

OFFERING MEMORANDUM

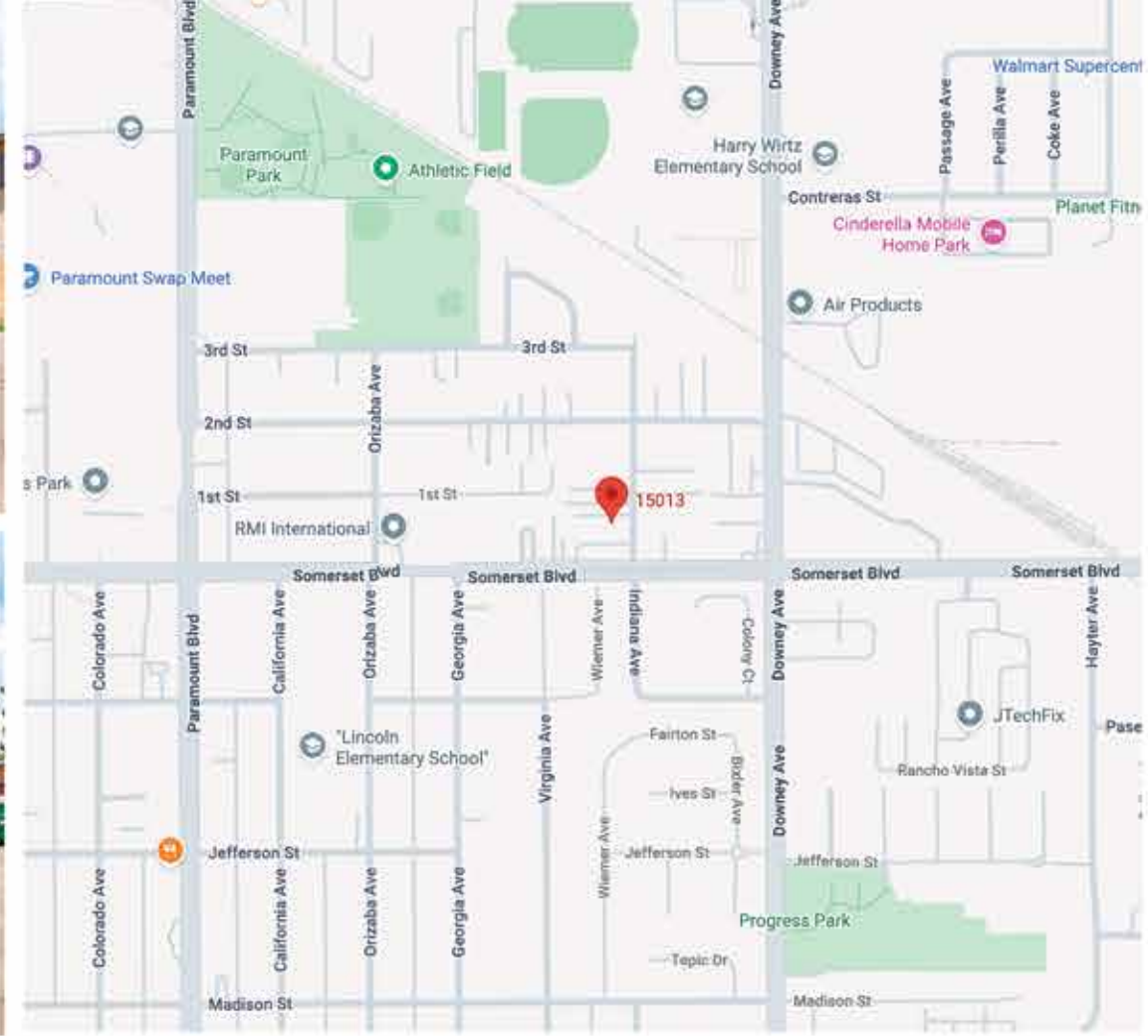
EXCEPTIONAL OPPORTUNITY TO ACQUIRE A
WELL-LOCATED 6-UNIT MULTIFAMILY
PROPERTY IN THE HEART OF PARAMOUNT

