

# 103 N. 5TH STREET ALHAMBRA CA 91801

# OFFERING MEMORANDUM

OFFERED INDIVIDUALLY OR ALONG WITH 109 N. 5TH STREET I ALHAMBRA

DO NOT GO ON PROPERTY Tenants do not know it is for sale





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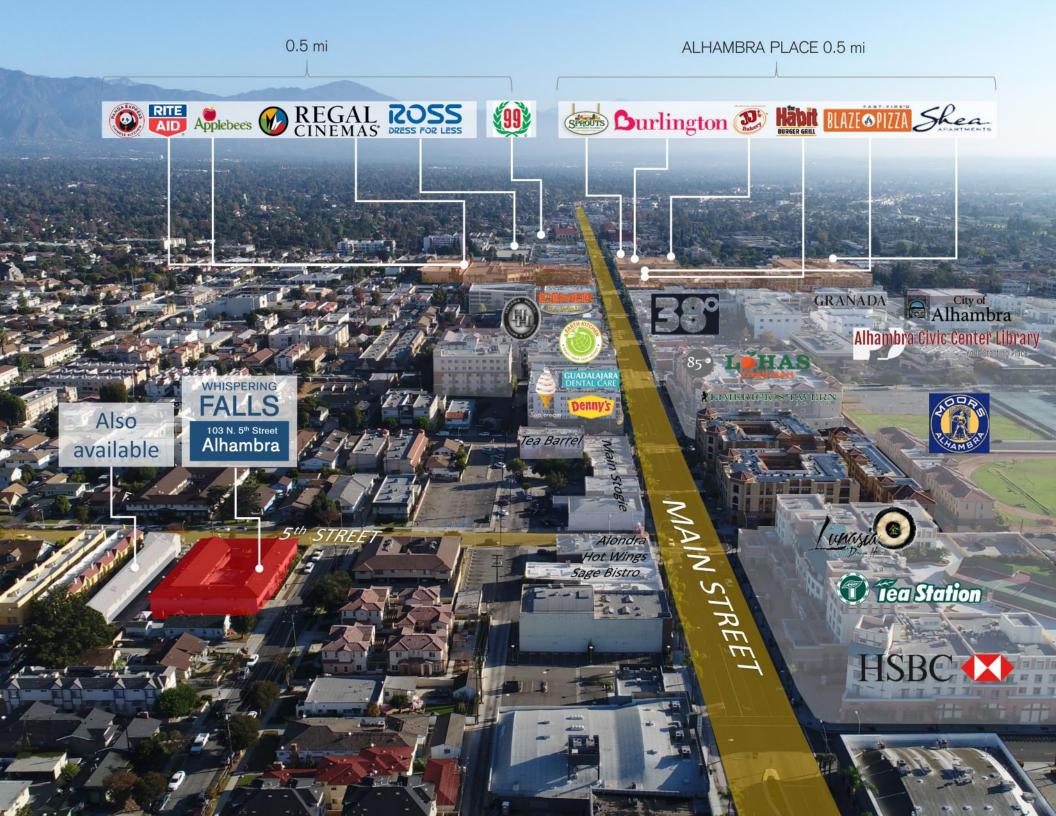
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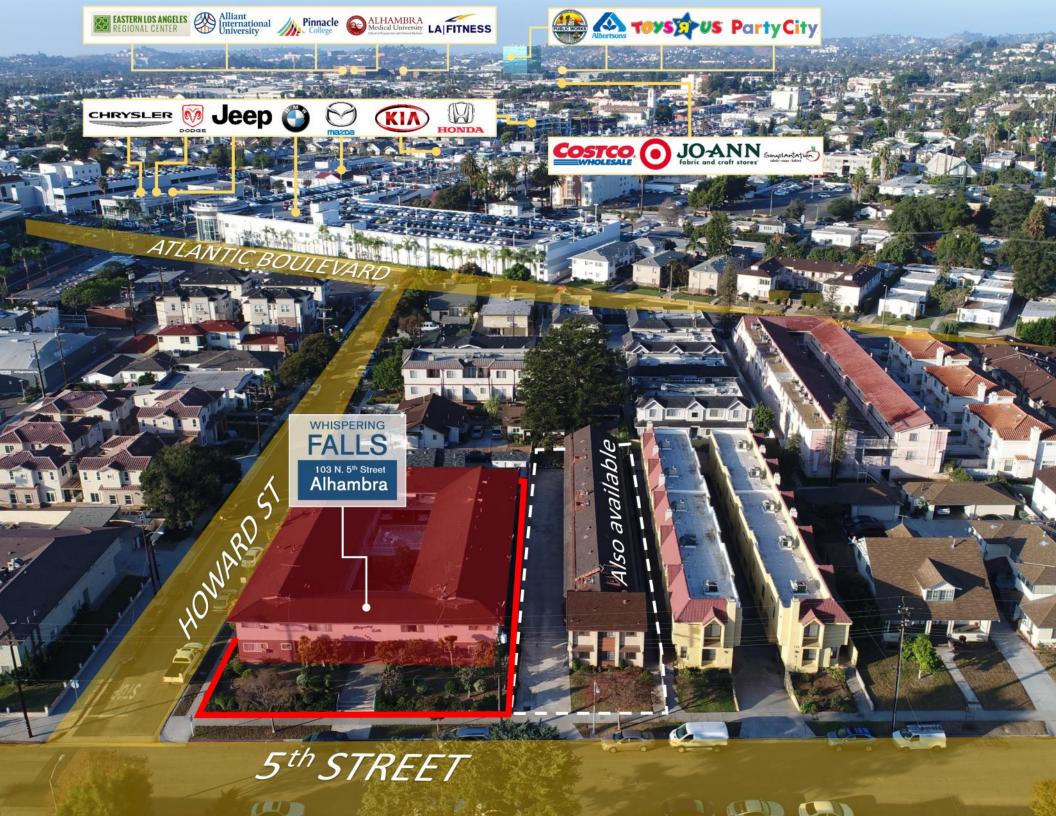
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# **EXECUTIVE SUMMARY**

