



OFFERING MEMORANDUM

12024 Bellflower Blvd  
Downey, CA 90242

# LA VILLA HERMOSA

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# LA VILLA HERMOSA

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*Exclusively Marketed by:*

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# LA VILLA HERMOSA

## 01 Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	12024 Bellflower Blvd Downey CA 90242
COUNTY	Los Angeles
BUILDING SF	13,316 SF
LAND SF	21,242 SF
LAND ACRES	0.4876
NUMBER OF UNITS	15
YEAR BUILT	1973
APN	6284022005
OWNERSHIP TYPE	Other

## FINANCIAL SUMMARY

PRICE	\$6,300,000
PRICE PSF	\$473.12
PRICE PER UNIT	\$420,000
OCCUPANCY	100.00 %
NOI (CURRENT)	\$296,677
NOI (Pro Forma)	\$329,467
CAP RATE (CURRENT)	4.71 %
CAP RATE (Pro Forma)	5.23 %
GRM (CURRENT)	17.02
GRM (Pro Forma)	15.74

## DEMOGRAPHICS

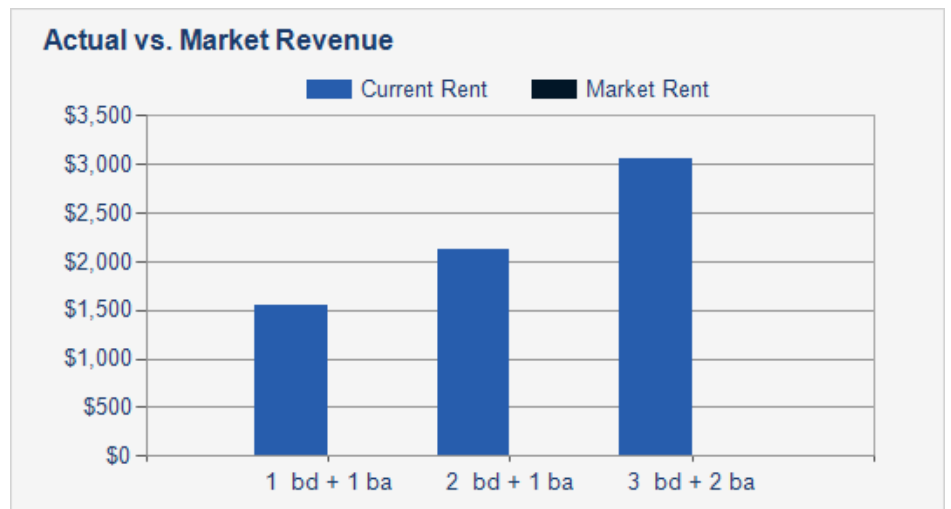
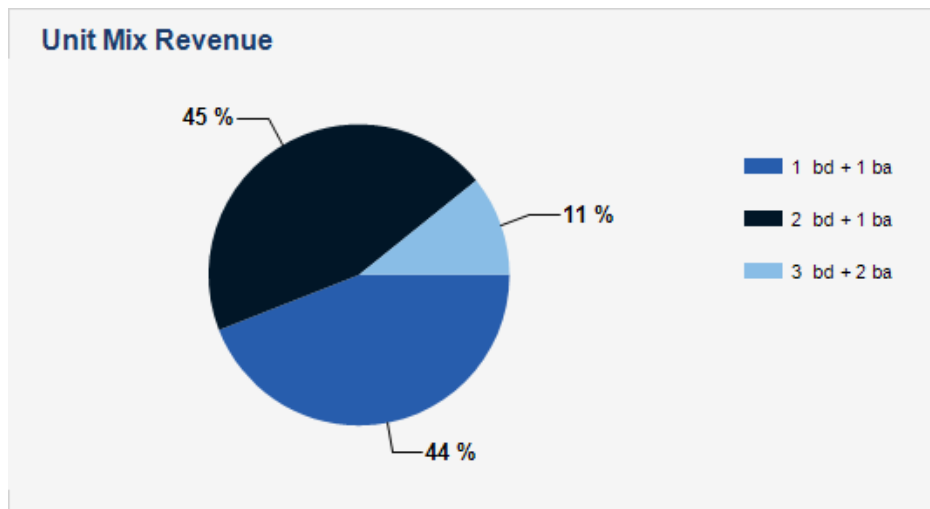
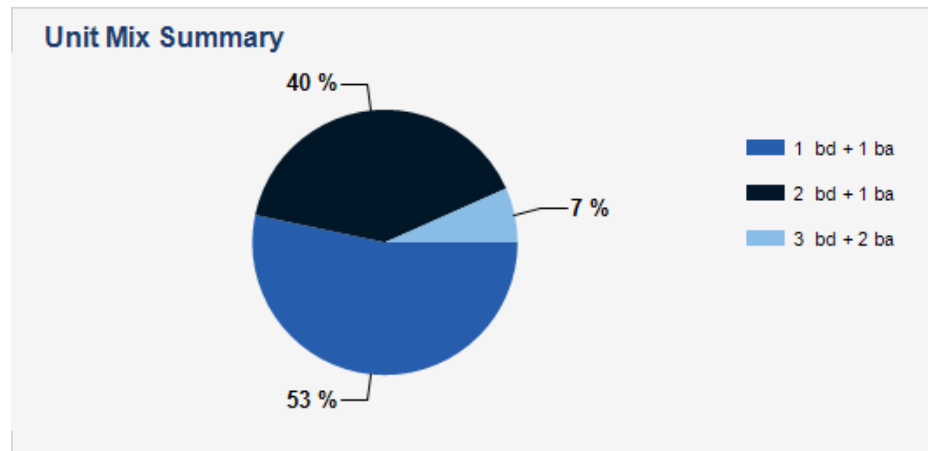
	1 MILE	3 MILE	5 MILE
2023 Population	27,351	272,201	716,696
2023 Median HH Income	\$75,702	\$81,398	\$75,551
2023 Average HH Income	\$98,502	\$105,618	\$98,103

