

YALE AVENUE HOMES

1113, 1115, 1117 Yale Avenue,
Claremont, CA 91711
Three Homes on One Large Lot



Marcus & Millichap
THE BASSIRPOU
GROUP

EXCLUSIVELY LISTED BY:

Greg Bassirpou

Senior Managing Director Investments
Senior Director, National Multi-Housing Group
Orange County Office

Tel: (949) 419-3234

Cell: (714) 608-3255

greg.bassirpou@marcusmillichap.com

License: CA 01365951

Broker of Record (CA)

Tony Solomon

License: CA 01238010

Marcus & Millichap
THE BASSIRPOU
GROUP

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. ACT ID Z000000000

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap.

All rights reserved.





TABLE OF CONTENTS

04	PROPERTY DESCRIPTION
10	FINANCIAL ANALYSIS
12	MARKET OVERVIEW

Rare, City of Claremont, investment opportunity consisting of three separate, individual homes on one large 13,317 square foot lot. Located at 1113, 1115, 1117 N. Yale Avenue, the unit mix is comprised of (1) four bedroom/ two bath house, (1) three bedroom/ two bath house, and (1) two bedroom/ one bath house. Each home has its own individual access and private yard, along with additional space for relaxing and entertaining guests. All buildings are separately metered for water, gas, and electricity. There is ample parking on the lengthy driveway with an additional three-car garage and driveway parking in the rear.

Located within walking distance (three blocks) from The Claremont Colleges, "a unique consortium of seven affiliated institutions that also includes Claremont Graduate University, Scripps College, Claremont McKenna College, Harvey Mudd College, Pitzer College, and Keck Graduate Institute of Applied Life Sciences."

Claremont is known for its many educational institutions, its tree-lined streets, and its historic buildings. The city is primarily residential, with a significant portion of its commercial activity revolving around "The Village", a popular collection of street-front small stores, boutiques, art galleries, offices, and restaurants adjacent to and west of the Claremont Colleges.



VITAL DATA

Price	\$1,995,000
Down Payment	100% / \$1,995,000
Price/Unit	\$665,000
Price/SF	\$571
Number of Units	3
Rentable SF	3,494 SF
Year Built/Renovated	1905 / 2017
Lot Size	13,317 SF
Parcel Number	8309-008-004

FINANCIAL HIGHLIGHTS

	CURRENT	MARKET
CAP Rate	4.11%	5.92%
GIM	17.50	13.30
Net Operating Income	\$82,060	\$118,060
Net Cash Flow After Debt Service	4.11% / \$82,060	5.92% / \$118,060
Total Return	4.11% / \$82,060	5.92% / \$118,060

UNIT MIX

NUMBER OF UNITS	UNIT TYPE	APPROX. SF
1	4 Bed / 2 Bath (House)	N/A
1	3 Bed / 2 Bath (House)	N/A
1	2 Bed / 1 Bath (House)	N/A
3		3,494



PROPERTY HIGHLIGHTS

- Rare Claremont Investment Opportunity in AAA Location
- First Time on the Market in 25+ Years
- Walking Distance to "The Claremont Village", Metro Link, & Claremont Colleges
- Very Low Expense Property
- Three Homes on One Large Lot
- Ample On-Site Parking
- Located on Quiet Residential Street
- Newer Roofs / 1117 Yale Rebuilt in 2017
- Substantial Upside in Rents
- Very Large Parcel with Opportunity to Add ADU's & Further Maximize Cash Flow
- Attractive Seller Financing Available

AREA HIGHLIGHTS

STABLE/LOW-VELOCITY TRADE AREA

Claremont is one of the smallest communities in the Greater Los Angeles Metro with a Median Household Income exceeding \$101,000 and a Median Property Value of more than \$688,000.

