

17458 Bellflower Blvd.  
Bellflower, CA 90706



Prepared for:  
BUYER

Presented by:  
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## Retail

### Property Profile

Property Address:	17458 Bellflower Blvd. Bellflower, CA 90706
Assessor Parcel #:	7161-008-012
Floors:	1&2/Mezz.
Year Built:	1949
Building Size:	10,991
Lot Size:	22,407
Zoning:	BFCG
Parking:	Plenty of On-site

### Property Description

Subject offering is a 10,991 SF retail building. The property is currently being used as a furniture store but the owner will vacate the property at the close of escrow. The site is located at the signalized corner of Ramona St. and Bellflower Blvd. It sits on 22,407 SF lot and has plenty of on-site parking in rear plus an easement to use, additional parking lots adjacent to the subject property. It is only 2 blocks south of the 91 Freeway and has easy access to the 605/710/105 Freeways thus providing excellent freeway access. The site will benefit an investor, an owner & user, or a developer. **Over a 10% Proforma CAP rate due to seller's high motivation to sell!**

### Investment Highlights

- **Over a 10% Proforma CAP Rate!**
- **Priced at Only \$79/SF**
- Signalized Corner Location
- Just 2 blocks south of the 91 Freeway and easy access to the 605/710/105 Freeways
- Investor & Owner/User Opportunity
- Good demographics; over 37,000 people residing within a one mile radius of subject property
- **Priced low compared to other properties on the market for sale or recently sold due to seller's high motivation!**



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# Retail

## Photos



Back of Subject Property



Parking Lot of Subject Property



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## Retail

### Photos



Back of Subject Property



Inside of Subject Property





## Retail

### Photos



Inside of Subject Property



Inside of Subject Property



# Retail

## Photos



Back of Subject Property



Looking North of Subject Property



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## Retail

### Photos



Adjacent Parking Lot to Subject Property



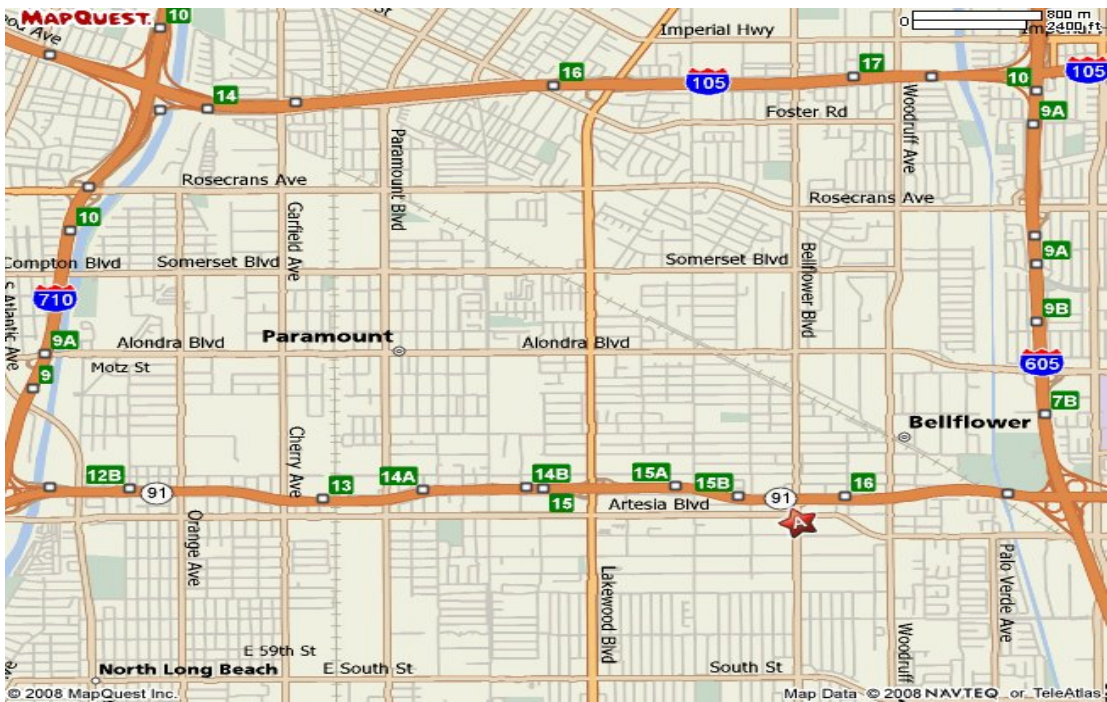
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## Photos



