Bright Hadley Building

13112 Hadley Street · Whittier, California 90601

GM PROPERTIES

OFFERING MEMORANDUM **FOR SALE · $6,000,000**

17,127 SF MIXED-USE · 22 INCOME UNITS · BUILT 1992

EXCLUSIVELY OFFERED BY
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THE OFFERING

Offering Summary

$6,000,000	**$350 / SF**	**5.6% Cap**	**4.4% Cap**
ASKING PRICE	17,127 SF	STABILIZED NOI $343,853	IN-PLACE NOI $262,886

PROPERTY

Address	13112 Hadley St, Whittier, CA 90601
APN / County	8139-003-032 · Los Angeles
Zoning	WHC2UD (City of Whittier)
Building / Lot	17,127 SF · 15,178 SF (0.35 AC)
Year Built / Stories	1992 · 2 stories
Parking	38 spaces (2.22 / 1,000 SF)
Submarket	Southeast Los Angeles

Upside is identified, not hypothetical: two office suites and two apartments, all priced at market, move 4.4% in place to 5.6% stabilized after a 5% vacancy factor.

INCOME UNIT MIX

Component	Count	Status
Office suites (ground floor, 7,955 SF)	12	10 of 12 leased
Apartments (2nd floor — 9× 2BR, 1× 1BR)	10	8 of 10 leased
Laundry + reserved parking income	—	$255 / month

INCOME SNAPSHOT (ANNUAL)

Gross scheduled income (pro forma) $508,008
Less vacancy & collection (5.0%) ($25,080)
Effective gross income $482, 607
In-place income (current) $401,640
Expenses $138,754 (34.5% current / 27.9% full GSI)
NOI $343, 853 stabilized · $262,886 in place

WHY BUY

Investment Highlights

01 Two Asset Classes, One Roof

~58% of income from 10 apartments, ~42% from 12 medical/professional suites — two demand cycles, and no single unit over 6.3% of income.

02 Identified Upside

Two office suites and two apartments, priced at market, move 4.4% in place to 5.6% stabilized — with a 5% vacancy factor, no rent growth.

03 Supply-Protected Submarket

5.9% office vacancy vs. 16.5% LA metro; zero SF under construction in Southeast Los Angeles.

04 Strong Apartment Fundamentals

2-bedroom units achieving $2,156–$2,600, plus laundry and parking income.

05 Sticky Service Tenancy

Therapy, CPA, escrow, insurance: internet-resistant, recession-tested users.

06 Dense, Affluent Trade Area

129,576 people and $93,584 median household income within 3 miles.

07 Newest Construction Among Recent Sales

Built 1992 — newer than every relevant recent trade in its market area.

08 Fits the Active Buyer Pool

Private investors and owner/users drive today's market; this asset suits both.

THE ASSET

Property Description

Year Built	1992
Stories	2
Building SF	17,127 SF
Lot Size	15,178 SF (0.35 acres)
Construction	Wood frame
HVAC	Air conditioning
Legal	Lots 22–24 (ptn), Whittier

Parking	38 on-site reserved stalls
Parking Ratio	2.22 / 1,000 SF
Amenities	Coin laundry (apartments)
Walk Score	70 — Pedestrian friendly
2025 Assessed Value	$5,722,200
2025 Property Taxes	$83,411.82 (TRA 9-635)
Listing Broker	Tyler Portman, VP — GM Properties

The Bright Hadley Building is a two-story mixed-use asset in central Whittier. The ground floor comprises twelve office suites totaling 7,955 SF, serving an established roster of medical and professional tenants; the second floor holds ten apartments — nine two-bedroom units and one one-bedroom. The property operates on simple gross and modified-gross terms with on-site laundry and reserved parking income. The two components diversify income across independent demand drivers — housing (~58% of scheduled income) and medical/professional services (~42%) — so no single tenancy or asset class carries the building.

TAX NOTE — MINIMAL REASSESSMENT SHOCK. The 2025 assessed value of $5,722,200 sits within 5% of the asking price. Buyer reassessment at $6,000,000 adds roughly $4,000 per year, bringing total property tax to approximately $87,500 — and pro forma expenses already reflect that outcome.