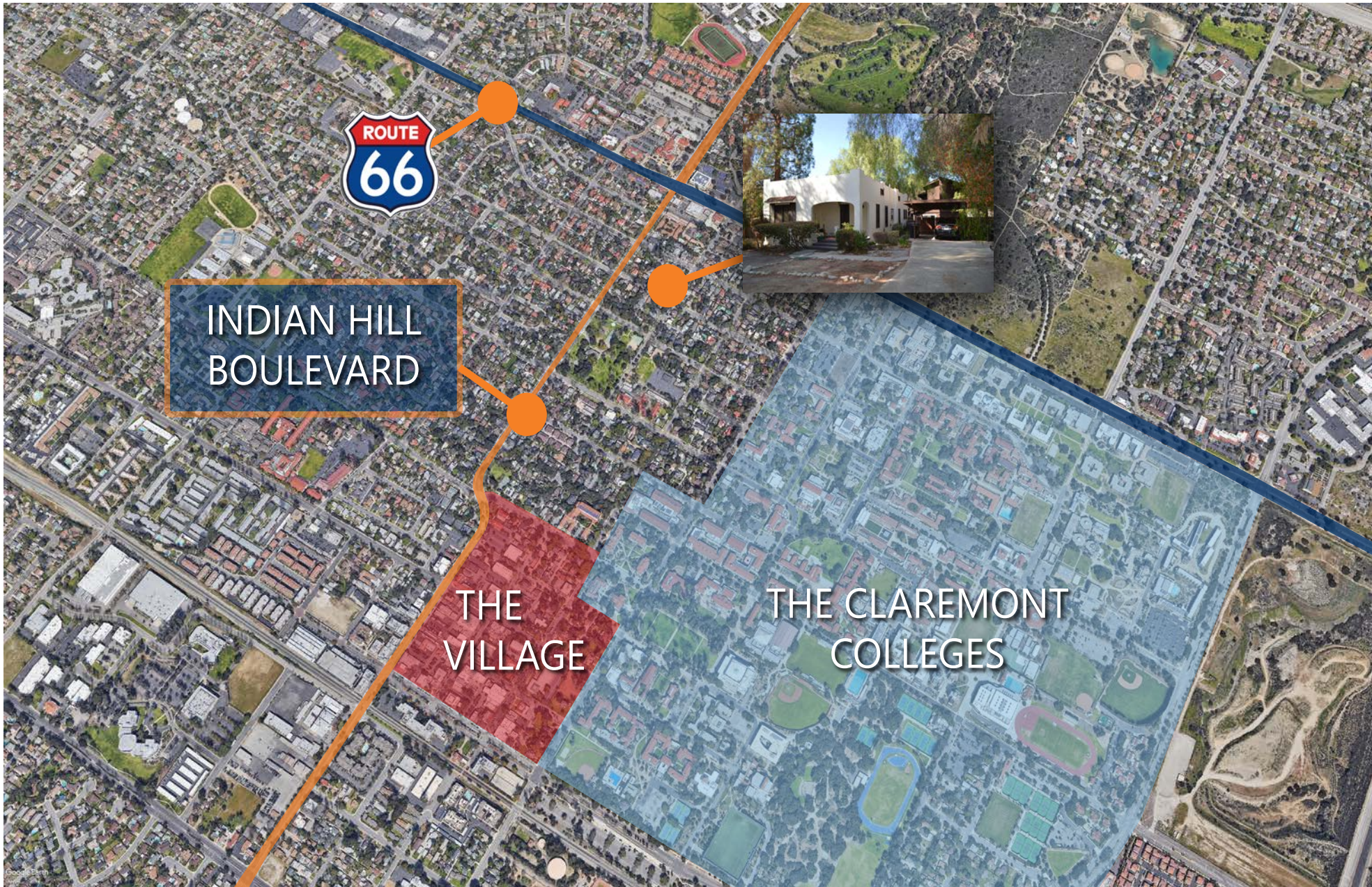
HISTORIC COMMUNITY CENTERED AROUND ARTS & EDUCATION

Claremont is considered to be a college & arts town, perfect for weekend getaways.