PRESENTED BY JAMIE KIM & ANDY KIM

15013 INDIANA AVE
PARAMOUNT CA 90723

\$1,169,000





**RESIDENTIAL
INCOME
TYPE**

**COMMERCIAL
SALE
PROPERTY TYPE**

**4,690
SQFT**

**18,039
SQFT LOT**

**4
STORIES**

**10
PARKING**

**1971
BUILT**

**NOC3+
ZONING**

INVESTMENT HIGHLIGHTS

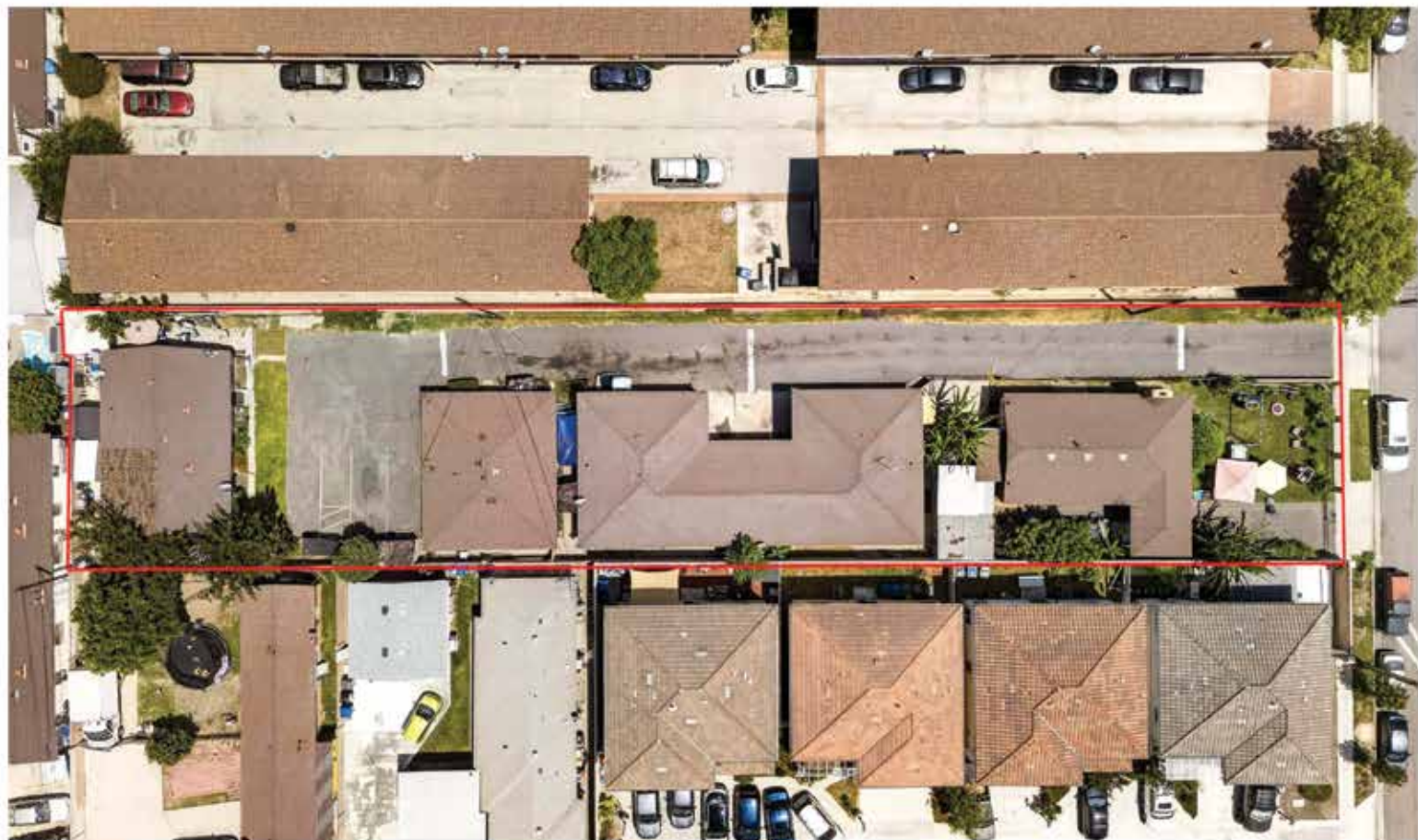
Exceptional opportunity to acquire a well-located 6-unit multifamily property in the heart of Paramount. Situated on Indiana Avenue, this unique asset consists of six units across three separate APNs and offers a desirable low-density layout with a rare standalone-style configuration that provides tenants with a more private residential feel compared to traditional apartment complexes.

The property includes one front single-family home at 15013 Indiana Ave featuring 2 bedrooms, 1 bathroom, and a spacious private yard. Two units at 15013 1/2 and 15013 1/4 Indiana Ave offer 2 bedrooms and 1 bathroom with private one-car garages. One unit at 15015 Indiana Ave features 2 bedrooms and 1 bathroom with parking spaces, while two additional units at 15011 1/2 and 15011 1/4 Indiana Ave consist of 1 bedroom and 1 bathroom with parking spaces. The property also offers several highly desirable tenant amenities, including ample on-site parking and garage spaces.

The roofs for the front and rear structures were replaced less than one year ago. Each unit is separately metered for gas and electricity, while all units share one water meter (buyer to verify), providing efficient management and operational advantages.

Conveniently located near the 91, 710, 605, and 105 Freeways, the property provides easy access to major employment centers throughout Los Angeles and Orange County. Nearby shopping, dining, and entertainment amenities include Paramount Towne Center, Lakewood Center, and Downey Landing.

The property benefits from strong rental demand in the area and offers investors the opportunity to increase cash flow through strategic rental adjustments and future improvements. With stable in-place income, strong upside potential, and a prime infill location, this property represents an excellent value-add opportunity for investors seeking long-term growth and portfolio stability.



Jamie Kim

714.604.8181

jamie.kim@newstarrealty.com

DRE# 01909752

Andy Kim

714.357.2220

andydykim@newstarrealty.com

DRE# 01463264



13311 Artesia Blvd. Cerritos, 90703

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NewStar Realty & Inv. and should not be made available to any other person or entity without the written consent of NewStar Realty & Inv. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the due diligence investigation. NewStar Realty & Inv. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with the State and Federal regulation, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, NewStar Realty & Inv. has not verified, and will not verify, any of the information contained herein, nor has NewStar Realty & Inv. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NEWSTAR[®]
Realty & Inv.

