



OFFERING MEMORANDUM

419 California St.,
Arcadia, CA 91006

4-unit Semi Value-Add, Arcadia School, Prime Location

Exclusively Listed by:
Han Widjaja Chen, CCIM
Dir 626.594.4900 | Han.Chen@GrowthInvestmentGroup.com

The Growth Investment Group

Han Widjaja Chen, CCIM

President
 Dir 626.594.4900 | Fax 626.316.7551
 Han.Chen@GrowthInvestmentGroup.com
 Broker License No. 01749321

Leo Shaw

Vice President
 Dir 626.716.6968
 leo.shaw@growthinvestmentgroup.com
 Broker License No. 01879962

Justin McCardle

Vice President
 Dir 909.486.2069
 justin@growthinvestmentgroup.com
 License No. 01895720

Spencer Rands

Vice President
 Dir 949.303.0290
 srands@growthinvestmentgroup.com
 Broker License No. 01388490

Marc Schwartz

Vice President
 Dir. 213.362.8500
 marc.schwartz@growthinvestmentgroup.com
 License No. 01515007

Arin Gharibian

Senior Associate
 Dir 310.919.6655
 Arin.Gharibian@growthinvestmentgroup.com
 License No. 01946372

Matthew Guerra

Broker Associate
 Dir 626.898.9740
 mguerra@growthinvestmentgroup.com
 License No. 02022646

Jeanelle Mounford

Broker Associate
 Dir 626.898.9710
 jmounford@growthinvestmentgroup.com
 License No. 01737872

Ryan Yip

Broker Associate
 Dir. 626.898.7290
 ryan@growthinvestmentgroup.com
 License No. 02087685

Jackelyn Sutanto

Marketing
 Dir. 626.594.4901
 jackelyn@growthinvestmentgroup.com

DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of:

419 CALIFORNIA ST, ARCADIA, CA 91006 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



TABLE OF CONTENTS

Section 01.	EXECUTIVE SUMMARY	4
	Summary & Highlights	5
	Aerial Photos	9
	Property Photos	13
	Local Map	16
	Regional Map	17
Section 02.	FINANCIALS	18
	Financial Analysis	19
	Rent Roll	20
Section 03.	MARKET OVERVIEW	21
	City of Arcadia	22
	Demographics	25



01. EXECUTIVE SUMMARY

SUMMARY

Subject Property:	419 California St Arcadia, CA 91006
Number of Units:	4
Building Size:	4,004 Sq.Ft
Lot Size:	9,265 Sq. Ft
APN#:	5773-016-005
Price Per Sq Ft:	512
Year Built:	1977
Zoning:	ARR3*
Unit Mix:	1 x 2bed+2bath 1 x 2bed+1.5bath 2 x 1bed+1bath
Parking:	8 spaces (2 garage, 3 carport, 3 open)
Available Financing:	30-year fixed residential investments