### THE ASSET

Property Name Whispering Falls

Address 103 N. 5th Street

Alhambra, CA 91801 City, State, Zip

Units 15

Parcel Number 5338-032-015

### **BUILDING & LAND**

**Building Size SF** 12,676

Unit Mix 5 - **1/1** 9 - **2/1**, 1 - **3/1.5** 

Lot Size SF 15,270 1961 Year Built

Zoning **ALRPD** 

Parking 15 Tuck-Under Spaces

Individually metered for gas & electric, Metering

owner pays water, hot water, trash.

Wood Frame & Stucco. Concrete slab Construction

foundation & pitched composition

**Common Area Amenities** 

Concrete Driveways & Parking

2nd Story Deck for Outside Seating

shingled roof

Lease from "Wash"

Fountain & Pond

Copper Repipe

### **AMENITIES**

#### **Unit Amenities**

Built-In Gas Stoves/Ovens

Tile Counters & Showers

Linen Closets

Spacious Bedrooms

Spacious Closets

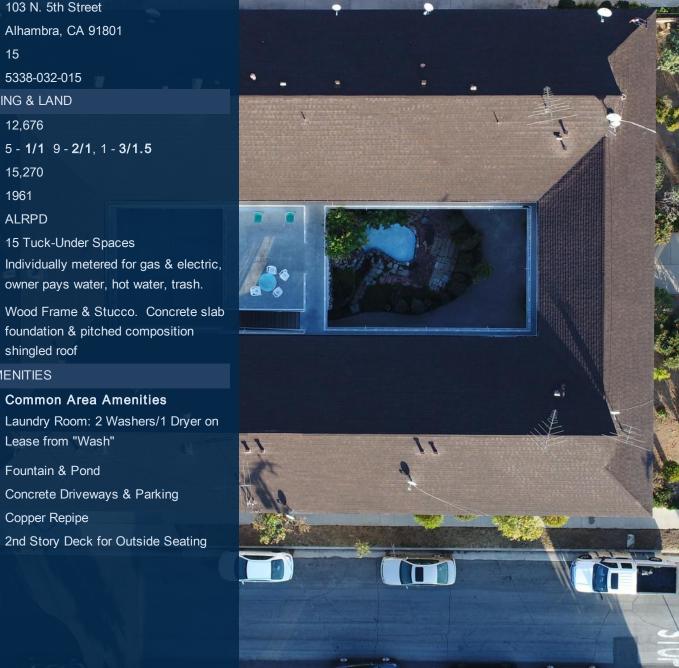
Wall A/C Units

Gas Wall Heating

Dinette Area

