

OFFERING MEMORANDUM

4-Plex In Hawaiian Gardens



12218 224th St, Hawaiian Gardens, CA 90716



PRESENTED BY



Victor Ambriz Jr
Ambriz And Associates
Senior Advisor

(562) 842-7248
Victor@ambrizandassoci-
ates.net
00952349



Leslie Ambriz
Ambriz and Associates
Associate

(562) 522-0782
leslie@ambrizandassoci-
ates.net
02398785



Absalon Martinez
Ambriz and Associates
Investment Associate

(562) 574-6400
ab.martinez@kw.com
02197769



Isabel Ibrahim
Ambriz and Associates
Associate

(562) 341-0091
isabel@ambrizandassoci-
ates.net
02132112

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Inc.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, we make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. We deny any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. DO NOT WALK ON PROPERTY, TALK OR CONTACT ANY TENANTS OR MANAGEMENT WITHOUT WRITTEN PERMISSION OF SELLER OR SELLER'S AGENTS.



8255 Firestone Ave Suite 100, Downey, CA. 90241

TABLE OF

Contents

Intro **01**

The Asset **02**

Financials **03**

Sale Comparables **04**

Market Overview **05**

Outro **06**

An aerial photograph of a residential neighborhood. A large, two-story house with a grey shingled roof and a balcony is highlighted with a thick red outline. The house is surrounded by other houses, trees, and a street with parked cars. The text 'SECTION 2' is centered over the house.

SECTION 2

The Asset

Executive Summary for Sale

Property Overview

Photos

Area

Points of Interest

Area Photos

Executive Summary for Sale

Price	Price/unit	Price/SF	Units	Year Built
\$1,250,000	\$312,500	\$416.67	4	1960

PROPERTY INFO

Property type	Multifamily
Units	4
Unit Mix:	(4) 2+1
Build Square Footage	3000
Lot size	5,227
Total Parking	8
Monthly Gross Income	\$5,850
APN	7076034004

METRICS

metrics	current	proforma
CAP	4.02%	7.08%
GRM	17.81	11.11
Cash-on-Cash	4.02%	6.89%
YoC		7.08%
		avg.

OTHER & QUALITATIVE DATA

Nearby Shopping Centers	Long Beach Towne Center
ABC Unified School District	Ranked #40th in California
Smallest City in LA County	Approximately 1.0 mi
City Revenue Derived from Casino	Approximately 65%
2020 Census Population	14,149
Top Employer: The Gardens Casino	1,000 employees

Property Overview

Description

A steady income asset in a market that continues to gain momentum.

This 4-unit multifamily property offers a clean, highly functional unit mix, strong in-place income, and a location that continues to attract both renters and long-term investors. The asset consists of four (4) two-bedroom / one-bathroom units within an approximately 3,000 square foot, two-story building situated on a 5,227 square foot lot.

The property is currently generating \$70,200 in annual gross income, supported by a stable tenant base and a layout that consistently performs well within the local rental market. With eight (8) total parking spaces, the asset provides a practical amenity set that aligns with tenant expectations and supports long-term occupancy.

Positioned with immediate access to the Interstate 605, the property benefits from strong regional connectivity to both Los Angeles and Orange County employment centers. Additionally, its proximity to major retail and lifestyle amenities, including the Long Beach Towne Center, enhances its appeal to a broad tenant base.

From an investment standpoint, the offering presents a balanced profile, delivering stable cash flow today while maintaining the ability to capture future rental growth in a strengthening submarket

Property highlights

- Four (4) unit multifamily property
- 3,000 SF building on 5,227 SF lot
- Two-story construction, built in 1960
- Current gross income: \$70,200 annually
- Parking includes 8 total spaces, 2 per unit
- Stable in-place tenancy with rental upside potential
- Emerging Market with New Investment Activity: Recent developments, including the Holiday Inn Express & Suites Hawaiian Gardens, signal growing investor confidence.

Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Property Photo



Walk score
Very Walkable

83

Bike score
Very Bikeable

75

Area

Area Description

Located in the city of Hawaiian Gardens, this property is uniquely positioned at the intersection of Los Angeles County and Orange County; an advantage that continues to drive both rental demand and investor interest.

Bordering high-income and highly desirable communities such as Los Alamitos, Cypress, Cerritos, Lakewood, and the eastern portion of Long Beach, Hawaiian Gardens benefits from its proximity to stronger surrounding markets while offering a more accessible entry point for investors.

