

COMPASS  
COMMERCIAL

# Vista Court

## LUXURY APARTMENTS



PREMIER  
LOCATION

**23 UNITS**

8951 MONTE VISTA AVENUE ■ MONTCLAIR, CA 91763

# 8951 MONTE VISTA AVENUE MONTCLAIR, CA 91763

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SGV+ Multifamily | Compass Commercial

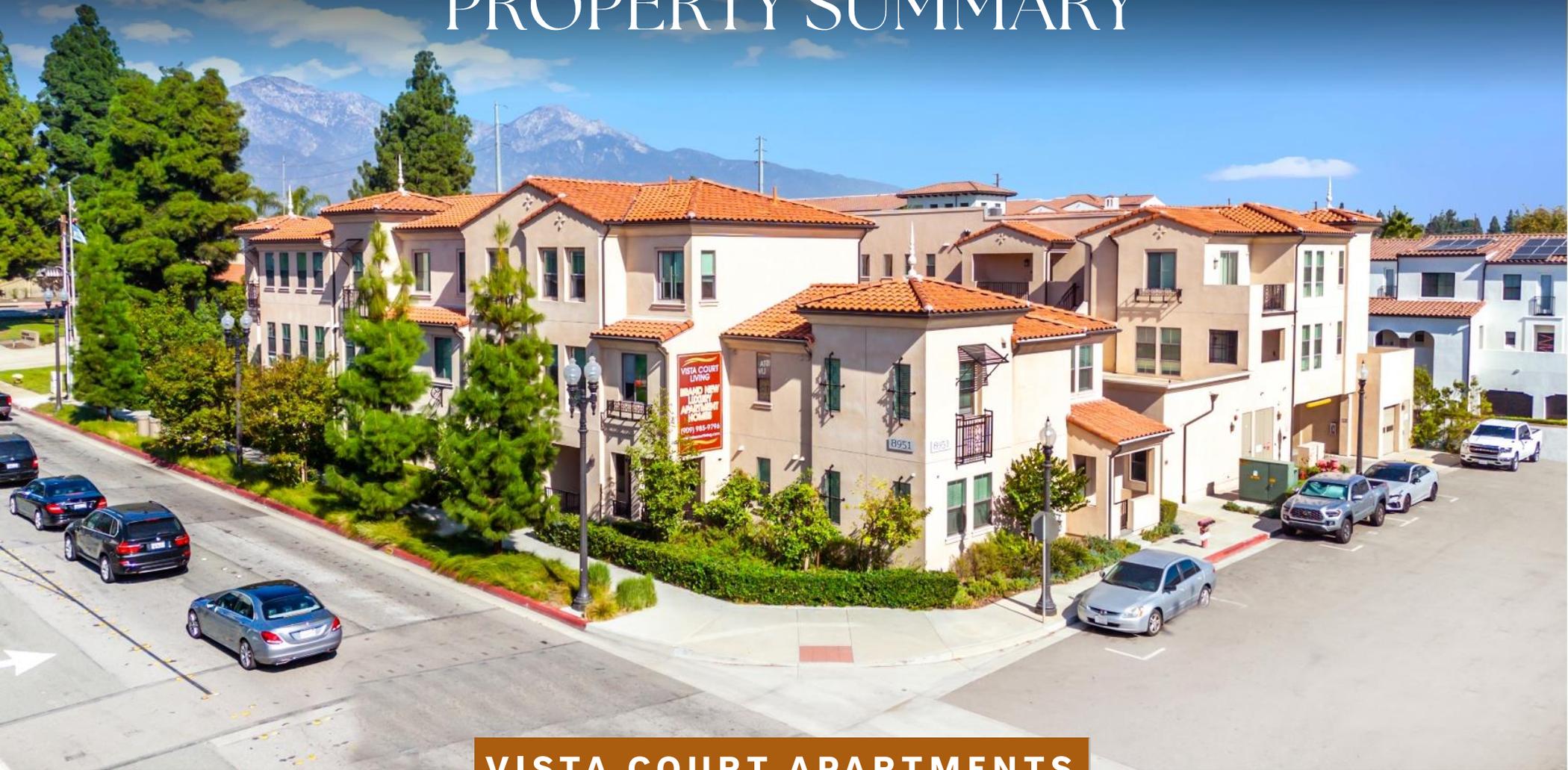
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# 01

## Executive Summary

# PROPERTY SUMMARY



## VISTA COURT APARTMENTS

**23**  
UNITS

**2021**  
YEAR BUILT

**28,258**  
GROSS SF

**28,280**  
LOT SF

**31**  
# PARKING

# PROPERTY OVERVIEW

## VISTA COURT APARTMENTS

**SGV+ Multifamily of Compass Commercial Inc., as the Exclusive Listing Agent, is proud to present Vista Court Apartments – an exquisitely-designed, 23-unit, luxury apartment community located at the heart of Montclair, CA.**

Vista Court Apartments is located at 8951 Monte Vista Ave at the highly amenitized corner of Arrow Highway and Monte Vista Ave, where the highly desirable communities of Montclair, Claremont, and Upland merge. The property is located just 1-block from Montclair Metro Station to the North and Montclair Place Shopping Center to the south. Tenants benefit from having access to a variety of retailers, shops, and dining options like Target, Home Depot, Costco, LA Fitness, Golds Gym, Moreno Street Market Food Hall, Olive Garden, Applebee's Chilis and many more options. Tenants also enjoy being a short 5-to-10-minute drive to frequently-travelled places like Downtown Claremont, Claremont Colleges, Victoria Gardens, Toyota Arena, and a large selection of employers found one city over in the City of Ontario, the employment hub of the Inland Empire.





# 8951 MONTE VISTA AVENUE

Vista Court Apartments was meticulously designed with modern-luxury features to serve the tenants within its community. Tenants at Vista Court enjoy a plethora of high-level features like **gourmet kitchens with stainless steel appliances, rectangular undermount sinks with high arching faucets, quartz countertops in kitchen and bathrooms, waterproof wood plank flooring, modern bathroom with oversized tubs, in-unit washer and dryer in every unit, central AC, double-pane energy-efficient windows, recessed lighting, and large outdoor patio or balcony in every unit.** Throughout the community, tenants enjoy access to covered/assigned secured parking, a +/-700 SF community room equipped with a kitchen, bathroom, and entertainment area for hosting, outdoor BBQ & picnic area, and ample open green space.

