



OFFERING MEMORANDUM
LIVE OAK ARCADIA
521-523 E Live Oak Ave
Arcadia, CA 91006

*PRIME TURNKEY 15-units in Arcadia (2 units are newly built ADUs),
Arcadia School District, NO LOCAL RENT CONTROL,
Fantastic Demographics, $\pm 5.4\%$ CAP Rate in an A-Class Location,
Nearby newer Townhomes, ALL UNITS UPGRADED*

Exclusively Listed By:
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GIG
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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:

521-523 E LIVE OAK AVE, ARCADIA, CA 91006 ("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 Pasadena. 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 Pasadena, 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 Pasadena. 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

Investment Highlights

- Excellent location in Arcadia nearby Arcadia Golf Course and minutes to Santa Anita Mall; Located within the Arcadia School District
- FANTASTIC demographics with $\pm \$149,028$ average household income in a one mile radius
- Adjacent to newer built townhomes and nearby many new Townhomes/SFR developments (Brookfield, KB Homes, Lennar, Olson Homes, etc.)
- Very attractive $\pm 5.4\%$ CAP Rate for Arcadia area
- Long-term hold property in an excellent area with very HIGH home-ownership rates (less chance of local rent control being implemented)
- Major capital upgrades completed recently: new fence and parking gate, new landscaping, new façade and signage, new exterior paint, all units have been upgraded
- Excellent access to FWY 210, FWY 605, and FWY 10

Property Highlights

- Turnkey and Beautifully upgraded Pride-Of-Ownership gated apartment community
- 2 units are newly built ADUS completed in 2026
- Extremely attractive garden style apartment with excellent curb appeal, beautifully landscaped
- Large lot size of $\pm 17,977$ SF with ample covered parking plus storage space for most of the parking space
- Attractive unit mix with combination of 2bedroom and 1bedroom units, Large and spacious units with excellent layout
- All units have been fully upgraded, Brand new electrical panels and subpanels, Gated parking, common bbq/picnic area, and so much more.
- Each unit is separately metered for electricity and gas, and individual water heater
- Additional 10 storage spaces that can be rented out to bring additional income
- Only 15 units, NO On-site manager is required



SUMMARY

Subject Property:	LIVE OAK ARCADIA 521-523 E Live Oak Ave, Arcadia, CA 91006
Asking Price:	\$6,840,000 \$6,400,000
Price Per Unit:	\$456,000 \$427,000
CAP Rate/ GRM:	5.41% / 13.54
Year Built / Renovated:	1960 & 2026 / 2024-2025
Building Area:	10,108 SF
Lot Size:	17,977 SF
APN#:	5790-030-016
Number of Units:	15 (13 + 2 New ADUs)
Zoning/Parking:	R3 / 16 (10 Carport + 6 Open)
Unit Mix:	6 x 2B + 1B 9 x 1B + 1B

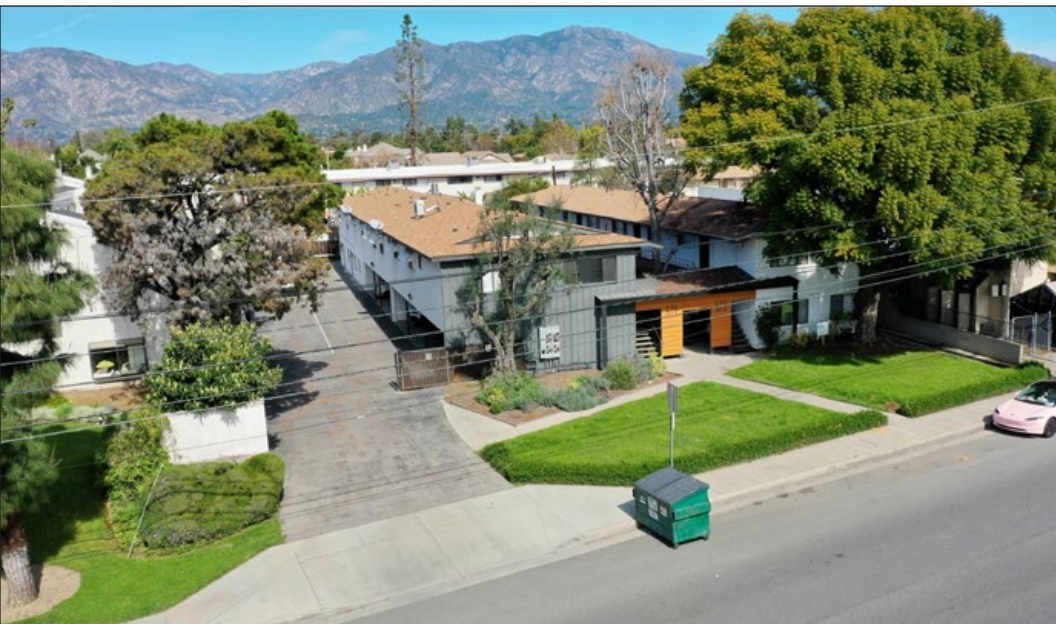
Financial Analysis on page 30, Rent Roll on page 31