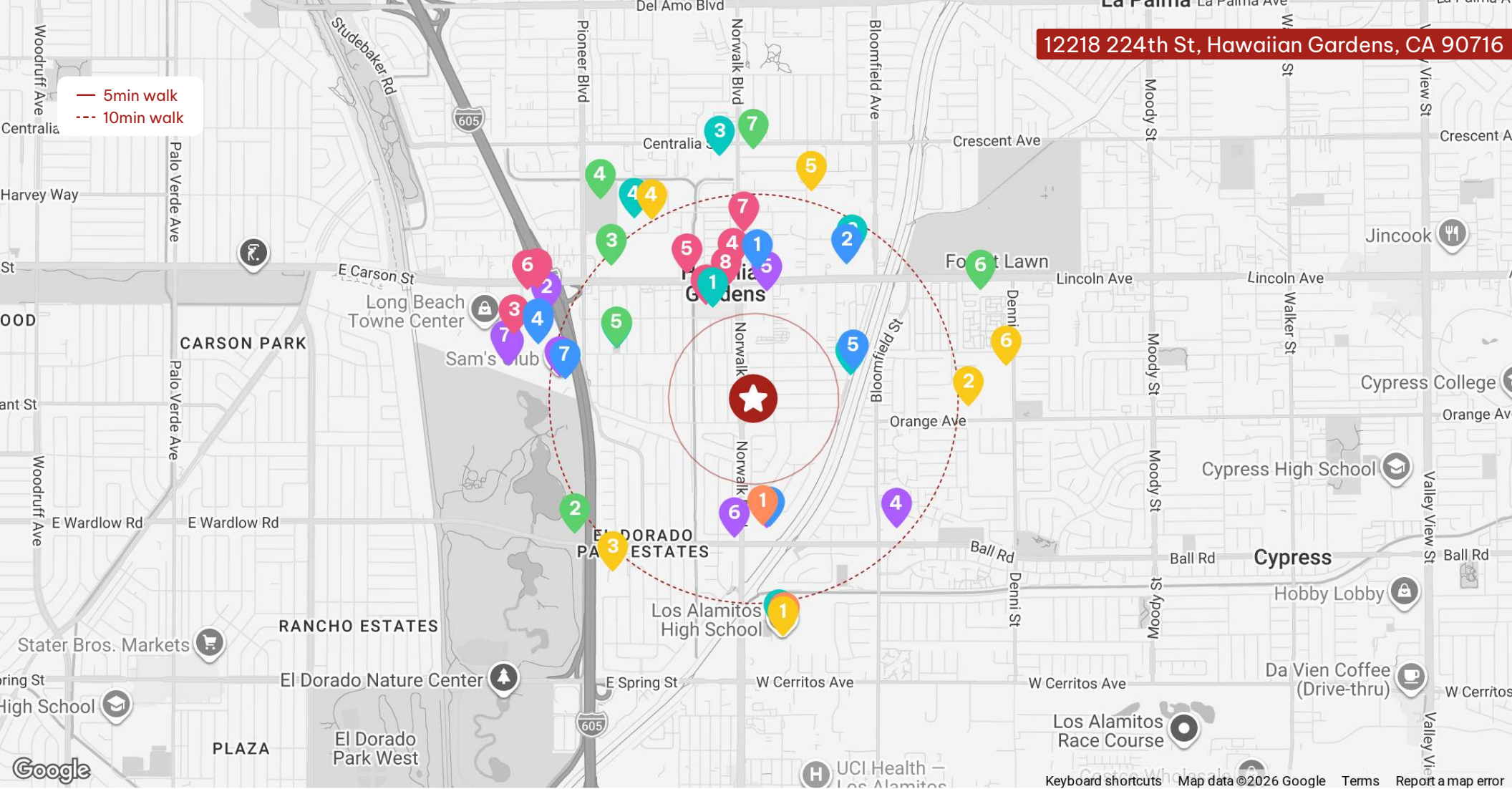
The immediate area is supported by a diverse set of demand drivers, including proximity to major employment corridors, established residential neighborhoods, and regional retail destinations. Notably, the property is located near the Long Beach Towne Center, a major retail and lifestyle hub that draws consistent traffic from across the region. Additional nearby anchors such as the The Gardens Casino and the Hawaiian Gardens Bingo Club further contribute to local economic activity and employment.

The area continues to show clear signs of growth and increasing demand. Recent developments, including the Holiday Inn Express & Suites Hawaiian Gardens, along with ongoing commercial improvements along the Carson Street corridor, signal growing investor confidence and long-term upside.

