

FOR SALE

Long Beach Plaza Retail Building

1900 N. Long Beach Blvd.

Compton, California 90221

OFFERING PRICE \$4,895,000



PROPERTY OVERVIEW

The subject property consists of a retail shopping center with a total rentable area of approximately 25,281 square feet (28,000 gross sq. ft.). The ground level is comprised of 10 retail stores within 14,000 gross sq. ft. The lower level is configured as a Swap Meet "Fashion Mall" and is vacant with the exception of 2 stores.

The property is located in the Compton Fashion Square Shopping Center and is zoned COCL which permits retail and general commercial uses. There are approximately 91 parking spaces. The total lot size is 1.12 acres.

PROPERTY HIGHLIGHTS

- High Visibility/ High Traffic Location 30,000 VPD
- Newer Construction Built in 2003
- Tenants are on NNN Leases
- Lower Level (Mini Mall) vacant for added value for a Buyer to lease for use as Offices, Storage Units or Swap Meet
- Open atrium design with 2 levels
- 9 passenger elevator services both floors
- 16 Camera Security System
- Fully "sprinklered"
- 1.12 acre lot
- 8.36 % CAP rate on stabilized income and 10% vacancy at list
- 5 mile trade area of 925,000 people
- \$50,000 Avg. HH income in 1 mile radius

Stephen Lampe and David Yashar
RE/MAX Commercial & Investment Realty
(310) 802-2501 (213) 233-4370

