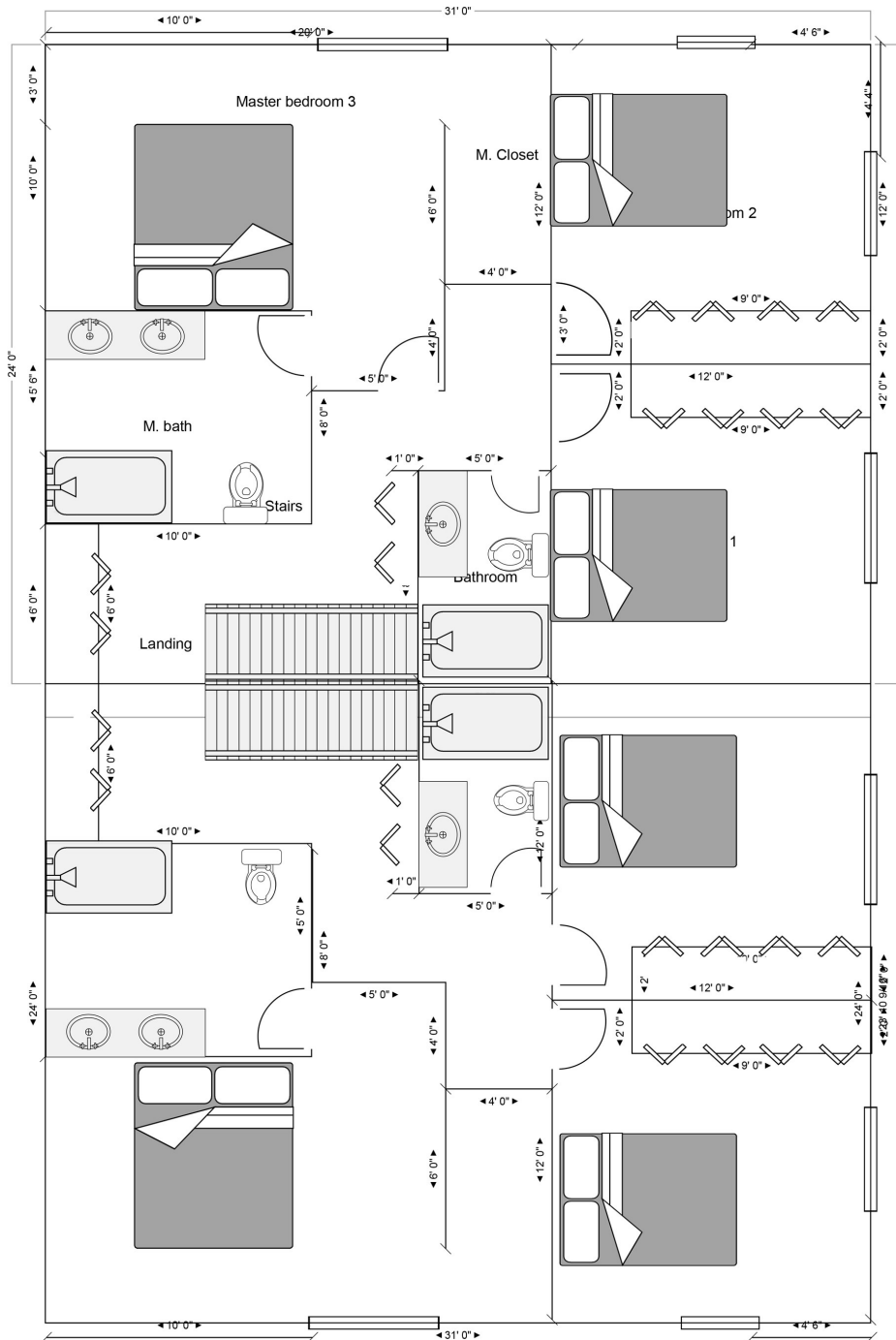


ARCHITECTURAL FLOOR PLANS

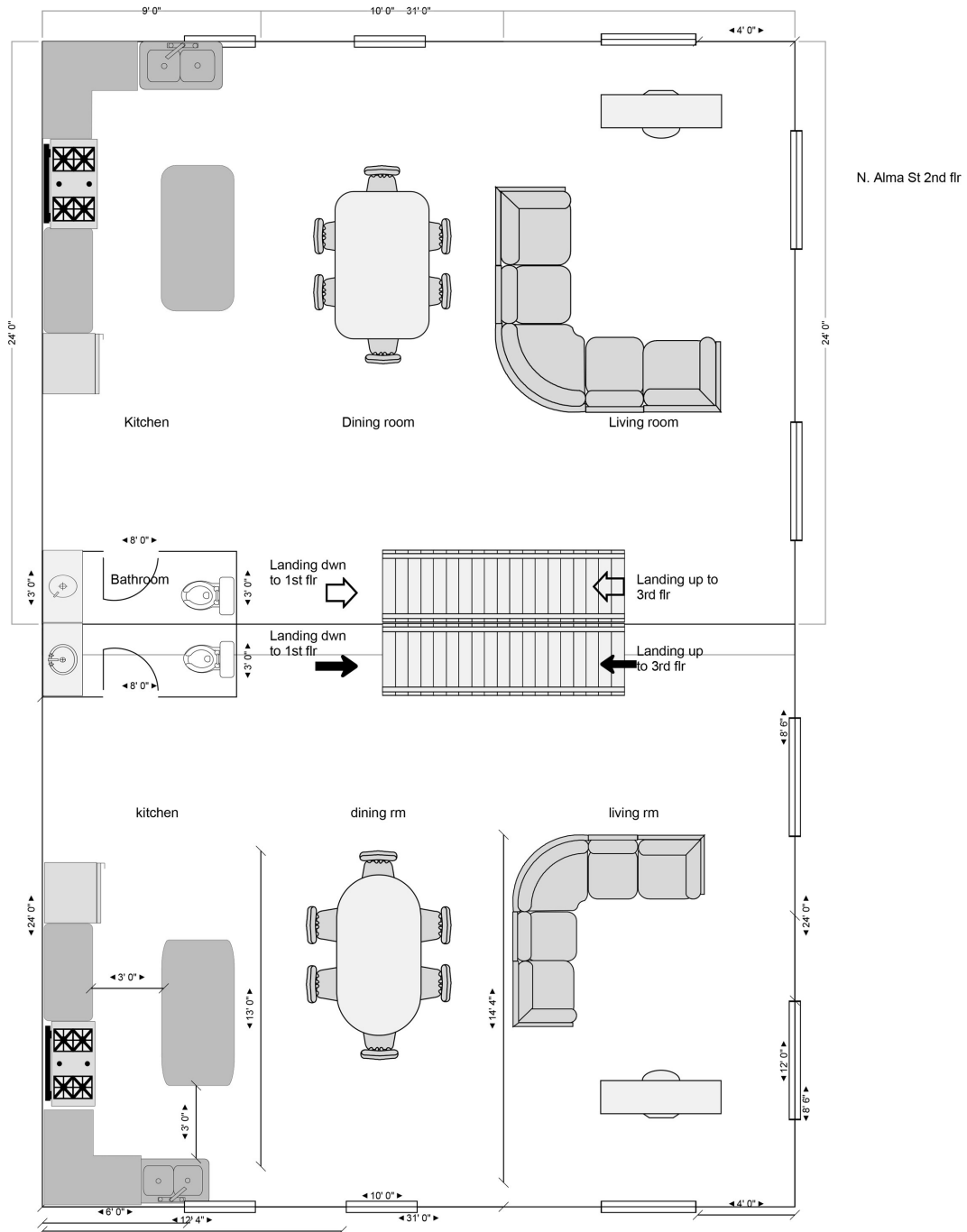
Alma Ave. Units

N. Alma 1st flr



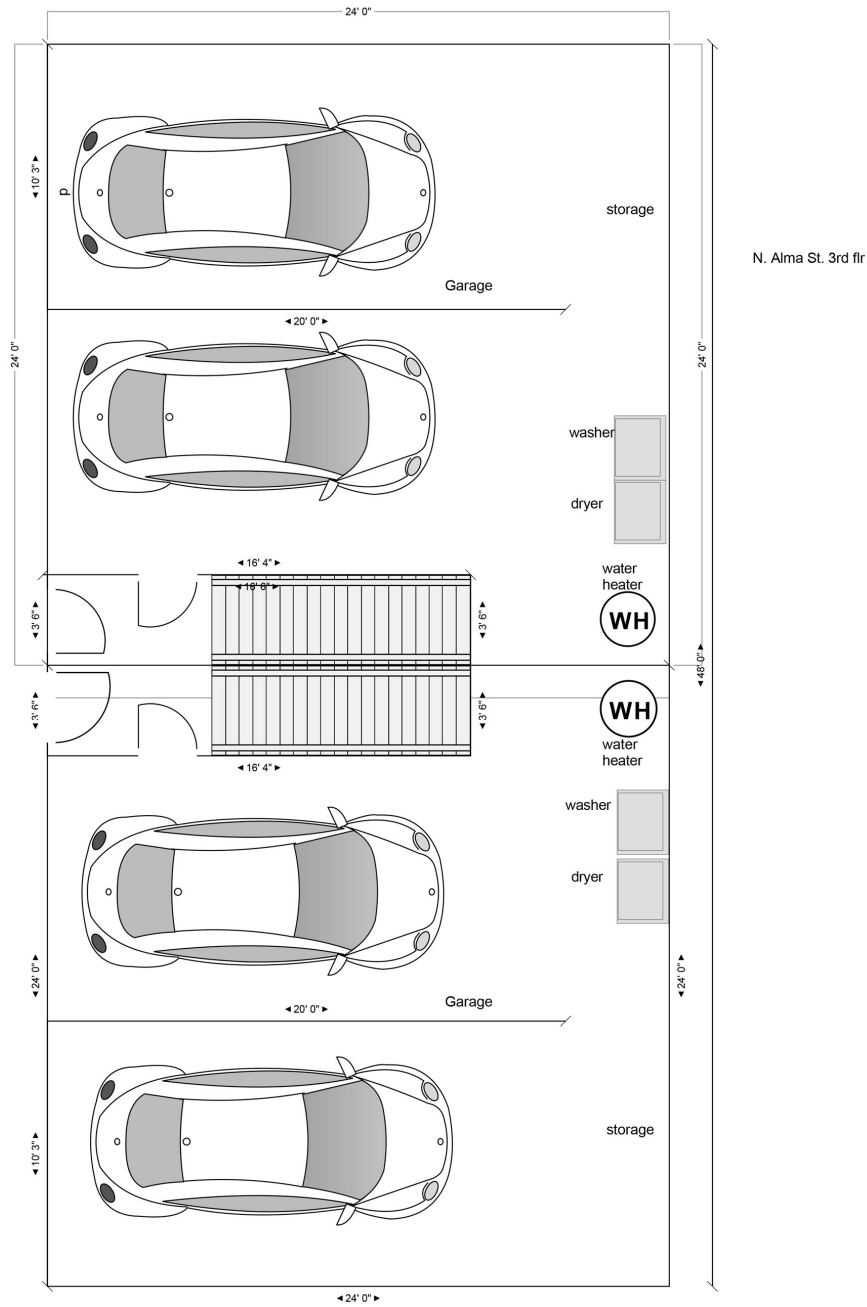
ARCHITECTURAL FLOOR PLANS

Alma Ave. Units



ARCHITECTURAL FLOOR PLANS

Alma Ave. Units



LOCATION ANALYSIS**Site is within the path of development**

- Located within the Los Angeles Unified School District
- Within 10 minutes drive-time to downtown Los Angeles.
- Within 5 minutes drive time to California State University, and the University of Southern California Health Sciences Campus.
- In close proximity to the Los Angeles General Medical Center, Keck Hospital of USC, the 10 Freeway and 5 Freeway, White Memorial Hospital, East Los Angeles College.
- Los Angeles Union Station located nearby, as well as several bus stations such as Union Station Patsaouras Bus Plaza, Marengo St & State St.
- Attractions such as Los Angeles State Historic Park, Dodger Stadium, Elysian Park, Monterey Park Golf Club, Eugene A. Obregón Park are nearby.
 - Additional things to do: Heritage Square Museum, The Broad (modern art), Angels Flight Railway, Bradbury Building (historical landmark), Downtown Los Angeles Art Walk, Cascades Park, Monterey Park Historical Museum, Citadel Outlets, The Commerce Casino & Hotel.

