



OFFERING MEMORANDUM

1212 AMALIA AVE
LOS ANGELES, CA 90022



EQUITY
UNION
COMMERCIAL

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1212 AMALIA AVE

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LISTED BY

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THE PROPERTY

SITE SUMMARY

GALLERY

MAPS & AERIALS

DEMOGRAPHICS



SITE SUMMARY

THE OFFERING

Address	1212 Amalia Ave
Property Type	Multifamily
Assessor's Parcel	6340-012-012

SITE DESCRIPTION

Building Size	± 7,474 SF
Lot Size	± 6,599 SF
Year Built	1930
Zoning	LCR4YY
Parking	8 On-site Garages
Near	I-5 & I-710 Highways
Neighborhood	East Los Angeles

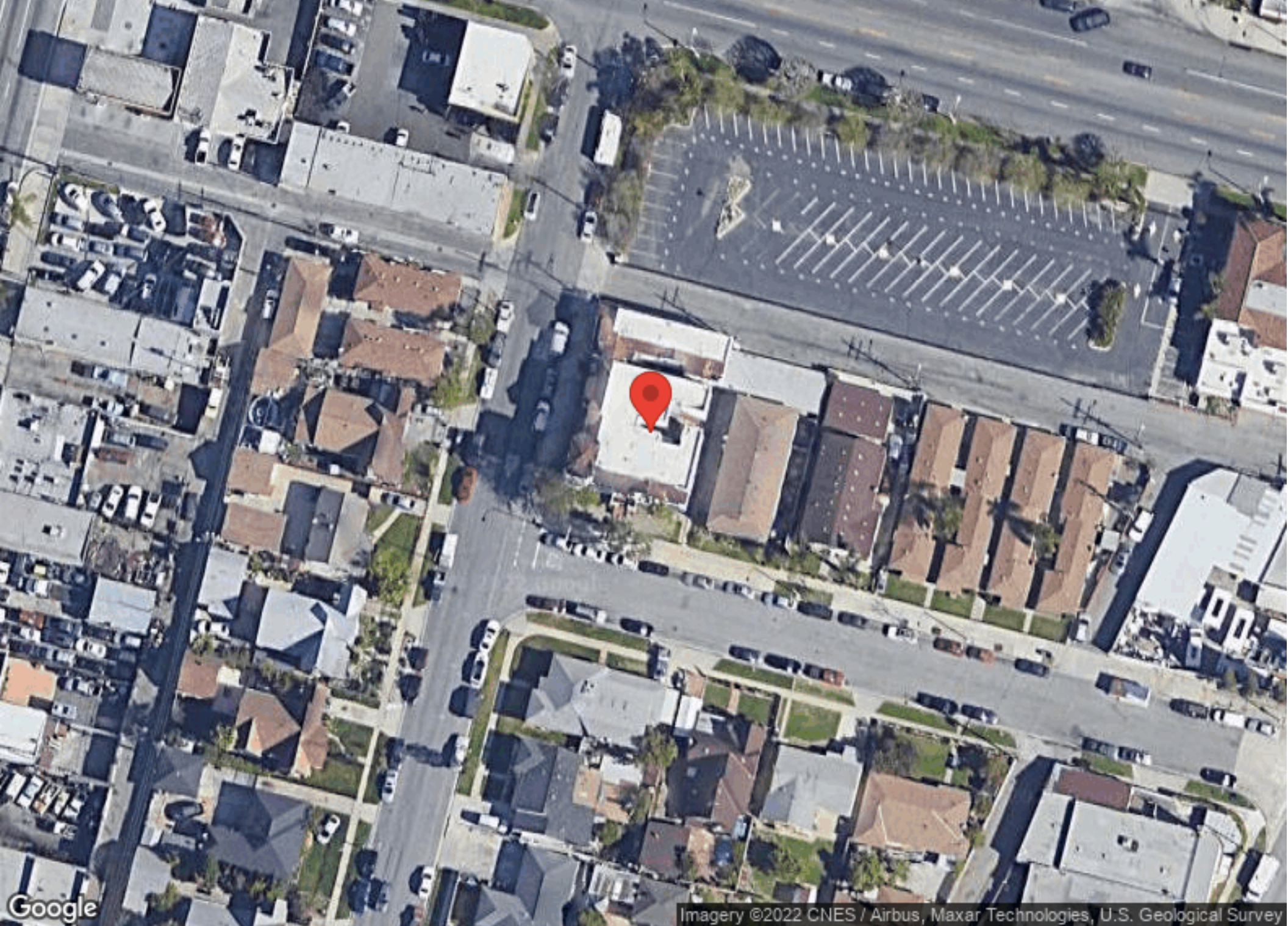


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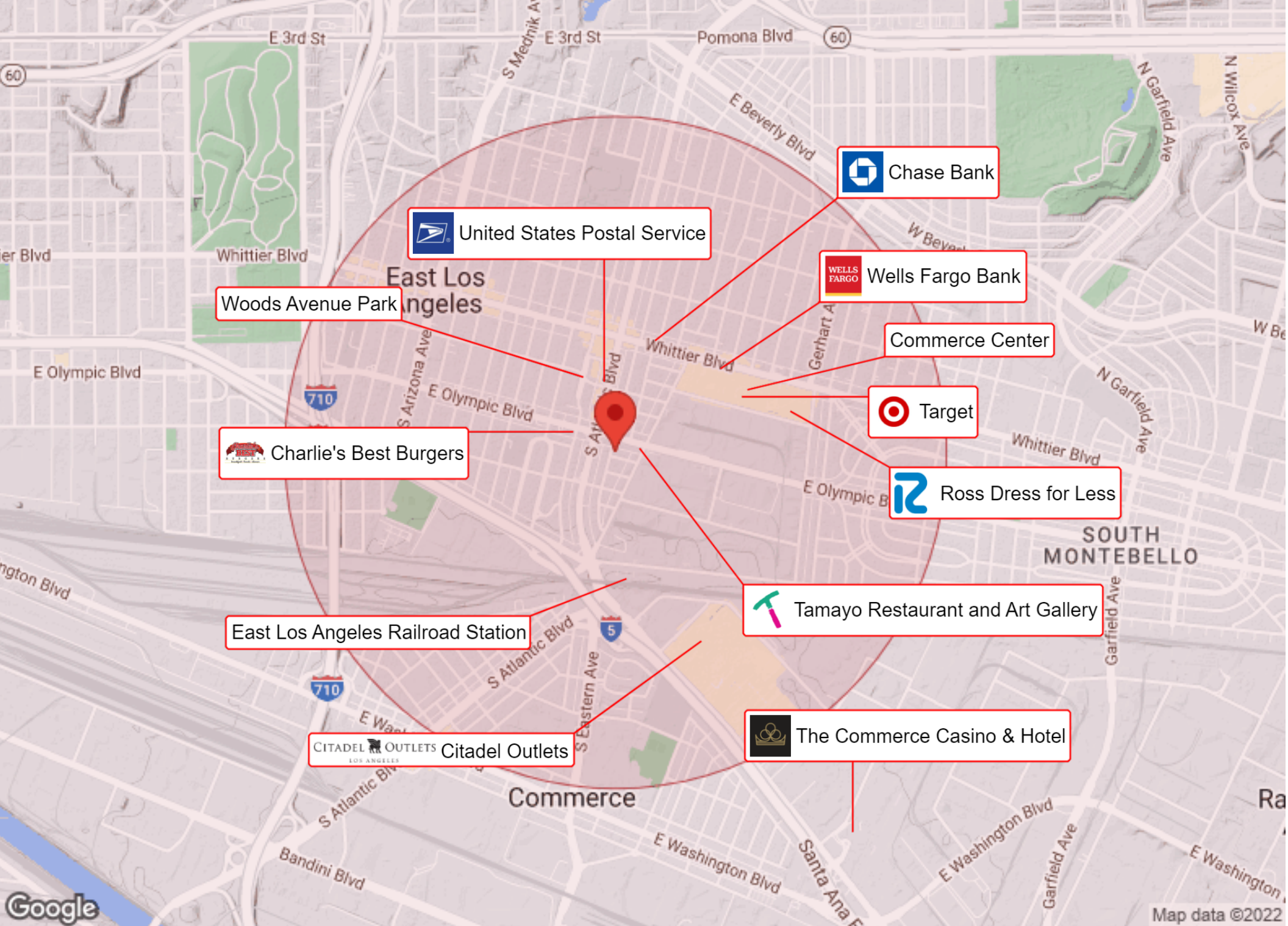
DESCRIPTION


