

Marcus & Millichap



TWIN PALM APARTMENTS

116-128 N Poplar Avenue, Montebello, CA 90640

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

TWIN PALM APARTMENTS

116 - 128 N POPLAR AVENUE
MONTEBELLO, CA 90640

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TWIN PALM APARTMENTS

116 - 128 N POPLAR AVENUE
MONTEBELLO, CA 90640

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EXECUTIVE SUMMARY

TWIN PALM APARTMENTS

Marcus & Millichap

INVESTMENT OVERVIEW

TWIN PALM APARTMENTS

116-128 N Poplar Avenue, Montebello, CA 90640

OFFERING PRICE

\$8,950,000

CURRENT CAP RATE

5.73%

PRO FORMA CAP RATE

7.29%





INVESTMENT HIGHLIGHTS

- First time on the market in 35 plus years.
- Desirable Unit Mix of One, Two, and Three-Bedroom Units
- Situated on 2 Separate, Legal Parcels (27 Units and 12 Units)
- Individually metered for gas and electricity.
- Offered at 10.5 GRM and a 5.73% CAP Rate.
- Ideal Value-Add and Repositioning Opportunity

EXECUTIVE SUMMARY

Marcus & Millichap is pleased to exclusively present the Twin Palm Apartments, which is a 39-unit multi-family asset located in the city of Montebello, CA. The offering consists of a 27-unit multi-family property located at 116 N. Poplar Ave. and a 12-unit multi-family property located at 128 N. Poplar Ave, both situated on separate legal parcels next to each other. The 12-unit property includes four single-story residential houses and an eight-unit multi-family building. The 27-unit property includes four separate two-story multi-family buildings.

This is the first time the Twin Palm Apartments are being offered on the open market in 35 plus years, and recent upgrades include new electric sub-panels in each unit. Situated on 2 adjoining parcels, the combined lot size is 1.37 acres, and the properties are built in 1954 and 1962. There are a total of 9 buildings, with an estimated total building size of \pm 33,639 square feet. The Twin Palm Apartments offer large and spacious units, with a unit mix of one, two, and three-bedroom units. There are multiple laundry rooms, tuck under, carport, and open parking spaces at said property. Each unit is individually metered for gas and electricity, and the landlord is responsible for water, sewer and trash.

The Twin Palm Apartments is priced competitively at a current GRM of 10.50 and a CAP Rate of 5.73%, which allows for favorable financing options on this investment opportunity. The current rents are estimated to be 15% to 20% below market rental rates and coupled with the upside in re-positioning the property with exterior / interior renovations, this is an ideal value-add opportunity. The offering is subject to only California's statewide AB1482 rent ordinance, with no additional local rent control restrictions.

**Please do not Disturb Tenants, Walk and/or Talk to Anyone at the Property.
For Further Information, Please Contact the Listing Agents.**









PROPERTY DESCRIPTION

TWIN PALM APARTMENTS

Marcus & Millichap

PROPERTY HIGHLIGHTS



COMBINED BUILDING SQFT
± 33,639 SF



OWNERSHIP
FEE SIMPLE



YEAR BUILT
1954/1962



BUILDINGS
9



TOPOGRAPHY
**FLAT/SLIGHT
SLOPE**



PARCEL SIZE
± 1.37 ACRES



APN NUMBERS
**6347-12-008 &
6347-011-019**

TOTAL PARKING
44-SPACES

UNDERTUCK/CARPORT
39

SURFACE PARKING
5

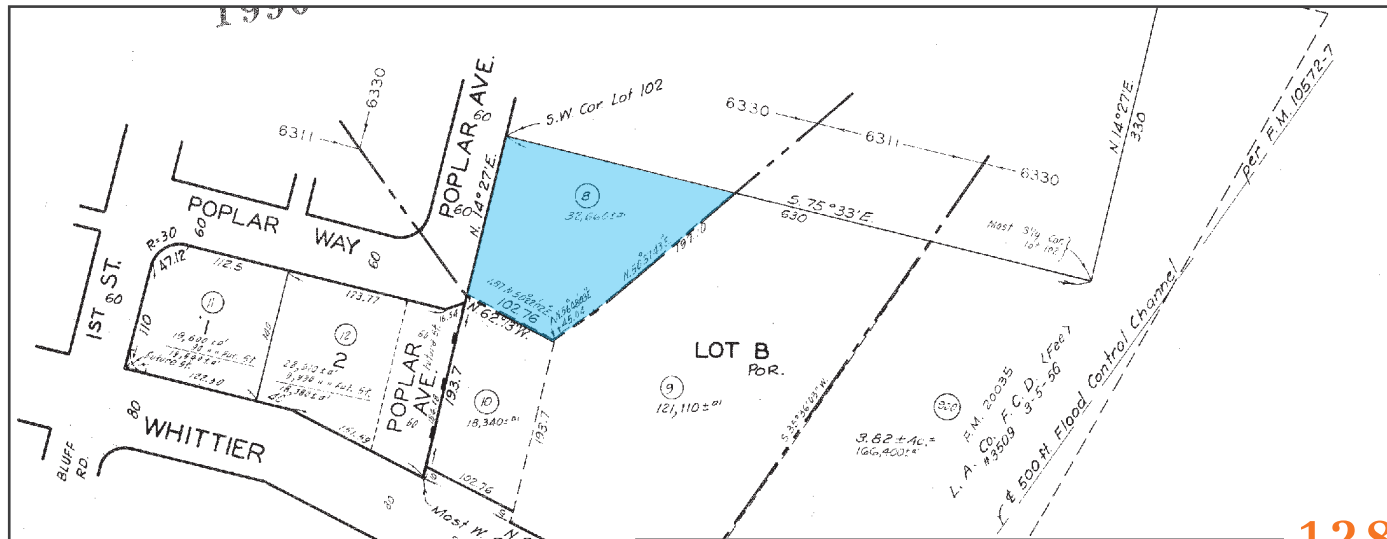
ZONING
**R-3: MULTI-
FAMILY
RESIDENTIAL**

