

5401-07 S. Vermont Ave.  
Los Angeles, CA 90037



Prepared for:  
Buyer

**Drive By Only! Do Not Disturb Tenants Or Employees!!!**

Presented by:  
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## Retail

### Property Profile

Property Address:	5401-07 S. Vermont Ave. Los Angeles, CA 90037
Assessor Parcel #:	5002-023-030,031
Floors:	1
Year Built:	2008
Building Size:	5,400
Lot Size:	Approx. 10,749
Zoning:	C2
Parking:	Approx. 11 on-site spaces

### Property Description

Subject property is a 5,400 SF newly built shopping center located at the Southwest signalized corner of 54th Street and Vermont Avenue. Located at the Northeast corner is the Vermont & Slauson Community Center, at the Northwest corner is Tom's Jr. Burger, and at the Southeast corner is the Vermont Center. The property is located on a major commercial thoroughfare with excellent foot and car traffic counts. It is just 3 blocks West of the 110 Harbor Freeway. The subject consists of tenants such as: ACE Cash Express, a cellular store, and a Laundromat. The subject property was built in 2008 and is handicap accessible. There are approximately 11 on-site parking spaces. The price includes real estate and Laundromat business ! The offering is presented at a 9.5% CAP rate on existing income!!!

### Investment Highlights

- 5,400 SF / 10,749 SF Lot
- **Price Includes Real Estate & Laundromat Business**
- **Built in 2008**
- Signalized Corner Location
- **9.5% CAP RATE ON EXISTING INCOME!**
- Located on a major commercial thoroughfare with excellent foot and car traffic counts
- Located in a densely populated area; approximately 60,000 people reside within a 1-mile radius
- Located in the Enterprise Zone (Buyer to verify)



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## Retail

### Property Profile



- Help with all money needs
- Home and title loans
- Prepaid debit cards and phones
- Check cashing & money orders
- Over 1,700 convenient locations
- Fast and easy
- Instant approval
- No credit check
- Secure payment
- Trusted for over 40 years

#### Store Services:

Payday Loans  
Prepaid Debit Cards  
Title Loans  
Bill Payments  
Money Transfers  
Check Cashing

Direct Deposit/Payroll  
Money Orders  
Tax Refund Checks  
Tax Services  
Auto Insurance  
Gold Buying



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## Retail

### Photos



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## Retail

### Photos



Fresh Water Center

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### Photos



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# Retail

## Photos



Computers with Internet Access

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## Retail

### Photos



Vending Machine with Candy



Wall Unit Vending Machines



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## Retail

### Photos



Coin Changer



Soap and other items for sale



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# Retail

## Photos



ACE Cash Express



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# Retail

## Photos



Looking South of Subject Property



Looking North of Subject Property



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## Retail

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Looking East of Subject Property



Looking West of Subject Property



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## Retail

### Photos



Southeast Corner of Vermont Ave. & 54th St.



Northeast Corner of Vermont Ave. & 54th St.



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## Retail

### Photos



Northwest Corner of Vermont Ave. & 54th St.

