

# 11628 LA MIRADA BOULEVARD

LA MIRADA, CALIFORNIA 90638

FULLY ENTITLED LAND FOR 28 UNIT LUXURY APARTMENT COMPLEX

ENTITLED SITE IN PRIME, INFILL LOCALE • STRONG DEVELOPER RETURN  
MANY OF LA & ORANGE COUNTY'S LARGEST EMPLOYERS ARE A SHORT COMMUTE AWAY



O F F E R I N G M E M O R A N D U M

Exclusively Offered by  
MELINDA RUSSELL  
FIRST VICE PRESIDENT

CAPITAL MARKETS | MULTIFAMILY

**CBRE**

# 11628 LA MIRADA BOULEVARD

LA MIRADA, CALIFORNIA 90638

## FULLY ENTITLED LAND FOR 28 UNIT LUXURY APARTMENT COMPLEX

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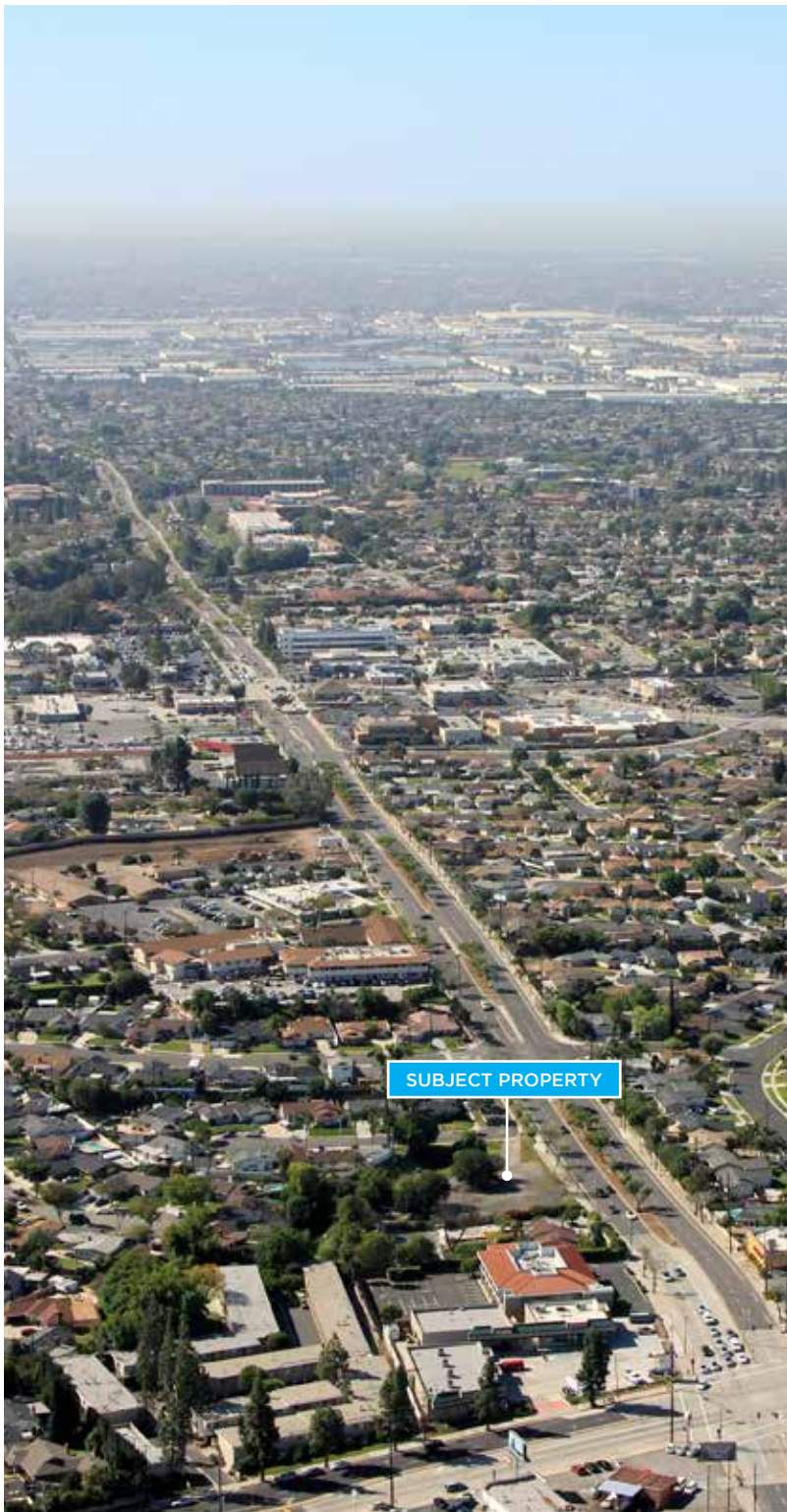
If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.





## TABLE OF CONTENTS

|                                        |    |
|----------------------------------------|----|
| The Offering                           | 4  |
| La Mirada Market                       | 8  |
| Owners Renderings Approved/Floor Plans | 13 |
| Financial Analysis                     | 25 |
| Market Comparables                     | 28 |
| • Rent Comps                           |    |
| • Sales Comps                          |    |
| Demographics                           | 33 |

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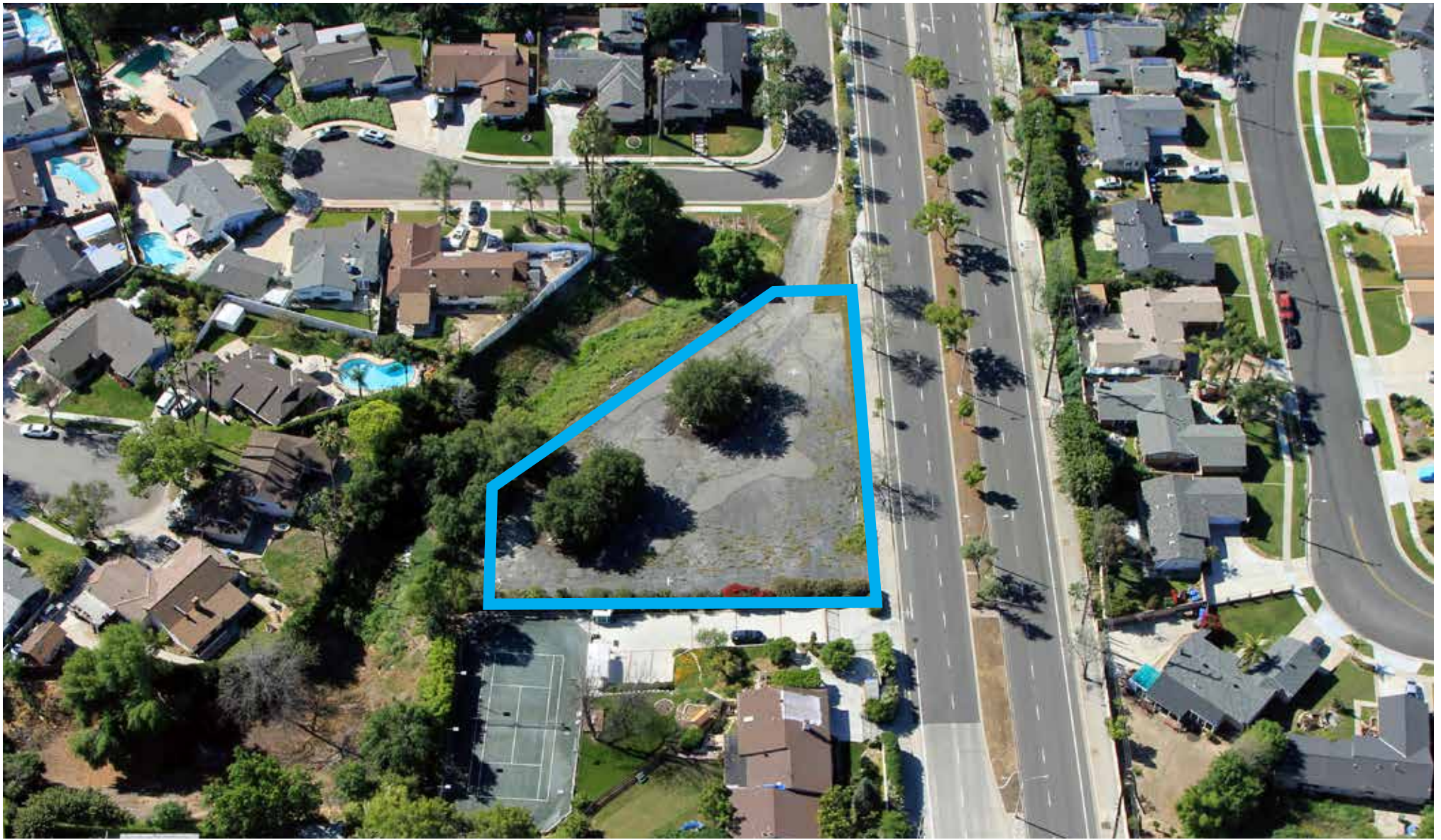
234 S Brand Boulevard

Suite 800

Glendale, CA 91204

**CBRE**





THE OFFERING



# THE OFFERING



**CBRE is pleased to present a rare multi-family development opportunity in La Mirada, California with approved entitlements to build 28 luxury apartments on a 37,250 square foot land parcel in a market with high barriers-to-entry and little competition of nearby apartments. Price is \$3,299,000.**

The offering consists of a fully-entitled 28-unit luxury apartment project which includes 2-story residential above slab-on-grade foundation. The Owner has already submitted Grading Plans into plan check and is currently finalizing the Architectural and Structural Plans for plan check as well. The project is designed to be built as wood-frame podium construction; which is significantly less expensive to construct than concrete-podium construction.

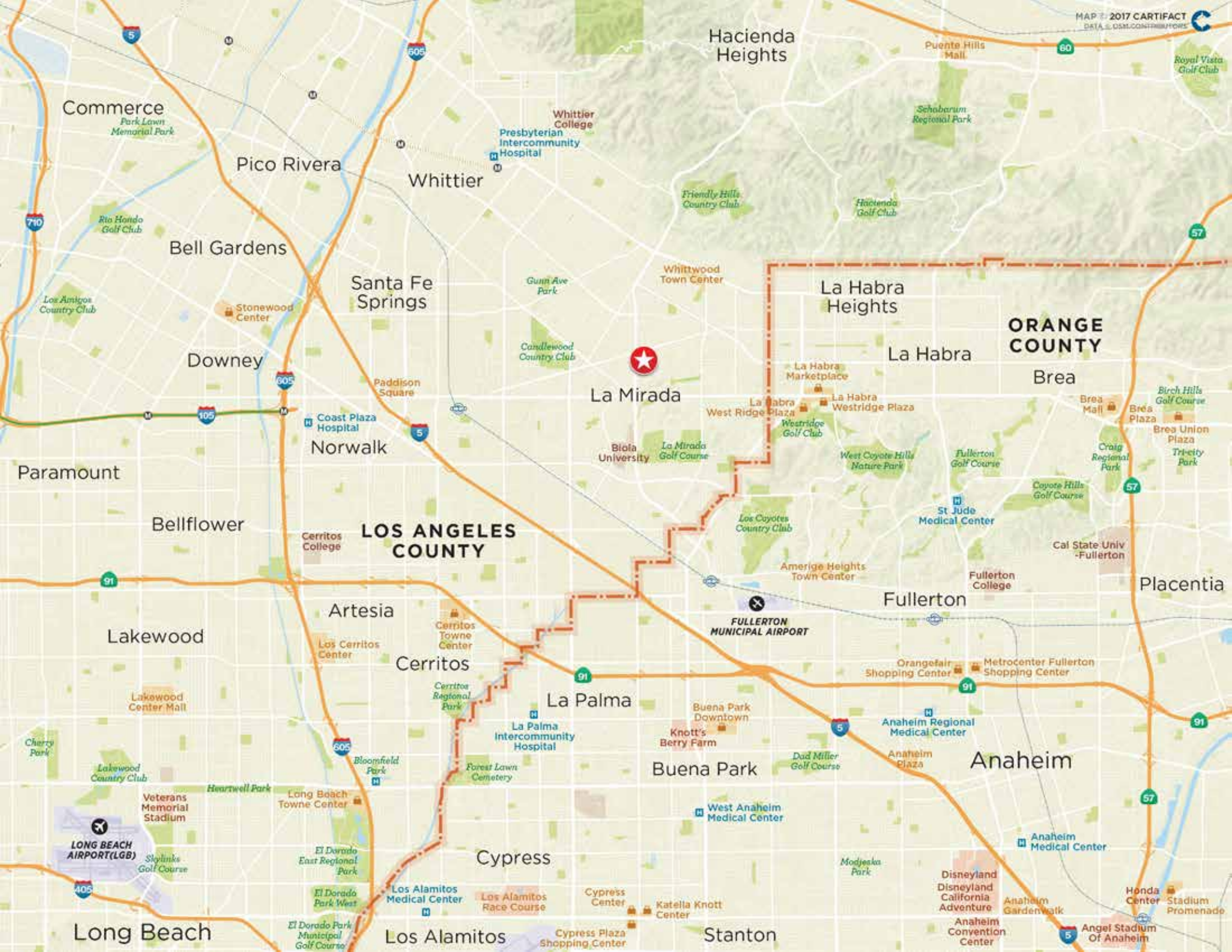
The project is located on the east side of La Mirada Boulevard, just south of Leffingwell Road. The parcel zoned C-1; however, the property is located in the City of La Mirada's Special Housing Overlay (SHO) Infill Area 3 which allows for higher density residential development. The property is located 1 mile north of Biola University and its freeway access leads residents to employers and amenities throughout Orange County and Los Angeles.