NUMBER OF UNITS
39

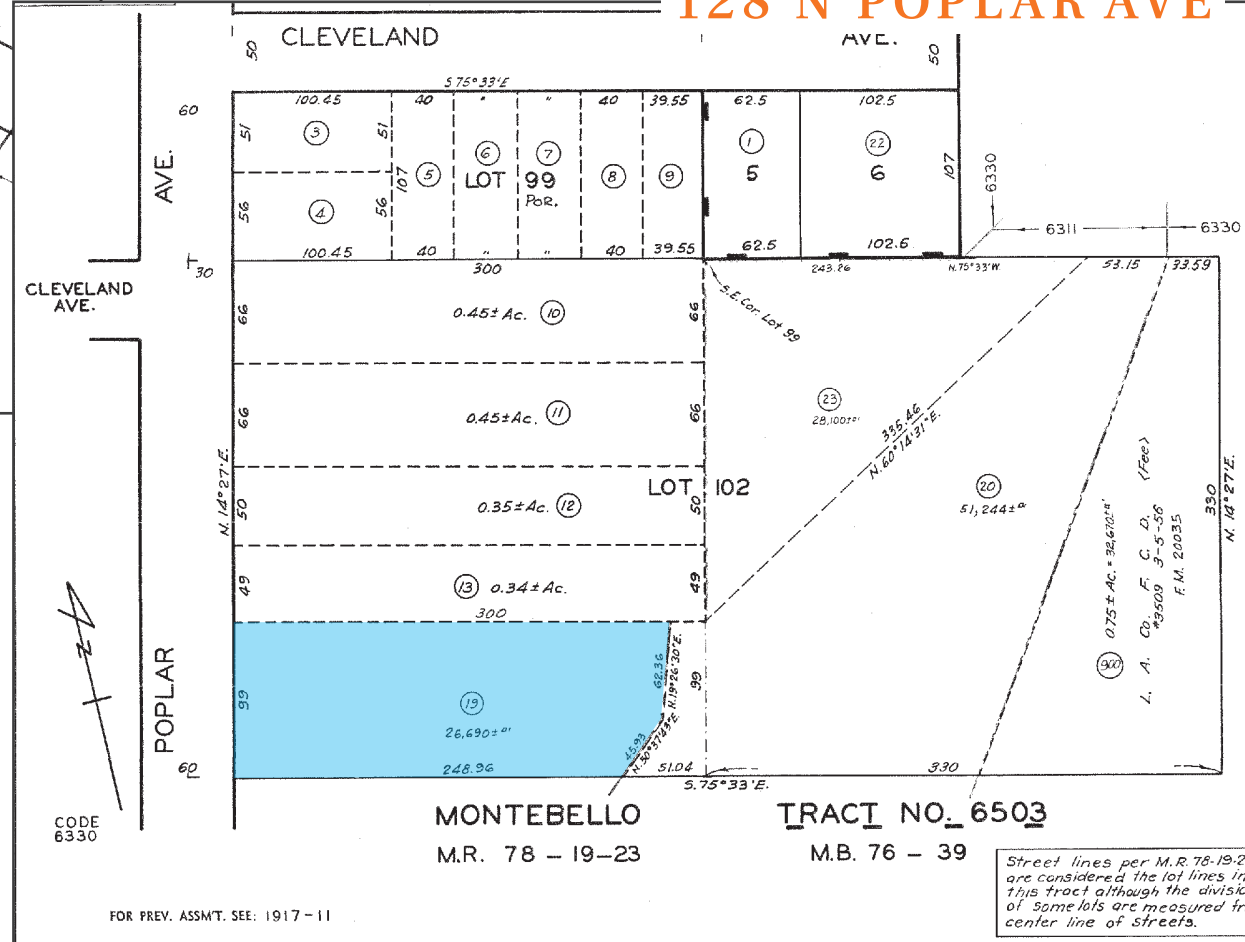
CROSS STREET
**N POPLAR AVE
& E WHITTIER
BLVD**

HIGHWAY ACCESS
I-60

PARCEL MAPS



128 N POPLAR AVE



116 N POPLAR AVE

MONTEBELLO
M.R. 78-19-23

PARCEL MAP
P.M. 29-70

CODE
6311
6330

CODE
6330

FOR PREV. ASSMT. SEE: 1917-11

Street lines per M.R. 78-19-2 are considered the lot lines in this tract although the division of some lots are measured from center line of streets.



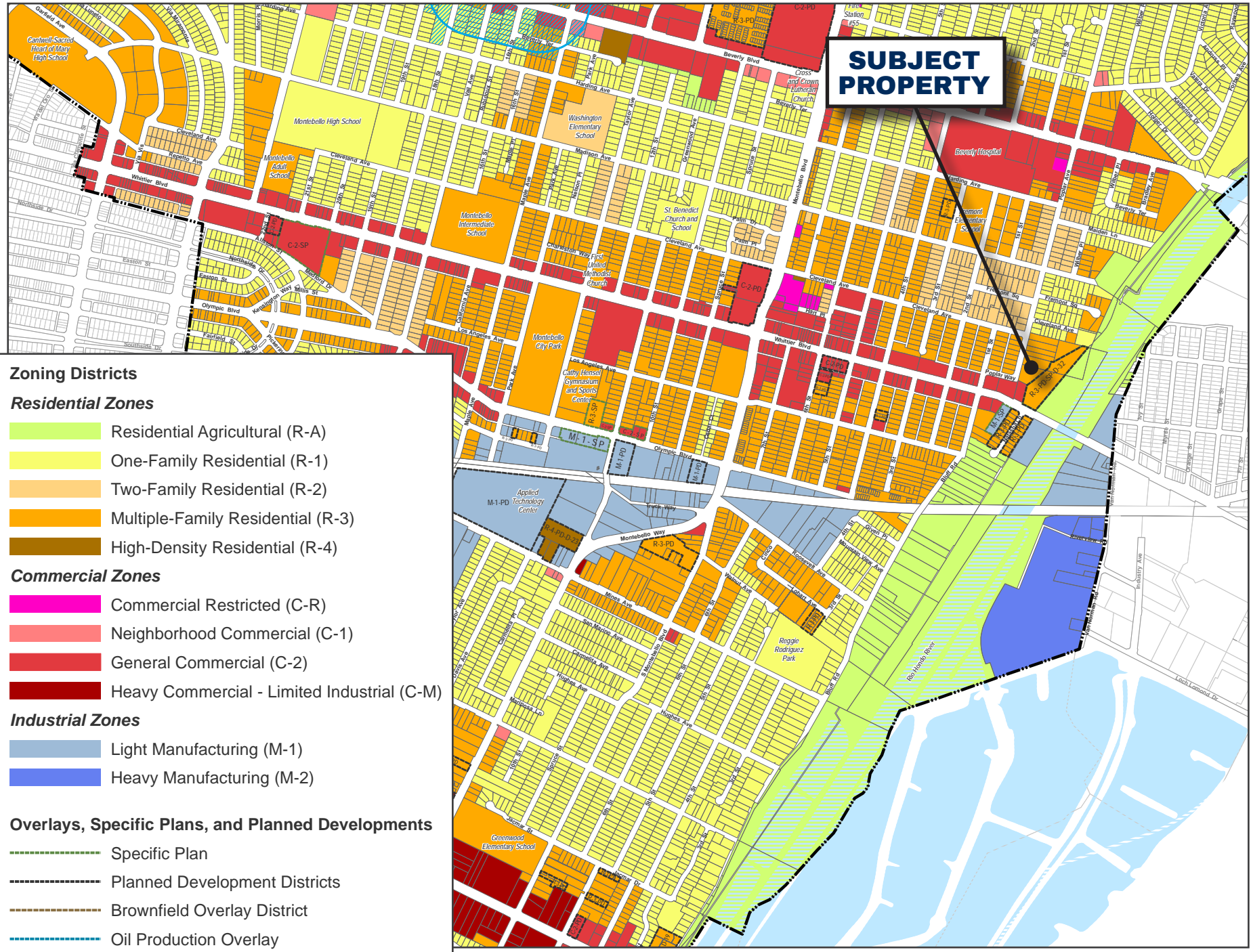
E WHITTIER BLVD



SUBJECT
PROPERTY



ZONING MAP



Zoning Districts

Residential Zones

- Residential Agricultural (R-A)
- One-Family Residential (R-1)
- Two-Family Residential (R-2)
- Multiple-Family Residential (R-3)
- High-Density Residential (R-4)

Commercial Zones

- Commercial Restricted (C-R)
- Neighborhood Commercial (C-1)
- General Commercial (C-2)
- Heavy Commercial - Limited Industrial (C-M)

