

EXCLUSIVE LISTING!

101 E Alhambra Rd, Alhambra, CA

*Pride-of-Ownership Value-add 8-unit in north Alhambra – walk to Downtown Alhambra,
First Time for Sale Since 1972, Corner Lot with Superb Curb Appeal, Excellent unit Mix and Cash Flow*



Property Overview

Subject Property:	101 E Alhambra Rd Alhambra, CA 91801
Price:	\$2,800,000
Price Per Unit:	\$350,000
Price per SF:	\$349
Year Built:	1964
Building Area:	8,105 SF
Lot Size:	9,600 SF
APN#:	5322-031-006
Zoning/Parking:	RPD / 15 (4 Tandem)
Unit Mix:	1 x 3B + 2B 1 x 2B + 2B 1 x 2B + 1.75B 1 x 2B + 1B 4 x 1B + 1B

OFFERING HIGHLIGHTS

- FIRST TIME For SALE since 1972!
- Prime Value-add 8-unit in an excellent location several blocks from Downtown Alhambra (Garfield & Main)
- One of the Best Location in Alhambra, north Alhambra, adjacent to both San Marino and South Pasadena
- NO LOCAL Rent Control (only CA 1482);
- Offered close to 5% CAP Rate in Class A Location! Cash Flow from Day-1
- Strong demographics with an average household income of ±\$131,489 within a-mile radius
- Minutes to Target, Costco, Home Depot, LA Fitness, excellent

schools, supermarkets, and restaurants

- Corner lot location with superb curb appeal
- Excellent unit mix with large 3bed, 2bed, and 1 bed units
- 4 units have private patio/balcony and fireplaces
- Well-manicured lawn and center courtyard area
- Very well-maintained property, No known deferred maintenance!
- Many capital improvements completed: Upgraded electrical subpanels, exterior paint, updated units, well-manicured landscaping, great condition roof
- All units separately metered for electricity (all electric unit), shared laundry room

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CALIFORNIA



NEWER TOWNHOUSES

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GROWTH INVESTMENT GROUP

Walk Score
82

Very Walkable

Most errands can be
accomplished on foot.

Exclusively Listed By: **HAN WIDJAJA CHEN, CCIM**

626.594.4901

han.chen@growthinvestmentgroup.com

Broker Lic. 01749321

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CITY OF SAN MARINO



CITY OF SOUTH PASADENA

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CITY OF SAN MARINO

Carmel St Teresa Monastery

Story Park

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101 E ALHAMBRA

DOWNTOWN ALHAMBRA

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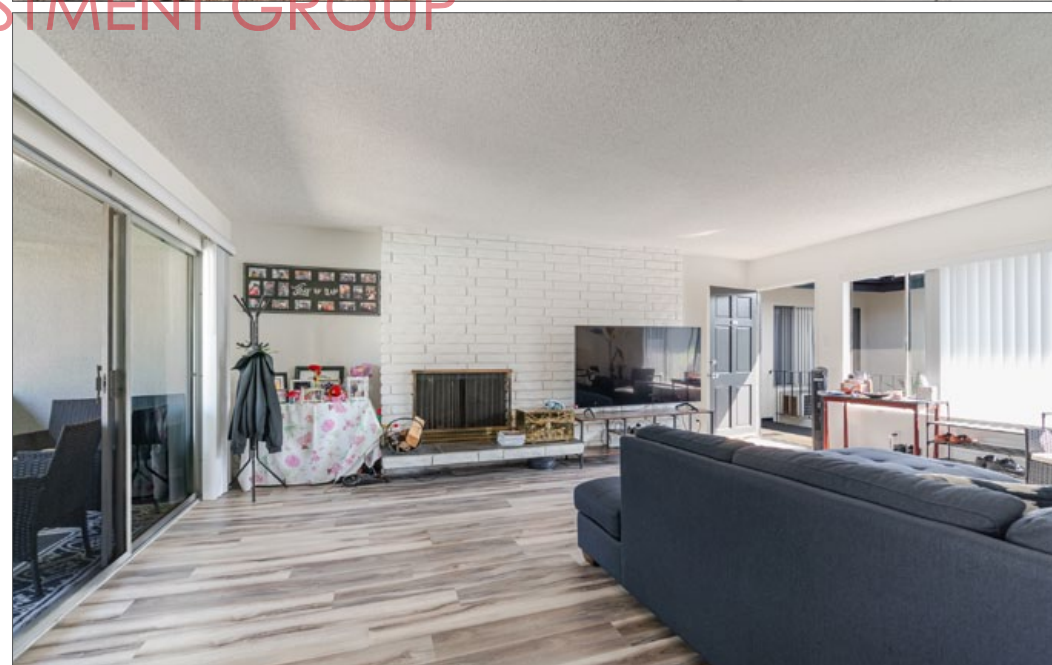
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