

MOYNIER | WALNUT PROPERTY

OFFERING MEMORANDUM



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Property Description

The subject property is located south of the 60 freeway adjacent to the affluent neighborhoods of Walnut & Rowland Heights. This site is a 39.91 acre parcel of land that makes up roughly half of the golf course property. The golf course operator (Royal Vista Golf Club) that leases the land is nearing the expiration of its 55 year lease. The lease expires December 31, 2015.

Location

The site is located within the eastern portion of Los Angeles County, south of the 60 Freeway, and bounded by Walnut Dr and Colima Rd.

Municipality

Unincorporated Los Angeles

Owner of Record

Moynier Golf Course Property LLC

Assessor Parcel Numbers

8762-023-001

Acreage

39.91 acre

Property Condition

The site is currently leased to a golf course operator doing business as the Royal Vista Golf Club.

Zoning

An approximate 1/3 of the property fronting Walnut Dr

- A-1-10,000 – Minimum of 10,000 SF per parcel
- R-1 – Single Family residential plus any agricultural use

Remainder of property

- A-1-1 – Minimum of 1 acre per parcel
- R-1 – Single Family residential plus any agricultural use

Rowland Heights Community General Plan

Entitlement Status

The site is unentitled.

Topography

The subject property consists of varied levels of slope to be inspected by buyer.

Tax Information

To be determined

Due Diligence

Due diligence materials to be available to prospective purchasers upon selection.