Vista Court features 23 large apartment homes with 18 unique floorplans. The property offers 28,258 SF of rentable building area and spans across a generous 28,280 SF site. The property consists of 12, 725+ SF 1-Bedroom/1-Bathrooms, 2, 1,070 SF 2-Bedroom/2-Bathrooms, and 9, 1,090+ SF townhouse (2-level) 2-Bedroom/2.5-Bathroom apartment homes. Currently the property produces nearly \$688,000 in annual rental income. Although the building is only 4 years old, rent growth in the city Montclair has grown nearly 2.5% YOY since initial lease up, creating nearly 17% loss-to-lease for a new seasoned investor to capture on an already renovated community. Additional revenue stream from on-site parking, storage, and the community room. An experienced investor will recognize the opportunity to preserve the investment's NOI through RUBS and other forms of aggressive management processes.



# VISTA COURT APARTMENTS



# Investment Highlights

## VISTA COURT APARTMENTS

▶ **Incredible Loan Assumption** Creates Higher Returns with Better Leverage | A New Investor has the Opportunity to Assume the Existing Debt of +/- \$5,870,000, at a Below Market Interest Rate of 4.04% Fixed until November 2029

▶ **Strategically Amenitized Location** | Vista Court is Located Just 1-Block from Montclair Metro Station and Just Minutes from a Plethora of Diverse Retail Amenities including Montclair Place Shopping Mall, Downtown Claremont, Victoria Gardens, Target, LA Fitness, Moreno Street Market, Ontario Airport, Several Business Parks within the Employment Hub of the Inland Empire, and Much More

▶ **Meticulously Designed Modern-Luxury Apartment Community** | Vista Court Exemplifies Pride of Ownership with Apartment Homes boasting Spacious Floorplans, Gourmet Kitchens with Stainless Steel Appliances, European-Style Cabinetry, Quartz Counters, Undermount Stainless Steel Sinks, Waterproof Wood Plank-Style Flooring, In-Unit Washer and Dryers, Central AC, Double Pane Energy-Saving Windows, LED Recessed Lighting, an oversized Balcony/Patio for Every Unit, and More

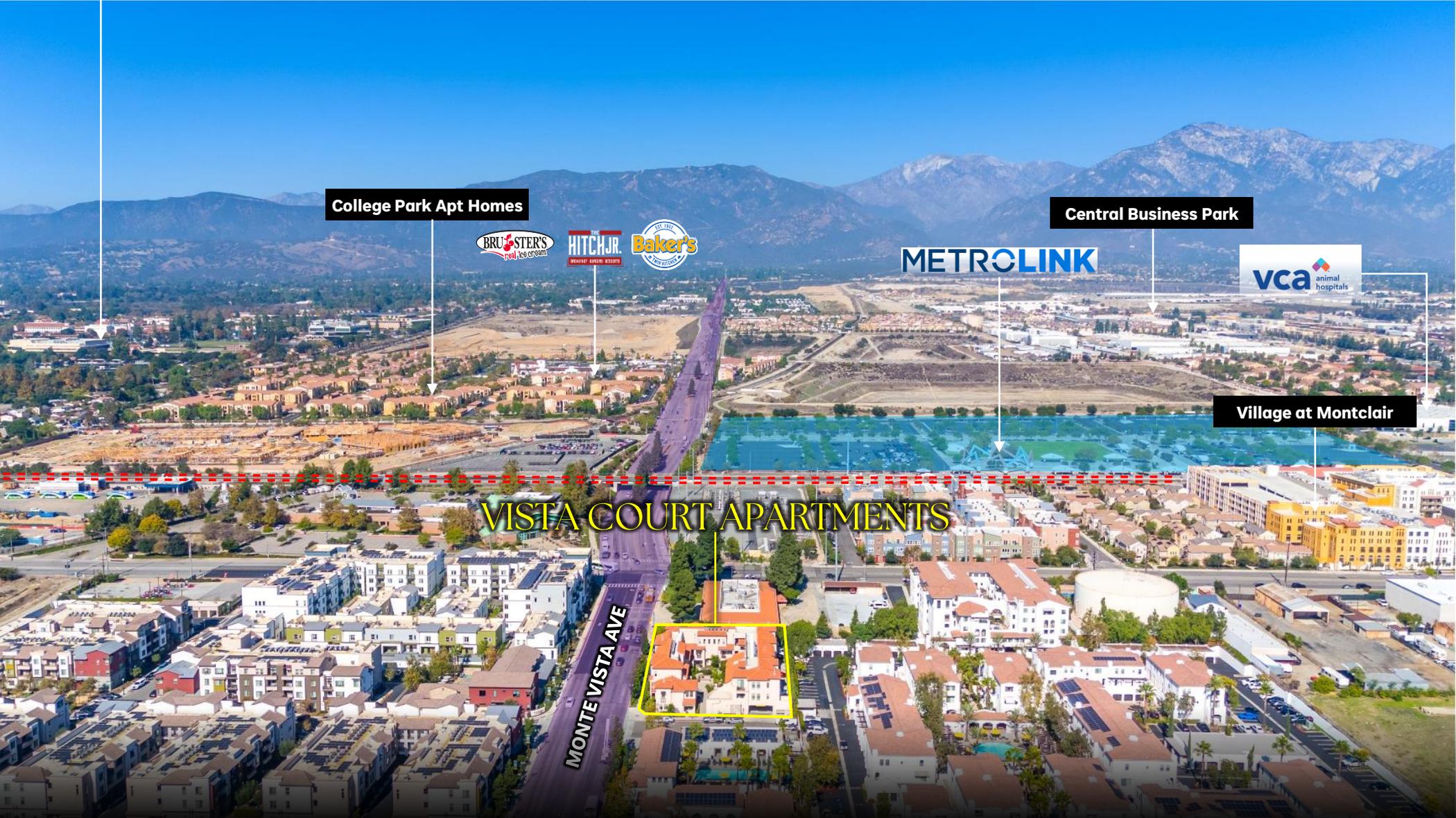
▶ **Vista Court Apartments features** 12, 1-Bed/1-Bath, 2, 2-Bed/2-Bath, and 9, 2-Bed/2.5-Bath Townhouse-Style Apartment Homes, averaging 725, 1,070, and 1,092 SF, respectively

▶ **Prime West Inland Empire Location** | Vista Court is Located where the Cities of Montclair, Upland, and Claremont meet, allowing both Tenants and a New Owner to Benefit from all 3 Extremely Desirable and Highly Amenitized Communities