What makes this location particularly compelling is its forward trajectory. As surrounding markets continue to command premium pricing, demand is naturally extending into well located neighboring communities like Hawaiian Gardens, positioning the area for continued growth, increased rental demand, and long-term appreciation.

Area Highlights

- Small, supply-constrained city (15,000 population)
- Location at LA / Orange County Border: Strategic positioning adjacent to Cypress, Los Alamitos, and Cerritos supports long-term demand.
- Immediate access to the Interstate 605 links tenants to major employment centers.
- Surrounded by high-income cities (Cypress, Los Alamitos, Cerritos, Lakewood)
- Emerging investment momentum and redevelopment activity
- Family-oriented community with stable tenant base
- New hospitality development: Holiday Inn Express & Suites Hawaiian Gardens
- Ongoing commercial improvements along Carson Street corridor



SHOPPING

- 1 Sam's Club
- 2 Barnes & Noble
- 3 Total Wine & More
- 4 Ralphs
- 5 Food 4 Less
- 6 HAVEN Cannabis Marijuana...
- 7 Ashley Store
- 8 Goodwill Store & Donation...

FOOD AND DRINK

- 1 In-N-Out Burger

2 East Buffet

- 3 Lucille's Smokehouse...
- 4 Khan Saab Desi Craft...
- 5 McDonald's
- 6 Chick-fil-A
- 7 Muchá! Comida Chapina
- 8 Pho May (Hawaiian Gar-...

SPORTS

- 1 EoS Fitness
- 2 Metroflex Gym
- 3 Planet Fitness

4 Fedde Sports Complex

- 5 Clarkdale Skatepark
- 6 Los Alamitos Aquatics Foun-...
- 7 Lee Ware Pool

ENTERTAINMENT AND RECREATION

- 1 The Gardens Casino
- 2 The El Dorado Frontier...
- 3 Administration Office | ...
- 4 Bloomfield Park
- 5 Clarkdale Park
- 6 Aria Event Space

7 Pine Tree

HEALTH AND WELLNESS

- 1 CVS
- 2 Healthy Massage Head Spa
- 3 Massage Envy
- 4 Long Beach Kids' Dentistry...
- 5 Hawaiian Gardens Health...
- 6 Orthodontics R Us, Lillian Ho...
- 7 Sam's Club Pharmacy

CULTURE

- 1 Emerging Artists Musical...
- 2 LAHS Griffin Gallery 621

EDUCATION

- 1 Los Alamitos High School
- 2 Lexington Junior High School
- 3 Newcomb Academy
- 4 Fedde Middle School
- 5 Melbourne (Ella P.) Elemen-...
- 6 Arnold Elementary School...

