



Priced at \$3,995,000

425 Linwood Avenue

Monrovia, CA 91016

12-Unit Apartment Complex in Prime Monrovia Location

PARTNERSCRE
McMullin | Chasin



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425 Linwood Avenue

The Offering

The subject property is a 12-unit apartment complex built in 1978 and located in Monrovia, California. Ideally situated at 425 Linwood Avenue, this property offers tenants a central hub to all that Monrovia and the greater San Gabriel Valley have to offer. The improvements are built on a 17,250-square-foot lot with a total building size of 10,798 gross square feet. There is owner-owned laundry on-site. The street is primarily single family homes, is very quiet and tree lined.

There are 17 on-site parking spaces provided for residents. Each well-maintained unit offers convenient access to local shopping, dining, and transportation corridors. Nestled at the foothills of the San Gabriel Mountains, the property offers proximity to major thoroughfares including the 210 and 605 Freeways, giving tenants quick access to Pasadena, Downtown Los Angeles, and surrounding employment hubs. The Monrovia submarket has experienced steady demand for quality residential rental units, driven by its vibrant community character and strong local economy.



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Morgan McMullin | Chris Chasin

At a Glance

Monrovia

\$3,995,000

Purchase Price

10,798 SF

Building Size

17,250 SF

Lot Size

12

Units

1978

Year Built

\$332,917

Price Per Unit

\$370

Price Per SF

14.08

GRM

4.09%

CAP

17

Parking Spaces

Investment Highlights

- Generous 17,250 SF Lot in a Prime Monrovia Location
- Strong 12-Unit Mix Featuring Predominantly Spacious Two- and Three-Bedroom Units, with 17 On-Site Parking Spaces
- Most Units Remodeled with Upgraded Kitchen Appliances and New Flooring
- High-Demand San Gabriel Valley Rental Submarket
- Convenient Access to I-210 and I-605 Freeways and the Metro L Line
- Not Subject to Local Rent Control; Higher Rent Increases Permitted Under AB 1482
- Solid Repositioning Opportunity- Current Rents Are Significantly Below Market

425 Linwood Avenue

Underwriting

Financial Indicators	
Price	\$3,995,000
Down Payment	\$3,995,000
Down Payment %	100%
Current CAP	4.09%
Market CAP	5.68%
Current GRM	14.08
Market GRM	11.44
Cost Per Sq. Ft.	\$370
Cost Per Unit	\$332,917
Cash on Cash Return	4.09%
Expenses Per Unit	\$9,331
Expenses Per Sq Ft	\$10.37

Property Abstract	
Units	12
Year Built	1978
Lot Sq Ft	17,250
Bldg Gross Sq Ft	10,798
Parking Spaces	17
Zoning	R3

Estimated Annualized Expenses		
Taxes	1.25% of Price	\$49,938
Insurance	\$1.00 per sf	\$10,798
Utilities	\$90 per unit/mo.	\$12,960
Trash	\$500 per mo.	\$6,000
License/Fees	\$125 per unit	\$1,500
Gardener	\$200 per mo.	\$2,400
Repairs & Maint	5% of SGI	\$14,190
Off-site Mgmt	5% of SGI	\$14,190
Total Expenses		\$111,976

Property Notes				
Large Units				
Quiet, Tree Lined, Single Family Street				
Existing Financing				
Loan Amount	Rate	Term	Annual Pymt	
\$0	6.0%	360	\$0	

		CURRENT		MARKET	
# of Units	Unit Type	Avg. Rent	Total	Avg. Rent	Total
4	1+1	\$1,529	\$6,115	\$1,850	\$7,400
2	2+1.5	\$2,138	\$4,275	\$2,400	\$4,800
4	2+2	\$2,154	\$8,615	\$2,600	\$10,400
2	3+2	\$2,073	\$4,145	\$3,000	\$6,000
Total Rental Income			\$23,150	\$28,600	
Laundry			\$500	\$500	
Total Monthly Income			\$23,650	\$29,100	

