

Strip Retail
3411 Tweedy Blvd.
South Gate, CA 90280



Prepared for:
Buyer

Presented by:
David Yashar
License # 01102638



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Strip Retail

Property Profile

Property Address:	3411 Tweedy Blvd. South Gate, CA 90280
Assessor Parcel #:	6209-015-040
Floors:	1
Year Built:	1989
Building Size:	5,208
Lot Size:	10,093
Zoning:	SGC3
Parking:	10 On-site parking spaces

Property Description

Subject property consists of a 5 store front retail located on Tweedy Blvd., considered one of the major commercial thoroughfares in the city of South Gate. One store is currently vacant and is best suited for an owner/user or investor opportunity, with a tenant in mind. The subject is located between Virginia and Elizabeth Ave. and has over 80 feet of frontage along Tweedy Blvd. There is on-site parking in the rear. There are excellent demographics with over 63,000 people within a 1 mile radius and over 400,000 people within a 3 mile radius of the subject property. **This property is being offered at a 6.4% CAP rate on existing 80% occupancy and at over a 8% CAP rate on proforma 98% occupancy.**

Investment Highlights

- Located on a major commercial thoroughfare
- Excellent foot and car traffic
- 5 stores; good tenant mix
- Motivated seller
- On-site parking



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City of South Gate

South Gate is a city in Los Angeles County, California, United States. It is part of the Gateway Cities region of southeastern Los Angeles County. In 2005 the city had an estimated total population of 103,547. The "City of South Gate" was incorporated on January 20, 1923 by the Los Angeles County Board of Supervisors. In 1990, South Gate was one of ten U.S. communities to receive the All-America City Award from the National Civic League. The city is looking to revitalize the community with a number of new development projects. These new development projects include the Atlantic Park Plaza- a new shopping center, the Firestone Village and Shop- a new retail center and 47 unit townhouse project, and the Gateway Project- a major shopping and entertainment center.



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Photos



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Strip Retail

Photos



Looking West of subject property



Looking East of subject property

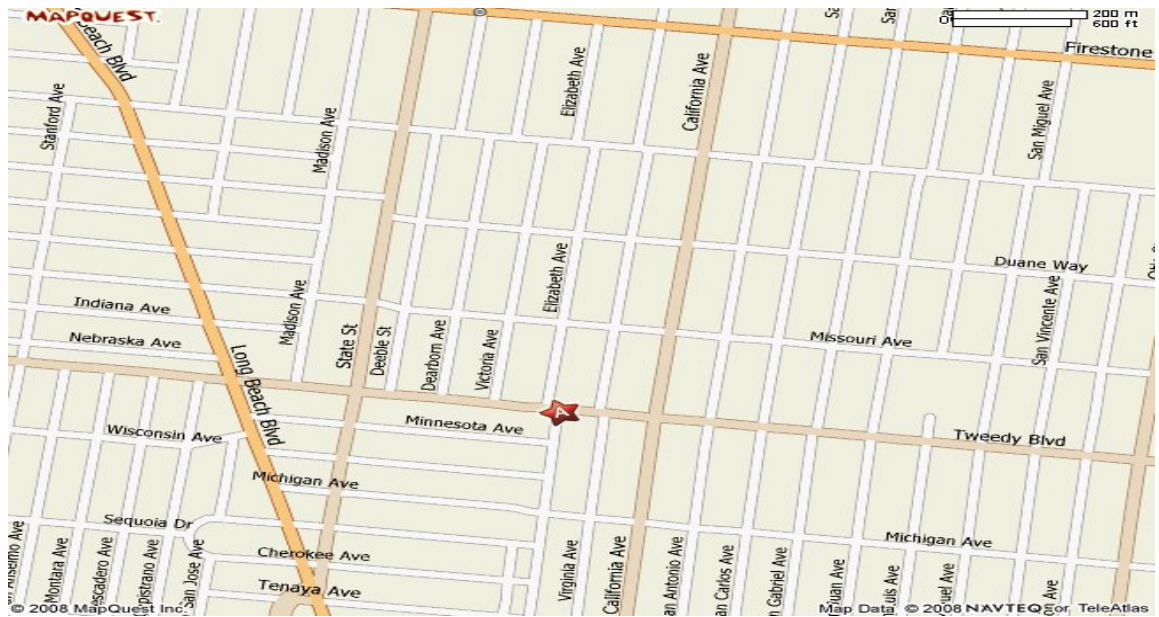


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Photos (continued)