West Bound on Carson St



Hawaiian Gardens Public Library And Public Safety Center



The Gardens Casino



Norwalk Blvd & Carson St Intersection

CARSON ST

NORWALK BLVD



Holiday Inn Express & Suites



*Holiday Inn
Express
& Suites*

22434

Artesia High School



Hawaiian Elementary School

HAWAIIAN ELEMENTARY SCHOOL



Hawaiian Elementary School



West Bound on Carson St



La Quinta Inn



View of Los Alamitos

LOS ALAMITOS HIGH SCHOOL

GROCERY OUTLET

MOONEY'S PIZZA TAVERN




View of Long Beach

CALIFORNIA STATE UNIVERSITY LONG BEACH

EL DORADO PARK & NATURE CENTER





SECTION 3

Financials

Rent Roll

Income and Expenses Analysis

Income and Expense Chart

Operating Projections

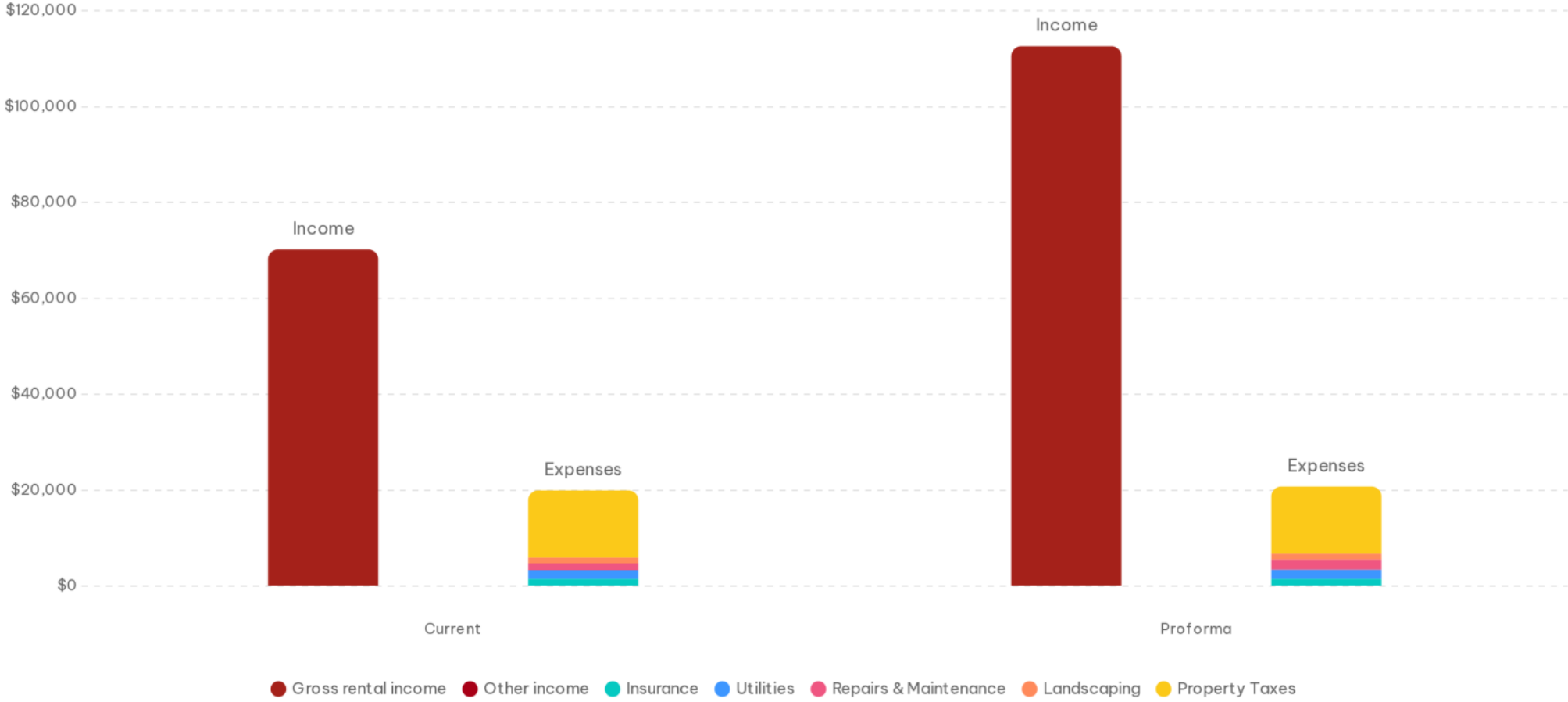
Rent Roll

🏠 Multifamily									
# of units	unit type	SF	current	per SF	annually	proforma	per SF	annually	
1	2BR/1BA	750	\$1,500	\$2.00	\$18,000	\$2,345	\$3.13	\$28,140	
1	2BR/1BA	750	\$1,450	\$1.93	\$17,400	\$2,345	\$3.13	\$28,140	
1	2BR/1BA	750	\$1,450	\$1.93	\$17,400	\$2,345	\$3.13	\$28,140	
1	2BR/1BA	750	\$1,450	\$1.93	\$17,400	\$2,345	\$3.13	\$28,140	
AVERAGES	2BR/1BA	750	\$1,463	\$1.95	\$17,550	\$2,345	\$3.13	\$28,140	
4 units		3,000	\$5,850	\$1.95	\$70,200	\$9,380	\$3.13	\$112,560	

Income and Expenses Analysis

🏠 Multifamily								
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI
Multifamily Rental Revenue	\$70,200	\$17,550	\$23.40		\$112,560	\$28,140	\$37.52	
Vacancy - 0.00% (C) 5.00% (P)	\$0	\$0	\$0.00		\$5,628	\$1,407	\$1.88	
Effective Multifamily Rental Revenue	\$70,200	\$17,550	\$23.40	100%	\$106,932	\$26,733	\$35.64	100%
Gross Operating Income	\$70,200	\$17,550	\$23.40		\$106,932	\$26,733	\$35.64	
Expenses								
Insurance	\$1,500	\$375	\$0.50	2.14%	\$1,500	\$375	\$0.50	1.4%
Utilities	\$1,840	\$460	\$0.61	2.62%	\$1,920	\$480	\$0.64	1.8%
Repairs & Maintenance	\$1,404	\$351	\$0.47	2%	\$2,139	\$535	\$0.71	2%
Landscaping	\$1,200	\$300	\$0.40	1.71%	\$1,200	\$300	\$0.40	1.12%
Property Taxes	\$14,000	\$3,500	\$4.67	19.94%	\$14,000	\$3,500	\$4.67	13.09%
Total expenses	\$19,944	\$4,986	\$6.65	28.41%	\$20,759	\$5,190	\$6.92	19.41%
NET OPERATING INCOME	\$50,256	\$12,564	\$16.75	71.59%	\$86,173	\$21,543	\$28.72	80.59%

