



OFFERING MEMORANDUM
1815 E 2ND STREET

1815 E 2ND STREET | LOS ANGELES, CA 90033

Exclusively Marketed By:

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MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Property Address	1815 E 2nd Street Los Angeles, CA 90033
Property Type	Apartment Building
Price	\$4,150,000
Units	24
Price/Unit	\$172,917
Price/SF/Bldg	\$261.43
Price/SF/Land	\$291.43
Net Operating Income (Current)	\$177,261
CAP Rate (Current)	4.27%
Gross Rent Multiplier (Current)	14.70
Net Operating Income (Pro Forma)	\$235,203
CAP Rate (Pro Forma)	5.67%
Gross Rent Multiplier (Pro Forma)	12.13
Occupancy (Current)	100%
Building Size	15,874 SF
Land Size	14,240 SF
Year Built	1983
APN	5174-018-045
Zoning	LARD1.5

TRAFFIC COUNTS

CARS PER DAY

Boyle Avenue	9,389
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INVESTMENT HIGHLIGHTS

- Prime Boyle Heights location
- Great mix of 2 Bed and 1 Bed units
- Dense area that leases quickly
- 100% leased up
- Below market rents with opportunity to increase cash flow



RENT ROLL

Apt #	Tenant Name	Unit Type	Current Rent		Pro Forma Rent	
			Monthly	Annual	Monthly	Annual
1	Dian Ramirez & David Silva (Mgr.)	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
2	Luis Valdivia	2 Bed, 1 Bath	\$1,021	\$12,247	\$1,300	\$15,600
3	Jose Vasquez & Olivia Juarez	1 Bed, 1 Bath	\$907	\$10,886	\$1,150	\$13,800
4	01ga1815- 4 Vega(Sc8) \$585/\$215	1 Bed, 1 Bath	\$900	\$10,798	\$1,150	\$13,800
5	Samuel Aspiras	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
6	Irma Aguilar	2 Bed, 1 Bath	\$1,021	\$12,247	\$1,300	\$15,600
7	Vilioflo Reyes	1 Bed, 1 Bath	\$907	\$10,886	\$1,150	\$13,800
8	Louie Zamora	1 Bed, 1 Bath	\$918	\$11,016	\$1,150	\$13,800
9	Jose Cisneros	1 Bed, 1 Bath	\$1,188	\$14,256	\$1,150	\$13,800
10	Pioquinto Chavez	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
11	Alejandro Bustos	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
12	Alejandro Juarez	1 Bed, 1 Bath	\$840	\$10,080	\$1,150	\$13,800
14	Jose Ruvalcaba	2 Bed, 1 Bath	\$1,175	\$14,100	\$1,300	\$15,600
15	Abel Moreno	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
16	Moises Hernandez-Rey & Karen Center	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
17	Francisco Gonzales	1 Bed, 1 Bath	\$907	\$10,886	\$1,150	\$13,800
18	Laura Urias	2 Bed, 1 Bath	\$1,175	\$14,100	\$1,300	\$15,600
19	Alejandra Rebeles	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
20	Yolanda Zepada	1 Bed, 1 Bath	\$918	\$11,016	\$1,150	\$13,800
21	Elia Gonzales	2 Bed, 1 Bath	\$1,175	\$14,100	\$1,300	\$15,600
22	Margarita Perea	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
23	Ruben Renteria	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
24	Ivan Munguia	1 Bed, 1 Bath	\$945	\$11,340	\$1,150	\$13,800
25	Josefina Islas	2 Bed, 1 Bath	\$1,021	\$12,247	\$1,300	\$15,600
TOTAL			\$23,522	\$282,266	\$28,500	\$342,000

INCOME & EXPENSES

OPERATING EXPENSES		CURRENT	PRO FORMA
Property Taxes	1.125%	\$46,688	\$46,688
Property Insurance		\$6,878	\$6,878
Utilities		\$23,286	\$23,286
Repairs & Maintenance		\$7,686	\$7,686
Property Management		\$12,000	\$12,000
Total Operating Expenses		\$96,538	\$96,538

INCOME		CURRENT	PRO FORMA
Gross Potential Income		\$282,266	\$342,000
Less: Vacancy & Losses	3.00%	\$8,468	\$10,260
Effective Rental Income		\$273,798	\$331,740
Less: Operating Expenses		\$96,538	\$96,538
Net Operating Income		\$177,261	\$235,203