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



List of Upgrades

- Updated rough mechanical, electrical, and plumbing system
- New drought tolerant landscaping
- New secured entrance
- New parking gate
- New building façade and signage
- New exterior paint throughout
- Updated HVAC and exhaust system
- New electrical subpanel
- New flooring throughout
- New kitchen with modern shaker style cabinet, new kitchen island or breakfast counter with quartz countertops, new stainless steel appliances (dishwasher, oven range, refrigerator, kitchen vent hood)
- New laundry machines in each unit
- New bathroom with new tub, tiled wall bathroom, new bathroom vanity cabinet, new bathroom lighting and hardware, new high-end bathroom tile
- New lighting fixtures in each room
- New Keyless entry door lock system
- 2 Brand New ADUs



EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer LIVE OAK ARCADIA, a 15-unit TURNKEY Luxury Mid-Century modern garden style apartment in the highly desirable City of Arcadia, CA. There is NO LOCAL rent control in Arcadia which allows maximum rent increase of 5% + CPI per AB1482 (maximum 10% rent increase). This property is located within the prestigious Arcadia School District and surrounded by SFRs neighborhood with many newer townhomes/SFR developments (Lennar, KB Homes, Brookfield Residential, Olson Homes, etc.). It has FANTASTIC demographics of $\pm$ \$149,028 average household income within a-mile radius. Offered at much higher CAP Rate compared to other competing multifamily in Arcadia, this offering provides an excellent opportunity to buy a stabilized asset in one of the most desirable submarkets in San Gabriel Valley.

521-523 LIVE OAK is an attractive two-story garden style gated community that was built in 1960 and renovated in 2022-2024. Two (2) of the units are brand new ADUS that were completed in 2026. It is situated on a LARGE lot of $\pm$ 17,977 SF and offers excellent curb appeal with manicured landscaping, complete with large front yard and back yard with seating area. The property has undergone a massive renovation in 2022-2024 which includes: all units upgraded, updated rough mechanical + electrical + and plumbing system (main line is not updated), new drought-tolerant landscaping, new secured entrance and new parking gate, new property façade and signage, new exterior painting, new HVAC and exhaust systems, roof was not upgraded (in excellent condition) and much more. It has excellent curb appeal with mature trees in the front and a secured entrance. Walking into the courtyard area, tenants will enjoy a beautifully landscaped community garden with park settings complete with separate area for outdoor seating.



The property offers an excellent unit mix of SIX (6) x 2bedroom+1bathroom and nine (9) x 1bedroom+1bathroom. Each unit is spacious with an excellent floor plan, and each has been completely upgraded from top to bottom with attention to detail. Each unit has new flooring throughout, new kitchen with shakers cabinets (complete with kitchen island for the 2B units, and breakfast counter for the 1B units), Carrera quartz countertops and stainless-steel kitchen appliances including dishwasher and SS kitchen vent hood, new tiled bathroom with new vanities, smooth ceiling throughout, in-unit washer/dryer, new modern lighting fixtures throughout and new mini-split efficient a/c heating unit in living room and each bedroom. Each unit is separately metered for electricity and gas.

Parking is provided via 16 spaces (10 carport + 6 open spaces). There are 10 private storage rooms that could bring additional income. Each unit is separately metered for electricity and gas. The property has a shared laundry room (laundry lease).

The property is located on a quiet Live Oak Ave in Arcadia, just across from Arcadia Golf Course and minutes away from Santa Anita Mall. The property is located within the highly desirable Arcadia School District (Elementary: Longley Way Elementary, Middle: Dana Middle School, High School: Arcadia High - buyer to verify). It is minutes away from Santa Anita Park, a thoroughbred horse racetrack that offers some of the prominent racing events in the U.S. during winter and spring. USC Arcadia Hospital is minutes away on Huntington Drive. The property also offers excellent access to three major freeways in the area (FWY 10, FWY 210, and FWY 605) providing superb access to other parts of Greater Los Angeles area.

Arcadia School District

This data was captured from WWW.GreatSchools.Org. Buyer to do their own investigations.