Flooring: Carpet Throughout, Vinyl & Linoleum Kitchens &

Bathrooms



FALLS OFFERING MEMORANDUM

# **INVESTMENT SUMMARY**

### **INVESTMENT SUMMARY**

Purchase Price \$4,550,000

Price/Unit \$303,333

Price/SF \$358.95

Current GRM 25.46

Current Cap Rate 1.78%

Market GRM 15.02

Market Cap Rate 4.21%

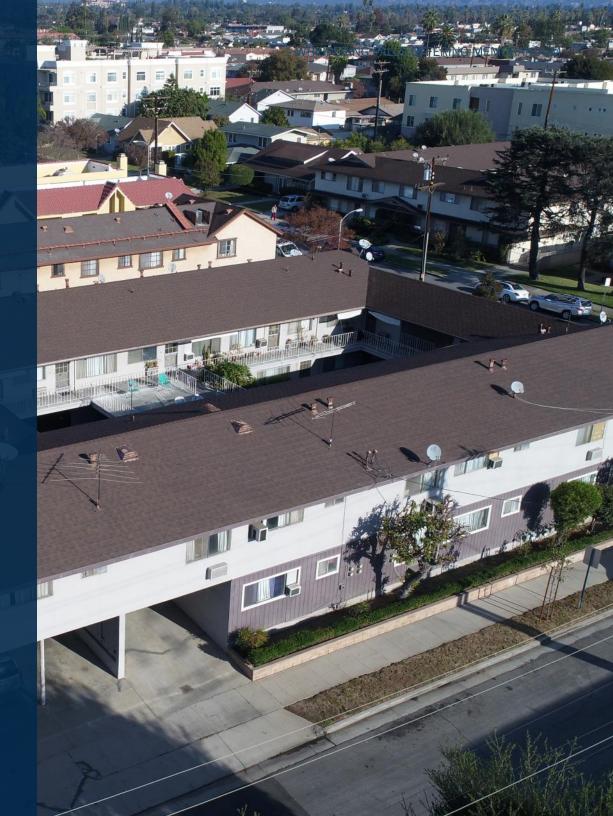
RENT SUMMARY Current Market

One Bedroom Rents \$778 \$1,500

Two Bedroom Rents \$1,000 \$1,750

Three Bedroom Rents \$1,900 \$1,900



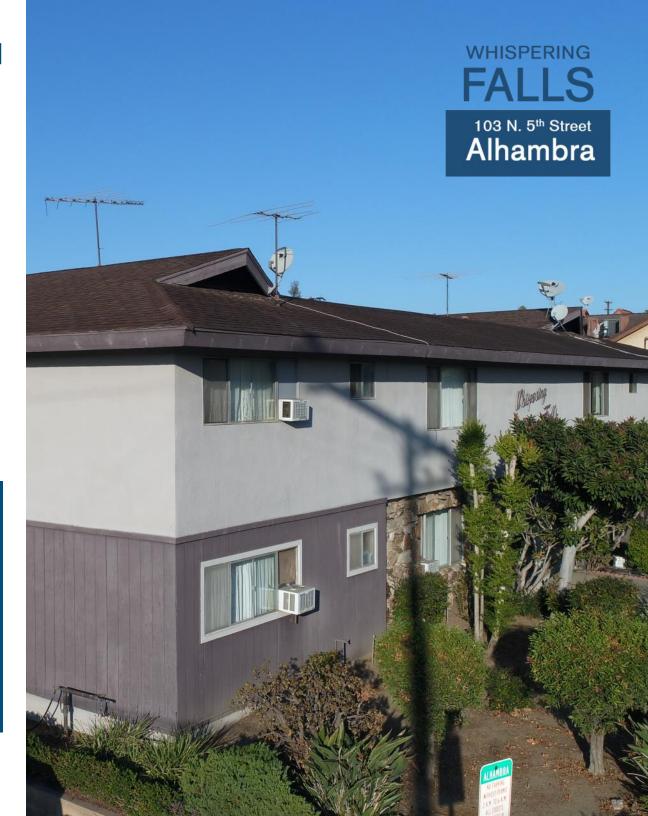


### PROPERTY DESCRIPTION

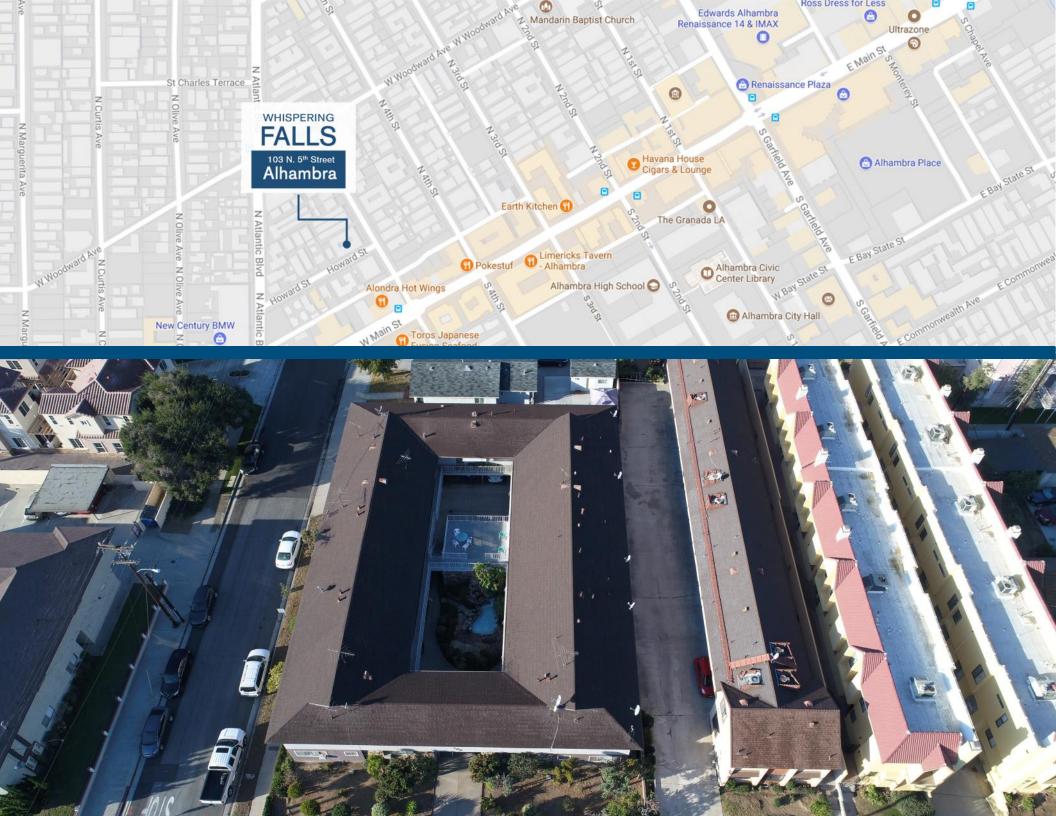
ridge Investment Group is proud to present Whispering Falls in the city of Alhambra. Located in one of the most highly soughtafter locations, Whispering Falls has been owned by the same family for over 30 years. The property offers a rare opportunity for an investor to capitalize on one of the strongest rental markets in the San Gabriel Valley.