▶ **Several Upcoming New Developments Nearby** | Vista Court will Soon be just Minutes from Several New Community Landmarks Including Ontario's Upcoming Billion Dollar Redevelopment of the Arena District (Toyota Arena) which will Feature Over 70,000 SF of Commercial Retail Space for Entertainment, 80,000 SF of Public Open Space for Special Events, 700 New Luxury Apartments, Luxury Hotel, and More to be Announced in Future Phases

▶ **Community Built to Serve Tenant Needs** | Vista Court features Over 30 Covered Parking Spaces, a +/-700 SF Community Room Equipped with a Kitchen, Bathroom and Entertainment Area for hosting, Full Perimeter Camera Security System, Outdoor BBQ & Picnic Area, Separate & Hidden Trash Area, Matured Well-Kept Landscaping Throughout, and Ample Open Space

▶ 2021 Construction grants Landlord the Capability for Higher Annual Rent Increases since Not Subject to any Local or State Mandated Rent Control



College Park Apt Homes

Central Business Park



METROLINK



Village at Montclair

VISTA COURT APARTMENTS

MONTE VISTA AVE

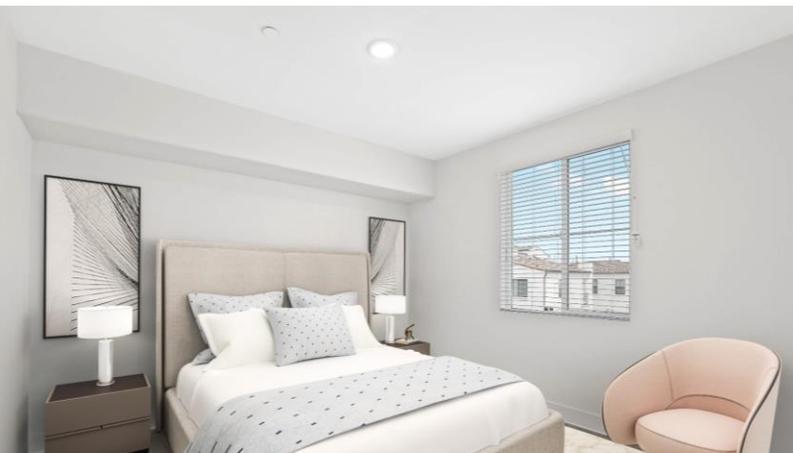


## Community Amenities

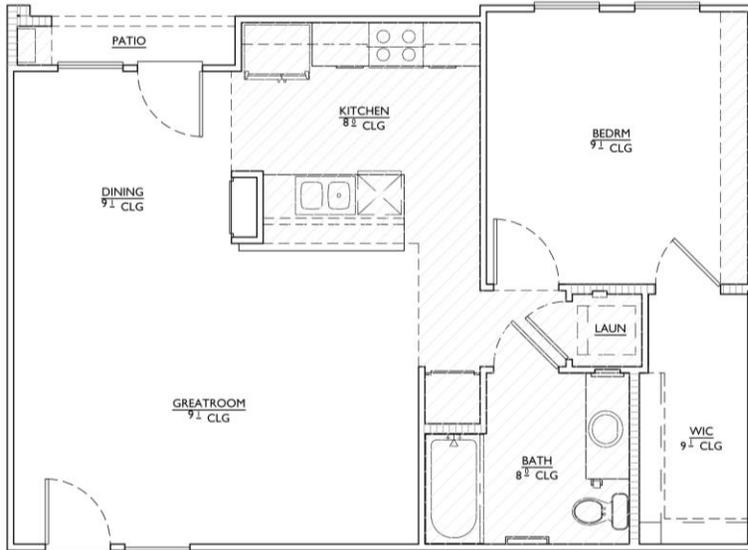




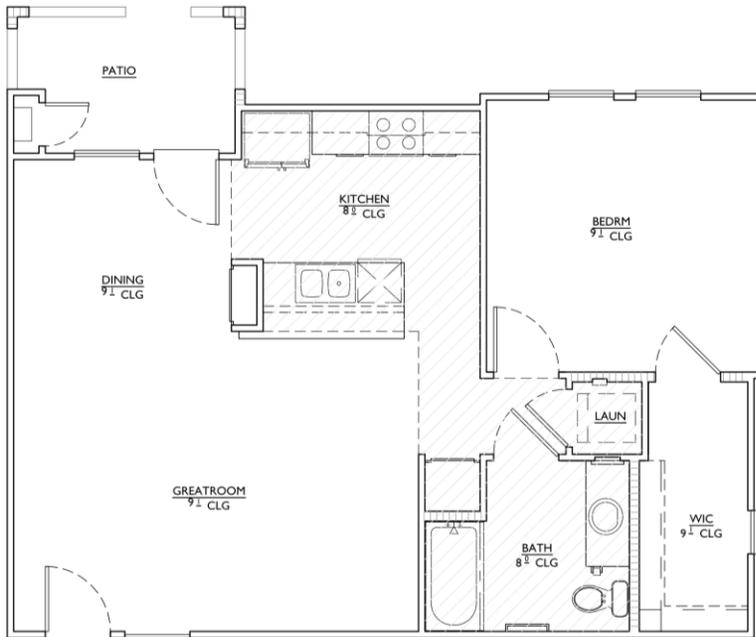
## Interior Layout



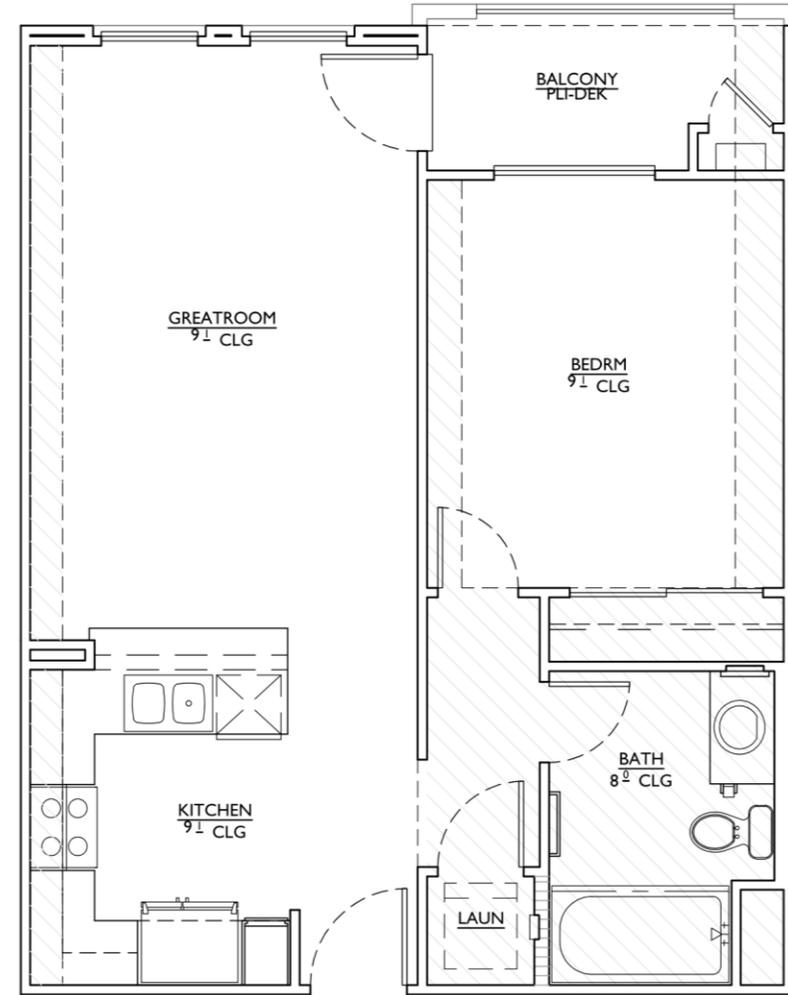
