

**Perfect**  
**Paint & Body**  
9640 S. Vermont Ave.  
Los Angeles, CA 90044



**Prepared for:**  
Buyer

**DO NOT DISTURB THE OCCUPANTS. DRIVE BY ONLY!!!**

**Presented by:**  
David Yashar  
Senior Investment Associate  
DRE License # 01102638



550 South Hope Street, Suite 500  
Los Angeles, CA 90071  
T: 213.233.4370  
F: 213.817.6661  
[www.DavidYashar.com](http://www.DavidYashar.com)

# Perfect Paint & Body

## Property Profile

Property Address:	9640 S. Vermont Ave. Los Angeles, CA 90044
Assessor Parcel #:	6054-001-034
Floors:	1
Year Built:	1975
Building Size:	11,006
Lot Size:	14,301
Zoning:	LAC2
Parking:	On-site

## Property Description

Subject property is a auto body shop located at the northeast corner of Vermont Ave and 97th St. The subject is approximately a 11,000 SF building that sits on a 14,000 SF lot with a big (1bd+1ba) apartment and a barber shop on site. There is also a mechanic that rents 2 bays. The property has a large **spray booth**, large storage areas and office space. It is located on a commercial thoroughfare with high visibility and high traffic counts. The property has excellent freeway access: the 110 Harbor freeway is located only 3 blocks east of the property and the 105 freeway is just south of the subject property. There are excellent demographics, over 50,000 people reside within a 1 mile radius and over 360,000 people reside within a 3 mile radius. **The price includes real estate and auto body shop business!** The business has been in the same location for 30 years! Approximately 60% of business comes from insurance and 40% from referrals and walk-ins. **DO NOT DISTURB ANY OF THE OCCUPANTS. DRIVE BY ONLY!!!**

## Investment Highlights

- Business has been in the same location for 30 years!
- 11,000 SF/14,000 SF Lot
- Located on a commercial thoroughfare
- Corner Location with high visibility and high traffic counts
- Excellent Demographics: over 50,000 people reside within a 1 mile radius
- **PRICE INCLUDES REAL ESTATE & AUTO BODY SHOP BUSINESS!!!**