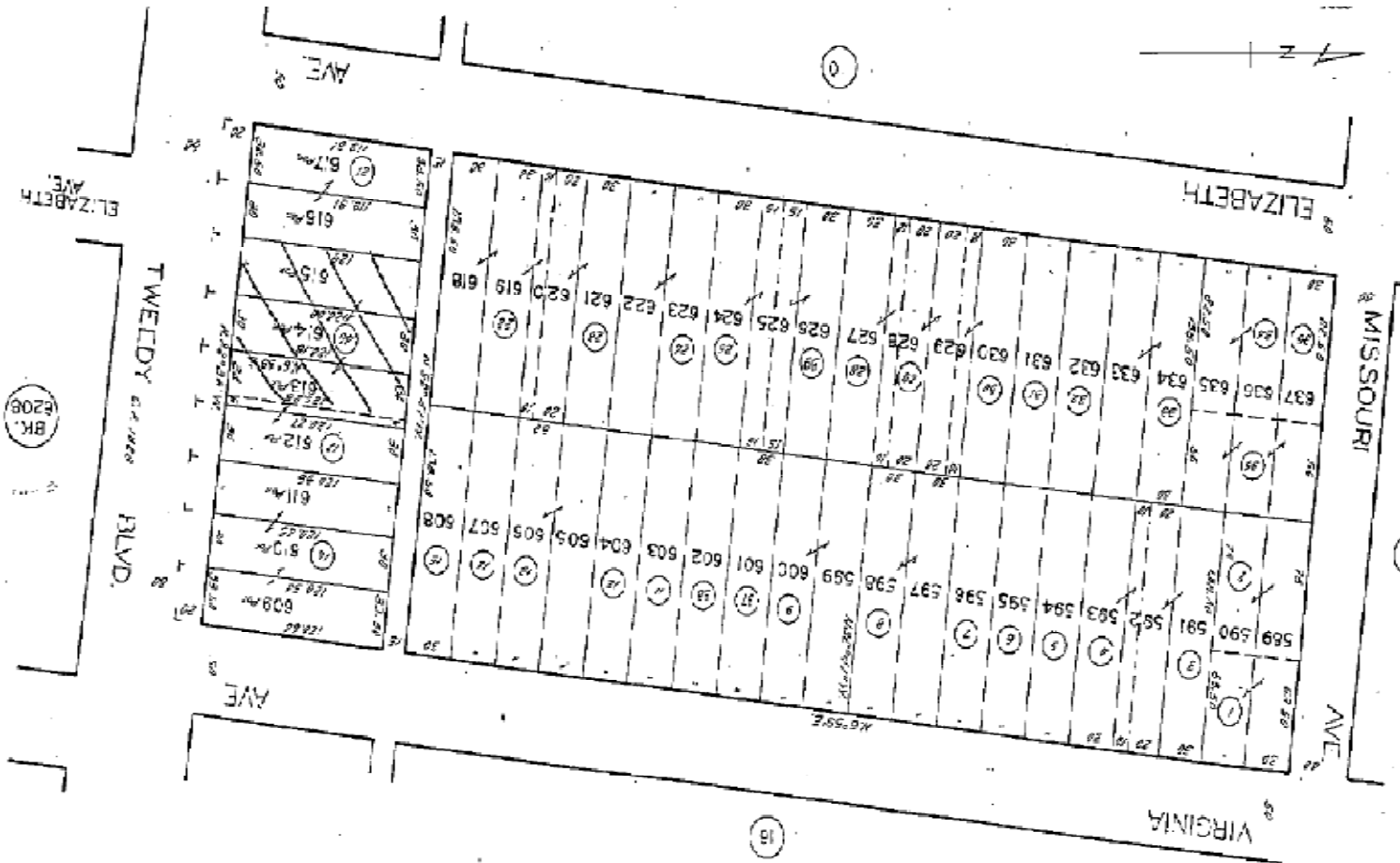


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Strip Retail

Parcel Map



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Strip Retail

Current Income & Expense Analysis

3411 Tweedy Blvd.
South Gate, CA 90280

<u>1</u> Floors	<u>n/a</u> Construction	<u>5,208</u> Gross Sq. Ft.	<u>10,093</u> Lot Size	<u>1989</u> Year Built	<u>C3</u> Zoning
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CURRENT ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>7,450</u>
Income from Tenant Reimbursements	\$	<u>1,809</u>
Other Income	\$	<u></u>
Total Monthly Income	\$	<u>9,259</u>
SCHEDULED GROSS INCOME	\$	<u>111,108</u>
Vacancy Rate	17.4%	\$ <u>19,342</u>
GROSS OPERATING INCOME	\$	<u>91,766</u>

CURRENT ANNUALIZED OPERATING EXPENSES

Expenses		
Property Taxes	\$	<u>12,250</u>
Insurance	\$	<u>2,900</u>
Utilities (water and electricity)	\$	<u>1,200</u>
Trash	\$	<u>1,464</u>
Management & Administration Expenses	\$	<u>3,000</u>
Gardening	\$	<u>900</u>
Total Expenses	\$	<u>21,714</u>
Per Foot	\$	<u>4.17</u>

NET OPERATING INCOME \$ 70,052



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Proforma Pricing Analysis and Opinion of Value

3411 Tweedy Blvd.
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CURRENT PRICING

PRICE		\$ 1,095,000
Down Payment	100%	\$ 1,095,000

PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 111,108
Less Vacancy	17.4%	\$ 19,342
Gross Operating Income		\$ 91,766
Less Operating Expenses	19.5%	\$ 21,714
NET OPERATING INCOME		\$ 70,052
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 70,052
Return %		6.4%
Capitalization Rate		6.4%
Price per Square Foot		\$ 210.25