Schools

Rowland Heights Unified School District

1. Shelyn Elementary School

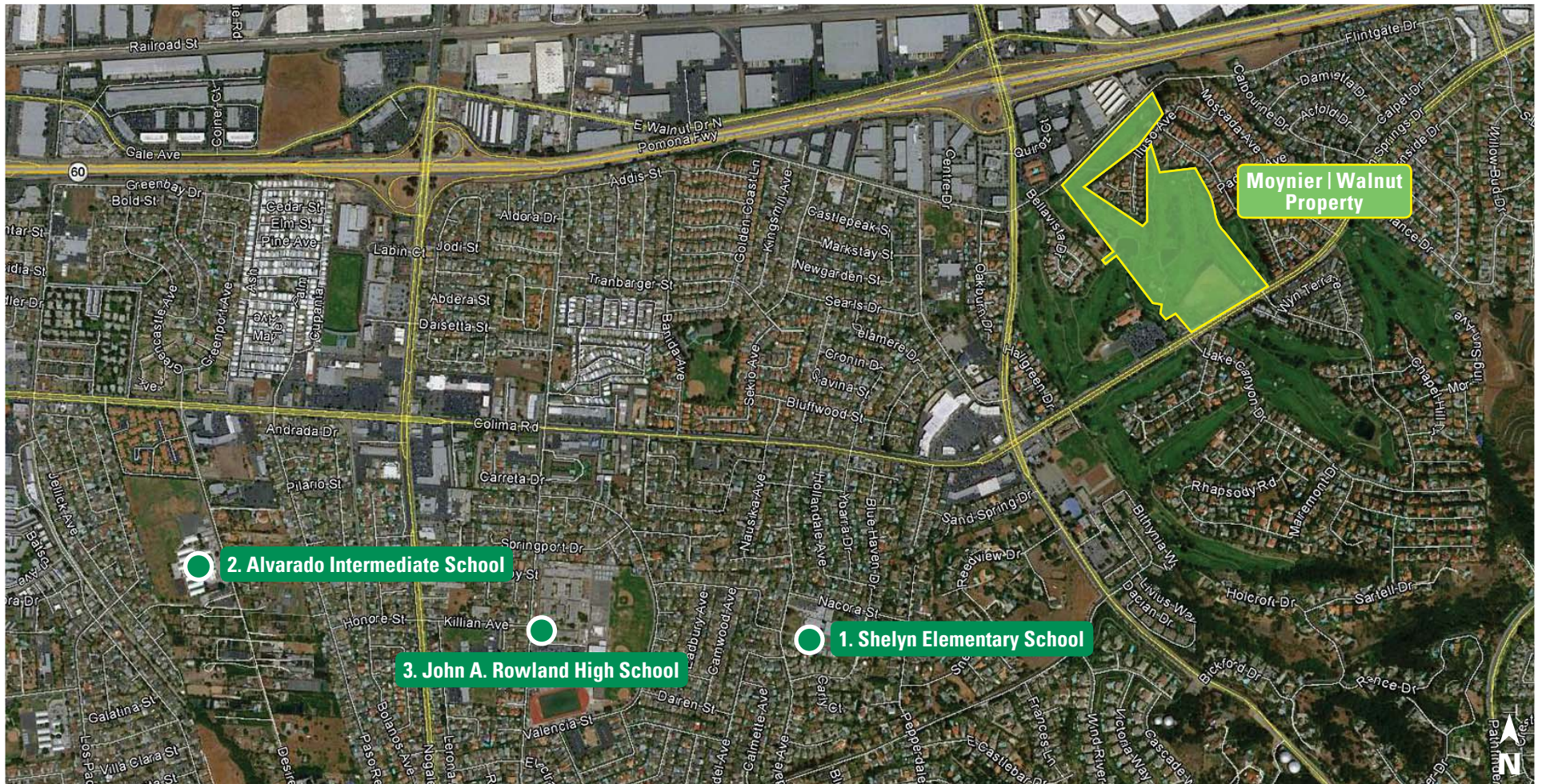
Grades
State Rank: 9
2013 API: 848