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## Photos



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## Photos



Looking West of Subject Property



## Perfect Paint & Body

Photos



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Photos



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Photos



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## Photos



Looking North of Subject Property



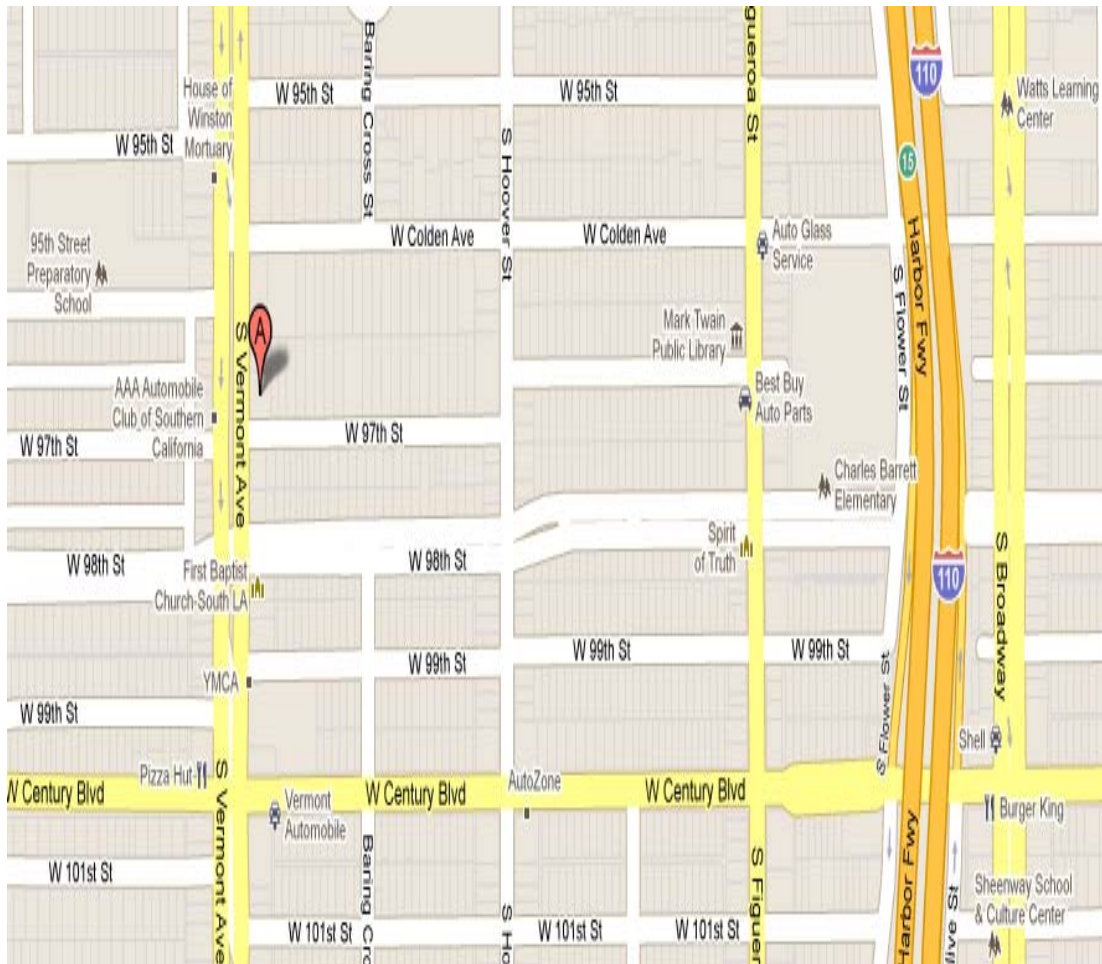
Looking South of Subject Property





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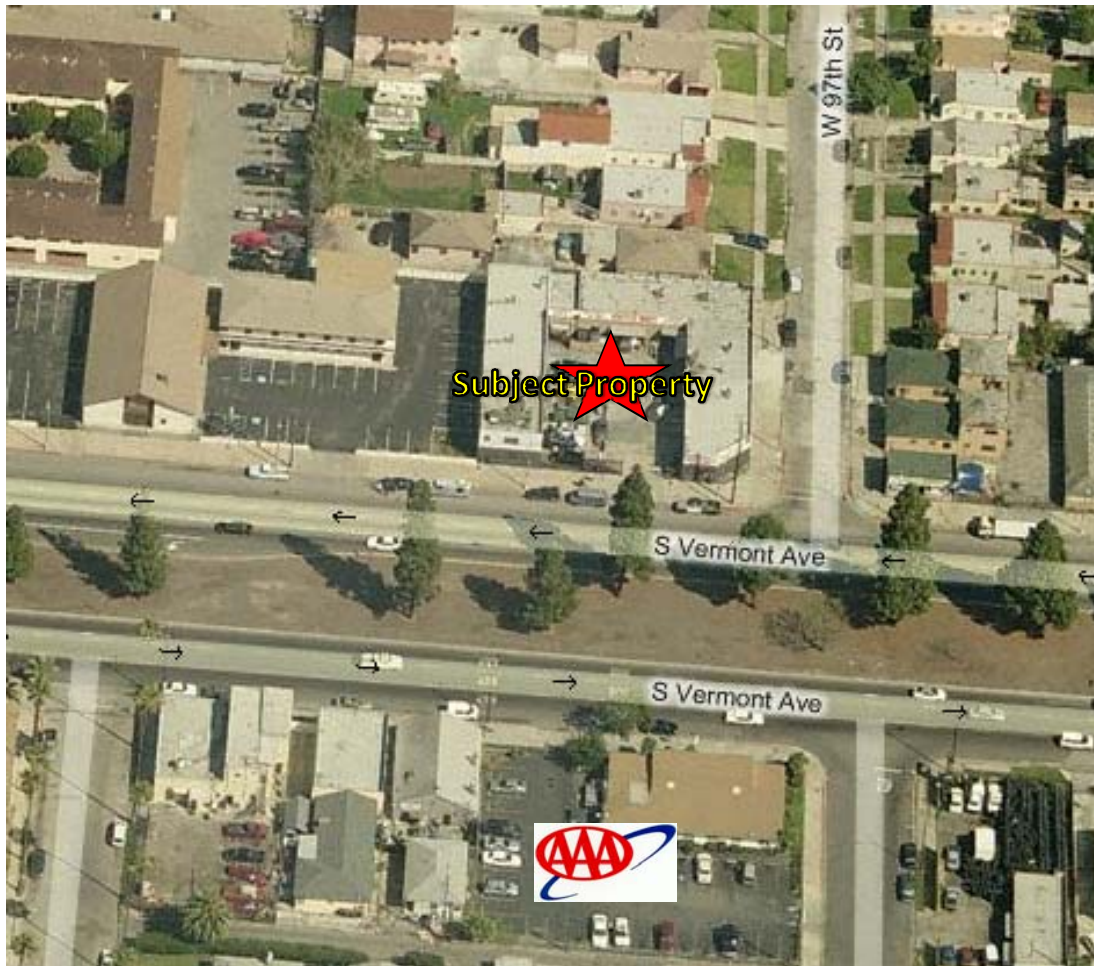
## Photos



