



OFFERING MEMORANDUM

TRELLIS LANE TOWNHOMES

5800 Burnham Ave.

Buena Park, CA 90621

Exclusively Listed By:

Han Widjaja Chen, CCIM

President

Dir 626.594.4900 | Fax 626.316.7551

Han.Chen@GrowthInvestmentGroup.com

Broker License No. 01749321

Ching Wong

Broker

Dir 800.510.5568

cwong@urepacific.com

Broker License No. 00956871



Table of Contents

SECTION 01.	EXECUTIVE SUMMARY Property Overview Site Plan Property Photos Regional Map Local Map Aerial Overview
SECTION 02.	FINANCIAL ANALYSIS Investment Overview Rent Roll
SECTION 03.	MARKET OVERVIEW City of Buena Park Demographic & Income Profile

Exclusively Listed By:

Han Widjaja Chen, CCIM

President
Dir 626.594.4900 | Fax 626.316.7551
Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

Jag Singh

Vice President
Dir 626.331.1234
jsingh@growthinvestmentgroup.com
License No. 01886951

Marc Schwartz

Broker Associate
Dir 626.461.9060
marcschwartz@GrowthInvestmentGroup.com
License No. 01515007

Justin McCardle

Senior Associate
Dir 909.486.2069
justin@growthinvestmentgroup.com
License No. 01895720

DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 5800 Burnham Ave, Buena Park, CA 90621 ("Property"). This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. 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 with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.

01.

Executive Summary

Executive Summary

Growth Investment Group is proud to offer Trellis Lane Townhomes, a community of 17 townhomes in the City of Buena Park, California. **This offering presents only eleven (11) townhomes being sold together.** The units being offered in this bulk sale are unit: 5800, 5802, 5806, 5808, 5810 5812, 5816, 5826, 5828, 5830, and 5832. The total building size of this eleven luxury style townhomes is ±17,690 square feet.

The property was built in 2007 and consists of 4 buildings with center driveway that lead to the townhomes. Each townhome has attached 2 garage parking that provides direct access to the unit. The community features 17 guest parking spaces, along with a beautifully landscaped common area that features with barbeque and permanent patio table and benches.

The property is located minutes away from major attractions in Orange County such as Knott's Berry Farm, and Disneyland Resort in Anaheim. It has a strong demographics of Average Household Income over ±\$75,000 within 1.5 mile radius. It has great access to 2 major freeways - FWY 5 and FWY 91, and offers superb access to major employment centers along FWY 5 corridor.

THE HOMEOWNERS ASSOCIATION/TAXES

The monthly H.O.A. dues per unit is \$157 which 22.29 will be placed in to reserve account, there is no Mello-Roos. H.O.A. covers insurance, trash, common area maintenance, gardener/landscaping, and common area utilities.

LOCATION HIGHLIGHTS

- **Strong demographics** with Average Household Income of over \$75,000 within 1.5 mile radius
- Surrounded by newer townhomes; Within a quiet residential area
- Excellent access to FWY 5 and FWY 91
- Excellent access to nearby employment centers along FWY 5 corridor
- Minutes away from Knotts Berry Farm, Disneyland Resort in Anaheim, Fullerton Airport, Los Coyotes Country Club and other amenities City of Buena Park has to offer
- Great access to retail stores on Beach Blvd.

INVESTMENT HIGHLIGHTS

- **11 NEWLY constructed (built in 2007) luxury townhomes**
- Each unit is **Individually metered** for electricity, gas, and water
- High occupancy history, great rental income, and ease of management
- Hardwood floor, Central A/C and heating, individual water heater
- Granite countertops in Kitchen and all bathrooms with maple kitchen cabinets, stainless steel kitchen sink
- Direct acces to unit from a 2 car garage
- Extra spacious den on 3rd floor which can be utilized as home office or extra room
- Ceramic tile flooring in kitchen
- Laundry hookups on 2nd floor
- Tiled shower/tub areas with heavy duty sliding glass doors
- Perfected bath with jacuzzi jet SPA tub and dual sinks in master bedroom
- High ceiling in master bedroom
- Master bedroom and 2nd bedroom have walk-in closets, mirrored closet doors
- Double pane windows throughout, recessed lightings
- Garage has fire sprinklers
- Each unit has private balcony, some unit has large private patio