2. Alvarado Intermediate School

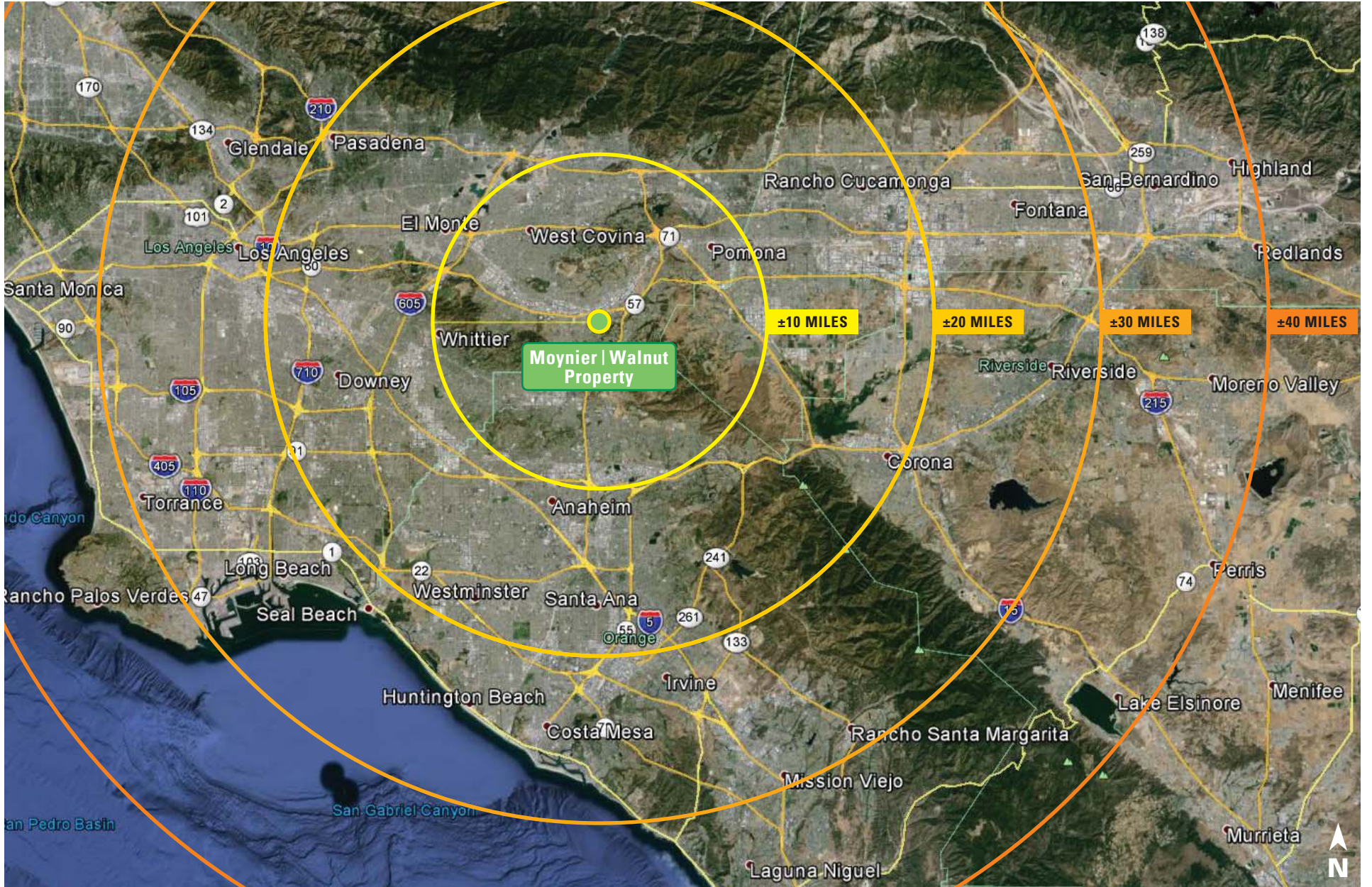
Grades
State Rank: 9
2013 API: 897

3. John A. Rowland High School