At Whispering Falls, the corridor entry leads into a mature landscaped courtyard, with a fountain. Within this serene space is a 15-unit apartment built in 1961 consisting of five 1 bedroom/1 bathroom, nine 2 bedroom/1 bathroom, and one 3 bedroom/1.5 bathroom units totaling 12,676 square feet sitting on a lot size of 15,270 square feet. The foundation is concrete slab and the roof is pitched composition shingle.

The owner upgraded the plumbing to copper piping over 10 years ago. Each unit is individually metered for gas and electricity and comes with their own tuck under parking space and wall air conditioning unit. There are two American Standard 100-gallon hot water heaters that were new as of three years ago, as well as laundry on site for the tenants: two washers and one dryer on lease. Rents are ±70% below market and all tenants are on month to month leases so there is an opportunity for an investor to immediately capitalize on the rental potential.







# **PRICING SCENARIO**



Pricing	Price	\$/Unit	\$/SF	GRM	CAP	Market GRM	Market CAP
	\$4,550,000	\$303,333	\$358.95	25.46	1.78%	15.02	4.21%
Financing	Down Pa	<u> </u>	Loan to		Amort Years	Interest	Payments
All cash to	\$4,550,000	100%	N/A	N/A	N/A	N/A	N/A
seller							
		Estimated	Avg Current	Current	Total	Market	Total Market
Units	Туре	Unit SF	Rent	Rent/SF	Rent	Rent	Rent
5	1/1	660	\$778	\$1.18	\$3,890	\$1,500	\$7,500
9	2/1	860	\$1,000	\$1.16	\$9,000	\$1,750	\$15,750
1	3/1.5	1,000	\$1,900	\$1.90	\$1,900	\$1,900	\$1,900
						upside in rent	70.05%
					<b>0</b> 44 <b>7</b> 00		005.450
	d Monthly Re	nτ			<b>\$14,790</b> \$100		\$25,150
Laundry	ly Cabadulad Is				\$100 \$14,890		\$100 <b>\$25,250</b>
	ly Scheduled Ir d Gross Incon				\$14,890 \$178,680		\$25,250
Less Vac		116	3%		\$5,360		\$9,090
	erating Incom	e	370		\$173,320		\$293,910
C.000 Opc	raung moon				Ψ110,020		Ψ200,010
Expenses					Current		Market
Real Estate	Taxes		1.178988%		\$53,644		\$53,644
Direct Asses	ssments		(Actual)		\$4,503		\$4,503
Insurance		(Estimate)	<i>\$0.45</i>	per sqft	\$5,704		\$5,704
Water/Trash	1		<i>\$636</i>	a month	\$7,632		\$7,632
Electricity			\$64	a month	\$766		\$766
Gas			\$200	a month	\$2,402		\$2,402
Maintenanc	e & Repairs	(estimate)	8%	SGI	\$14,294		\$24,240
Reserves			<i>\$150</i>	/unit/year	\$2,250		\$2,250
Landscapin	g			(Estimate)	\$1,200		\$1,200
Total	% of SGI	Per SF	Per Unit		Total		Total
	52%	\$7.29	\$6,160		\$92,395		\$102,341

Less Debt

\$0

Cash Flow

Current NOI

\$80,924

Mkt NOI

\$191,569

Return

Mkt Cash Flow

Cash/Cash

Mkt Cash/Cash

# **RENT ROLL**

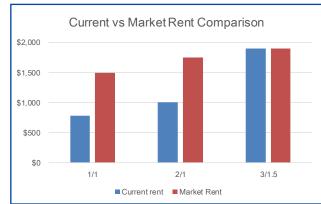
Unit #	Туре	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Comments
Α	2/1	860	\$1,150	\$1.34	\$1,750	\$2.03	yes	
В	2/1	860	\$830	\$0.97	\$1,750	\$2.03	yes	
С	2/1	860	\$1,060	\$1.23	\$1,750	\$2.03	yes	
D	2/1	860	\$1,010	\$1.17	\$1,750	\$2.03	yes	
Е	2/1	860	\$1,100	\$1.28	\$1,750	\$2.03	yes	
F	2/1	860	\$1,080	\$1.26	\$1,750	\$2.03	yes	
G	1/1	660	\$835	\$1.27	\$1,500	\$2.27	yes	
Н	1/1	660	\$650	\$0.98	\$1,500	\$2.27	yes	
1	1/1	660	\$850	\$1.29	\$1,500	\$2.27	yes	
J	2/1	860	\$890	\$1.03	\$1,750	\$2.03	yes	
K	1/1	660	\$680	\$1.03	\$1,500	\$2.27	yes	
L	2/1	860	\$910	\$1.06	\$1,750	\$2.03	yes	
M	3/1.5	1,000	\$1,900 <sup>(1)</sup>	\$1.90	\$1,900	\$1.90	yes	Owner Occupied.
N	1/1	660	\$875	\$1.33	\$1,500	\$2.27	yes	
0	2/1	860	\$970	\$1.13	\$1,750	\$2.03	yes	
	To	otal Monthly Rent	\$14,790		\$25,150			
		Laundry Income	\$100		\$100			
	Total Monthly Income		\$14,890		\$25,250			
	Schedul	ed Gross Income	\$178,680		\$303,000			



				Avg Current	Current	Avg Market	Market	Total	Occupied	Occupancy
	Units	Туре	Unit SF	Rent	Rent/SF	Rent	Rent/SF	Units	Units	%
_	5	1/1	660	\$778	\$1.18	\$1,500	\$2.27	5	5	100%
	9	2/1	860	\$1,000	\$1.16	\$1,750	\$2.03	9	9	100%
	1	3/1.5	1,000	\$1,900	\$1.90	\$1,900	\$1.90	1	1	100%

