



2 houses on a Large R3 Lot  
Temple City School District!

# OFFERING MEMORANDUM

## 6225-6227 Temple City Blvd Temple City , CA

**Exclusively Listed By:**

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### 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 6225-6227 Temple City Blvd, Temple City ("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.

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Executive Summary

Summary

Subject Property: 6225-6227 Temple City Blvd  
Temple City, CA 91780

Year Built: 1908

Building Area: 2,111 SqFt

Lot Size: 9,547 SqFt

APN: 5385-011-006

Zoning: TCR3\*

Number of Units: 2

Unit Mix: 3Bed + 1Bath + DEN  
2Bed + 1Bath

Price: \$1,158,000

Rent Roll

Unit No.	Unit Type	Monthly Rent	Proforma Rent	Lease Type
Front - 6227	3 Bed + 1 Bath + Den	\$ 2,100	\$ 3,000	11/1/2018-11/1/2019
Back - 6225	2 Bed + 1 Bath	\$ 1,795	\$ 2,500	mtm
<b>TOTAL</b>		<b>\$ 3,895</b>	<b>\$ 5,500</b>	

Expenses

Description	Per month	Annual
Insurance	\$ 74.17	\$ 890 actual
Water & Sewer	\$ 100.00	\$ 1,200 actual
Trash	\$ 80.00	\$ 960 actual
Gardener	\$ 90.00	\$ 1,080 actual
Repair & Maintenance	\$ 50.00	\$ 600 estimate

\*Disclaimer: Rent Roll and Expenses information are provided from the seller. Buyers are responsible for their own due diligence

## Investment Highlights

- TWO houses on a large R3 lot
- Perfect for an owner-user (live in one unit, rent out the other)
- Long-time tenant with an excellent rental upside potential
- NON RENT CONTROL, NO SOFT STORY REQUIRED
- Excellent Location in the heart of Temple City; bordering Arcadia and within walking distance to Temple City Downtown on Las Tunas Drive and multiple major shopping centers
- Within Temple City School District which is recognized as "A District of Distinguished Schools"
- Strong demographics with ±\$106,241 average household income within a 3-mile radius!
- Class A Location in one the most desirable and strongest rental markets in West San Gabriel Valley
- Excellent access to FWY 10, and 210; Close to many public transportations on Las Tunas Dr and Rosemead Blvd.



## Summary

6225-6227 Temple City Blvd. is a 2-house property located in the highly-desirable city of Temple City and within the prestigious Temple City school district. The property is in an excellent location on Temple City Blvd bordering City of Arcadia. It is within walking distance to Longden Elementary School, Temple City Library, and downtown Temple City (Las Tunas Drive). It offers excellent curb appeal with a circular driveway for the front house and garage parking in the back. It is situated on a large 9,546 SF lot and has an attractive R3 zoning for possible redevelopment. The front house is a 3 bedroom + 1 bathroom + den (currently used as 4th bedroom) complete with laundry hookups, central A/C and heating, and 2 car garages in the back. The back house is a 2 bedroom + 1 bathroom with fireplace, laundry hookups, central A/C and heating, and 2 car garages in the back. Both houses are rented out to long-time tenants which provides significant rental upside potential for long-term investment or could be used as an owner user property (live in one, rent the other).