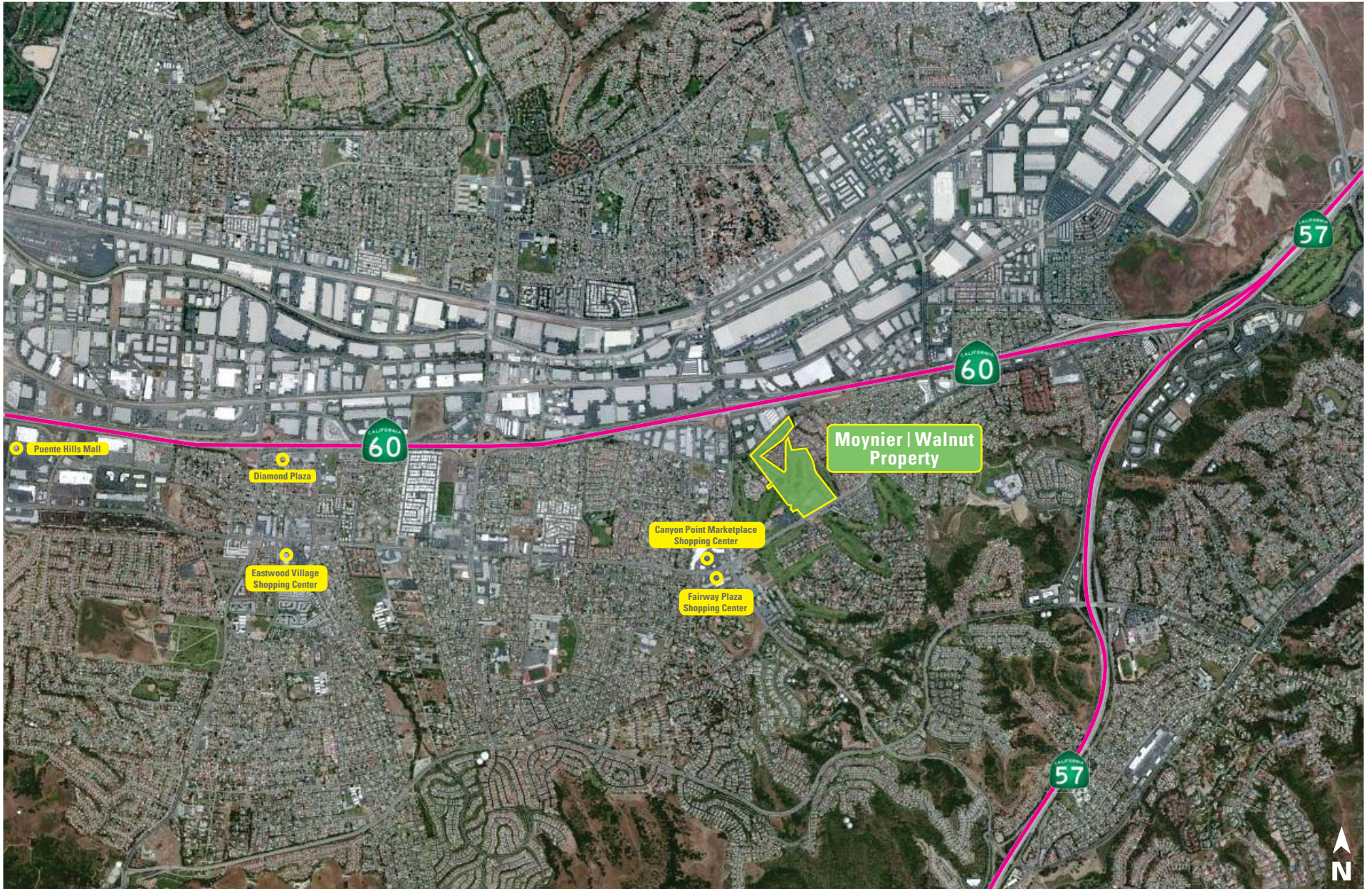
Grades
State Rank: 9
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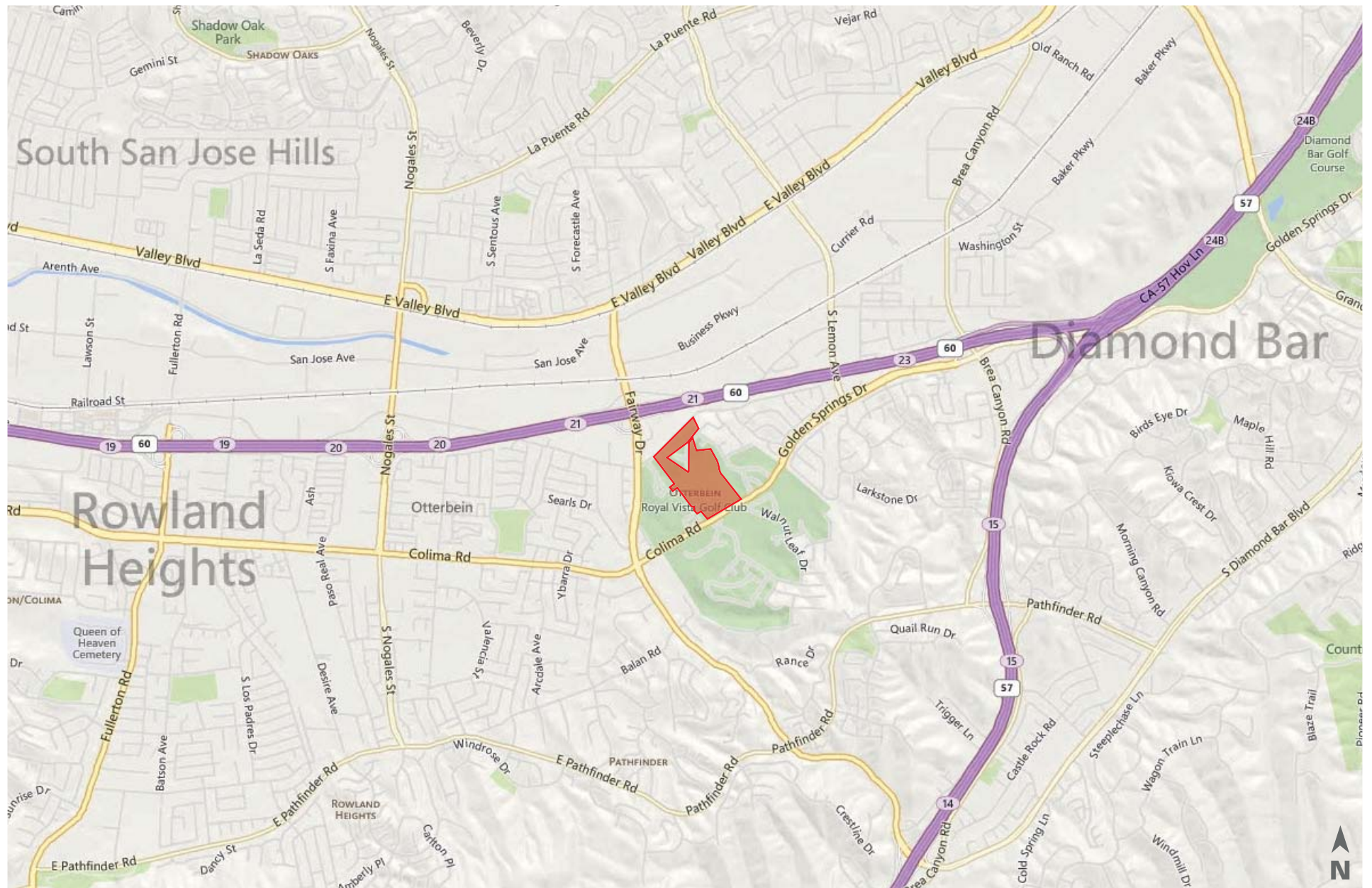
Regional Map