Industrial Zones

- Light Manufacturing (M-1)
- Heavy Manufacturing (M-2)

Overlays, Specific Plans, and Planned Developments

- Specific Plan
- Planned Development Districts
- Brownfield Overlay District
- Oil Production Overlay



**SUBJECT
PROPERTY**

N POPLAR AVE

E WHITTIER BLVD

BUILDING INFORMATION

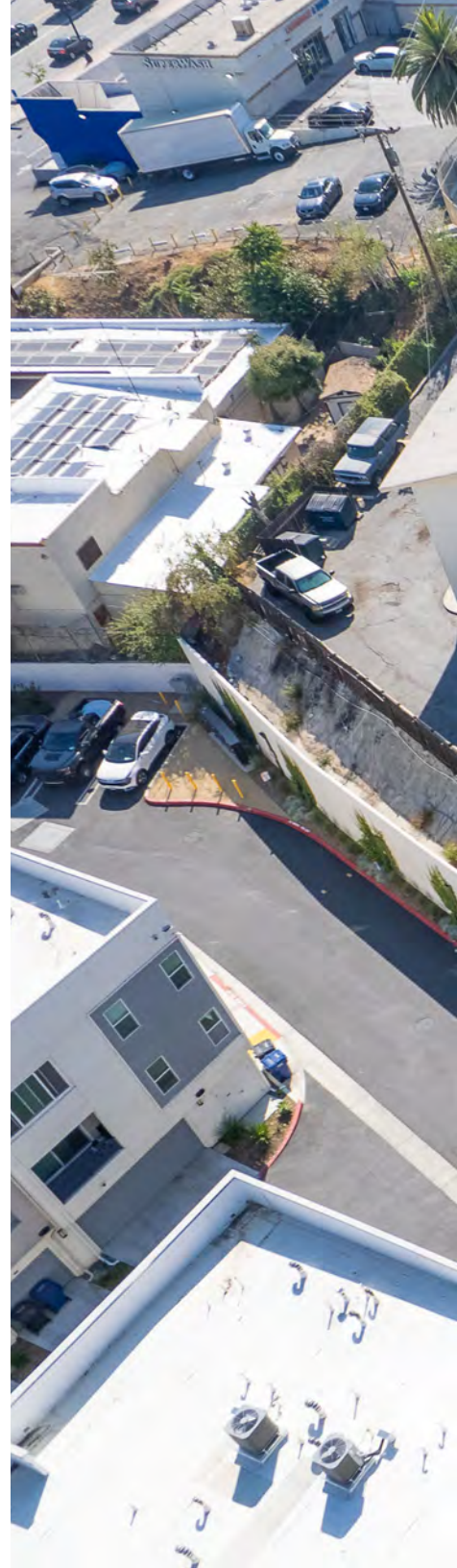
TWIN PALMS APARTMENTS

Address	116 N. Poplar St, Montebello, CA 90640
Number of Units	27
APN Number	6347-012-008
Lot Size	± 32,223 SF / ± 0.74 Acres
Year Built	1962
Building Square Feet	± 22,538
Number of Buildings	4, All Two-Story Structures
Parking Spaces	32 (28 Undertuck/Carport & 4 Open Spaces)
Unit Mix	8 - One Bedroom / One Bathroom 8 - Two Bedroom / One Bathroom 11- Two Bedroom / Two Bathroom
Zoning	R-3 (Multi-Family Residential)
Utilities	Individually Metered for Gas & Electric

BUILDING INFORMATION

TWIN PALMS APARTMENTS

Address	128 N. Poplar St, Montebello, CA 90640
Number of Units	12
APN Number	6347-011-019
Lot Size	± 27,074 SF / ± 0.62 Acres
Year Built	1954
Building Square Feet	± 11,101
Number of Buildings	5, (4 Single Story Houses & an 8-Unit, Two Story, Building)
Parking Spaces	12 (11 Carport & 1 Open Space)
Unit Mix	4 -Single Story Houses, consists of the following: 3 - Two Bedroom / One Bathroom 1 - One Bedroom / One Bathroom 8- Unit Apartment Building, consists of the following: 7 - Two Bedroom / One Bathroom 1 - Three Bedroom / Two Bathroom
Zoning	R-3 (Multi-Family Residential)
Utilities	Individually Metered for Gas & Electric

































FINANCIAL ANALYSIS

TWIN PALM APARTMENTS

Marcus & Millichap

FINANCIAL SUMMARY

BUILDING DATA - TWIN PALM APARTMENTS	
Address	116-128 N Poplar Ave
City, State, Zip	Montebello, CA 90640
APN's	6347-12-008, -011-019
Combined Rentable SF	± 33,639
Number of Units	39
Combined Parcel Size	± 1.37 Acres
Year Built	1954/1962

FINANCIAL INDICATORS	
Price	\$8,950,000
Down (40%)	\$3,580,000
Price/Unit	\$229,487
Price/SF	\$266.06
Current/Pro Forma Cap	5.73%/7.29%
Current/Pro Forma GRM	10.50/8.84
Ownership	Fee Simple

FINANCING	
Loan Amount	\$5,370,000
Loan Type	New
Interest Rate	6.00% (Interest only for the first 3 yrs)
Amortization	27 Years
Year Due	2052

INCOME		ACTUAL		PRO FORMA	
Gross Scheduled Rent		\$852,720		\$1,012,800	
Less: Vacancy/Deductions	3.0%	\$25,582	3.0%	\$30,384	
Total Effective Rental Income		\$827,138		\$982,416	
Other Income (Laundry, Parking, Late Fees)		\$17,003		\$17,855	
Effective Gross Income		\$844,141		\$1,000,271	
Less: Expenses	39.2%	\$331,027	34.8%	\$348,103	
Net Operating Income		\$513,114		\$652,168	
Cash Flow		\$513,114		\$652,168	
Debt Service		\$322,200		\$322,200	
Net Cash Flow After Debt Service	5.33%	\$190,914	9.22%	\$329,968	
Principal Reduction		\$0		\$0	
Total Return	5.33%	\$190,914	9.22%	\$329,968	

EXPENSES		ACTUAL		*PRO FORMA	
Real Estate Taxes (New 1.3743%)		\$123,000		\$125,460	
Direct Assessments		\$9,033		\$9,213	
Water & Sewer		\$22,625		\$23,756	
Utilities - Electric & Gas		\$13,855		\$14,548	
Trash Removal		\$10,345		\$10,862	
Repairs & Maintenance(Adjusted)		\$35,100		\$36,855	
Landscaping		\$5,530		\$5,806	
On Site Manager (free rent credit)		\$27,000		\$28,350	
Misc.		\$2,600		\$2,730	
Pest Control		\$1,928		\$2,025	
Property Insurance		\$34,144		\$35,851	
Licenses & Fees		\$2,316		\$2,432	
Operating Reserves		\$9,750		\$10,238	
Management Fee		\$33,801		\$39,977	
TOTAL EXPENSES		\$331,027		\$348,103	
Expenses/Unit		\$8,488		\$8,926	
Expenses/SF		\$9.84		\$10.35	

*Pro Forma Expense: Real Estate Taxes & Direct Assessments Increase 2%. All other expenses increase of 5%

