



Painter Ave and Olive Drive Portfolio

Portfolio of 2 Properties for Sale



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Painter Ave and Olive Drive Portfolio

\$2,995,000

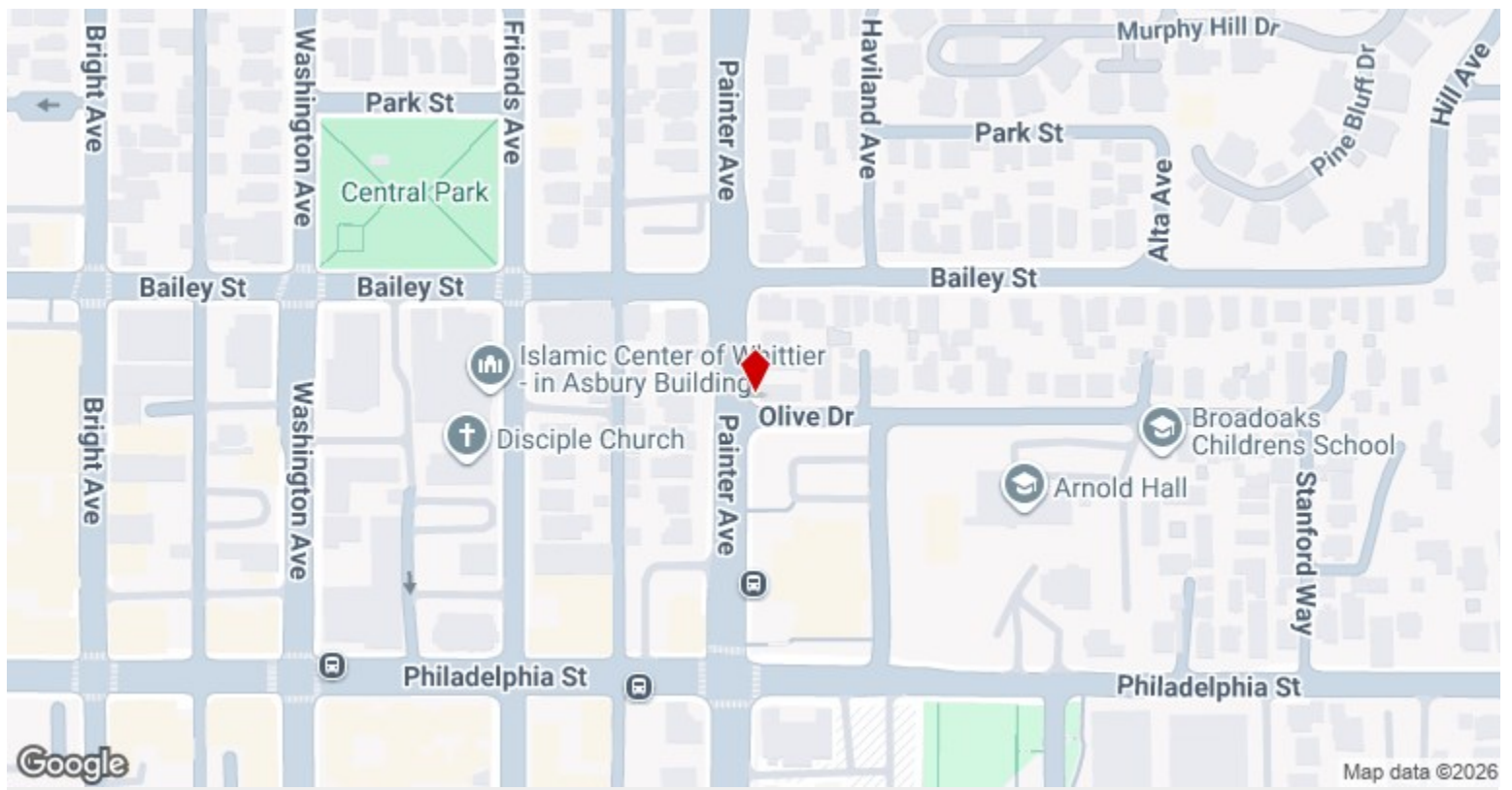
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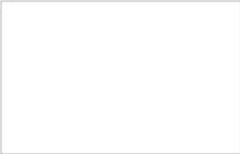