The unit mix consists of 22 One-bedroom units and 6 two-bedroom units ranging in size from 662 to 1,081 square feet. Onsite amenities include secured parking, fitness center, lounge area/business center; leasing office, washer/dryer in each unit, private balconies and communal open space area with barbeques, seating areas and lounges. Plans and renderings are attached.

The City of La Mirada is located in eastern Los Angeles County - adjacent to the Orange County border. As such, La Mirada is served by 3 major freeways (605, 5 and 57 freeways) along with tremendous employment options, Biola University, and a strong rental market with very little new competition.

Nearby surrounding cities offer additional entertainment and amenities as well as some of the largest employers. Major attractions such as Disneyland, Knott's Berry Farm are only a short drive away. Westridge Golf Club, and Iron Woods Golf, La Mirada Center for the Performing Arts, nearby amenities.





Commerce  
Park Lawn Memorial Park

Pico Rivera

Whittier

Hacienda Heights

Puente Hills Mall

Schoharum Regional Park

Royal Vista Golf Club

Bell Gardens

Santa Fe Springs

Whittier

Whittier College

La Habra Heights

ORANGE COUNTY

Downey

Norwalk

La Mirada

La Habra

Brea

Paramount

Bellflower

LOS ANGELES COUNTY

Biola University

West Coyote Hills Nature Park

Fullerton Golf Course

Birch Hills Golf Course

Lakewood

Artesia

Cerritos

La Palma

Buena Park

Fullerton

Placentia

Lakewood Center Mall

Long Beach Towne Center

Cerritos Towne Center

La Palma Intercommunity Hospital

Knott's Berry Farm

OrangeFair Shopping Center

Metrocenter Fullerton Shopping Center

Cherry Park

Lakewood Country Club

Heartwell Park

El Dorado East Regional Park

Cypress

Buena Park Downtown

Dad Miller Golf Course

Anaheim Regional Medical Center

Anaheim

LONG BEACH AIRPORT (LGB)

Slylinks Golf Course

El Dorado Park West

Los Alamitos Medical Center

Los Alamitos Race Course

Cypress Center

West Anaheim Medical Center

Modjeska Park

Disneyland California Adventure

Anaheim GardenWalk

Long Beach

Los Alamitos

Cypress Plaza Shopping Center

Stanton

Anaheim Convention Center

Angel Stadium Of Anaheim

Honda Center

Stadium Promenade



# EXECUTIVE SUMMARY



LEFT PERSPECTIVE LOOKING SOUTHWEST



REAR PERSPECTIVE LOOKING NORTHWEST



LA MIRADA BLVD. LOOKING SOUTHEAST



LA MIRADA BLVD. LOOKING NORTHEAST

## PROPERTY SPECIFICATIONS

|                                |                                                                            |
|--------------------------------|----------------------------------------------------------------------------|
| <b>Address</b>                 | 11628 La Mirada Blvd<br>La Mirada, California 90638                        |
| <b>Price</b>                   | \$3,299,000                                                                |
| <b>Lot Size</b>                | 37,250 (.85 acres) – Triangular Shape                                      |
| <b>Price/Foot</b>              | \$88.56                                                                    |
| <b>Price/Unit</b>              | \$117,821                                                                  |
| <b>Description:</b>            | 28 unit, 3-story multifamily development                                   |
| <b>Entitlements:</b>           | Fully entitled. Plan check underway.                                       |
| <b>APN:</b>                    | 8040 006 046                                                               |
| <b>Location:</b>               | South of Leffingwell on La Mirada Blvd                                     |
| <b>Existing Zoning:</b>        | C1 (neighborhood commercial)                                               |
| <b>Overlay Zoning:</b>         | SHO - Special Housing Overlay, infill area 3                               |
| <b>Current Use:</b>            | Church Parking Lot                                                         |
| <b>Proposed Unit Mix:</b>      | 22 1+1 700 SF<br>6 2+2 1,000 SF                                            |
| <b>Proposed Bldg Features:</b> | Washer and dryer in each unit, fitness gym, elevator, lounge, trash chutes |
| <b>Density:</b>                | 32.9 units/acre                                                            |
| <b>Parking:</b>                | 51 spaces                                                                  |
| <b>Building Height:</b>        | 45' max.; two(2) stories over a basement                                   |

# PARCEL MAP APN 8040 006 046





# PROPOSED PROJECT STATISTICS

## PROJECT SUMMARY

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Existing Zoning:              | C-1 Neighborhood Commercial                                              |
| Overlay Zoning District:      | SHO Special Housing Overlay, Infill Area #3                              |
| Site Area:                    | 0.85 acres or 37,250 sq. ft.                                             |
| Total Units:                  | 28 units                                                                 |
| Density:                      | 32.9 units/acre                                                          |
| Parking Provided:             | 51 spaces @ 1.82 spaces per unit                                         |
| Coverage:                     | 18,625 sq. ft. @ 50% max.                                                |
| Total Residential Floor Area: | 30,214 sq. ft. @ 0.81 F.A.R. (1.0 max)*                                  |
| Garage Floor Area:            | 18,625 sq. ft.                                                           |
| Building Height:              | 37' provided (45' max.)                                                  |
| Front Setback:                | 20' provided (10' min.)                                                  |
| Interior Side Setback:        | 10' provided (5' min.), w/ 2' deck projection on 2nd floor (Units 14-16) |
| Rear Setback:                 | 26' provided (10' min.)                                                  |

## UNIT MIX

|                                          |                 |
|------------------------------------------|-----------------|
| Plan 1A: 1 bed, 1 bath, 655 sq. ft. net  | 3 units (11%)   |
| Plan 1B: 1 bed, 1 bath, 678 sq. ft. net  | 16 units (57%)  |
| Plan 1C: 1 bed, 1 bath, 703 sq. ft. net  | 3 units (11%)*  |
| Plan 2A: 2 bed, 2 bath, 950 sq. ft. net  | 4 units (14%)   |
| Plan 2B: 2 bed, 2 bath, 1019 sq. ft. net | 2 units (7%)    |
| <b>Total Yield</b>                       | <b>28 units</b> |

|                               |                  |
|-------------------------------|------------------|
| <u>Parking Provided</u>       |                  |
| Resident - standard           | 35 spaces        |
| Resident - oversize compact   | 10 spaces        |
| Guest - standard              | 3 spaces         |
| Guest - compact               | 3 spaces         |
| <b>Total Parking Provided</b> | <b>51 spaces</b> |
| <b>Bike Parking Provided</b>  | <b>6 spaces</b>  |

\* **NOTE:** Approved unit mix and unit sizes per entitlements. Owner completing architecture plans currently so square footage of units may vary slightly.

# INVESTMENT HIGHLIGHTS



- Rare opportunity to build hi-end luxury apartments in Los Angeles county, bordering Orange County
- Fully entitled site for 28 units
- Surrounded by single family residential backing up to culdesac
- Low density project
- Homes in the immediate area sell for \$650,000-\$900,000
- Approved renderings and plans provided herein
- Unit mix caters to professionals with 1 and 2 bedroom units
- The market is surrounded by many of Orange County and Los Angeles top employers, access to employment in every direction
- Strong demographics indicate low vacancy, strong home prices and median incomes, 40% of the population with higher education degrees
- Very little competitive properties, ensuring strong absorption and rent growth
- Favorable developer returns
- Notable nearby employers include UPS, Knotts Berry Farm, Raytheon, Cerritos College, Presbyterian Community Hospital, Norwalk/La Mirada School District
- No competition under construction in immediate area



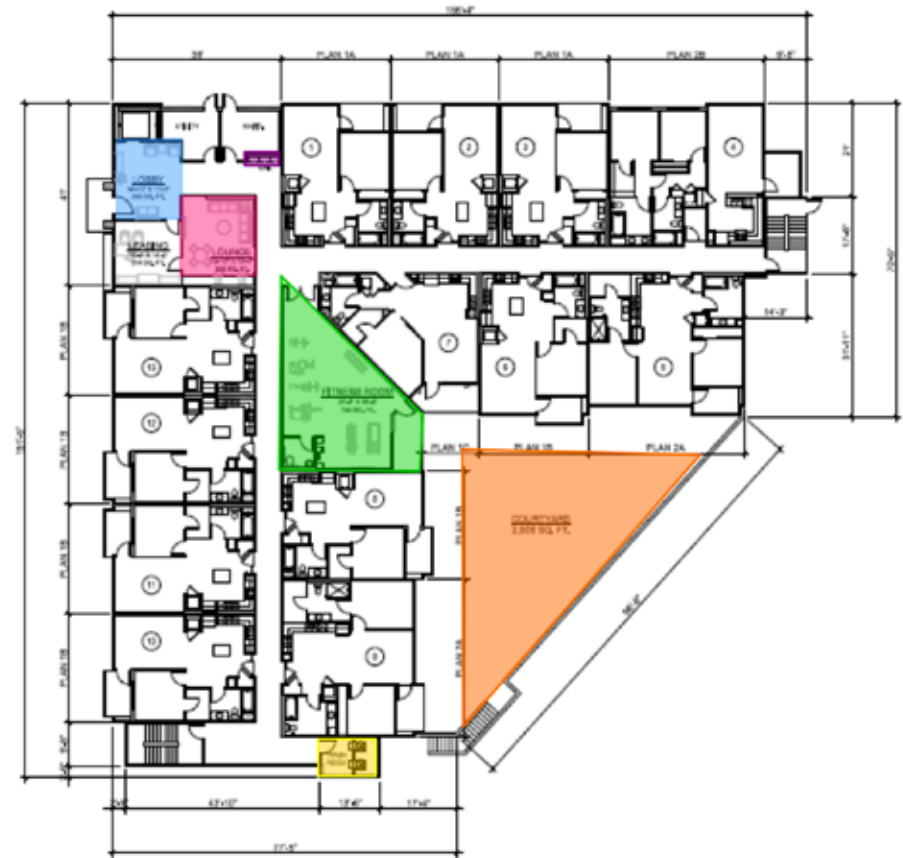
# ONSITE AMENITIES

## BUILDING AMENITIES

- Secure, gated, covered parking.
- Secure building access
- Elevator access directly to parking garage
- Lounge / TV common area (306 SF)
- Fitness / Recreation Room of 735 SF with provided Exercise Equipment
- OnSite Leasing Office
- Exterior Open Space Courtyard (2,906 SF) with outdoor seating and tables as well as BBQs
- Double paned vinyl windows for sound reduction
- Trash chute for each living level
- Enhanced architectural styling and materials for long-term sustainability

## UNIT AMENITIES

- Open concept floorplans with kitchen islands or breakfast bar seating
- Stainless steel Dishwasher, Range, Refrigerator
- Stackable Washer/Dryer provided in each unit
- CAD and CATV wiring to each room for computer & Media connections
- Ample size bedrooms with walk-in closets
- Private outdoor decks
- Double paned vinyl windows for sound reduction and energy efficiency
- Central heating and Air Conditioning per unit



- COURTYARD
- FITNESS ROOM
- TRASH ROOM
- LOBBY
- LOUNGE
- MAIL ROOM

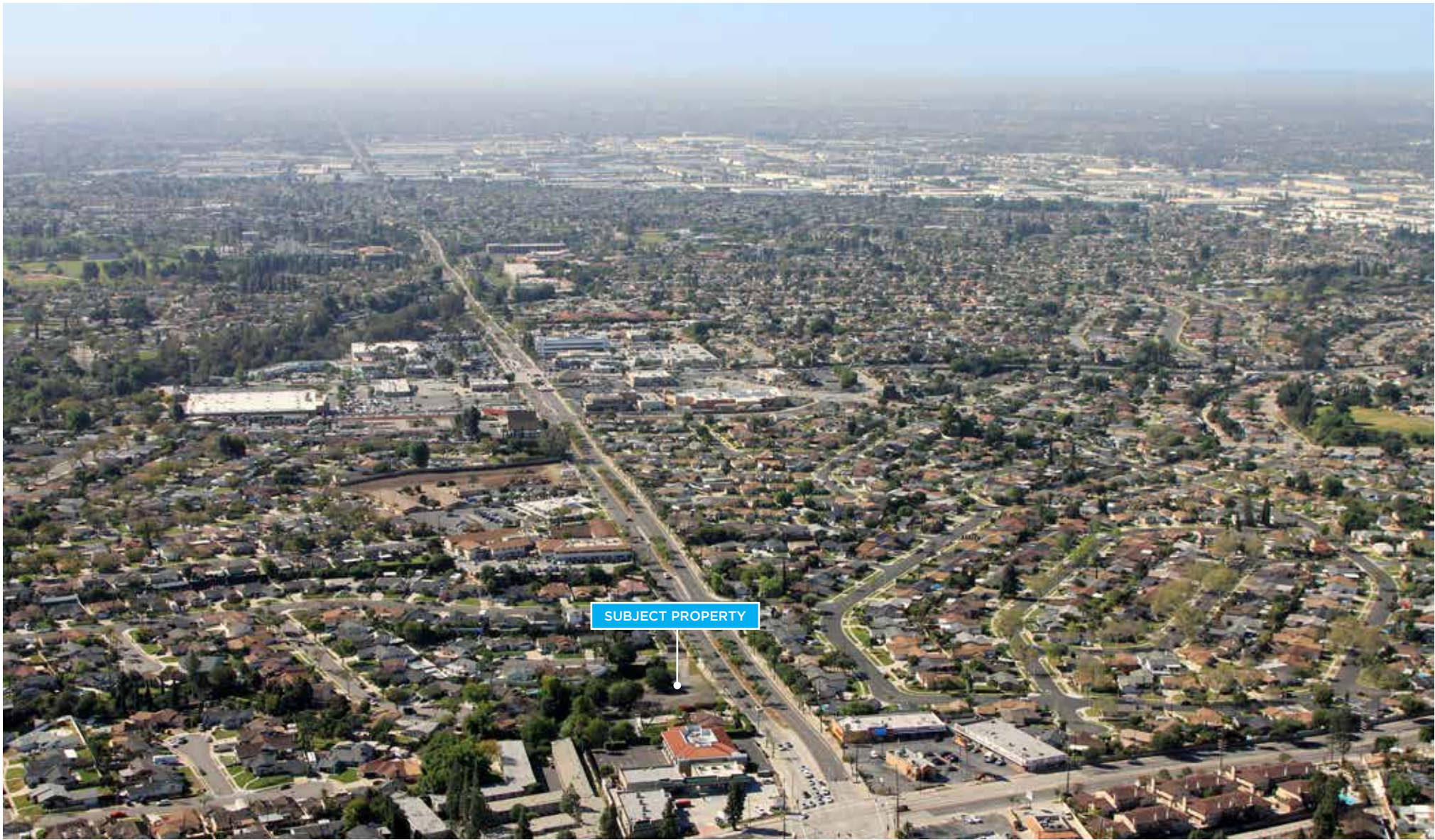
# VIEW FROM LA MIRADA BLVD











# LA MIRADA MARKET



# LA MIRADA MARKET OVERVIEW

La Mirada is a city in southeast Los Angeles County, California, and is one of the Gateway Cities. The population was 48,527 at the 2010 census, up from 46,783 at the 2000 census, and is also on the border of Orange County adjacent to La Habra. La Mirada was listed as #34 on CNN Money Magazine's "Best Place to Live" list. It is also the home of Biola University, an evangelical Christian institution of higher education.