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PRICING

	Current	Proforma
PRICE	\$ 1,095,000	\$ 1,095,000
Down Payment	100% \$ 1,095,000	\$ 1,095,000

PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms.

SCHEDULED INCOME

	Current	Proforma
SCHEDULED GROSS INCOME	\$ 111,108	\$ 114,840
Less Vacancy	17.4% \$ 19,342	2.0% \$ 2,297
Gross Operating Income	\$ 91,766	\$ 91,766
Less Operating Expenses	19.5% \$ 21,714	\$ 21,714
NET OPERATING INCOME	\$ 70,052	\$ 90,829
Less Debt Service	\$ -	\$ -
PRE-TAX CASH FLOW	\$ 70,052	\$ 90,829
Return %	6.4%	8.3%
Capitalization Rate	6.4%	8.3%
Price per Square Foot	\$ 210.25	\$ 210.25



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Proforma Income & Expense Analysis

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PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>7,761</u>
Income from Tenant Reimbursements	\$	<u>1,809</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u>9,570</u>
Annualized Gross Income	\$	<u>114,840</u>

PROFORMA ANNUALIZED OPERATING EXPENSES

SCHEDULED GROSS INCOME		\$	<u>114,840</u>
Vacancy Rate	2%	\$	<u>2,297</u>
GROSS OPERATING INCOME		\$	<u>112,543</u>
Expenses			
Property Taxes		\$	<u>12,250</u>
Insurance		\$	<u>2,900</u>
Utilities (water and electricity)		\$	<u>1,200</u>
Trash		\$	<u>1,464</u>
Management Fees		\$	<u>3,000</u>
Gardening		\$	<u>900</u>
Total Expenses	18.9%	\$	<u>21,714</u>
	Per Square Foot	\$	<u>4.17</u>

PROFORMA NET OPERATING INCOME \$ 90,829



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PROFORMA PRICING

PRICE		\$ 1,095,000
Down Payment	100%	\$ 1,095,000

PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms.