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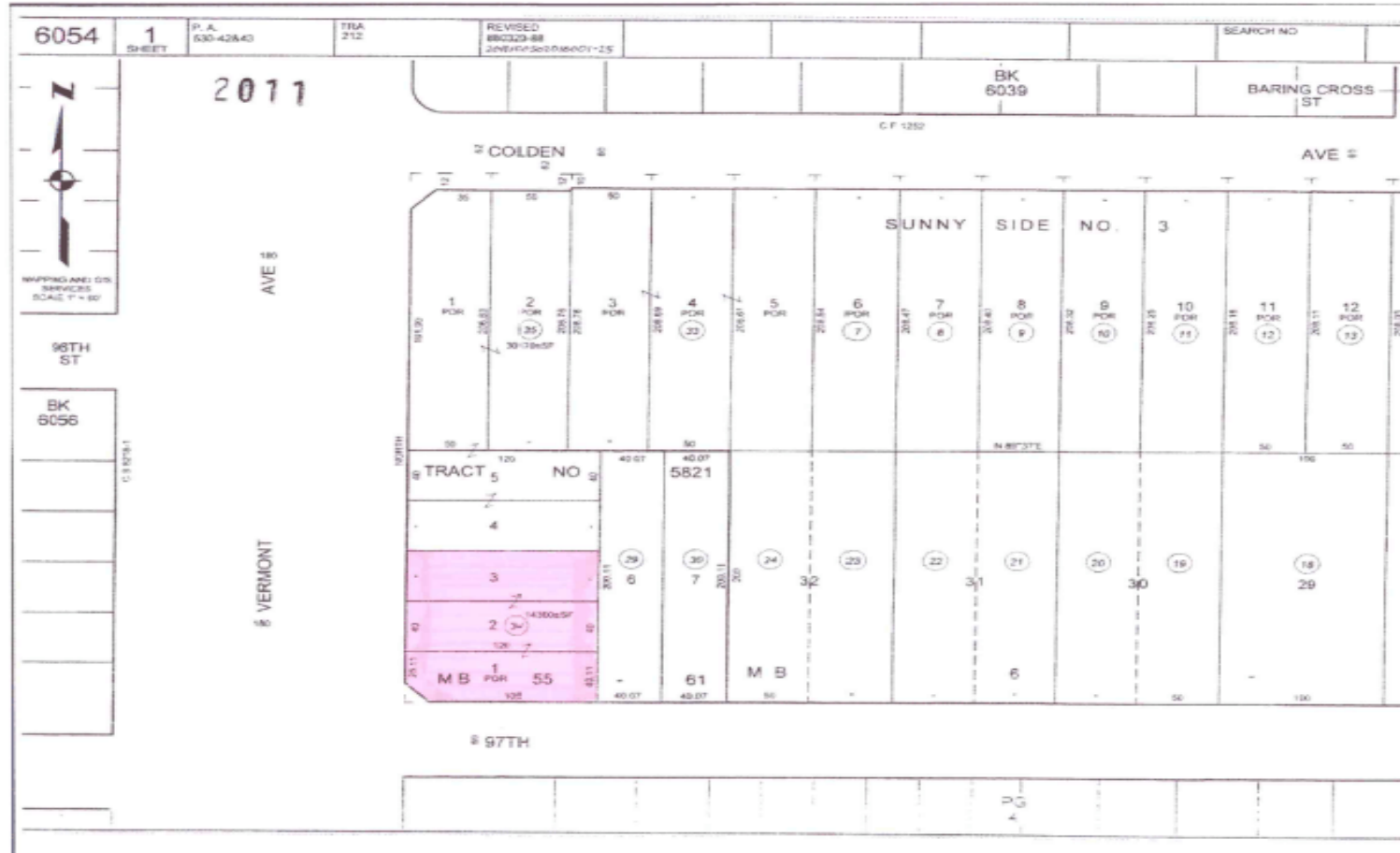
Photos