slampe@remaxcir.com dyashar@remaxcir.com

23740 Hawthorne Blvd, 2nd Floor, Torrance, CA 90505
Phone: (310) 802-2501 Fax: (310) 802-2555
www.remaxcir.com



Property Photos



Front Entrance



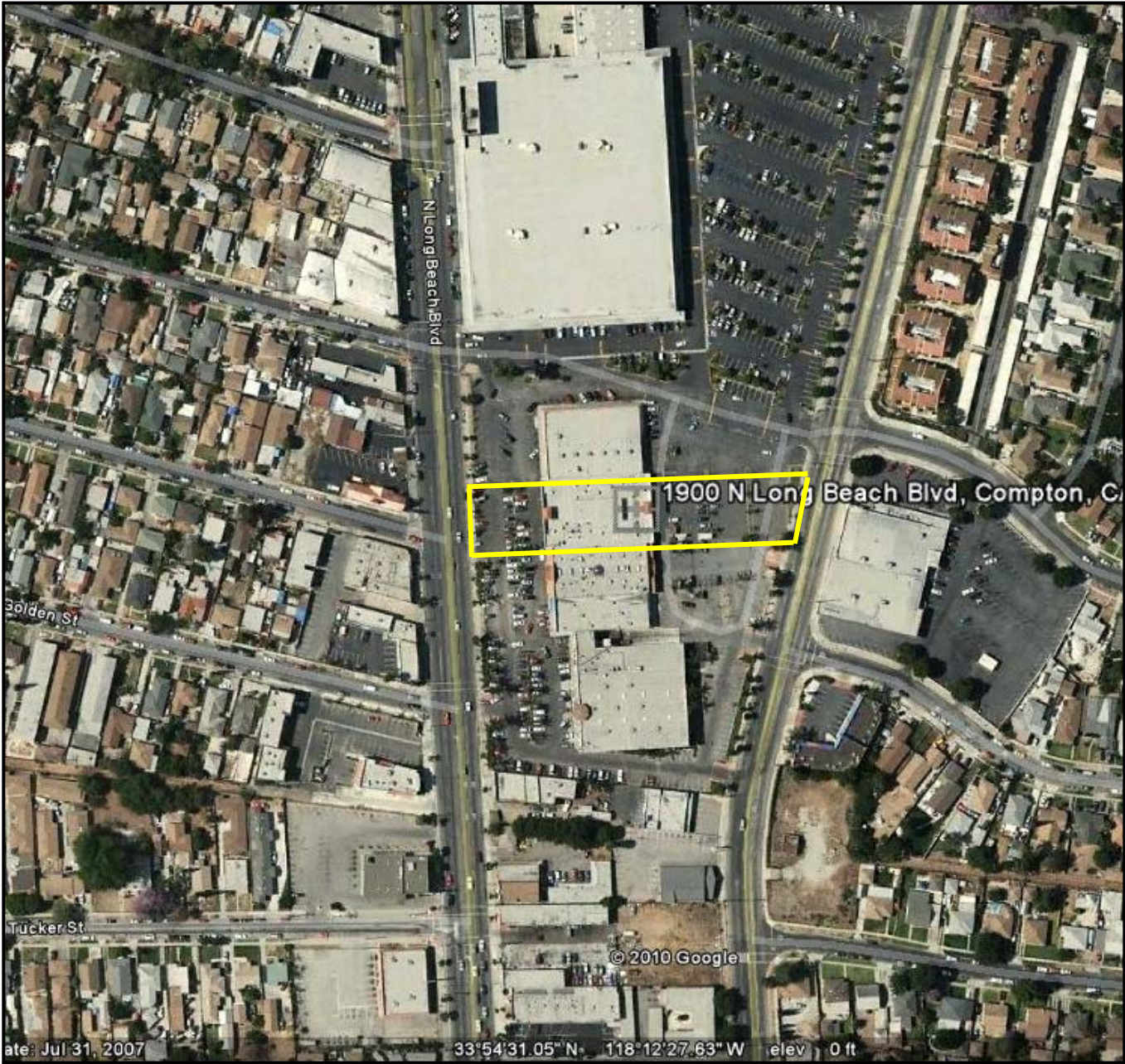
Interior Atrium



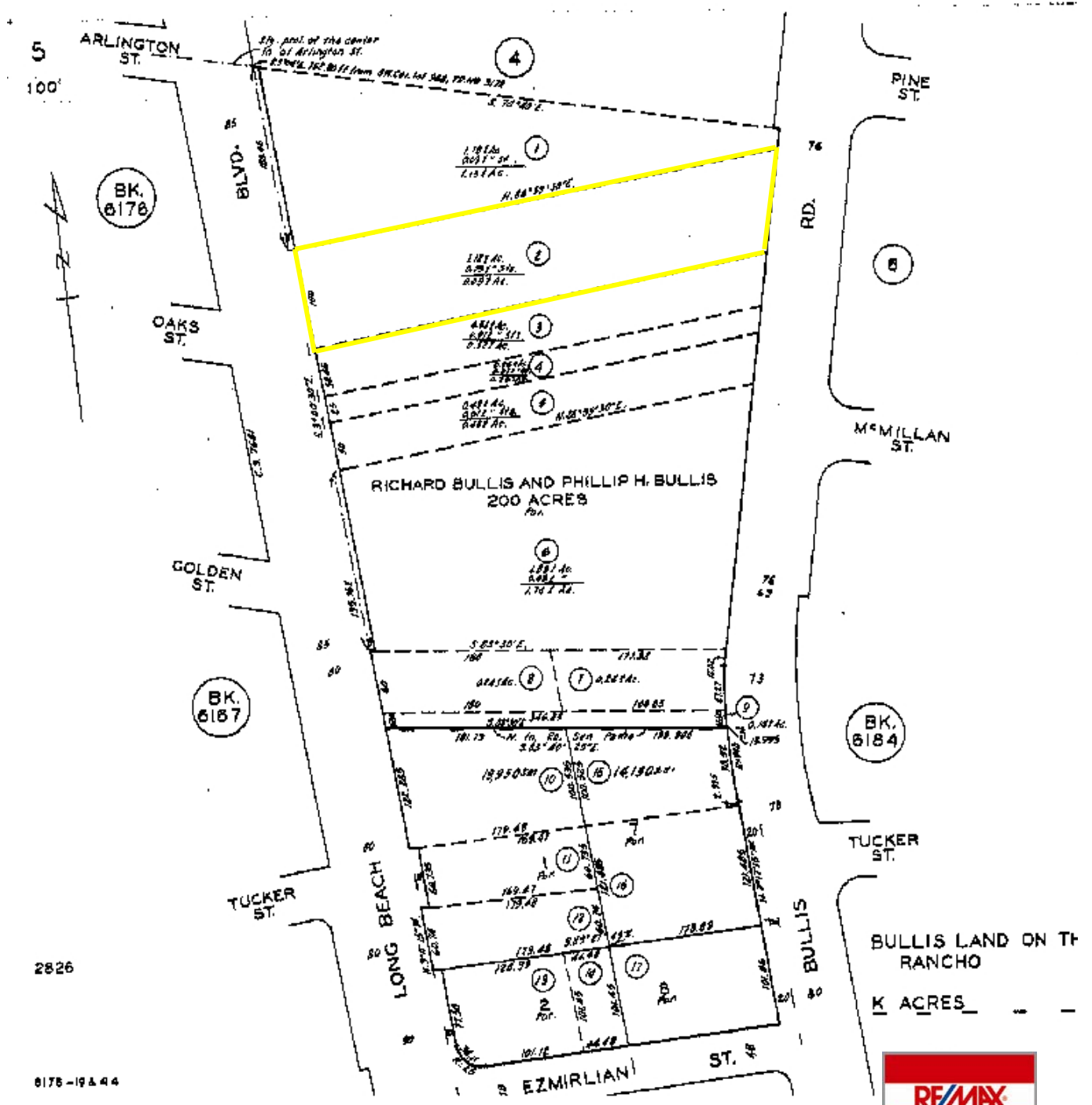
Entrance Hallway



Aerial Map



Parcel Map



5
100'

