

Vacant Retail  
4926-28 East Whittier Blvd.  
East Los Angeles, CA 90022



Prepared for:  
Buyer

Presented by:  
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# Vacant Retail

## Property Profile

Property Address:	4926-28 East Whittier Blvd. East Los Angeles, CA 90022
Assessor Parcel #:	5245-006-002
Floors:	1 + Mez
Year Built:	1948/ Renovated in 1999
Building Size:	7,180
Lot Size:	6,000
Zoning:	LCM1
Construction:	N/A
Parking:	2 on-site spaces in addition to plenty of street parking

## Property Description

The subject property consists of 2 vacant storefronts located on a major commercial thoroughfare: East Whittier Blvd. The spaces are approximately 3,790 SF and 3,390 SF each and each space includes approximately 790 SF of mezzanine. The building has been upgraded with very high ceilings, rear loading door, 2 A/C units for each store, handicap access bathrooms, and all glass frontage. This site is ideal for an owner & user or investor with tenant(s) in mind. **Priced at only \$96/SF on a 9.4% Proforma CAP Rate!**

## Geographic Submarket Description

The property is located just east of the signalized corner of Ferris and Whittier Blvd. Whittier Blvd is considered to be one of the busiest streets in East LA. Just across from the subject property there is a new Dollar Tree that has already opened for business. The property has excellent access to the most major freeways in Los Angeles. It is just East of the 710 Freeway, North of the 5 Freeway, and South of the 60 Freeway. It is Located in a densely populated area, there is excellent foot and car traffic, with over 270,000 people residing within a 3 mile radius.

## Investment Highlights

- **Priced at Only \$96/SF!**
- **9.4% Proforma CAP Rate!**
- Newly upgraded
- Built in 1948/ **Renovated in 1999**
- Located on a major commercial thoroughfare with excellent foot & car traffic counts
- In a densely populated area; over 45,000 people reside within a 1 mile radius
- Excellent Freeway access to the 710, 5, & 60 Freeways
- Investor or owner & user opportunity