Executive Summary

SUBJECT PROPERTY: 5800 Burnham Ave.
Buena Park, CA 90621

SALE INFORMATION

OFFERING PRICE: \$4,980,000

OFFERING PRICE PSF: \$285

OFFERING PRICE PER UNIT: \$452,727

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER: 938-353-75 Orange County
Unit Numbers: 5800, 5802,
5806, 5808, 5810 5812,
5816, 5826, 5828, 5830,
5832

LOT SIZE: ±0.93 acre

BUILDING AREA: 17,690 Square Feet

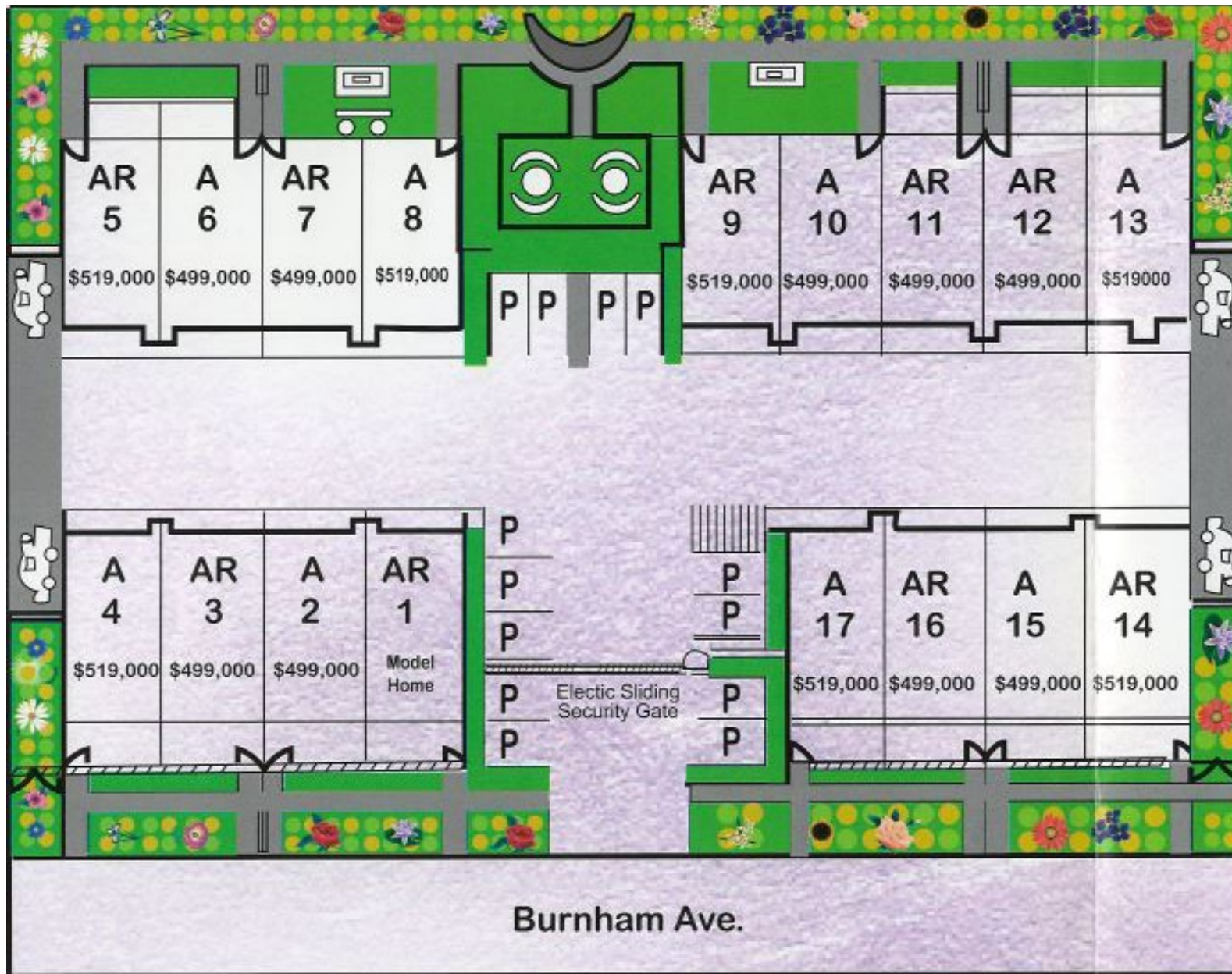
NUMBER OF UNITS: 11 Total Units

PARKING: 22 garage + guest parking

YEAR BUILT: 2007



Site Plan



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



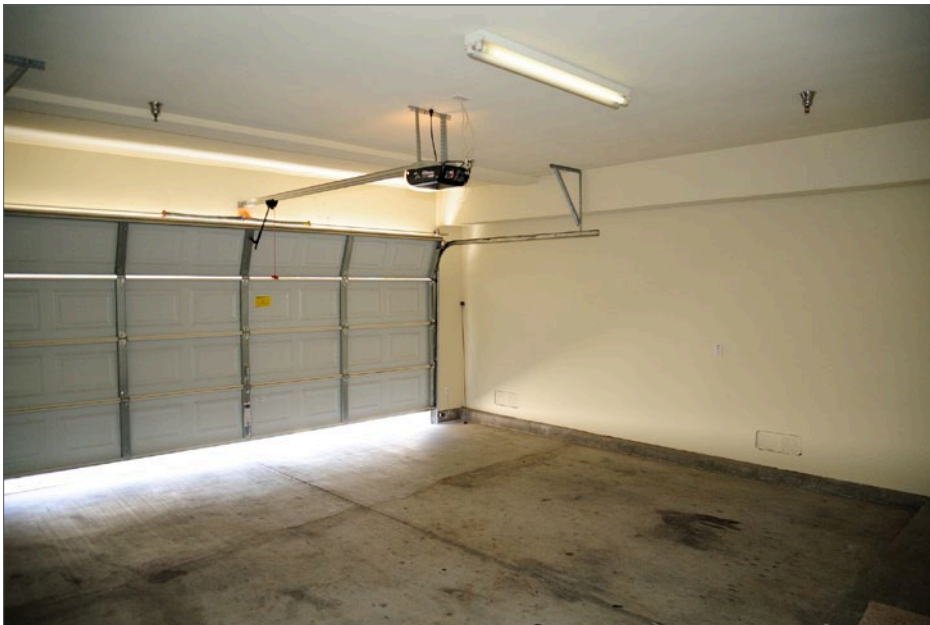
Property Photos



3rd Floor DEN for Extra Bedroom or Home Office