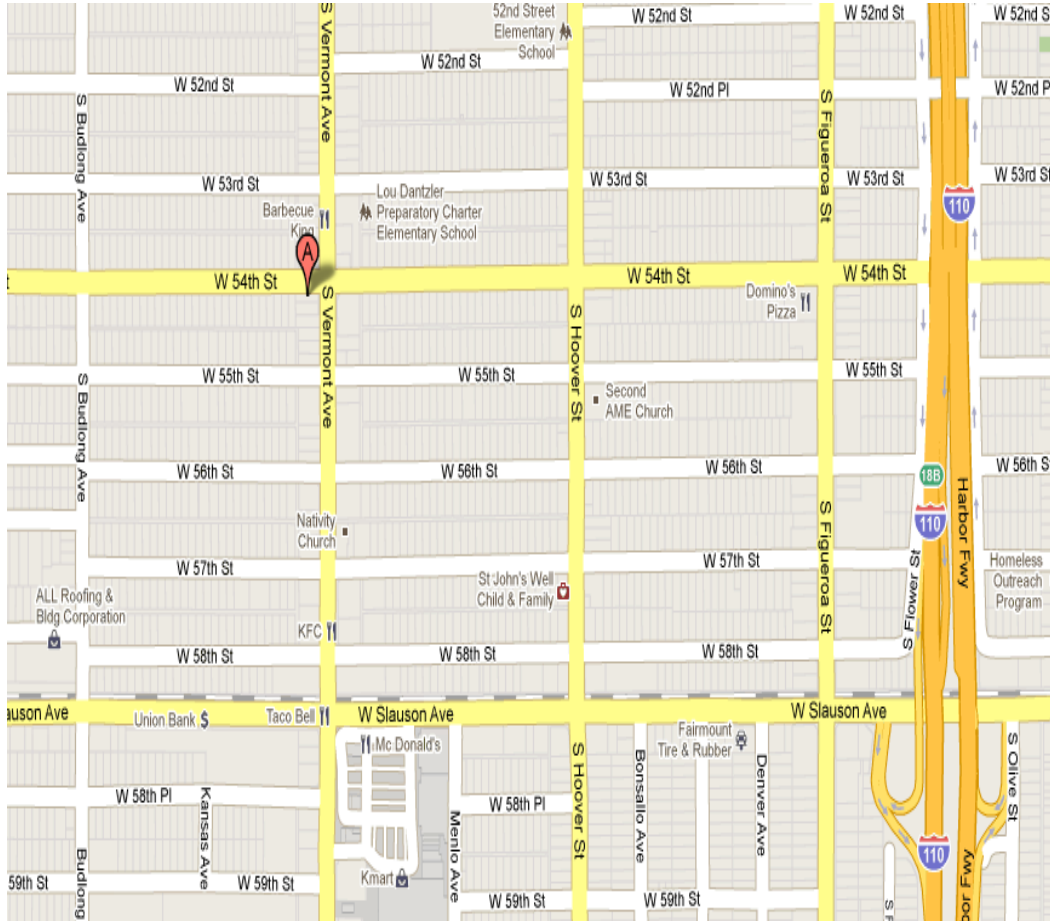


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# Retail

## Photos

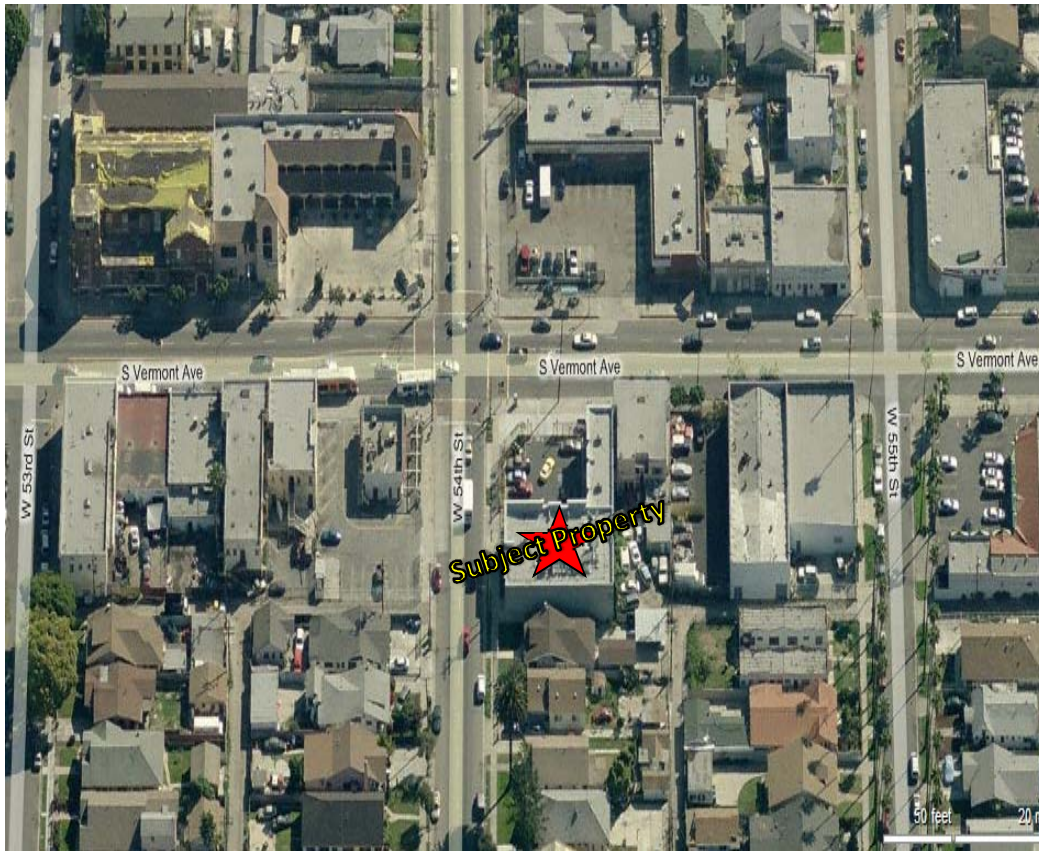


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# Retail

## Photos



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## Retail

Exhibit

# Laundromat

Laundry Monthly Income:	\$28,000
Vending Machine Monthly Income:	\$3,000
Massage Chair Monthly Income:	\$250
Computer Monthly Income:	\$350
<b>Total Monthly Income:</b>	<b>\$31,600</b>

### Monthly Expenses:

Electricity & Gas	\$8,000
Payroll	\$3,500
Insurance	\$300
Maintenance & Reserves	\$300
Tax	\$200
Supplies	\$1,200
Rent	\$8,200
NNN	\$2,161
<b>Total Monthly Expenses</b>	<b>\$23,861</b>

Monthly Net Cash Flow \$7,739

### Inventory:

Laundry Machines:	12 - Top Load
	12 - 25 lbs.
	15 - 40 lbs.
	10 - 50 lbs.
	4 - 75 lbs.
Dryers:	30 - Double Stack
	4 - 75 lbs.
Wall Unit Vending Machines:	5 (soap, snack, soda)
Coin Changer:	2
TV's:	3
Security Cameras:	5

\* Income and other amounts are not guaranteed for accuracy but are approximations based on information available to seller. Buyer to do own due diligence on the business.