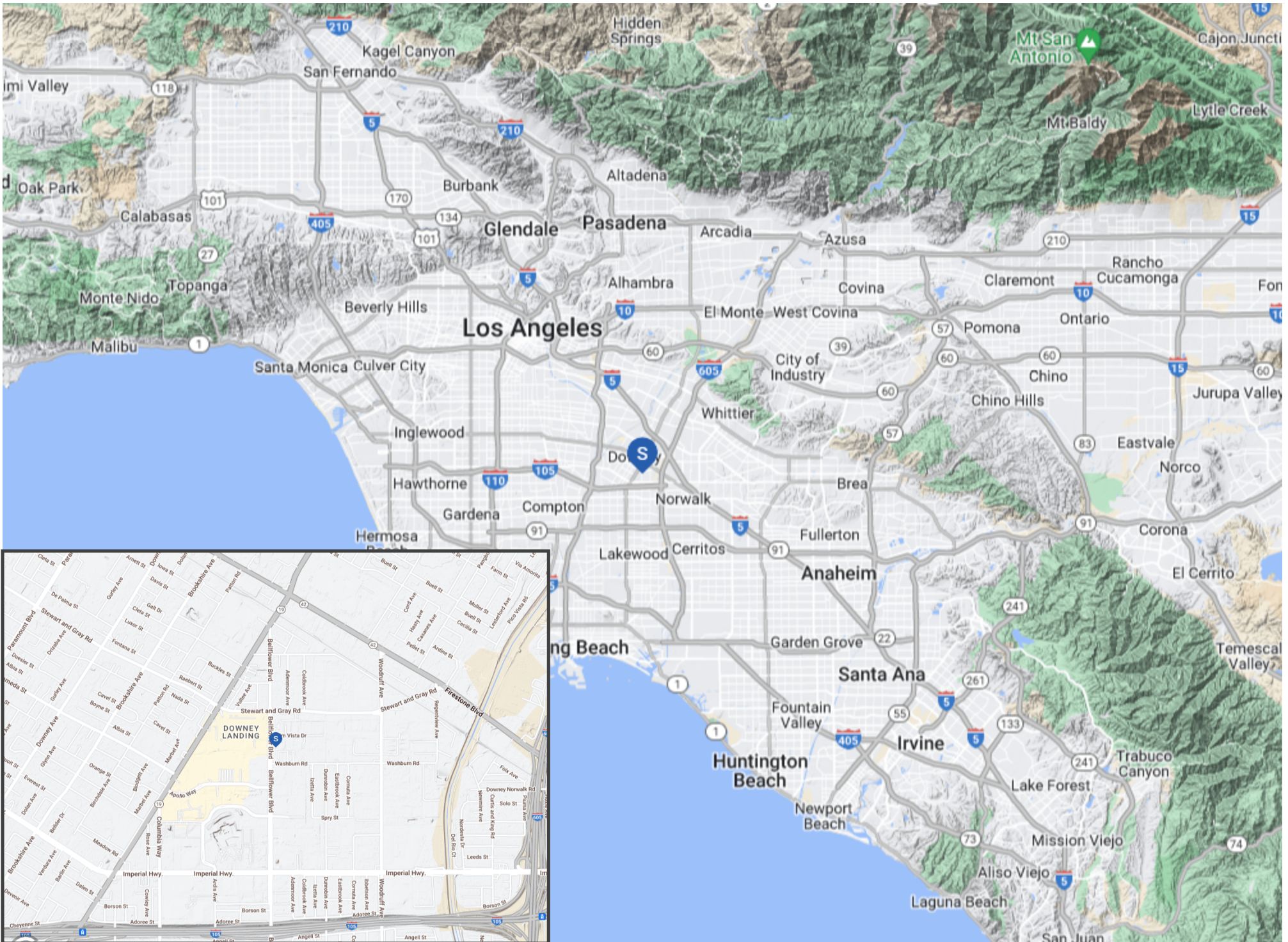
## DESCRIPTION

- La Villa Hermosa features a gated private 15 Units building with 8= 1bd 1bth 6= 2bd 1bth 1= 3bth 2bth All units are spacious, the property has it's own Community Laundry area and storage room, all windows have been replaced with dual panel windows, 3 units are upgraded with laminated wood floors new kitchen cabinets and paint, there are a total of 26 total parking spaces of which 4 garages and 2 parking spaces are bringing additional monthly income, seller is in the process of pulling out city permits for a new roof. This Building is located walking distance to Stonewood Mall, Downey landing, Promenade, Kaiser Permanente, Cinemark and lots of surrounding restaurants to choose from, for the convenience of the tenants there is also easy access to the surrounding Fwy's.



Unit Mix	# Units	Current Rent	Monthly Income
1 bd + 1 ba	8	\$1,557	\$12,455
2 bd + 1 ba	6	\$2,130	\$12,780
3 bd + 2 ba	1	\$3,050	\$3,050
<b>Totals/Averages</b>	<b>15</b>	<b>\$1,886</b>	<b>\$28,285</b>