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## Parcel Map



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Exhibit

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**Total Monthly Income:** \$37,500

**Monthly Expenses:**

Electricity, Gas & Trash	\$920
Payroll	\$7,000
Insurance	\$208
Tax	\$300
Supplies	\$7,500
Rent	\$4,500
Spray Booth License	\$38
Business License	\$58
Consumer Affairs License	\$17
<b>Total Monthly Expenses</b>	<b>\$20,541</b>

**Monthly Net Cash Flow** \$16,959

\* 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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## Current Income & Expense Analysis

9640 S. Vermont Ave  
Los Angeles, CA 90044

<u>1</u> Floors	<u>On-site</u> Parking	<u>11,006</u> Gross Sq. Ft.	<u>14,301</u> Lot Size	<u>1975</u> Year Built	<u>LAC2</u> Zoning
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### CURRENT ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>8,850</u>
Income from Tenant Reimbursements	\$	<u>0</u>
Total Monthly Income	\$	<u>8,850</u>
<b>SCHEDULED GROSS INCOME</b>	\$	<u>106,200</u>
Vacancy Rate	61%	\$ <u>64,200</u>
<b>GROSS OPERATING INCOME</b>	\$	<u>42,000</u>

### CURRENT ANNUALIZED OPERATING EXPENSES

<b>Expenses</b>		
Property Taxes*	\$	<u>13,000</u>
Insurance	\$	<u>1,000</u>
Utilities (Tenant Pays direct)	\$	<u>0</u>
<b>Total Expenses</b>	\$	<u>14,000</u>
Per Foot	\$	<u>1.27</u>

**NET OPERATING INCOME** \$ **28,000**



\* Taxes are based on: assuming a sales price of \$1,095,000 on the subject property

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## Current Pricing Analysis and Opinion of Value

9640 S. Vermont Ave  
Los Angeles, CA 90044

<u>1</u> Floors	<u>On-site</u> Parking	<u>11,006</u> Gross Sq. Ft.	<u>14,301</u> Lot Size	<u>1975</u> Year Built	<u>LAC<sub>2</sub></u> Zoning
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### CURRENT PRICING

<b>PRICE</b>		<b>\$ 1,095,000</b>
Down Payment	100%	<b>\$ 1,095,000</b>

### PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms. **Total price of \$1,295,000 includes: real estate and auto body shop business.**