- Two-property multifamily portfolio located in the heart of Whittier, providing scale within a strong Los Angeles County rental market
- Immediate access to Uptown Whittier's vibrant retail, dining, and entertainment core
- Zoned residential and situated within a stable, high-demand submarket known for strong occupancy and predictable rent



Price:	\$2,995,000
Price / SF:	\$181.06 / SF
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Total Building Size:	16,542 SF



Painter Ave and Olive Drive Portfolio

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 13411 Olive Dr, Whittier, CA	Multifamily	2,585		
 6710 Painter Ave, Whittier, CA	Multifamily	13,957		

Property Photos



Property Photos



DIGITALLY ALTERED

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DIGITALLY ALTERED

22-web-or-mls-JBPHOTOHOMES_041

Property Photos



DIGITALLY ALTERED

23-web-or-mls-JBPHOTOHOMES_042



27-web-or-mls-JBPHOTOHOMES_001

Property Photos



Property Photos



35-web-or-mls_JBPHOTOHOMES_009



37-web-or-mls_JBPHOTOHOMES_011

Property Photos



Property Photos



40-web-or-mls-JBPHOTOHOMES_014



48-web-or-mls-JBPHOTOHOMES_022

Property Photos



46-web-or-mls-JBPHOTOHOMES_020



33-web-or-mls-JBRPHOTOHOMES_007

Property Photos



Property Photos



Property Photos



CONFIDENTIAL OFFERING MEMORANDUM

Painter Ave & Olive Drive Portfolio | Whittier, CA

11-Unit Multifamily Investment Opportunity

1. Executive Summary

The Painter Ave and Olive Drive Portfolio represents a rare opportunity to acquire a strategic, two-property multifamily portfolio totaling 11 units in the highly desirable submarket of Whittier, California. Situated in one of Southeast Los Angeles County's most stable rental markets, this portfolio offers an ideal mix of immediate cash flow, significant value-add potential, and a complete lack of local rent control restrictions.

The portfolio consists of two adjacent properties: 13411 Olive Drive and 6710 Painter Avenue. With 13411 Olive Drive delivered completely vacant and fully remodeled, an incoming investor can immediately lease those units at top-of-market rates from day one, while leaning on the established income stream of the adjacent Painter Avenue property.

PORTFOLIO FINANCIAL SNAPSHOT

Offering Price	\$2,995,000	Total Units	11	
Price per SF	\$424.22	Total Building SF	7,060 SF	
Portfolio Land Area	0.31 Acres	Asset Class	Multifamily	

Investment Highlights

- * Scale in a Tight Rental Market: A rare chance to instantly acquire 11 units across two adjacent parcels within a high-barrier-to-entry Los Angeles County submarket.
- * Immediate Value-Add & Day One Upside: The Olive Drive property features remodeled units that are currently vacant. Investors can hand-pick tenants and capture maximum market rents immediately without waiting for lease expirations or unit turns.
- * No Local Rent Control: This geographic pocket benefits from being exempt from restrictive local rent control ordinances, allowing a landlord maximum flexibility to pursue true market-rate rental growth and optimize long-term wealth creation.
- * Premium Southern California Location: Highly stable neighborhood characterized by exceptionally low vacancy rates, predictable tenant demand, and strong long-term fundamentals.

2. Property & Portfolio Overview

The portfolio is carefully positioned to balance stable operational efficiency with an aggressive value-add profile.

Property Facts

Metric Details

Addresses 13411 Olive Drive & 6710 Painter Avenue, Whittier, CA

Total Units 11 Units

Gross Building Area 7,060 Square Feet

Total Lot Size 0.31 Acres (Approx. 13,504 SF)

Zoning - Residential

Sale Type - Investment Portfolio (Properties sold together)

Status Active

Asset Allocation & Operational Breakdown

* 13411 Olive Drive: Delivered 100% vacant. This component acts as the portfolio's immediate growth engine, capturing peak 2026 market rental pricing without historical tenant drag.