# LA VILLA HERMOSA

## 02 Property Description

Property Features

Aerial Map

Common Amenities

Unit Amenities

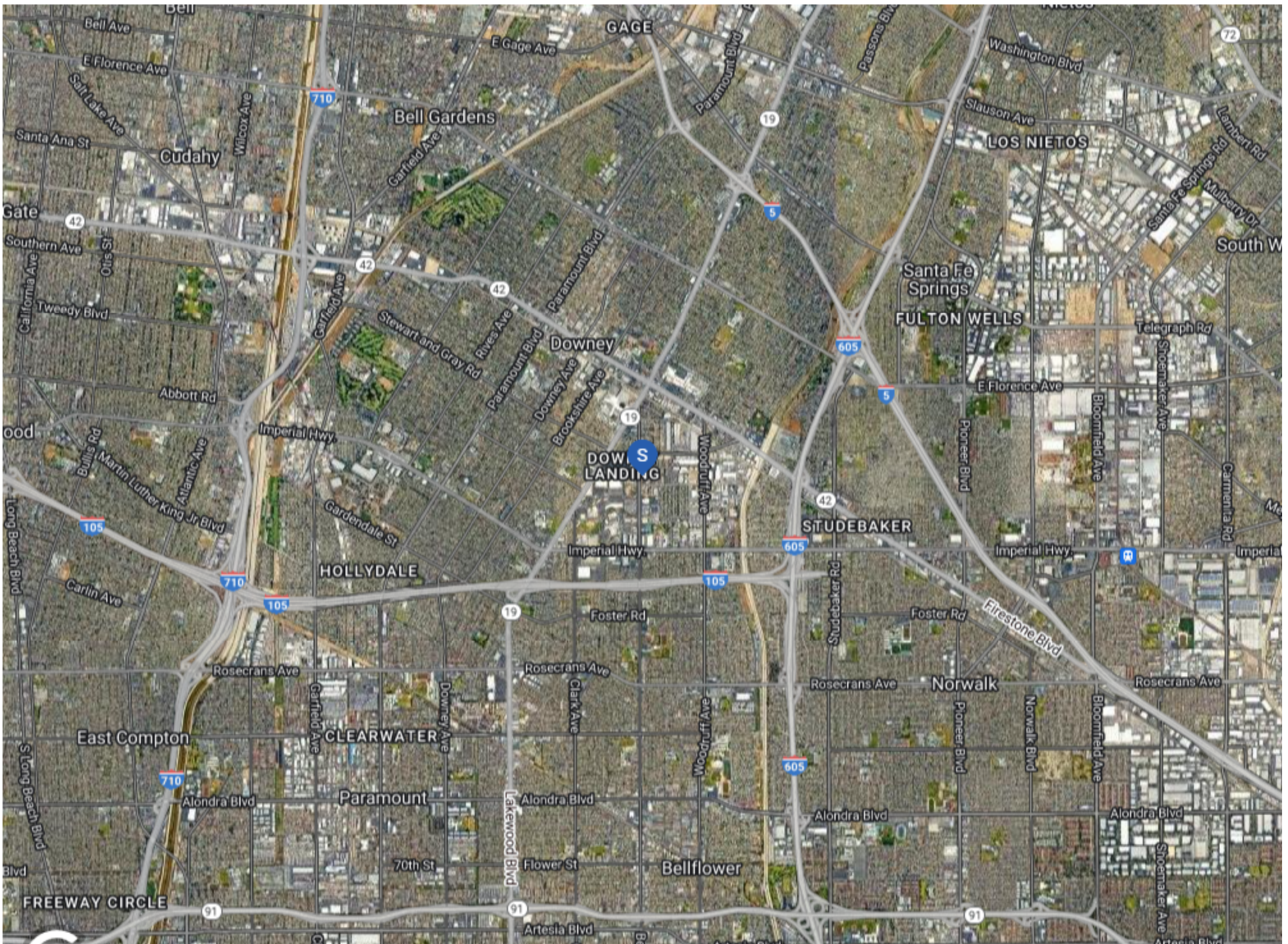
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## PROPERTY FEATURES

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NUMBER OF UNITS	15
BUILDING SF	13,316
LAND SF	21,242
LAND ACRES	0.4876
YEAR BUILT	1973
# OF PARCELS	1
ZONING TYPE	DOR3*
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26
POOL / JACUZZI	None
WASHER/DRYER	Yes









## Common Amenities

- Outdoors Patio





## Unit Amenities

- Laundry Room

03

Rent Roll

Rent Roll

# LA VILLA HERMOSA

Unit	Unit Mix	Current Rent
101	3 bd + 2 ba	\$3,050.00
102	2 bd + 1 ba	\$2,125.00
103	2 bd + 1 ba	\$2,175.00
104	2 bd + 1 ba	\$2,100.00
202	2 bd + 1 ba	\$2,105.00
203	2 bd + 1 ba	\$2,125.00
204	2 bd + 1 ba	\$2,150.00
205	1 bd + 1 ba	\$0.00
206	1 bd + 1 ba	\$1,850.00
207	1 bd + 1 ba	\$1,715.00
208	1 bd + 1 ba	\$1,800.00
209	1 bd + 1 ba	\$1,810.00
210	1 bd + 1 ba	\$1,715.00
211	1 bd + 1 ba	\$1,850.00
212	1 bd + 1 ba	\$1,715.00
<b>Totals/Averages</b>		<b>\$28,285.00</b>