BK.
8178

BK.
8187

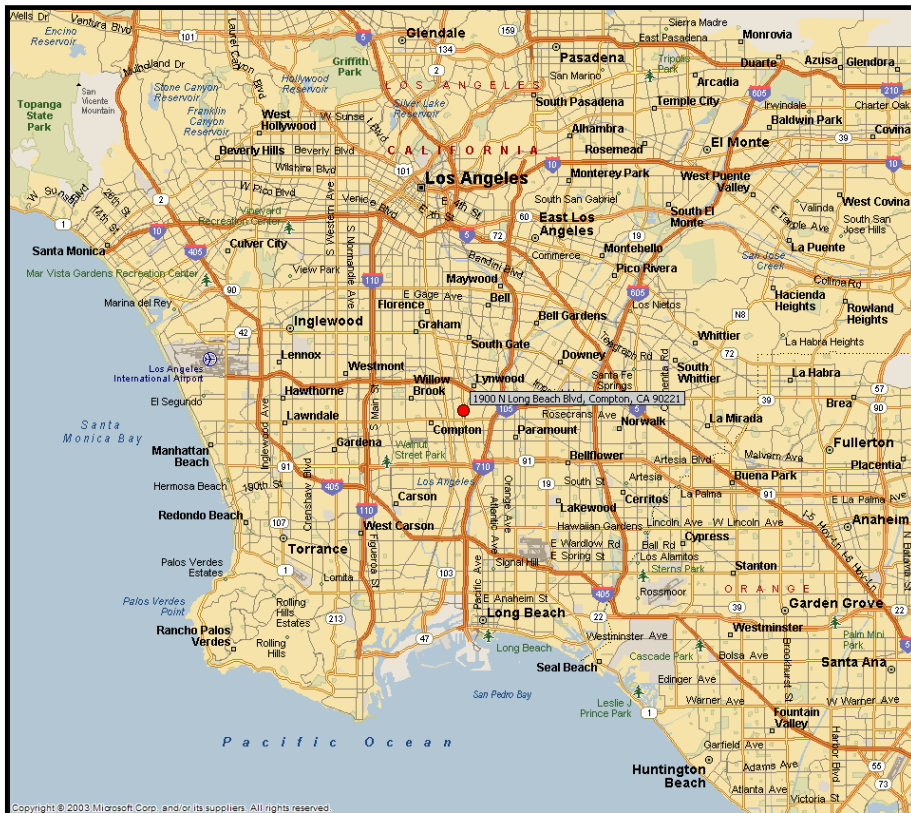
BK.
8184

2826

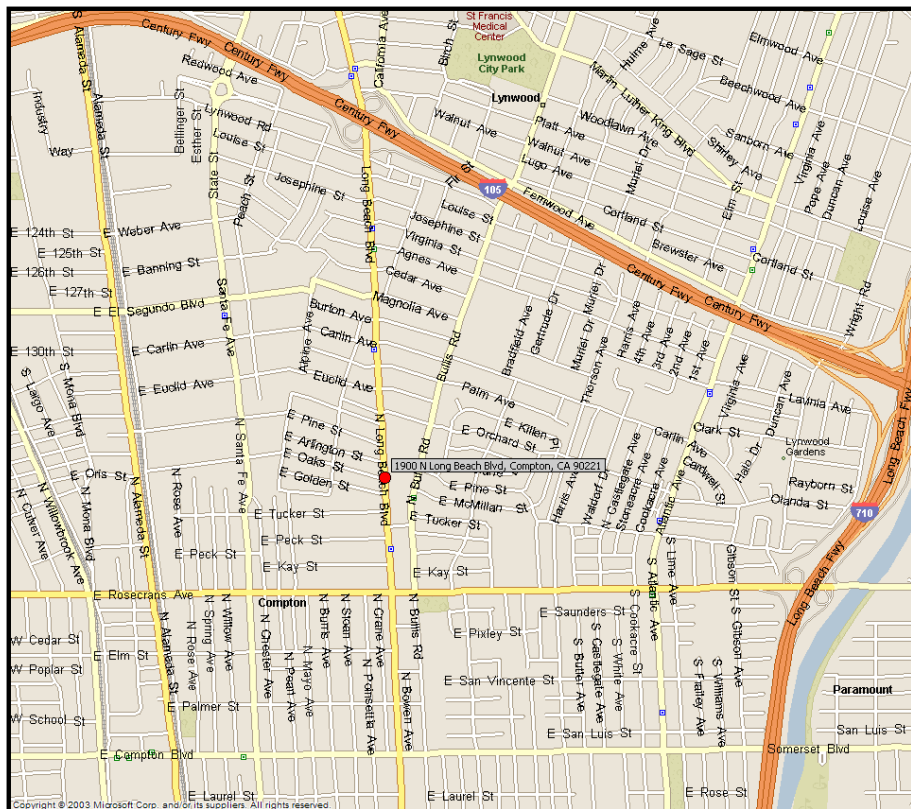
8178-19 & 44



Location Map



Copyright © 2003 Microsoft Corp. and/or its suppliers. All rights reserved.



Copyright © 2003 Microsoft Corp. and/or its suppliers. All rights reserved.



Income Analysis

<u>INCOME</u>	<u>ACTUAL INCOME</u>	<u>STABILIZED INCOME</u>
Gross Rental Income- Base Rent	\$480,516	\$480,516
Other: Tenant Reimbursement	\$230,200	\$230,200
Gross Scheduled Income	\$710,716	\$710,716
Less Vacancy (Actual) 50%	(\$355,358)	
(Stabalized) 10%		(\$71,072)
EFFECTIVE RENTAL INCOME	\$355,358	\$639,644
 <u>EXPENSES</u>		
Property Taxes (1.41%)	\$69,020	\$69,020
Property Insurance	\$27,000	\$27,000
Management	\$14,180	\$14,180
CAM	\$120,000	\$120,000
TOTAL OPERATING EXPENSES \$8.22/SF	\$230,200	\$230,200
 <u>NET OPERATING INCOME</u>	 \$125,158	 \$409,444
 <u>CAP RATE AT LIST PRICE</u>	 <u>2.56%</u>	 <u>8.36%</u>

Rent Roll as of May 2010

Ste #	Tenant	Square Ft.	Mo. Rent PSF	Mo. Rent	Annual Rent	Mo. CAM Charge	Lease Start	Lease End	Lease Type	Escalation	Renewal Option	Security Deposit
100	Wow Teriyaki	1,194	\$2.00	\$2,388.00	\$28,656	\$817.89	4/25/2008	4/24/2013	NNN	N/A	One - 5 year	\$0.00
101	China Town Express	1,306	\$3.01	\$3,931.06	\$47,173	\$894.61	1/1/2004	12/31/2013	NNN	3% annual	One - 5 year	\$7,183.00