Notable nearby developments:

- 3744 City Terrace Dr. Los Angeles, CA. 90063 – 3626 City Terrace Dr. Los Angeles, CA. 90063, 22 single family homes along City Terrace Dr. all developed in 2004, 1,696 sq. ft. each, estimated value at \$543/ sq ft., total value \$921,241.
- 5355 Oakland St. Los Angeles, CA. 90032, Multi-unit complex, 5,253 sq. ft, valued at \$2,490,000, \$475/ sq. ft.

The population as of ACS 2021 is 115,803. The primary race is Hispanics at 96.2%. The median age is 35.5 years old. The median household income is \$65,000/ year. There are 31,072 households with 3.7 persons per household. The household with married couples is 41%. The number of household units is 33,124 and 94% occupancy and renter occupied is 68%. The main type of structures is single-family units at 75%. The median value of owner-occupied units is \$592,100. *

*Source: <https://censusreporter.org/profiles/16000US0620802-east-los-angeles-ca/>

ECONOMIC PROFILE

Civilian labor force, percent of population ages 16+ is 61.9%.

Civilian labor force (female), percent of population ages 16+ is 53.8%.

Total healthcare and social assistance recipients/ revenue, 2017 (\$1,000) is 433,219

Transportation and warehousing receipts/ revenue, 2017 (\$1,000) is 30,311

Total retail sales, 2017 (\$1,000) is 451,092

**Source: <https://www.census.gov/quickfacts/eastlosangelescdpcalifornia>*

Median household income is \$65,971.

Office/ administrative support: 12.7%

Sales/ sales related: 11%

Management: 4.06%

Education, instruction, and library: 4.05%

Business and financial operations: 1.96%

Arts design: 1.78%

Health technologies and technicians: 1.42%

Community and social services: 1.3%

Legal: 0.972%

Health diagnosing and treating practitioners: 0.966%

Computer and mathematics: 0.609%

Architecture/ engineering: 0.713%

Construction/ extraction: 9.7%

Installation, maintenance, repairs: 3.08%

Production: 9.78%

Transportation: 6.05%

Food preparation/ serving related: 6.22%

Building and ground cleaning maintenance: 5.2%

Healthcare support: 4.94%

Personal care and service: 2.32%

Firefighting/ prevention/ protective services: 1.97%

Law enforcement: 0.726%

**Sources*

<https://censusreporter.org/profiles/16000US0620802-east-los-angeles-ca/>

<https://datausa.io/profile/geo/east-los-angeles-ca/#economy>