Vicinity Map



Local Map



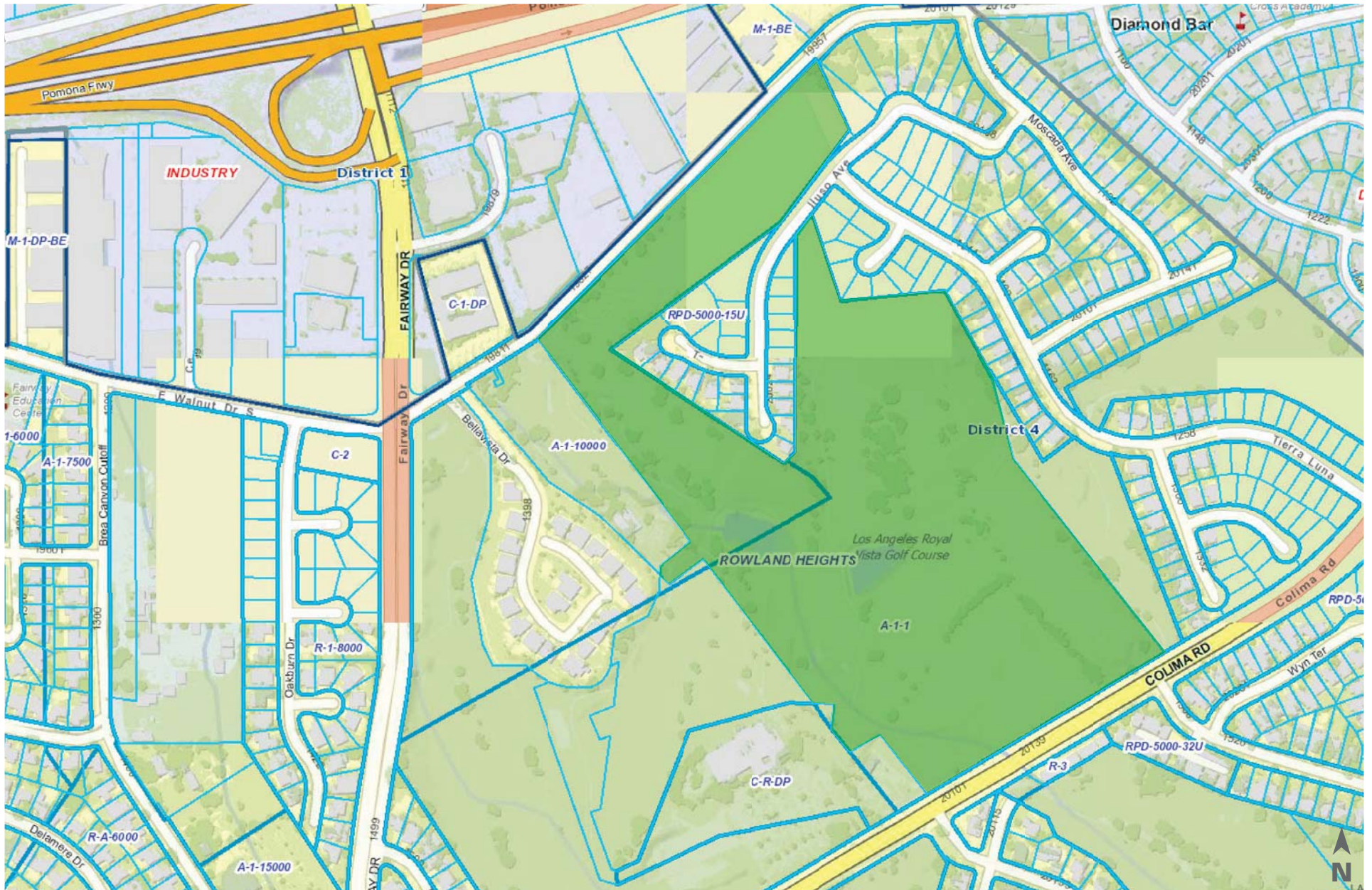
Aerial Map



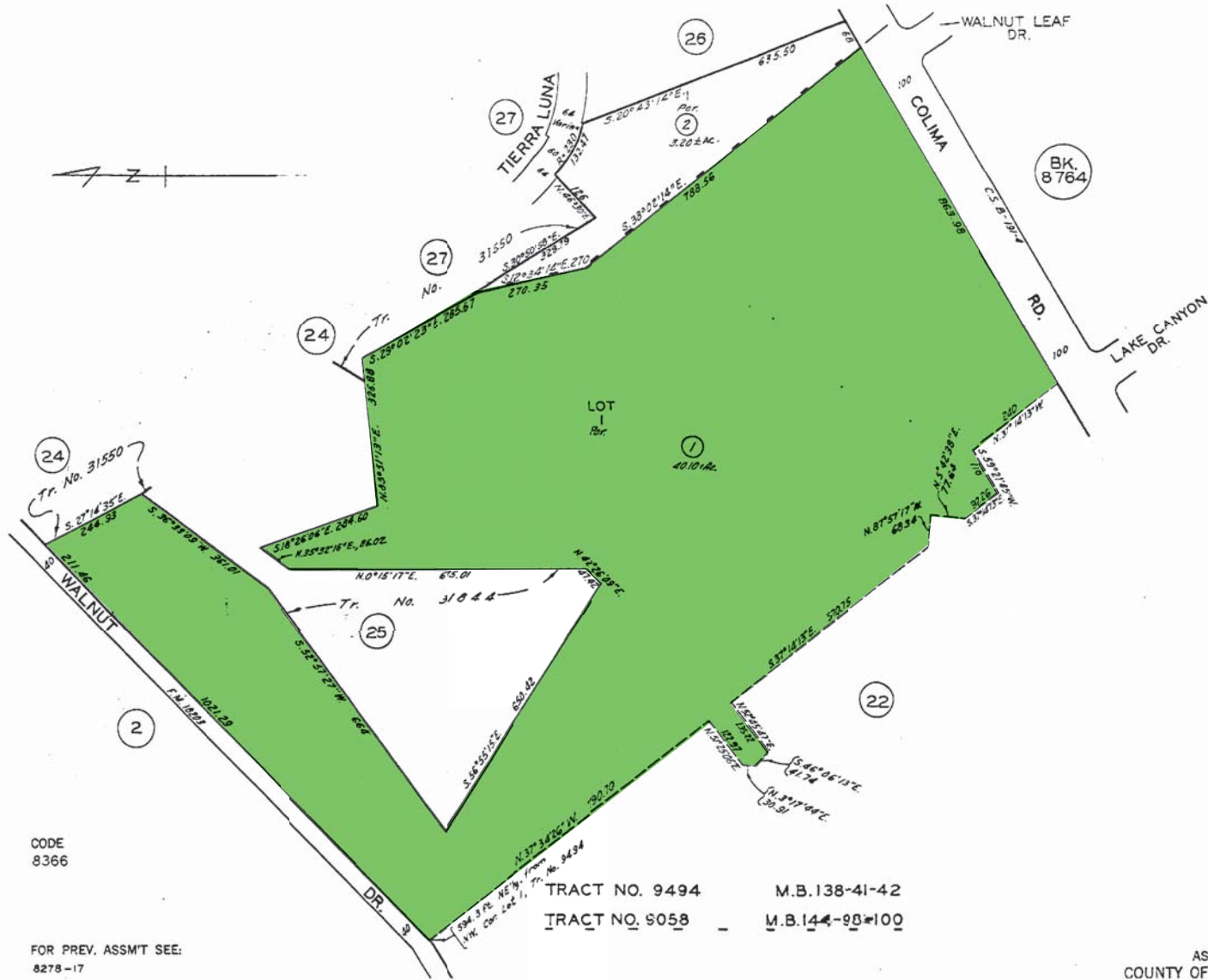




Zoning Map



Parcel Map



Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population						
2019 Projection	12,431		115,454		259,481	
2014 Estimate	12,223		112,792		253,126	
2010 Census	12,137		111,327		249,489	
2000 Census	12,232		113,975		253,001	
Growth 2014-2019	1.70%		2.36%		2.51%	
Growth 2010-2014	0.71%		1.32%		1.46%	
Growth 2000-2010	-0.78%		-2.32%		-1.39%	
2014 Est. Pop by Single Race Class						
White Alone	3,053	24.98	29,226	25.91	87,266	34.48
Black or African American Alone	229	1.87	2,575	2.28	6,611	2.61
Amer. Indian and Alaska Native Alone	35	0.29	524	0.46	1,332	0.53
Asian Alone	7,654	62.62	61,315	54.36	111,065	43.88
Native Hawaiian and Other Pac. Isl. Alone	23	0.19	184	0.16	401	0.16
Some Other Race Alone	844	6.91	14,886	13.20	36,825	14.55
Two or More Races	384	3.14	4,081	3.62	9,625	3.80
2014 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	3,951	33.72	33,904	31.60	89,120	37.13
Speak Asian/Pac. Isl. Lang. at Home	6,087	51.95	46,627	43.45	83,101	34.62
Speak IndoEuropean Language at Home	396	3.38	2,756	2.57	7,369	3.07
Speak Spanish at Home	1,236	10.55	23,580	21.97	58,988	24.57
Speak Other Language at Home	48	0.41	439	0.41	1,461	0.61
2014 Est. Population by Sex						
Male	5,891	48.20	55,149	48.89	124,093	49.02
Female	6,332	51.80	57,643	51.11	129,033	50.98
2014 Est. Population by Age						
Age 0 - 4	505	4.13	5,486	4.86	13,086	5.17
Age 5 - 9	531	4.34	5,632	4.99	13,363	5.28
Age 10 - 14	640	5.24	6,478	5.74	15,198	6.00
Age 15 - 17	499	4.08	4,952	4.39	11,172	4.41
Age 18 - 20	471	3.85	4,693	4.16	10,782	4.26
Age 21 - 24	701	5.74	6,849	6.07	15,575	6.15
Age 25 - 34	1,515	12.39	15,213	13.49	34,134	13.48
Age 35 - 44	1,376	11.26	13,815	12.25	31,419	12.41
Age 45 - 54	1,874	15.33	16,927	15.01	37,667	14.88
Age 55 - 64	2,003	16.39	16,874	14.96	36,056	14.24