## 04 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

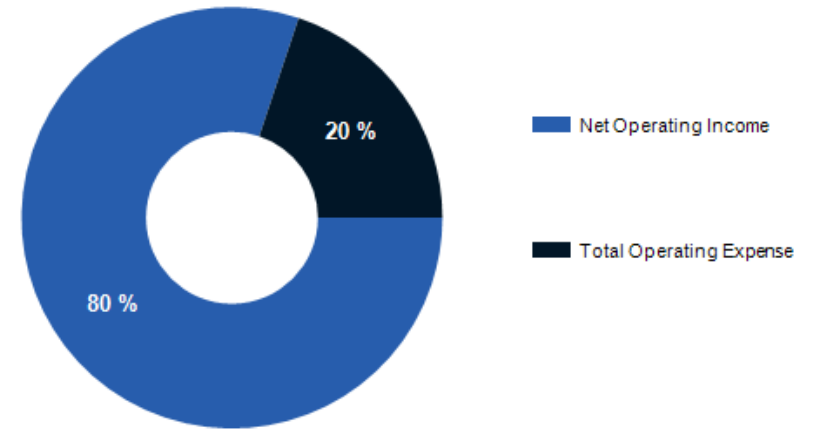
Cash Flow Analysis

Financial Metrics

## REVENUE ALLOCATION CURRENT

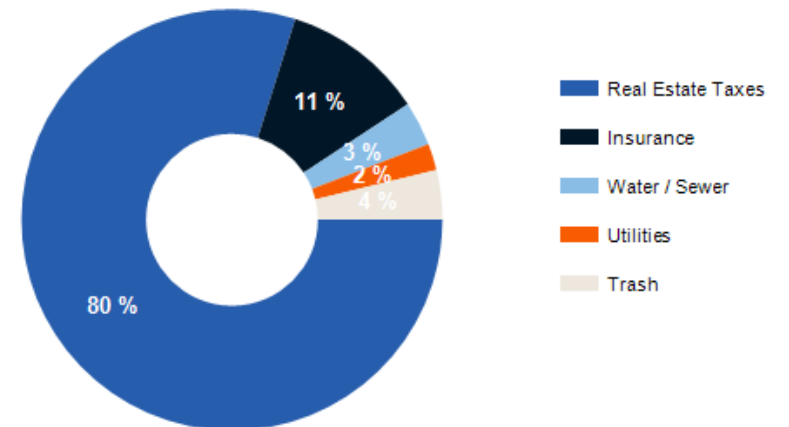
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$361,920	97.8 %	\$391,182	97.7 %
Parking	\$5,880	1.6 %	\$6,397	1.6 %
Laundry	\$2,400	0.6 %	\$2,611	0.7 %
<b>Effective Gross Income</b>	<b>\$370,200</b>		<b>\$400,190</b>	
Less Expenses	\$73,523	19.86 %	\$70,723	17.67 %
<b>Net Operating Income</b>	<b>\$296,677</b>		<b>\$329,467</b>	

\* vacancy amount factored into gross revenue



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$58,723	\$3,915	\$58,723	\$3,915
Insurance	\$8,000	\$533	\$8,000	\$533
Water / Sewer	\$2,500	\$167	\$2,500	\$167
Utilities	\$1,500	\$100	\$1,500	\$100
Trash	\$2,800	\$187		
<b>Total Operating Expense</b>	<b>\$73,523</b>	<b>\$4,902</b>	<b>\$70,723</b>	<b>\$4,715</b>
Expense / SF	\$5.52		\$5.31	
% of EGI	19.86 %		17.67 %	

## DISTRIBUTION OF EXPENSES CURRENT



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## GLOBAL

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Price **\$6,300,000**

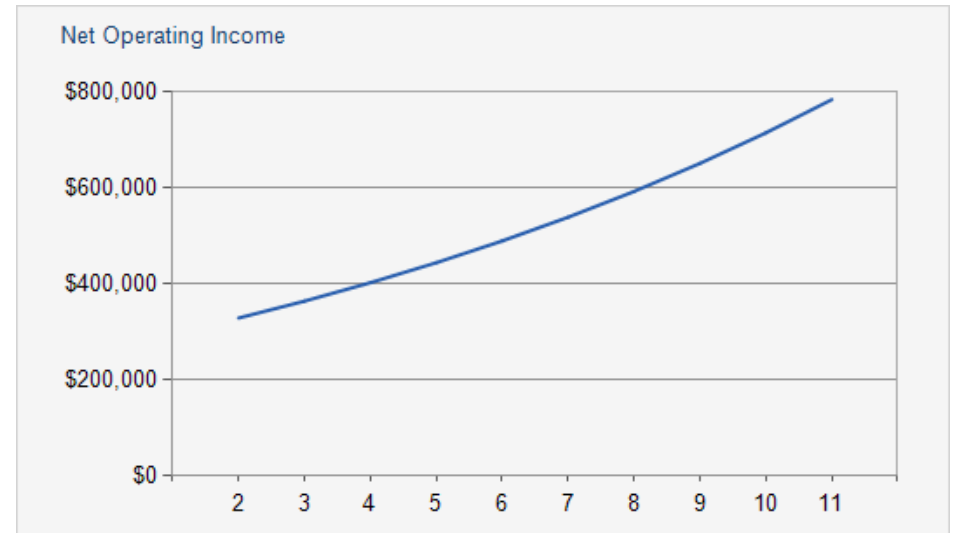
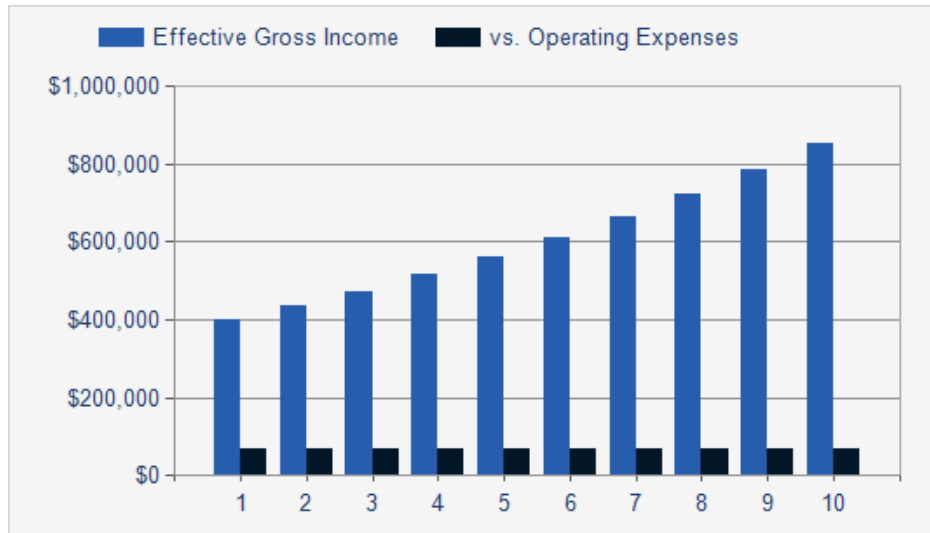
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<b>INCOME - Growth Rates</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>	<b>Year 11</b>
Gross Scheduled Rent	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%
Parking	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%
Laundry	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%	8.80%