Property Photos



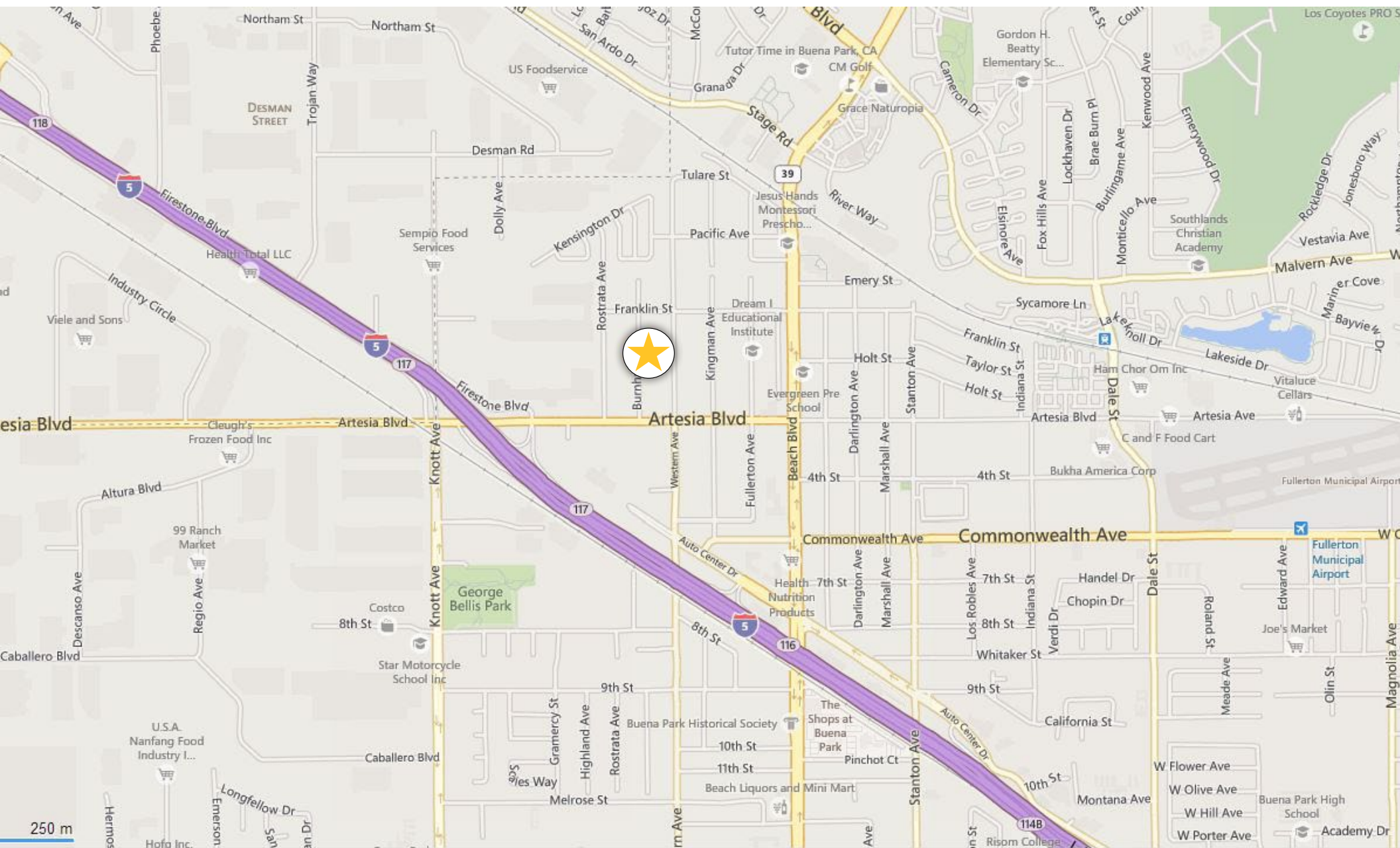
Aerial Overview



HAN WIDJAJA CHEN



Local Map



02.

Financial Analysis

Financial Analysis

Price	\$	4,980,000	Proposed Financing				
Price Per Unit	\$	452,700	Down Payment		\$1,742,580		
Price Per SF	\$	282	Approximate Loan Amount		\$3,236,220		
Cap Rate		4.35%	Market CAP Rate	5.14%	Interest Rate		3.750%
GRM		16.09	Market GRM	14.22	Loan To Value		65.0%
				Annual Debt Service		\$179,849	
Property Information				Debt Coverage Ratio		1.20	
Building Size		17,690	Year Built	2007	Year-1 Net Cash-Flow	2.11%	\$36,726
Lot Size		0.93 acre	Parcel(s)	938-353-75	Year-1 Principal Reduction		\$59,507
Number of Units		11	Parking	22 garage parking + guests parking	Year-1 Cash-On-Cash Return	5.52%	\$96,233
				Loan Type	new 5-year fixed loan, 5-year term, 30-year amortization. Direct lender, rate might change without notice.		

Unit Mix and Rent Schedule

Units	Type	Avg Unit Size	Avg. Monthly Rent	Total Rent	Proforma Rent	Total Proforma Rent
6	3B + 2.5B + den	1,625	\$ 2,317	\$ 13,900	\$ 2,681	\$ 16,088
5	3B + 2.5B + den	1,588	\$ 2,377	\$ 11,885	\$ 2,620	\$ 13,101
11				\$ 25,785		\$ 29,189

Income

	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 25,785 per month	\$ 309,420 \$ 350,262
Laundry/Misc. Income	\$ - per month	\$ - \$ -
Gross Scheduled Income		\$ 309,420 \$ 350,262
Vacancy Factor	3.00%	\$ (9,283) \$ (10,508)
Effective Gross Income		\$ 300,137 \$ 339,754