With a total area of 7.9 square miles, the City is on the border between Orange and Los Angeles Counties. On the Los Angeles County side are Santa Fe Springs to the west and Cerritos to the southwest; and unincorporated areas of Los Angeles County of East Whittier, and South Whittier to the North. The cities which border on the Orange County side are Fullerton and La Habra on the east; Buena Park on the south.

La Mirada is governed by the Norwalk-La Mirada Unified School District, headquartered in neighboring Norwalk. La Mirada has one public secondary school, La Mirada High School.

The Creek Park and Granada Heights neighborhoods in northern La Mirada are within the boundaries of the East Whittier City School District K - 8th grade, the Whittier Union High School District, and Rio Hondo College District all with campuses in nearby Whittier. Several private schools are located in La Mirada.

La Mirada's main arterial streets are Rosecrans Avenue and Imperial Highway. Valley View Avenue, La Mirada Boulevard, and Santa Gertrudes Avenue are other important arterials, with market rates apartments & conveniences. Interstate 5 passes through the southwest corner of the city, while Beach Boulevard (CA-39) passes through the east end of the City.

Metrolink operates commuter rail service with the nearest stations to La Mirada being Buena Park and Norwalk/Santa Fe Springs. Union Pacific Railroad operates a rail line along Interstate 5 and serves the southern industrial areas south of I-5.

Public transportation is provided by the Los Angeles County Metropolitan Transportation Authority (Metro), Norwalk Transit, and Montebello Bus Lines.

Nearby attractions include Knott's Berry Farm, Westridge Golf Club, La Mirada Center for the Performing Arts, and Ralph B. Clark Regional Park.

Single family homes in the area range in price from \$650,000 to \$900,000 in this market.



# CITY OF LA MIRADA | MARKET OVERVIEW

## LA MIRADA POPULATION



**49.0%**  
MALE



**51.0%**  
FEMALE



**28%**  
BACHELOR  
OR GREATER  
DEGREE



**\$87,927**  
AVERAGE  
HOUSEHOLD  
INCOME

**482,741**  
2016 POPULATION  
(5 MILE RADIUS)

## LA MIRADA HOUSING MARKET



**36.4%**  
RENTER  
OCCUPIED UNITS



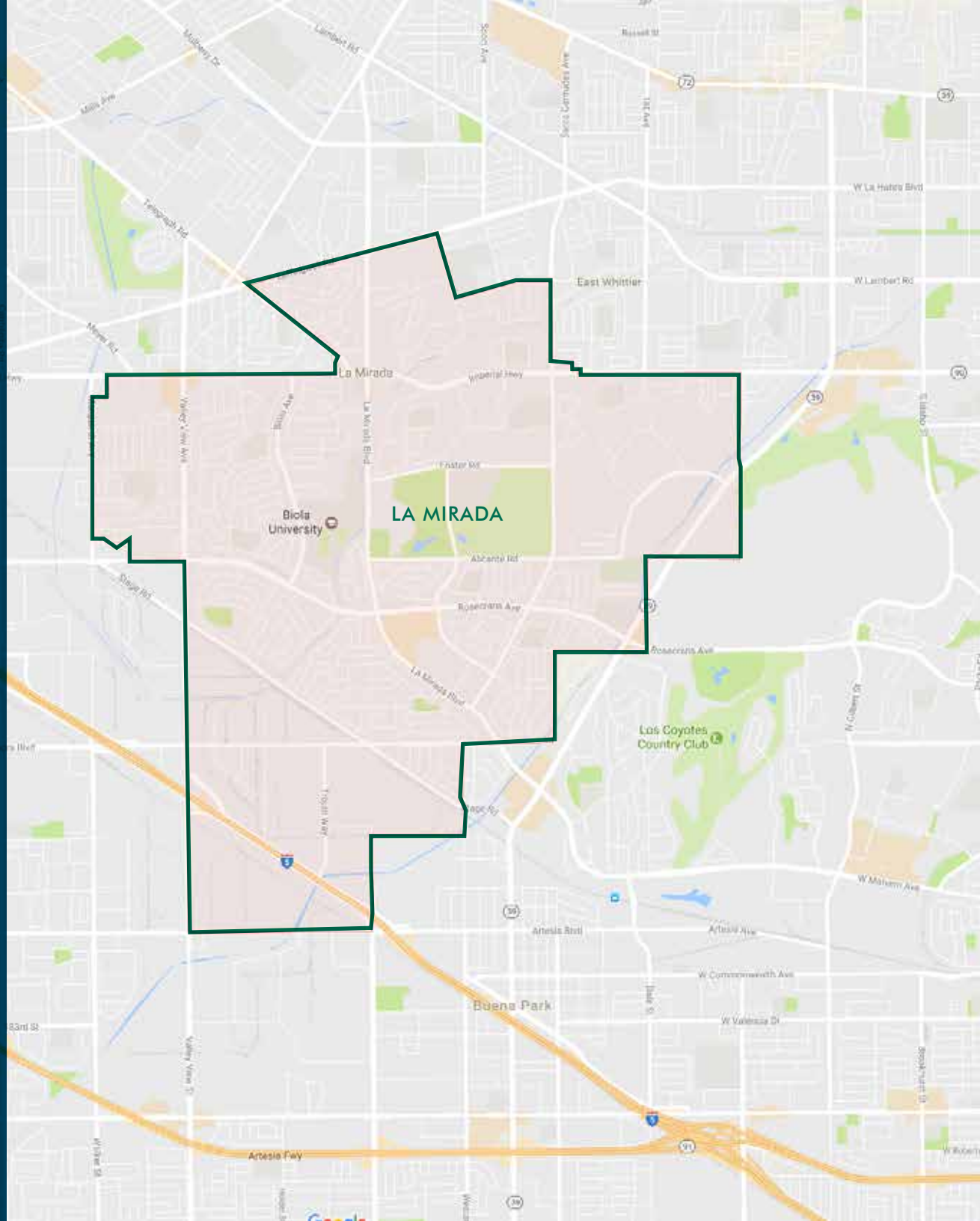
**148,630**  
TOTAL HOUSING  
UNITS



**80%**  
HOMES VALUE  
\$300K - \$999K



**96%**  
AVERAGE  
OCCUPANCY





# LA MIRADA MARKET

## TOP EMPLOYERS

According to the City's 2014 Comprehensive Annual Financial Report, the top employers in the city of La Mirada are:

### Largest Employers

| # | TRADE NAME                                            | # OF EMPLOYEES |
|---|-------------------------------------------------------|----------------|
| 1 | Biola University                                      | 1,380          |
| 2 | U.S. Foodservice                                      | 700            |
| 3 | Norwalk-La Mirada Unified School District             | 372            |
| 4 | Kindred Hospital La Mirada                            | 292            |
| 5 | City of La Mirada                                     | 288            |
| 6 | A Better Tomorrow Education                           | 250            |
| 7 | Crothall Healthcare                                   | 220            |
| 8 | Mirada Hills Rehabilitation and Convalescent Hospital | 200            |
| 9 | The Home Depot                                        | 170            |

## LOCAL AMENITIES

- La Habra Children's Museum
- Westridge Golf Club
- Disneyland
- Knott's Berry Farm
- Coyote Hills National Park and trails
- Brea Shopping Mall
- Biola University
- La Mirada Regional Aquatics Center
- La Mirada Theatre Center
- Splash Water Park
- Cerritos Library
- Cerritos College
- Presbyterian Community Hospital



# SURROUNDING TOP EMPLOYERS

| Employer             | # of Employees |
|----------------------|----------------|
| Vons                 | 858            |
| McMaster-Carr        | 644            |
| Presto Food Products | 492            |

| Employer                    | # of Employees |
|-----------------------------|----------------|
| Presbyterian Comm. Hospital | 2,600          |
| Whittier Union              | 950            |
| Whittier Hospital           | 850            |
| Whittier City School Dist.  | 720            |
| City of Whittier            | 621            |

| Employer         | # of Employees |
|------------------|----------------|
| CVS              | 1,056          |
| Walmart          | 492            |
| City of La Habra | 435            |

| Employer                    | # of Employees |
|-----------------------------|----------------|
| Norwalk La Mirada Sch. Dist | 2,057          |
| Cerritos College            | 1,570          |
| LA County Registrar         | 1,564          |
| Metropolitan State Hospital | 1,466          |
| Target                      | 442            |
| City of Norwalk             | 409            |



| Employer              | # of Employees |
|-----------------------|----------------|
| Raytheon              | 1,446          |
| Cal State Fullerton   | 3,821          |
| St Jude Medical Ctr   | 2,928          |
| Fullerton College     | 1,094          |
| Fullerton School Dist | 1,286          |
| Albertsons            | 800            |
| Kraft                 | 550            |

| Employer                | # of Employees |
|-------------------------|----------------|
| UPS                     | 1,761          |
| AT&T Mobility           | 994            |
| Southern Wine & Spirits | 979            |
| College Hospital        | 523            |

| Employer            | # of Employees |
|---------------------|----------------|
| Knott's Berry Farm  | 5,071          |
| Prologis            | 800            |
| Leach International | 477            |