<https://www.greatschools.org/>

Sort by: GreatSchools Rating ▼

Assigned school ⓘ

9/10

Above average ⓘ

Longley Way Elementary School ♥
2601 Longley Way, Arcadia, CA, 91007
Public district, K-5 | 485 students
Distance: 1.26 miles
[Homes for sale](#)

Assigned school ⓘ

8/10

Above average ⓘ

Richard Henry Dana Middle School ♥
1401 South First Avenue, Arcadia, CA, 91006
Public district, 6-8 | 731 students
Distance: 1.14 miles
[Homes for sale](#)

Assigned school ⓘ

9/10

Above average ⓘ

Arcadia High School ♥
180 Campus Drive, Arcadia, CA, 91007
Public district, 9-12 | 3,161 students
Distance: 1.84 miles
[Homes for sale](#)

Aerial Photos



Aerial Photos



LA COUNTY
ARBORETUM



SANTA ANITA PARK



THE SHOPS AT SANTA ANITA



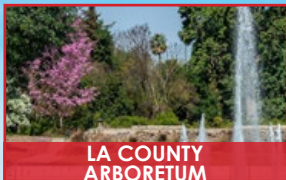
USC ARCADIA HOSPITAL

Multimillion-dollar Arcadia
SFR Neighborhood

NEWER BUILT CONDOS

GROWTH INVESTMENT GROUP

Aerial Photos



LA COUNTY
ARBORETUM



SANTA ANITA PARK



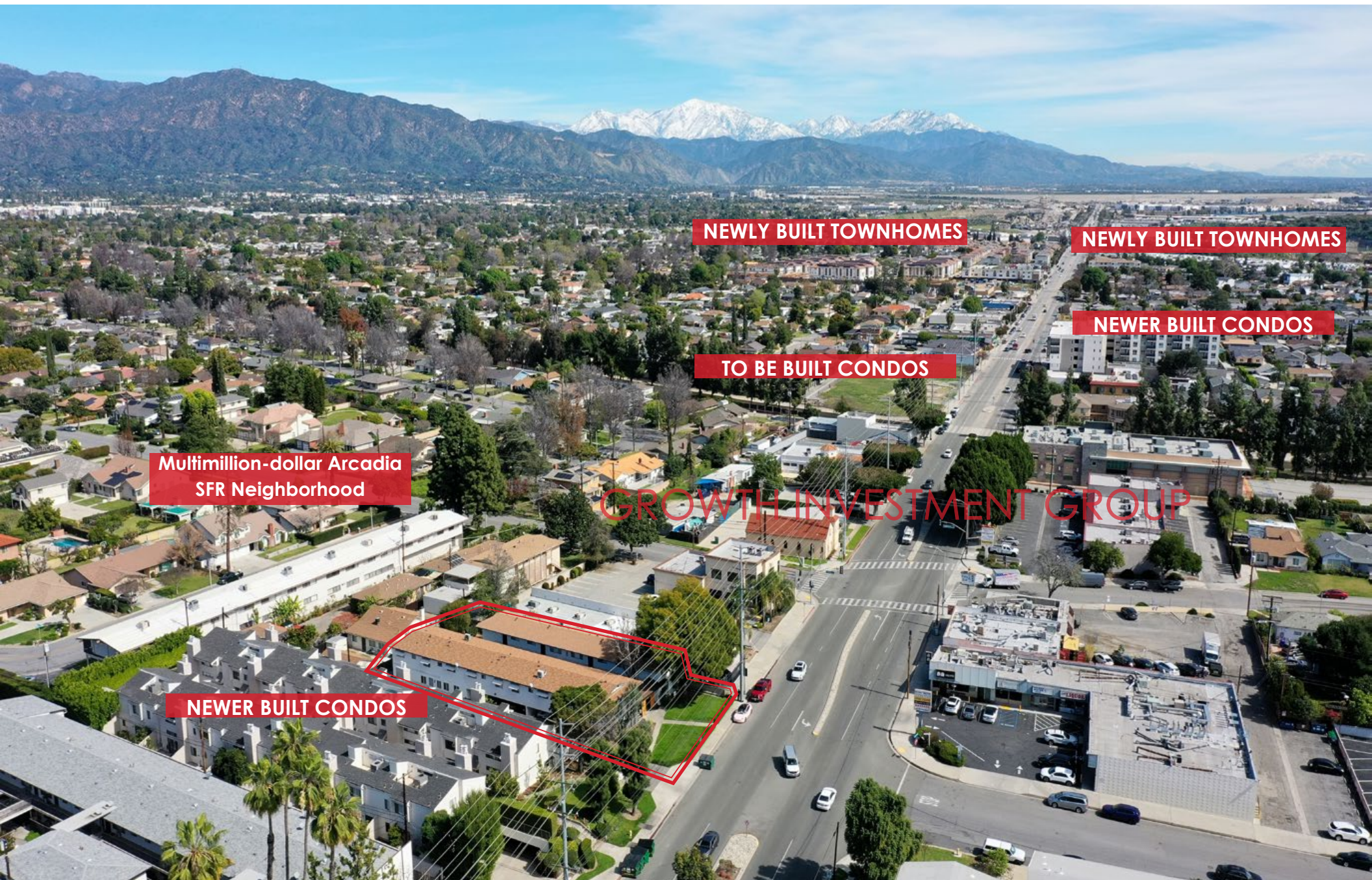
THE SHOPS AT SANTA ANITA

GROWTH INVESTMENT GROUP

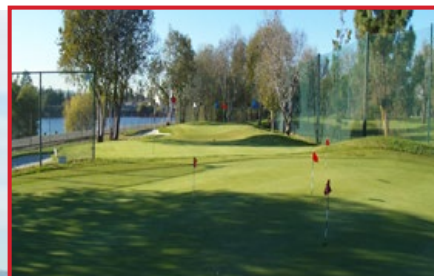
Multimillion-dollar Arcadia
SFR Neighborhood