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	1.150627%	\$ 57,301 \$ 57,301 per tax assessor
Leasing commission	\$ 70.83 per month	\$ 850 \$ 850 actual 2013
H.O.A.	\$ 1,716.55 per month	\$ 20,599 \$ 20,599 actual 2013
Utilities	\$ 14.27 per month	\$ 171 \$ 171 actual 2013
Repair & Maintenance	\$ 387.91 per month	\$ 4,655 \$ 4,655 actual 2013
Water, Electricity, Gas	\$ - per month	TENANT'S RESPONSIBILITIES
* H.O.A. covers insurance, trash, common area maintenance, gardener/landscaping, and common area utilities.		
Total Operating Expenses	27% of GSI	\$ 83,576 \$ 83,576
Expenses Per Unit		\$ 7,597.81 \$ 7,598
Expenses Per SF		\$ 4.72 \$ 4.72

	Current	Proforma
Net Operating Income	\$ 216,561	\$ 256,178

Rent Roll

Unit No.	Tenant Name	Unit Type	Unit Size	ACTUAL			PROFORMA		LEASE	
				Monthly Rent	Rent/SqFt	DEPOSIT	Rent	Rent/Sqft	Start Date	End Date
5800	confidential	3B + 2.5B + den	1,588	\$ 2,300.00	\$ 1.45	\$ 4,200.00	\$ 2,620	\$ 1.65	9/1/2012	11/30/2015
5802	confidential	3B + 2.5B + den	1,625	\$ 2,325.00	\$ 1.43	\$ 2,050.00	\$ 2,681	\$ 1.65	11/27/2010	11/30/2015
5806	confidential	3B + 2.5B + den	1,625	\$ 2,350.00	\$ 1.45	\$ 2,200.00	\$ 2,681	\$ 1.65	5/4/2012	11/30/2015
5808	confidential	3B + 2.5B + den	1,588	\$ 2,365.00	\$ 1.49	\$ 2,150.00	\$ 2,620	\$ 1.65	12/30/2012	12/31/2013
5810	VACANT	3B + 2.5B + den	1,588	\$ 2,450.00	\$ 1.54		\$ 2,620	\$ 1.65		
5812	confidential	3B + 2.5B + den	1,625	\$ 2,325.00	\$ 1.43	\$ 4,200.00	\$ 2,681	\$ 1.65	12/1/2012	11/30/2015
5816	confidential	3B + 2.5B + den	1,625	\$ 2,300.00	\$ 1.42	\$ 3,240.00	\$ 2,681	\$ 1.65	6/1/2014	5/31/2015
5826	confidential	3B + 2.5B + den	1,625	\$ 2,250.00	\$ 1.38	\$ 4,320.00	\$ 2,681	\$ 1.65	6/15/2013	7/31/2015
5828	confidential	3B + 2.5B + den	1,588	\$ 2,420.00	\$ 1.52	\$ 2,200.00	\$ 2,620	\$ 1.65	9/17/2011	9/30/2012
5830	confidential	3B + 2.5B + den	1,588	\$ 2,350.00	\$ 1.48	\$ 3,500.00	\$ 2,620	\$ 1.65	9/15/2014	9/14/2015
5832	confidential	3B + 2.5B + den	1,625	\$ 2,350.00	\$ 1.45	\$ 3,600.00	\$ 2,681	\$ 1.65	7/16/2008	7/31/2015
TOTAL	TOTAL		17,690	\$ 25,785			\$ 29,189			
				AVERAGE	\$ 1.46			\$ 1.65		

03.

Market Overview

Market Overview: Buena Park



In 1783 California belonged to Spain, and Pedro Fages was the Governor of this part of the country. He was given permission from the King of Spain to make land grants in California, and gave one such piece of land to Manuel

Nieto, ex-corporal of the "Leather Jacket" guards of the Portola Expedition. This piece of land extended from the San Gabriel River to the Santa Ana River, and from the ocean to the road, from San Gabriel Mission.

Buena Park first became known as a dairy center, and both the Santa Fe and Southern Pacific railroads built depots. The Lily Creamery started operations in Buena Park in 1889. With the exception of a few wineries, the creamery was the first industry in the city.

Today, the City's main claim to fame is as the home of the popular E-Zone or Entertainment Zone. Located on and around Beach Boulevard south of the 91 Freeway the E-Zone is home to such exciting attractions as Knott's Berry Farm, Medieval Times Dinner and Tournament, Knott's Soak City U.S.A. and the swashbuckling Pirates Dinner Adventure.

TRANSPORTATION

Rail/Train:

Buena Park is linked to several Orange County cities and Union Station in downtown Los Angeles via Metrolink, a commuter rail service. For more information on the Metrolink contact (800) 371-5465 or visit www.metro-link.com.