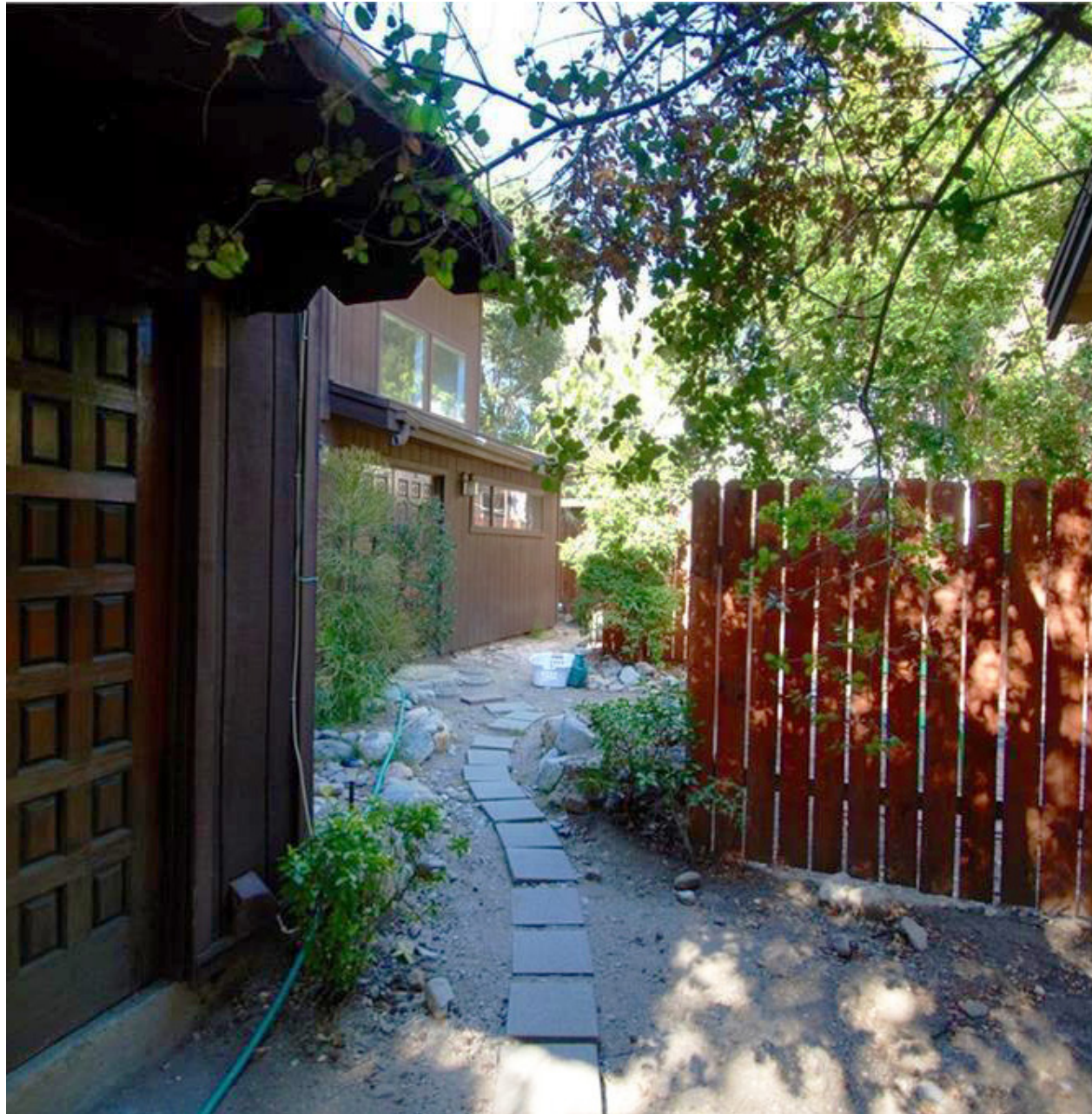
STRONG AND STABILIZED TENANT BASE

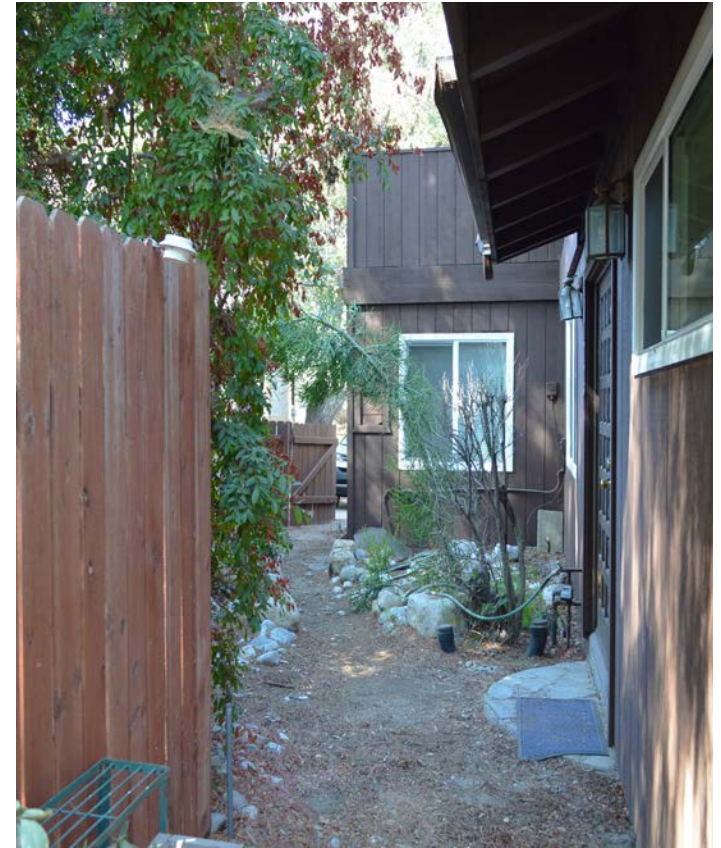
This property offers a strong, stabilized tenant base with an opportunity to add additional value in current rents.











BUILDING SUMMARY

Property Address	1113, 1115, 1117 Yale Ave., Claremont, CA 91711
Number of Units	3
Year Built/Renovated	1905 / 2017
Rentable SF	3,494 SF
Lot Size	13,317 SF
Parcel Number	8309-008-004

FINANCIAL SUMMARY

Price	\$1,995,000
Down Payment	100% / \$1,995,000
Price/Unit	\$665,000
Price/SF	\$571

RETURN SUMMARY

	CURRENT	YEAR 1 - 8.8%	MARKET
CAP Rate	4.11%	4.62%	5.92%
GIM	17.50	16.08	13.30
Cash-on-Cash	4.11%	4.62%	5.92%
Total Return	4.11%	4.62%	5.92%

OPERATING INCOME - ANNUALIZED

	CURRENT	YEAR 1 - 8.8%	MARKET
Gross Scheduled Rent	\$114,000	\$124,032	\$150,000
Total Other Income	\$0	\$0	\$0
Gross Potential Income	\$114,000	\$124,032	\$150,000
Less: Vacancy/Concessions	0.00% / \$0	0.00% / \$0	0.00% / \$0
Effective Gross Income	\$114,000	\$124,032	\$150,000
Less: Expenses	28.02% / \$31,940	25.75% / \$31,940	21.29% / \$31,940
NET OPERATING INCOME	\$82,060	\$92,092	\$118,060
Cash Flow	\$82,060	\$92,092	\$118,060
Debt Service	\$0	\$0	\$0
NET CASH FLOW AFTER DEBT SERVICE	4.11% / \$82,060	4.62% / \$92,092	5.92% / \$118,060
TOTAL RETURN	4.11% / \$82,060	4.62% / \$92,092	5.92% / \$118,060