RENT ROLL SUMMARY			ACTUAL			PRO FORMA RENT		
UNIT TYPE	# OF UNITS	AVG SF	RENT	RENT/SF	INCOME/MO	RENT	RENT/SF	INCOME/MO
1 BD / 1 BA	9	725	\$1,481	\$2.04	\$13,325	\$1,822	\$2.51	\$16,400
2 BD / 1 BA	18	875	\$1,838	\$2.10	\$33,078	\$2,233	\$2.55	\$40,200
2 BD / 2 BA	11	950	\$2,039	\$2.15	\$22,430	\$2,300	\$2.42	\$25,300
3 BD/ 1 BA	1	1,100	\$2,227	\$2.02	\$2,227	\$2,500	\$2.27	\$2,500
Total/Averages	39	863	\$1,822	\$2.11	\$71,060	\$2,164	\$2.51	\$84,400
Gross Annualized Rents					\$852,720			\$1,012,800

*Unit sizes are estimated

RENT ROLL

UNIT	ADDRESS	UNIT TYPE	MOVE IN	SF	ACTUAL		PRO FORMA		PARKING	LAST RENTAL INCREASE
					RENT/MONTH	RENT/SF	RENT/MONTH	RENT/SF		
1	116 N Poplar Ave	2 BD / 2 BA	12/30/14	950	\$1,905	\$2.01	\$2,300	\$2.42	\$20	November 2024
2	116 N Poplar Ave	2 BD / 2 BA	3/1/21	950	\$2,060	\$2.17	\$2,300	\$2.42	\$40	November 2024
3	116 N Poplar Ave	2 BD / 2 BA	4/15/25	950	\$2,250	\$2.37	\$2,300	\$2.42		November 2024
4 (On site MGR)	116 N Poplar Ave	2 BD / 2 BA	3/19/19	950	\$2,250	\$2.37	\$2,300	\$2.42		November 2024
5	116 N Poplar Ave	2 BD / 2 BA	11/13/19	950	\$1,930	\$2.03	\$2,300	\$2.42	\$40	November 2024
6	116 N Poplar Ave	2 BD / 2 BA	6/1/25	950	\$2,250	\$2.37	\$2,300	\$2.42		November 2024
7	116 N Poplar Ave	2 BD / 2 BA	10/5/00	950	\$1,859	\$1.96	\$2,300	\$2.42		November 2024
8	116 N Poplar Ave	1 BD / 1 BA	11/1/10	725	\$1,380	\$1.90	\$1,800	\$2.48		November 2024
9	116 N Poplar Ave	1 BD / 1 BA	12/30/11	725	\$1,380	\$1.90	\$1,800	\$2.48		November 2024
10	116 N Poplar Ave	1 BD / 1 BA	4/10/25	725	\$1,500	\$2.07	\$1,800	\$2.48		November 2024
11	116 N Poplar Ave	1 BD / 1 BA	2/14/25	725	\$1,500	\$2.07	\$1,800	\$2.48		November 2024
12	116 N Poplar Ave	2 BD / 1 BA	6/16/17	875	\$1,825	\$2.09	\$2,200	\$2.51		November 2024
13	116 N Poplar Ave	2 BD / 1 BA	3/10/15	875	\$1,845	\$2.11	\$2,200	\$2.51		November 2024
14	116 N Poplar Ave	2 BD / 1 BA	3/17/16	875	\$1,800	\$2.06	\$2,200	\$2.51		November 2024
15	116 N Poplar Ave	2 BD / 1 BA	2/16/10	875	\$1,800	\$2.06	\$2,200	\$2.51	\$40	November 2024
16	116 N Poplar Ave	2 BD / 2 BA	2/1/11	950	\$1,973	\$2.08	\$2,300	\$2.42		November 2024
17	116 N Poplar Ave	2 BD / 2 BA	12/1/95	950	\$1,843	\$1.94	\$2,300	\$2.42		November 2024
18	116 N Poplar Ave	2 BD / 1 BA	8/1/25	875	\$1,825	\$2.09	\$2,200	\$2.51		November 2024
19	116 N Poplar Ave	2 BD / 1 BA	12/31/21	875	\$1,925	\$2.20	\$2,200	\$2.51		November 2024
20	116 N Poplar Ave	2 BD / 1 BA	10/31/08	875	\$1,780	\$2.03	\$2,200	\$2.51		November 2024
21	116 N Poplar Ave	2 BD / 1 BA	10/21/97	875	\$1,780	\$2.03	\$2,200	\$2.51	\$25	November 2024
22	116 N Poplar Ave	1 BD / 1 BA	9/28/18	725	\$1,445	\$1.99	\$1,800	\$2.48	\$40	November 2024
23	116 N Poplar Ave	1 BD / 1 BA	5/30/25	725	\$1,500	\$2.07	\$1,800	\$2.48		November 2024
24	116 N Poplar Ave	1 BD / 1 BA	12/27/16	725	\$1,405	\$1.94	\$1,800	\$2.48		November 2024
25	116 N Poplar Ave	1 BD / 1 BA	8/19/05	725	\$1,380	\$1.90	\$1,800	\$2.48		November 2024
26	116 N Poplar Ave	2 BD / 2 BA	1/14/15	950	\$1,860	\$1.96	\$2,300	\$2.42	\$60	November 2024
27	116 N Poplar Ave	2 BD / 2 BA	5/6/25	950	\$2,250	\$2.37	\$2,300	\$2.42	\$40	November 2024
128-1	128 N Poplar Ave	2 BD / 1 BA	03/30/07	875	\$1,735	\$1.98	\$2,200	\$2.51	\$20	November 2024
128-2	128 N Poplar Ave	2 BD / 1 BA	02/25/18	875	\$1,800	\$2.06	\$2,200	\$2.51	\$40	November 2024
128-3	128 N Poplar Ave	2 BD / 1 BA	06/05/25	875	\$2,025	\$2.31	\$2,200	\$2.51		November 2024
128-4	128 N Poplar Ave	2 BD / 1 BA	10/12/06	875	\$1,435	\$1.64	\$2,200	\$2.51		November 2024
128-5	128 N Poplar Ave	2 BD / 1 BA	09/24/03	875	\$1,760	\$2.01	\$2,200	\$2.51		November 2024
128-6	128 N Poplar Ave	2 BD / 1 BA	03/01/21	875	\$1,920	\$2.19	\$2,200	\$2.51		November 2024
128-7	128 N Poplar Ave	2 BD / 1 BA	01/07/22	875	\$1,920	\$2.19	\$2,200	\$2.51		November 2024
128-8	128 N Poplar Ave	3 BD / 2 BA	04/10/09	1,100	\$2,227	\$2.02	\$2,500	\$2.27	\$20	November 2024
128 - SFR	128 N Poplar Ave	2 BD / 1 BA	11/15/24	875	\$2,400	\$2.74	\$2,400	\$2.74		November 2024
130 - SFR	128 N Poplar Ave	2 BD / 1 BA	04/07/10	875	\$1,815	\$2.07	\$2,400	\$2.74		November 2024
132 - SFR	128 N Poplar Ave	1 BD / 1 BA	11/23/20	725	\$1,835	\$2.53	\$2,000	\$2.76		November 2024
134 - SFR	128 N Poplar Ave	2 BD / 1 BA	11/01/03	875	\$1,688	\$1.93	\$2,400	\$2.74		November 2024
Total				33,639	\$71,060	\$2.11	\$84,400	\$2.51	\$385	