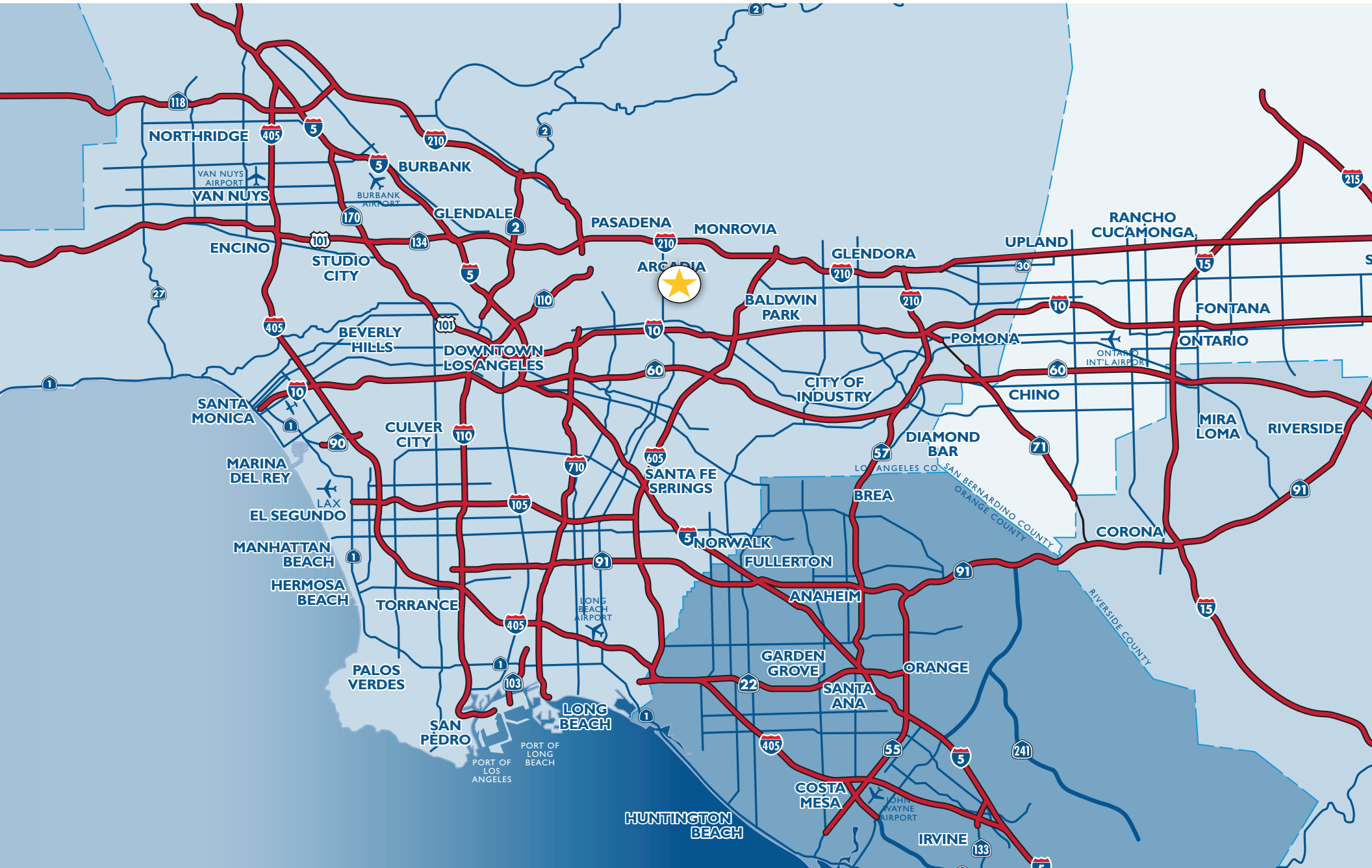
## Summary

The property is in the heart of Temple City with just steps away from Temple City Downtown area and several major community shopping centers with local and national retailers. It is within Temple City Unified School District which is recognized as “A District of Distinguished Schools” as all the public schools have been awarded the Distinguished School Award by the California Department of Education, placing each awarded school in the top five percent of California’s public schools in the given year.

Cloverly Elementary School (grades 4–6) was the first to receive the award, in 1995. The District’s intermediate school, Oak Avenue Intermediate School (grades 7–8), and comprehensive high school, Temple City High School (grades 9–12), received the award in 1996. One year later, in 1997, both Emperor Elementary School (grades K–6) and La Rosa Elementary School (grades K–3) received the award, followed by Longden Elementary School (grades K–6) in 2004.



Regional Map





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Market Overview

## Market Overview

Temple City is a city in Los Angeles County, California. Temple City is part of a cluster of cities, along with Arcadia, Rosemead, Monterey Park, San Marino, and San Gabriel, in the west San Gabriel Valley with a rapidly growing Asian population.

### RETAIL ON LAS TUNAS

The proposed Temple City Piazza mall project, at the corner of Las Tunas Drive and Rosemead Boulevard, would include 124,600 square feet of retail space, restaurants, banquet facilities and a food court.

The “Bridal District,” along the stretch of the downtown area on Las Tunas Drive, has made Temple City a bride’s “mecca” for all wedding needs including elaborate dresses, floral creations and lavish portraits. Brides come from as far away as New York to visit this Temple City specialty sector. These businesses are primarily owned by ethnic Chinese and Taiwanese immigrants

### EVENTS

The annual Temple City Camellia Festival takes place the last weekend in February. A parade begins the celebration on Saturday morning. The parade commences at the corner of Las Tunas Drive and Rosemead Blvd. Commercial floats are not allowed in the parade, all work is done by the youth and carry the theme of the year. A carnival is part of the three-day festivities, where the public may enjoy the hometown atmosphere in Temple City Park, while they participate in games booths and food booths, manned by local service and youth organizations. Varied Cultural entertainment events are open to the community and welcomed guests.