NEWER BUILT CONDOS

Aerial Photos



Aerial Photos



ARCADIA GOLF COURSE

Multimillion-dollar Arcadia
SFR Neighborhood

GROWTH INVESTMENT GROUP



NEWER BUILT CONDOS

Multimillion-dollar Arcadia
SFR Neighborhood

Aerial Photos



Multimillion-dollar Arcadia
SFR Neighborhood

NEWER BUILT CONDOS

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Aerial Photos



Property Photos



Property Photos



Property Photos



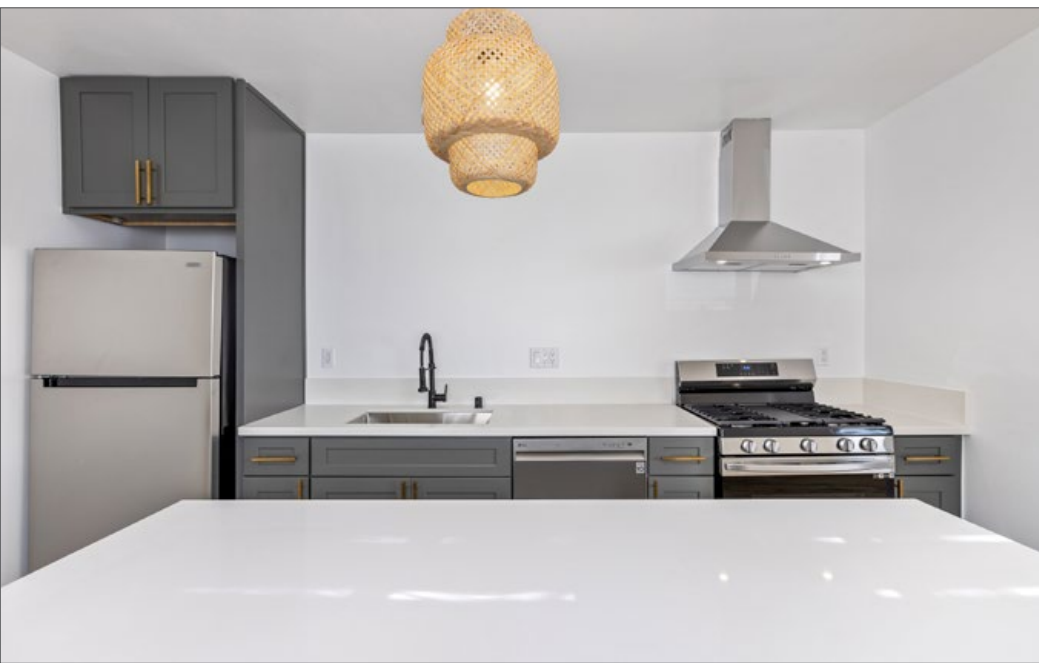
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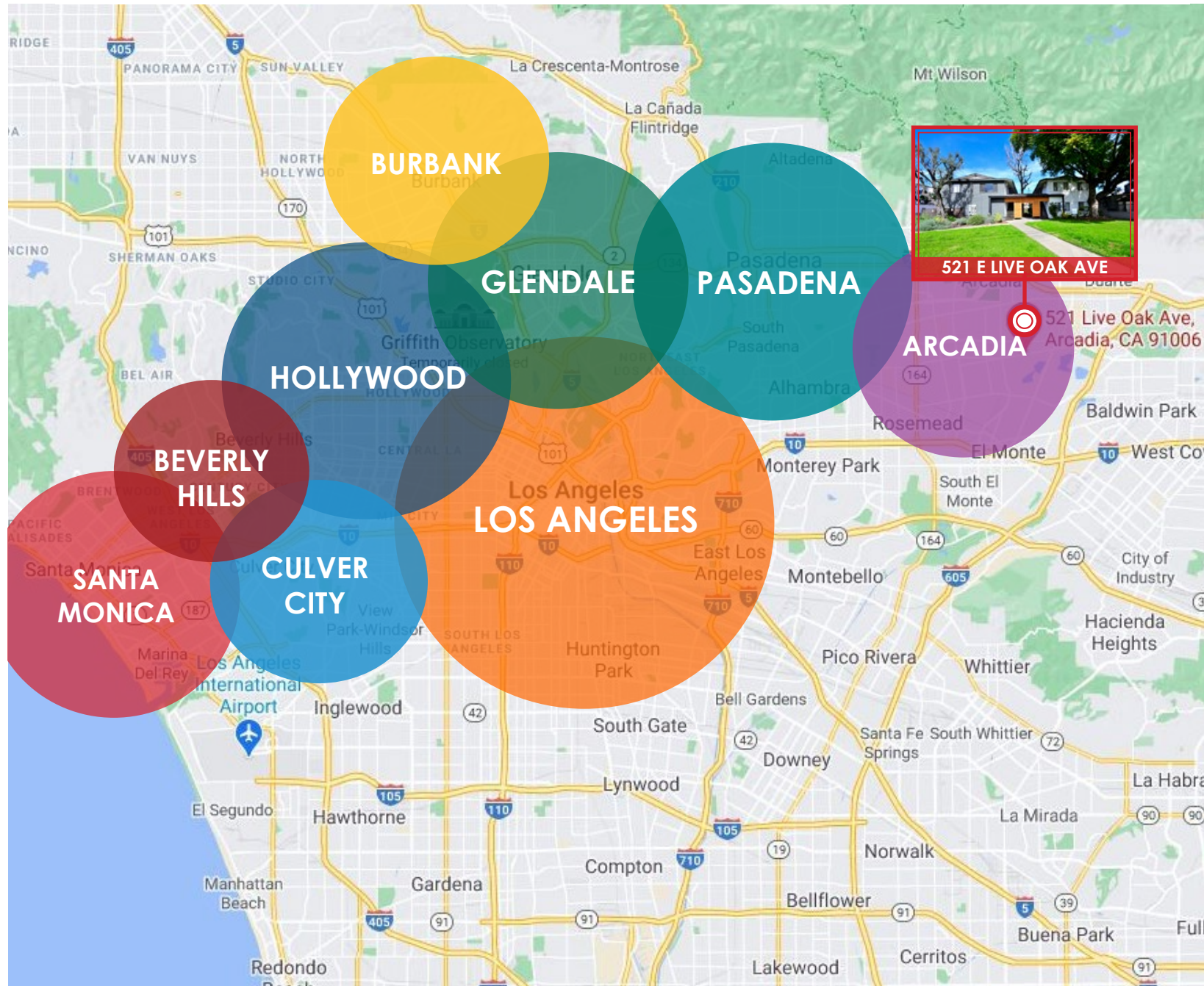
Property Photos



Property Photos



Regional Map



Local Map



~8 min from **Westfield Santa Anita**
~10 min from **LA County Arboretum**
~11 min from **Santa Anita Park**
~15 min from **The Huntington Library**

~15 min from **CALTECH**
~15 min from **Pasadena City College**
~18 min from **Old Town Pasadena**
~20 min from **Rose Bowl Stadium**

Local Map | A Closer Look



~8 min from **Westfield Santa Anita**
~10 min from **LA County Arboretum**
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What Arcadia Residents Say:



Trulia User

Prev. Resident • 6mo ago



"I lived here for many years. Arcadia has pretty much everything one needs. Supermarkets, hospital, mall, movie theater, international restaurants, golf courses, horse race track, good schools,... etc. "



Trulia User

Resident • 10mo ago



"My commute to downtown Alhambra is 15 minutes. The 210 freeways and 605 are nearby. There's also a shopping mall nearby as well. "



Trulia User

Visitor • 1y ago



"There are a lot of events at the Santa Anita race track and arboretum like 626 night market and light festivals. There are large beautiful old trees, great access to the goldline and city transits "



Diana G.