*Unit sizes are estimated





COMPARABLE PROPERTIES

TWIN PALM APARTMENTS

Marcus & Millichap

SALES COMPARABLES

PROPERTY NAME & ADDRESS

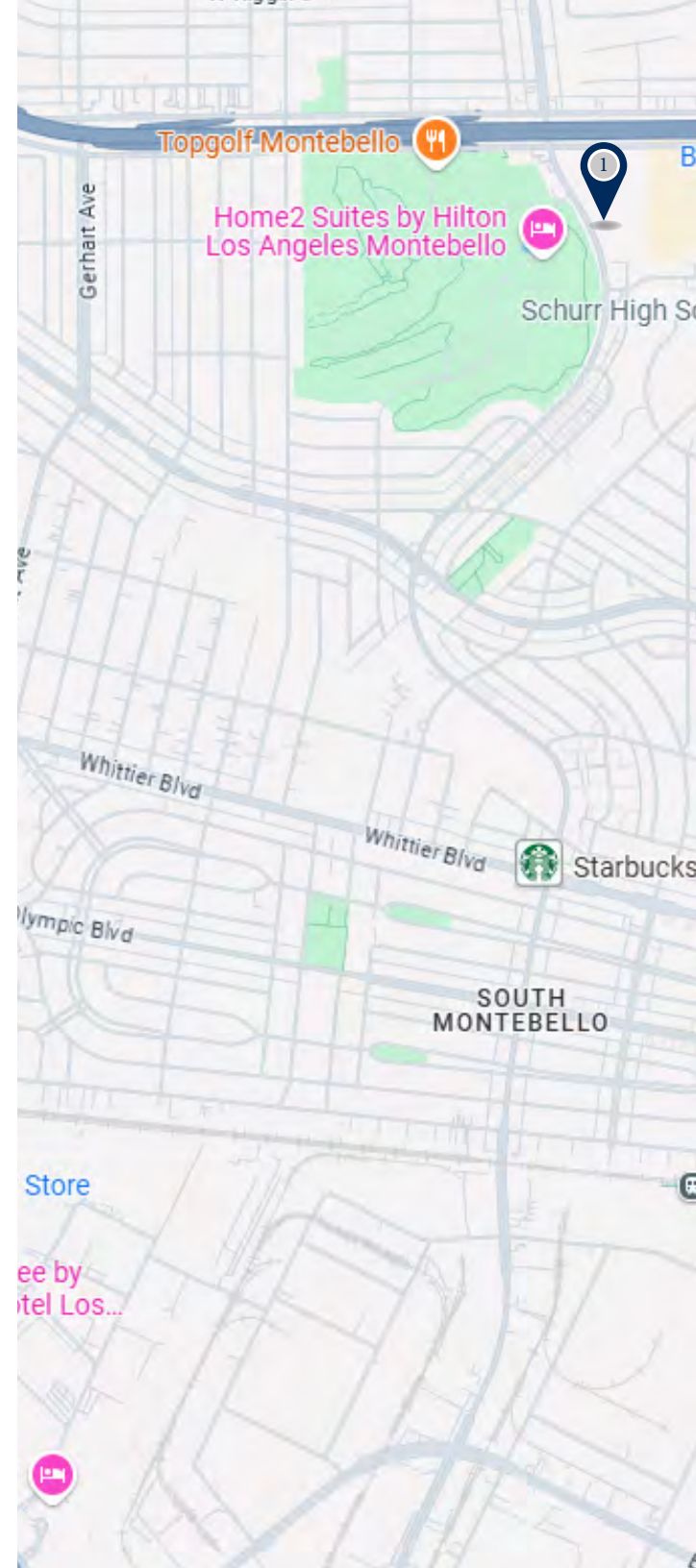
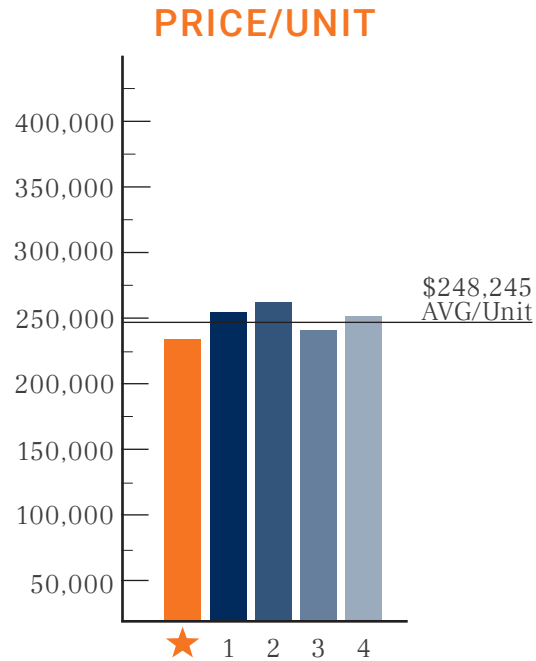
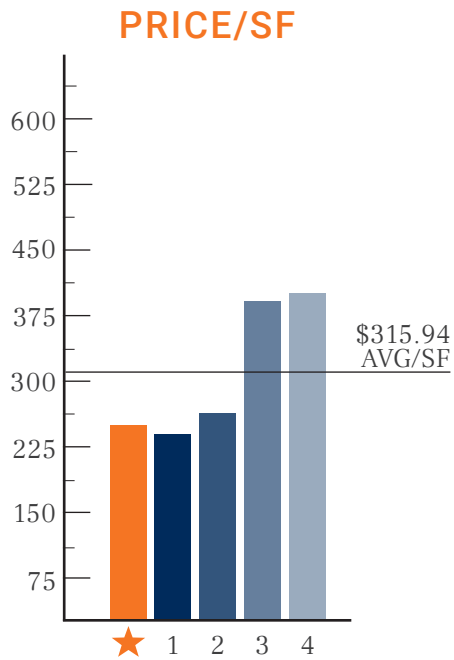
★ 116-128 N Poplar Avenue, Montebello, CA 90640