### CURRENT SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 106,200</b>
Less Vacancy	61%	\$ 64,200
Gross Operating Income		\$ 42,000
Less Operating Expenses	13.2%	\$ 14,000
<b>NET OPERATING INCOME</b>		<b>\$ 28,000</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 28,000</b>
Return %		2.6%
Capitalization Rate		2.6%
Price per Square Foot		\$ 99.49



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## Current Pricing Analysis and Opinion of Value

9640 S. Vermont Ave  
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<u>1</u> Floors	<u>On-site</u> Parking	<u>11,006</u> Gross Sq. Ft.	<u>14,301</u> Lot Size	<u>1975</u> Year Built	<u>LAC2</u> Zoning
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### PRICING

	Current	Proforma
<b>PRICE</b>	<b>\$ 1,095,000</b>	<b>\$ 1,095,000</b>
Down Payment	100% <b>\$ 1,095,000</b>	<b>\$ 1,095,000</b>

### PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms. **Total price of \$1,295,000 includes: real estate and auto body shop business.**

### SCHEDULED INCOME

	Current	Proforma
<b>SCHEDULED GROSS INCOME</b>	<b>\$ 106,200</b>	<b>\$ 106,200</b>
Less Vacancy	61.0% \$ 64,200	2.0% \$ 2,124
Gross Operating Income	\$ 42,000	\$ 104,076
Less Operating Expenses	13.2% \$ 14,000	\$ 14,000
<b>NET OPERATING INCOME</b>	<b>\$ 28,000</b>	<b>\$ 90,076</b>
Less Debt Service	\$ -	\$ -
<b>PRE-TAX CASH FLOW</b>	<b>\$ 28,000</b>	<b>\$ 90,076</b>
Return %	2.6%	8.2%
Capitalization Rate	2.6%	8.2%
Price per Square Foot	\$ 99.49	\$ 99.49



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# Perfect Paint & Body

## Proforma Income & Expense Analysis

9640 S. Vermont Ave  
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<u>1</u> Floors	<u>On-site</u> Parking	<u>11,006</u> Gross Sq. Ft.	<u>14,301</u> Lot Size	<u>1975</u> Year Built	<u>LAC2</u> Zoning
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### PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>8,850</u>
Income from Tenant Reimbursements	\$	<u>0</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u>8,850</u>
<b>Annualized Gross Income</b>	\$	<u>106,200</u>

### PROFORMA ANNUALIZED OPERATING EXPENSES

<b>SCHEDULED GROSS INCOME</b>	\$	<u>106,200</u>
Vacancy Rate	2%	\$ <u>2,124</u>
<b>GROSS OPERATING INCOME</b>	\$	<u>104,076</u>
<b>Expenses</b>		
Property Taxes*	\$	<u>13,000</u>
Insurance	\$	<u>1,000</u>
Utilities (Tenant Pays)	\$	<u>0</u>
Management Fees	\$	<u>0</u>
Repairs & Maintenance & Reserves	\$	<u>0</u>
<b>Total Expenses</b>	13.2%	\$ <u>14,000</u>
	Per Square Foot	\$ <u>1.27</u>

**PROFORMA NET OPERATING INCOME** \$ 90,076



\* Taxes are based on: assuming a sales price of 1,095,000 on the subject property

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## Proforma Pricing Analysis and Opinion of Value

9640 S. Vermont Ave  
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<u>1</u> Floors	<u>On-site</u> Parking	<u>11,006</u> Gross Sq. Ft.	<u>14,301</u> Lot Size	<u>1975</u> Year Built	<u>LAC<sub>2</sub></u> Zoning
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### PROFORMA PRICING

<b>PRICE</b>		<b>\$ 1,095,000</b>
Down Payment	100%	<b>\$ 1,095,000</b>

### PROPOSED FINANCING

All cash or buyer to obtain a new loan at prevailing market rate and terms. **Total price of \$1,295,000 includes: real estate and auto body shop business.**