The annual Saint Luke’s Parish Fiestal takes place at the St. Luke the Evangelist Catholic Church in April. Located at Broadway and Cloverly Avenue, for three days, game booths, rides and food stalls are open to the community. Today, approximately 900 volunteers, young and old, work in the food and game booths throughout the weekend. Many



## Market Overview

of the volunteers worked when the first bazaars began more than 50 years ago. Every year, approximately 10,000 people enjoy the good food, rides, and entertainment throughout the weekend.

The Temple City's Farmer's Market is open every Sunday from 8:30 a.m. to 12:30 p.m. at the parking lot between City Hall and Temple City Park.

### EDUCATION

Most of Temple City is served by the Temple City Unified School District (TCUSD), although a significant portion of the resident students attend schools in Arcadia Unified School District and some attend school within the El Monte City School District. The Temple City Unified School District consists of seven schools, including La Rosa, Cloverly, Emperor, and Longden Elementary Schools; Oak Avenue Intermediate School; Temple City High School; and the Doug Sears Learning Center.

The Temple City Board of Education proclaims their district as "A District of Distinguished Schools" because every school in the Temple City district has been designated a "distinguished school" by the State of California, at some time. This honor indicates that Temple City Schools are in a higher percentile in categories such as academics, department and other scholastic activities. Temple City High School was ranked #209 in the America's Best High Schools in Newsweek's rankings in 2011.

Saint Luke's Parish School, grades K-8, is located on the grounds of Saint Luke the Evangelist Church, at Broadway and Cloverly. Committed to providing a quality Catholic education, it was founded in 1947. Temporary structures, which were formerly army barracks donated from a parish in North Hollywood housed the new school. A permanent school was opened in 1956 and by 1958 sixteen classrooms were completed.



## Demographic &amp; Income Profile - (3 mile radius)

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
Population	203,411		209,705		213,498	
Households	66,411		67,687		68,520	
Families	50,541		51,672		52,435	
Average Household Size	3.03		3.07		3.08	
Owner Occupied Housing Units	39,147		38,482		41,086	
Renter Occupied Housing Units	27,264		29,205		27,434	
Median Age	40.7		42.2		43.2	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.36%		0.82%		0.83%	
Households	0.24%		0.76%		0.79%	
Families	0.29%		0.76%		0.71%	
Owner HHs	1.32%		1.73%		1.16%	
Median Household Income	3.06%		3.25%		2.50%	
<b>Households by Income</b>	<b>2018</b>				<b>2023</b>	
	Number		Percent		Number	Percent
<\$15,000	5,804		8.6%		4,752	6.9%
\$15,000 - \$24,999	5,047		7.5%		4,156	6.1%
\$25,000 - \$34,999	4,550		6.7%		3,798	5.5%
\$35,000 - \$49,999	7,169		10.6%		6,369	9.3%
\$50,000 - \$74,999	11,163		16.5%		10,582	15.4%
\$75,000 - \$99,999	8,033		11.9%		8,147	11.9%
\$100,000 - \$149,999	11,700		17.3%		13,110	19.1%
\$150,000 - \$199,999	6,421		9.5%		7,519	11.0%
\$200,000+	7,800		11.5%		10,087	14.7%
Median Household Income	\$75,261		\$87,500			
Average Household Income	\$106,241		\$124,002			
Per Capita Income	\$34,762		\$40,258			
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,452	5.1%	9,908	4.7%	10,045	4.7%
5 - 9	11,811	5.8%	10,822	5.2%	10,486	4.9%
10 - 14	13,147	6.5%	12,190	5.8%	11,563	5.4%
15 - 19	13,572	6.7%	12,551	6.0%	11,666	5.5%
20 - 24	12,178	6.0%	12,432	5.9%	11,673	5.5%
25 - 34	24,514	12.1%	27,542	13.1%	27,486	12.9%
35 - 44	29,084	14.3%	26,735	12.7%	29,163	13.7%
45 - 54	32,273	15.9%	29,616	14.1%	28,042	13.1%
55 - 64	25,859	12.7%	29,309	14.0%	29,600	13.9%
65 - 74	15,277	7.5%	21,303	10.2%	23,998	11.2%
75 - 84	10,142	5.0%	11,509	5.5%	13,716	6.4%
85+	5,102	2.5%	5,788	2.8%	6,060	2.8%