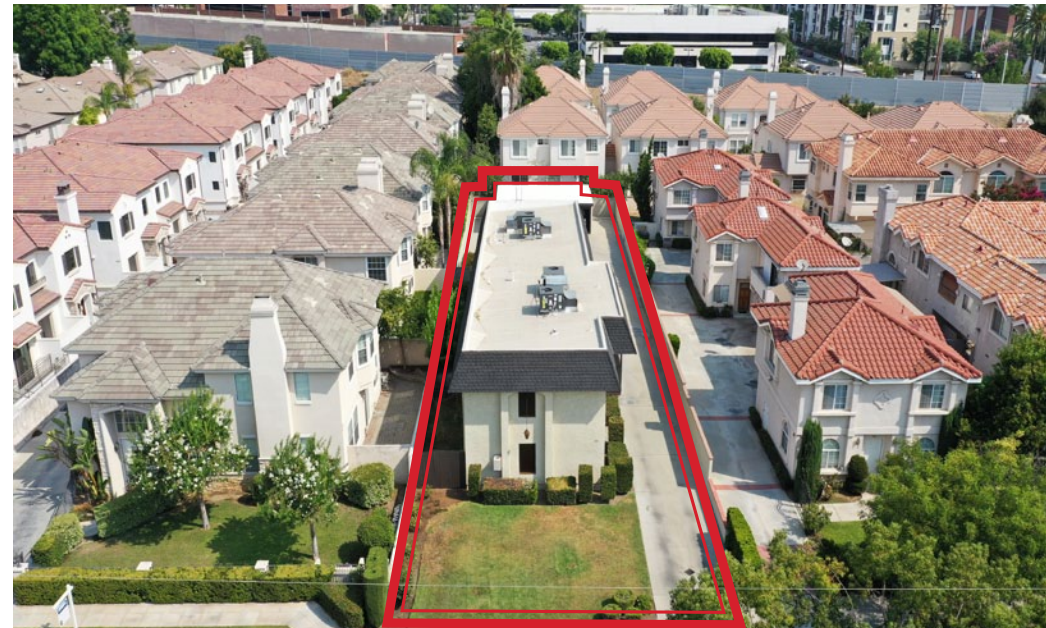


INVESTMENT HIGHLIGHTS

- Semi Value-Add/partially upgraded apartment in Class A location (Arcadia School District)
- 100% vacant, new owner can rent at highest rent or try condo-conversion route
- 2 units have been completely remodeled
- Strong demographics with \pm \$103,462 average household income within a 1-mile radius
- Walk to Downtown Arcadia, First Ave Middle School, Santa Anita Golf Course, Bonita Park, etc.
- Nearby Santa Anita Mall, Santa Anita Park, Methodist Hospital, FWY 210, schools, library, retail stores, etc.
- Surrounded by newly built high-priced condominiums and townhomes; Multiple possibilities to add value!

PROPERTY HIGHLIGHTS

- Excellent unit mix with 2bed and 1bath units
- Excellent curb appeal with beautiful landscaping
- Large lot offering ample parking (9 spaces total)
- Ground floor units have large private backyard
- 2 units have been completely upgraded
- Central A/C (new HVAC units), individual water heater, separately metered for electricity and gas
- 2 garage parking, 3 carports and 3 open spaces; ZERO tuck-under parking





Just a Walk Away!

Walking distance to Downtown Arcadia, First Ave Middle School, Santa Anita Golf Course, Bonita Park, etc.

Convenient Transportation!

Located close to public transits and convenient access to FWY 10, 210, and 605

Location! Location! Location!

Less than 10 minutes away from the scenic Los Angeles Arboretum, Santa Anita Park, and Westfield Santa Anita.



EXECUTIVE SUMMARY

The Growth Investment Group is proud to offer 419 California Street, a 4-unit Semi value-add, partially upgraded apartment in the City of Arcadia, California. The property is located within the award-winning Arcadia School District. The property is surrounded by newer condominiums and townhomes. The area has a superb demographics with average household income of \$103,462 within a mile radius!

The property is a large 4,004 square foot building and situated on a large 9,265 square feet lot. It offers excellent unit mix with 2 x 2 bedrooms and 2 x 1 bedroom units. Built in 1977, the property has been extensively upgraded in the past 24 months. Two of the units have been fully upgraded with high-end upgrades. Each unit has central A/C and heating (4 new HVAC units) and separately metered for electricity and gas.

Each unit is large with an estimated size of 1,000 square foot (buyer to verify). The 2 upstairs units have undergone top-down renovation with new central A/C and heat, new luxury wood flooring, new quartz kitchen countertops and new kitchen cabinets, in-unit washer and dryer, new bathtub complete with tiled bathroom with luxury tile backsplash, new sliding barn doors pantry, and so much more. Ground floor units have large private backyard, and 2nd floor units have small private patios.