<sup>(1)</sup> One of the owners lives here, this is the estimated rent



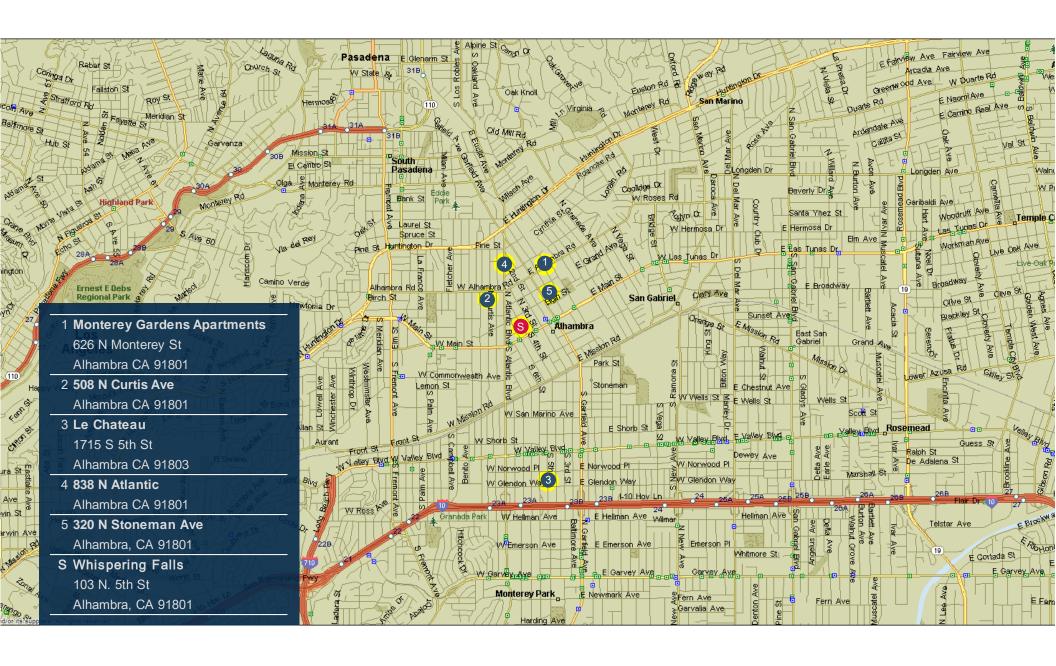




# **SALES COMPARABLES**

	Address & Total Units	Unit Mix	Built	Sale Date	Price	Price/Unit	Price/SF	Cap Rate	GRM
1	Monterey Gardens Apartments	11 - 1/1	1963	08/29/17	\$7,600,000	\$345,455	\$366.95	2.97%	19.08
TITT III	626 N Monterey St	6 - 2/1							
	Alhambra CA 91801	2 - 2/2							
	Total Units 22	3 - 2/2 tow	nhouse						
2	508 N Curtis Ave	3 - 1/1	1961	08/11/17	\$1,860,000	\$265,714	\$356.78	3.35%	19.26
MILL	Alhambra CA 91801	4 - 2/1							
	Total Units 7								
3	Le Chateau	1 - 0/1	1966	07/07/17	\$3,566,000	\$254,714	\$268.06	2.79%	18.49
-	1715 S 5th St	4 - 1/1							
	Alhambra CA 91803	5 - 2/1							
	Total Units 14	4 - 2/2							
4	838 N Atlantic	2 - 1/1	1964	04/13/17	\$1,810,000	\$301,667	\$322.41	3.94%	17.18
	Alhambra CA 91801	3 - 2/1							
		1 - 3/2							
	Total Units 6								
5	320 N Stoneman Ave	2 - 0/1	1967	10/17/16	\$1,302,000	\$260,400	\$341.91	1.81%	26.18
	Alhambra, CA 91801	2 - 1/1							
		1 - 2/2							
	Total Units 5								
	Total/Averages				\$3,227,600	\$285,590	\$331.22	2.97%	20.04
S	Whispering Falls	5 - 1/1	1961	List Price	\$4,550,000	\$303,333	\$358.95	1.78%	25.46
	103 N. 5th St	9 - 2/1							
	Alhambra, CA 91801	1 - 3/1.5							
MANAGE STATE OF THE PARTY OF TH	Total Units 15								