Income and Expense Chart



Operating Projections

	Current	Proforma Y1
Gross Rental Revenue	\$70,200	\$115,117
Total Rental Loss	\$0	\$5,756
Effective Rental Revenue	\$70,200	\$109,361
Gross Operating Income	\$70,200	\$109,361
Insurance	\$1,500	\$1,521
Utilities	\$1,840	\$1,946
Repairs & Maintenance	\$1,404	\$2,168
Landscaping	\$1,200	\$1,216
Taxes	\$14,000	\$14,000
Total Operating Expenses	\$19,944	\$20,851
Net Operating Income	\$50,256	\$88,510
Cash Flow before Debt Service	\$50,256	\$88,510



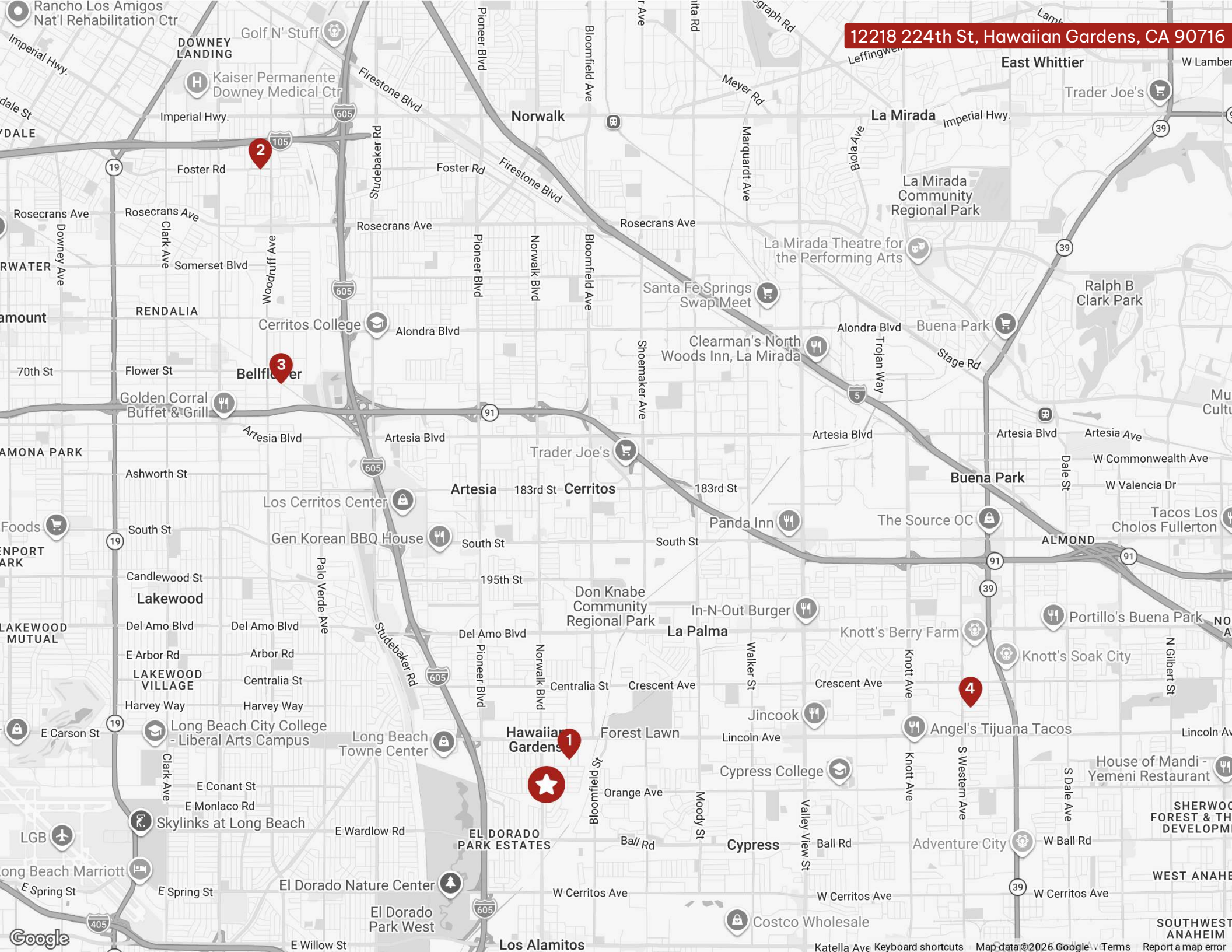
SECTION 4

Sale Comparables





Sale Comps Summary

Sale Comps Detailed

12218 224th St, Hawaiian Gardens, CA 90716



Sale Comps Summary

property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP	GRM
 <p>21929 Verne Ave, Hawaiian Gar- dens, CA 90716, USA</p>	1974	6	\$1.58M	\$263,333	4,127	\$382.84	688	4.67%	13.29
 <p>10004 Foster Rd, Bellflower, CA 90706, USA</p>	1956	4	\$1.19M 10/07/2025	\$297,500	3,506	\$339.42	877	4.13%	15.49
 <p>12047 Walnut St, Norwalk, CA 90650, USA</p>	1961	4	\$1.15M 06/20/2025	\$287,500	3,286	\$349.97	822	4.5%	14.43
 <p>7590 Jackson Way, Buena Park, CA 90620, USA</p>	1964	4	\$1.27M 10/14/2025	\$316,250	3,600	\$351.39	900	--	--
Averages	1964	4.5	\$1.3M	\$291,146	3,630	\$355.91	821	4.43%	14.40
Subject	1960	4	\$1.25M	\$312,500	3,000	\$416.67	750	4.02%	17.81

Sale Comps Detailed



S

4-Plex In Hawaiian Gardens
12218 224th St, Hawaiian Gardens, CA 90716

Property Summary	Unit Type	# Units
Year Built	1960 2BR	4
Units	4	
Building SF	3,000	
Price per SF	\$416.67	
Price per Unit	\$312,500	
Sale Price	\$1,250,000	
Sale Date	--	
Lot size	5,227 SF	
CAP	4.02%	
GRM	17.81	



1

21929 Verne Ave, Hawaiian Gardens, CA 90716, USA

Property Summary	