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Age 65 - 74	1,324	10.83	10,072	8.93	21,442	8.47
Age 75 - 84	560	4.58	4,314	3.82	9,765	3.86
Age 85 and over	222	1.82	1,487	1.32	3,469	1.37
Age 16 and over	10,383	84.95	93,570	82.96	207,816	82.10
Age 18 and over	10,047	82.20	90,244	80.01	200,308	79.13
Age 21 and over	9,576	78.34	85,551	75.85	189,525	74.87
Age 65 and over	2,107	17.24	15,873	14.07	34,675	13.70
2014 Est. Median Age	44.1		40.1		39.2	
2014 Est. Average Age	42.40		40.00		39.40	
2014 Est. Pop. Age 25+ by Edu. Attainment	8,875		78,702		173,950	
Less than 9th grade	582	6.56	6,113	7.77	13,048	7.50
Some High School, no diploma	479	5.40	5,385	6.84	12,079	6.94
High School Graduate (or GED)	1,926	21.70	16,270	20.67	35,072	20.16
Some College, no degree	1,532	17.26	12,994	16.51	31,909	18.34
Associate Degree	850	9.58	8,194	10.41	16,036	9.22
Bachelor's Degree	2,455	27.66	21,587	27.43	45,941	26.41
Master's Degree	721	8.12	5,877	7.47	13,956	8.02
Professional School Degree	248	2.79	1,548	1.97	4,064	2.34
Doctorate Degree	81	0.91	734	0.93	1,846	1.06
2014 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	1,688		21,446		55,046	
CY Pop 25+, Hisp/Lat, < High School Diploma	365	21.62	6,260	29.19	15,964	29.00
CY Pop 25+, Hisp/Lat, High School Graduate	388	22.99	6,061	28.26	15,626	28.39
CY Pop 25+, Hisp/Lat, Some College or Associate's Deg	719	42.59	6,614	30.84	16,018	29.10
CY Pop 25+, Hisp/Lat, Bachelor's Degree or Higher	216	12.80	2,511	11.71	7,438	13.51
Households						
2019 Projection	3,764		33,933		77,333	
2014 Estimate	3,708		33,088		75,245	
2010 Census	3,691		32,594		73,974	
2000 Census	3,566		32,523		73,122	
Growth 2014-2019	1.51%		2.55%		2.77%	
Growth 2010-2014	0.47%		1.52%		1.72%	
Growth 2000-2010	3.50%		0.22%		1.17%	

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2014 Est. Households by Household Type	3,708		33,088		75,245	
Family Households	3,185	85.90	28,274	85.45	62,772	83.42
Nonfamily Households	523	14.10	4,813	14.55	12,473	16.58
2014 Est. Group Quarters Population	24		304		1,406	
2014 HHs by Ethnicity, Hispanic/Latino	675	18.20	8,448	25.53	21,844	29.03
2014 Est. HHs by HH Income	3,708		33,088		75,245	
CY HHs, Inc < \$15,000	241	6.50	2,536	7.66	5,173	6.87
CY HHs, Inc \$15,000 - \$24,999	218	5.88	2,414	7.30	5,651	7.51
CY HHs, Inc \$25,000 - \$34,999	319	8.60	2,905	8.78	5,688	7.56
CY HHs, Inc \$35,000 - \$49,999	479	12.92	4,057	12.26	8,624	11.46
CY HHs, Inc \$50,000 - \$74,999	750	20.23	6,587	19.91	14,539	19.32
CY HHs, Inc \$75,000 - \$99,999	494	13.32	4,524	13.67	10,416	13.84
CY HHs, Inc \$100,000 - \$124,999	334	9.01	3,358	10.15	8,215	10.92
CY HHs, Inc \$125,000 - \$149,999	309	8.33	2,157	6.52	5,275	7.01
CY HHs, Inc \$150,000 - \$199,999	334	9.01	2,593	7.84	6,513	8.66
CY HHs, Inc \$200,000 - \$249,999	97	2.62	783	2.37	2,044	2.72
CY HHs, Inc \$250,000 - \$499,999	117	3.16	995	3.01	2,576	3.42
CY HHs, Inc \$500,000+	16	0.43	177	0.53	531	0.71
2014 Est. Average Household Income	\$89,742		\$86,205		\$91,324	
2014 Est. Median Household Income	\$69,899		\$67,576		\$71,472	
2014 Median HH Inc by Single Race Class. or Ethn						
White Alone	73,024		70,250		73,441	
Black or African American Alone	76,759		77,919		77,527	
American Indian and Alaska Native Alone	52,453		47,281		51,042	
Asian Alone	69,173		67,455		73,109	
Native Hawaiian and Other Pacific Islander Alone	57,213		60,314		58,138	
Some Other Race Alone	64,428		61,992		62,192	
Two or More Races	42,718		63,685		68,862	
Hispanic or Latino	69,745		64,735		65,804	
Not Hispanic or Latino	69,937		68,708		74,411	
2014 Est. Family HH Type, Presence Own Children	3,185		28,274		62,772	
Married-Couple Family, own children	969	30.42	9,115	32.24	20,853	33.22