Resident • 1y ago



"Farmers market, closure of streets for events, family friendly, most people are decent and cordial. A lot of great restaurants and bars for night life. It's also very quiet at night so it's not disruptive. "



Trulia User

8y ago



"Very desirable location, easy public transportation, great school district, very spacious parking place, Nice neighborhood, walking distance to the library, school and shopping center."



Trulia User

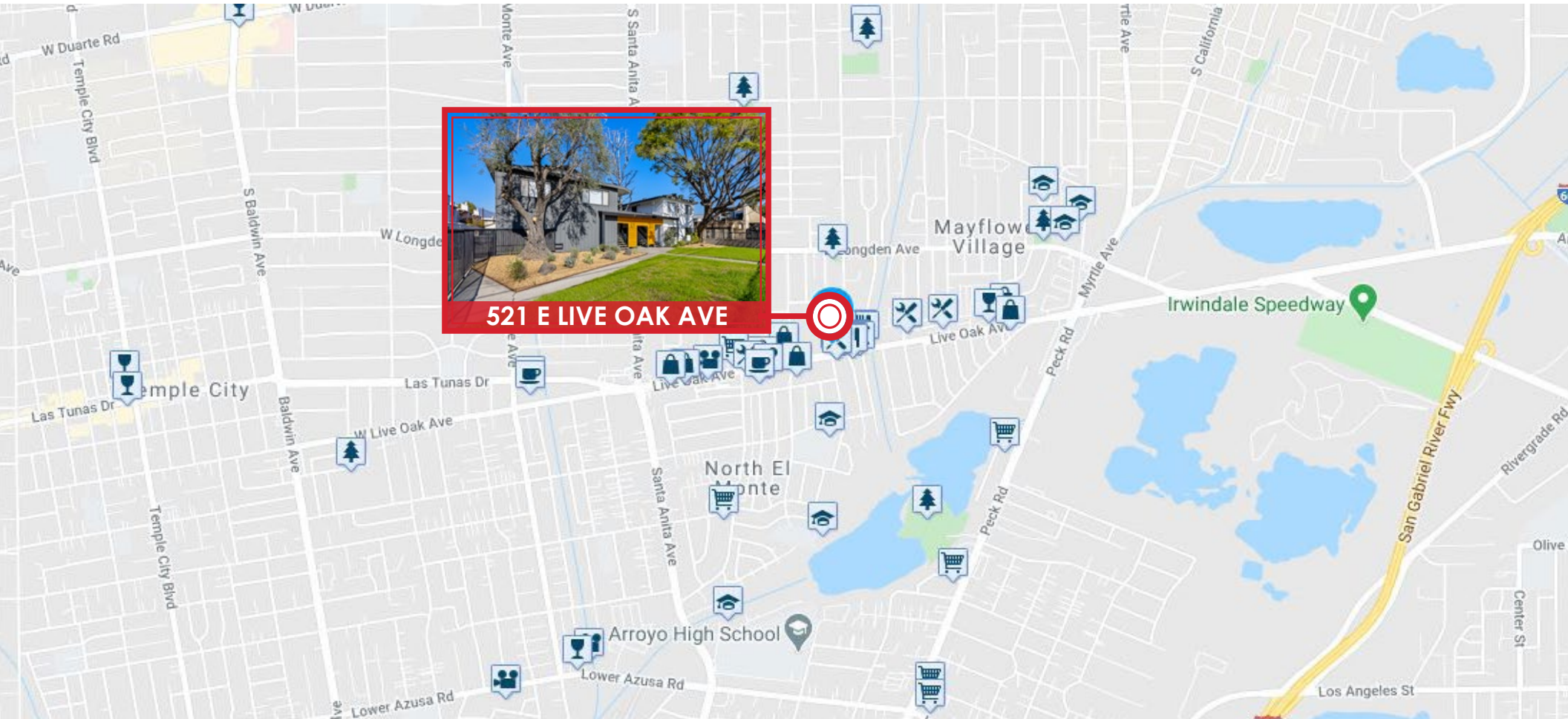
Resident • 1y ago



"It's a safe community and this neighborhood is convenient to commute to downtown or nearby communities."