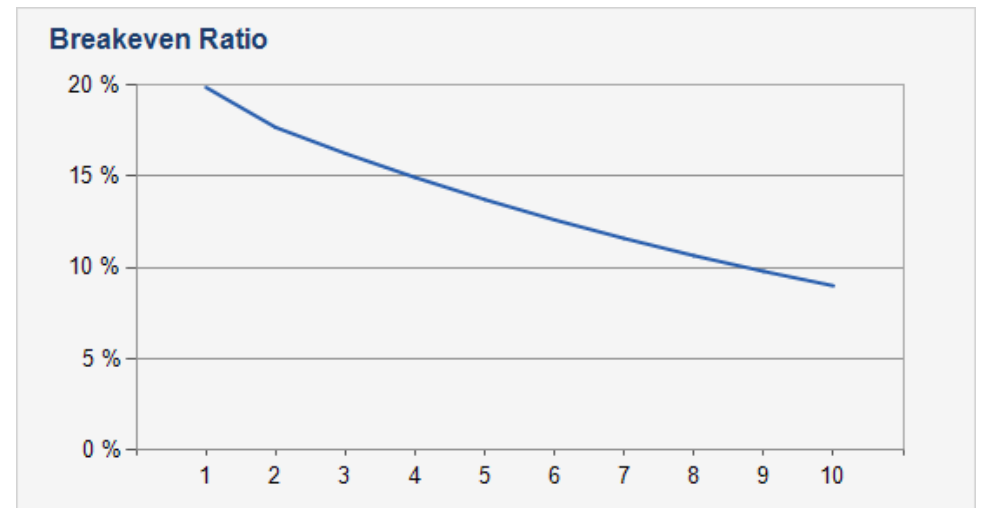
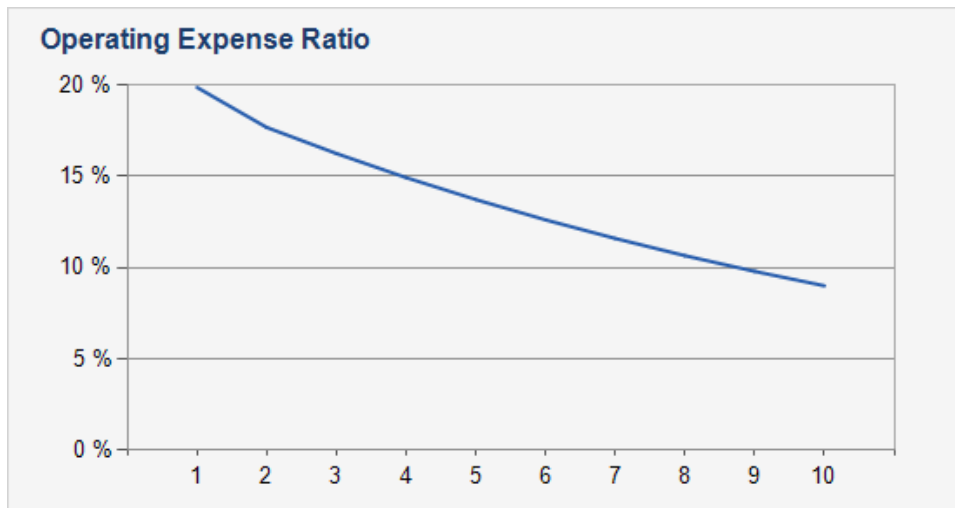
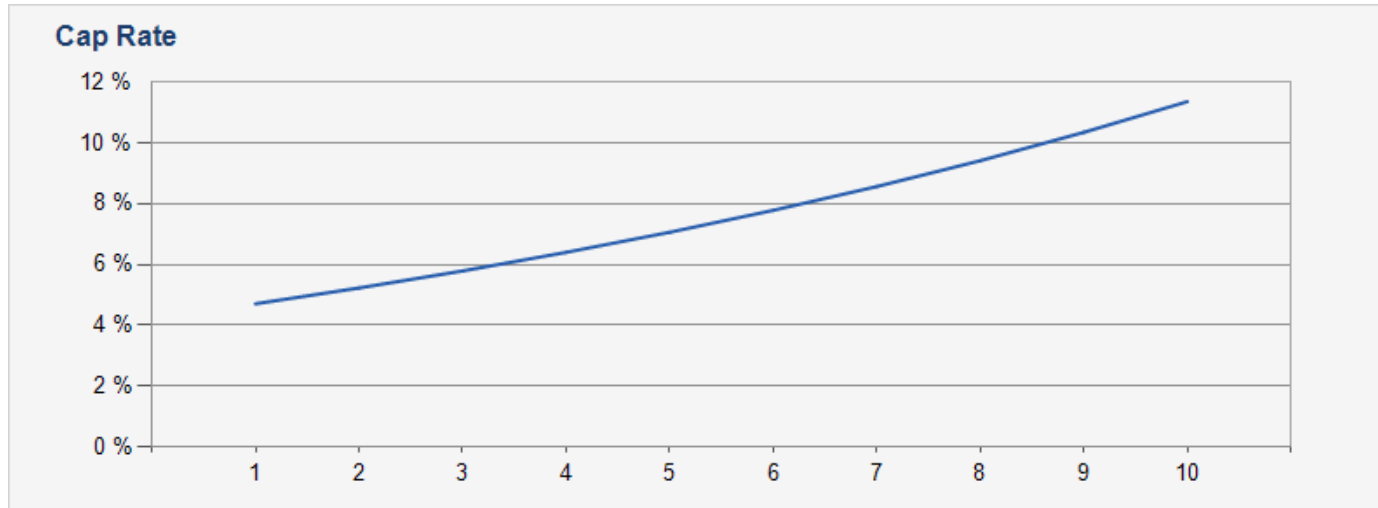


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
<b>Gross Revenue</b>											
Gross Scheduled Rent	\$361,920	\$391,182	\$425,606	\$463,059	\$503,809	\$548,144	\$596,380	\$648,862	\$705,962	\$768,086	\$835,678
Parking	\$5,880	\$6,397	\$6,960	\$7,572	\$8,239	\$8,964	\$9,753	\$10,611	\$11,545	\$12,561	\$13,666
Laundry	\$2,400	\$2,611	\$2,841	\$3,091	\$3,363	\$3,659	\$3,981	\$4,331	\$4,712	\$5,127	\$5,578
<b>Effective Gross Income</b>	<b>\$370,200</b>	<b>\$400,190</b>	<b>\$435,407</b>	<b>\$473,723</b>	<b>\$515,410</b>	<b>\$560,766</b>	<b>\$610,114</b>	<b>\$663,804</b>	<b>\$722,218</b>	<b>\$785,774</b>	<b>\$854,922</b>
<b>Operating Expenses</b>											
Real Estate Taxes	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723	\$58,723
Insurance	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Water / Sewer	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Trash	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Operating Expense</b>	<b>\$73,523</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>	<b>\$70,723</b>
<b>Net Operating Income</b>	<b>\$296,677</b>	<b>\$329,467</b>	<b>\$364,684</b>	<b>\$403,000</b>	<b>\$444,687</b>	<b>\$490,043</b>	<b>\$539,391</b>	<b>\$593,081</b>	<b>\$651,495</b>	<b>\$715,051</b>	<b>\$784,199</b>