Union Station in downtown Los Angeles is a key hub for Metrolink, Amtrak, light rail lines serving parts of Los Angeles County, and the Metropolitan Transit Authority bus system. It is important to note that Amtrak trains do not stop at all Metrolink stations. For more information contact Amtrak at (800) 872-7245 or visit www.amtrak.com.

Bus:

Get to your favorite Buena Park and Anaheim attractions with ease aboard one of the convenient Anaheim Resort Transit (ART) buses. Route 18 stops include: Disneyland, Disney California Adventure, Downtown Disney, Anaheim Convention Center, Anaheim Amtrak station, Anaheim GardenWalk, Knott's Berry Farm, Medieval Times, and Pirate's Dinner Adventure.

The Orange County Transit Authority (OCTA) operates the bus system in the Anaheim/Orange County area. There are approximately 77 bus routes and 6,200 bus stops countywide including local community and express routes and service to local Metrolink stations.

Car:

Buena Park is conveniently positioned at the intersection of the I-5 and 91 Freeways. From either freeway, exit at Beach Boulevard and head south toward Knott's Berry Farm.

THINGS TO DO

With thrilling attractions, interactive dining experiences, and plenty of shopping options, Buena Park offers family friendly fun on just about every corner. So whether your perfect vacation has you fighting off evil pirates, relaxing by the pool or soaring through the air, Buena Park has just the excitement you've been looking for.

Newport Landing Whale Watching
309 Palm St. #A
Newport Beach, CA 92661
Phone: (949) 675-0551



Pirate's Dinner Adventure
7600 Beach Blvd
Buena Park, CA 90620
Phone: (866) 439-2469
Tollfree: (866) 439-2469



BODIES...The Exhibition
Former Movieland Wax Museum
7711 Beach Blvd
Buena Park, CA 90620



Titanic The Experience
Former Movieland Wax Museum
7711 Beach Blvd
Buena Park, CA 90620



Buena Park Downtown
8308 On The Mall
Buena Park, CA 90620
Phone: (714) 828-7722



Titanic Dinner Gala
Former Movieland Wax Museum
7711 Beach Blvd
Buena Park, CA 90620
Phone: (657) 529-7224



Knott's Berry Farm
8039 Beach Blvd
Buena Park, CA 90620
Phone: (714) 220-5200



Knott's Independence Hall
8039 Beach Blvd.
Buena Park, CA 90620



Medieval Times Dinner & Tournament
7662 Beach Blvd.
Buena Park, CA 90620
Phone: 1-888-We-Joust
Tollfree: (800) 899-6699



Nutriline Health Institute Tours
5600 Beach Blvd
Buena Park, CA 90621
Phone: (714) 562-6250



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	2013	2018	
Population	44,311	44,851	46,308	
Households	13,120	13,234	13,633	
Families	10,494	10,581	10,901	
Average Household Size	3.35	3.36	3.37	
Owner Occupied Housing Units	6,449	6,339	6,661	
Renter Occupied Housing Units	6,671	6,895	6,972	
Median Age	33.3	33.6	34.3	
Trends: 2013 - 2018 Annual Rate	Area	State	National	
Population	0.64%	0.78%	0.71%	
Households	0.60%	0.77%	0.74%	
Families	0.60%	0.76%	0.63%	
Owner HHs	1.00%	1.07%	0.94%	
Median Household Income	3.26%	3.66%	3.03%	
Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,262	9.5%	1,212	8.9%
\$15,000 - \$24,999	877	6.6%	690	5.1%
\$25,000 - \$34,999	1,480	11.2%	1,412	10.4%
\$35,000 - \$49,999	2,164	16.4%	1,997	14.6%
\$50,000 - \$74,999	2,462	18.6%	2,087	15.3%
\$75,000 - \$99,999	1,707	12.9%	2,107	15.5%
\$100,000 - \$149,999	2,152	16.3%	2,668	19.6%
\$150,000 - \$199,999	691	5.2%	905	6.6%
\$200,000+	439	3.3%	555	4.1%
Median Household Income	\$56,375		\$66,173	
Average Household Income	\$75,684		\$86,314	
Per Capita Income	\$22,350		\$25,419	