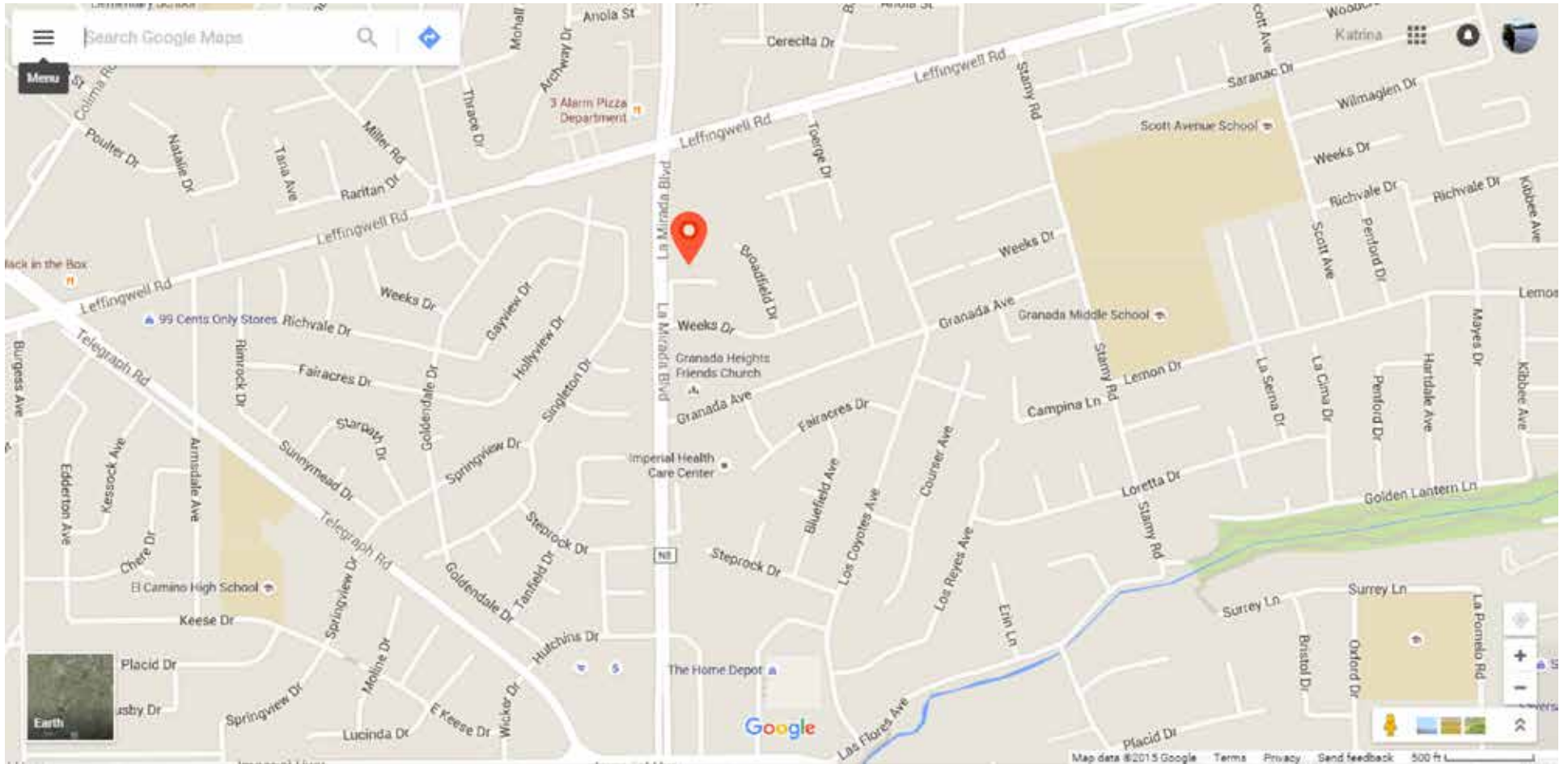




OWNERS RENDERINGS APPROVED/  
FLOOR PLANS

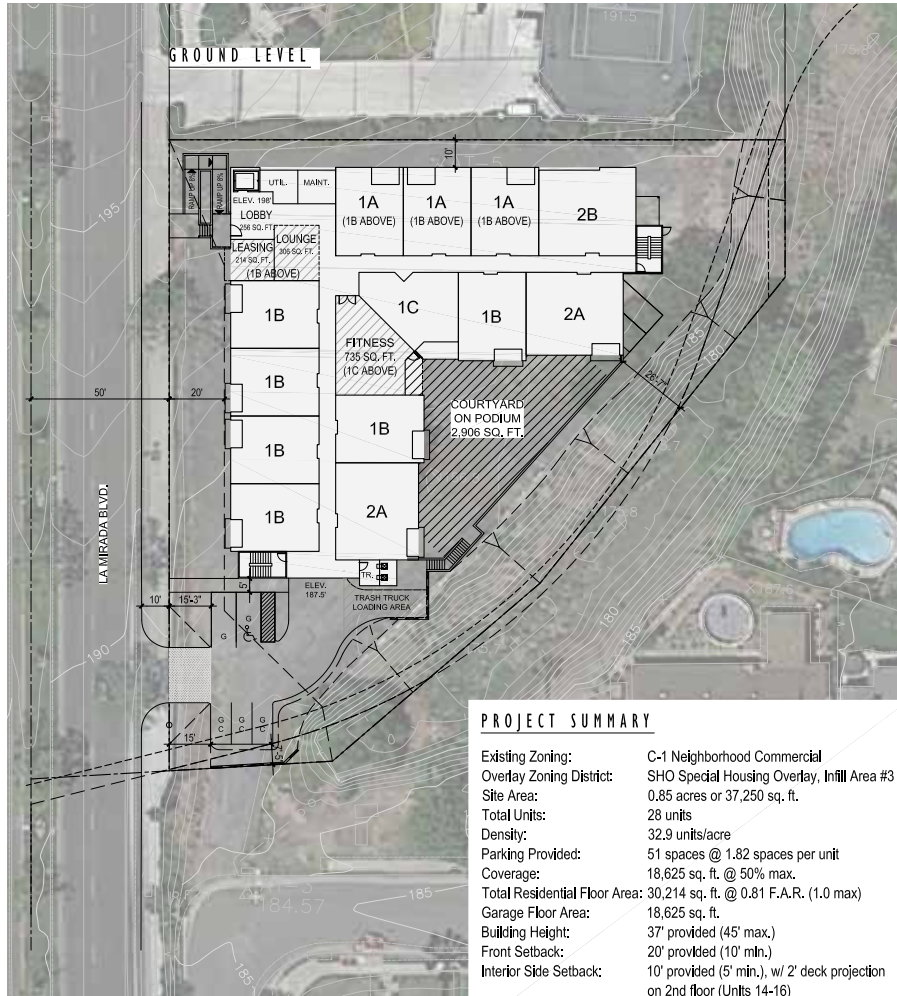


# STREET MAP





# RENDERINGS APPROVED



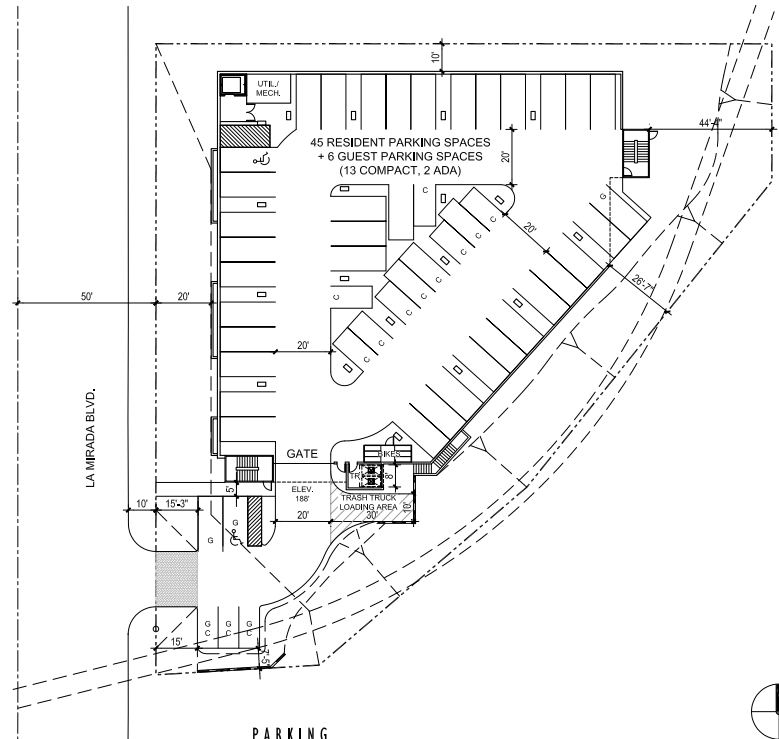
## PROJECT SUMMARY

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Existing Zoning:              | C-1 Neighborhood Commercial                                              |
| Overlay Zoning District:      | SHO Special Housing Overlay, Infill Area #3                              |
| Site Area:                    | 0.85 acres or 37,250 sq. ft.                                             |
| Total Units:                  | 28 units                                                                 |
| Density:                      | 32.9 units/acre                                                          |
| Parking Provided:             | 51 spaces @ 1.82 spaces per unit                                         |
| Coverage:                     | 18,625 sq. ft. @ 50% max.                                                |
| Total Residential Floor Area: | 30,214 sq. ft. @ 0.81 F.A.R. (1.0 max)                                   |
| Garage Floor Area:            | 18,625 sq. ft.                                                           |
| Building Height:              | 37' provided (45' max.)                                                  |
| Front Setback:                | 20' provided (10' min.)                                                  |
| Interior Side Setback:        | 10' provided (5' min.), w/ 2' deck projection on 2nd floor (Units 14-16) |
| Rear Setback:                 | 26' provided (10' min.)                                                  |

## UNIT MIX

|                    |                                 |                 |
|--------------------|---------------------------------|-----------------|
| Plan 1A:           | 1 bed, 1 bath, 655 sq. ft. net  | 3 units (11%)   |
| Plan 1B:           | 1 bed, 1 bath, 678 sq. ft. net  | 16 units (57%)  |
| Plan 1C:           | 1 bed, 1 bath, 703 sq. ft. net  | 3 units (11%)   |
| Plan 2A:           | 2 bed, 2 bath, 950 sq. ft. net  | 4 units (14%)   |
| Plan 2B:           | 2 bed, 2 bath, 1019 sq. ft. net | 2 units (7%)    |
| <b>Total Yield</b> |                                 | <b>28 units</b> |

## BASEMENT PARKING LEVEL



## PARKING

**Parking Required**

|                                |                  |
|--------------------------------|------------------|
| 1 bedroom units: 22 x 1.5 =    | 33 spaces        |
| 2 bedroom units: 6 x 2.0 =     | 12 spaces        |
| Guest: 28 x 1/5 =              | 6 spaces         |
| <b>Total parking required:</b> | <b>51 spaces</b> |

**Bike Parking Required**

|                          |          |
|--------------------------|----------|
| 1 space / 5 units x 28 = | 6 spaces |
|--------------------------|----------|

**Parking Provided**

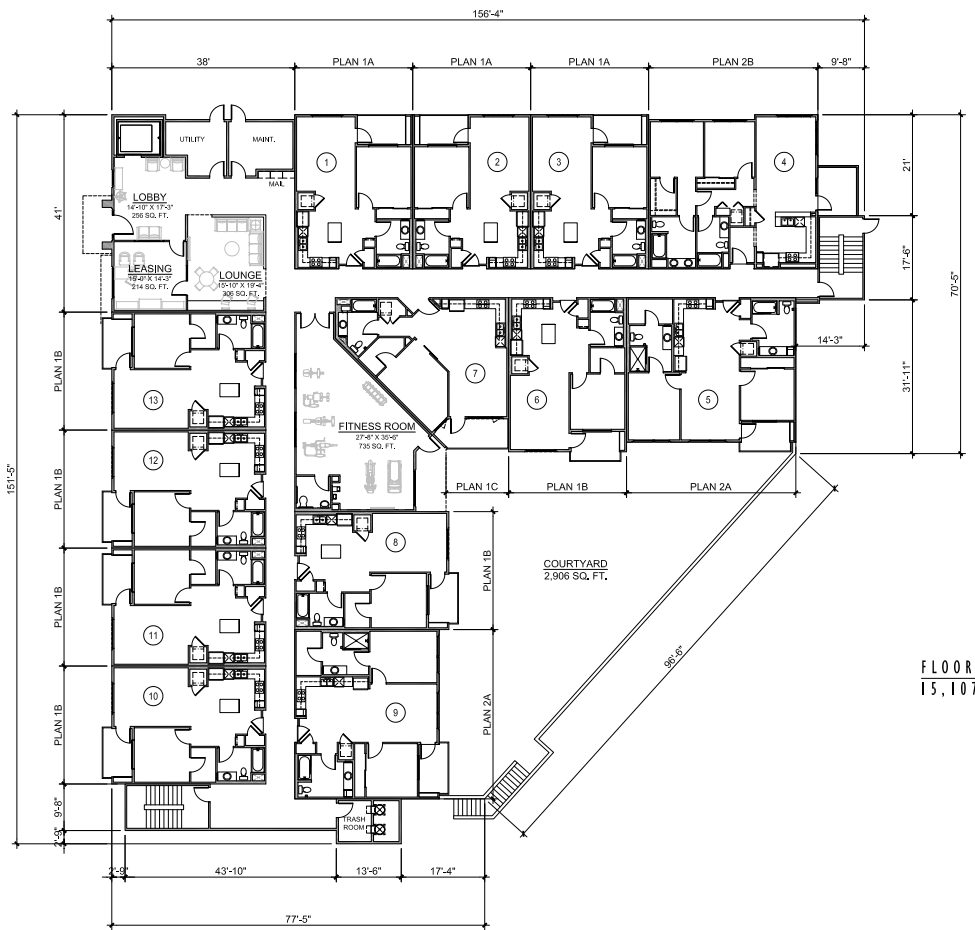
|                               |                  |
|-------------------------------|------------------|
| Resident - standard           | 35 spaces        |
| Resident - oversize compact   | 10 spaces        |
| Guest - standard              | 3 spaces         |
| Guest - compact               | 3 spaces         |
| <b>Total Parking Provided</b> | <b>51 spaces</b> |