102	Digicom Wireless/ Metro PCS	1,100	\$3.18	\$3,498.00	\$41,976	\$753.50	9/11/2006	9/11/2001	NNN	3% annual	Two - 5 year	\$3,300.00
103	Vacant	1,250	\$2.00	\$2,500.00	\$30,000	\$856.25						
104	Vacant	493	\$1.62	\$798.66	\$9,584	\$337.71						
105/106	Watts Health Care Corp	2,611	\$2.52	\$6,579.72	\$78,957	\$1,788.54	12/15/2003	12/14/2009	NNN	3% annual	One - 3 year	\$6,135.85
107	Galindo Lock and Key	396	\$3.48	\$1,378.08	\$16,537	\$271.26	12/15/2008	12/14/2013	NNN	3% annual	One - 5 year	\$1,188.00
108	Frutas Michelle	571	\$2.13	\$1,216.23	\$14,595	\$391.14	N/A	N/A	NNN	3% annual	One - 2 year	\$0.00
109	Kids Nutrition R Us	1,340	\$2.85	\$3,819.00	\$45,828	\$917.90	12/21/2008	12/14/2013	NNN	3% annual	One - 5 year	\$3,551.00
110	Lee's Nail Design Spa	1,020	\$3.38	\$3,447.60	\$41,371	\$698.70	12/21/2008	12/20/2018	NNN	3% annual	One - 5 year	\$6,000.00
Rentable First Floor SF		11,281	\$2.62	\$29,556.35	\$354,676	\$7,727.49						
Common Area		2,719				\$1,865.85						
Total First Floor SF		14,000										
B111	Fashion Mall- Lower Level	14,000	\$0.75	\$10,500.00	\$126,000	\$9,590.00						None
Total Building		28,000	\$1.43	\$40,056.35	\$480,676	\$19,183.33	N/A	N/A	NNN	N/A	N/A	\$27,357.85

Stephen Lampe & David Yashar
RE/MAX Commercial & Investment Realty
 (310) 802-2501 (213) 233-4370
 slampe@remaxcir.com dyashar@remaxcir.com