Year Built	1974
Units	6
Building SF	4,127
Price per SF	\$382.84
Price per Unit	\$263,333
Sale Price	\$1,580,000
Sale Date	--
Lot size	--
CAP	4.67%
GRM	13.29

Sale Comps Detailed



2

10004 Foster Rd, Bellflower, CA 90706, USA

Property Summary	Unit Type	# Units
Year Built	1956 2BR	4
Units	4	
Building SF	3,506	
Price per SF	\$339.42	
Price per Unit	\$297,500	
Sale Price	\$1,190,000	
Sale Date	10/07/2025	
Lot size	--	
CAP	4.13%	
GRM	15.49	



3

12047 Walnut St, Norwalk, CA 90650, USA

Property Summary	Unit Type	# Units
Year Built	1961 2BR	4
Units	4	
Building SF	3,286	
Price per SF	\$349.97	
Price per Unit	\$287,500	
Sale Price	\$1,150,000	
Sale Date	06/20/2025	
Lot size	--	
CAP	4.50%	
GRM	14.43	

Sale Comps Detailed



4 | **7590 Jackson Way, Buena Park, CA 90620, USA**

Property Summary	Unit Type	# Units
Year Built	1964 2BR	4
Units	4	
Building SF	3,600	
Price per SF	\$351.39	
Price per Unit	\$316,250	
Sale Price	\$1,265,000	
Sale Date	10/14/2025	
Lot size	--	
CAP	--	
GRM	--	

CARSON ST

SECTION 5

Market Overview

City Overview

Demographics

Employers

Employment

Los Angeles-Long Beach-Anaheim, CA

Los Angeles-Long Beach-Anaheim, CA, located in Southern California, is a vibrant metropolis known for its entertainment industry, diverse culture, and favorable climate. This sprawling region boasts iconic attractions such as Hollywood, Disneyland, and stunning beaches along the Pacific Coast. The area's diverse neighborhoods reflect its rich history and cultures, making it a magnet for tourists and residents alike. With a population exceeding 13 million, it stands as the second-largest metro area in the United States, offering endless opportunities for exploration, creativity, and innovation.

