

SUNRISE LANCASTER APARTMENTS COMMUNITY

1210 - 1340 Meadow View Lane, Lancaster, CA 93534

152 TOWNHOME GARDEN-STYLE UNITS

VALUE ADD & OPPORTUNITY ZONE



Lancaster Village
184 Bed Senior Apartment Complex

Aurora Village
155 Bed Assisted Living Facility



THE YAMZON TEAM

PRESENTED BY



THE YAMZON TEAM

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PROPERTY DESCRIPTION

Subject Property: 1210 - 1340 Meadow View Ln.,
Lancaster, CA 93534

Building Size: ± 122,713 SF

Lot Size: ± 9.88 AC (430,373 SF)

No. of Buildings: 19

No. of Units: 152

Unit Mix:
64 - 1+1
32 - 2+1
56 - 2+2

Year Built: 1986

No. of Parking: 228 Covered and 75 Surface

Parking Ratio: 2 per Unit

Property Use Type: Multifamily

Zoning: LRRPD70001

APN: 3123-012-045, 046

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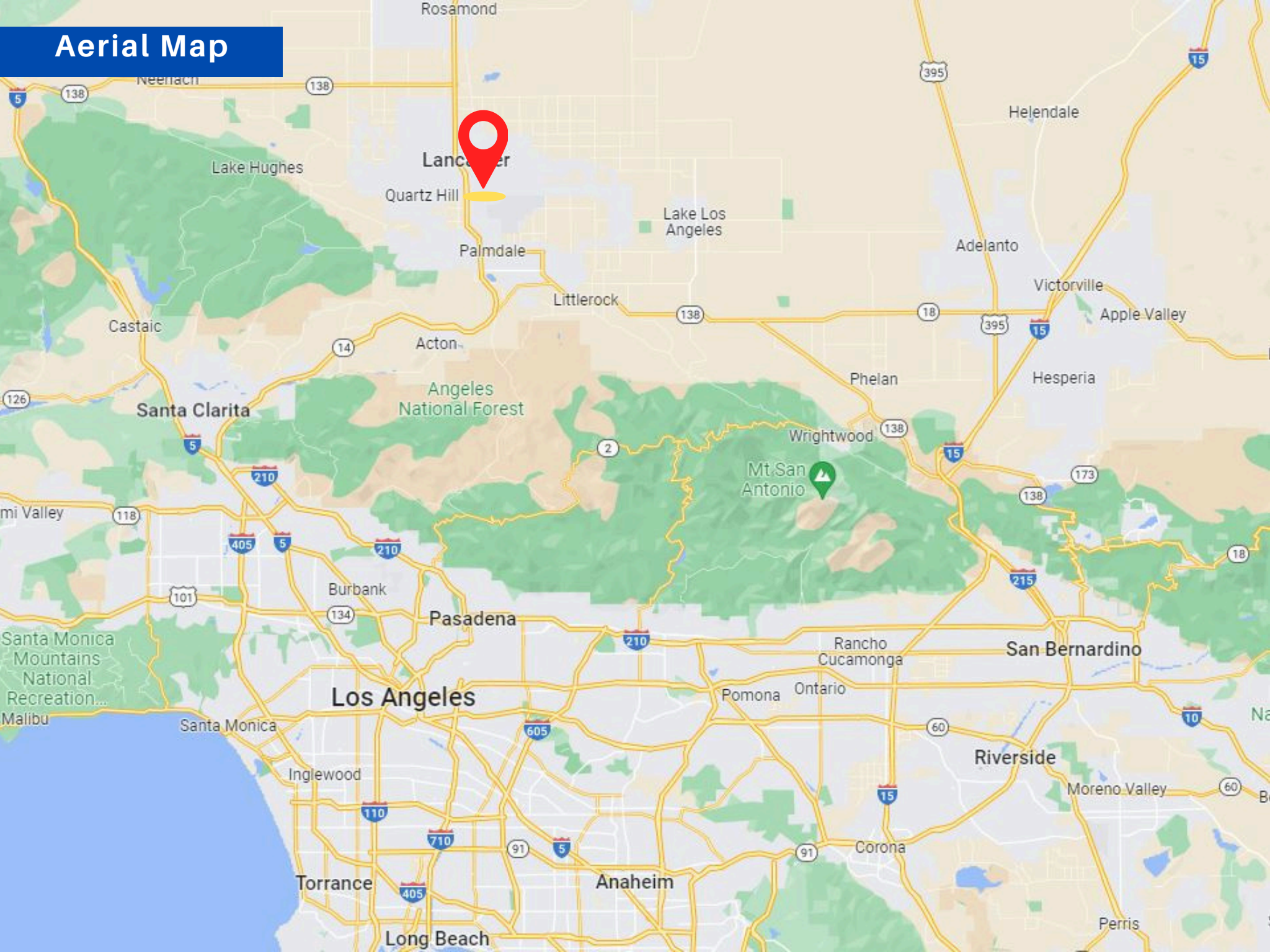