### PROFORMA SCHEDULED INCOME

<b>SCHEDULED GROSS INCOME</b>		<b>\$ 106,200</b>
Less Vacancy	2.0%	\$ 2,124
Gross Operating Income		\$ 104,076
Less Operating Expenses	13.2%	\$ 14,000
<b>NET OPERATING INCOME</b>		<b>\$ 90,076</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 90,076</b>
Return %		8.2%
Capitalization Rate		8.2%
Price per Square Foot		\$ 99.49



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### 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
	Auto Body Shop				\$4,500.00		\$4,500.00				Gross
	Mechanic Shop (2 bays)		8/1/08	7/31/18	\$2,500.00		\$2,500.00				Gross
	Barber Shop		2/1/10	Month to Month	\$1,000.00		\$1,000.00				Gross
	Apartment (1bd + 1 ba) Vacant				\$850.00		\$850.00				
	<b>Total Square Feet</b>	<b>11,006</b>			<b>\$8,850.00</b>		<b>\$8,850.00</b>				

Note: Seller does not have exact measurements of the individual units. Buyer to perform their own Due Diligence as far as any/all measurements of the property.

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# Summary Demographic Profile

## Census, Estimates & Projections

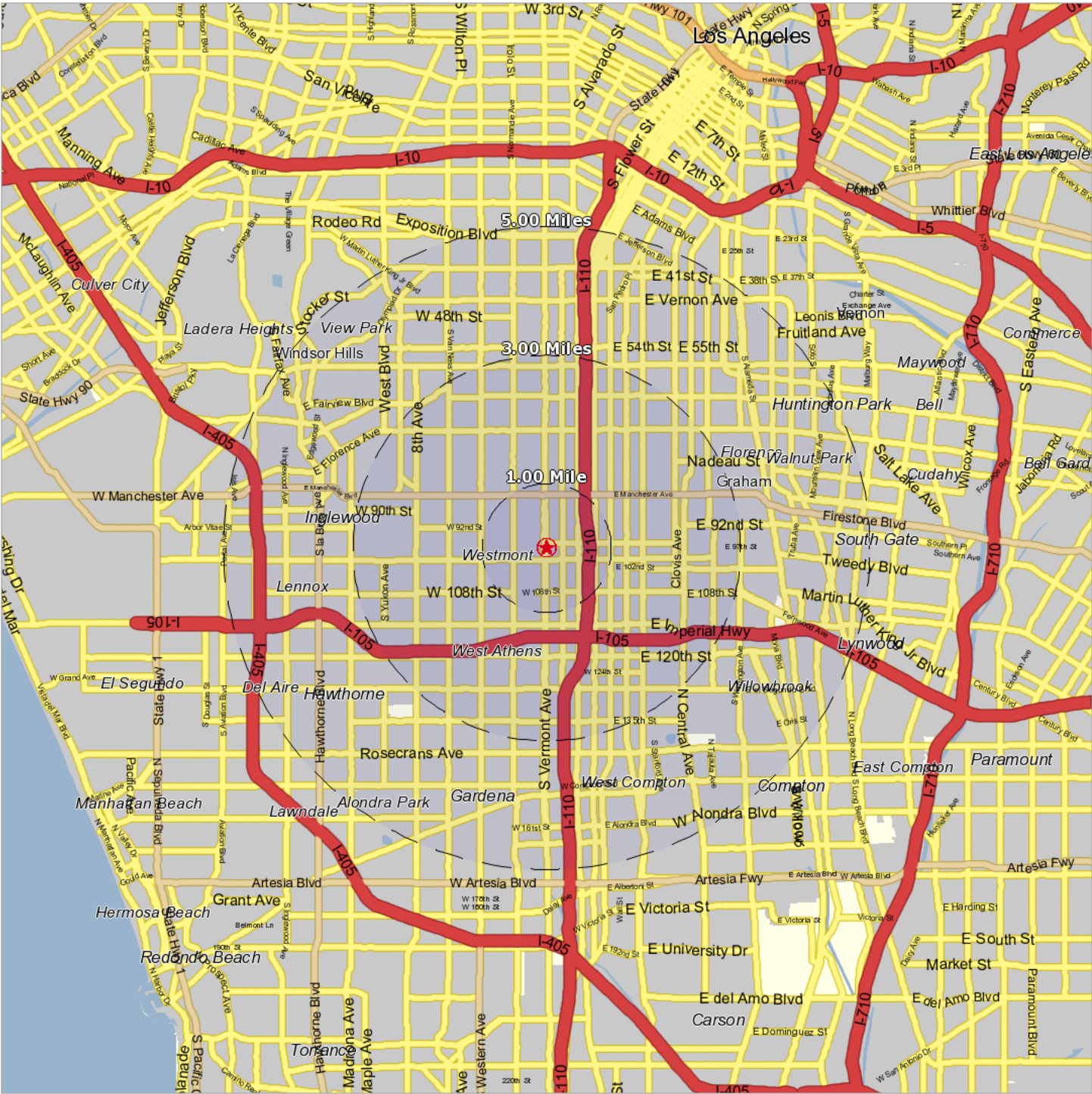
Lon: -118.291222 / Lat: 33.948092

February 2011

9640 S. Vermont Ave. Los Angeles, CA	1.00 Mile	3.00 Miles	5.00 Miles
<b>Population</b>			
(2010) Estimated Population	52,578	364,196	1,092,594
(2015) Projected Population	53,971	365,702	1,105,262
(2000) Census Population	50,886	354,187	1,073,352
(1990) Census Population	49,346	336,719	1,015,542
Historical Annual Growth 1990 to 2010	0.4 %	0.5 %	0.5 %
Projected Annual Growth 2010 to 2015	0.5 %	0.1 %	0.2 %
(2010) Median Age	29	30	30
<b>Households</b>			
(2010) Estimated Households	14,747	100,050	299,260
