

# EXCLUSIVE LISTING

## 5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.



### SUMMARY

Subject Property:	5305 Tyler Ave Temple City, CA
Price:	\$2,900,000
Price Per Unit/SF:	\$290,000 / \$350
Year Built:	1978
Building Area:	8,274 SF (avg. unit size 828 SF/unit)
Lot Size:	17,922 SF
APN#:	8573-033-006
Zoning / Parking:	C3 / 16 (15 garage + 1 open)
Unit Mix:	4 x 2B + 2B Large 6 x 1B + 1B

### Investment & Property Highlights

- Prime Location in the Temple City, Long-time owner since 2011
- Priced Attractively at Low Price/unit with Proforma CAP Rate
- Located in a high barrier to entry and "no inventory" area for multifamily 5+ units and above
- Strong demographics with ±\$130,661 average household income within a 1-mile radius!
- Area of HIGH Homeownership rate (±57%!)
- No on-site manager is required, easy to rent and self-manage
- Surrounded by many multi-million dollars SFR properties
- Easy access to FWY 210, FWY605 and FWY10.
- Newer construction built in 1978
- Very well-maintained garden style 2-story apartment with excellent curb appeal
- Large building size of 8274SF with average unit size of 828SF/unit (buyer to verify)
- Corner lot, large High-Density zone (C3) lot, ample parking
- 15 garage parking ready to be converted into ADUs (buyer to verify)
- Minutes to Downtown Temple City on Las Tunas Dr
- Good unit mix with 4 x 2bed+2bath and 6 x 1bed units
- Easy to maintain and operate with low vacancies due to its location, and strong demand
- Excellent curb appeal in a quiet residential neighborhood surrounded by single family houses
- ALL Tenants are on month-to-month agreement and due for next rent increases in the next several months.
- One 1bed unit is vacant and can be delivered vacant
- Each unit is separately metered for electricity and gas, Laundry machines are seller own
- Roof is in excellent condition, Plumbing has been upgraded to PEX pipe (buyer to verify)



# EXCLUSIVE LISTING

5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.





# EXCLUSIVE LISTING

5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.

**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



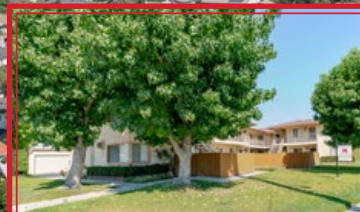
DOWNTOWN TEMPLE CITY



SHOPS AT SANTA ANITA



SANTA ANITA PARK



5305 TYLER AVE

GROWTH INVESTMENT GROUP

HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



# EXCLUSIVE LISTING

## 5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.





# EXCLUSIVE LISTING

5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



# EXCLUSIVE LISTING

5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.



GROWTH INVESTMENT GROUP





# EXCLUSIVE LISTING

5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com



# EXCLUSIVE LISTING

5305 Tyler Ave, Temple City CA

Prime 10-unit Value-add in Temple City, First Time for Sale Since 2011, Newer Construction built in 1978, Clear Upside, Large C3 Zoned Lot, Garage parking prime for ADUs Conversions, Excellent Roof Condition + Plumbing upgraded.



GROWTH INVESTMENT GROUP