PROFORMA SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 114,840
Less Vacancy	2.0%	\$ 2,297
Gross Operating Income		\$ 112,543
Less Operating Expenses	18.9%	\$ 21,714
NET OPERATING INCOME		\$ 90,829
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 90,829
Return %		8.3%
Capitalization Rate		8.3%
Price per Square Foot		\$ 210.25



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Current Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Proforma Rent/SF	Options	Lease Type
A	Panaderia Cornejo	1,000	11/1/05	10/31/10	\$1,750.00	\$1.75	\$1,838.00	\$1.84	1 (5) year at 5%	NNN
B	Sprint	1,000	10/1/04	9/30/10	\$1,700.00	\$1.70	\$1,785.00	\$1.79		NNN
C	Del Balsas Mudanzas Internacionales	1,000	9/1/09	3/31/10	\$1,250.00	\$1.25	\$1,313.00	\$1.31	1 (3) year at 5%	NNN
D	Martial Arts Academy	1,000	11/1/07	10/31/10	\$1,500.00	\$1.50	\$1,575.00	\$1.58	1 (3) year at 5%	NNN
E	Vacant	1,000			\$1,250.00	\$1.25	\$1,250.00	\$1.25		NNN
Total Square Feet		5,000			\$7,450.00	\$1.49	\$7,761.00	\$1.55		

DRIVE BY ONLY!

DO NOT DISTURB ANY OF THE TENANTS AS THEY ARE NOT AWARE OF THE SALE OF THIS PROPERTY.