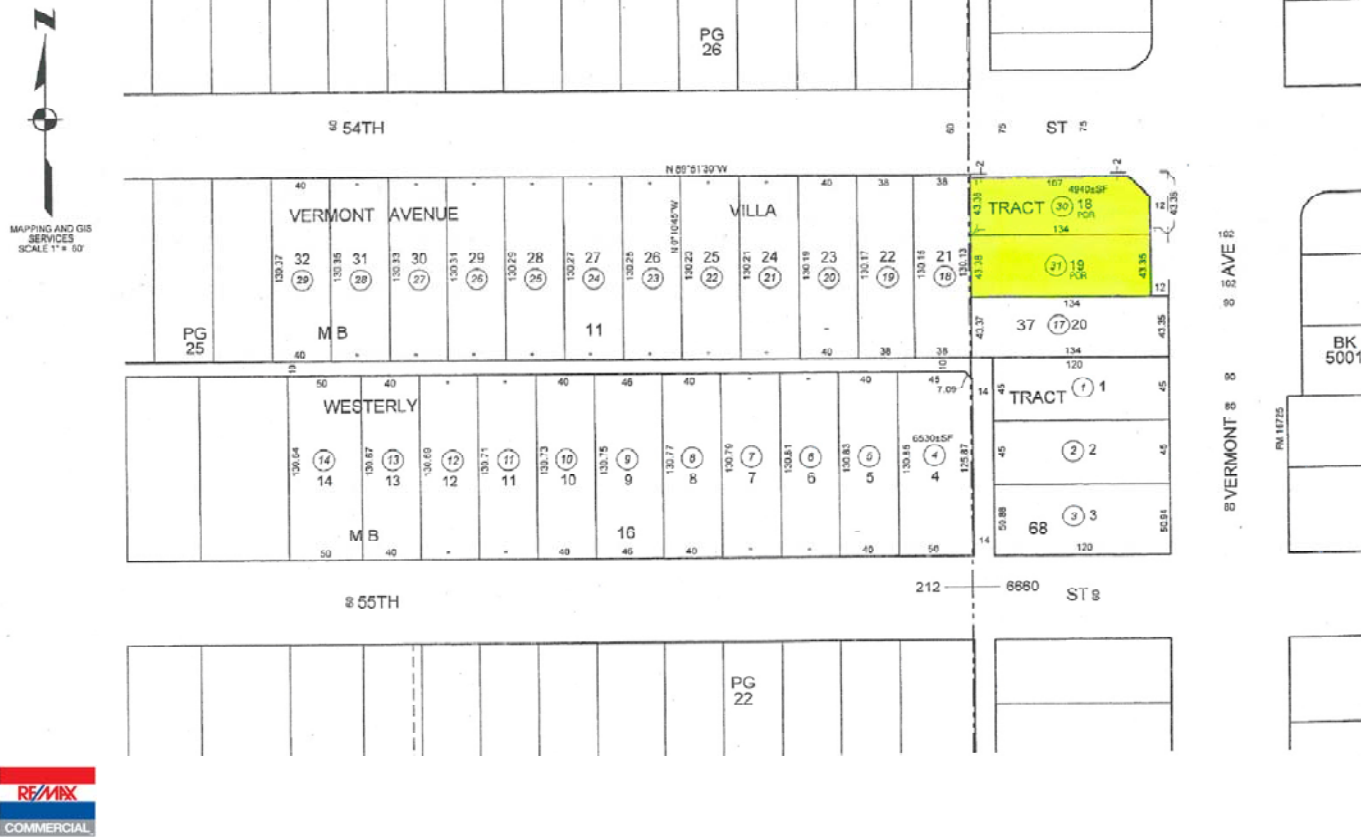


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# Retail

## Parcel Map



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## Retail

### Current Income & Expense Analysis

5401-07 S. Vermont Ave.  
Los Angeles, CA 90037

<u>1</u>	<u>n/a</u>	<u>5,400</u>	<u>Approx. 10,749</u>	<u>2008</u>	<u>C2</u>
Floors	Construction	Gross Sq. Ft.	Lot Size	Year Built	Zoning

#### CURRENT ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>12,590</u>
Income from Tenant Reimbursements	\$	<u>2,844</u>
Other Income	\$	<u>0</u>
Total Monthly Income	\$	<u>15,434</u>
<b>SCHEDULED GROSS INCOME</b>	\$	<u>185,208</u>
Vacancy Rate	0%	\$ <u>0</u>
<b>GROSS OPERATING INCOME</b>	\$	<u>185,208</u>

#### CURRENT ANNUALIZED OPERATING EXPENSES

<b>Expenses</b>		
Property Taxes	\$	<u>19,000 *</u>
Insurance	\$	<u>2,600</u>
Utilities (Tenant Pays direct)	\$	<u>0</u>
Trash	\$	<u>780</u>
Electricity	\$	<u>2,400</u>
Management & Administration Expenses	\$	<u>7,550</u>
Repairs & Maintenance & Reserves	\$	<u>1,800</u>
<b>Total Expenses</b>	\$	<u>34,130</u>
Per Foot	\$	<u>6.32</u>

**NET OPERATING INCOME** \$ 151,078



\* Taxes are based on: assuming a sales price of \$1,595,000 on the property

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## Retail

### Current Pricing Analysis and Opinion of Value

5401-07 S. Vermont Ave.  
Los Angeles, CA 90037

<u>1</u> Floors	<u>n/a</u> Construction	<u>5,400</u> Gross Sq. Ft.	<u>Approx. 10,749</u> Lot Size	<u>2008</u> Year Built	<u>C2</u> Zoning
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#### CURRENT PRICING