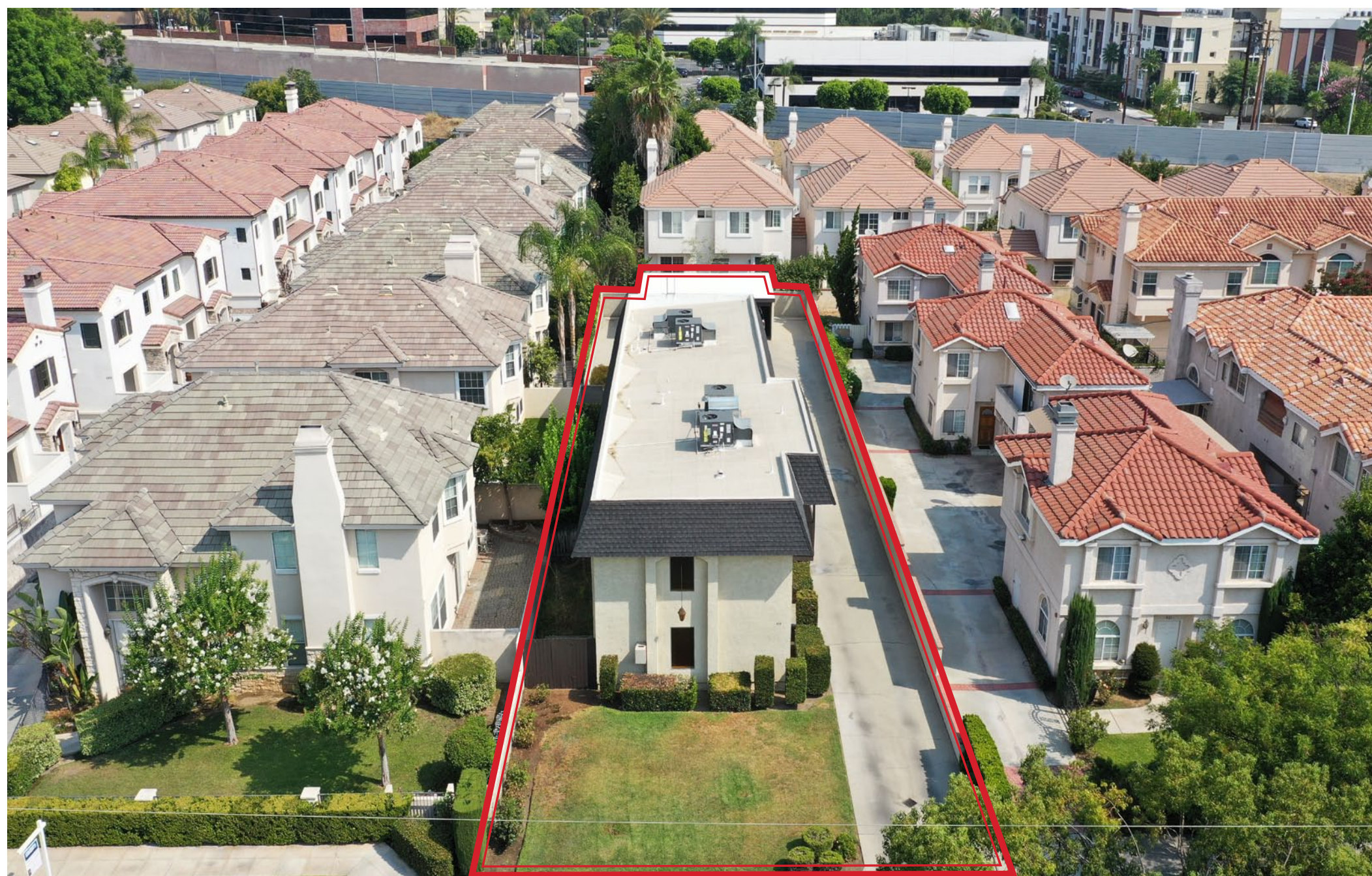
There are 8 parking spaces which are provided by a detached garage, detached carport, and open spaces in the back. The property does not require any soft story retrofit.

LOCATION AMENITIES AND ACCESS

The property is centrally located at the heart of the City of Arcadia. The city was recently featured as "Chinese Beverly Hills" by Los Angeles Times (December 3, 2014) due to its strong pull for foreign (Chinese) money in its thriving residential (single family house) real estate market. This property is located within the prestigious Arcadia Unified School District where 4 of the schools were in the top 25 of 2013 L.A. County Highest API Scores.

