



OFFERING MEMORANDUM  
1018 S LORENA STREET  
1018 S LORENA STREET | LOS ANGELES, CA 90023

Exclusively Marketed By:

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**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Property Address	1018 S Lorena St Los Angeles, CA 90023
Property Type	Apartment Building
Price	\$1,750,000
Units	10
Price/Unit	\$175,000
Price/SF/Bldg	\$298.53
Price/SF/Land	\$231.32
Net Operating Income (Current)	\$75,932
CAP Rate (Current)	4.34%
Gross Rent Multplier (Current)	15.08
Net Operating Income (Pro Forma)	\$95,566
CAP Rate (Pro Forma)	5.52%
Gross Rent Multplier (Pro Forma)	13.46
Occupancy (Current)	100%
Building Size	5,862 SF
Land Size	7,565 SF
Year Built	1963
APN	5188-020-018
Zoning	LARD1.5

## TRAFFIC COUNTS

## CARS PER DAY

S Lorena Street	17,152
Atlantic Street	2,564

## INVESTMENT HIGHLIGHTS

- Boyle Heights is considered one of the most attractive locations for investors because it retains LA's last available low-cost per door option
- Boyle Heights has been gentrifying rapidly towards higher rents and consistently higher than average occupancy rates
- Close proximity to LA's trendy downtown attractions & neighborhoods
- Highly desirable unit mix
- Value-add opportunity





# RENT ROLL

Apt #	Unit Type	Current Rent		Pro Forma Rent	
		Monthly	Annual	Monthly	Annual
1	2 Bed, 1 Bath	\$1,114	\$13,374	\$1,250	\$15,000
2	2 Bed, 1 Bath	\$1,185	\$14,214	\$1,250	\$15,000
3	2 Bed, 1 Bath	\$969	\$11,631	\$1,250	\$15,000
4	2 Bed, 1 Bath	\$994	\$11,927	\$1,250	\$15,000
5	2 Bed, 1 Bath	\$1,156	\$13,868	\$1,250	\$15,000
6	1 Bed, 1 Bath	\$953	\$11,433	\$1,100	\$13,200
7	1 Bed, 1 Bath	\$908	\$10,902	\$1,100	\$13,200
8	1 Bed, 1 Bath	\$925	\$11,100	\$1,100	\$13,200
9	1 Bed, 1 Bath	\$979	\$11,742	\$1,100	\$13,200
10	Bachelor	\$484	\$5,809	\$800	\$9,600
		<b>\$9,667</b>	<b>\$115,999</b>	<b>\$11,450</b>	<b>\$137,400</b>

# INCOME & EXPENSES

OPERATING EXPENSES		CURRENT	PRO FORMA
Property Taxes	1.125%	\$19,678	\$19,678
Property Insurance		\$3,300	\$3,300
Utilities		\$8,000	\$8,000
Repairs & Maintenance		\$5,600	\$5,600
<b>Total Operating Expenses</b>		<b>\$36,588</b>	<b>\$36,588</b>

INCOME		CURRENT	PRO FORMA
Gross Potential Income		\$115,999	\$137,400
Less: Vacancy & Losses	3.00%	\$3,480	\$4,122
Effective Rental Income		\$112,519	\$133,278
Less: Operating Expenses		\$36,588	\$36,588
<b>Net Operating Income</b>		<b>\$75,932</b>	<b>\$96,690</b>