**Bike Parking Provided**

|          |
|----------|
| 6 spaces |
|----------|

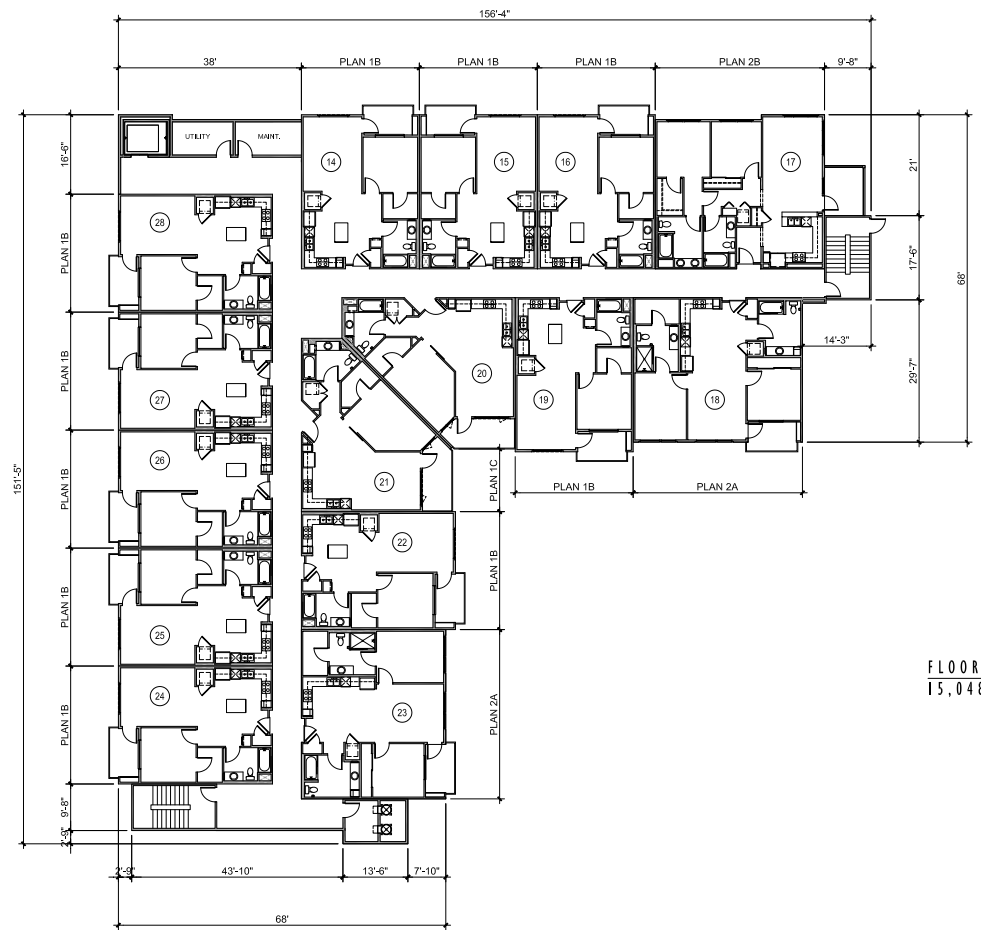
# FLOOR PLANS

## LEVEL 1 FLOOR PLAN



FLOOR  
15,107

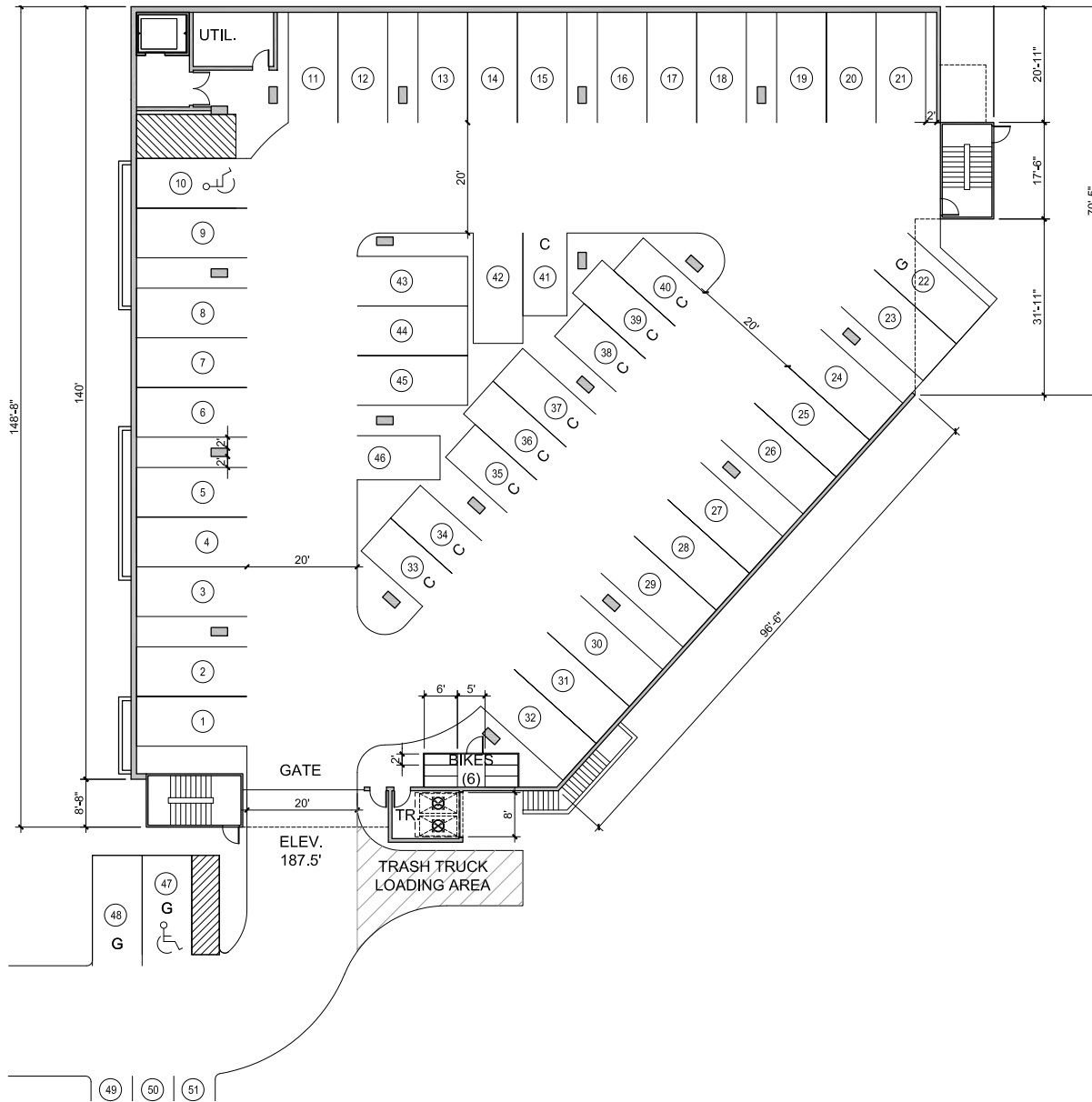
## LEVEL 2 FLOOR PLAN



FLOOR  
15,048

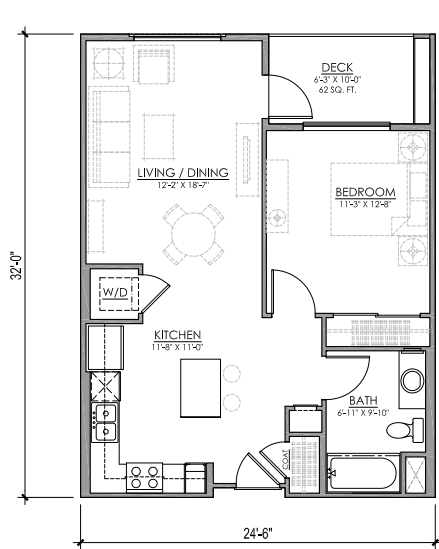


# PARKING SPACE & DIMENSIONS

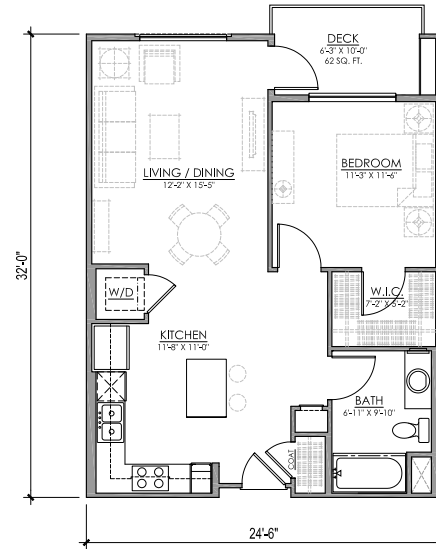


| PARKING SPACE DIMENSIONS |       |         |                                    |
|--------------------------|-------|---------|------------------------------------|
| SPACE NO.                | WIDTH | LENGTH  | TYPE                               |
| 1                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 2                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 3                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 4                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 5                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 6                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 7                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 8                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 9                        | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 10                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT, VAN ACCESSIBLE |
| 11                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 12                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 13                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 14                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 15                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 16                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 17                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 18                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 19                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 20                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 21                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 22                       | 9'-0" | 20'-0"  | STANDARD, GUEST                    |
| 23                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 24                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 25                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 26                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 27                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 28                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 29                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 30                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 31                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 32                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 33                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 34                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 35                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 36                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 37                       | 8'-0" | 17'-10" | OVERSIZE COMPACT, RESIDENT         |
| 38                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 39                       | 8'-0" | 17'-10" | OVERSIZE COMPACT, RESIDENT         |
| 40                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 41                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 42                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 43                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 44                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 45                       | 9'-0" | 20'-0"  | STANDARD, RESIDENT                 |
| 46                       | 8'-0" | 15'-0"  | OVERSIZE COMPACT, RESIDENT         |
| 47                       | 9'-0" | 20'-0"  | STANDARD, GUEST, ACCESSIBLE        |
| 48                       | 9'-0" | 20'-0"  | STANDARD, GUEST                    |
| 49                       | 7'-6" | 15'-0"  | COMPACT, GUEST                     |
| 50                       | 7'-6" | 15'-0"  | COMPACT, GUEST                     |
| 51                       | 7'-6" | 15'-0"  | COMPACT, GUEST                     |

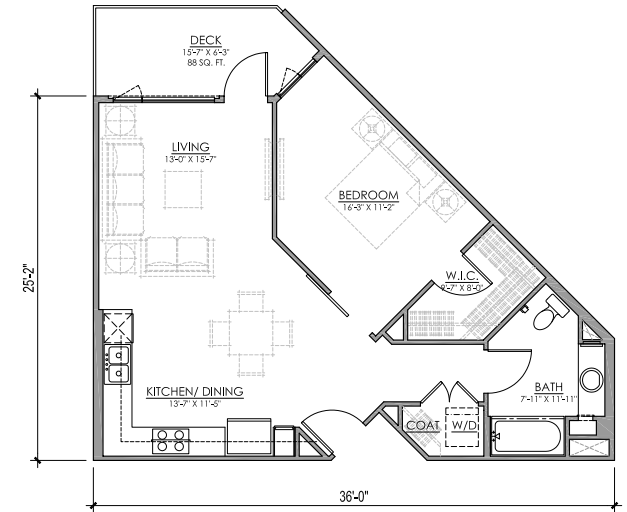
# PROPOSED FLOOR PLANS



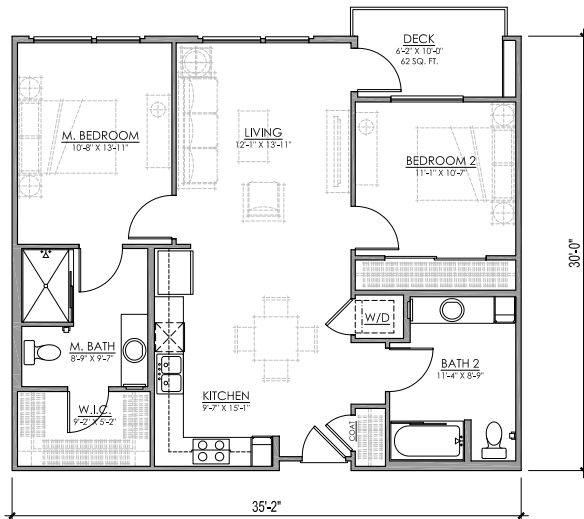
UNIT 1A - 1 BEDROOM  
712 SQ. FT. GROSS  
655 SQ. FT. NET



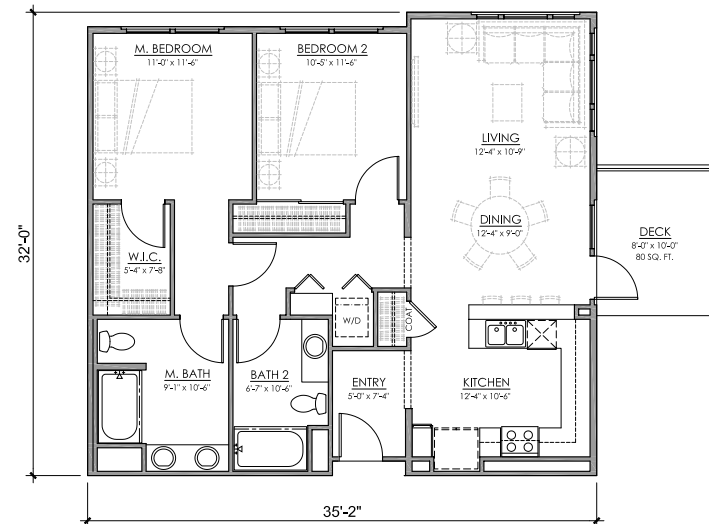
UNIT 1B - 1 BEDROOM  
734 SQ. FT. GROSS  
678 SQ. FT. NET