<b>PRICE</b>		<b>\$ 1,595,000</b>
Down Payment	100%	<b>\$ 1,595,000</b>

#### PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms. **Total price of \$2,250,000 includes: real estate and laundromat business.**

#### CURRENT SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 185,208</b>
Less Vacancy	0.0%	\$ -
Gross Operating Income		<b>\$ 185,208</b>
Less Operating Expenses	18.4%	\$ 34,130
<b>NET OPERATING INCOME</b>		<b>\$ 151,078</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 151,078</b>
Return %		9.5%
Capitalization Rate		<b>9.5%</b>
Price per Square Foot		\$ 295.37



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## Retail

### Current Pricing Analysis and Opinion of Value

5401-07 S. Vermont Ave.  
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<u>1</u> Floors	<u>n/a</u> Construction	<u>5,400</u> Gross Sq. Ft.	<u>Approx. 10,749</u> Lot Size	<u>2008</u> Year Built	<u>C2</u> Zoning
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#### PRICING

	Current	Proforma
<b>PRICE</b>	<b>\$ 1,595,000</b>	<b>\$ 1,595,000</b>
Down Payment	100% <b>\$ 1,595,000</b>	<b>\$ 1,595,000</b>

#### PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms. **Total price of \$2,250,000 includes: real estate and laundromat business.**

#### SCHEDULED INCOME

	Current	Proforma
<b>SCHEDULED GROSS INCOME</b>	<b>\$ 185,208</b>	<b>\$ 188,376</b>
Less Vacancy	0.0% \$ -	2.0% \$ 3,768
Gross Operating Income	<b>\$ 185,208</b>	<b>\$ 185,208</b>
Less Operating Expenses	18.4% \$ 34,130	\$ 34,130
<b>NET OPERATING INCOME</b>	<b>\$ 151,078</b>	<b>\$ 150,478</b>
Less Debt Service	\$ -	\$ -
<b>PRE-TAX CASH FLOW</b>	<b>\$ 151,078</b>	<b>\$ 150,478</b>
Return %	9.5%	9.4%
Capitalization Rate	<b>9.5%</b>	<b>9.4%</b>
Price per Square Foot	\$ 295.37	\$ 295.37



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## Retail

### Proforma Income & Expense Analysis

5401-07 S. Vermont Ave.  
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<u>1</u> Floors	<u>n/a</u> Construction	<u>5,400</u> Gross Sq. Ft.	<u>Approx. 10,749</u> Lot Size	<u>2008</u> Year Built	<u>C2</u> Zoning
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#### PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>12,854</u>
Income from Tenant Reimbursements	\$	<u>2,844</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u>15,698</u>
<b>Annualized Gross Income</b>	\$	<u>188,376</u>

#### PROFORMA ANNUALIZED OPERATING EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$	<u>188,376</u>
Vacancy Rate	2%	\$	<u>3,768</u>
<b>GROSS OPERATING INCOME</b>		\$	<u>184,608</u>
<b>Expenses</b>			
Property Taxes		\$	<u>19,000</u> *
Insurance		\$	<u>2,600</u>
Utilities (Tenant Pays)		\$	<u>0</u>
Trash		\$	<u>780</u>
Electricity (Combined)		\$	<u>2,400</u>
Management Fees		\$	<u>7,550</u>
Repairs & Maintenance & Reserves		\$	<u>1,800</u>
<b>Total Expenses</b>	18.1%	\$	<u>34,130</u>
	Per Square Foot	\$	<u>6.32</u>
<b>PROFORMA NET OPERATING INCOME</b>		\$	<u>150,478</u>

\* Taxes are based on: assuming a sales price of \$1,595,000 on the property



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### Proforma Pricing Analysis and Opinion of Value

5401-07 S. Vermont Ave.  
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<u>1</u> Floors	<u>n/a</u> Construction	<u>5,400</u> Gross Sq. Ft.	<u>Approx. 10,749</u> Lot Size	<u>2008</u> Year Built	<u>C2</u> Zoning
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#### PROFORMA PRICING