OPERATING EXPENSES - ANNUALIZED

	CURRENT	YEAR 1 - 8.8%	MARKET
Property Taxes & Assessments	\$23,940	\$23,940	\$23,940
Insurance	\$2,500	\$2,500	\$2,500
Utilities	\$2,000	\$2,000	\$2,000
Repairs & Maintenance	\$2,000	\$2,000	\$2,000
Landscaping	\$1,000	\$1,000	\$1,000
Miscellaneous	\$500	\$500	\$500
TOTAL EXPENSES	\$31,940	\$31,940	\$31,940
EXPENSES/UNIT	\$10,647	\$10,647	\$10,647

UNIT SUMMARY

UNIT SUMMARY				CURRENT	YEAR 1 - 8.8%		MARKET	
UNIT TYPE	# OF UNITS	APPROX. SF	RENTAL RANGE	MONTHLY INCOME	YEAR 1 RENT	MONTHLY INCOME	MARKET RENT	MONTHLY INCOME
2 Bedroom / 1 Bath (House)	1	N/A	\$2,500	\$2,500	\$2,720	\$2,720	\$3,500	\$3,500
3 Bedroom / 2 Bath (House)	1	N/A	\$3,000	\$3,000	\$3,264	\$3,264	\$4,000	\$4,000
4 Bedroom / 2 Bath (House)	1	N/A	\$4,000	\$4,000	\$4,352	\$4,352	\$5,000	\$5,000
TOTAL FIGURES	3	3,494		\$9,500		\$10,336		\$12,500
GROSS ANNUALIZED RENTS				\$114,000		\$124,032		\$150,000

UNIT	UNIT TYPE	CURRENT RENT / MONTH	YEAR 1 - 8.8% RENT / MONTH	MARKET RENT / MONTH
1113	2 Bedroom / 1 Bath (House)	\$2,500	\$2,720	\$3,500
1115	3 Bedroom / 2 Bath (House)	\$3,000	\$3,264	\$4,000
1117	4 Bedroom / 2 Bath (House)	\$4,000	\$4,352	\$5,000

Notes:

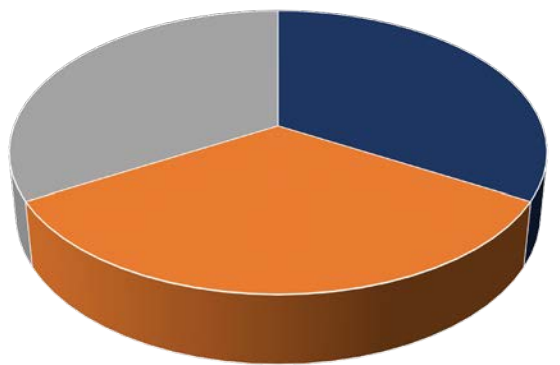
-

-

-

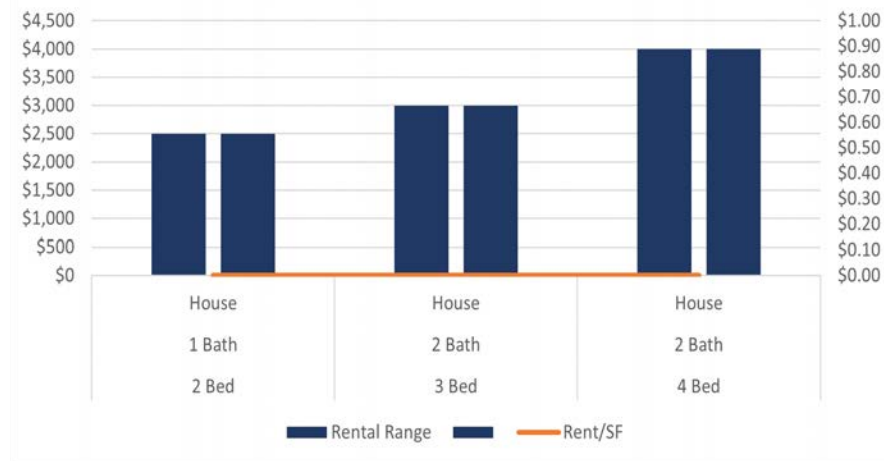
-

UNIT DISTRIBUTION



■ 2 Bed 1 Bath House ■ 3 Bed 2 Bath House ■ 4 Bed 2 Bath House

UNIT RENT





Claremont City Hall

RENTAL MARKET

Located on the eastern edge of Los Angeles County, Claremont is a stable rental market, offering gradual rent growth and property appreciation. Mostly comprised of single-family homes, the demand for rental properties is a constant.

ECONOMIC DRIVERS

Claremont consists of several major employers whom employ over 250 persons. The most notable would be the Claremont Colleges with approximately 3,000 employees, leaving Claremont often referred to as "The City of Trees and PhDs".

Claremont has also been rated by several magazines as "the fifth best place to live in the United States" and "the best suburb in the West" due to its extremely low crime rate, high affordability, numerous job opportunities, and local amenities. Along with its tree-lined streets, Claremont boasts a vast number of cafes, restaurants, and coffehouses across a wide variety of cuisines, dozens of boutiques found within The Village shopping district, several locally owned day spas, and five distinct hotels. Claremont truly is "the best-kept secret in LA".



College Heights Packing House



Claremont Village

DEMOGRAPHICS

Spanning across 13.4 square miles and with a population of only about 34,000 residents, Claremont is one of the smallest communities in the Los Angeles Metro. Claremont boasts a highly-educated demographic, thus accounting for a Median Household Income exceeding \$101,000 and a Median Property Value of more than \$688,000.

Historically, Claremont is considered to be a college & arts town, perfect for weekend getaways, but statistics have shown continual economic growth and as consumer spending continues to improve, Claremont's growth is not expected to subside anytime soon.





LOS ANGELES OVERVIEW

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 more than 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 two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



JOB AND POPULATION GROWTH

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



Downtown Los Angeles



ECONOMY

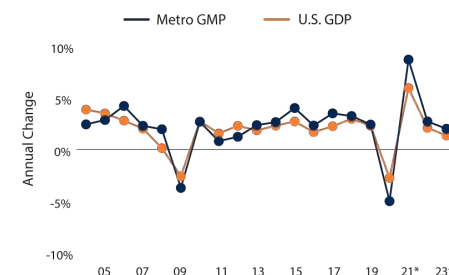


- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro area.
- A significant aerospace industry is led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp., and SpaceX.
- Employers in a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

MAJOR EMPLOYERS

Kaiser Permanente
 Northrop Grumman Corp.
 The Boeing Corp.
 Kroger Co.
 Cedars-Sinai Medical Center
 UCLA
 Target Corp.
 Amazon
 Home Depot
 Providence Health & Services

ECONOMIC GROWTH





QUALITY OF LIFE

The Los Angeles region 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 minimal. It is possible to swim in the ocean and ski on the mountains on 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, 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.

\$820,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



SPORTS



EDUCATION

UCLA

Caltech



LMU|LA
Loyola Marymount
University



ARTS & ENTERTAINMENT



LACMA

UNIT TYPE	1 MILE	3 MILES	5 MILES
2027 Projection Total Population	17,707	157,136	382,259
2022 Estimate Total Population	17,018	152,615	374,331
2010 Census Total Population	15,021	143,439	357,036
2000 Census Total Population	14,528	138,472	348,341
Daytime Populations 2022 Estimate	32,140	150,802	340,789