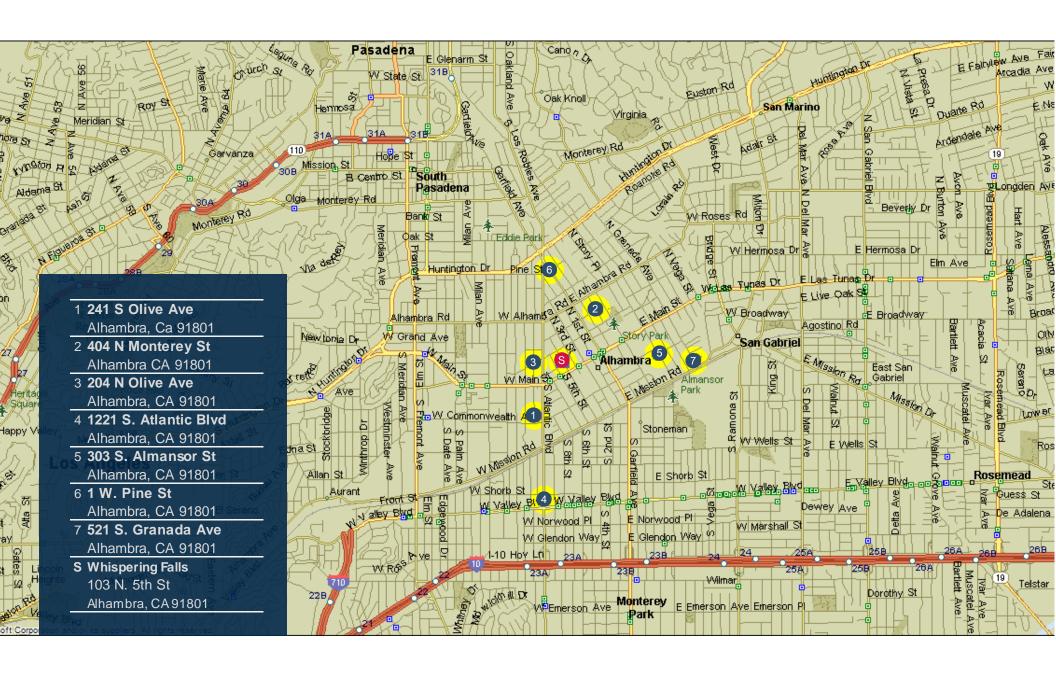
# **SALES COMPARABLES**



# **RENT COMPARABLES**

Ī			Year Built	One Bedroom			Two Bedroom					Three Bedroom						
						Estima	ated				Estim	ated				Estimat	ted	
			Total Units	Units	Туре	SqFt	Rent	R/SF	Units	Туре	SqFt	Rent	R/SF	Units	Туре	SqFt	Rent	R/SF
		I <b>1 S Olive Ave</b> hambra, Ca 91801	1960 46		1/1	650	\$1,450	\$2.23										
		04 N Monterey St hambra CA 91801	1963 14	4	1/1	750	\$1,500	\$2.00	9	2/1	900	\$1,800	\$2.00					
;	7.3893/74465	<b>94 N Olive Ave</b> hambra, CA 91801	1964 6	3	1/1	600	\$1,500	\$2.50	1	2/1	800	\$1,750	\$2.19	1	3/2	1,650	\$2,100	\$1.27
	257 / Car Law   1	221 S. Atlantic Blvd hambra, CA 91801	1960 36	25	1/1	587	\$1,625	\$2.77										
		03 S. Almansor St hambra, CA 91801	1959 34		1/1	460	\$1,450	\$3.15										
		<b>W. Pine St</b> hambra, CA 91801	1953 8						4	2/1	800	\$1,845	\$2.31					
		21 S. Granada Ave hambra, CA 91801	1964							2/1	900	\$1,875	\$2.08					
		tal/Averages			1-Bed	609	\$1,505	\$2.47		2-Bed		\$1,818					\$2,100	
•	10	<b>hispering Falls</b> 03 N. 5th St hambra, CA 91801	1961 15	5	1/1		vg Currer		9	2/1	(Α	\$1,000 wg Currer	nt)	1	3/1.5	(A	\$1,900 vg Currer	it)
							\$1,500 Pro Forma					\$1,750 Pro Forma					\$1,900 Pro Forma	

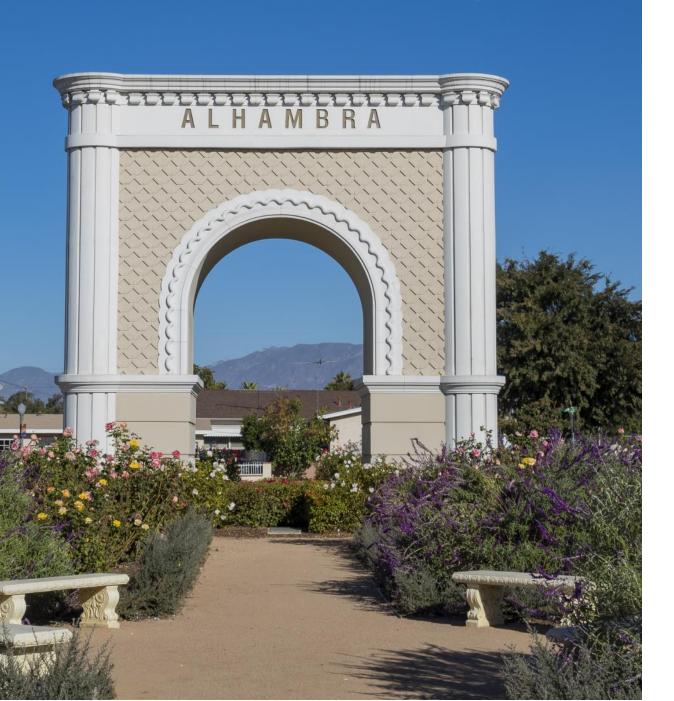
### RENT COMPARABLES





# **ALHAMBRA OVERVIEW**





### CITY SNAPSHOT

### Alhambra Overview

City Population	83,089
Labor Force	45,400
Employment	44,200
Median Household Income	\$53,195
Housing Units	30,915
Owner Occupied	11,916 (40.8%)
Renter Occupied	17,301 (59.2%)

