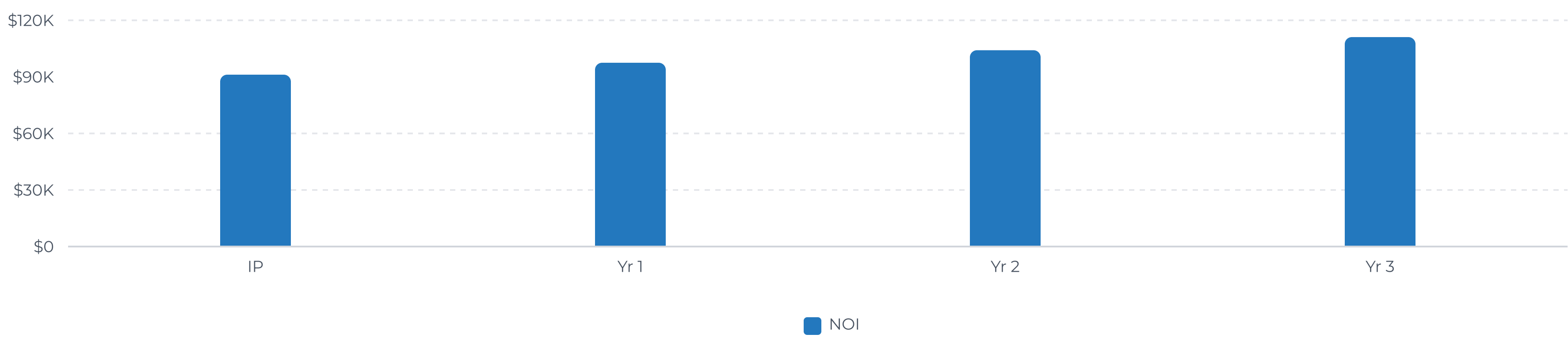
EXPENSES

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
Effective Gross Income	**$128,969**	**$135,292**	**$141,932**	**$148,903**
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)*
Total Operating Expenses	***($37,800)***	***($37,800)***	***($37,800)***	***($37,800)***
Net Operating Income	**$91,169**	**$97,492**	**$104,132**	**$111,103**
Cap Rate	*4.34%*	*4.64%*	*4.96%*	*5.29%*

NET OPERATING INCOME



Sales Comparables

Broadway Garden Apartments

302 E BROADWAY, San gabriel, California

SALE PRICE	CAP RATE	PRICE/SF	NOI	SALE DATE
$2,800,000	4.29%	$497.69	$120,153	Jul 2025

Electric Ave

22 N ELECTRIC AVE, Alhambra, California

SALE PRICE	PRICE/UNIT	UNITS	PRICE/SF	SALE DATE
$2,100,000	$420,000	5	$546.88	Dec 2025

101 E ALHAMBRA RD

101 E ALHAMBRA RD, Alhambra, California

SALE PRICE	PRICE/UNIT	UNITS	PRICE/SF	SALE DATE
$2,650,000	$331,250	8	$330.63	Sep 2025

Sales Comparables (continued)

304 S CHAPEL AVE

304 S CHAPEL AVE, Alhambra, California

SALE PRICE	PRICE/UNIT	UNITS	CAP RATE	PRICE/SF	SALE DATE
$2,700,000	$300,000	9	2.90%	$500.00	Sep 2024

Market Overview

Alhambra City Overview

Alhambra (, , Spanish pronunciation: [a'lambra] ; 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	
Population	**42,280**
Median HH Income	**$90,884**
Households	**16,789**

3-MILE RADIUS	
Population	**248,948**
Median HH Income	**$102,568**
Households	**90,738**

5-MILE RADIUS	
Population	**679,441**
Median HH Income	**$97,987**
Households	**243,501**

Source: ESRI / ArcGIS Business Analyst

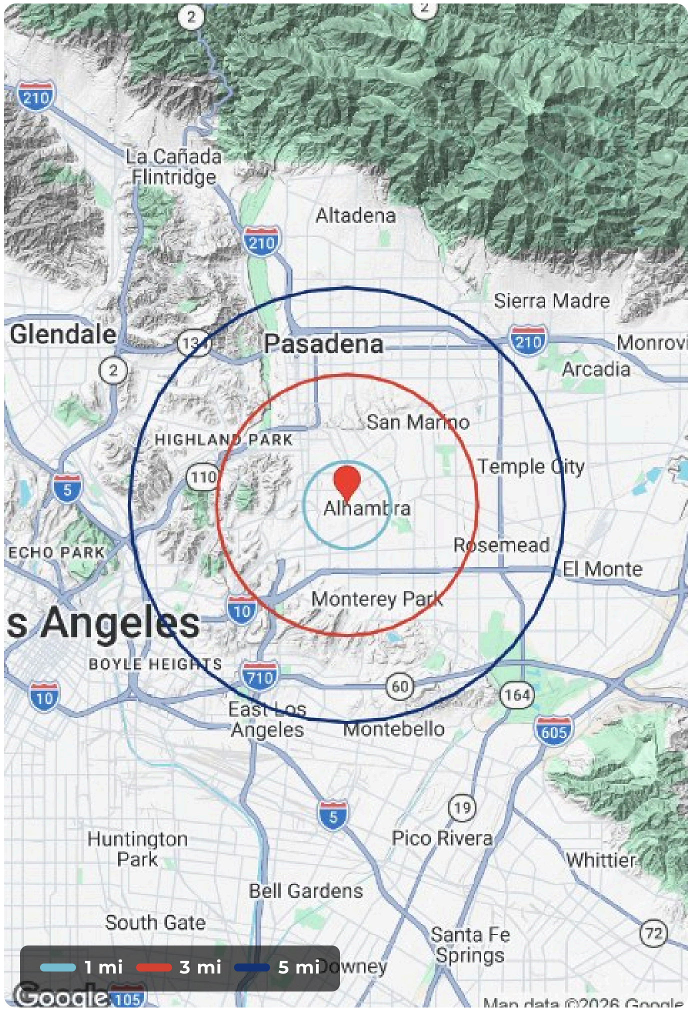
Demographics (Detail)

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)

Atlantic Blvd Cottages

201 N Atlantic Ave, Alhambra, CA, 91801

FOR MORE INFORMATION

Steve Shloss

President

9492921323

steve@steveshloss.com

Lic# 01226352

Castle RE Group/Regency Commercial RE

25950 Acero #100

Mission Viejo, CA 92691

9492921323

thecasterealestategroup.com