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## Photos

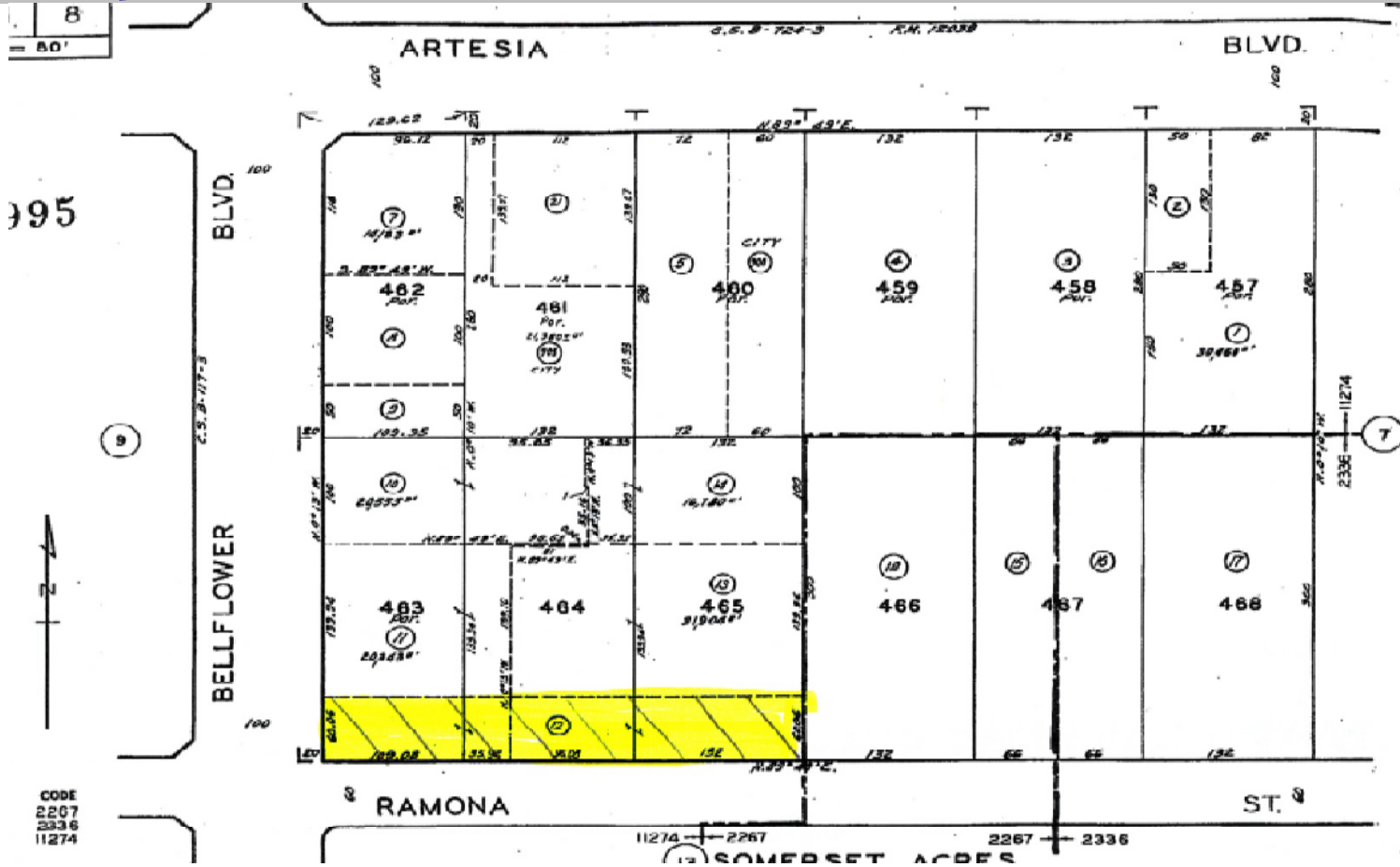


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## Parcel Map



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## Retail

### Proforma Income & Expense Analysis

17458 Bellflower Blvd.  
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<u>1&amp;2/Mezz.</u>	<u>n/a</u>	<u>10,991</u>	<u>22,407</u>	<u>1949</u>	<u>BFCG</u>
Floors	Construction	Gross Sq. Ft.	Lot Size	Year Built	Zoning

#### PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>8,243</u>
Potential Income on Vacant Space		<u>1,204</u>
Income from Tenant Reimbursements	\$	<u>0</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u>9,447</u>
<b>Annualized Gross Income</b>	\$	<u>113,364</u>