Walk Score



Walk Score | Very Walkable





02. FINANCIALS

Investment Overview			Unit Mix and Rent Schedule					
Price	\$	6,400,000	Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma
Price Per Unit	\$	427,000	6	2B + 1B	\$ 3,000	\$ 18,000	\$ 3,000	\$ 18,000
Cap Rate		5.41%	9	1B + 1B	\$ 2,364	\$ 21,274	\$ 2,500	\$ 22,500
GRM		13.54	15			\$ 39,274		\$ 40,500
Proforma CAP Rate		5.64%						
Proforma GRM		13.13						
Property Information			Income					
Building Size		10,108	Annual Gross Rent		\$ 39,274 per month		\$ 471,284	\$ 486,000
Lot Size		17,977	Late Fee		\$ 33 per month		\$ 396	\$ 396 2025
Number of Units		15	Pet Fee		\$ 95 per month		\$ 1,145	\$ 1,145 2025
Year Built		1960, 2026	Gross Scheduled Income				\$ 472,826	\$ 487,542
Parcel(s)		5790-030-016	Vacancy Factor		2.00%		\$ (9,457)	\$ (9,751)
Zoning		R3	Effective Gross Income				\$ 463,369	\$ 477,791
Parking		16 (10 carport + 6 open)	Expenses					
Storage		10 storage rooms	Operating Expenses (Current/Potential)				Current	Proforma
Proposed Financing			New Property Taxes		1.062668%		\$ 68,011	\$ 68,011 per assessor
Down Payment	\$	2,886,300	Direct Assessment				\$ 3,093	\$ 3,093 per assessor
Approximate Loan Amount	\$	3,527,700	Insurance		\$ 525.04 per unit		\$ 7,876	\$ 7,876 2026
Interest Rate		6.000%	Utilities: Electricity		\$128.22 per month		\$ 1,539	\$ 1,539 2025
Loan To Value		55.0%	Utilities: Gas		\$43.77 per month		\$ 525	\$ 525 2025
Annual Debt Service	\$	256,284	Utilities: Water/Sewer		\$1,623.59 per month		\$ 19,483	\$ 19,483 2025
Debt Coverage Ratio		1.35	Trash		\$411.27 per month		\$ 4,935	\$ 4,935 2025
Year-1 Net Cash-Flow	\$	90,697	Pest Control		\$180.00 per month		\$ 2,160	\$ 2,160 2025
Year-1 Principal Reduction	\$	43,321	Landscaping		\$200.00 per month		\$ 2,400	\$ 2,400 2025
Year-1 TOTAL Cash-Flow	\$	134,017	Repairs & maintenance		\$518.24 per month		\$ 6,219	\$ 6,219 2025
Year-1 Cash-on-Cash Return		4.64%	Internet		\$57.81 per month		\$ 694	\$ 694 2025
Loan Type	New loan, 5-year fixed, 5-year Term, 30-year amortization (Buyer to Verify)		* Broker Assume that Buyer will Self Manage the property. No On-Site Manager is required.					
			Total Operating Expenses				\$ 116,934	\$ 116,934
			Expenses Per Unit				\$ 7,796	\$ 7,796
			Expenses Per SF				\$ 11.57	\$ 11.57
			Net Operating Income					
							Current	Proforma
							\$ 346,435	\$ 360,857

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Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Status	Tenant Name	Est. Unit Size	Lease From	Lease To	
521A	2B + 1B	\$ 3,000	\$ 3,000.00	Current	Yarong L.	834	12/27/2025	12/26/2026	12/27/2025
521B	2B + 1B	\$ 3,000	\$ 3,000.00	Current	Christian D. M.	834	06/09/2025	06/08/2026	06/09/2025
521C	2B + 1B	\$ 3,000	\$ 3,000.00	Vacant-Unrented		834			
521D	2B + 1B	\$ 3,000	\$ 3,000.00	Current	Malea A. F.	834	08/22/2025	08/21/2026	08/22/2025
521E	1B + 1B	\$ 2,400	\$ 2,500.00	Current	Tristen J. M.	552	08/16/2024	08/15/2026	08/16/2024
523A	1B + 1B	\$ 2,505	\$ 2,500.00	Current	Jessica E. H.	594	09/01/2023	08/31/2024	09/01/2023
523B	1B + 1B	\$ 2,400	\$ 2,500.00	Current	Eric V.	594	09/22/2024	09/21/2025	09/22/2024
523C	1B + 1B	\$ 2,300	\$ 2,500.00	Current	Bailey N. M.	594	11/01/2023	10/31/2024	
523D	1B + 1B	\$ 2,400	\$ 2,500.00	Current	Mark Y.	594	03/01/2025		03/01/2025
523E	1B + 1B	\$ 2,369	\$ 2,500.00	Current	Suzanne S. T.	594	01/01/2023	12/31/2023	01/01/2023
523F	1B + 1B	\$ 2,300	\$ 2,500.00	Current	Michelle E. C.	594	12/01/2023	11/30/2024	
523G	1B + 1B	\$ 2,300	\$ 2,500.00	Current	Jennifer M. M.	594	11/07/2022	11/06/2023	11/07/2022
523H	1B + 1B	\$ 2,300	\$ 2,500.00	Current	Bin Z.	594	07/15/2025	07/14/2026	07/15/2025
521G	2B + 1B	\$ 3,000	\$ 3,000.00	Vacant-Unrented		746			
521F	2B + 1B	\$ 3,000	\$ 3,000.00	Vacant-Unrented		722			
TOTAL		\$ 39,274	\$ 40,500			10,108			