\* vacancy amount factored into gross revenue



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
CAP Rate	4.71 %	5.23 %	5.79 %	6.40 %	7.06 %	7.78 %	8.56 %	9.41 %	10.34 %	11.35 %	12.45 %
Operating Expense Ratio	19.86 %	17.67 %	16.24 %	14.92 %	13.72 %	12.61 %	11.59 %	10.65 %	9.79 %	9.00 %	8.27 %
Gross Multiplier (GRM)	17.02	15.74	14.47	13.30	12.22	11.23	10.33	9.49	8.72	8.02	7.37
Breakeven Ratio	19.86 %	17.67 %	16.24 %	14.93 %	13.72 %	12.61 %	11.59 %	10.65 %	9.79 %	9.00 %	8.27 %
Price / SF	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12	\$473.12
Price / Unit	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$420,000
Income / SF	\$27.80	\$30.05	\$32.69	\$35.57	\$38.70	\$42.11	\$45.81	\$49.85	\$54.23	\$59.00	\$64.20
Expense / SF	\$5.52	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31	\$5.31





# LA VILLA HERMOSA

## 05 Demographics

Demographics

Demographic Charts

05

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	26,827	266,085	724,231
2010 Population	27,606	273,231	732,545
2023 Population	27,351	272,201	716,696
2028 Population	26,907	268,168	706,774
2023 African American	1,451	14,520	40,564
2023 American Indian	620	6,209	17,567
2023 Asian	1,622	21,717	57,887
2023 Hispanic	20,974	205,360	552,879
2023 Other Race	11,651	111,547	317,374
2023 White	5,788	55,230	132,409
2023 Multiracial	6,109	62,022	147,971
2023-2028: Population: Growth Rate	-1.65 %	-1.50 %	-1.40 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	597	5,524	15,471
\$15,000-\$24,999	275	4,022	12,337
\$25,000-\$34,999	703	5,153	14,628
\$35,000-\$49,999	1,068	8,146	21,894
\$50,000-\$74,999	1,652	13,457	35,327
\$75,000-\$99,999	1,521	13,123	30,933
\$100,000-\$149,999	1,567	16,058	36,987
\$150,000-\$199,999	666	8,407	18,787
\$200,000 or greater	661	7,132	14,820
Median HH Income	\$75,702	\$81,398	\$75,551
Average HH Income	\$98,502	\$105,618	\$98,103

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	8,838	80,291	199,080
2010 Total Households	8,683	78,466	194,911
2023 Total Households	8,710	81,022	201,187
2028 Total Households	8,630	80,420	200,072
2023 Average Household Size	3.06	3.33	3.52
2000 Owner Occupied Housing	3,080	42,595	100,974
2000 Renter Occupied Housing	5,507	35,630	92,076
2023 Owner Occupied Housing	3,265	42,497	101,229
2023 Renter Occupied Housing	5,445	38,525	99,958
2023 Vacant Housing	377	2,611	5,897
2023 Total Housing	9,087	83,633	207,084
2028 Owner Occupied Housing	3,311	42,902	102,227
2028 Renter Occupied Housing	5,319	37,518	97,844
2028 Vacant Housing	499	3,542	8,344
2028 Total Housing	9,129	83,962	208,416
2023-2028: Households: Growth Rate	-0.90 %	-0.75 %	-0.55 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,204	22,478	59,113
2023 Population Age 35-39	1,990	19,105	50,311
2023 Population Age 40-44	1,838	18,028	46,609
2023 Population Age 45-49	1,608	16,346	41,853
2023 Population Age 50-54	1,530	16,015	40,805
2023 Population Age 55-59	1,349	14,284	35,959
2023 Population Age 60-64	1,216	13,899	34,678
2023 Population Age 65-69	1,009	11,601	28,688
2023 Population Age 70-74	815	9,306	22,669
2023 Population Age 75-79	593	6,470	15,629
2023 Population Age 80-84	400	3,869	9,390
2023 Population Age 85+	562	3,986	9,148
2023 Population Age 18+	20,606	206,593	532,457
2023 Median Age	33	34	33