### Amenities & Landmarks

Amenity	Distance to Subject
Alhambra Place	0.5 Miles
Almansor Park	1.5 Miles
Dupuy's Pyrenees Castle	2.3 Miles
Edwards Stadium Cinemas	0.5 Miles
Garfield Theatre	0.5 Miles
Gateway Plaza Monument	1.1 Miles
Renaissance Plaza	0.5 Miles

### Alhambra Top Employers

Company	Employees
LA County Department of Public Work	3,600
Alhambra USD	2,136
Los Angeles County	1,500
Southern California Edison	800
City of Alhambra	650
Alhambra Hospital	600
Empire Building Maintenance	420
Costco	369
Southwest Administrators	285
Target	130

# TRADE AREA OVERVIEW







Mosiaics at Alhambra Renaissance Plaza

Ihambra is a city located in the western San Gabriel Valley region of Los Angeles County, California, United States, approximately eight miles from the Downtown Los Angeles civic center. Alhambra was originally promoted as a "city of homes", and many of its homes have historical significance. They include styles such as craftsman, bungalow, Spanish Mediterranean, Spanish colonial, Italian beaux-arts, and arts and crafts. Twenty-six single-family residential areas have been designated historic neighborhoods by the city, including the Bean Tract, Midwick Tract, Airport Tract, and the Emery Park area.

#### **INDUSTRIES & EMPLOYMENT**

Car dealerships are the largest contributor to the local economy. Many car brands can be found in Alhambra such as BMW, Honda, Nissan, Toyota, Ford, Volkswagen, Jeep, and Chrysler. Most of these dealerships are found on the Main St. auto row near Atlantic Blvd. In recent years there has been an effort to

revitalize Main St. from Atlantic Blvd. to Garfield Ave. Many new restaurants have been opening on Main St. as well as a push to develop multi-purpose buildings. According to the City of Alhambra 2009 Comprehensive Annual Financial Report for the year ending in June 2009, the city's employers are the Los Angeles County Department of Public Works (with 3,600) workers, the Alhambra Unified School District (2,136), the County of Los Angeles (1,500), Southern California Edison (800), the City of Alhambra (650), Alhambra Hospital (600), Empire Building Maintenance (420), Costco (369), Southwest Administrators (285), and Target (130).

#### **AMENITIES**

Alhambra Place - Alhambra Place is a 120,000 SF retail center located on the corner of Main and Garfield in Alhambra. The center is anchored by Sprouts, with Burlington, Bank of the West, Blaze Pizza, The Habit, Maido Stationery and Verizon 4G Wireless all now open. In addition, Tokyo Table,

# TRADE AREA OVERVIEW

The Big Catch, JJ Bakery, Wingstop, Vidorra and Clear Sight Optometry round out the announced tenants to date. Minutes from Interstate 10 and Interstate 710, it sits adjacent to 260 new luxury apartment units.

Almansor Park - Almansor Park offers an open grass area, picnic tables with covered shelters, playground equipment, barbecues, restrooms, ball fields, tennis courts, horseshoe pits, exercise par course, meeting room, activity room, gymnasium, outdoor basketball court and jogging course.

Pyrenees Castle - On a hilltop, overlooking southwest Alhambra, sits a fabulous castle. The dense walls of the Pyrenees Castle embrace much history. In 1926, Sylvester Dupuy's dream of building a castle had come true. The Pyrenees Castle was the culmination of his childhood dream to build a replica of a beautiful chateau he had admired when growing up in Southern France.



### School Type Martha Baldwin Elementary Fremont Elementary Garfield Elementary Granada Elementary Marguerita Elementary Park Elementary William Northrup Elementary Ramona Elementary **Emery Park** Elementary Alhambra High School High School Century High School High School Markp Keppel High School San Gabriel High School Platt College University Everest College University University Alliant International





- 2012-13 TITLE I ACADEMIC ACHIEVEMENT AWARD Alhambra Unified School District
- 2011-12 TITLE I ACADEMIC ACHIEVEMENT AWARD Alhambra Unified School District
- 2010-11 TITLE I ACADEMIC ACHIEVEMENT AWARD Alhambra Unified School District
- 2009-10 TITLE I ACADEMIC ACHIEVEMENT AWARD Alhambra Unified School District

- ALHAMBRA RECEIVES 2014 LIVABILITY.COM "TOP 100 BEST PLACES TO LIVE" AWARD Alhambra residents have one more reason to be proud of their community and confident they are living in one of the best places in the country. Liveability.com, a national website that ranks quality of life amenities of America's small and mid-sized cities, has selected Alhambra among its 2014 "Top 100 Best Places to Live." Alhambra scored 21st place out of 100. The Cit of Palo Alto ranked in first place.
- ALHAMBRA: 14TH PERCENTILE AMONG "CITIES WITH THE BEST WEATHER" (WALLETHUB.COM) Weather can impact more than just the clothes we wear. It impacts our daily lives and wallets in many other ways, from monthly energy bills and local infrastructure costs to commute times and insurance premiums. Moreover, it can affect our moods, productivity and earning potential. Nine key metrics were used to arrive at the rankings of 600 U.S. cities. Alhambra placed in the 14th percentile nationally for best overall mild weather in a study conducted by WalletHub.com, a leading personal finance website.
- ALHAMBRA: 12TH PERCENTILE AMONG "BEST CITIES FOR YOUNG FAMILIES IN CALIFORNIA (NERDWALLET.COM) Alhambra is rated #12 among the top 20 cities in California (and 4th in the Los Angeles area) to raise a young family, based on public school ratings, cost of home ownership and economic growth.
- ALHAMBRA RECEIVES 2010 EDDY AWARD "MOST BUSINESS-FRIENDLY CITY IN L.A. COUNTY Presented by the Los Angeles County Economic Development Corporation (LAEDC). In its write-up, the LAEDC noted that "Alhambra offers a favorable combination of housing, business, employment and recreational opportunities. Alhambra's Economic Development Element in its General Plan provides a blueprint to sustain and grow commerce and businesses including industrial and central business district project areas, financial assistance in redevelopment areas, land acquisition, negotiated sales, lease agreements with an option to purchase, rent subsidy, and rebates."

