

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. Three stores are currently vacant and are best suited for an owner/user or investor opportunity, with a tenant(s) 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 64,000 people within a 1 mile radius and almost 440,000 people within a 3 mile radius of the subject property.

Investment Highlights

- Excellent foot and car traffic
- 5 stores: 3 stores are currently vacant
- Located on a major commercial thoroughfare
- Motivated seller



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City of SouthGate

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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Photos



Looking West of subject property



Looking East of subject property



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Photos (continued)



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Parcel Map



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Strip Retail

Current Income & Expense Analysis

3411 Tweedy Blvd.
South Gate, CA 90280

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

CURRENT ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>5,750</u>
Income from Tenant Reimbursements	\$	<u>1,509</u>
Other Income	\$	<u> </u>
Total Monthly Income	\$	<u>7,259</u>
SCHEDULED GROSS INCOME	\$	<u>87,108</u>
Vacancy Rate	53.0%	\$ <u>46,867</u>
GROSS OPERATING INCOME	\$	<u>40,241</u>

CURRENT ANNUALIZED OPERATING EXPENSES

Expenses		
Property Taxes	\$	<u>11,000</u>
Insurance	\$	<u>2,827</u>
Utilities (water and electricity)	\$	<u>600</u>
Trash	\$	<u>1,464</u>
Management & Administration Expenses	\$	<u>1,320</u>
Gardening	\$	<u>900</u>
Total Expenses	\$	<u>18,111</u>
Per Foot	\$	<u>3.48</u>

NET OPERATING INCOME \$ 22,130



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Strip Retail

Proforma Pricing Analysis and Opinion of Value

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 PRICING

PRICE		\$ 975,000
Down Payment	100%	\$ 975,000

PROPOSED FINANCING

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

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 87,108
Less Vacancy	53.0%	\$ 46,867
Gross Operating Income		\$ 40,241
Less Operating Expenses	20.8%	\$ 18,111
NET OPERATING INCOME		\$ 22,130
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 22,130
Return %		2.3%
Capitalization Rate		2.3%
Price per Square Foot		\$ 187.21



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Floors	Construction	Gross Sq. Ft.	Lot Size	Year Built	Zoning

PRICING

		Current	Proforma
PRICE		\$ 975,000	\$ 975,000
Down Payment	100%	\$ 975,000	\$ 975,000

PROPOSED FINANCING

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

SCHEDULED INCOME

		Current	Proforma
SCHEDULED GROSS INCOME		\$ 87,108	\$ 87,108
Less Vacancy	53.0%	\$ 46,867	5.0% \$ 4,355
Gross Operating Income		\$ 40,241	\$ 40,241
Less Operating Expenses	20.8%	\$ 18,111	\$ 18,111
NET OPERATING INCOME		\$ 22,130	\$ 64,642
Less Debt Service		\$ -	\$ -
PRE-TAX CASH FLOW		\$ 22,130	\$ 64,642
Return %		2.3%	6.7%
Capitalization Rate		2.3%	6.7%
Price per Square Foot		\$ 187.21	\$ 187.21



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Proforma Income & Expense Analysis

3411 Tweedy Blvd.
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Floors	Construction	Gross Sq. Ft.	Lot Size	Year Built	Zoning

PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>5,750</u>
Income from Tenant Reimbursements	\$	<u>1,509</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u><u>7,259</u></u>
Annualized Gross Income	\$	<u>87,108</u>

PROFORMA ANNUALIZED OPERATING EXPENSES

SCHEDULED GROSS INCOME	\$	<u>87,108</u>
Vacancy Rate	5%	\$ <u>4,355</u>
GROSS OPERATING INCOME	\$	<u>82,753</u>
Expenses		
Property Taxes	\$	<u>11,000</u>
Insurance	\$	<u>2,827</u>
Utilities (water and electricity)	\$	<u>600</u>
Trash	\$	<u>1,464</u>
Management Fees	\$	<u>1,320</u>
Gardening	\$	<u>900</u>
Total Expenses	20.8%	\$ <u>18,111</u>
	Per Square Foot	\$ <u>3.48</u>