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## Vacant Retail

### Photos



Looking East of Subject Property



Looking West of Subject Property



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## Vacant Retail

### Photos



Ground Floor Space



On-site Parking in Rear



## Vacant Retail

### Photos



Mezzanine



Ground Floor Retail Space



# Vacant Retail

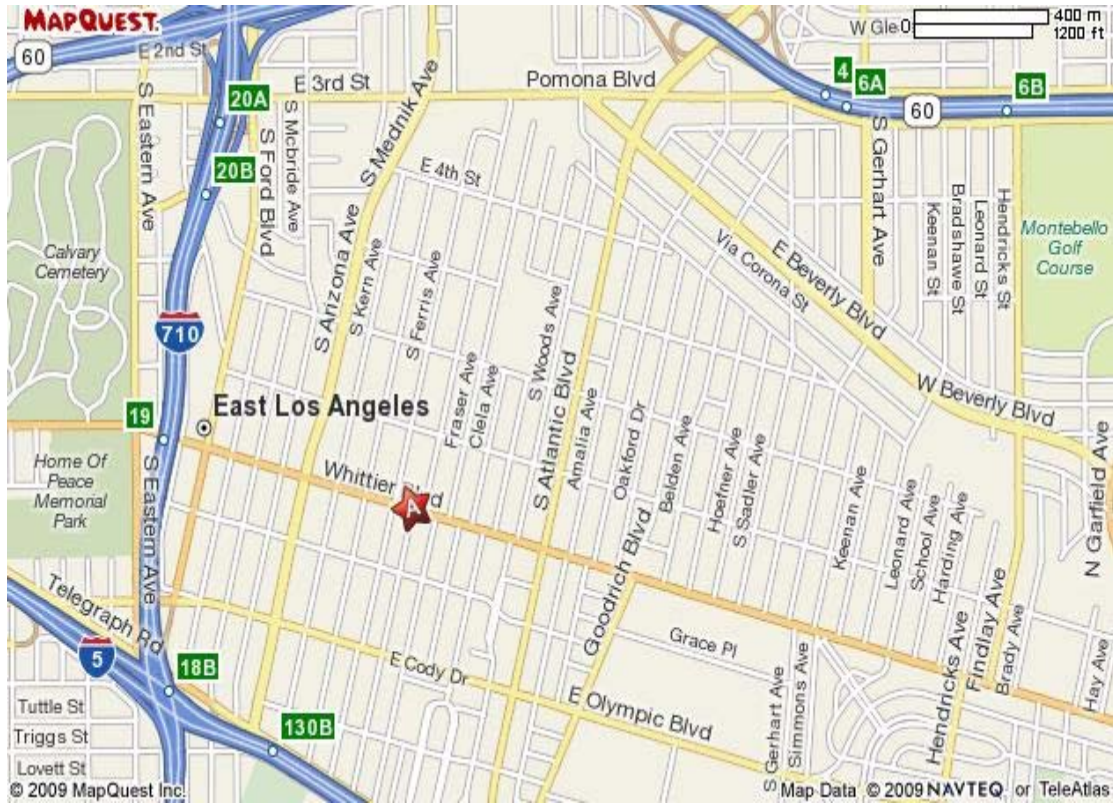
## Photos



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# Vacant Retail

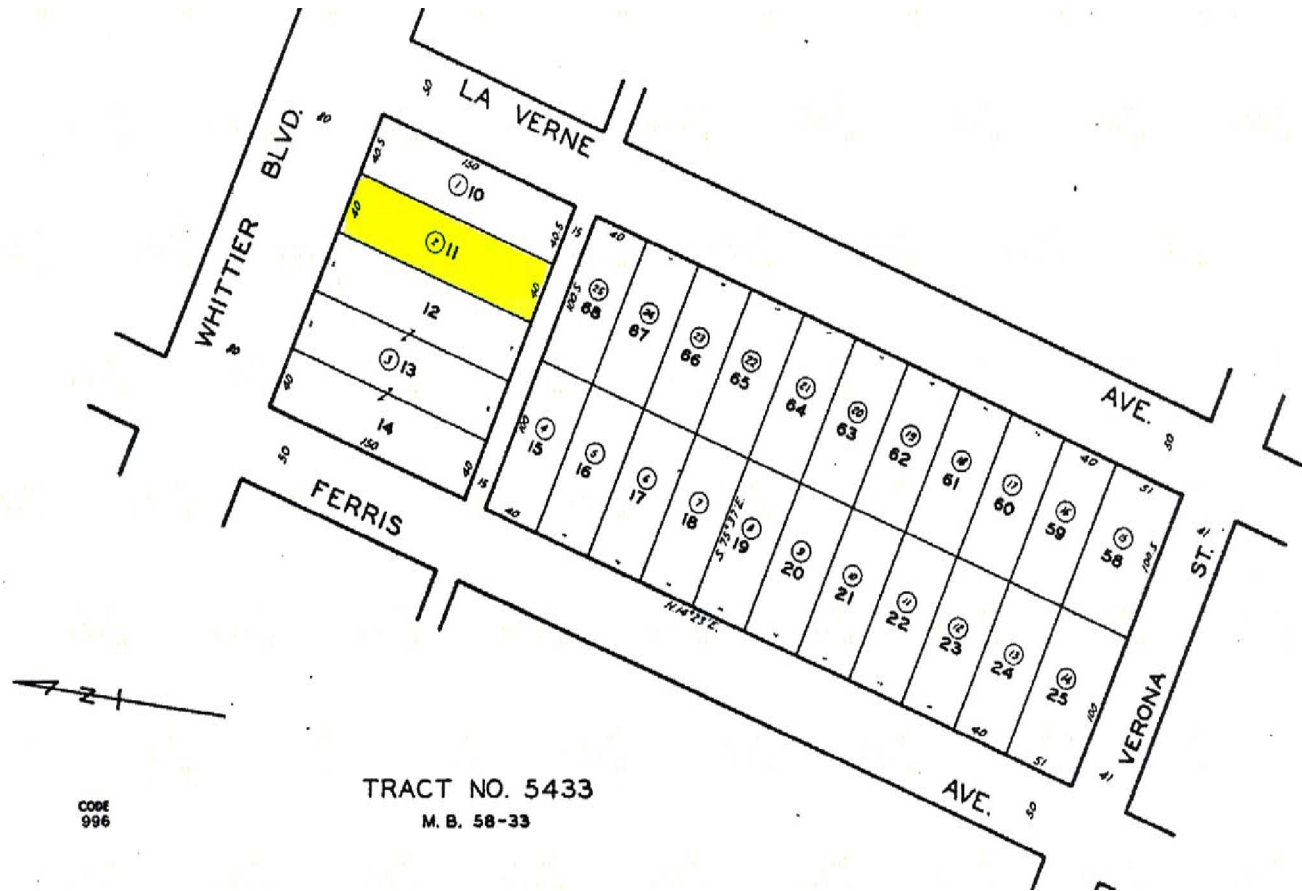
Photos



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# Vacant Retail

## Parcel Map



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## Vacant Retail

### Proforma Income & Expense Analysis

4926-28 East Whittier Blvd.  
East Los Angeles, CA 90022

<u>1 + Mez</u> Floors	<u>N/A</u> Construction	<u>7,180</u> Gross Sq. Ft.	<u>6,000</u> Lot Size	<u>1948/ Renovated in 1999</u> Year Built	<u>LCM1</u> Zoning
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#### PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>5,744</u>
Income from Tenant Reimbursements	\$	<u>1,208</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u><u>6,952</u></u>
<b>Annualized Gross Income</b>	\$	<u>83,428</u>