* 6710 Painter Avenue: Tenant-occupied asset providing immediate, predictable cash flow. This component hedges the lease-up period of the Olive Drive property, securing the investor's downside during the initial transition phase.

3. Location & Market Analysis

Whittier remains one of Southeast Los Angeles County's premier residential enclaves, heavily favored by tenants for its historic charm, vibrant community identity, and central location.

Submarket Fundamentals

* **Employment & Commutability:** The portfolio is situated near major transportation corridors and Southern California employment nodes. It provides seamless access to central Los Angeles and Orange County, making it a highly attractive hub for working professionals.

* **Lifestyle & Amenities:** Minutes away from Whittier's central retail, dining districts, and schools. The local neighborhood balances quiet residential living with immediate proximity to shopping and lifestyle conveniences.

* **High Demand / Low Supply:** Suburban Los Angeles multifamily assets continue to see record-low vacancy rates. High single-family home prices in Whittier ensure a permanent, robust pool of qualified renters competing for clean, updated apartment units.

4. Financial & Pro-Forma Outline

Padraza Units - Painter Ave & Olive Ave Rent Roll

Property Address	Unit / Street #	Beds	Baths	Tenant Name	Current Rent	Market Rent	Security Deposit	Lease Expiration	Status	Notes
6710 Painter Ave	Unit 1	1	1	Micheal Acosta	\$1,870	\$1,870	\$0	December	Occupied	Rent up to date.
6710 Painter Ave	Unit 2	1	1	Vacant	\$0	\$1,870	\$0	Vacant	Vacant	Needs work.
6710 Painter Ave	Unit 3	1	1	Frank & Espie Aguilera	\$1,870	\$1,870	\$1,700	May	Occupied	Rent up to date.
6710 Painter Ave	Unit 4	1	1	Jorge Gutierrez	\$1,800	\$1,870	\$1,800	Refer to Estoppel	Occupied	Rent up to date.
6710 Painter Ave	Unit 5	1	1	David Santos & John Quiroz	\$1,850	\$1,870	\$0	October	Occupied	Rent up to date. Deposit via Estoppel.
6710 Painter Ave	Unit 6	1	1	Gabriel & Edmund Peralto	\$1,850	\$1,870	\$1,850	Off Lease	Occupied	Rent up to date.
6710 Painter Ave	Unit 7	1	1	Darlan Gomez & Angelita Olvera	\$1,850	\$1,870	\$1,850	November	Occupied	Rent up to date.
6710 Painter Ave	Unit 8	1	1	Robert Diaz Costello	\$1,800	\$1,870	\$0	Off Lease	Occupied	Rent up to date. Deposit via Estoppel.
13411 Olive Ave	Unit 1	1	1	Vacant	\$0	\$1,870	\$0	Vacant	Vacant	Remodeled unit.
13411 Olive Ave	Unit 2	2	1	Vacant	\$0	\$2,450	\$0	Vacant	Vacant	Remodeled unit.
13411 Olive Ave	Unit 3	3	1	Vacant	\$0	\$3,000	\$0	Vacant	Vacant	Remodeled unit.
Total Monthly:					\$12,890	\$22,280	\$7,200			
Annualized Totals:					\$154,680	\$267,360	\$86,400			

Pricing Dynamics

* **Gross Valuation:** \$2,995,000

* **Blended SF Valuation:** \$424.22 per SF

* **The Investment Thesis:** A buyer's underwriting should weigh the portfolio as a blended cap rate. The occupied units provide stable baseline yields, while the vacant, fully remodeled units should be modeled using aggressive, modern Whittier market comps to realize an optimized "yield on cost" post-lease-up.

5. Confidentiality & Disclaimer

The information contained in this Offering Memorandum is strictly confidential and is intended solely for the review of prospective purchasers of the Painter Ave and Olive Drive Portfolio.

This document has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The Seller and its representatives have not made any investigation, and make 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 substances, or the physical condition of the improvements thereon. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, all potential buyers must take appropriate measures to verify all of the information set forth herein.