UNIT 1C - 1 BEDROOM  
766 SQ. FT. GROSS  
703 SQ. FT. NET



UNIT 2A - 2 BEDROOM  
1006 SQ. FT. GROSS  
950 SQ. FT. NET



UNIT 2B - 2 BEDROOM  
1098 SQ. FT. GROSS  
1021 SQ. FT. NET



# PROPOSED SITE PLAN



# RENDERINGS



EAST ELEVATION - LA MIRADA BLVD



SOUTH ELEVATION



# RENDERINGS



WEST ELEVATION



NORTH ELEVATION

# RENDERINGS



LA MIRADA BLVD. LOOKING SOUTHEAST



LA MIRADA BLVD. LOOKING NORTHEAST



# RENDERINGS



LEFT PERSPECTIVE LOOKING SOUTHWEST



REAR PERSPECTIVE LOOKING NORTHWEST



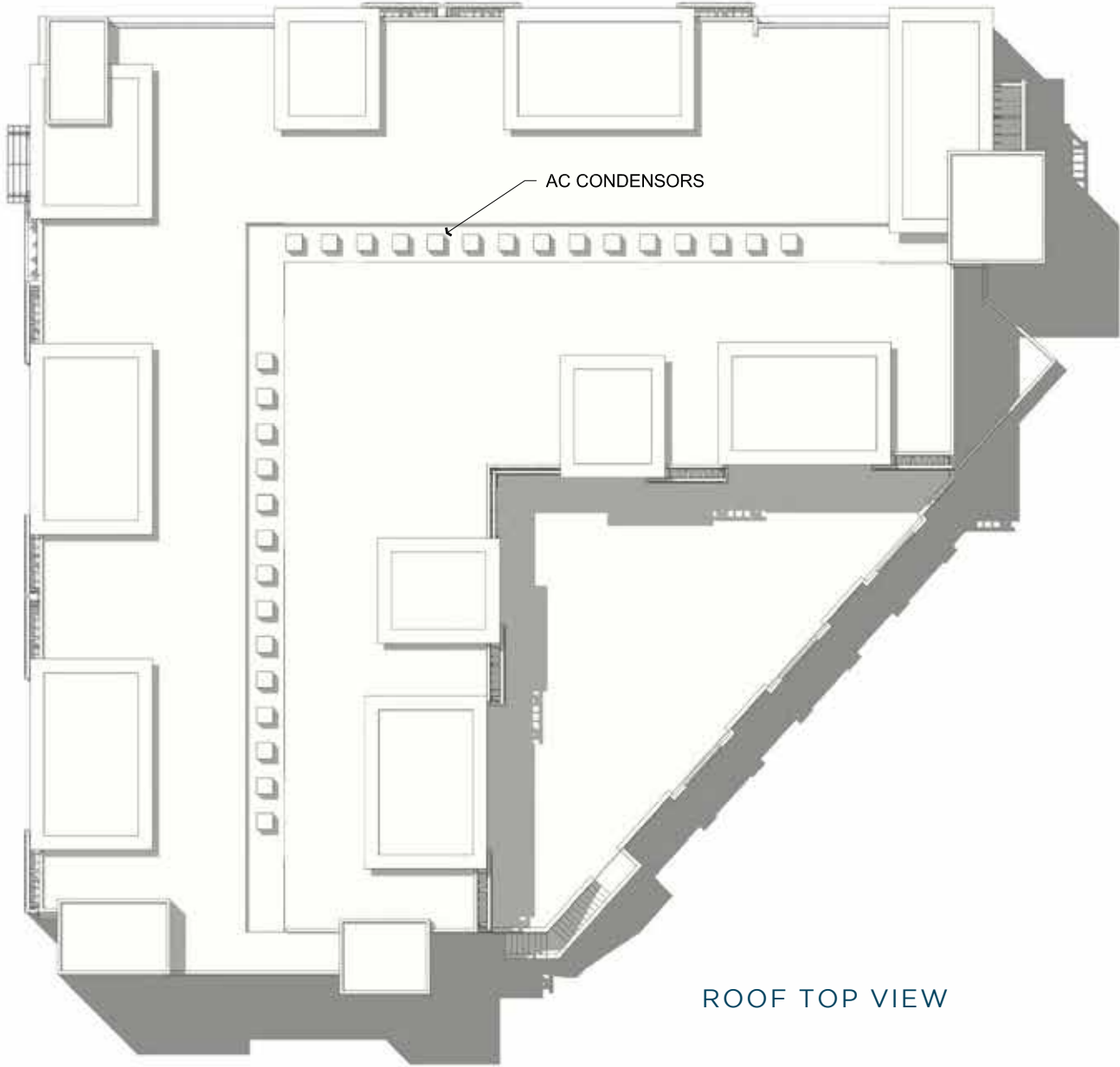
# RENDERINGS



SOUTH ELEVATION



# RENDERINGS





# FINANCIAL ANALYSIS



# LAND RESIDUAL ANALYSIS

| PROPERTY SIZE                          |                 | IMPROVEMENTS: Apartment |           |            |      |                   |
|----------------------------------------|-----------------|-------------------------|-----------|------------|------|-------------------|
| LAND                                   |                 | % Allocation            | Net Acres | SF of Land | FAR  | Gross Building SF |
| Gross Acres                            | 0.855 Acres     | 100%                    | 0.855     | 37,250 SF  | 0.70 | 26,000 RSF        |
| % of Land Loss to Infrastructure/Misc. | 0.0%            |                         |           |            |      |                   |
| Net Acres                              | 0.855 Net Acres |                         |           |            |      |                   |

| DEVELOPER'S COSTS                                  |                          | Apartment           |
|----------------------------------------------------|--------------------------|---------------------|
| <b>HARD COSTS</b>                                  |                          |                     |
| Entitlements/Permits/Fees/Etc                      |                          | \$16.97 PSF         |
| On-Site Costs                                      |                          | \$26.00 PSF         |
| Building Shell & Core                              |                          | \$109.62 PSF        |
|                                                    | Sub-Total                | \$152.59 PSF        |
| Additional Tenant Improvements/Leasing Commissions |                          | \$0.00 PSF          |
| <b>TOTAL HARD COSTS</b>                            |                          | <b>\$152.59 PSF</b> |
| <b>SOFT COSTS (Including Est. Financing Costs)</b> |                          |                     |
|                                                    | Percentage of Hard Costs | 21.88%              |
| <b>TOTAL SOFT COSTS</b>                            |                          | <b>\$33.38 PSF</b>  |
| <b>TOTAL HARD &amp; SOFT COSTS</b>                 |                          | <b>\$185.97 PSF</b> |

| NET STABILIZED VALUE                       |       |                       |                  |                     |                     |
|--------------------------------------------|-------|-----------------------|------------------|---------------------|---------------------|
| <b>PROJECTED INCOME</b>                    |       |                       |                  |                     |                     |
| Unit Type                                  | Units | Unit Size / Rent      | Total SF         | PSF/Month           | Total               |
| 2 Bd + 2 Bth                               | 22    | 700 SF / \$1,750/Mo   | 15,400 SF        | \$2.50 PSF          | \$462,000           |
| 3 Bd + 2 Bth                               | 6     | 1,000 SF / \$2,400/Mo | 6,000 SF         | \$2.40 PSF          | 172,800             |
| Total                                      |       |                       | <b>21,400 SF</b> | <b>\$2.47 PSF</b>   | <b>\$634,800</b>    |
|                                            |       |                       |                  | <b>PSF/Year</b>     |                     |
| Stabilized Base Rent (YR 1)                |       |                       |                  | \$29.66 PSF         | \$634,800           |
| Other Revenue                              |       |                       |                  | 0.02 PSF            | 500                 |
| Reimbursement Revenue                      |       |                       |                  | 0.00 PSF            | 0                   |
| Sub-Total (Effective Gross Revenue)        |       |                       |                  | \$29.69 PSF         | \$635,300           |
| General Vacancy Loss                       |       |                       |                  | 5.00%               | (\$1.48) PSF        |
| Operating Expenses                         |       |                       |                  | 27.00% of Income    | (\$8.01) PSF        |
|                                            |       |                       |                  |                     |                     |
| <b>STABILIZED NOI</b>                      |       |                       |                  | <b>\$20.19 PSF</b>  | <b>\$432,139</b>    |
| <b>CAP RATE</b>                            |       |                       |                  |                     | <b>4.25% CAP</b>    |
| <b>STABILIZED VALUE (Per Gross SF)</b>     |       |                       |                  | <b>\$391.08 PSF</b> | <b>\$10,167,976</b> |
| Cost of Sale                               |       |                       |                  | 4.00%               | (\$15.64) PSF       |
| <b>NET STABILIZED VALUE (Per Gross SF)</b> |       |                       |                  | <b>\$375.43 PSF</b> | <b>\$9,761,257</b>  |

| LAND VALUATION                                 |        |                     |                    |
|------------------------------------------------|--------|---------------------|--------------------|
| NET STABILIZED VALUE                           |        | \$375.43 PSF        | \$9,761,257        |
| TOTAL HARD & SOFT COSTS                        |        | (\$185.97) PSF      | (\$4,835,250)      |
| DEVELOPER'S RETURN                             | 20.00% | (\$62.57) PSF       | (\$1,626,876)      |
| <b>CURRENT LAND VALUE (Per Gross SF)</b>       |        | <b>\$126.89 PSF</b> | <b>\$3,299,131</b> |
| <b>GROSS RESIDUAL LAND VALUE PER LAND FOOT</b> |        | <b>\$88.57 PSF</b>  |                    |

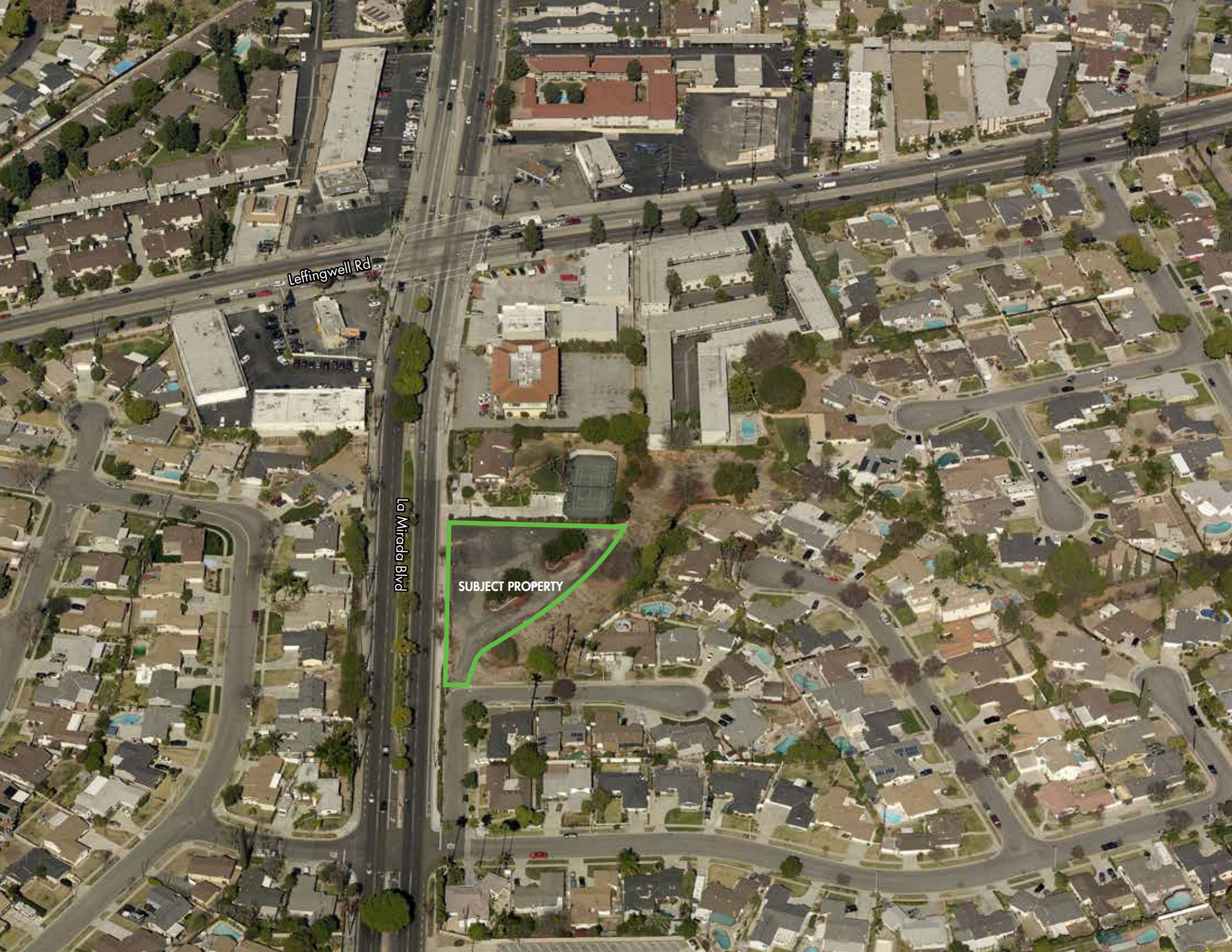
| PRICING INDICATOR |                         |                           |
|-------------------|-------------------------|---------------------------|
| <b>4.25% CAP</b>  | <b>\$88.57 PSF/LAND</b> | <b>PRICE: \$3,299,131</b> |