THE ASSET

Property Photos

UPTOWN WHITTIER

AERIAL

STREET FRONTAGE

SIDE ELEVATION

PARKING ENTRANCE

INCOME — GROUND FLOOR

Office Rent Roll

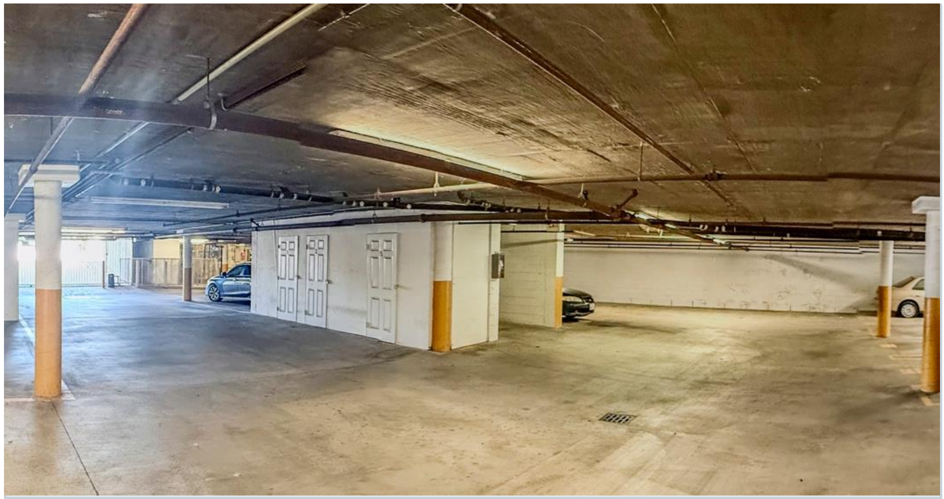
Suite	SF	Use	Monthly Rent	Status
101	1,055	Psychology clinic	$2,384	Leased
102	800	Escrow company	$1,650	Leased
103	800	CPR training	$1,575	Leased
104	780	Insurance agency	$1,575	Leased
105	320	Family therapist	$875	Leased
106A	275	Family therapist	$825	Leased
106B	275	Professional office	$825	Leased
107	850	Health consultancy	$1,675	Leased
108	**800**	—	**$1,695 (asking)**	**AVAILABLE**
109	1,000	CPA	$1,925	Leased
110	500	Auto wholesale office	$825	Leased
111	**500**	—	**$1,200 (asking)**	**AVAILABLE**
Total	**7,955**	**10 of 12 leased**	**$17,029 GPI / $14,134 in place**	

Modified-gross leases. Suite 108: $2.12/SF MG (three private offices, reception, storage). Suite 111: $2.40/SF MG (private office and large reception).

THE ASSET

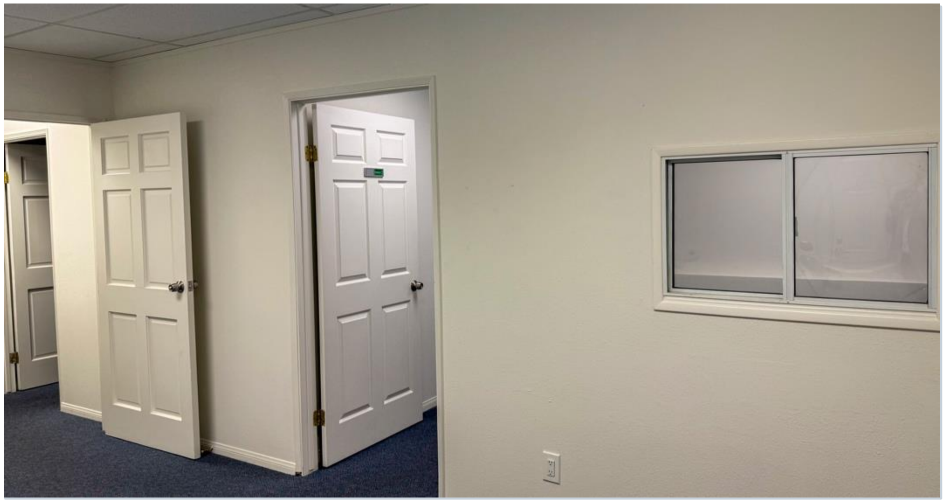
Office Interiors

RECEPTION / LOBBY



SUBTERRANEAN PARKING

OFFICE SUITE — 111



OFFICE SUITE — 108

INCOME — SECOND FLOOR

Apartment Rent Roll

Unit	Bed / Bath	Current	Pro Forma	Status
201	2 / 2	$2,600	$2,600	Leased
202	**2 / 1**	**—**	**$2,525 (asking)**	**AVAILABLE**
203	2 / 2	$2,550	$2,550	Leased
204	2 / 2	$2,250	$2,250	Leased
205	2 / 1.5	$2,500	$2,500	Leased
206	**2 / 1.5**	**—**	**$2,525 (asking)**	**AVAILABLE**
207	2 / 1.5	$2,350	$2,350	Leased
208	2 / 1.5	$2,475	$2,475	Leased
209	2 / 1.5	$2,156	$2,156	Leased
210	1 / 1	$2,200	$2,200	Leased
Total	**9× 2BR · 1× 1BR**	**$19,081**	**$24,131**	**8 of 10 leased**