INVESTMENT HIGHLIGHTS

- TownHome Garden-Style, Full Amenity Residential Apartment Community Including Pool, Spa, Clubhouse, and Leasing Office
- The Majority of the Units have been recently renovated with new HVACs, Roofs, Vinyl Plank Flooring, Windows, and Countertops
- Located in CA Opportunity Zone
- Bread & Butter Investment with Passive Income
- Excellent Unit Mix with Spacious One and Two Bedroom Units.
- Great Location, Close Proximity to CA 14 Freeway and Regional Antelope Valley Hospital
- Value Add & Below Market Rents
- Private, Gated, and Quiet Residential Community
- Excellent Unit Mix with Spacious and Vaulted Ceilings



Aerial Map



Aerial Map

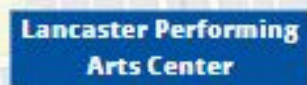



 ANTELOPE VALLEY COLLEGE

 KAISER PERMANENTE

 ANTELOPE VALLEY Medical Center

 SUBJECT PROPERTY

 Lancaster Performing Arts Center

 PALMDALE REGIONAL AIRPORT

CINEMARK



Burlington

Marshalls
FOOD 4 LESS



AMERICAN TIRE DEPOT



ROSS

Target.

LOWE'S

WinCo FOODS

Lancaster AUTO MALL



COSTCO WHOLESALE

PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS

INTERIOR



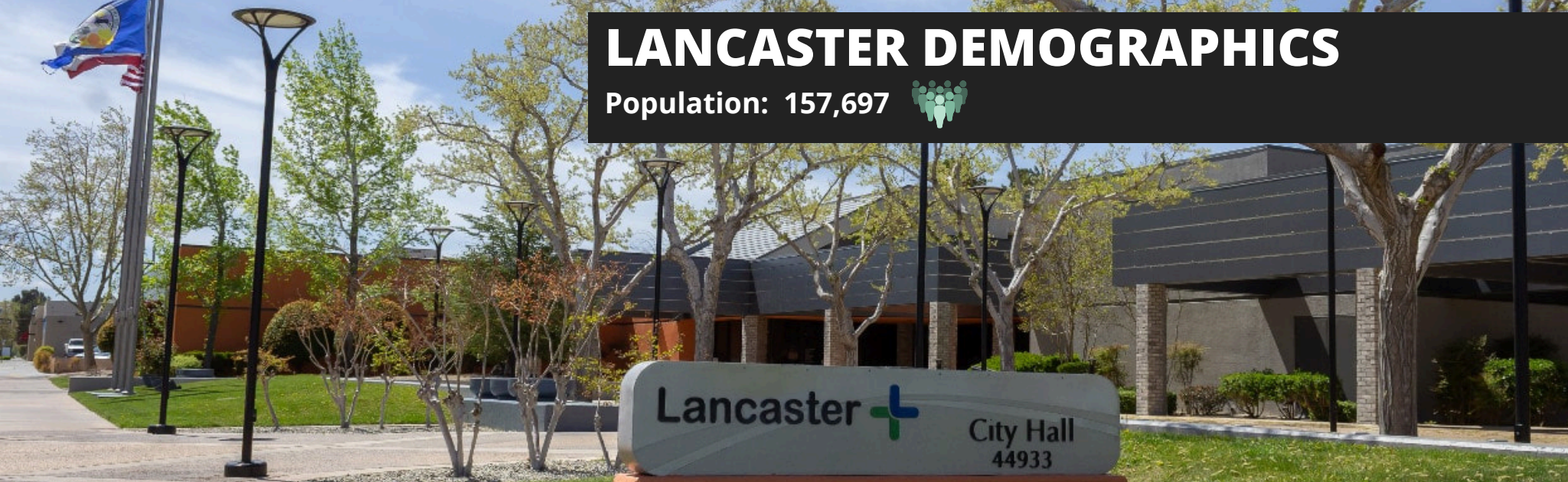
PROPERTY PHOTOS

RECREATION POOL & LEASING OFFICE



LANCASTER DEMOGRAPHICS

Population: 157,697

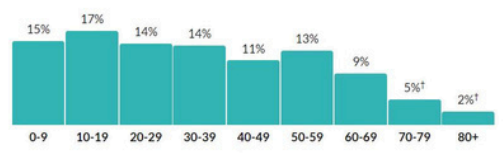


Age

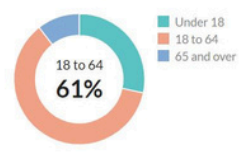
33.3
Median age

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 37.1