Mayelian Apartment Group is pleased to present the great opportunity to invest in a value add 10-unit Spanish style building. Owner will carry financing at 4.5%! The building is offered at a current cap rate of 4.8 and GRM of 13.99. The building consists of one 2 bedroom/1 bath and nine 1 bedroom/1 bath units. Six of the units have been remodeled. All units include in-unit washer/dryer hookups and there are eight separate garages. The property is separately metered for gas and electricity and upon tenant turnover, a buyer can utilize RUBs to allocate the cost of the water to the tenants. Located in the Unincorporated area of LA, the property is not subject to City of LA rent control and rent increases can range from 3-8% (depending on CPI) starting in January 2023. Accessible to the 5, 60, & 710 freeways and approximately 5 minutes from Citadel Outlets and Commerce Casino.




Google

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 Chase Bank


 United States Postal Service

Woods Avenue Park

 Wells Fargo Bank

Commerce Center

 Target


 Charlie's Best Burgers

 Ross Dress for Less

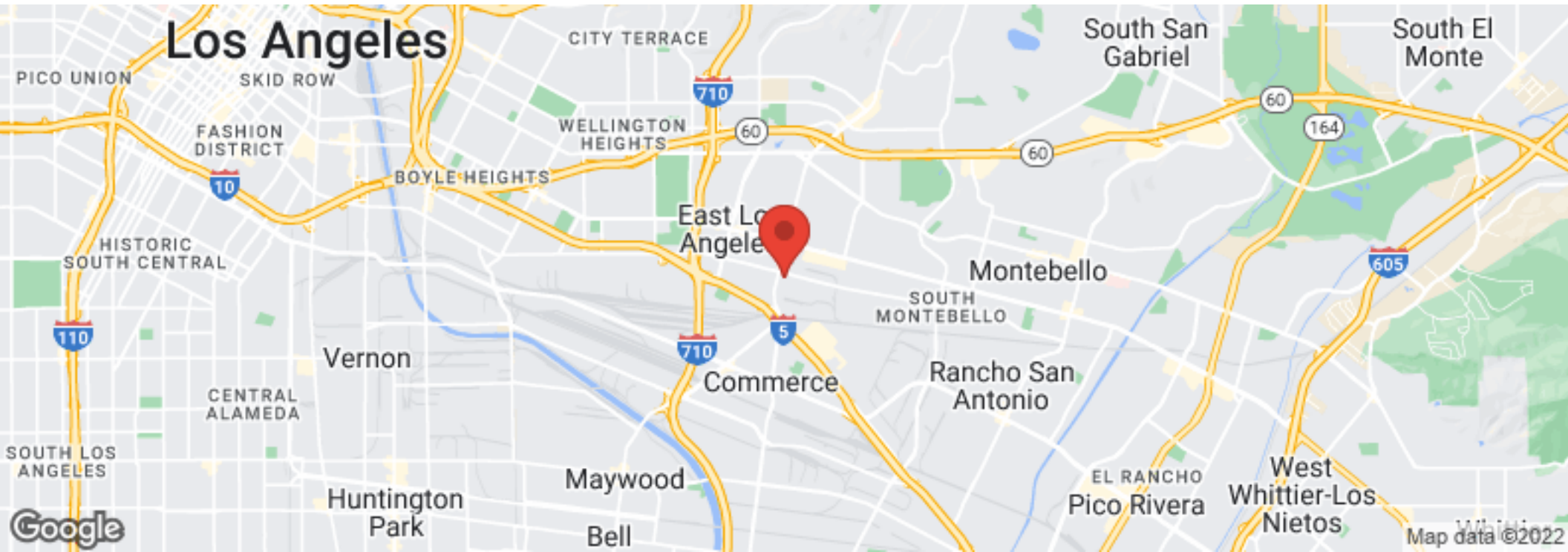
East Los Angeles Railroad Station

 Tamayo Restaurant and Art Gallery

 Citadel Outlets

 The Commerce Casino & Hotel

1212 AMALIA AVE



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	23,038	137,342	406,895
Female	22,109	134,119	387,254
Total Population	45,147	271,461	794,149
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	10,987	63,077	176,071
Ages 15-24	6,936	40,226	114,381
Ages 55-64	3,795	24,153	75,265
Ages 65+	3,640	26,557	83,483
Race	1 Mile	3 Miles	5 Miles
White	22,013	125,748	349,673
Black	44	640	3,778
Am In/AK Nat	154	615	2,342
Hawaiian	N/A	14	43
Hispanic	44,097	247,288	664,782
Multi-Racial	45,844	255,734	681,310