Pro forma holds occupied units at current rents — no mark-to-market. Only adjustment: lease-up of 202 & 206 at $2,525 asking. Foots to Financial Summary: $24,131/mo = $289,572/yr.

WHITTIER RENTAL STRENGTH

$2,156–$2,600
achieved 2-bedroom range

+ $255/mo
coin laundry & reserved parking

Two vacant units are priced at the same rents occupied units are achieving today.

THE NUMBERS

Financial Summary

Operating Statement (Annual)	Current	Pro Forma
Office income	$169,608	$204,348
Apartment income	$228,972	$289,572
Laundry & parking	$3,060	$3,060
Gross scheduled income	**$401,640**	**$496,980**
Less: vacancy & collection (5.0%)	—	($24,849)
Effective gross income	**$401,640**	**$472,131**
Operating expenses	($138,754)	($138,754)
Net Operating Income	**$262,886**	**$333,377**
Cap rate at $6,000,000	**4.4%**	**5.6%**

EXPENSE DETAIL (ACTUAL)

Property taxes	$83,412
Management	$23,400
Water	$10,119
Electric	$9,300
Insurance	$7,065
Trash	$2,443
Internet	$1,815
Gas	$660
Fire monitoring	$540
Total operating expenses	**$138,754**

CAP RATE SENSITIVITY (STABILIZED NOI $333,377): 5.5% → $6,061,403 **5.56% (asking) → $6,000,000** 6.5% → $5,128,875

No expense reimbursements — leases are gross / modified gross. Current column is in-place tenancy with four vacancies. Stabilized column reflects full occupancy at rent-roll rents less a 5.0% vacancy and collection factor. Actual expenses equal 34.5% of current GSI / 27.9% of fully occupied GSI.

THE MARKET SAYS

Sale Comparables

Property	Built	SF	Price	$/SF	Sale Date
CNC Office Plaza — 4978 Santa Anita Ave, El Monte	1990	15,302	$5,600,000	$366	Aug 2026
Granada Center — 11900 La Mirada Blvd, Whittier	1961	12,472	$3,175,000	$255	May 2026
11642 Firestone Blvd, Norwalk	1955	10,040	$3,500,000	$349	Feb 2026
Sunset Hills Medical Center — 3120 S Hacienda Blvd	1964	11,918	$3,931,250	$330	Jan 2026
1530 W Whittier Blvd, Montebello	1976	12,000	$4,005,000	$334	Nov 2024
16041 Whittier Blvd, Whittier	1955	10,591	$4,000,000	$378	Nov 2024
SUBJECT — Bright Hadley Building, Whittier	**1992**	**17,127**	**$6,000,000**	**$350**	**Asking**

Positioning: At $350/SF, the subject falls within the $255–$378/SF range of the most relevant recent sales while offering the newest construction vintage and a residential income component. The most comparable trade by size and vintage — CNC Office Plaza (1990, 15,302 SF) at $366/SF, closed August 2026 — supports the pricing.

LOCATION & DEMAND

Market Overview & Demographics

- Southeast LA office vacancy 5.9% vs. 16.5% LA metro — a record metro high the submarket has sidestepped
- Zero office SF under construction in the submarket — no new supply risk
- Submarket rents ~$34/SF/yr, up 1.9% YoY vs. +0.8% metro-wide
- Peer office buildings average 18.3% vacancy; submarket 2–4 Star vacancy is just 6.0% — small-suite product remains scarce
- 24 office trades in the submarket over the past year — $39.4M in volume
- Owner/users are 22% of 2026 LA buying activity; private buyers ~49% of dollar volume

DEMOGRAPHICS — 2025 ESTIMATES

	1 Mile	3 Miles	5 Miles
Population	27,789	129,576	406,005
Households	9,971	39,562	118,538
Median HH Income	$76,629	$93,584	$96,457
Median Home Value	$795,194	$755,716	$746,847

TRADE AREA

129,576 people

within 3 miles at a $93,584 median household income — dense, established, and underserved by new construction.

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