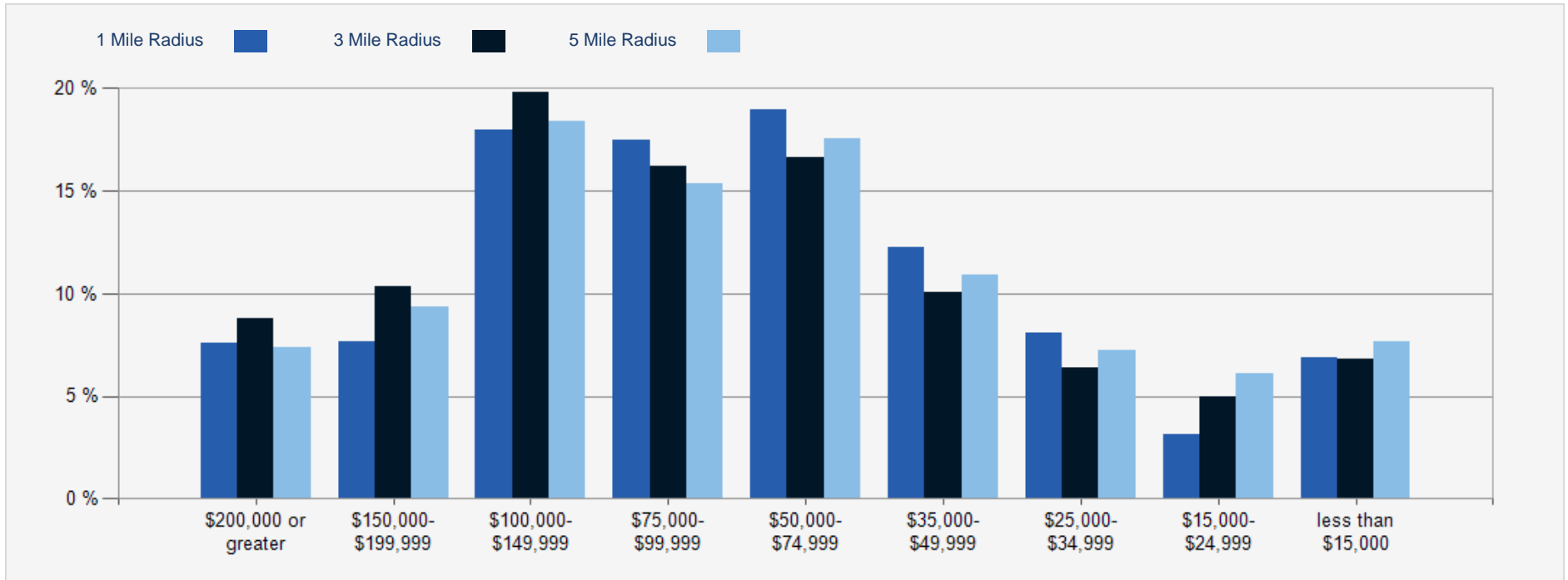
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,430	\$80,289	\$75,389
Average Household Income 25-34	\$93,508	\$101,057	\$93,558
Median Household Income 35-44	\$79,781	\$93,472	\$84,468
Average Household Income 35-44	\$108,282	\$120,086	\$110,578
Median Household Income 45-54	\$86,289	\$98,434	\$87,674
Average Household Income 45-54	\$112,824	\$123,570	\$112,362
Median Household Income 55-64	\$80,259	\$87,066	\$79,373
Average Household Income 55-64	\$104,364	\$112,117	\$103,049
Median Household Income 65-74	\$68,597	\$66,389	\$60,121
Average Household Income 65-74	\$88,782	\$89,403	\$84,758
Average Household Income 75+	\$71,639	\$67,021	\$64,932

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,162	21,279	55,704
2028 Population Age 35-39	2,059	21,920	56,537
2028 Population Age 40-44	1,830	18,549	48,562
2028 Population Age 45-49	1,704	17,162	44,496
2028 Population Age 50-54	1,477	15,443	39,564
2028 Population Age 55-59	1,410	14,988	37,943
2028 Population Age 60-64	1,198	12,796	32,107
2028 Population Age 65-69	1,024	11,933	29,808
2028 Population Age 70-74	861	9,835	24,357
2028 Population Age 75-79	672	7,517	18,337
2028 Population Age 80-84	503	5,072	12,290
2028 Population Age 85+	602	4,459	10,609
2028 Population Age 18+	20,668	206,794	533,852
2028 Median Age	35	36	35

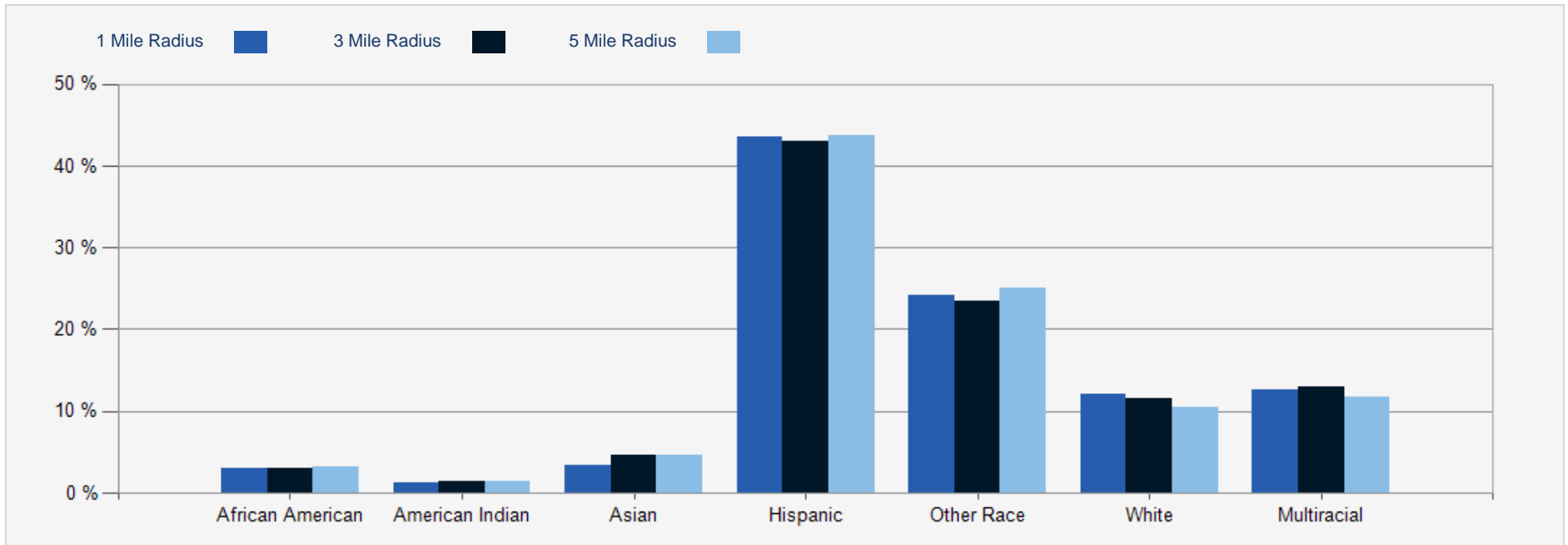
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,099	\$87,953	\$82,602
Average Household Income 25-34	\$107,743	\$114,584	\$106,476
Median Household Income 35-44	\$92,099	\$106,321	\$96,719
Average Household Income 35-44	\$131,312	\$139,520	\$128,433
Median Household Income 45-54	\$100,151	\$108,014	\$99,698
Average Household Income 45-54	\$133,592	\$141,214	\$129,168
Median Household Income 55-64	\$92,222	\$100,376	\$89,994
Average Household Income 55-64	\$124,348	\$130,576	\$119,733
Median Household Income 65-74	\$80,852	\$80,363	\$73,995
Average Household Income 65-74	\$106,049	\$107,005	\$100,942
Average Household Income 75+	\$88,468	\$81,051	\$79,355