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Summary Demographic Profile

Census, Estimates & Projections

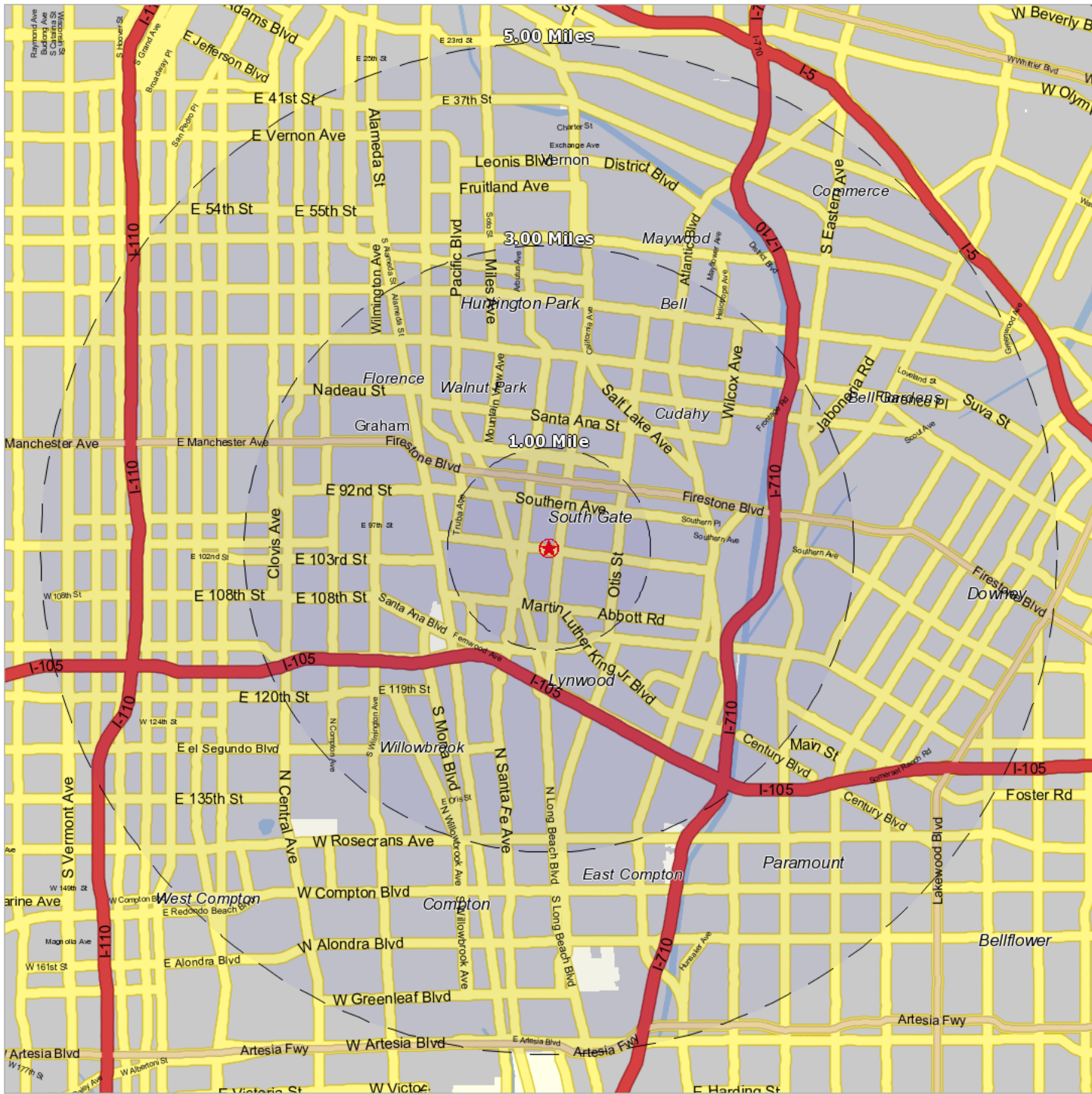
Lon: -118.209256 / Lat: 33.944883

November 2009

3411 Tweedy Blvd South Gate, CA	1.00 Mile	3.00 Miles	5.00 Miles
Population			
(2009) Estimated Population	63,317	433,001	959,617
(2014) Projected Population	58,871	406,504	907,137
(2000) Census Population	62,931	431,450	955,427
(1990) Census Population	58,200	395,144	881,032
Historical Annual Growth 1990 to 2009	0.6 %	0.6 %	0.6 %
Projected Annual Growth 2009 to 2014	-1.4 %	-1.2 %	-1.1 %
(2009) Median Age	28	28	28
Households			
(2009) Estimated Households	14,394	99,397	232,361
(2014) Projected Households	14,058	97,977	231,005
(2000) Census Households	14,341	99,441	232,220
(1990) Census Households	14,034	96,364	226,522
Historical Annual Growth 1990 to 2009	0.2 %	0.2 %	0.2 %
Projected Annual Growth 2009 to 2014	-0.5 %	-0.3 %	-0.1 %
Race & Ethnicity (Estimated)			
(2009) White	51.3 %	45.6 %	42.6 %
(2009) Black or African American	3.2 %	10.8 %	15.9 %
(2009) Asian & Pacific Islander	3.2 %	3.5 %	4.2 %
(2009) American Indian & Native Alaskan	0.5 %	0.5 %	0.5 %
(2009) Other Races	41.8 %	39.7 %	36.9 %
(2009) Hispanic	93.7 %	85.0 %	76.8 %
Income (Estimated)			
(2009) Average Household Income	\$48,244	\$47,443	\$48,538
(2009) Median Household Income	\$41,677	\$38,791	\$38,635
(2009) Per Capita Income	\$11,133	\$11,194	\$11,977
Education (Age 25+)			
(2009) Elementary	30.4 %	29.9 %	27.4 %
(2009) Some High School	18.5 %	18.0 %	17.2 %
(2009) High School Graduate	25.4 %	24.3 %	24.8 %
(2009) Some College	10.9 %	12.1 %	13.4 %
(2009) Associates Degree Only	4.2 %	4.4 %	4.9 %
(2009) Bachelors Degree Only	6.8 %	7.5 %	8.1 %
(2009) Graduate Degree	3.8 %	3.9 %	4.1 %
Business			
Number of Businesses	1,098	8,202	22,791
Total Number of Employees	10,297	80,711	282,109
Employee Population per Business	9.4	9.8	12.4
Residential Population per Business	57.7	52.8	42.1

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Lat: 33.94488 Lon: -118.20926
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November, 2009