Estimated Annualized Operating Data		
	CURRENT	MARKET
Scheduled Gross Income	\$283,800	\$349,200
Less Vacancy	3.0% (\$8,514)	3.0% (\$10,476)
Gross Operating Income	\$275,286	\$338,724
Less Expenses	40.7% (\$111,976)	33.1% (\$111,976)
Net Operating Income	\$163,311	\$226,749
Less Loan Payments	\$0	\$0
Pre-Tax Cash Flow	\$163,311	\$226,749
Percentage Return	4.09%	5.68%

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Rent Roll

Unit	Type	Rent	Avg Rent
A	3+2	\$1,945	1+1 \$1,528.75
B	2+2	\$2,370	2+1.5 \$2,137.50
C	2+2	\$1,800	2+2 \$2,153.75
D	1+1	\$1,380	3+2 \$2,072.50
E	2+1.5	\$2,350	
F	1+1	\$1,850	
G	3+2	\$2,200	
H	2+2	\$2,245	
J	2+2	\$2,200	Monthly Income
K	1+1	\$1,495	\$23,150
L	2+1.5	\$1,925	Annual Income
M	1+1	\$1,390	\$277,800

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Sales Comp

Address	Yr. Built	Sales Price	# of Units	Price / Unit	Gross Sq. Ft.	Avg Gross Sq. Ft./ Unit	Price Sq. Ft.	CAP	GRM	COE
912-916 Genoa Street, Monrovia, CA 91016	1958	\$3,800,000	10	\$380,000	9,096	910	\$418	5.00%	14.20	05/25/25
516 Linwood Ave, Monrovia, CA 91016	1954	\$2,250,000	9	\$250,000	6,090	677	\$369	5.74%	11.50	06/25/26
916 W Duarte Road, Monrovia, CA 91016	1984	\$2,475,000	6	\$412,500	6,626	1,104	\$374	4.42%	NA	12/08/25
Sales Averages	1965	\$2,841,667	8	\$347,500	7,271	897	\$387	5.05%	12.85	
Subject	1978	\$3,995,000	12	\$332,917	10,798	900	\$370	4.09%	14.08	



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Neighborhood at a Glance

MONROVIA

Monrovia offers a high quality of life that attracts families, young professionals, and long-term residents alike. The city boasts an expansive park system, including the Monrovia Canyon Park, which offers hiking trails, scenic views, and outdoor recreation right in the foothills.

With convenient access to the Metro L Line (Gold Line) at Monrovia Station, commuters enjoy seamless public transit connectivity directly to Pasadena and Downtown Los Angeles. Combined with top-rated public schools, community events, and a vibrant commercial center, Monrovia remains one of the San Gabriel Valley's most sought-after places to live.