# 1 BED FLOOR PLAN



**UNIT PLAN 2A**  
1 BED/1 BATH

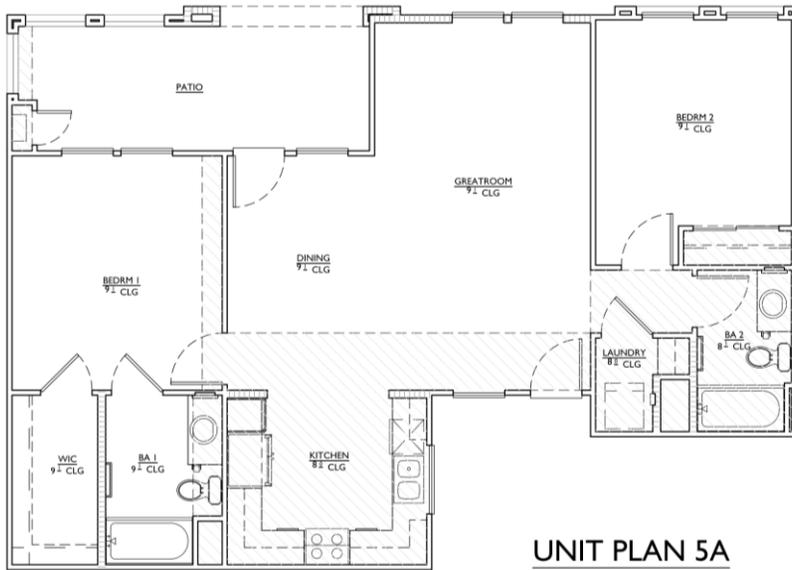


**UNIT PLAN 2B**  
1 BED/1 BATH

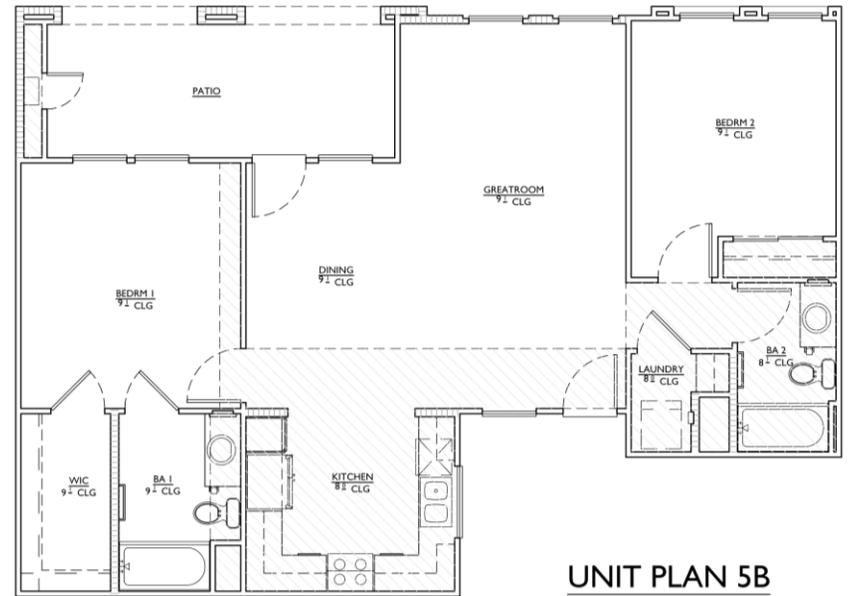


**UNIT PLAN 1A**  
1 BED/1 BATH

# 2 BED 2 BATH FLOOR PLAN

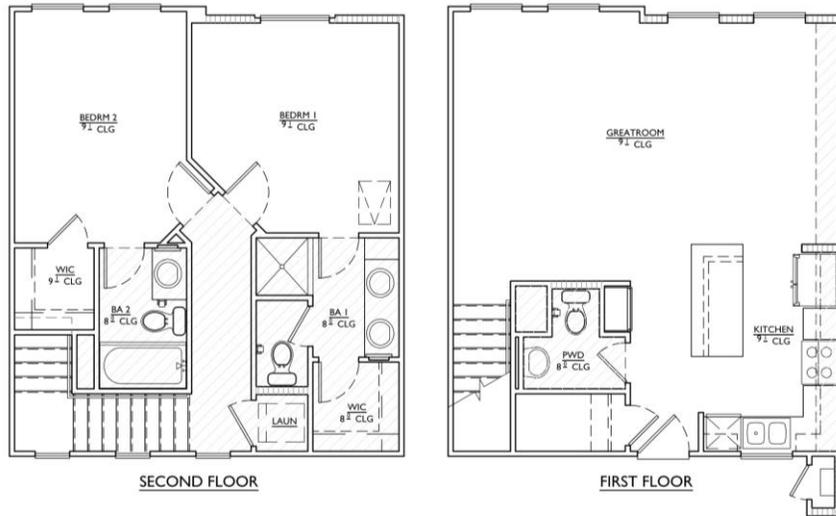


**UNIT PLAN 5A**  
2BED/2BATH

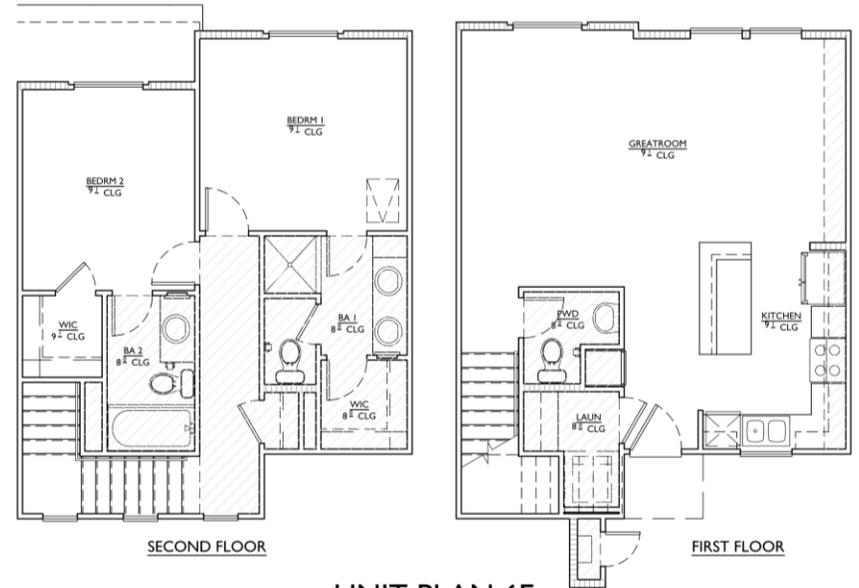


**UNIT PLAN 5B**  
2BED/2BATH

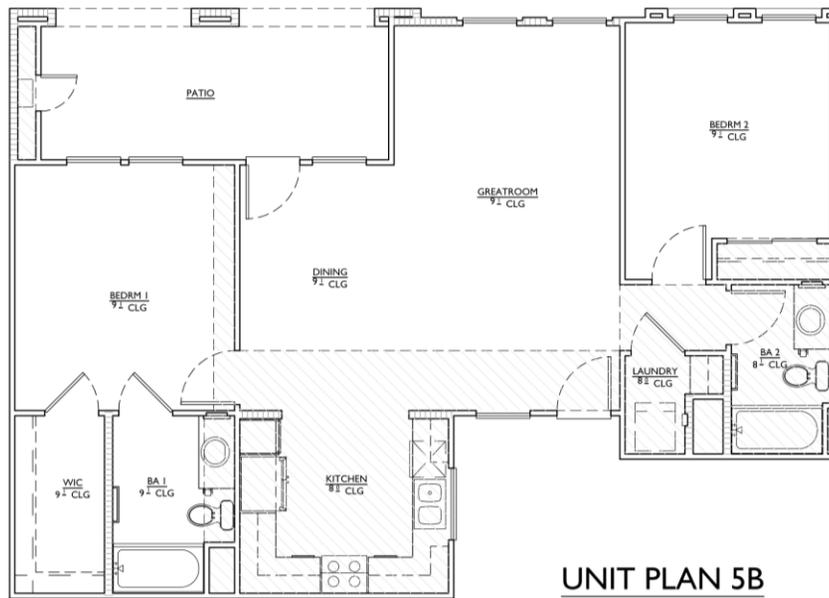
# 2 BED 2.5 BATH FLOOR PLAN



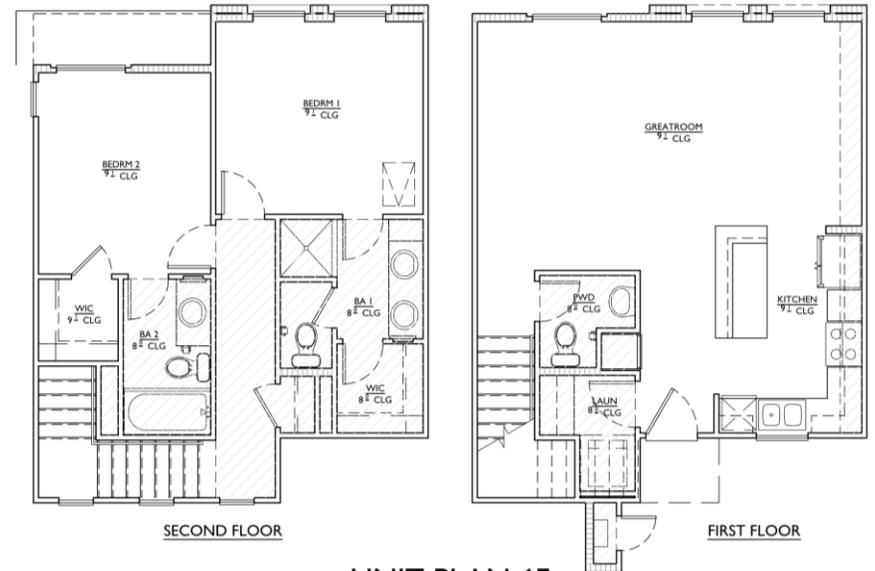
**UNIT PLAN 6A**  
2BED/2.5BATH



**UNIT PLAN 6E**  
2BED/2.5BATH



**UNIT PLAN 5B**  
2BED/2BATH



**UNIT PLAN 6F**  
2BED/2.5BATH



02

The Location

# Montclair

## CALIFORNIA



**37,809**  
POPULATION



**\$549,600**  
MEDIAN HOME PRICE



**\$76,338**  
AVG HH INCOME

8951 Monte Vista Avenue is ideally positioned in the heart of Montclair, a high-demand Inland Empire community known for its central location, strong regional connectivity, and growing renter base. Located just north of the I-10 Freeway and minutes from the SR-57 and SR-71, the property offers residents convenient access to major job centers throughout the Inland Empire, San Gabriel Valley, and eastern Los Angeles County. The property is less than five minutes from Montclair Place, a newly redeveloped regional shopping destination featuring national retailers, dining, entertainment, and upcoming mixed-use enhancements. Residents also benefit from close proximity to Costco, Target, Montclair Transit Center (Metrolink + bus lines), and numerous neighborhood amenities along Central Avenue and Holt Boulevard.

- ▶ **Proximity to Major Employment Hubs:** Montclair sits at the gateway between the Inland Empire and San Gabriel Valley, offering quick access to major employment clusters in Pomona, Claremont, Upland, Ontario, and key industrial, healthcare, and education hubs—including Pomona Valley Hospital, Montclair Hospital Medical Center, and the Claremont Colleges.
- ▶ **Highly Connected, Transit-Accessible Location:** The property is just minutes from the Montclair Transit Center, providing direct rail access to Los Angeles and Orange County, and near major freeways that support strong commuter demand.
- ▶ **Consistently Strong Submarket Fundamentals:** The western Inland Empire continues to outperform much of the region with steady rent growth, high occupancy, and resilient renter demand driven by affordability, proximity to major job corridors, and limited supply of well-located multifamily inventory.