Leffingwell Rd

La Mirada Blvd

SUBJECT PROPERTY










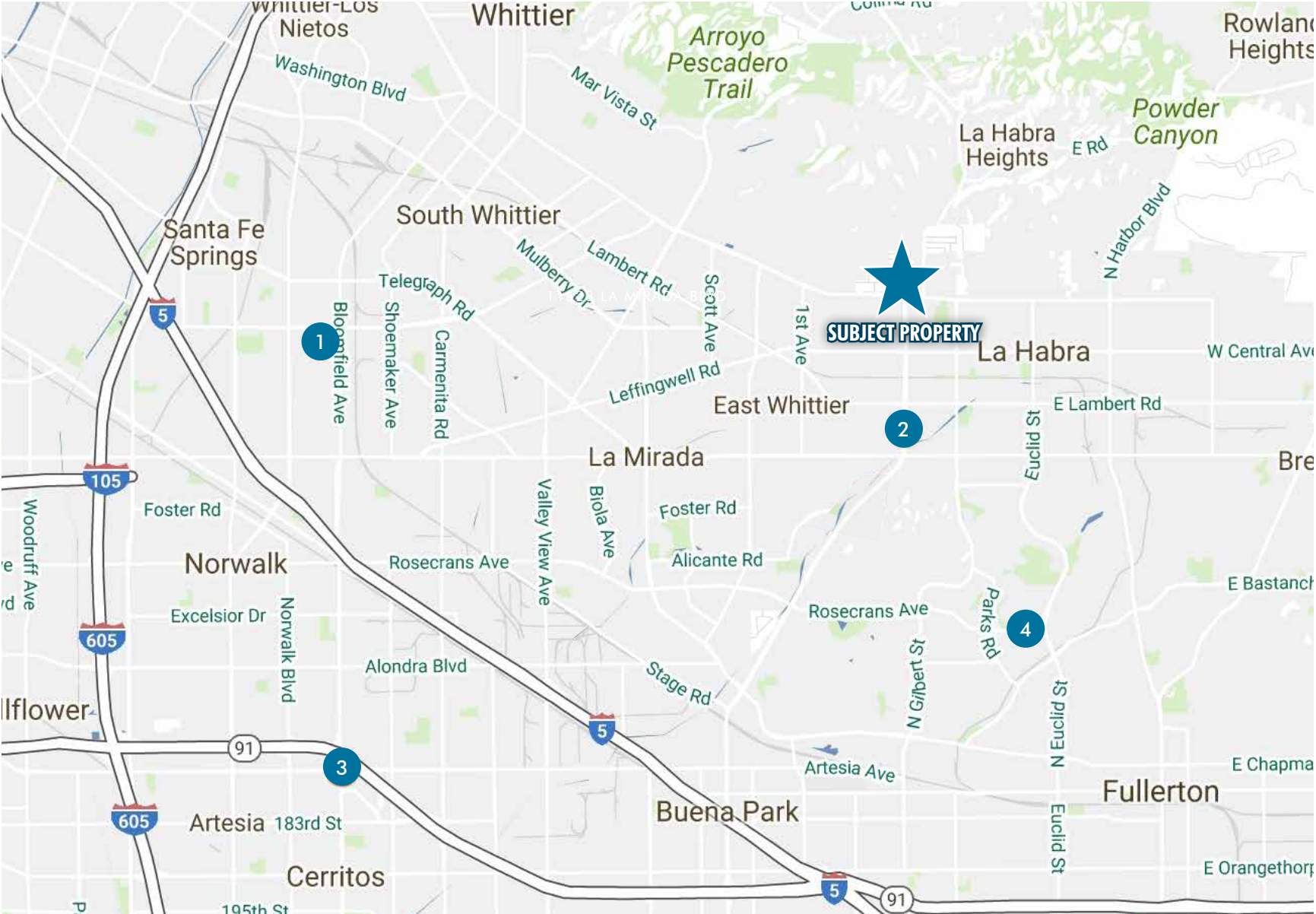
## MARKET COMPARABLES

# RENT COMPARABLES

|   | ADDRESS                                                                                                                                                       | YEAR BUILT | # OF UNITS | WASHER DRYER IN UNIT | 1+1                           |                   |                            | 2+2                |                |                  |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|----------------------|-------------------------------|-------------------|----------------------------|--------------------|----------------|------------------|
|   |                                                                                                                                                               |            |            |                      | RENT                          | SF                | RENT/SF                    | RENT               | SF             | RENT/SF          |
| 1 |  Miro Apartments<br>12257 Santa Fe Springs Dr.<br>Santa Fe Springs, CA 90670 | 2015       | 150        | Yes                  | \$2,500<br>\$2,700            | 730<br>766        | \$3.42<br>\$3.52           | \$3,000<br>\$2,800 | 1,072<br>980   | \$2.80<br>\$2.86 |
| 2 |  Valentia Apt. Homes<br>951 S. Beach Boulevard<br>La Habra, CA 90631         | 2017       | 335        | Yes                  | \$2,200<br>\$2,500            | 779<br>850        | \$2.82<br>\$2.94           | \$2,500<br>\$2,963 | 1,014<br>1,100 | \$2.00<br>\$2.69 |
| 3 |  Aria Apartments<br>12611 Artesia Blvd.<br>Cerritos, CA 90703                | 2010       | 197        | Yes                  | \$2,200<br>\$2,530<br>\$2,600 | 660<br>745<br>786 | \$3.33<br>\$3.00<br>\$3.00 | \$2,973<br>\$3,350 | 1,058<br>1,273 | \$2.81<br>\$2.63 |
| 4 |  Fountainglen at Jacaranda<br>1900 Camino Loma<br>Fullerton, CA              | 2010       | 131        | Yes                  | \$1,836                       | 736               | \$2.49                     | \$2,300            | 1,120          | \$2.00           |



# RENT COMPARABLES MAP

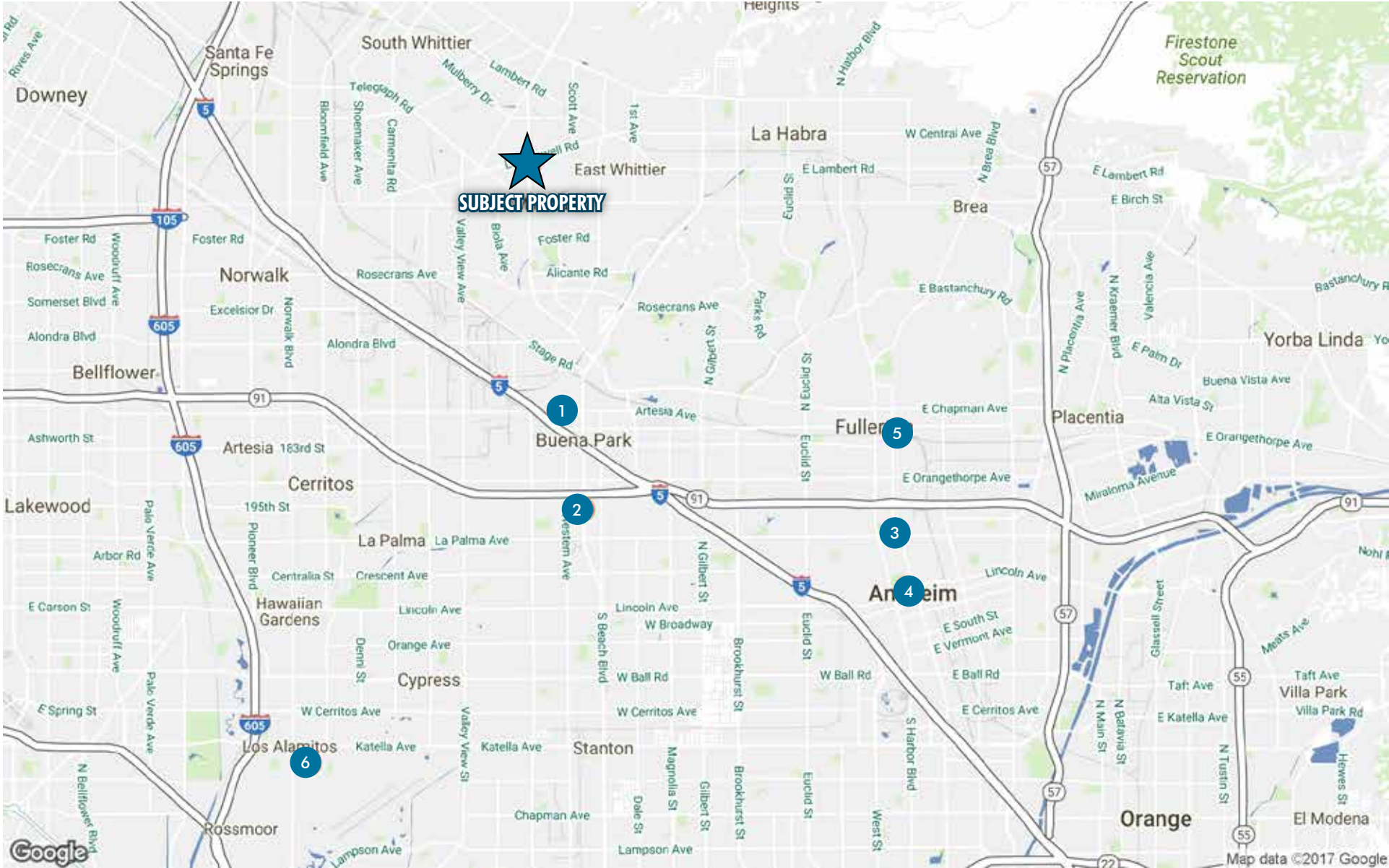


# SALE COMPARABLES

|         | ADDRESS                                 | SALE DATE | TOTAL PRICE  | ZONING    | SITE AREA | ACRES | \$/SF/LAND | DESCRIPTION                                                               | ENTITLED |
|---------|-----------------------------------------|-----------|--------------|-----------|-----------|-------|------------|---------------------------------------------------------------------------|----------|
| 1       | 7411 Artesia St.<br>Buena Park 90621    | 6/5/15    | \$700,000    | RM20      | 6,098     | 0.14  | \$114      | Multifamily, corner lot                                                   | No       |
| 2       | 7611 Beach Blvd.<br>Buena Park 90620    | 4/7/16    | \$2,300,000  | C5        | 26,005    | 0.60  | \$88       | N/A                                                                       | No       |
| 3       | 125 W. La Palma<br>Anaheim 92801        | 9/29/16   | \$4,320,000  | Mixed Use | 60,984    | 1.40  | \$71       | Mixed use overlay, part of La Palma Village,<br>162+H+ground floor retail | Yes      |
| 4       | 200 N. Lemon St.<br>Anaheim 92801       | 2/16/16   | \$15,200,000 | Mixed Use | 187,308   | 4.30  | \$81       | Mixed use<br>residential<br>220 unit + retail                             | Yes      |
| 5       | 336 E. Santa Fe Ave.<br>Fullerton 92832 | 12/12/16  | \$3,000,000  | M-1       | 40,946    | 0.94  | \$73       | 55 affordable units + office                                              | Yes      |
| 6       | 3751-5 Farquhar Ave.<br>Los Alamitos    | 10/1/15   | \$745,000    | R3        | 8,494     | 0.20  | \$86       | 3 or 4 plex                                                               | No       |
| AVERAGE |                                         |           | \$4,389,000  |           | 66,131    | 1.70  | \$78       |                                                                           |          |



# SALES COMPARABLES MAP







# DEMOGRAPHICS



## DEMOGRAPHICS SUMMARY

- Population within a 3 mile radius of the property is 187,916
- 85% of La Mirada area residents have high school diploma
- 63% of La Mirada area residents have some college or more achieved degrees
- La Mirada is surrounded by many top employers by virtue of proximity to bordering cities
- There are 5,225 business within a 3 mile radius of Subject property
- Average household income in a 1 mile radius is \$88,498 and a 3 mile radius is \$93,821

| DEMOGRAPHICS                            | ONE-MILE RADIUS |       | THREE-MILE RADIUS |       | FIVE-MILE RADIUS |       |
|-----------------------------------------|-----------------|-------|-------------------|-------|------------------|-------|
| <b>Place of Work</b>                    |                 |       |                   |       |                  |       |
| 2016 Businesses                         | 523             |       | 5,225             |       | 17,151           |       |
| 2016 Employees                          | 4,321           |       | 54,858            |       | 208,676          |       |
| <b>Population</b>                       |                 |       |                   |       |                  |       |
| 2016 Population - Current Year Estimate | 28,010          |       | 187,916           |       | 482,741          |       |
| 2021 Population - Five Year Projection  | 28,734          |       | 193,176           |       | 497,799          |       |
| 2016-2021 Annual Population Growth Rate | 0.51%           |       | 0.55%             |       | 0.62%            |       |
| <b>AGE</b>                              |                 |       |                   |       |                  |       |
| 2016 Population                         | 28,010          |       | 187,916           |       | 482,741          |       |
| 2016 Median Age                         | 36.80           |       | 36.30             |       | 35.70            |       |
| <b>Education</b>                        |                 |       |                   |       |                  |       |
| 2016 Population 25 and Over             | 18,754          |       | 124,210           |       | 316,154          |       |
| Less than 9th Grade                     | 948             | 5.1%  | 8,759             | 7.1%  | 29,118           | 9.2%  |
| 9-12th Grade - No Diploma               | 1,423           | 7.6%  | 9,761             | 7.9%  | 26,757           | 8.5%  |
| High School Diploma                     | 4,570           | 24.4% | 28,011            | 22.6% | 69,428           | 22.0% |
| GED or Alternative Credential           | 401             | 2.1%  | 2,902             | 2.3%  | 7,478            | 2.4%  |
| Some College - No Degree                | 5,199           | 27.7% | 31,447            | 25.3% | 72,173           | 22.8% |
| Associate`s Degree                      | 1,679           | 9.0%  | 11,028            | 8.9%  | 25,443           | 8.0%  |
| Bachelor`s Degree                       | 2,987           | 15.9% | 20,998            | 16.9% | 56,581           | 17.9% |
| Graduate or Professional Degree         | 1,547           | 8.2%  | 11,304            | 9.1%  | 29,176           | 9.2%  |
| <b>Households</b>                       |                 |       |                   |       |                  |       |
| 2016 Households - Current Year Estimate | 8,566           |       | 56,232            |       | 142,239          |       |
| 2021 Households - Five Year Projection  | 8,748           |       | 57,541            |       | 145,900          |       |
| 2010-2016 Annual Household Growth Rate  | 0.18%           |       | 0.23%             |       | 0.31%            |       |
| 2016-2021 Annual Household Growth Rate  | 0.42%           |       | 0.46%             |       | 0.51%            |       |
| 2016 Average Household Size             | 3.23            |       | 3.27              |       | 3.34             |       |