<b>PRICE</b>		<b>\$ 1,595,000</b>
Down Payment	100%	<b>\$ 1,595,000</b>

#### PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms. **Total price of \$2,250,000 includes: real estate and laundromat business.**

#### PROFORMA SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 188,376</b>
Less Vacancy	2.0%	\$ 3,768
Gross Operating Income		\$ 184,608
Less Operating Expenses	18.1%	\$ 34,130
<b>NET OPERATING INCOME</b>		<b>\$ 150,478</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 150,478</b>
Return %		9.4%
Capitalization Rate		9.4%
Price per Square Foot		\$ 295.37



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## Retail

### Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Proforma Rent/SF	Increase	Options	Lease Type
	ACE Cash Express	800	6/1/07	5/30/12	\$2,640.00	\$3.30	\$2,904.00*	\$3.63	10% every 30 months	(2) 5 year at 10% every 30 months	NNN
	Cell Phone	500	1/1/08	Month to Month	\$1,250.00	\$2.50	\$1,250.00	\$2.50			NNN
	Laundromat	4,100	1/1/08	Month to Month	\$8,200.00	\$2.00	\$8,200.00	\$2.00			NNN
	Fresh Water Center			TBD	\$500.00		\$500.00				
	<b>Total Square Feet</b>	<b>5,400</b>			<b>\$12,590.00</b>		<b>\$12,854.00</b>				

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# Summary Demographic Profile