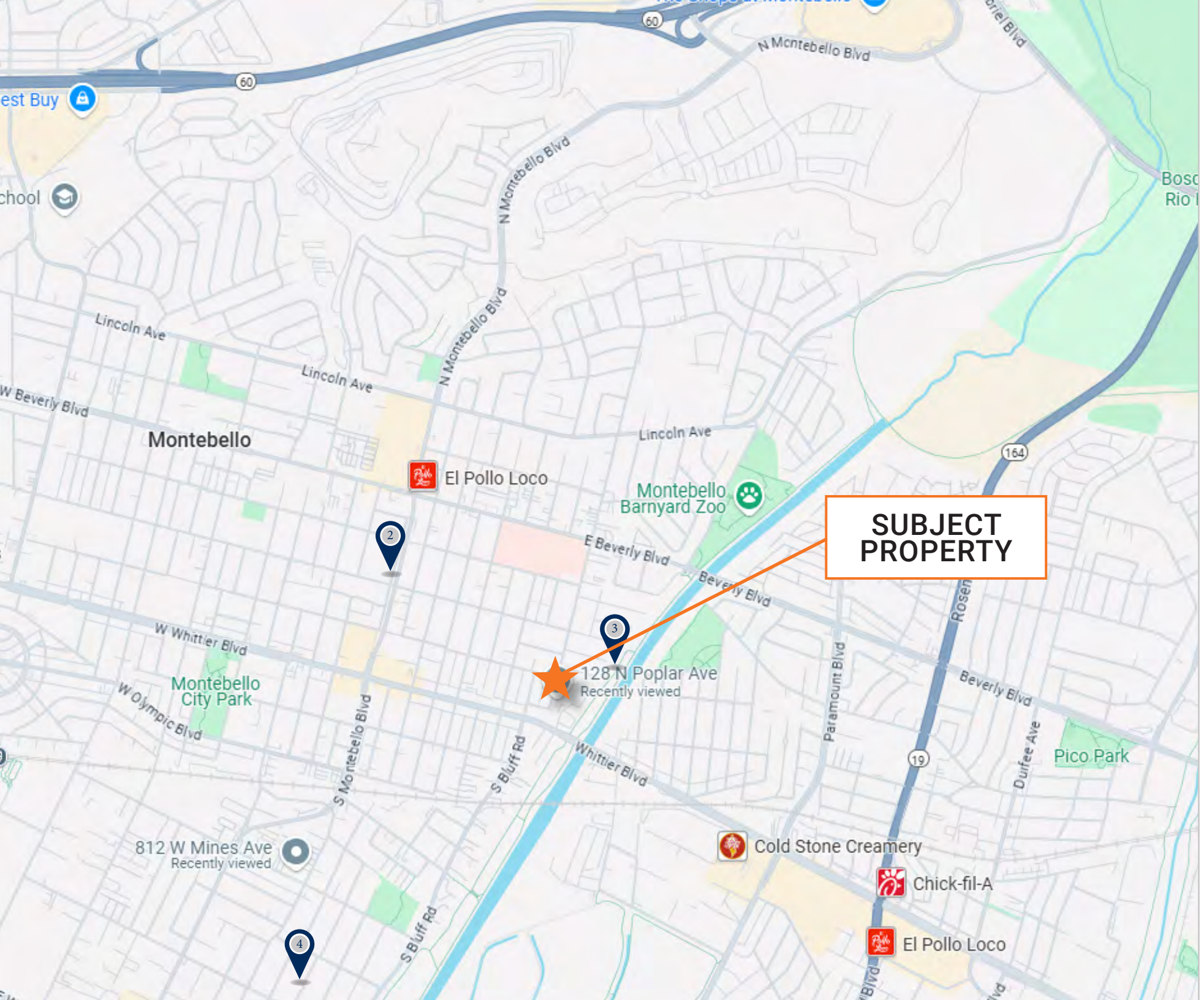
804 N Garfield Ave, Montebello, CA 90640

329-331 N Montebello Blvd, Montebello, CA 90640

241 E Fremont Sq, Montebello, CA 90640

919 Carob Way, Montebello, CA 90640





**SUBJECT
PROPERTY**

128 N Poplar Ave
Recently viewed

El Pollo Loco

**Montebello
Barnyard Zoo**

**Montebello
City Park**

812 W Mines Ave
Recently viewed

Cold Stone Creamery

Chick-fil-A

El Pollo Loco

SALES COMPARABLES

TWIN PALM APARTMENTS // COMPARABLE PROPERTIES



★ 116-128 N POPLAR AVE
Montebello, CA 90640



📍 804 N GARFIELD AVE
Montebello, CA 90640



📍 329-331 N MONTEBELLO BLVD
Montebello, CA 90640

LIST PRICE	\$8,950,000	SALE PRICE	\$7,200,000	SALE PRICE	\$2,900,000
Sale Date	TBD	Sale Date	6/9/2025	Sale Date	11/15/2024
Units	39	Units	28	Units	11
Rentable SF	± 33,639	Rentable SF	± 27,892	Rentable SF	± 10,479
Price/SF	\$266.06	Price/SF	\$258.14	Price/SF	\$276.74
Price/Unit	\$229,487	Price/Unit	\$257,143	Price/Unit	\$263,636
Lot Size	± 1.37 Acres	Lot Size	± 0.79 Acres	Lot Size	± 0.45 Acres
Occupancy	100%	Occupancy	97%	Occupancy	95%
Year Built	1954/1962	Year Built	1963	Year Built	1950
Cap Rate/Pro Forma	5.73%/7.29%	Cap Rate	5.46%	Cap Rate	5.04%
GRM/Pro Forma	10.50/8.84	GRM	10.79	GRM	12.16
Unit Mix	9-1B/1B, 18-2B/1B, 11-2B2B, 1-3B/2B	Unit Mix	8-1B/1B, 8-2B/1.5B 12-2B/2B	Unit Mix	4-1B/1B, 5-2B/1B, 1-2B/1.5B, 1-3B/1.75B SFR

SALES COMPARABLES



3 241 E FREMONT SQ
Montebello, CA 90640

4 919 CAROB WAY
Montebello, CA 90640

SALE PRICE	\$3,800,000
Sale Date	7/17/2024
Units	16
Rentable SF	± 9,912
Price/SF	\$383.37
Price/Unit	\$237,500
Lot Size	± 0.51 Acres
Occupancy	100%
Year Built	1958
Cap Rate	4.52%
GRM	12.74
Unit Mix	16-1B/1B

LIST PRICE	\$3,295,000
Sale Date	On Market
Units	13
Rentable SF	± 8,334
Price/SF	\$395.37
Price/Unit	\$253,461
Lot Size	± 0.37 Acres
Occupancy	100%
Year Built	1958
Cap Rate	6.65%
GRM	10.27
Unit Mix	1-3B/2B, 1-2B/1B 11-1B/1B