Recreational Delights

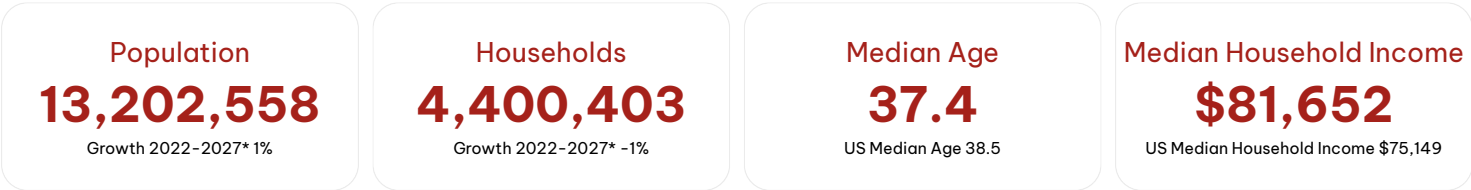
Los Angeles-Long Beach-Anaheim offers a plethora of recreational activities for residents and visitors. From surf-friendly beaches to sprawling parks, the options are abundant. Iconic Santa Monica Beach and Venice Beach provide sun-soaked shores ideal for swimming, sunbathing, and beach volleyball. Griffith Park, one of the largest urban parks in North America, features hiking trails, picnic areas, and the famous Griffith Observatory, which offers stunning skyline views. The Los Angeles River provides opportunities for kayaking, while popular spots like Runyon Canyon cater to hiking enthusiasts seeking breathtaking vistas. For family-friendly outings, the Anaheim Convention Center is adjacent to Disneyland Park, where adventure and imagination unite in a magical atmosphere. With these attractions, outdoor enthusiasts, nature lovers, and families can indulge in various activities year-round.

Culinary Scene

The culinary landscape in Los Angeles-Long Beach-Anaheim is an eclectic tapestry of global flavors and trends. Renowned for its diversity, visitors can experience everything from taco trucks and dim sum to gourmet vegan fare. Downtown Los Angeles is a hotspot, showcasing food districts like the historic Olvera Street and the vibrant Arts District, home to trendy eateries. Up-and-coming food trends, such as plant-based cuisine, have taken root in trendy areas like Silver Lake and West Hollywood. The city's vibrant farmers' markets, such as the Original Farmers Market at 3rd and Fairfax, offer fresh, local produce and gourmet specialties. Neighborhoods like Koreatown and Little Ethiopia reveal rich cultural culinary traditions with their authentic dining options. The annual LA Food & Wine Festival celebrates the region's culinary prowess, drawing food enthusiasts for tastings and events.

Demographics

- Population of approximately 13,202,558 residents.
- Median age of 37.4, slightly younger than the national median of 38.5.
- Median household income of \$81,652, surpassing the U.S. average of \$75,149.