## Census, Estimates & Projections

Lon: -118.291665 / Lat: 33.993073

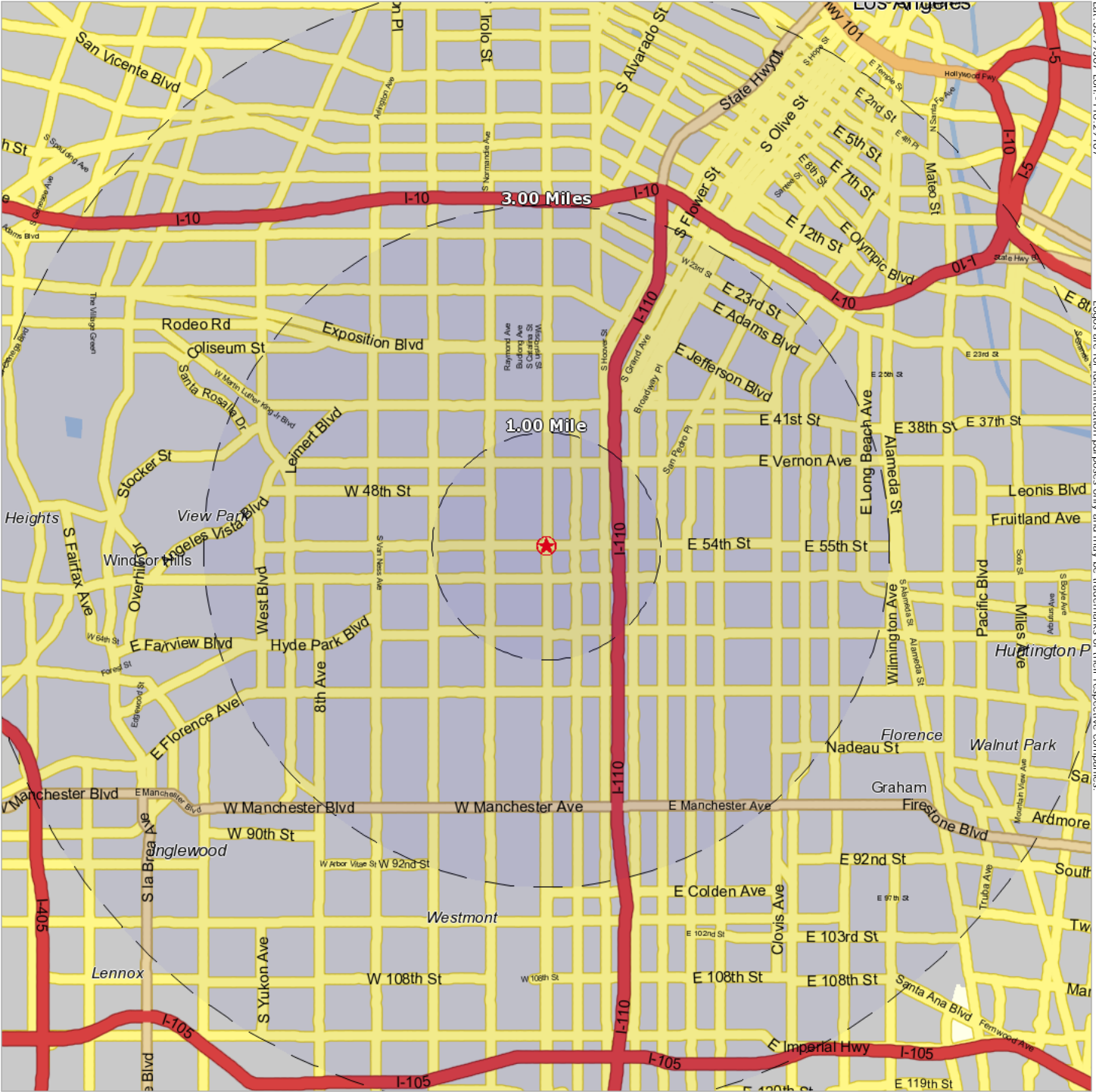
January 2011

5401-07 S. Vermont Ave. Los Angeles, CA	1.00 Mile	3.00 Miles	5.00 Miles
<b>Population</b>			
(2010) Estimated Population	60,496	472,785	1,212,577
(2015) Projected Population	60,081	477,604	1,256,893
(2000) Census Population	59,020	465,701	1,163,846
(1990) Census Population	57,510	452,564	1,123,959
Historical Annual Growth 1990 to 2010	0.3 %	0.3 %	0.5 %
Projected Annual Growth 2010 to 2015	-0.1 %	0.2 %	0.7 %
(2010) Median Age	30	30	31
<b>Households</b>			
(2010) Estimated Households	15,687	126,907	356,134
(2015) Projected Households	15,249	125,612	365,780
(2000) Census Households	15,622	127,770	344,805
(1990) Census Households	16,171	128,478	335,989
Historical Annual Growth 1990 to 2010	-0.2 %	-0.1 %	0.4 %
Projected Annual Growth 2010 to 2015	-0.6 %	-0.2 %	0.5 %
<b>Race &amp; Ethnicity (Estimated)</b>			
(2010) White	44.2 %	45.2 %	46.1 %
(2010) Black or African American	24.1 %	23.9 %	21.1 %
(2010) Asian & Pacific Islander	5.1 %	5.8 %	8.4 %
(2010) American Indian & Native Alaskan	1.1 %	1.1 %	1.1 %
(2010) Other Races	25.5 %	24.1 %	23.3 %
(2010) Hispanic	65.5 %	63.2 %	62.8 %
<b>Income (Estimated)</b>			
(2010) Average Household Income	\$44,444	\$49,594	\$50,750
(2010) Median Household Income	\$27,914	\$31,078	\$32,671
(2010) Per Capita Income	\$11,788	\$13,922	\$15,676
<b>Education (Age 25 +)</b>			
(2010) Elementary	27.0 %	25.8 %	24.1 %
(2010) Some High School	16.6 %	15.4 %	14.4 %
(2010) High School Graduate	25.2 %	23.9 %	23.8 %
(2010) Some College	14.5 %	15.3 %	15.5 %
(2010) Associates Degree Only	5.1 %	5.3 %	5.5 %
(2010) Bachelors Degree Only	7.7 %	9.3 %	11.2 %
(2010) Graduate Degree	3.9 %	4.9 %	5.5 %
<b>Business</b>			
Number of Businesses	1,120	10,823	53,806
Total Number of Employees	5,737	80,627	500,736
Employee Population per Business	5.1	7.4	9.3
Residential Population per Business	54.0	43.7	22.5

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Lat: 33.99307 Lon: -118.29167



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5401-07 S. Vermont Ave.  
 Los Angeles, CA

January, 2011

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