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Married-Couple Family, no own children	1,509	47.38	12,206	43.17	26,951	42.93
Male Householder, own children	36	1.13	580	2.05	1,454	2.32
Male Householder, no own children	170	5.34	1,561	5.52	3,241	5.16
Female Householder, own children	142	4.46	1,730	6.12	3,789	6.04
Female Householder, no own children	359	11.27	3,082	10.90	6,483	10.33
2014 Est. Households by Household Size	3,708		33,088		75,245	
1-person household	407	10.98	3,612	10.92	9,469	12.58
2-person household	1,018	27.45	8,371	25.30	19,506	25.92
3-person household	777	20.95	7,085	21.41	15,301	20.33
4-person household	754	20.33	6,815	20.60	14,855	19.74
5-person household	401	10.81	3,559	10.76	8,027	10.67
6-person household	196	5.29	1,861	5.62	4,044	5.37
7 or more person household	155	4.18	1,784	5.39	4,043	5.37
2014 Est. Average Household Size	3.29		3.40		3.35	
2014 Est. Households by Presence of People	3,708		33,088		75,245	
Households with 1 or more People under Age 18:	1,386	37.38	13,610	41.13	30,795	40.93
Married-Couple Family	1,099	79.29	10,277	75.51	23,366	75.88
Other Family, Male Householder	68	4.91	865	6.36	2,070	6.72
Other Family, Female Householder	211	15.22	2,381	17.49	5,161	16.76
Nonfamily, Male Householder	4	0.29	46	0.34	117	0.38
Nonfamily, Female Householder	4	0.29	40	0.29	81	0.26
Households no People under Age 18:	2,322	62.62	19,478	58.87	44,450	59.07
Married-Couple Family	1,378	59.35	11,045	56.71	24,432	54.97
Other Family, Male Householder	139	5.99	1,273	6.54	2,633	5.92
Other Family, Female Householder	290	12.49	2,434	12.50	5,121	11.52
Nonfamily, Male Householder	226	9.73	2,171	11.15	5,545	12.47
Nonfamily, Female Householder	289	12.45	2,554	13.11	6,719	15.12
2014 Est. Households by Number of Vehicles	3,708		33,088		75,245	
No Vehicles	47	1.27	1,333	4.03	3,098	4.12
1 Vehicle	525	14.16	6,626	20.03	15,707	20.87
2 Vehicles	1,517	40.91	12,004	36.28	28,629	38.05
3 Vehicles	1,054	28.43	7,789	23.54	16,806	22.34
4 Vehicles	428	11.54	4,125	12.47	8,284	11.01
5 or more Vehicles	137	3.69	1,210	3.66	2,721	3.62
2014 Est. Average Number of Vehicles	2.50		2.35		2.30	

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Family Households						
2019 Projection	3,234		28,993		64,498	
2014 Estimate	3,185		28,274		62,772	
2010 Census	3,167		27,854		61,735	
2000 Census	3,124		27,901		61,319	
Growth 2014-2019	1.52%		2.54%		2.75%	
Growth 2010-2014	0.56%		1.51%		1.68%	
Growth 2000-2010	1.41%		-0.17%		0.68%	
2014 Est. Families by Poverty Status						
2014 Families at or Above Poverty	3,016	94.69	26,297	93.01	58,692	93.50
2014 Families at or Above Poverty with Children	1,354	42.51	12,288	43.46	27,961	44.54
2014 Families Below Poverty	169	5.31	1,977	6.99	4,080	6.50
2014 Families Below Poverty with Children	96	3.01	1,263	4.47	2,712	4.32
2014 Est. Pop Age 16+ by Employment Status						
In Armed Forces	9	0.09	25	0.03	62	0.03
Civilian - Employed	5,400	52.01	52,585	56.20	118,853	57.19
Civilian - Unemployed	594	5.72	4,951	5.29	11,070	5.33
Not in Labor Force	4,379	42.17	36,009	38.48	77,831	37.45
2014 Est. Civ Employed Pop 16+ Class of Worker						
For-Profit Private Workers	3,641	65.09	37,010	68.33	83,006	67.98
Non-Profit Private Workers	287	5.13	2,455	4.53	6,276	5.14
Local Government Workers	421	7.53	4,754	8.78	11,324	9.27
State Government Workers	187	3.34	1,928	3.56	4,595	3.76
Federal Government Workers	112	2.00	715	1.32	1,650	1.35
Self-Emp Workers	939	16.79	7,229	13.35	15,064	12.34
Unpaid Family Workers	6	0.11	77	0.14	180	0.15
2014 Est. Civ Employed Pop 16+ by Occupation						
Architect/Engineer	132	2.36	1,297	2.39	3,254	2.67
Arts/Entertain/Sports	108	1.93	980	1.81	2,395	1.96
Building Grounds Maint	98	1.75	1,334	2.46	2,566	2.10
Business/Financial Ops	436	7.79	3,789	7.00	8,323	6.82
Community/Soc Svcs	73	1.30	729	1.35	1,819	1.49
Computer/Mathematical	173	3.09	1,688	3.12	3,569	2.92
Construction/Extraction	150	2.68	1,604	2.96	3,940	3.23
Edu/Training/Library	308	5.51	2,747	5.07	6,824	5.59