MONTCLAIR EAST SHOPPING CENTER



MONTCLAIR PLACE



VISTA COURT APARTMENTS

ARROW HWY

MONTE VISTA AVENUE



# Top Employers

MONTCLAIR CA



# Area Business Profile

1,700

Area Business

16,600

People Employed

**Job Creation:** Montclair benefits from its strategic position along the western Inland Empire corridor, one of Southern California's most active employment regions. Logistics, healthcare, education, and retail employers across Montclair, Upland, Claremont, Ontario, and Pomona support tens of thousands of jobs in fields such as supply chain management, warehousing, transportation, medical services, and retail operations. Nearby employers like Amazon, FedEx, UPS, Pomona Valley Hospital, Montclair Hospital Medical Center, and the Claremont Colleges anchor stable, diverse employment.

**Innovation and Entrepreneurship:** The Inland Empire has seen rapid growth in small businesses, e-commerce operators, and last-mile distribution startups that leverage the region's central location and transportation infrastructure. Montclair's proximity to major freeways and the Montclair Transit Center attracts entrepreneurs who require easy access to LA County and the Inland Empire. Business parks and flex/industrial spaces in Montclair and surrounding cities are increasingly home to logistics tech firms, online retail entrepreneurs, health- and wellness-oriented startups, and service-based small businesses.

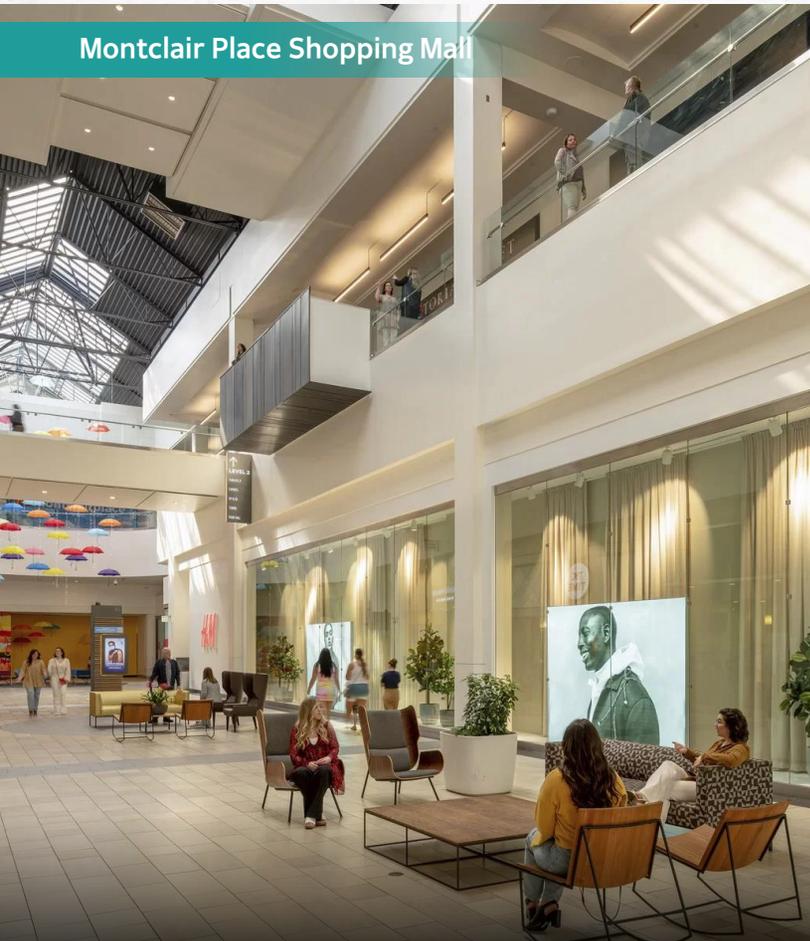
# Iconic Market Drivers



Downtown Claremont



Montclair Metro Station



Montclair Place Shopping Mall

8951 MONTE VISTA AVENUE



Toyota Arena, Ontario

23 LUXURY APARTMENTS | MONTCLAIR, CA

# ACADEMIC PROFILE

Montclair is located in very close proximity to private universities/colleges, including the prestigious Claremont Colleges, State universities, and several community colleges. Montclair is a full-service City with its own Police and Fire Departments and has a young and diverse population that represents the ethnic and cultural diversity that is characteristic of Southern California.



**CAL POLY**



**WESTERN UNIVERSITY**



**MCKENNA COLLEGE**



03

Financial Analysis

# Rent Roll

Unit #	Unit Type	Unit SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Notes
Unit 101	1B/1B	795	\$2,100	\$2.64	\$2,300	\$2.89	
Unit 102	2B/2B	1,069	\$2,725	\$2.55	\$2,800	\$2.62	
Unit 103	2B/2B	1,069	\$2,725	\$2.55	\$2,800	\$2.62	
Unit 104	1B/1B	820	\$2,250	\$2.74	\$2,300	\$2.80	
Unit 105	1B/1B	800	\$2,300	\$2.88	\$2,300	\$2.88	*
Unit 201	1B/1B	795	\$2,300	\$2.89	\$2,300	\$2.89	
Unit 202	2B/2.5B TH	1,095	\$2,600	\$2.37	\$3,000	\$2.74	
Unit 203	2B/2.5B TH	1,100	\$2,513	\$2.28	\$3,000	\$2.73	
Unit 204	2B/2.5B TH	1,102	\$2,550	\$2.31	\$3,000	\$2.72	
Unit 205	2B/2.5B TH	1,065	\$2,575	\$2.42	\$3,000	\$2.82	
Unit 206	2B/2.5B TH	1,055	\$2,575	\$2.44	\$3,000	\$2.84	
Unit 207	2B/2.5B TH	1,107	\$2,650	\$2.39	\$3,000	\$2.71	
Unit 208	2B/2.5B TH	1,107	\$2,650	\$2.39	\$3,000	\$2.71	
Unit 209	1B/1B	635	\$2,300	\$3.62	\$2,300	\$3.62	*
Unit 210	1B/1B	628	\$2,300	\$3.66	\$2,300	\$3.66	*
Unit 211	2B/2.5B TH	1,100	\$2,725	\$2.48	\$3,000	\$2.73	
Unit 212	2B/2.5B TH	1,100	\$2,875	\$2.61	\$3,000	\$2.73	
Unit 213	1B/1B	628	\$2,050	\$3.26	\$2,300	\$3.66	
Unit 214	1B/1B	859	\$2,300	\$2.68	\$2,300	\$2.68	
Unit 301	1B/1B	635	\$2,200	\$3.46	\$2,300	\$3.62	
Unit 302	1B/1B	628	\$2,050	\$3.26	\$2,300	\$3.66	
Unit 303	1B/1B	628	\$2,200	\$3.50	\$2,300	\$3.66	
Unit 304	1B/1B	851	\$2,300	\$2.70	\$2,300	\$2.70	
<b>Monthly Total</b>		<b>20,671</b>	<b>\$55,813</b>		<b>\$60,200</b>		