#### PROFORMA ANNUALIZED OPERATING EXPENSES

<b>SCHEDULED GROSS INCOME</b>	\$	<u>83,428</u>
Vacancy Rate	5%	\$ <u>3,446</u>
<b>GROSS OPERATING INCOME</b>	\$	<u>79,982</u>
<b>Expenses</b>		
Property Taxes	\$	<u>8,000</u>
Insurance	\$	<u>2,500</u>
Utilities (Tenant Pays)	\$	<u>0</u>
Management Fees	\$	<u>3,000</u>
Repairs & Maintenance & Reserves	\$	<u>1,000</u>
<b>Total Expenses</b>	17.4%	\$ <u><b>14,500</b></u>
	Per Square Foot	\$ <u><u>2.02</u></u>

**PROFORMA NET OPERATING INCOME** \$ 65,482



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## Vacant Retail

### Proforma Pricing Analysis and Opinion of Value

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#### PROFORMA PRICING

<b>PRICE</b>		<b>\$ 695,000</b>
Down Payment	100%	<b>\$ 695,000</b>

#### PROPOSED FINANCING

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

#### PROFORMA SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 83,428</b>
Less Vacancy	5.0%	\$ 3,446
Gross Operating Income		\$ 79,982
Less Operating Expenses	17.4%	\$ 14,500
<b>NET OPERATING INCOME</b>		<b>\$ 65,482</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 65,482</b>
Return %		9.4%
Capitalization Rate		9.4%
Price per Square Foot		\$ 96.80



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## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Proforma Rent/SF	Exp Recap	Rent Increase	Options	Lease Type
4926	Vacant*	3790**			\$3,032.00	\$0.80				NNN
4928	Vacant*	3390**			\$2,712.00	\$0.80				NNN
	<b>Total Square Feet</b>	<b>7,180</b>			<b>\$5,744.00</b>					

Note: \*Each space includes 790 square feet of mezzanine.

\*\* Buyer to perform his/ her own due diligence as far as any and all measurements of the property.



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# Summary Demographic Profile