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projection Total Households	5,547	49,550	117,658
2022 Estimate Total Households Average (Mean) Household Size	5,286 2.20	47,919 3.00	114,866 3.10
2010 Census Total Households	4,774	44,353	107,942
2000 Census Total Households	4,622	42,969	105,692
Growth 2022 - 2027	4.9%	3.4%	2.4%

HOUSING UNITS	1 MILE	3 MILES	5 MILES
Occupied Units			
2027 Projection	5,932	52,067	122,649
2022 Estimate	5,638	50,283	119,636
Owner Occupied	2,401	26,284	63,063
Renter Occupied	2,885	21,635	51,803
Vacant	352	2,364	4,770
Persons In Units			
2022 Estimate Total Occupied Units	5,286	47,919	114,866
1 Person Units	37.3%	22.0%	20.0%
2 Person Units	33.1%	27.8%	26.7%
3 Person Units	13.0%	16.6%	16.6%
4 Person Units	10.3%	15.1%	15.8%
5 Person Units	4.0%	8.6%	9.5%
6+ Person Units	2.3%	9.9%	11.5%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2022 Estimate			
\$200,000 or More	18.1%	8.5%	7.5%
\$150,000 - \$199,000	11.7%	9.4%	9.0%
\$100,000 - \$149,000	18.7%	18.1%	18.0%
\$75,000 - \$99,999	10.3%	14.8%	15.0%
\$50,000 - \$74,999	13.0%	16.7%	17.1%
\$35,000 - \$49,999	8.6%	10.4%	10.8%
\$25,000 - \$34,999	5.5%	7.4%	7.5%
\$15,000 - \$24,999	7.2%	7.2%	7.4%
Under - \$15,000	6.9%	7.5%	7.7%
Average Household Income	\$140,872	\$104,668	\$100,290
Median Household Income	\$96,088	\$76,263	\$74,285
Per Capita Income	\$49,876	\$33,855	\$31,294

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Population By Age			
2022 Estimate Total Population	17,018	152,615	374,331
Under 20	23.2%	25.1%	26.3%
20 - 34 Years	30.9%	23.8%	23.0%
35 - 39 Years	3.9%	6.4%	6.6%
40 - 49 Years	8.3%	11.9%	12.2%
50 - 64 Years	14.1%	18.0%	17.9%
Age 65+	19.5%	14.9%	14.1%
Median Age	30.3	35.9	35.5
Population 25+ by Education Level			
2022 Estimate Population Age 25+	9,407	101,763	248,122
Elementary (0-8)	2.6%	8.1%	10.6%
Some High School (9-11)	2.4%	9.0%	10.3%
High School Graduate (12)	9.3%	21.0%	22.6%
Some College (13-15)	17.3%	23.8%	23.3%
Associate Degree Only	7.1%	7.5%	7.8%
Bachelors Degree Only	27.6%	17.6%	15.6%
Graduate Degree	33.6%	12.9%	9.8%
Population by Gender			
2022 Estimate Total Population	17,018	152,615	374,331
Male Population	44.8%	48.5%	49.0%
Female Population	55.2%	51.5%	51.0%

An aerial photograph of a residential neighborhood. A property is highlighted with an orange outline. The property is a large, rectangular lot with a white-roofed building and a smaller structure. It is surrounded by dense green trees and other houses. To the right of the highlighted property, there is a swimming pool and a larger house with a white roof. To the left, there is a house with a red car parked in front of it. The overall scene is a typical suburban neighborhood with a mix of trees and buildings.

EXCLUSIVELY LISTED BY:

Greg Bassirpou

Senior Managing Director Investments
Senior Director, National Multi-Housing Group
Orange County Office
Tel: (949) 419-3234
Cell: (714) 608-3255
greg.bassirpou@marcusmillichap.com
License: CA 01365951

Broker of Record (CA)

Tony Solomon
License: CA 01238010

Marcus & Millichap
THE BASSIRPOU
GROUP