\* Vacant Units set to Market Rent for Underwriting Purposes

# Financial Analysis

THE ASSET	
Asking Price	Market Price
Units	23
Year Built	2021
Gross SF	28,258
Lot SF	28,280

THE ASSET	
First Loan Amount	\$5,872,440
<b>Actual Interest Rate</b>	4.04%
Term/Amortization	Umpqua Bank Loan Assumption / Fixed until 11/2029
Index	SOFR
Underwriting Interest Rate	4.04%

- 1) Pet Rent: Actual
- 2) RUBS Income: Actual
- 3) Other Income: Actual. Includes Late Fee (\$1,188), Application Fee (\$50), Other Income (\$4,016).
- 4) Ad Valorem - Current Tax Rate & Direct Assessments: 1.0912%, Direct Assessments of \$6,736.04
- 5) Insurance: Soft Quote Estimate from Trucordia Insurance. Email Listing Agent for Contact Info.
- 6) Water & Sewer: Actual
- 7) Electric: Actual
- 8) Trash: Actual
- 9) Administrative: Actual. Includes Telephone & Internet (\$1,065)
- 10) Contract Services: Actual. Includes Pest Control (\$1,190), and Landscaping (\$5,400).
- 11) On-Site Management: Actual. On-Site Manager is Part-Time at \$16.50 per Hour on a 5-Hour per Week Contract.
- 12) Off-Site Management: Estimated at 2.5% of Effective Gross Income
- 13) YTD is \$13,040 after omitting non-recurring capital improvements of \$11,279.
- 14) Reserves & Replacements: Estimated at \$200 per Unit per Year for Long-Term Capital Improvement Savings

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
12	1+1	\$2,302	\$27,625	\$2,300	\$27,600
2	2+2	\$2,725	\$5,450	\$2,800	\$5,600
9	2+2.5 TH	\$2,526	\$22,738	\$3,000	\$27,000
<b>Total Scheduled Rent</b>			<b>\$55,813</b>		<b>\$60,200</b>

ANNUALIZED INCOME	Current	Market
<b>Gross Potential Rent</b>	<b>\$669,760</b>	<b>\$722,400</b>
Pet Rent	1	\$1,302
RUBS Income	2	\$9,232
Other Income	3	\$5,254
<b>Gross Potential Income</b>	<b>\$685,548</b>	<b>\$738,188</b>
Less: Vacancy/Deductions		(\$13,711)
<b>Effective Gross Income</b>	<b>\$671,837</b>	<b>\$723,424</b>

ANNUALIZED EXPENSES	Current	Market
New Real Estate Taxes	4	Ad Valorem
Insurance	5	\$9,428
Water & Sewer	6	\$21,643
Electric	7	\$1,587
Trash	8	\$12,444
Administrative	9	\$1,065
Contract Services	10	\$6,590
On-Site Manager & Payro	11	\$3,960
Off-Site Management	12	\$16,796
Repairs & Maintenance	13	\$11,500
Reserves & Replacements	14	\$4,600

<b>ESTIMATED EXPENSES</b>	<b>\$89,613</b>	<b>\$98,725</b>
Expenses/Unit	\$3,896	\$4,292
Expenses/SF	\$3.17	\$3.49
% of SGI	13.38%	13.67%

RETURN	Current	Market
NOI	\$582,224	\$624,699



04

Market Comparables

# SALES COMPARABLES

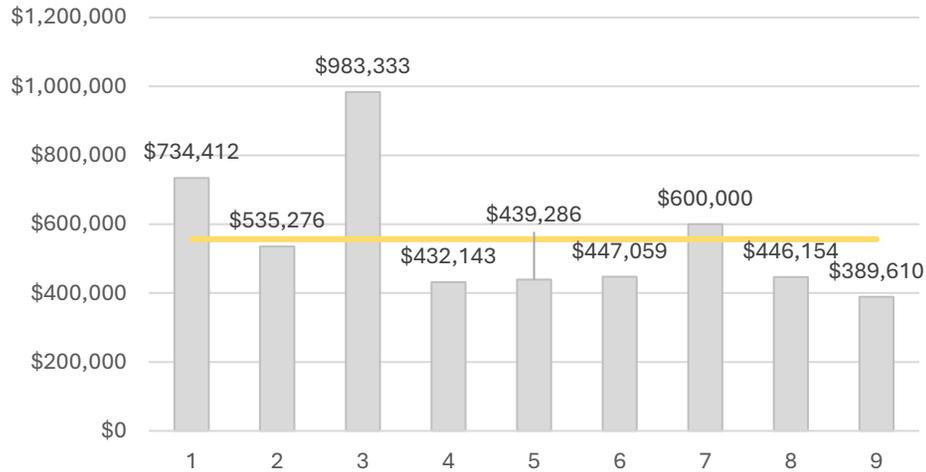
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>S Subject</b> <b>8951 Monte Vista Avenue</b> Montclair, CA 91763	23	2021	28,258	28,280	12 - 1+1 2 - 2+2 9 - 2+2.5 TH	On Market	<b>Market Price</b>				
	<b>1 2109 N White Ave</b> La Verne, CA	17	2025	22,900	24,546	4 - 2+2.5 12 - 3+3.5 1 - 4+4	On Market	<b>\$12,485,000</b>	\$734,412	\$545.20	4.50%	16.91
	<b>2 700 S Myrtle Ave</b> Monrovia, CA	163	2010	150,069	130,893	82 - 1+1 81 - 2+2	7/30/2025	<b>\$87,250,000</b>	\$535,276	\$581.40	-	-
	<b>3 278 11th Ave</b> Upland, CA	6	2025	17,032	18,295	4 - 2+2 4 - 3+2	On Market	<b>\$5,900,000</b>	\$983,333	\$346.41	4.05%	17.60
	<b>4 380 E Bluebird Privado</b> Ontario, CA	140	2009	209,160	55,321	54 - 2+2 57 - 2+2.5 29 - 3+2.5	7/24/2025	<b>\$60,500,000</b>	\$432,143	\$289.25	-	-
	<b>5 9223 Cypress Ave</b> Fontana, CA	14	2024	16,670	38,160	14 - 3+2.5	5/29/2025	<b>\$6,150,000</b>	\$439,286	\$368.93	5.42%	13.55
	<b>6 16543 Arrow Blvd</b> Fontana, CA	17	2024	22,080	38,333	17 - 3+2.5	3/20/2025	<b>\$7,600,000</b>	\$447,059	\$344.20	5.20%	14.06