## Los Angeles, CA

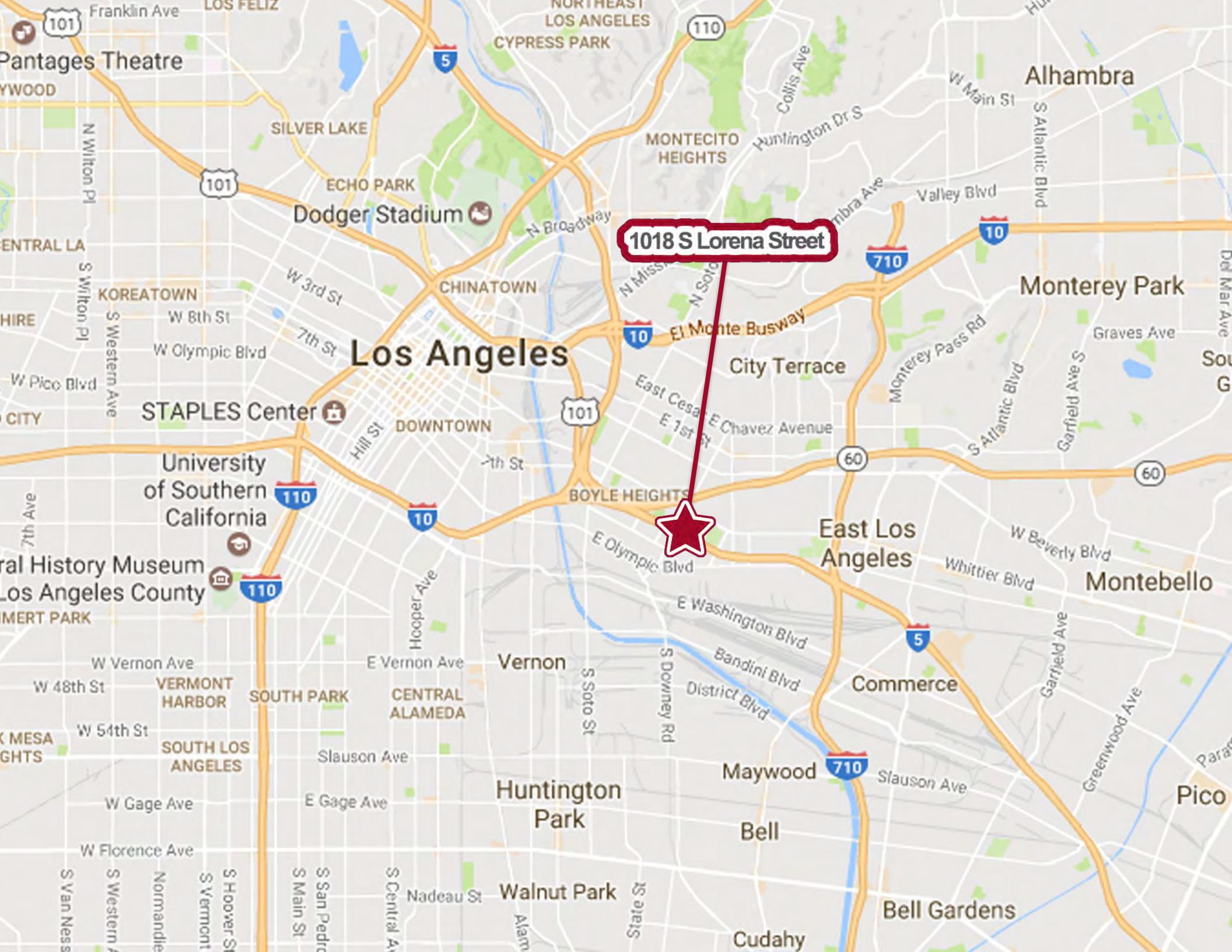
Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the second-most populous city in the United States (after New York City), the most populous city in California and the county seat of Los Angeles County. Situated in Southern California, Los Angeles is known for its mediterranean climate, ethnic diversity, sprawling metropolis, and as a major center of the American entertainment industry. Los Angeles lies in a large coastal basin surrounded on three sides by mountains reaching up to and over 10,000 feet.

The Census reported that Los Angeles had a population of 3,792,621. The population density was 8,092.3 people per square mile. The age distribution was 874,525 people (23.1%) under 18, 434,478 people (11.5%) from 18 to 24, 1,209,367 people (31.9%) from 25 to 44, 877,555 people (23.1%) from 45 to 64, and 396,696 people (10.5%) who were 65 or older. The median age was 34.1 years. For every 100 females there were 99.2 males. For every 100 females age 18 and over, there were 97.6 males.

There were 1,413,995 housing units—up from 1,298,350 during 2005-2009—at an average density of 2,812.8 households per square mile, of which 503,863 (38.2%) were owner-occupied, and 814,305 (61.8%) were occupied by renters. The homeowner vacancy rate was 2.1%; the rental vacancy rate was 6.1%. 1,535,444 people (40.5% of the population) lived in owner-occupied housing units and 2,172,576 people (57.3%) lived in rental housing units.

According to the 2010 United States Census, Los Angeles had a median household income of \$49,497, with 22.0% of the population living below the federal poverty line.