UNITS	TYPE	Average Rent	Proforma Rent
6	2B + 1B	\$ 3,000	\$ 3,000
9	1B + 1B	\$ 2,364	\$ 2,500

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03. AREA OVERVIEW

Market Overview | Arcadia

Arcadia is a city in Los Angeles County, California, United States located about 13 miles (21 km) northeast of downtown Los Angeles in the San Gabriel Valley and at the base of the San Gabriel Mountains. It is the site of the Santa Anita Park racetrack and home to the Los Angeles County Arboretum and Botanic Garden.

Arcadia's Upper Rancho neighborhood was ranked the 23rd richest neighborhood in Southern California by Business Insider in 2014, with a mean household income of \$310,779.

In 2010, Bloomberg Businessweek named Arcadia as one of the "Best Places to Raise Your Kids" for the second year in a row.

Economy

Arcadia's economy is driven by wholesale trade, retail trade, manufacturing, health care and social assistance, arts, entertainment, and recreation. Revenue from the Santa Anita Racetrack has long supported capital improvements for the City of Arcadia, resulting in the City having very little bonded indebtedness.

The Westfield Santa Anita mall is a major shopping center in the

city. In 2005, the Westfield Santa Anita completed its first phase of expansion featuring a new food court, Sport Chalet, Dave & Busters, numerous smaller retailers, various full-service eateries in an area known as Restaurant Square, and a 16-screen AMC Theatres. In 2008, expansion of the mall continued as the Promenade outdoor structure was completed, with new high-end retailers such as Coach and Talbots.

The proposal by Caruso Affiliated and Magna Entertainment to build a second large shopping mall adjacent to Westfield Santa Anita on the grounds of the Santa Anita Park racetrack will not be coming into fruition anytime soon. The controversial project, known as "The Shops at Santa Anita", had prompted heated debate among some residents in the community and enormous spending by corporate interests in favor and against the project. If the second mall had been built, the combined size of the two malls will make Arcadia the largest retail shopping district in Los Angeles County. "The Shops at Santa Anita", which require City Council approval, would have included signature retail, restaurants, and landscaping featuring a large decorative water display, all situated in what is the race track's southern parking area, severely curtailing race track parking property.



Market Overview | Arcadia

Education

For primary and secondary education the city is served by the Arcadia Unified School District. Reading scores for the AUSD are 76.6% higher than the state average and math scores are 67.9% higher than the state average. It is estimated that 88% of Arcadia students are at public schools and 12% in private and/or parochial institutions.

Arcadia Unified School District has one highly ranked and prestigious high school, Arcadia High School. It is among the few public high schools in California to receive a distinguished GreatSchools Rating of 10 out of 10. There are three middle schools, and six elementary schools, two which are winners in the United States Department of Education's Blue Ribbon Schools program. Approximately five percent of California schools are awarded this honor each year following a rigorous selection process. Eligibility is based on federal and state criteria including

the No Child Left Behind program, Academic Performance Index (API), and Adequate Yearly Progress (AYP). The requirements are many and strict, and are based on such areas as a strong curriculum, solid library media services, professional teachers, and counseling programs at all grade levels. In 2010, BusinessWeek ranked Arcadia as the best place to raise children in the state of California for the second year in a row, citing the city's excellent school system as one of the factors in addition to the low crime rate.

The Academic Performance Index measures the academic performance and growth of schools on a variety of points. Arcadia High School scored 890, making it the highest performing large high school in California. In 2010, Arcadia High had 29 National Merit Award finalists. Arcadia is also home to the two-time National Championship boys cross-country team (2010 and 2012).



Demographic & Income Profile (1 mile radius)

Summary	Census 2020	2025	2030
Total Population	19,351	19,033	18,777
Total Households	6,459	6,545	6,602
Family Households	4,999	4,971	5,020
Average Household Size	2.97	2.88	2.81
Owner Occupied Housing Units	4,466	4,577	4,664
Renter Occupied Housing Units	1,993	1,968	1,937
Median Age	45.2	45.2	46.0

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Median Household Income	\$110,243	-	\$127,753	-
Average Household Income	\$149,028	-	\$168,337	-
Per Capita Income	\$50,827	-	\$58,680	-