# SALES COMPARABLES

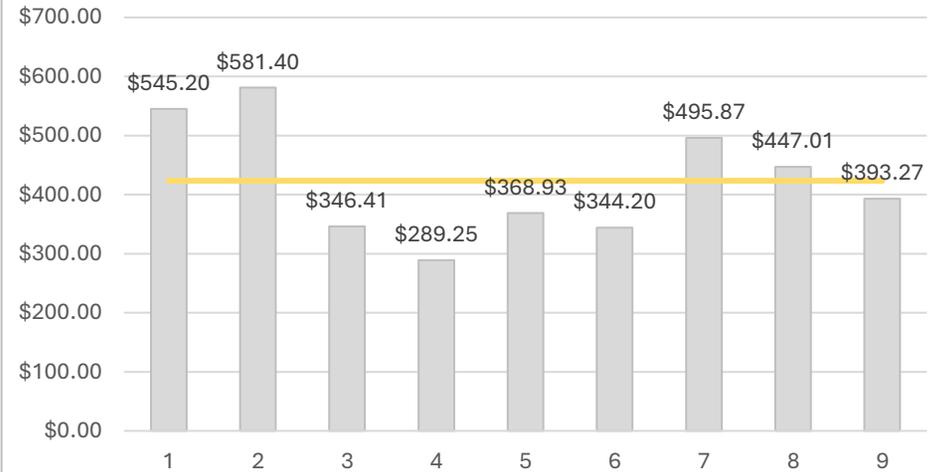
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>S Subject</b> <b>8951 Monte Vista Avenue</b> Montclair, CA 91763	23	2021	28,258	28,280	12 - 1+1 2 - 2+2 9 - 2+2.5 TH	On Market	<b>Market Price</b>				
	<b>7 573 E Arrow Hwy</b> Azusa, CA	10	2025	12,100	18,890	10 - 2+2.5	3/17/2025	<b>\$6,000,000</b>	\$600,000	\$495.87	4.12%	16.12
	<b>8 221 N Mountain Ave</b> Ontario, CA	39	2024	38,925	55,321	18 - 1+1+ Loft 21 - 2+2.5 TH	2/11/2025	<b>\$17,400,000</b>	\$446,154	\$447.01	5.14%	13.46
	<b>9 4914 Olive St</b> Montclair, CA	385	2014	381,418	653,400	11 - Studio 138 - 1+1 202 - 2+2 34 - 3+2	5/16/2023	<b>\$150,000,000</b>	\$389,610	\$393.27	4.49%	12.69
<b>AVERAGES</b>		<b>88</b>	<b>2020</b>	<b>96,706</b>	<b>114,795</b>				<b>\$556,364</b>	<b>\$423.50</b>	<b>4.70%</b>	<b>14.91</b>

# SALES COMPARABLES

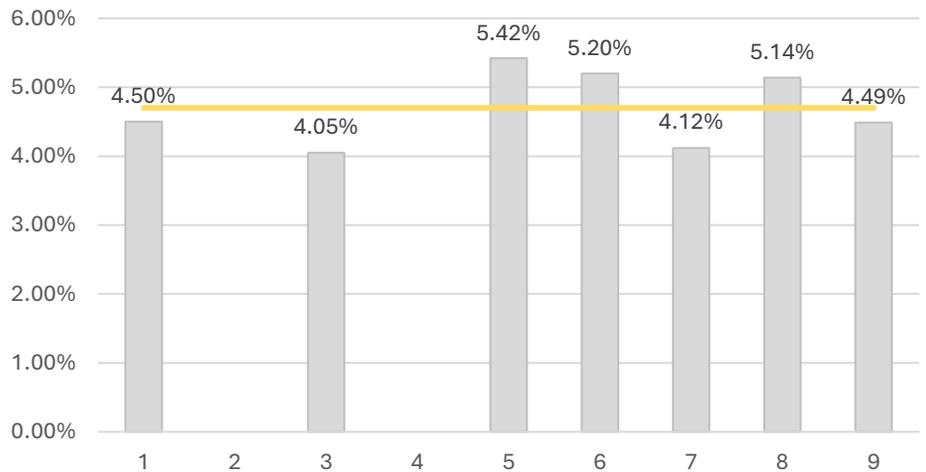
## PRICE/UNIT



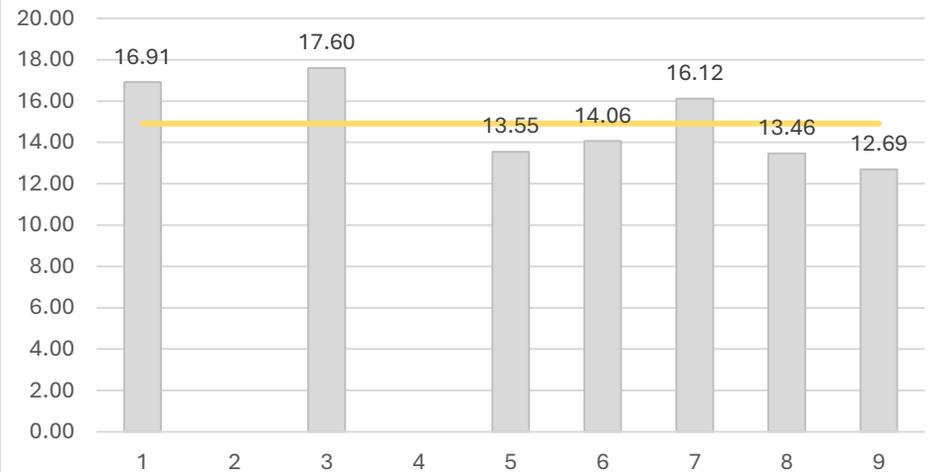
## PRICE/SF



## CAP RATE



## GRM





# 8951 MONTE VISTA AVENUE MONTCLAIR, CA 91763

For additional information or to schedule a tour, contact:



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