

1605-1611 S ATLANTIC BOULEVARD, ALHAMBRA, CA 91803

10 BD | 8 BA | 6,131 SQ. FT | 0.52 ACRE LOT



To get listing and finance info about this property,



text **LIST9415058**
to **800.701.6509**

Message and data rates may apply

OR, scan
this code



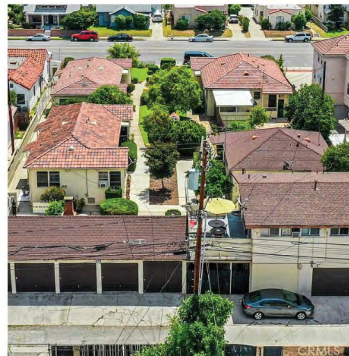
ABOUT THIS PROPERTY

Rare 22,978 sq foot property in the heart of Alhambra. Possibilities are endless. Currently a beautifully maintained Large 8 unit multifamily open garden property. This could be an investor/developers dream come true, so many options here! 5 Buildings spaced throughout the property to create a quiet and peaceful setting with mature fruit trees in the courtyard areas, open spaces, and green landscaping. A mix of units including a studio, 1bed/1bath duplexes, and TWO detached SFR homes- one is a 3bed with basement and fenced yard. All units have laundry hookups inside except studio and upstairs unit has a laundry room downstairs.

10
BED



8
BATH



ANDY HOMES

Associate Broker

DRE# 01893992

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ListReports



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Scheduled Rents & Unit Breakdown

Address	Bedrooms	Bathrooms	SqFt	Garage	Carport	Uncovered Parking	Scheduled Rent	Pro Forma Rent
1605	1	1	721	1			\$1,650	\$2,200
1605 ½	1	1	701	0		1	\$1,650	\$2,000
1607	1	1	701	1			\$1,628	\$2,250
1607 ½	1	1	701	1			\$1,650	\$2,250
1609	3	1	1578	2			\$3,100	\$3,350
1611	1	1	930	1			\$2,200	\$2,550
1611 A	2	1	840	1			\$2,000	\$2,300
1611 B	1	1	243	0	1		\$900	\$1,100
Totals	11	8	6415	7	1	1	\$14,778	\$18,000

Yearly \$177,336 \$216,000

Operating Expenses	
Electric	\$760
Licenses	\$190
New Taxes	\$37,500
Trash	\$2,474
Gardener	\$2,200
Insurance	\$2,967
Water/Sewer	\$2,785
Total	\$48,876



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Unit Descriptions & Condition

1605: 1 Bedroom/1Bath Duplex with 1-car garage, inside laundry, Large kitchen, Large Family room. Last upgrades, Windows, Blinds, Bathroom heater, Paint, new water heater, Flooring. Long term tenant.

1605-1/2: 1 Bedroom/1Bath Duplex with 1-car parking space, inside laundry, Large kitchen, Large Family room. Last upgrades Windows. Long-term tenant

1607: 1 Bedroom/1Bath Duplex with 1-car garage, inside laundry, Large kitchen, Large Family room. Last upgrades, New toilet, New Heater, paint & carpet. Long term tenant.

1607-1/2: 1 Bedroom/1Bath Duplex with 1-car garage, inside laundry, Large kitchen, Large Family room. Last upgrades, New water heater. Long term tenant

1609: 3Bed/1Bath Single Family detached home with enclosed Yard, basement and a 2-car garage. New, Wood type plank flooring in the kitchen, dining area hall, bathroom and laundry. New carpet in bedrooms, New Quartz countertops, new stove hood, new sink/faucet, new bath vanity, new tub/shower, window a/c, new ceiling fans in all bedroom and dining area, new electrical panel and all new wiring, new windows, new blinds, new patio cover. (Laundry room could be moved to the basement with a laundry chute and current large laundry room could be made into another bathroom.)

1611: 1Bed/1Bath Single Family Detached home with 1-car garage. New, Wood type plank flooring in the kitchen, dining area hall, bathroom and laundry. New carpet in bedroom, New Quartz countertops, new stove hood, new sink/faucet, new bath vanity, new ceiling fans in bedroom and dining area, new electrical panel, new window a/c, New Water Heater, New Heater.

1611-A: 2 Bedroom/1 Bath Upstairs with large deck with view of San Gabriel mountains with a covered carport and a private laundry room. Long term tenant. Last updated: shower, heater & windows.

1611-B: Studio with 1-car garage. Shower, sink and latrine. Small refrigerator, microwave, coffee maker. Long term tenant. Last upgrades: New electrical panel, paint, flooring. There is room to push out a wall and add a kitchenette. Original floor plans available.

Grounds are professionally maintained, and all trees have been recently trimmed. Automatic sprinklers. There is an owners shed with a latrine.

Water & trash are paid by owner and all other utilities have individual meters.

2 separate Residential lots with 4 units on each.



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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.



COFFEE
0.1 MI



ATM
0.1 MI



GROCERIES
0.2 MI



CLEANERS
0.2 MI



MEDICAL
0.2 MI



GYM
0.2 MI



PHARMACY
0.2 MI



GAS
0.3 MI



MOVIE THEATER
0.5 MI

MOST
SERVICES
WITHIN

1

MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **102** private schools and **17** charter schools within **5 miles**.

6
RATING

K-8
MARGUERITA
ELEMENTARY SCHOOL
NEARBY

6
RATING

7-8
GARVEY (RICHARD)
INTERMEDIATE SCHOOL
NEARBY

7
RATING

9-12
ALHAMBRA HIGH
SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK
PECAN PLAYGROUND
(0.3 MILES)



GOLF COURSE
ALHAMBRA GOLF COURSE &
RANGE
(1.5 MILES)



DOG PARK
HERMON DOG PARK
(3.6 MILES)



LAKE
ECHO PARK LAKE
(7.2 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **179** moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	60	BARBECUE	10
FAST FOOD	16	INTERNATIONAL	10
ASIAN	16	STEAKHOUSES	8
CHINESE	15	SEAFOOD	6
MEXICAN	13	OTHER	14

200



WITHIN 5 MILES