about 90 percent of the figure in California: 36.7

Population by age range



Population by age category



Households

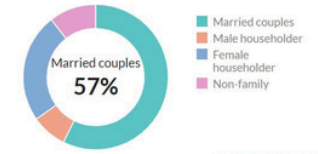
47,883 ±896
Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,372,505 ±6,132
California: 13,103,114 ±18,542

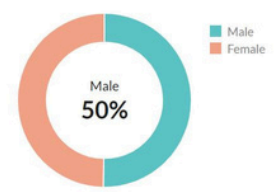
3.2
Persons per household

a little higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 3
about 10 percent higher than the figure in California: 2.9

Population by household type



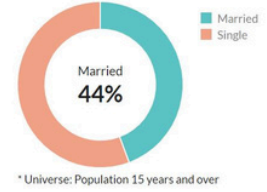
Sex



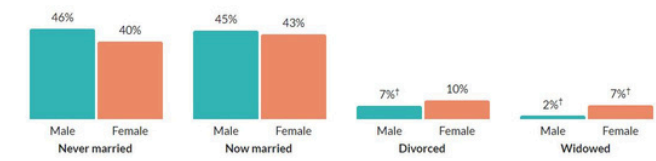
Race & Ethnicity



Marital status



Marital status, by sex

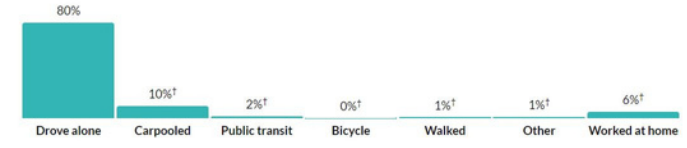


Transportation to work

31 minutes
Mean travel time to work

about the same as the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 30.8
a little higher than the figure in California: 29.8

Means of transportation to work



Income

\$23,185 ±\$704
Per capita income

about three-fifths of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$37,452 ±\$164
about three-fifths of the amount in California: \$38,576 ±\$120

\$58,413
Median household income

about three-quarters of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$76,399
about three-quarters of the amount in California: \$78,672

Household income





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