#### PROFORMA ANNUALIZED OPERATING EXPENSES

<b>SCHEDULED GROSS INCOME</b>		\$	<u>113,364</u>
Vacancy Rate	5%	\$	<u>5,668</u>
<b>GROSS OPERATING INCOME</b>		\$	<u>107,696</u>
<b>Expenses</b>			
Property Taxes		\$	<u>10,450</u>
Insurance		\$	<u>4,000</u>
Utilities (Tenant Pays)		\$	<u>0</u>
Management Fees		\$	<u>0</u>
Repairs & Maintenance & Reserves		\$	<u>0</u>
<b>Total Expenses</b>	12.7%	\$	<u>14,450</u>
	Per Square Foot	\$	<u>1.31</u>
<b>PROFORMA NET OPERATING INCOME</b>		\$	<u>93,246</u>



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### Proforma Pricing Analysis and Opinion of Value

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<u>1&amp;2/Mezz.</u>	<u>n/a</u>	<u>10,991</u>	<u>22,407</u>	<u>1949</u>	<u>BFCG</u>
Floors	Construction	Gross Sq. Ft.	Lot Size	Year Built	Zoning

#### PROFORMA PRICING

<b>PRICE</b>		<b>\$ 870,000</b>
Down Payment	100%	<b>\$ 870,000</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>\$ 113,364</b>
Less Vacancy	5.0%	\$ 5,668
Gross Operating Income		\$ 107,696
Less Operating Expenses	12.7%	\$ 14,450
<b>NET OPERATING INCOME</b>		<b>\$ 93,246</b>
Less Debt Service		\$ -
<b>PRE-TAX CASH FLOW</b>		<b>\$ 93,246</b>
Return %		10.7%
Capitalization Rate		10.7%
Price per Square Foot		\$ 79.16



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### Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Escalation Annuity	Escalation Date	Options	Lease Type
	Vacant	10,991*			\$8,243	\$0.75				NNN
	<b>Total Square Feet</b>	<b>10,991</b>			<b>\$8,243.00</b>					

Note: \* Includes approximately 2,491 SF of mezzanine (2nd floor).



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# Summary Demographic Profile