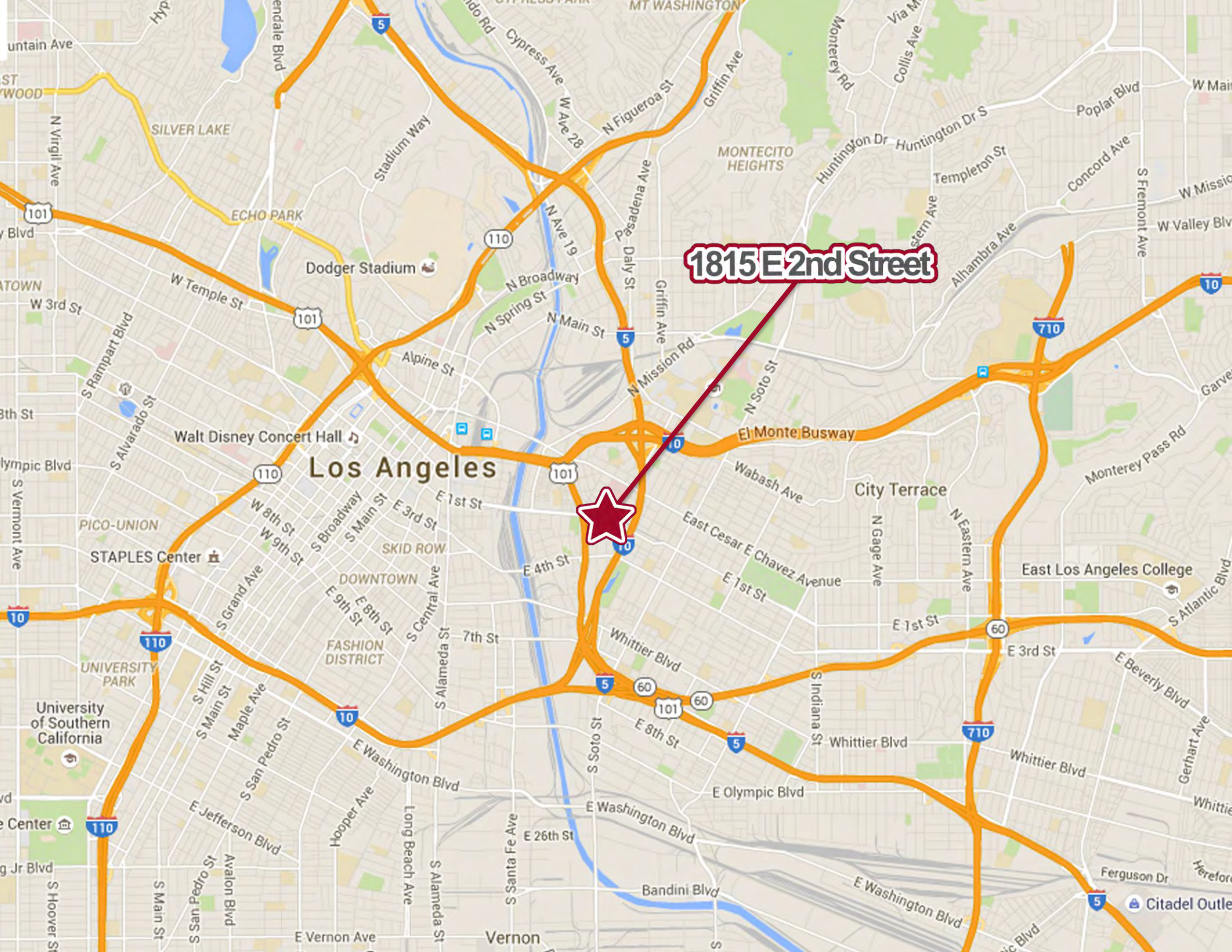
Los Angeles, CA

Officially the City of Los Angeles, often known by its initials L.A., is a major city in California's Southern California region, approximately 342 miles south of San Francisco. With a population of 3,792,621 as of 2010, Los Angeles is the second-largest city in the United States, after New York City, and the most populous city in California. Los Angeles is known for its mediterranean climate, ethnic diversity, celebrity culture, traffic, and the film and television industry

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.

The economy of Los Angeles is driven by international trade, entertainment (television, motion pictures, video games, recorded music), aerospace, technology, petroleum, fashion, apparel, and tourism. Los Angeles is also the largest manufacturing center in the western United States. The contiguous ports of Los Angeles and Long Beach together comprise the fifth-busiest port in the world and the most significant port in the Western Hemisphere and is vital to trade within the Pacific Rim. Other significant industries include media production, finance, telecommunications, law, healthcare, and transportation.