# **ALHAMBRA ACADEMIC PROFILE**





### **EDUCATION PROFILE**

Alhambra is home to the Los Angeles campus of Platt College, the Alhambra branch of Everest College (formerly Bryman), and the Los Angeles Campus of Alliant International University. Alhambra is also home to the University of Southern California's Health Sciences Alhambra campus, site of the university's Institute for Health Promotion and Disease Prevention Research (IPR), and its master's degree program in public health.

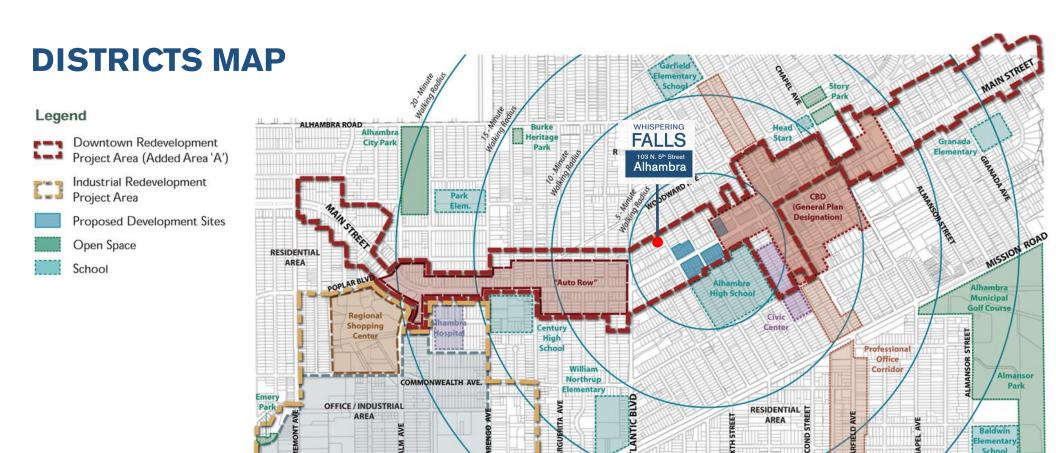
#### PRIMARY & SECONDARY SCHOOLS

Public schools in Alhambra, Monterey Park, and portions of Rosemead and San Gabriel are provided by the Alhambra Unified School District. The public elementary and middle schools (K–8) located in Alhambra are Martha Baldwin Elementary, Fremont Elementary, Garfield Elementary, Granada Elementary, Marguerita Elementary, Park Elementary, William Northrup Elementary, Ramona Elementary, and Emery Park Elementary.

The public high schools in Alhambra are: Alhambra High School, founded in 1898; Century High School; Independence High School; Mark Keppel High School; and San Gabriel High School (which, despite its name, is located within Alhambra). Alhambra Unified School District used to run Garfield Community Adult School until the early 2010s.

Historic Ramona Convent Secondary School is a Catholic all-girls college preparatory school for grades 7–12 in Alhambra. Its first building was dedicated at Ramona Acres on January 29, 1890.

Other sectarian schools in the city include St. Therese (Catholic, grades K-8), St. Thomas More Elementary (Catholic, K-8), All Souls Parish (Catholic, K-8), and Emmaus Lutheran (Lutheran, PK-8). Nonsectarian private schools include Oneonta Montessori School (grades PK-6), Sherman School (10-12), and Leeway School (3-12).



### **TRANSPORTATION**

The San Bernardino Freeway (I-10) runs through the city's southern portions, and the Long Beach Freeway (I-710) has its northern terminus at Valley Boulevard in the far southwestern portions of the city. Major thoroughfares within the city include Atlantic and Valley Boulevards, Mission Road, Fremont and Garfield Avenues, and Main Street. Public transportation in Alhambra is provided by the Los Angeles County Metropolitan Transportation Authority (Metro) as well as the Alhambra Community Transit.

The California High-Speed Rail Authority is considering proposals to a build high-speed rail system through Alhambra along the San Bernardino Freeway (I-10) corridor from the east city limits to west city limits. In late July 2010, the authority told the city that the options under consideration included building tracks down the center of the freeway and parallel to the freeway along Ramona Road. As proposed, there would be a 50-foot-wide (15 m) deck set on top of 35-foot-high (11 m) posts placed every 100 feet (30 m). The proposal is part of the high-speed rail network currently planned for California. It is part of the line between Los Angeles's Union Station and San Diego, through the Inland Empire.



### OFFERED INDIVIDUALLY OR ALONG WITH 109 N. 5TH STREET LALHAMBRA



15 UNITS PRIME LOCATION



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