It is located within walking distance to downtown Arcadia on Huntington Drive, First Ave Middle School, Bonita Park, and Santa Anita Golf Course. It is within minutes away from Santa Anita Mall, Arcadia High School, Methodist Hospital, FWY 210 and many amenities City of Arcadia has to offer. It is surrounded by multiple residential townhouses on its west and east sides. The property also offers excellent access to three major freeways in the area

Aerial Photos



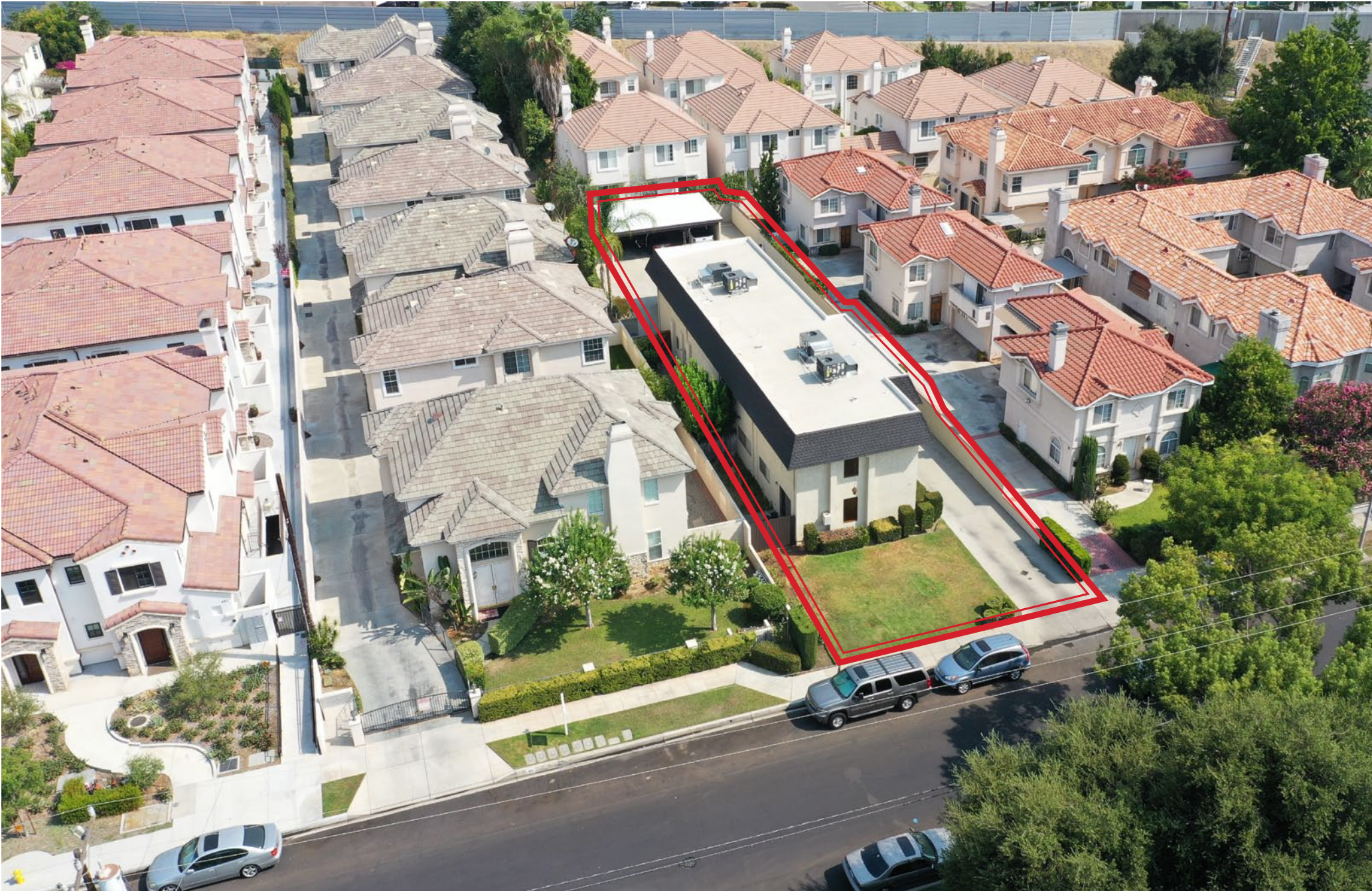
Aerial Photos



Aerial Photos



Aerial Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



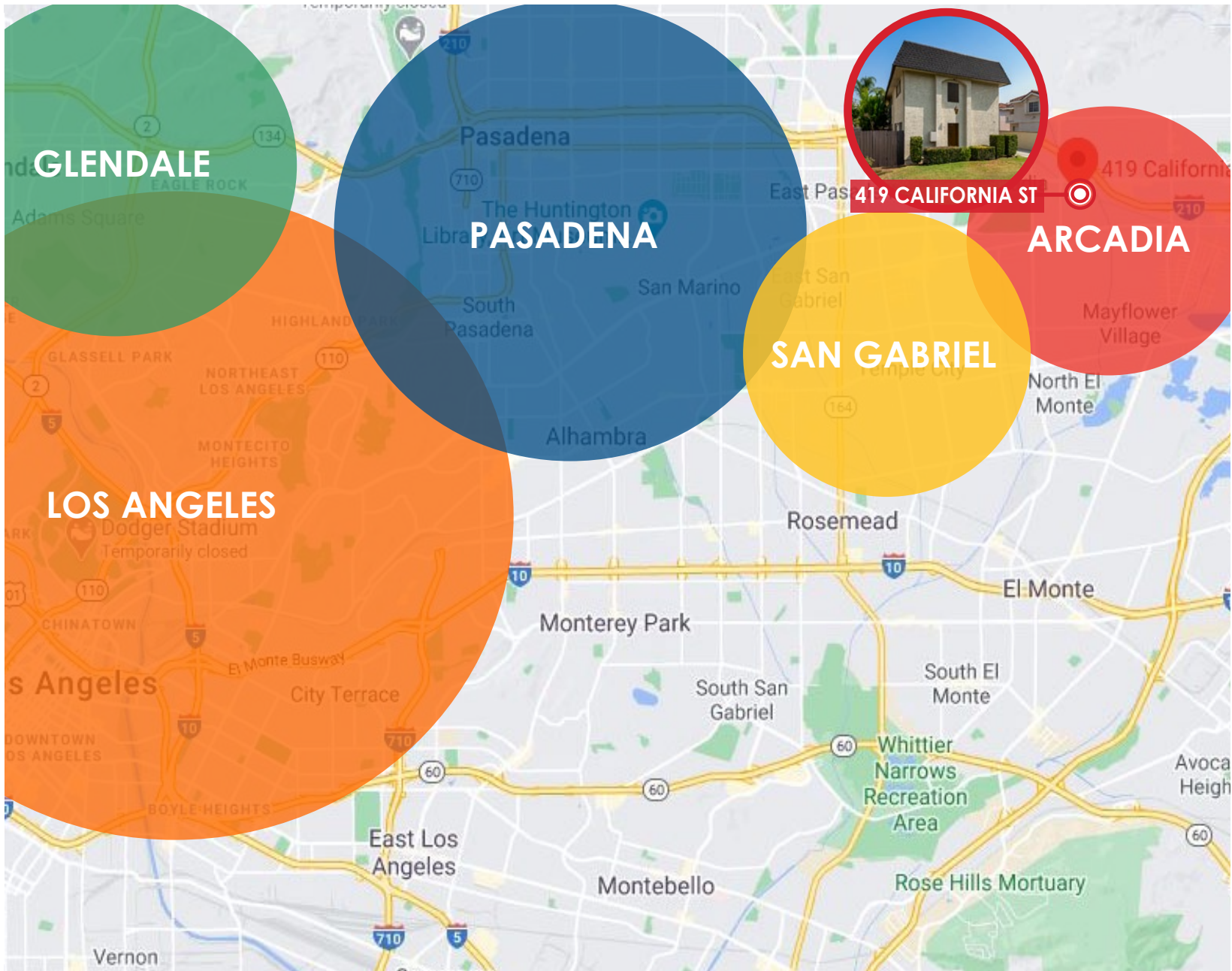
Property Photos



Local Map



Regional Map





02. FINANCIALS

FINANCIAL ANALYSIS

Investment Overview

Price	\$	2,050,000
Price Per Unit	\$	512,500
Price Per SF	\$	512
Proforma Cap Rate		3.83%
Proforma GRM		17.98