| DEMOGRAPHICS                  | ONE-MILE RADIUS |       | THREE-MILE RADIUS |       | FIVE-MILE RADIUS |       |
|-------------------------------|-----------------|-------|-------------------|-------|------------------|-------|
| <b>Household Income</b>       |                 |       |                   |       |                  |       |
| 2016 Households               | 8,566           |       | 56,228            |       | 142,232          |       |
| Under \$15,000                | 638             | 7.4%  | 3,752             | 6.7%  | 11,518           | 8.1%  |
| \$15,000-\$24,999             | 499             | 5.8%  | 3,649             | 6.5%  | 10,741           | 7.6%  |
| \$25,000-\$34,999             | 662             | 7.7%  | 4,059             | 7.2%  | 11,283           | 7.9%  |
| \$35,000-\$49,999             | 989             | 11.5% | 6,375             | 11.3% | 17,598           | 12.4% |
| \$50,000-\$74,999             | 1,432           | 16.7% | 10,015            | 17.8% | 26,314           | 18.5% |
| \$75,000-\$99,999             | 1,277           | 14.9% | 8,403             | 14.9% | 19,902           | 14.0% |
| \$100,000-\$149,999           | 1,904           | 22.2% | 11,480            | 20.4% | 25,596           | 18.0% |
| \$150,000-\$199,999           | 766             | 8.9%  | 4,594             | 8.2%  | 10,232           | 7.2%  |
| \$200,000 and Over            | 398             | 4.6%  | 3,901             | 6.9%  | 9,048            | 6.4%  |
| 2016 Average Household Income | \$88,498        |       | \$93,821          |       | \$87,927         |       |
| 2021 Average Household Income | \$98,292        |       | \$102,785         |       | \$96,162         |       |
| 2016 Median Household Income  | \$75,904        |       | \$75,577          |       | \$67,119         |       |
| 2021 Median Household Income  | \$87,170        |       | \$84,500          |       | \$76,784         |       |
| 2016 Per Capita Income        | \$27,544        |       | \$28,611          |       | \$26,481         |       |
| 2021 Per Capita Income        | \$30,375        |       | \$31,136          |       | \$28,743         |       |

|                                                |           |  |           |  |           |  |
|------------------------------------------------|-----------|--|-----------|--|-----------|--|
| <b>Housing Value</b>                           |           |  |           |  |           |  |
| 2016 Owner Occupied Housing Units              | 6,018     |  | 39,050    |  | 88,186    |  |
| 2016 Median Value of Owner Occ. Housing Units  | \$441,083 |  | \$454,467 |  | \$465,590 |  |
| 2016 Average Value of Owner Occ. Housing Units | \$470,710 |  | \$496,579 |  | \$512,568 |  |

|                         |       |       |        |       |         |       |
|-------------------------|-------|-------|--------|-------|---------|-------|
| <b>Housing Units</b>    |       |       |        |       |         |       |
| 2010-2014 Housing Units | 8,737 |       | 56,716 |       | 144,369 |       |
| 1 Unit -Detached        | 6,804 | 77.9% | 42,296 | 74.6% | 96,223  | 66.7% |
| 1 Unit -Attached        | 240   | 2.8%  | 2,524  | 4.5%  | 9,580   | 6.6%  |
| 2 Units                 | 59    | 0.7%  | 269    | 0.5%  | 1,687   | 1.2%  |
| 3-4 Units               | 103   | 1.2%  | 1,235  | 2.2%  | 5,601   | 3.9%  |
| 5-9 Units               | 107   | 1.2%  | 1,644  | 2.9%  | 6,295   | 4.4%  |
| 10-19 Units             | 341   | 3.9%  | 1,990  | 3.5%  | 6,616   | 4.6%  |
| 20-49 Units             | 355   | 4.1%  | 1,890  | 3.3%  | 6,273   | 4.4%  |
| 50 and Over             | 715   | 8.2%  | 4,101  | 7.2%  | 10,114  | 7.0%  |
| Mobile Home             | 14    | 0.2%  | 732    | 1.3%  | 1,919   | 1.3%  |
| Other Units             | 0     | 0.0%  | 35     | 0.1%  | 60      | 0.0%  |



| DEMOGRAPHICS                                | ONE-MILE RADIUS |       | THREE-MILE RADIUS |       | FIVE-MILE RADIUS |       |
|---------------------------------------------|-----------------|-------|-------------------|-------|------------------|-------|
| <b>Employment Status</b>                    |                 |       |                   |       |                  |       |
| 2016 Civilian Population 16+ in Labor Force | 13,425          |       | 89,769            |       | 228,303          |       |
| 2016 Employed Civilian Population 16+       | 12,894          | 96.0% | 85,513            | 95.3% | 216,643          | 94.9% |
| 2016 Unemployed Population 16+              | 531             | 4.0%  | 4,256             | 4.7%  | 11,661           | 5.1%  |
| <b>Class of Worker</b>                      |                 |       |                   |       |                  |       |
| 2016 Employed Civilian Population 16+       | 12,894          |       | 85,513            |       | 216,643          |       |
| White Collar                                | 8,271           | 64.1% | 54,298            | 63.5% | 132,406          | 61.1% |
| Services                                    | 2,160           | 16.8% | 13,840            | 16.2% | 37,209           | 17.2% |
| Blue Collar                                 | 2,462           | 19.1% | 17,375            | 20.3% | 47,026           | 21.7% |
| <b>Year Built</b>                           |                 |       |                   |       |                  |       |
| 2010-2014 Housing Units                     | 8,737           |       | 56,716            |       | 144,369          |       |
| Built Later than 2010                       | 4               | 0.1%  | 63                | 0.1%  | 312              | 0.2%  |
| Built 2000-2009                             | 155             | 1.8%  | 1,891             | 3.3%  | 5,561            | 3.9%  |
| Built 1990-1999                             | 131             | 1.5%  | 3,190             | 5.6%  | 6,912            | 4.8%  |
| Built 1980-1989                             | 718             | 8.2%  | 3,929             | 6.9%  | 12,346           | 8.6%  |
| Built 1970-1979                             | 809             | 9.3%  | 6,523             | 11.5% | 25,369           | 17.6% |
| Built 1960-1969                             | 1,965           | 22.5% | 10,827            | 19.1% | 28,259           | 19.6% |
| Built 1950-1959                             | 4,576           | 52.4% | 26,581            | 46.9% | 49,827           | 34.5% |
| Built 1940-1949                             | 262             | 3.0%  | 2,380             | 4.2%  | 9,279            | 6.4%  |
| Built Before 1939                           | 116             | 1.3%  | 1,332             | 2.4%  | 6,504            | 4.5%  |
| 2010-2014 Median Year Built                 | 1,959           |       | 1,959             |       | 1,962            |       |

| DEMOGRAPHICS                                     | ONE-MILE RADIUS |       | THREE-MILE RADIUS |       | FIVE-MILE RADIUS |       |
|--------------------------------------------------|-----------------|-------|-------------------|-------|------------------|-------|
| <b>Occupation</b>                                |                 |       |                   |       |                  |       |
| 2016 Employed Civilian Population 16+            | 12,894          |       | 85,513            |       | 216,643          |       |
| Management                                       | 1,102           | 8.5%  | 8,194             | 9.6%  | 19,461           | 9.0%  |
| Business and Financial                           | 630             | 4.9%  | 4,121             | 4.8%  | 9,956            | 4.6%  |
| Computer and Mathematical                        | 312             | 2.4%  | 1,782             | 2.1%  | 4,316            | 2.0%  |
| Architecture and Engineering                     | 189             | 1.5%  | 1,858             | 2.2%  | 4,501            | 2.1%  |
| Life, Physical and Social Science                | 79              | 0.6%  | 763               | 0.9%  | 1,474            | 0.7%  |
| Community and Social Service                     | 265             | 2.1%  | 1,568             | 1.8%  | 4,073            | 1.9%  |
| Legal                                            | 34              | 0.3%  | 591               | 0.7%  | 1,563            | 0.7%  |
| Education, Training and Library                  | 979             | 7.6%  | 6,184             | 7.2%  | 12,951           | 6.0%  |
| Arts, Design and Entertainment, Sports and Media | 159             | 1.2%  | 1,733             | 2.0%  | 3,934            | 1.8%  |
| Healthcare Practitioner and Technical            | 558             | 4.3%  | 3,734             | 4.4%  | 10,266           | 4.7%  |
| Healthcare Support                               | 211             | 1.6%  | 1,616             | 1.9%  | 4,067            | 1.9%  |
| Protective Service                               | 433             | 3.4%  | 2,341             | 2.7%  | 4,901            | 2.3%  |
| Food Preparation and Serving Related             | 636             | 4.9%  | 3,785             | 4.4%  | 11,760           | 5.4%  |
| Building and Grounds Cleaning and Maintenance    | 366             | 2.8%  | 2,389             | 2.8%  | 7,961            | 3.7%  |
| Personal Care and Service                        | 514             | 4.0%  | 3,709             | 4.3%  | 8,520            | 3.9%  |
| Sales and Related                                | 1,433           | 11.1% | 9,357             | 10.9% | 25,074           | 11.6% |
| Office and Administrative Support                | 2,531           | 19.6% | 14,413            | 16.9% | 34,837           | 16.1% |
| Farming and Fishing and Forestry                 | 24              | 0.2%  | 236               | 0.3%  | 839              | 0.4%  |
| Construction and Extraction                      | 495             | 3.8%  | 3,354             | 3.9%  | 9,365            | 4.3%  |
| Installation, Maintenance and Repair             | 425             | 3.3%  | 2,694             | 3.2%  | 6,115            | 2.8%  |
| Production                                       | 675             | 5.2%  | 5,144             | 6.0%  | 15,308           | 7.1%  |
| Transportation and Material Moving               | 843             | 6.5%  | 5,947             | 7.0%  | 15,399           | 7.1%  |

|                                    |       |       |        |       |         |       |
|------------------------------------|-------|-------|--------|-------|---------|-------|
| <b>Housing Units</b>               |       |       |        |       |         |       |
| 2016 Housing Units                 | 8,876 |       | 58,563 |       | 148,630 |       |
| 2016 Vacant Housing Units          | 310   | 3.5%  | 2,331  | 4.0%  | 6,391   | 4.3%  |
| 2016 Occupied Housing Units        | 8,566 | 96.5% | 56,233 | 96.0% | 142,239 | 95.7% |
| 2016 Owner Occupied Housing Units  | 6,018 | 67.8% | 39,051 | 66.7% | 88,191  | 59.3% |
| 2016 Renter Occupied Housing Units | 2,548 | 28.7% | 17,182 | 29.3% | 54,048  | 36.4% |



| DEMOGRAPHICS                                     | ONE-MILE RADIUS |       | THREE-MILE RADIUS |       | FIVE-MILE RADIUS |       |
|--------------------------------------------------|-----------------|-------|-------------------|-------|------------------|-------|
| <b>Industry</b>                                  |                 |       |                   |       |                  |       |
| 2016 Employed Civilian Population 16+            | 12,894          |       | 85,513            |       | 216,643          |       |
| Agriculture, Forestry, Fishing, and Hunting      | 44              | 0.3%  | 223               | 0.3%  | 881              | 0.4%  |
| Mining, Quarrying, and Oil and Gas Extraction    | 0               | 0.0%  | 66                | 0.1%  | 148              | 0.1%  |
| Construction                                     | 654             | 5.1%  | 4,737             | 5.5%  | 12,070           | 5.6%  |
| Manufacturing                                    | 1,710           | 13.3% | 10,363            | 12.1% | 28,650           | 13.2% |
| Wholesale Trade                                  | 419             | 3.2%  | 3,909             | 4.6%  | 10,970           | 5.1%  |
| Retail Trade                                     | 1,645           | 12.8% | 10,028            | 11.7% | 24,299           | 11.2% |
| Transportation and Warehousing                   | 767             | 5.9%  | 4,541             | 5.3%  | 11,284           | 5.2%  |
| Utilities                                        | 247             | 1.9%  | 1,170             | 1.4%  | 2,507            | 1.2%  |
| Information                                      | 186             | 1.4%  | 1,770             | 2.1%  | 4,177            | 1.9%  |
| Finance and Insurance                            | 523             | 4.1%  | 3,486             | 4.1%  | 8,524            | 3.9%  |
| Real Estate and Rental and Leasing               | 130             | 1.0%  | 1,436             | 1.7%  | 3,705            | 1.7%  |
| Professional, Scientific, and Technical Services | 484             | 3.8%  | 4,318             | 5.0%  | 11,683           | 5.4%  |
| Management of Companies and Enterprises          | 10              | 0.1%  | 101               | 0.1%  | 187              | 0.1%  |
| Admin. and Support and Waste Mgmt. Services      | 547             | 4.2%  | 3,414             | 4.0%  | 9,461            | 4.4%  |
| Educational Services                             | 1,440           | 11.2% | 9,280             | 10.9% | 20,312           | 9.4%  |
| Health Care and Social Assistance                | 1,311           | 10.2% | 10,322            | 12.1% | 27,019           | 12.5% |
| Arts, Entertainment and Recreation               | 247             | 1.9%  | 2,337             | 2.7%  | 5,181            | 2.4%  |
| Accommodation and Food Services                  | 802             | 6.2%  | 5,059             | 5.9%  | 15,451           | 7.1%  |
| Other Services, Except Public Administration     | 772             | 6.0%  | 4,487             | 5.2%  | 10,976           | 5.1%  |
| Public Administration                            | 956             | 7.4%  | 4,466             | 5.2%  | 9,159            | 4.2%  |



**EXCLUSIVELY OFFERED BY:**

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