(2015) Projected Households	14,798	98,430	297,104
(2000) Census Households	14,556	99,245	300,669
(1990) Census Households	14,445	98,143	295,653
Historical Annual Growth 1990 to 2010	0.1 %	0.1 %	0.1 %
Projected Annual Growth 2010 to 2015	0.1 %	-0.3 %	-0.1 %
<b>Race &amp; Ethnicity (Estimated)</b>			
(2010) White	40.3 %	41.2 %	46.5 %
(2010) Black or African American	33.4 %	31.1 %	23.0 %
(2010) Asian & Pacific Islander	5.1 %	5.2 %	6.7 %
(2010) American Indian & Native Alaskan	0.9 %	0.9 %	1.0 %
(2010) Other Races	20.3 %	21.6 %	22.8 %
(2010) Hispanic	51.1 %	54.2 %	61.6 %
<b>Income (Estimated)</b>			
(2010) Average Household Income	\$41,663	\$50,981	\$53,697
(2010) Median Household Income	\$27,708	\$34,775	\$37,030
(2010) Per Capita Income	\$12,034	\$14,256	\$15,141
<b>Education (Age 25 +)</b>			
(2010) Elementary	20.7 %	20.8 %	22.4 %
(2010) Some High School	17.5 %	15.8 %	14.9 %
(2010) High School Graduate	28.1 %	26.7 %	25.3 %
(2010) Some College	16.5 %	17.4 %	16.7 %
(2010) Associates Degree Only	5.2 %	5.9 %	5.9 %
(2010) Bachelors Degree Only	8.5 %	9.1 %	10.0 %
(2010) Graduate Degree	3.6 %	4.3 %	4.8 %
<b>Business</b>			
Number of Businesses	759	7,313	27,068
Total Number of Employees	4,637	65,311	251,918
Employee Population per Business	6.1	8.9	9.3
Residential Population per Business	69.2	49.8	40.4

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Lat: 33.94809 Lon: -118.29122  
 Logos are for identification purposes only and may be trademarks of their respective companies.

Demographic Source: Applied Geographic Solutions / TIGER Geography

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9640 S. Vermont Ave.  
 Los Angeles, CA

February, 2011

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