PROFORMA NET OPERATING INCOME

\$ **64,642**



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PROFORMA PRICING

PRICE		\$ 975,000
Down Payment	100%	\$ 975,000

PROPOSED FINANCING

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

PROFORMA SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 87,108
Less Vacancy	5.0%	\$ 4,355
Gross Operating Income		\$ 82,753
Less Operating Expenses	20.8%	\$ 18,111
NET OPERATING INCOME		\$ 64,642
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 64,642
Return %		6.7%
Capitalization Rate		6.7%
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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	Vacant*	1,000			\$1,000.00	\$1.00	\$1,000.00	\$1.00		NNN
B	Sprint	1,000		MM	\$1,750.00	\$1.75	\$1,750.00	\$1.75		NNN
C	Vacant	1,000			\$1,000.00	\$1.00	\$1,000.00	\$1.00		NNN
D	Martial Arts Academy	1,000		MM	\$1,000.00	\$1.00	\$1,000.00	\$1.00		NNN
E	Vacant	1,000			\$1,000.00	\$1.00	\$1,000.00	\$1.00		NNN
Total Square Feet		5,000			\$5,750.00	\$1.15	\$5,750.00	\$1.15		

Notes: * Former bakery space and already has a gas meter which was modified for bakery use.

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

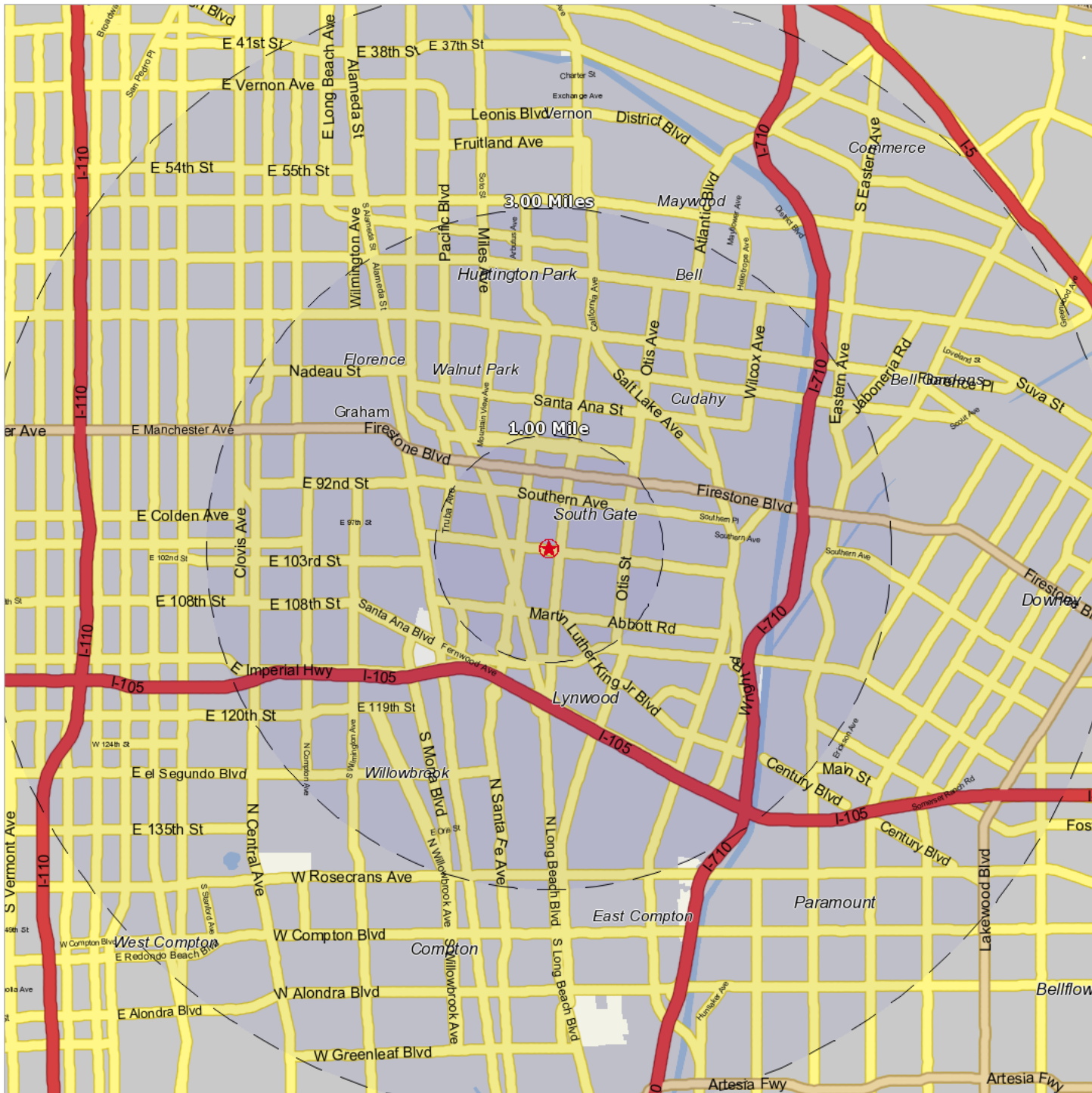
Lon: -118.209256 / Lat: 33.944883

December 2010

3411 Tweedy Blvd. South Gate, CA	1.00 Mile	3.00 Miles	5.00 Miles
Population			
(2010) Estimated Population	64,318	439,836	974,788
(2015) Projected Population	62,599	432,242	964,664
(2000) Census Population	62,931	431,450	955,427
(1990) Census Population	58,200	395,144	881,032
Historical Annual Growth 1990 to 2010	0.7 %	0.8 %	0.7 %
Projected Annual Growth 2010 to 2015	-0.5 %	-0.3 %	-0.2 %