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Pomona Freeway

Bank of America



Whittier Boulevard

1018 S Lorena Street

S Lorena Street

Lorena Street Elementary School

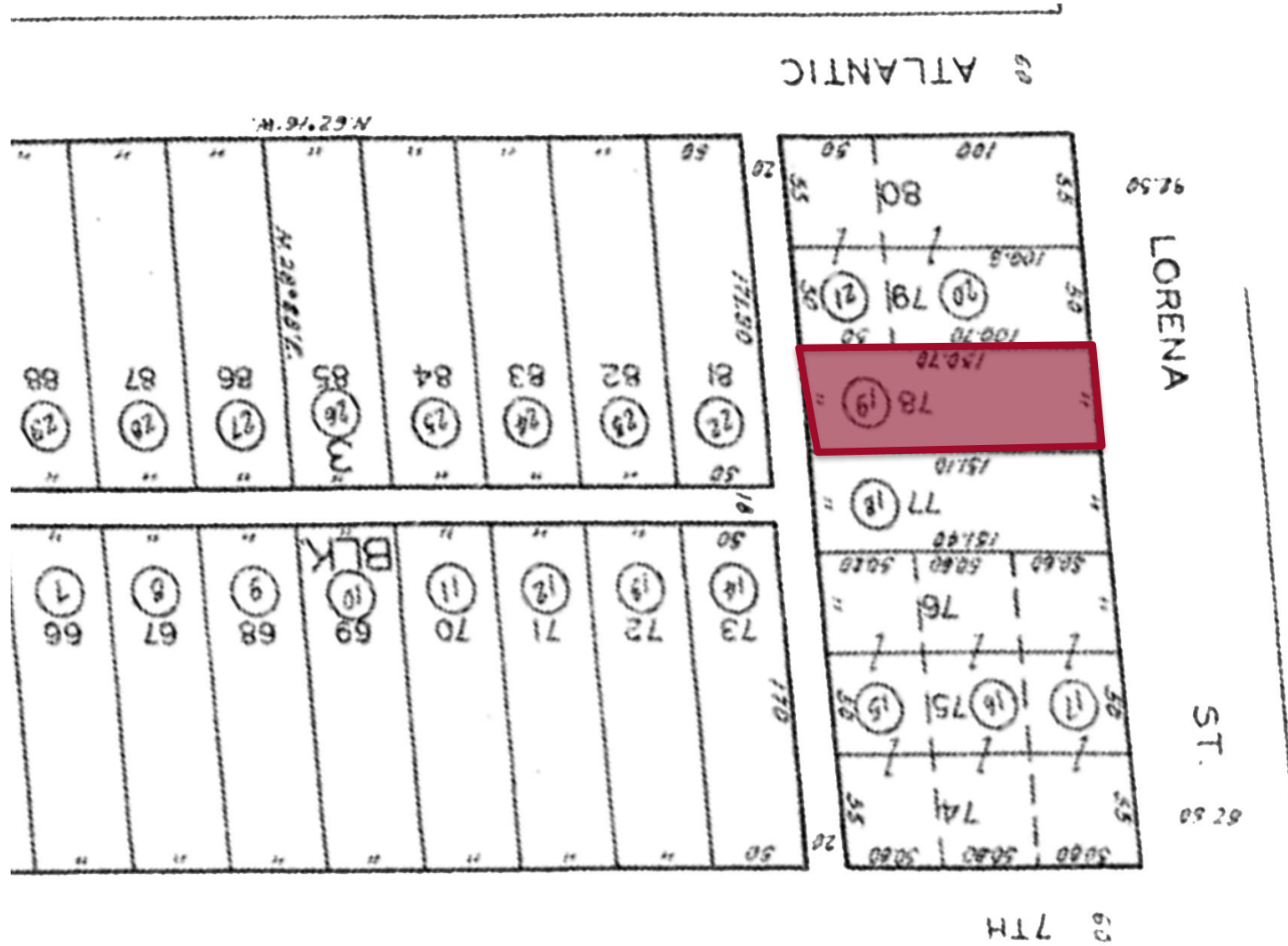


Santa Ana Freeway





# PARCEL MAP



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	46,145	290,329	956,725
2010 Population	45,179	288,427	966,499
2016 Population	46,962	297,552	1,000,506
2021 Population	48,679	306,834	1,033,941
2000-2010 Annual Rate	-0.21%	-0.07%	0.10%
2010-2016 Annual Rate	0.62%	0.50%	0.55%
2016-2021 Annual Rate	0.72%	0.62%	0.66%
2016 Male Population	50.1%	52.5%	51.1%
2016 Female Population	49.9%	47.5%	48.9%
2016 Median Age	29.4	30.7	30.7
<b>Median Age</b>			
The median age in this area is 29.4, compared to U.S. median age of 38.0.			
<b>Race and Ethnicity</b>			
2016 White Alone	48.8%	46.6%	42.2%
2016 Black Alone	0.6%	4.3%	4.3%
2016 American Indian/Alaska Native Alone	1.1%	1.1%	1.1%
2016 Asian Alone	0.7%	3.4%	9.4%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	45.4%	41.0%	39.0%
2016 Two or More Races	3.2%	3.6%	4.0%
2016 Hispanic Origin (Any Race)	97.7%	89.1%	81.4%
<b>Median Household Income</b>			
2016 Median Household Income	\$34,928	\$33,992	\$34,367
2021 Median Household Income	\$35,061	\$34,090	\$34,695
2016-2021 Annual Rate	0.08%	0.06%	0.19%
<b>Average Household Income</b>			
2016 Average Household Income	\$44,943	\$45,979	\$49,124
2021 Average Household Income	\$47,096	\$48,480	\$52,279
2016-2021 Annual Rate	0.94%	1.06%	1.25%
<b>Data for all businesses in area</b>			
Total Businesses:	1,155	14,226	44,945
Total Employees:	10,560	203,465	553,971
Total Residential Population:	46,962	297,552	1,000,506



# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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