

# EXCLUSIVE LISTING

## 4159 Gilman Rd, El Monte, CA 91732

Rare Opportunity! Prime 5-Unit Value-Add Investment in Rapidly Gentrifying West SGV area (No Local Rent Control) Highly Desirable Layout SFR + Fourplex (ea. unit has private yard/deck) Major CAPEX have been completed (Roof, Electrical, Sewer, and Plumbing) | First Time on Market in 21 Years



### SUMMARY

Subject Property:	4159 Gilman Rd El Monte, CA 91732
Price:	\$1,490,000
#Units/Price Per Unit:	5 / \$298,000
Year Built/Renovated:	1946 / 2024-2025
Building Area:	4,340 SF
Lot Size:	12,169 SF
APN:	8549-002-002
Zoning:	R3
Parking:	10
Unit Mix:	1 x HOUSE 2B + 1B 4 x 2B + 1B

### Investment & Property Highlights

- **Favorable Rent Control Environment:** Maximized rental upside with NO local rent control restrictions
- **Rapidly Gentrifying Neighborhood:** Positioned in a quiet, residential pocket experiencing a surge of new single-family and townhouse developments, driving up neighborhood equity and tenant demand.
- **Strong Local Demographics:** Supported by a robust local tenant base with an average household income of ±\$96,727 a 1-mile radius.
- **Strategic, Commuter-Friendly Location:** Highly desirable placement just across the street from an elementary school and within walking distance to the local high school.
- **Exceptional Unit Mix & Layout:** Features a highly desirable mix consisting of one (1) large 2-Bed / 1-Bath single-family house, and four (4) 2-Bed / 1-Bath units in a rear fourplex.
- **Exceptional Amenities:** Two units have been fully upgraded, each

unit has their own private backyard/deck/side yard.

- **Major Recent CapEx Completed (2024-2026):** Recent upgrades include a new roof ('24), upgraded electrical panels and subpanels ('24), new exterior paint ('24), re-sleeved sewer line ('25), replaced main water line ('25), and a freshly recoated driveway ('26). Additionally, two units were completely renovated in 2024.
- **Immediate Value-Add & ADU Potential:** Situated on a massive 12,100+ SF R3 lot with clear, actionable potential to construct Accessory Dwelling Units (ADUs) to maximize unit count and yield.
- **Low Maintenance & Low Overhead:** Individually metered for gas and electricity. No soft-story parking retrofit required.
- **Ample Parking & Amenities:** Offers 10 parking spaces (with extra land for more) for tenants, plus an existing laundry room ready for machine installation to generate immediate supplementary income.

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EL MONTE CITY HALL



CITY OF ARCADIA

## GROWTH INVESTMENT GROUP

NEWER BUILT HOUSES

Surrounded by Single Family Residential Houses



THE SHOPS AT SANTA ANITA

Single Family House

4159 GILMAN RD

SFR/Duplex

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NEWER BUILT HOUSES



HIGH SCHOOL



SFR/Duplex

Single Family House

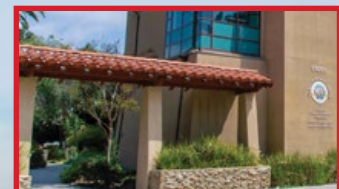
ELEMENTARY SCHOOL

GROWTH INVESTMENT GROUP  
Surrounded by Single Family Residential Houses

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EL MONTE CITY HALL

NEWER BUILT HOUSES

New Townhouses Development

Single Family House

Single Family House



4159 GILMAN RD

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Single Family House

Surrounded by Single Family Residential Houses

Single Family House

SFR/Duplex

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