(2010) Median Age	28	28	28
Households			
(2010) Estimated Households	14,442	99,720	233,116
(2015) Projected Households	14,202	98,974	233,348
(2000) Census Households	14,341	99,441	232,220
(1990) Census Households	14,034	96,364	226,522
Historical Annual Growth 1990 to 2010	0.2 %	0.2 %	0.2 %
Projected Annual Growth 2010 to 2015	-0.3 %	-0.1 %	0.0 %
Race & Ethnicity (Estimated)			
(2010) White	80.9 %	74.9 %	70.8 %
(2010) Black or African American	6.3 %	12.4 %	16.3 %
(2010) Asian & Pacific Islander	7.9 %	8.0 %	8.3 %
(2010) American Indian & Native Alaskan	1.4 %	1.4 %	1.3 %
(2010) Other Races	3.5 %	3.4 %	3.2 %
(2010) Hispanic	93.8 %	85.1 %	77.1 %
Income (Estimated)			
(2010) Average Household Income	\$49,539	\$50,826	\$52,291
(2010) Median Household Income	\$37,829	\$36,056	\$36,439
(2010) Per Capita Income	\$11,441	\$12,106	\$12,935
Education (Age 25+)			
(2010) Elementary	30.1 %	29.6 %	27.2 %
(2010) Some High School	17.7 %	17.3 %	16.5 %
(2010) High School Graduate	25.5 %	24.3 %	24.8 %
(2010) Some College	11.6 %	12.9 %	14.2 %
(2010) Associates Degree Only	4.3 %	4.4 %	4.9 %
(2010) Bachelors Degree Only	6.9 %	7.5 %	8.2 %
(2010) Graduate Degree	3.8 %	3.9 %	4.1 %
Business			
Number of Businesses	1,164	8,476	23,149
Total Number of Employees	10,500	78,901	273,793
Employee Population per Business	9.0	9.3	11.8
Residential Population per Business	55.3	51.9	42.1

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Lat: 33.94488 Lon: -118.20926

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*3411 Tweedy Blvd.
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December, 2010

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