Comments: 1 unit is non-conforming

RENT COMPARABLES

PROPERTY NAME & ADDRESS

★ 116-128 N Poplar Avenue, Montebello, CA 90640

136 N 4th St #D, Montebello, CA 90640

229 N 4th St, Unit D, Montebello, CA 90640

812 W Mines Ave, Montebello, CA 90640

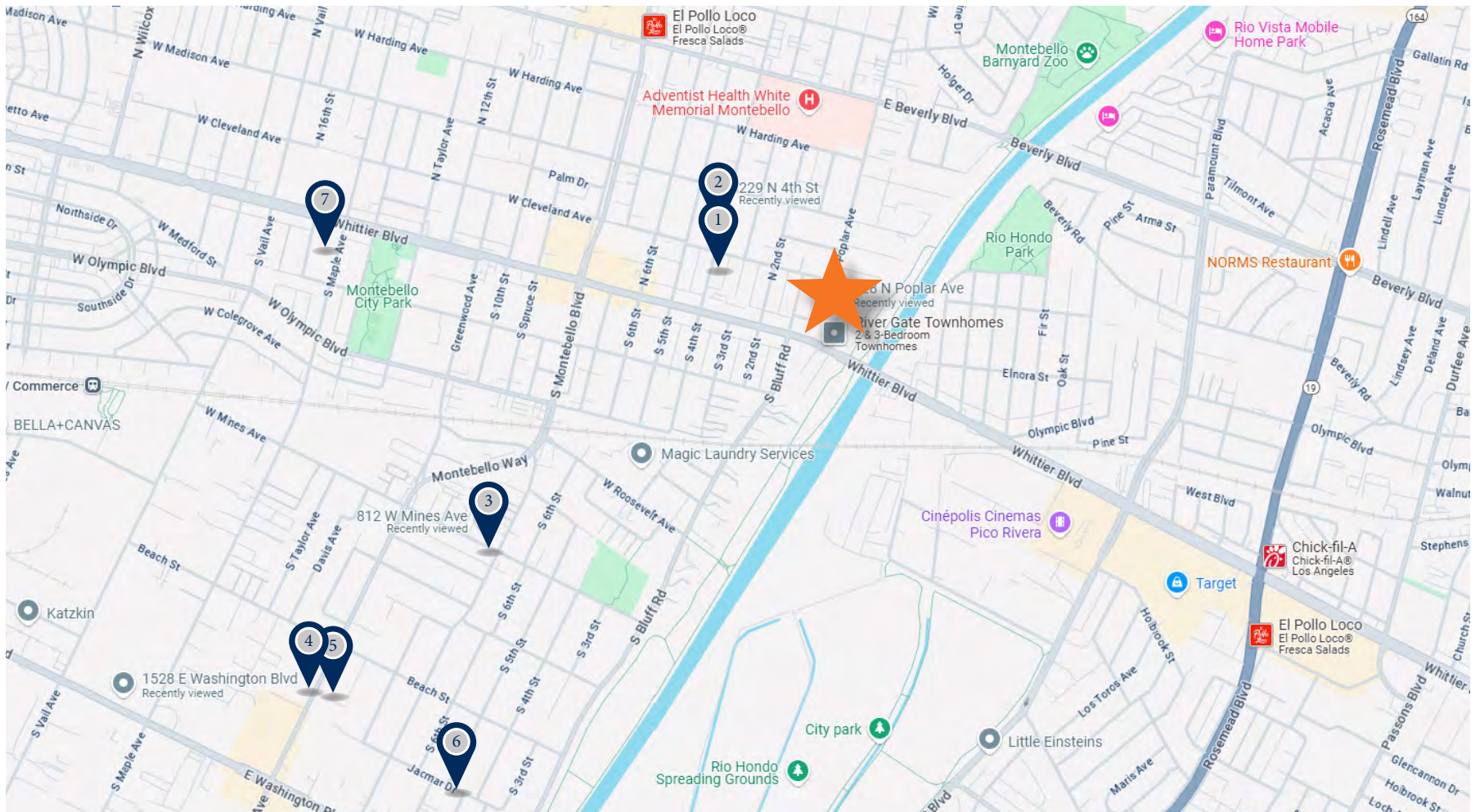
PROPERTY NAME & ADDRESS

831 S Greenwood Ave #13, Montebello, CA 90640

834 S Greenwood Ave APT B, Montebello, CA 90640

901 Carob Way, Montebello, CA 90640

117 S Maple Ave APT C, Montebello, CA 90640



PROPERTY PHOTO	PROPERTY ADDRESS	UNITS	YEAR BUILT	UNIT MIX	SF	RENTAL RANGE	RENT/SF
	116-128 N Poplar Avenue, Montebello, CA 90640	39	1954/1962	1B/1B 2B/1B 2B/2B 3B/2B	725 875 950 1,100	\$1,481 \$1,838 \$2,039 \$2,227	\$2.04 \$2.10 \$2.15 \$2.02
	136 N 4th St #D, Montebello, CA 90640	1	1979	2B/1B	750	\$2,325	\$3.10
	229 N 4th St, Unit D, Montebello, CA 90640	1	1965	2B/1B	863	\$2,295	\$2.66
	812 W Mines Ave Montebello, CA 90640	2	1959	1B/1B 2B/2B	N/A N/A	\$1,850 \$2,450	N/A N/A
	831 S Greenwood Ave #13, Montebello, CA 90640	1	1978	2B/1B	800	\$2,350	\$2.93
	834 S Greenwood Ave APT B, Montebello, CA 90640	1	1961	2B/1B	800	\$2,397	\$2.99
	901 Carob Way, Montebello, CA 90640	1	1961	2B/1B	850	\$2,397	\$2.82
	117 S Maple Ave APT C, Montebello, CA 90640	1	1984	2B/1.5B	800	\$2,350	\$2.94





MARKET OVERVIEW

TWIN PALM APARTMENTS

Marcus & Millichap

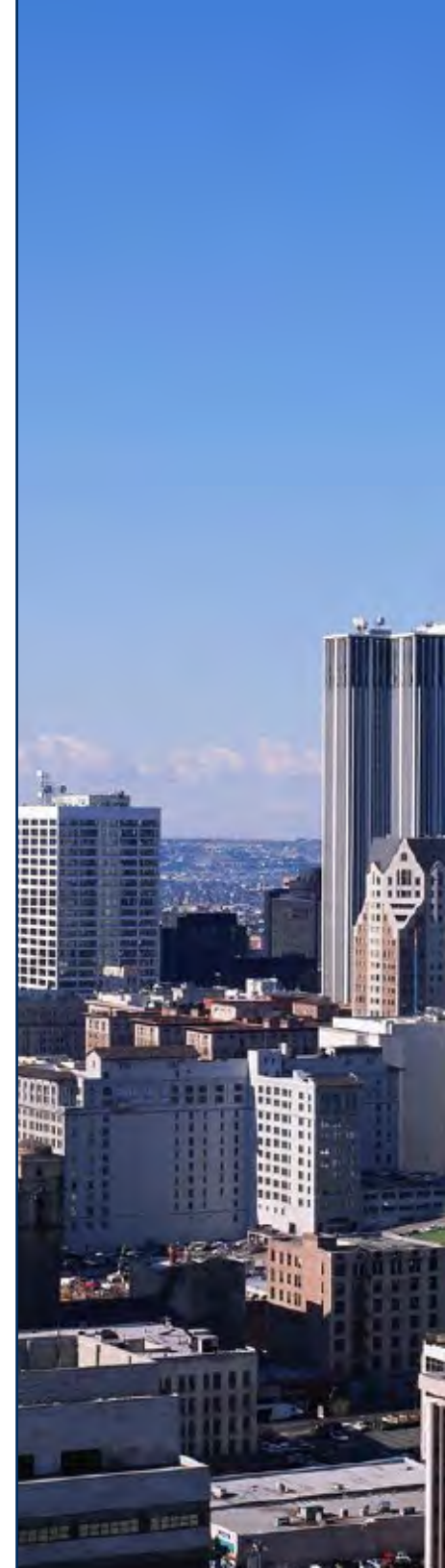
MONTEBELLO OVERVIEW

Montebello, California is a city located in Los Angeles County, about 8 miles east of downtown Los Angeles. It is part of both the Gateway Cities and the San Gabriel Valley regions. Covering approximately 8.33 square miles, Montebello was incorporated on October 16, 1920.

The city experiences a Mediterranean climate with hot, dry summers and mild, wet winters. Summer temperatures often reach the upper 80s°F (around 31°C), while winter highs average in the mid-60s°F (around 18°C). Most of the city's rainfall occurs between November and March, with overall annual precipitation remaining relatively low.

As of July 2023, Montebello has an estimated population of 60,015, reflecting a 4.2% decrease since 2020. The city is notably diverse, with about 78.1% of residents identifying as Hispanic or Latino. Other racial and ethnic groups include White (31.0%), Asian (13.6%), Black or African American (0.9%), American Indian and Alaska Native (2.6%), and individuals of two or more races (14.2%). Roughly 36.4% of the population is foreign-born.

Economically, Montebello has a median household income of \$72,317, and the median property value stands at \$628,400. Around 46.1% of housing units in the city are owner-occupied. With its diverse community and close proximity to downtown Los Angeles, Montebello is a vibrant and unique city in Southern California.