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Farm/Fish/Forestry	10	0.18	103	0.19	281	0.23
Food Prep/Serving	172	3.07	3,131	5.78	6,302	5.16
Health Practitioner/Tec	356	6.36	3,071	5.67	7,385	6.05
Healthcare Support	89	1.59	1,125	2.08	2,840	2.33
Maintenance Repair	96	1.72	1,091	2.01	2,724	2.23
Legal	58	1.04	475	0.88	1,210	0.99
Life/Phys/Soc Science	76	1.36	454	0.84	1,050	0.86
Management	647	11.57	6,259	11.56	13,824	11.32
Office/Admin Support	910	16.27	8,013	14.79	17,877	14.64
Production	196	3.50	2,763	5.10	6,300	5.16
Protective Svcs	87	1.56	886	1.64	2,288	1.87
Sales/Related	1,014	18.13	7,611	14.05	16,327	13.37
Personal Care/Svc	161	2.88	1,914	3.53	4,385	3.59
Transportation/Moving	243	4.34	3,104	5.73	6,613	5.42
2014 Est. Pop 16+ by Occupation Classification	5,594		54,167		122,095	
Blue Collar	685	12.25	8,563	15.81	19,577	16.03
White Collar	4,292	76.73	37,112	68.51	83,856	68.68
Service and Farm	617	11.03	8,492	15.68	18,662	15.28
2014 Est. Workers Age 16+, Transp. To Work	5,475		53,081		119,612	
Drove Alone	4,171	76.18	40,311	75.94	92,956	77.71
Car Pooled	630	11.51	6,153	11.59	13,041	10.90
Public Transportation	170	3.11	1,883	3.55	3,679	3.08
Walked	24	0.44	814	1.53	1,792	1.50
Bicycle	0	0.00	226	0.43	479	0.40
Other Means	44	0.80	661	1.25	1,270	1.06
Worked at Home	435	7.95	3,033	5.71	6,396	5.35
2014 Est. Workers Age 16+ by Travel Time to Work *						
Less than 15 Minutes	847		7,826		18,151	
15 - 29 Minutes	1,489		14,532		32,137	
30 - 44 Minutes	1,155		12,399		28,793	
45 - 59 Minutes	639		5,982		13,935	
60 or more Minutes	938		9,535		20,688	
2014 Est. Avg Travel Time to Work in Minutes	37.64		37.85		37.47	
2014 Est. Tenure of Occupied Housing Units	3,708		33,088		75,245	
Owner Occupied	3,074	82.90	24,313	73.48	55,324	73.53
Renter Occupied	634	17.10	8,775	26.52	19,921	26.47

Demographics

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2014 Owner Occ. HUs: Avg. Length of Residence	19.9		19.6		19.7	
2014 Renter Occ. HUs: Avg. Length of Residence	8.5		8.0		7.8	
2014 Est. All Owner-Occupied Housing Values	3,074		24,313		55,324	
Value Less than \$20,000	28	0.91	149	0.61	369	0.67
Value \$20,000 - \$39,999	17	0.55	283	1.16	557	1.01
Value \$40,000 - \$59,999	57	1.85	453	1.86	909	1.64
Value \$60,000 - \$79,999	34	1.11	340	1.40	789	1.43
Value \$80,000 - \$99,999	50	1.63	237	0.97	555	1.00
Value \$100,000 - \$149,999	79	2.57	435	1.79	1,070	1.93
Value \$150,000 - \$199,999	37	1.20	441	1.81	1,525	2.76
Value \$200,000 - \$299,999	186	6.05	2,755	11.33	6,985	12.63
Value \$300,000 - \$399,999	601	19.55	5,102	20.98	10,690	19.32
Value \$400,000 - \$499,999	581	18.90	4,493	18.48	9,634	17.41
Value \$500,000 - \$749,999	993	32.30	6,916	28.45	15,781	28.52
Value \$750,000 - \$999,999	290	9.43	1,977	8.13	4,606	8.33
Value \$1,000,000 or more	122	3.97	730	3.00	1,854	3.35
2014 Est. Median All Owner-Occupied Housing Value	\$477,112		\$443,627		\$443,725	
2014 Est. Housing Units by Units in Structure	3,835		34,322		77,825	
1 Unit Attached	179	4.67	2,998	8.73	6,386	8.21
1 Unit Detached	3,246	84.64	24,648	71.81	54,687	70.27
2 Units	23	0.60	196	0.57	375	0.48
3 or 4 Units	30	0.78	1,457	4.25	3,305	4.25
5 to 19 Units	126	3.29	2,216	6.46	5,450	7.00
20 to 49 Units	14	0.37	373	1.09	1,190	1.53
50 or More Units	23	0.60	1,106	3.22	3,871	4.97
Mobile Home or Trailer	196	5.11	1,327	3.87	2,548	3.27
Boat, RV, Van, etc.	0	0.00	0	0.00	14	0.02
2014 Est. Housing Units by Year Structure Built	3,835		34,322		77,825	
2014 Est. Median Year Structure Built **	1977		1976		1976	

Asking Price

\$12,000,000

Deposits

The Initial Deposit shall be \$250,000. The Deposit shall be paid at the Opening of Escrow and shall remain refundable during the Due Diligence period. Upon approval of the Due Diligence items by buyer, said Deposit shall become non-refundable and released to Seller. The Buyer shall make additional quarterly Deposits in the amount of \$250,000 until the Close of Escrow.

Due Diligence

Buyer shall have a Due Diligence Period of 60 days to investigate all aspects of the Property, including the physical condition. The Due Diligence Period shall begin upon the mutual execution of a Purchase & Sale Agreement.

Close of Escrow

The Close of Escrow shall be within twenty-four (24) months of the Opening of Escrow.

Property Condition at Close of Escrow

The Property is being sold in its "AS-IS" condition.

Offering Details

Please submit buyer's qualification and financial capacity with proposal.

Seller Disclosure

Lee & Associates expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Brochure or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations there under have been satisfied or waived. Lee & Associates is not authorized to make any representations or agreements on behalf of Seller.

Commission

Buyer broker shall be compensated by buyer directly.

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OCT 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

 OUT TO MARKET

NOV 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

 OFFERS DUE

MOYNIER | WALNUT PROPERTY

FOR MORE INFORMATION PLEASE CONTACT

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