Property Information

Building Size	4,004
Lot Size	9,265
Number of Units	4
Year Built	1977
Parcel(s)	5773-016-005
Parking	8 spaces (2 garage, 3 carport, 3 open)

Unit Mix and Rent Schedule

Units	Type	Proforma Rent	Total Rent
1	2B + 2B	\$ 2,600	\$ 2,600
1	2B + 1.5B	\$ 2,500	\$ 2,500
2	1B + 1B	\$ 2,100	\$ 4,200
4			\$ 9,300

** Numbers are PROFORMA, building is 100% Vacant

Income

	Proforma
Annual Gross Rent (Potential)	\$ 9,300 per month \$ 111,600
Additional Income (Pet)	\$ 100 per month \$ 1,200
Laundry Income	\$ 100 per month \$ 1,200
Gross Scheduled Income	\$ 114,000
Vacancy Factor	3.00% \$ (3,420)
Effective Gross Income	\$ 110,580

Expenses

	Proforma
Operating Expenses (Current/Potential)	
New Property Taxes	1.070725% \$ 21,950 per tax assessor
Direct assessments	\$ 1,307 per tax assessor
Utilities: Electric	\$ 50.00 per month \$ 600 new estimate
Utilities: Water & Sewer	\$ 200.00 per month \$ 2,400 new estimate
Utilities: Trash	\$ 225.00 per month \$ 2,700 new estimate
Licenses & Permits	\$ 168 new estimate
Repair & Maintenance	\$ 400.00 per unit \$ 1,600 new estimate
Insurance	\$ 0.35 per month \$ 1,401 new estimate
Total Operating Expenses	28% of GSI \$ 32,127
Expenses Per Unit	\$ 8,032
Expenses Per SF	\$ 8.02

** Numbers are PROFORMA, building is 100% Vacant

Net Operating Income	Current \$ 78,453
-----------------------------	------------------------------------

RENT ROLL:

Unit No.	Unit Type	Proforma Rent	UPGRADED
1	1B + 1B	\$ 2,100	NO
2	2B + 1.5B	\$ 2,500	NO
3	1B + 1B	\$ 2,100	YES
4	2B + 2B	\$ 2,600	YES
TOTAL		\$ 9,300	

#Units	Unit Type	Proforma Average Rent
1	2B + 2B	\$ 2,600
1	2B + 1.5B	\$ 2,500
2	1B + 1B	\$ 2,100



03. MARKET OVERVIEW

Market Overview: City of Arcadia

Arcadia is a city in Los Angeles County, California, United States located about 13 miles (21 km) northeast of downtown Los Angeles in the San Gabriel Valley and at the base of the San Gabriel Mountains. It is the site of the Santa Anita Park racetrack and home to the Los Angeles County Arboretum and Botanic Garden.

Arcadia's Upper Rancho neighborhood was ranked the 23rd richest neighborhood in Southern California by Business Insider in 2014, with a mean household income of \$310,779.

In 2010, Bloomberg Businessweek named Arcadia as one of the "Best Places to Raise Your Kids" for the second year in a row.

Economy

Arcadia's economy is driven by wholesale trade, retail trade, manufacturing, health care and social assistance, arts, entertainment, and recreation. Revenue from the Santa Anita Racetrack has long supported capital improvements for the City of Arcadia, resulting in the City having very little bonded indebtedness.

The Westfield Santa Anita mall is a major shopping center in the city. In 2005, the Westfield Santa Anita completed its first phase of expansion featuring a new food court, Sport Chalet, Dave & Busters, numerous smaller retailers, various full-service eateries in an area known as Restaurant Square, and a 16-screen AMC Theatres. In 2008, expansion of the mall continued as the Promenade outdoor structure was completed, with new high-end retailers such as Coach and Talbots.