2022 POPULATION BY AGE



Quality of Life

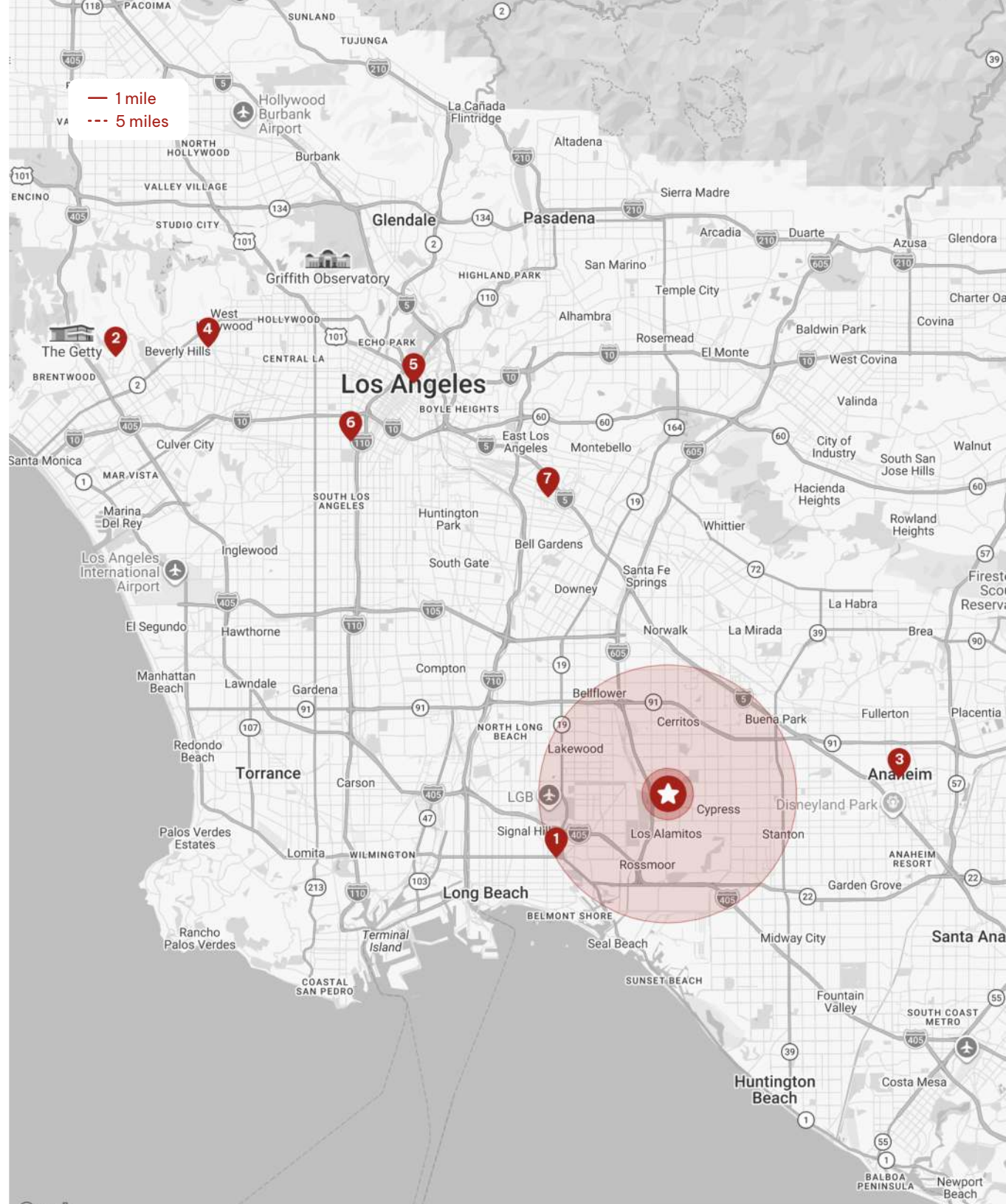
Los Angeles-Long Beach-Anaheim boasts a dynamic quality of life, offering a blend of urban sophistication, cultural diversity, and outdoor recreation. The blend of opportunities for education, arts, and entertainment enhances residents' lifestyles, while numerous job prospects contribute to economic stability. The area's mild climate encourages outdoor living, making it an attractive place to call home.

Entertainment

- Hollywood Bowl
- The Getty Center
- Walt Disney Concert Hall
- Los Angeles County Museum of Art (LACMA)

Employers

- 1 Kaiser Permanente Long Beach Medical Offices
- 2 University of California, Los Angeles
- 3 Walt Disney Travel Company
- 4 Cedars-Sinai Medical Center
- 5 Los Angeles
- 6 University of Southern California
- 7 Northrop Grumman



Employment



\$1.24B

Annual GDP



3rd

Largest economy in U.S.

Health Care and Social Assistance	13.46%
Retail Trade	10.59%
Manufacturing	10.01%
Professional, Scientific, and Technical Services	9.37%
Educational Services	8.91%
Accommodation and Food Services	7.9%
Construction	6.53%
Transportation and Warehousing	5.61%
Administrative and Support and Waste Management Services	5.09%
Finance and Insurance	4.38%
Information	4.02%
Public Administration	3.67%
Wholesale Trade	3.35%
Arts, Entertainment, and Recreation	3.33%
Real Estate and Rental and Leasing	2.54%
Other	1.22%

4-Plex In Hawaiian Gardens

12218 224th St, Hawaiian Gardens, CA 90716

CONTACT US



Victor Ambriz Jr

Senior Advisor | 00952349

(562) 842-7248

Victor@ambrizandassoci-
ates.net



Absalon Martinez

Investment Associate | 02197769

(562) 574-6400

ab.martinez@kw.com



Leslie Ambriz

Associate | 02398785

(562) 522-0782

leslie@ambrizandassociates.net



Isabel Ibrahim

Associate | 02132112

(562) 341-0091

isabel@ambrizandassoci-
ates.net

HAWAIIAN GARDENS



8255 Firestone Ave Suite 100, Downey, CA. 90241

This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.