## Census, Estimates & Projections

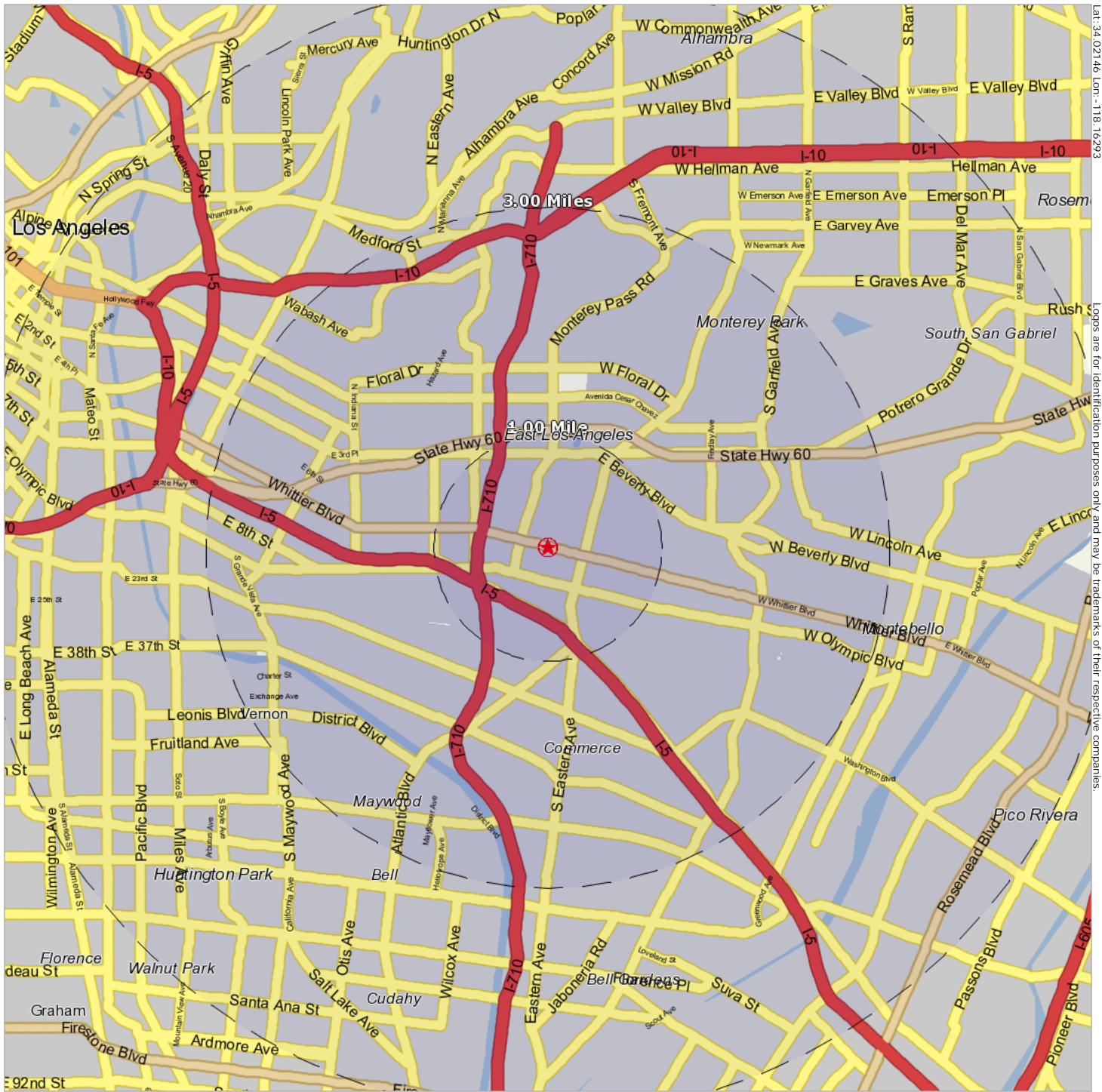
Lon: -118.162925 / Lat: 34.021462

November 2010

4926-28 E. Whittier Blvd. East Los Angeles, CA	1.00 Mile	3.00 Miles	5.00 Miles
<b>Population</b>			
(2010) Estimated Population	46,033	274,819	801,058
(2015) Projected Population	44,847	269,572	794,111
(2000) Census Population	45,549	270,513	785,177
(1990) Census Population	44,238	270,925	769,129
Historical Annual Growth 1990 to 2010	0.3 %	0.1 %	0.3 %
Projected Annual Growth 2010 to 2015	-0.5 %	-0.4 %	-0.2 %
(2010) Median Age	29	31	31
<b>Households</b>			
(2010) Estimated Households	11,032	69,597	203,836
(2015) Projected Households	10,857	69,109	204,770
(2000) Census Households	11,080	69,560	202,662
(1990) Census Households	10,760	68,695	199,375
Historical Annual Growth 1990 to 2010	0.2 %	0.1 %	0.1 %
Projected Annual Growth 2010 to 2015	-0.3 %	-0.1 %	0.1 %
<b>Race &amp; Ethnicity (Estimated)</b>			
(2010) White	81.2 %	77.5 %	73.8 %
(2010) Black or African American	5.5 %	5.1 %	5.7 %
(2010) Asian & Pacific Islander	8.0 %	12.6 %	16.0 %
(2010) American Indian & Native Alaskan	1.6 %	1.5 %	1.4 %
(2010) Other Races	3.7 %	3.3 %	3.0 %
(2010) Hispanic	97.3 %	88.5 %	80.2 %
<b>Income (Estimated)</b>			
(2010) Average Household Income	\$50,268	\$56,074	\$55,664
(2010) Median Household Income	\$31,603	\$38,483	\$39,244
(2010) Per Capita Income	\$12,097	\$14,444	\$15,965
<b>Education (Age 25+)</b>			
(2010) Elementary	34.1 %	28.8 %	26.1 %
(2010) Some High School	15.8 %	14.8 %	14.9 %
(2010) High School Graduate	23.7 %	23.7 %	23.9 %
(2010) Some College	11.7 %	13.2 %	13.9 %
(2010) Associates Degree Only	4.2 %	5.0 %	5.3 %
(2010) Bachelors Degree Only	7.3 %	9.8 %	10.9 %
(2010) Graduate Degree	3.2 %	4.6 %	4.9 %
<b>Business</b>			
Number of Businesses	1,337	8,958	28,353
Total Number of Employees	13,972	145,646	398,087
Employee Population per Business	10.5	16.3	14.0
Residential Population per Business	34.4	30.7	28.3

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Lat: 34.02146 Lon: -118.16293  
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November, 2010