The proposal by Caruso Affiliated and Magna Entertainment to build a second large shopping mall adjacent to Westfield Santa Anita on the grounds of the Santa Anita Park racetrack will not be coming into fruition anytime soon. The controversial project, known as "The Shops at Santa Anita", had prompted heated debate among some residents in the community and enormous spending by corporate interests in favor and against the project. If the second mall had been built, the combined size of the two malls will make Arcadia the largest retail shopping district in Los Angeles County. "The Shops at Santa Anita", which require City Council approval, would have included signature retail, restaurants, and landscaping featuring a large decorative water display, all situated in what is the race track's southern



Market Overview: City of Arcadia

Education

For primary and secondary education the city is served by the Arcadia Unified School District. Reading scores for the AUSD are 76.6% higher than the state average and math scores are 67.9% higher than the state average. It is estimated that 88% of Arcadia students are at public schools and 12% in private and/or parochial institutions.

Arcadia Unified School District has one highly ranked and prestigious high school, Arcadia High School. It is among the few public high schools in California to receive a distinguished GreatSchools Rating of 10 out of 10. There are three middle schools, and six elementary schools, two which are winners in the United States Department of Education's Blue Ribbon Schools program. Approximately five percent of California schools are awarded this honor each year following a rigorous selection process. Eligibility is based on federal and state criteria including

the No Child Left Behind program, Academic Performance Index (API), and Adequate Yearly Progress (AYP). The requirements are many and strict, and are based on such areas as a strong curriculum, solid library media services, professional teachers, and counseling programs at all grade levels. In 2010, BusinessWeek ranked Arcadia as the best place to raise children in the state of California for the second year in a row, citing the city's excellent school system as one of the factors in addition to the low crime rate.

The Academic Performance Index measures the academic performance and growth of schools on a variety of points. Arcadia High School scored 890, making it the highest performing large high school in California. In 2010, Arcadia High had 29 National Merit Award finalists. Arcadia is also home to the two-time National Championship boys cross-country team (2010 and 2012).