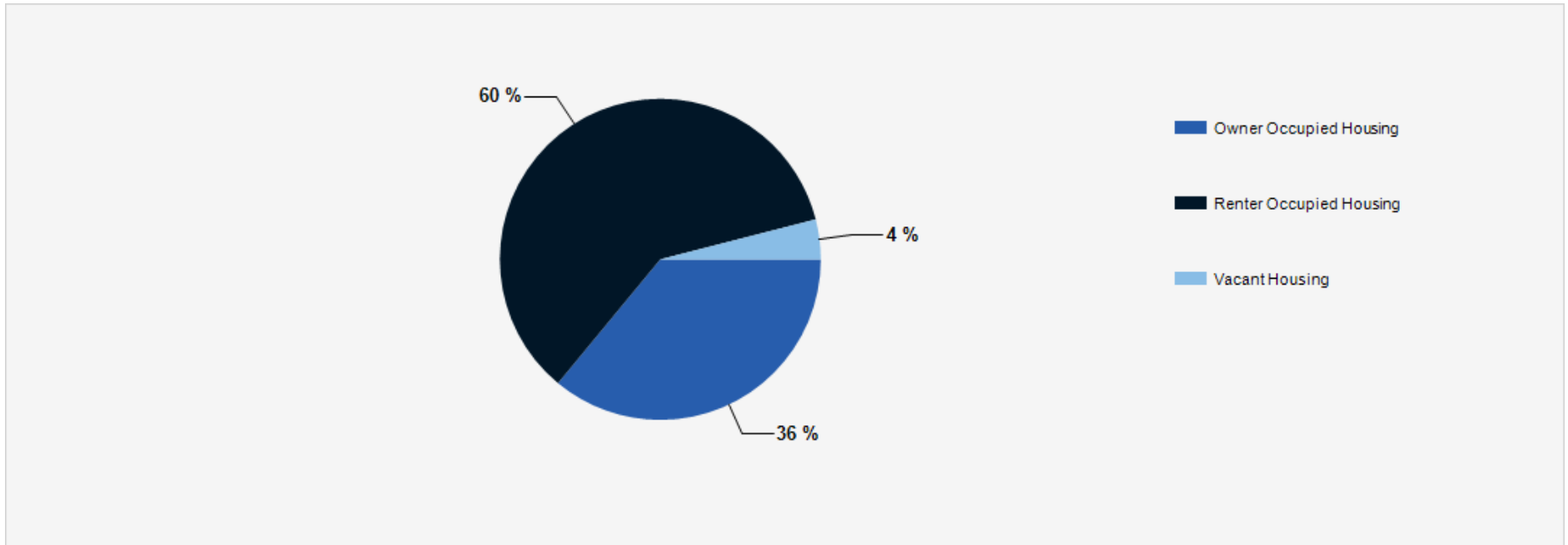
## 2023 Household Income



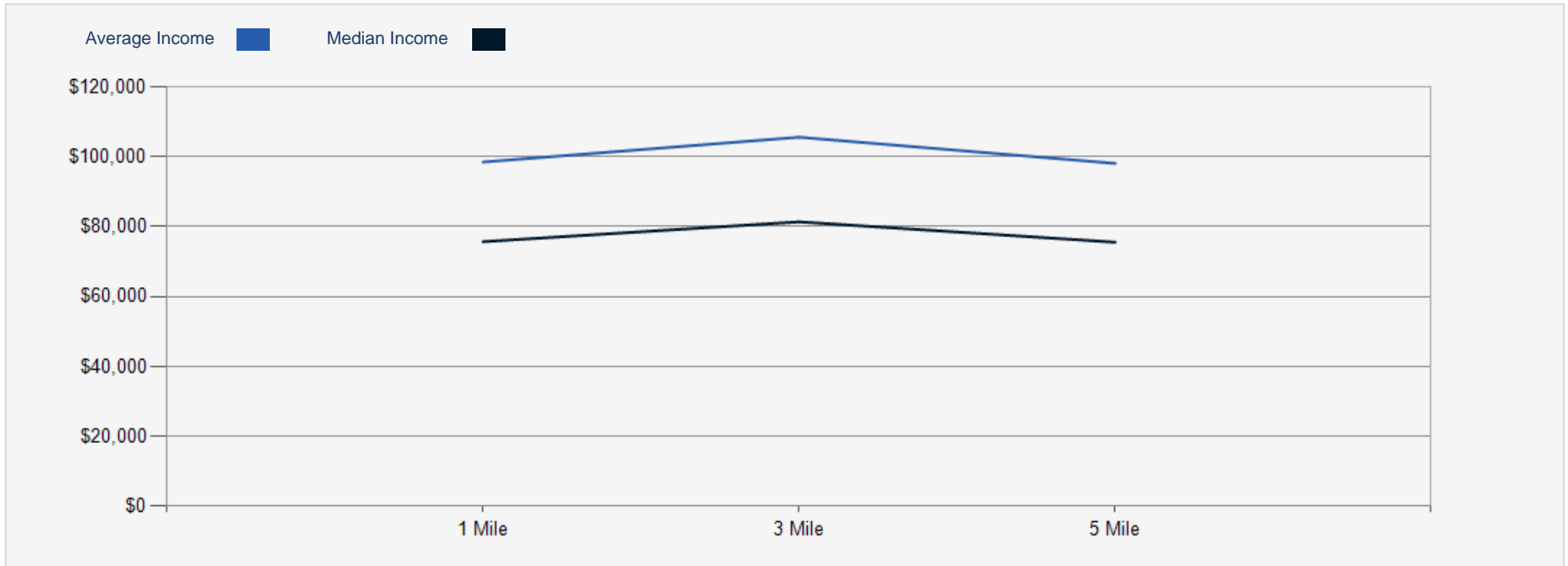
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



# LA VILLA HERMOSA

*Exclusively Marketed by:*

**Maria Menjivar**

Broker

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