POINTS OF INTEREST

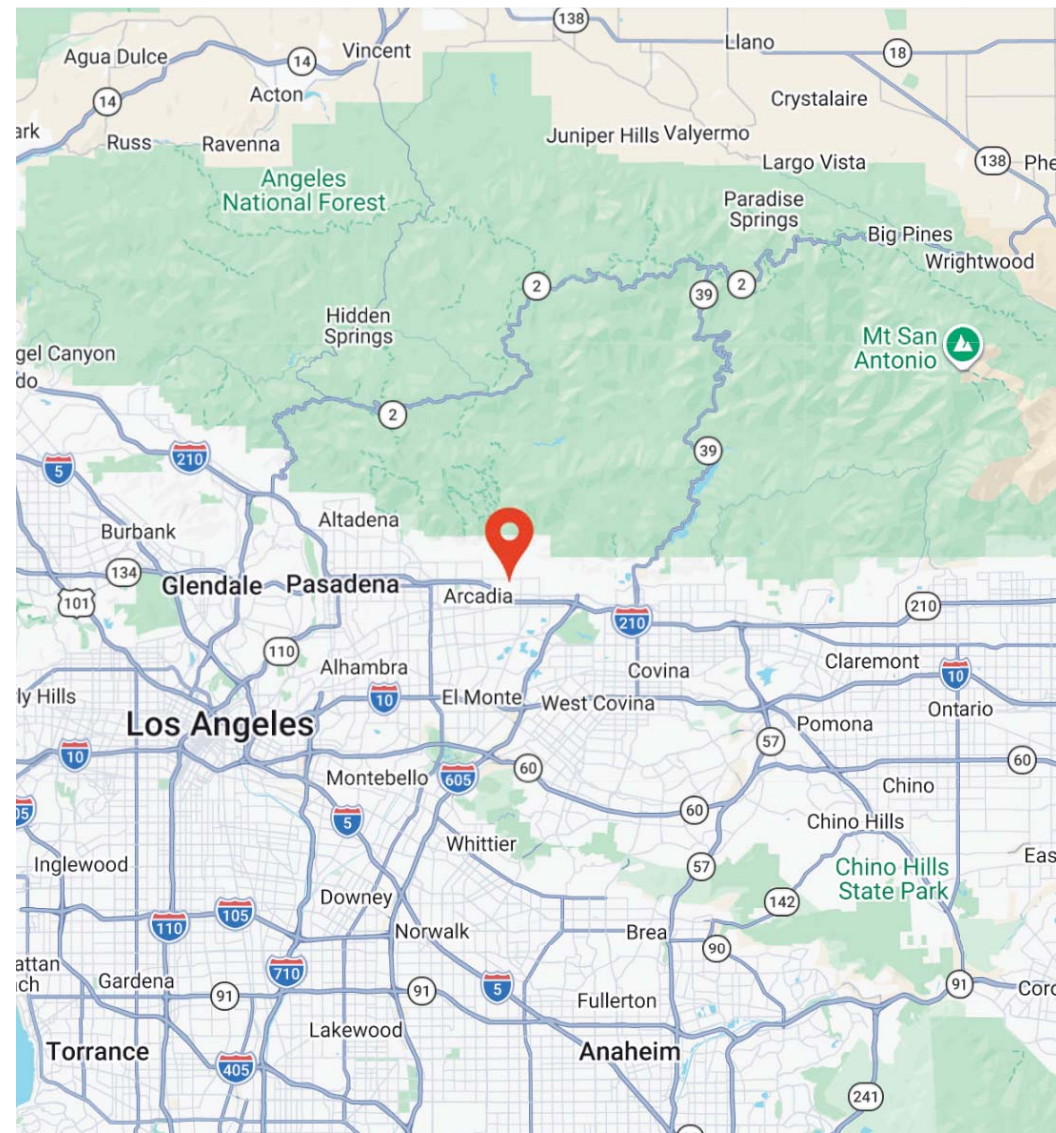
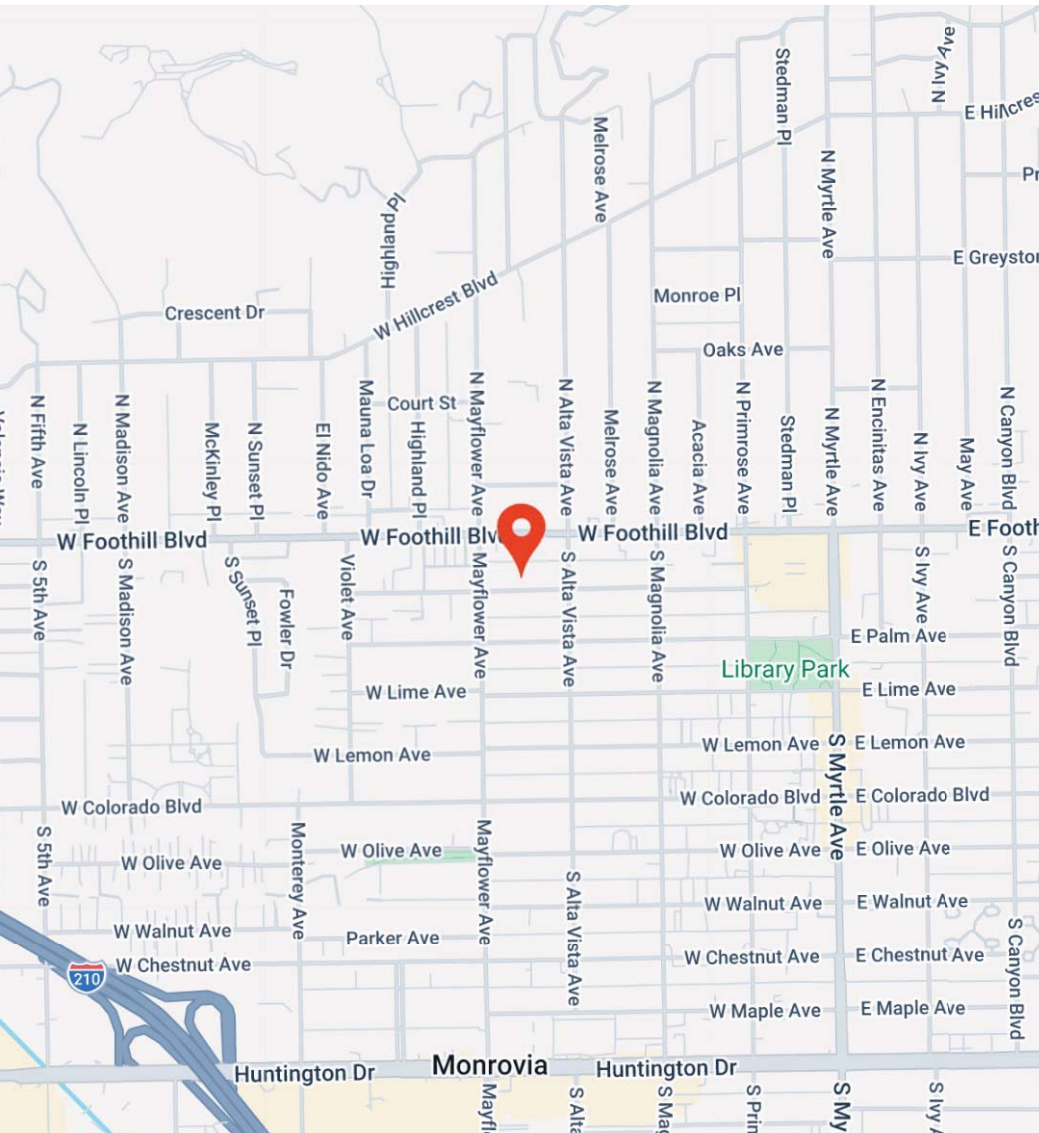
- Historic Old Town Monrovia (Myrtle Avenue)
- Monrovia Canyon Park & Waterfall Trail
- Monrovia Station (Metro L Line)
- Huntington Drive Shopping & Dining Corridor
- Trader Joe's & Local Boutiques
- Recreation Park & Community Center
- Close Proximity to City of Hope Medical Center

AREA/MARKET OVERVIEW

Monrovia is a charming, historic city situated in the San Gabriel Valley, at the base of the San Gabriel Mountains. Known for its picturesque "Old Town" Monrovia along Myrtle Avenue, the area offers a classic small-town feel paired with modern urban conveniences. Old Town serves as the community's primary gathering place, featuring preserved historic architecture, boutique shops, sidewalk cafes, diverse dining, and popular weekly community events such as the Friday Night Street Fair and Farmers Market.

The city has a rich history dating back to its incorporation in 1887, making it the fourth oldest city in Los Angeles County. Monrovia seamlessly blends its historic roots—evident in its craftsman bungalows and Victorian-era homes—with forward-thinking commercial development along the Huntington Drive business corridor and the Station Square Transit Village.

Location Map



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