## Census, Estimates & Projections

Lon: -118.124403 / Lat: 33.873175

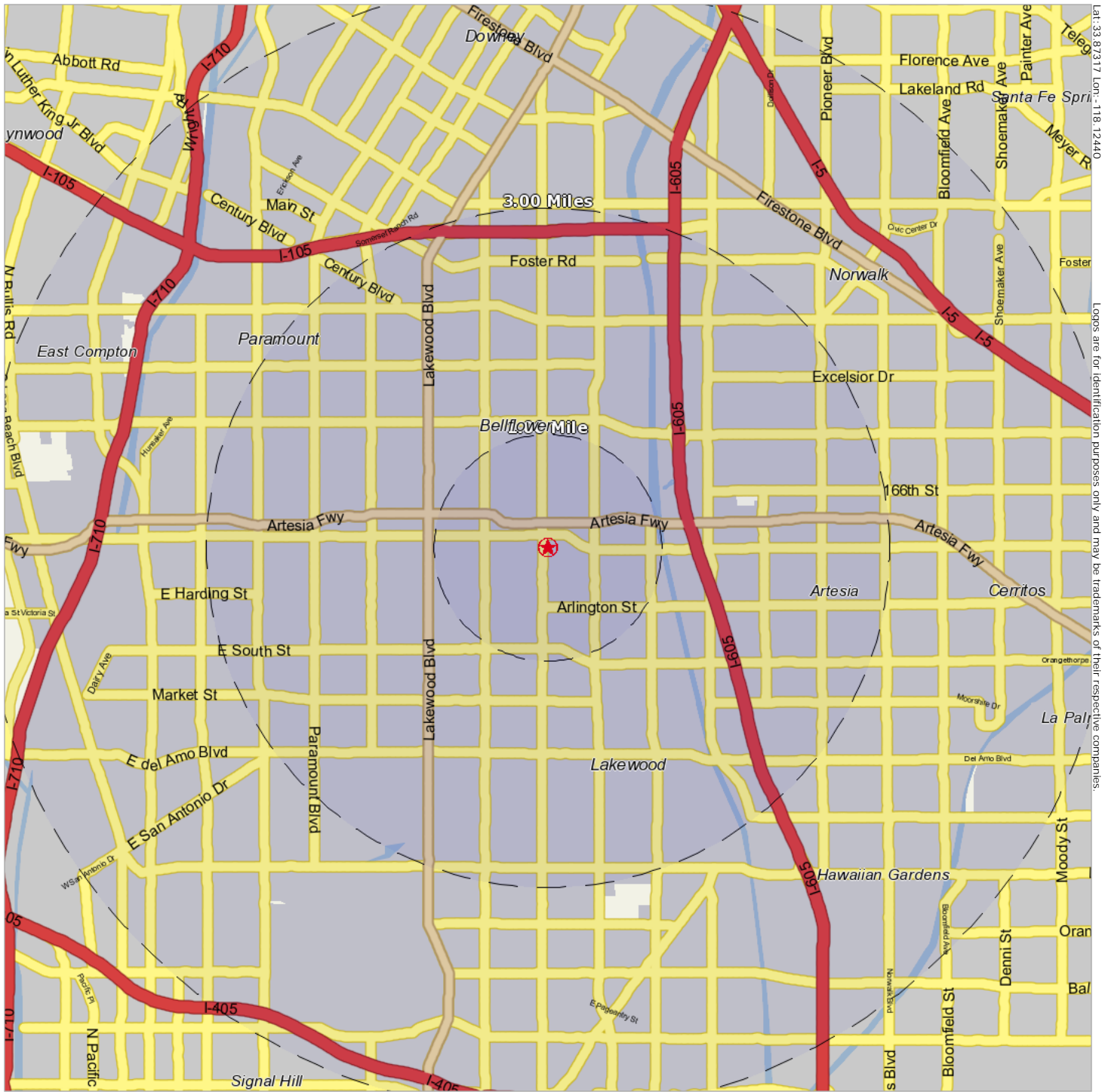
December 2010

17458 Bellflower Blvd. Bellflower, CA	1.00 Mile	3.00 Miles	5.00 Miles
<b>Population</b>			
(2010) Estimated Population	37,626	267,725	690,709
(2015) Projected Population	38,079	270,972	685,463
(2000) Census Population	36,342	265,785	682,146
(1990) Census Population	31,530	236,858	612,752
Historical Annual Growth 1990 to 2010	1.3 %	0.9 %	0.8 %
Projected Annual Growth 2010 to 2015	0.2 %	0.2 %	-0.2 %
(2010) Median Age	33	34	34
<b>Households</b>			
(2010) Estimated Households	12,613	80,830	201,844
(2015) Projected Households	12,880	82,853	202,619
(2000) Census Households	12,427	81,762	202,786
(1990) Census Households	12,208	79,850	197,604
Historical Annual Growth 1990 to 2010	0.2 %	0.1 %	0.1 %
Projected Annual Growth 2010 to 2015	0.4 %	0.5 %	0.1 %
<b>Race &amp; Ethnicity (Estimated)</b>			
(2010) White	74.0 %	73.2 %	71.5 %
(2010) Black or African American	10.9 %	9.5 %	10.1 %
(2010) Asian & Pacific Islander	12.3 %	14.5 %	15.4 %
(2010) American Indian & Native Alaskan	1.1 %	1.0 %	1.0 %
(2010) Other Races	1.7 %	1.8 %	2.0 %
(2010) Hispanic	40.6 %	45.2 %	49.4 %
<b>Income (Estimated)</b>			
(2010) Average Household Income	\$63,352	\$70,710	\$72,739
(2010) Median Household Income	\$49,017	\$56,522	\$57,388
(2010) Per Capita Income	\$22,061	\$21,953	\$21,754
<b>Education (Age 25+)</b>			
(2010) Elementary	8.8 %	11.2 %	12.6 %
(2010) Some High School	10.8 %	10.4 %	10.6 %
(2010) High School Graduate	29.9 %	28.3 %	27.1 %
(2010) Some College	22.1 %	21.5 %	19.9 %
(2010) Associates Degree Only	8.4 %	8.1 %	7.7 %
(2010) Bachelors Degree Only	14.7 %	14.9 %	15.4 %
(2010) Graduate Degree	5.3 %	5.6 %	6.6 %
<b>Business</b>			
Number of Businesses	1,108	7,811	18,963
Total Number of Employees	7,694	80,806	228,854
Employee Population per Business	6.9	10.3	12.1
Residential Population per Business	33.9	34.3	36.4

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Lat: 33.87317 Lon: -118.12440  
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*December, 2010*