LOS ANGELES COUNTY

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



JOB AND POPULATION GROWTH

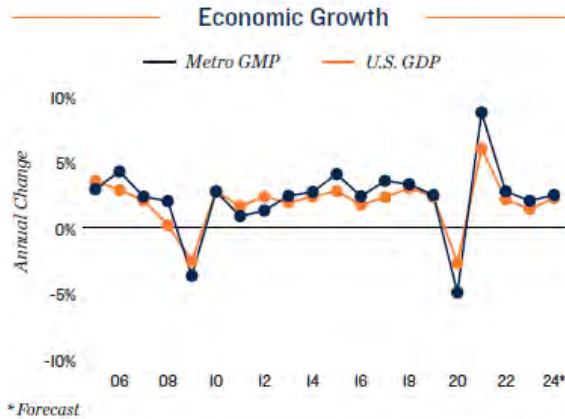
A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro’s two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



SHARE OF 2023 TOTAL EMPLOYMENT



7%
MANUFACTURING



15%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



11%
LEISURE AND
HOSPITALITY



5%
FINANCIAL ACTIVITIES



19%
TRADE, TRANSPORTATION,
AND UTILITIES



3%
CONSTRUCTION



19%
EDUCATION AND
HEALTH SERVICES



5%
INFORMATION



3%
OTHER SERVICES



POPULATION

In 2024, the population in your selected geography is 603,921. The population has changed by -5.62 percent since 2010. It is estimated that the population in your area will be 605,965 five years from now, which represents a change of 0.3 percent from the current year. The current population is 50.7 percent male and 49.3 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,688 people per square mile.



HOUSEHOLDS

There are currently 185,367 households in your selected geography. The number of households has changed by 4.89 percent since 2010. It is estimated that the number of households in your area will be 186,901 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 3.3 people.



INCOME

In 2024, the median household income for your selected geography is \$73,946, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 53.95 percent since 2010. It is estimated that the median household income in your area will be \$84,080 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$28,528, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$91,649, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 281,787 people in your selected area were employed. The 2010 Census revealed that 49.2 percent of employees are in white-collar occupations in this geography, and 31.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$650,081 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 82,567.00 owner-occupied housing units and 94,166.00 renteroccupied housing units in your area.



EDUCATION

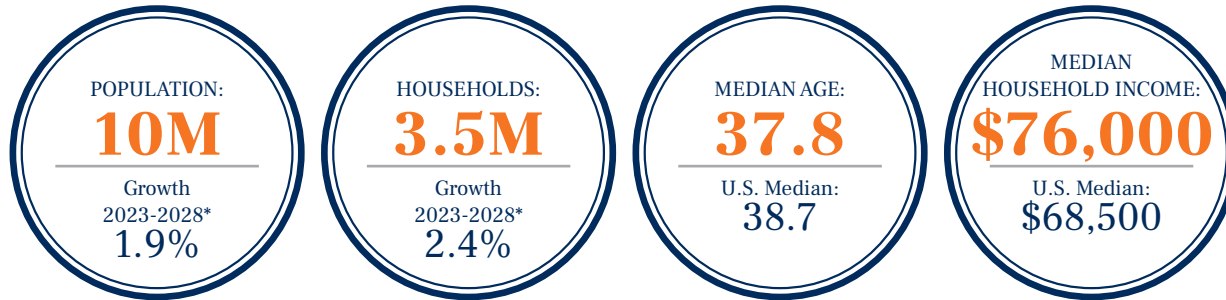
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 17.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.4 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.4 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS

- The population of nearly 10 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- Nearly 190,000 new residents are expected through 2028, a dynamic that will positively impact the local economy and commercial real estate sector, following pandemic-related population declines.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.



QUALITY OF LIFE

Los Angeles County enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS

- Baseball | MLB | LOS ANGELES DODGERS
- Football | NFL | LOS ANGELES RAMS
- Basketball | NBA | LOS ANGELES LAKERS
- Hockey | NHL | LOS ANGELES KINGS
- Soccer | MLS | LOS ANGELES GALAXY
- Basketball | NBA | LOS ANGELES CLIPPERS
- Football | NFL | LOS ANGELES CHARGERS
- Soccer | MLS | LOS ANGELES FC

EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	29,511	174,800	549,487
2024 Estimate			
Total Population	29,459	174,306	546,964
2020 Census			
Total Population	30,556	181,204	569,735
2010 Census			
Total Population	30,642	182,813	578,569
Daytime Population			
2024 Estimate	25,236	187,259	597,905
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	9,329	54,623	171,229
2024 Estimate			
Total Households	9,275	54,283	169,666
Average (Mean) Household Size	3.3	3.3	3.3
2020 Census			
Total Households	9,198	53,805	167,475
2010 Census			
Total Households	8,822	52,153	161,824
Growth 2024-2029	0.6%	0.6%	0.9%
HOUSING UNITS			
	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	9,601	56,099	176,361
2024 Estimate	9,544	55,749	174,742
Owner Occupied	4,231	30,947	82,586
Renter Occupied	5,006	23,291	87,126
Vacant	269	1,466	5,076
Persons in Units			
2024 Estimate Total Occupied Units	9,275	54,283	169,666
1 Person Units	18.2%	17.3%	17.6%
2 Person Units	23.9%	24.3%	24.1%
3 Person Units	19.2%	19.2%	18.9%
4 Person Units	16.4%	17.3%	17.6%
5 Person Units	11.8%	11.2%	10.9%
6+ Person Units	10.5%	10.7%	10.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	7.5%	8.8%	8.1%
\$150,000-\$199,999	9.1%	9.7%	9.3%
\$100,000-\$149,999	17.2%	20.7%	18.3%
\$75,000-\$99,999	11.3%	13.2%	13.5%
\$50,000-\$74,999	17.1%	16.6%	16.4%
\$35,000-\$49,999	11.8%	10.0%	10.7%
\$25,000-\$34,999	7.9%	6.7%	7.4%
\$15,000-\$24,999	7.7%	6.1%	7.6%
Under \$15,000	10.4%	8.3%	8.8%
Average Household Income	\$93,020	\$101,009	\$95,541
Median Household Income	\$72,170	\$81,721	\$76,549
Per Capita Income	\$28,963	\$31,592	\$30,001
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	29,459	174,306	546,964
Under 20	24.8%	23.7%	24.2%
20 to 34 Years	22.0%	21.0%	21.3%
35 to 39 Years	6.7%	6.7%	6.7%
40 to 49 Years	12.7%	13.1%	13.2%
50 to 64 Years	17.8%	18.6%	18.7%
Age 65+	16.1%	17.0%	15.8%
Median Age	39.0	40.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	20,091	121,544	377,835
Elementary (0-8)	16.5%	15.3%	18.2%
Some High School (9-11)	13.5%	10.8%	10.9%
High School Graduate (12)	28.7%	27.6%	26.6%
Some College (13-15)	17.5%	19.2%	17.6%
Associate Degree Only	6.4%	7.2%	6.6%
Bachelor's Degree Only	11.5%	14.1%	14.4%
Graduate Degree	5.8%	5.7%	5.7%
Population by Gender			
2024 Estimate Total Population	29,459	174,306	546,964
Male Population	51.4%	50.9%	50.8%
Female Population	48.6%	49.1%	49.2%



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EXCLUSIVELY LISTED BY:

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