Income	1 Mile	3 Miles	5 Miles
Median < \$15,000	\$39,780	\$42,743	\$43,528
\$15,000-\$24,999	1,702	10,226	29,474
\$25,000-\$34,999	2,012	9,940	30,318
\$35,000-\$49,999	1,406	9,173	27,872
\$50,000-\$74,999	1,892	12,082	34,767
\$75,000-\$99,999	2,140	13,887	39,162
\$10,000-\$149,999	1,092	6,788	22,430
\$150,000-\$199,999 >	676	5,867	19,117
\$200,000	108	1,801	6,004
	105	740	3,202
Housing	1 Mile	3 Miles	5 Miles
Total Units	10,996	72,586	220,344
Occupied Owner	10,554	69,745	210,913
Occupied Renter	3,727	28,044	85,620
Occupied Vacant	6,827	41,701	125,293
	442	2,841	9,431

NEIGHBORHOOD GUIDE

East Los Angeles is conveniently located close to the I-5 & I-710 highways, providing convenient access to Downtown Los Angeles, Santa Monica, and LAX. One of the oldest neighborhoods in Los Angeles engulfed with vibrant history and traditions. The neighborhood consists of a number local attractions from shopping at the Citadel Outlets, museums, recreational parks, and the infamous Montebello Barnyard Zoo.

SHOPS

Nike

Target

GROCERIES

Ralphs

Smart & Final

BANKS

Chase Bank

Wells Fargo

RESTAURANTS

Z's Restaurant

Chronis Famous
Sandwich Shop

BARs

Maguey's Sports
Bar & Grill

Paradise Bar

HOSPITALS

East Los Angeles Doctors
Hospital

Los Angeles Community Hospital

ATTRACTIONS

Vincent Price Art Museum

Montebello Barnyard
Zoo

The Commerce Casino
& Hotel

Citadel Outlets

PARKS

Bristow Park

Rosewood Park



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FINANCIAL OVERVIEW

RENT ROLL

INCOME & EXPENSE NOTES



RENT ROLL

Unit	Unit Mix	Current Rent	Proforma Rent	Lease or MTM
<u>5301 Boswell</u>				
Unit 1	1+1	\$1,375	\$1,700	MTM
Unit 2	1+1	\$1,375	\$1,700	MTM
Unit 3	1+1	\$1,350	\$1,700	MTM
Unit 4	1+1	\$1,375	\$1,700	MTM
<u>1216 Amalia</u>				
Unit 5	1+1	\$1,325	\$1,700	MTM
Unit 6	1+1	\$1,350	\$1,700	MTM
Unit 7	1+1	\$1,350	\$1,700	MTM
Unit 8	1+1	\$1,400	\$1,700	Lease
<u>1212 Amalia</u>				
Unit 9	2+1	\$1,300	\$2,100	MTM
Unit 10	1+1	\$1,250	\$1,700	MTM
Garage Income				
		\$250		
Gross Monthly Income				
		\$13,700		
Annual Income				
		\$164,400	\$208,800	

1212 AMALIA AVE

INCOME & EXPENSE NOTES

ESTIMATED ANNUALIZED OPERATING DATA

Base Income	\$161,400
Garage Income	\$3,000
Gross Income	\$164,400
Vacancy / Collection	3% (\$4,932)
Effective Gross Income	\$159,468

ESTIMATED ANNUALIZED OPERATING DATA

Taxes	\$28,750.00
Insurance	\$5,805.00
Electricity	\$70.38
Water	\$4,389.21
Gas	\$390.87
Pest	\$490.00
Unit Turnover & Maintenance	\$6,928.24
Gardening/ Landscaping	\$1,200.00
Total Operating Expenses	\$48,023.70
Net Operating Income	\$111,444.30





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