ARCADIA
 Unified School District

Imagine • Inquire • Inspire

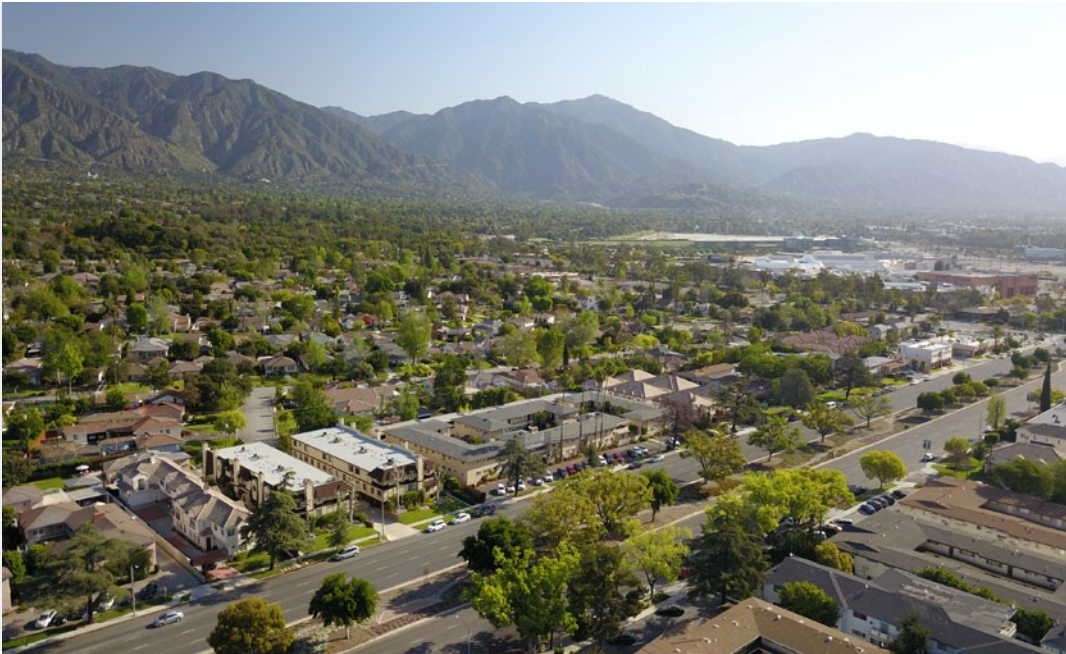
Market Overview

ARCADIA POPULATION AND HOUSING TRENDS

In 2017, Arcadia, CA had a population of 58.2k people with a median age of 43.9 and a median household income of \$90,666. Between 2016 and 2017 the population of Arcadia, CA grew from 57,755 to 58,156, a 0.694% increase and its median household income grew from \$83,958 to \$90,666, a 7.99% increase.

The population of Arcadia, CA is 61.2% Asian Alone, 22.3% White Alone, and 11.7% Hispanic or Latino. N/A% of the people in Arcadia, CA speak a non-English language, and 82.8% are U.S. citizens.

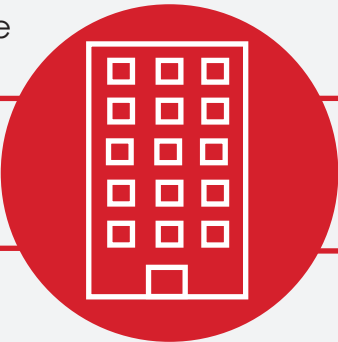
The median property value in Arcadia, CA is \$994,400, and the homeownership rate is 60.2%. Most people in Arcadia, CA commute by Drove Alone, and the average commute time is 28.9 minutes. The average car ownership in Arcadia, CA is 2 cars per household.



HOUSING & LIVING

The median property value in Arcadia, CA was \$994,400 in 2017, which is 4.57 times larger than the national average of \$217,600.

In 2017, the median household income of the 19.4k households in Arcadia, CA grew to \$90,666 from the previous year's value of \$83,958.



RENT vs OWN

In 2017, 60.2% of the housing units in Arcadia, CA were occupied by their owner. This percentage grew from the previous year's rate of 59.4%.

In 2017, the median property value in Arcadia, CA grew to to \$994,400 from the previous year's value of \$920,700.

Arcadia, CA is home to a population of 58.2k people, from which 82.8% are citizens. As of 2017, 49% of Arcadia, CA residents were born outside of the country (28.5k people).

Demographic & Income Profile (1 mile radius)

Summary	Census 2010	2020	2025		
Population	24,987	26,442	27,483		
Households	8,809	9,233	9,499		
Families	6,387	6,710	6,928		
Average Household Size	2.80	2.83	2.86		
Owner Occupied Housing Units	4,305	4,154	4,263		
Renter Occupied Housing Units	4,504	5,080	5,236		
Median Age	37.9	39.0	39.1		
Trends: 2020-2025 Annual Rate	Area	State	National		
Population	0.78%	0.55%	0.72%		
Households	0.57%	0.50%	0.72%		
Families	0.64%	0.50%	0.64%		
Owner HHs	0.52%	0.65%	0.72%		
Median Household Income	2.31%	1.81%	1.60%		
Households by Income	2020		2025		
	Number	Percent	Number	Percent	
	<\$15,000	636	6.9%	582	6.1%
	\$15,000 - \$24,999	600	6.5%	523	5.5%
	\$25,000 - \$34,999	600	6.5%	539	5.7%
	\$35,000 - \$49,999	816	8.8%	738	7.8%
	\$50,000 - \$74,999	1,375	14.9%	1,298	13.7%
	\$75,000 - \$99,999	1,275	13.8%	1,269	13.4%
	\$100,000 - \$149,999	2,065	22.4%	2,204	23.2%
	\$150,000 - \$199,999	1,027	11.1%	1,250	13.2%
\$200,000+	841	9.1%	1,096	11.5%	
Median Household Income	\$84,841		\$95,106		
Average Household Income	\$103,462		\$117,811		
Per Capita Income	\$36,026		\$40,667		



419

California St, Arcadia, CA 91006

Exclusively Listed by:

Han Widjaja Chen, CCIM - President

President | Dir 626.594.4900 Han.Chen@GrowthInvestmentGroup.com