1815 E 2nd Street

Los Angeles



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E 1st Street

S Boyle Avenue

E 2nd Street



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E 1st Street

E 2nd Street

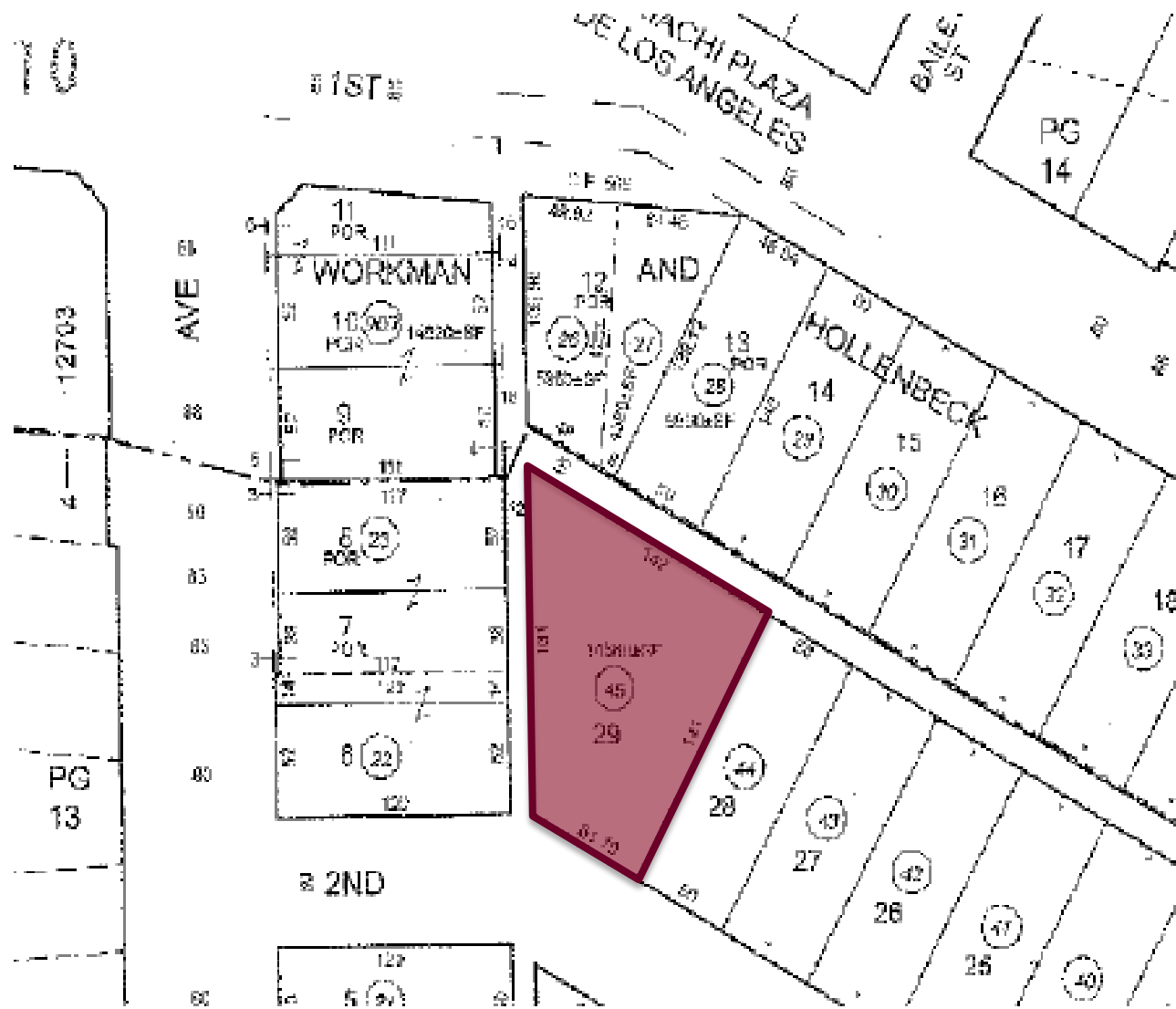
S State Street

S Boyle Avenue

Santa Ana Freeway

Golden State Freeway





	1 mile	3 miles	5 miles
Population			
2000 Population	38,644	308,459	1,067,677
2010 Population	38,794	321,649	1,063,178
2015 Population	39,428	333,791	1,089,653
2020 Population	40,244	345,500	1,121,139
2000-2010 Annual Rate	0.04%	0.42%	-0.04%
2010-2015 Annual Rate	0.31%	0.71%	0.47%
2015-2020 Annual Rate	0.41%	0.69%	0.57%
2015 Male Population	50.3%	52.7%	51.3%
2015 Female Population	49.8%	47.3%	48.7%
2015 Median Age	30.5	32.1	31.8

In the identified area, the current year population is 1,089,653. In 2010, the Census count in the area was 1,063,178. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 1,121,139 representing a change of 0.57% annually from 2015 to 2020. Currently, the population is 51.3% male and 48.7% female.

Median Age

The median age in this area is 30.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	46.4%	41.3%	40.0%
2015 Black Alone	1.6%	5.6%	4.9%
2015 American Indian/Alaska Native Alone	1.0%	1.1%	1.1%
2015 Asian Alone	6.4%	12.2%	13.2%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	40.7%	35.9%	36.4%
2015 Two or More Races	3.9%	3.9%	4.3%
2015 Hispanic Origin (Any Race)	89.0%	75.1%	74.2%

Median Household Income

2015 Median Household Income	\$28,128	\$28,034	\$31,578
2020 Median Household Income	\$31,069	\$31,621	\$35,746
2015-2020 Annual Rate	2.01%	2.44%	2.51%

Average Household Income

2015 Average Household Income	\$40,641	\$44,144	\$48,334
2020 Average Household Income	\$46,688	\$51,149	\$55,354
2015-2020 Annual Rate	2.81%	2.99%	2.75%

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

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

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