

**4900 Triggs St.
Commerce, CA 90022**



Presented by:

Enrique Viramontes
VP of Investments
DRE License # 01372010

David Yashar
Senior Investments Associate
DRE License #1102638



550 South Hope Street, Suite 500
Los Angeles, CA 90071
T: 213.233.4370
F: 213.817.6661
www.DavidYashar.com

Multi-Story Industrial Building

Property Profile

Property Address:	4900 Triggs St. Commerce, CA 90022
Assessor Parcel #:	5244-005-007
Floors:	4
Year Built:	1952/2007 Renovated
Building Size:	35,560
Lot Size:	50,094
Zoning:	M2
Parking:	Approximaely 75 Spaces

Property Description

The subject property is a 35,560 SF, 4 story building that sits on a 50,094 SF lot. The property is located on Triggs St. in the City of Commerce. TRIGGS ST. RUNS DIRECTLY ALONGSIDE THE SANTA ANA 5 FREEWAY AND HAS EXCELLENT FREEWAY EXPOSURE, a valuable attribute found only with a limited number of competing properties. It is located just East of the 710 Freeway and South of the 60 Freeway, providing good access to the Southern California freeway network. The subject property is in close proximity to the nearby residential base located within surrounding working class communities. The site was renovated in 2007 with upgrades including: HVAC, elevators, roof (with roof top patio), windows, plumbing and electrical. The property also includes dock high loading zones and fork lifts for easier access for each of the four floors.

The building is currently occupied by Leaders Furniture store and is being used as a warehouse, showroom and for storage purposes. Founded in 1977, Leaders has become a top seller Furniture store in the Hispanic Community. They have become one of the largest importers of Furniture from Italy and other various countries. Leaders is always looking to extend the best customer service; wishing that every customer knows the value and the important they are for the company.

The property will be delivered vacant at the close of escrow. This offering will appeal to an owner/user that can operate their business at this location or take part of the space and rent out the balance or an investor to rent the building to tenant(s) and take advantage of a great potential return. **SELLER MAY CONSIDER LEASING BACK THE PROPERTY (PLEASE CALL LISTING AGENT FOR DETAILS)**

Investment Highlights

- 35,560 SF Building/ 50,094 SF Lot
- Excellent Freeway Exposure
- Renovated in 2007
- 4 Stories; with Dock high loading and fork lifts to access each floor
- 8% Proforma Cap Rate



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Multi-Story Industrial Building

City of Commerce

City of Commerce
"Where quality service is our tradition."

In the 19th century, the area was part of [Antonio Maria Lugo's Rancho San Antonio](#). Its conversion to an industrial area began in 1887, when the [Atchison, Topeka & Santa Fe Railway](#) built its main line through the area. The ranch remained intact until [Arcadia Bandini de Stearns Baker](#), reputedly once the wealthiest woman in Los Angeles, sold some of it around the turn of the 20th century. By the 1920s, factories had arrived. In the late 1940s, industrial leaders banded together with residents in the communities of Bandini and Rosewood and part of Bell Gardens to encourage commerce. They changed the name to match that goal.

The city was incorporated in 1960 to prevent neighboring cities such as Vernon and Los Angeles from annexing industrial land for tax revenue. In the 1970s and 1980s, Commerce successfully negotiated the turbulent period of deindustrialization that hammered nearby cities such as [South Gate](#) and [Norwalk](#), maintaining much of its manufacturing and goods-distribution base and successfully converting former industrial land to lucrative commercial uses. The most notable example of this phenomenon is the Citadel outlet mall, which occupies the site of a former tire factory. With a major [rail yard](#) within its borders, Commerce has also benefited greatly from the huge expansion in international trade traffic through the ports of Los Angeles and [Long Beach](#), albeit at the expense of severe air pollution caused by truck congestion on the Long Beach Freeway.

The City celebrated its 50th anniversary on January 28, 2010.



Multi-Story Industrial Building

Leaders Super Store



Founded in 1977 Leaders Centro de Hogar was located in East Los Angeles. George and Esther Liberman opened a second store in El Monte, then the adventure begins. After a year the store located in East Los Angeles was closed and George concentrated all his efforts on the El Monte store where offer the biggest selection of furniture in the San Gabriel Valley. In the 1990s the store grew with success into a block long.

In 1993 the company was incorporated into George Liberman Enterprises, Inc. dba Leaders Centro del Hogar which became one of the largest importers of Furniture from Italy and other various countries. With his wifes company and support, George travels around the globe to find the nicest quality Furniture. Additionally in 1998 they opened Leaders Travel Agency which offers excellent services in selling airlines tickets, cruises, and other travel related products to retail customers. Leaders sells a extensive variety of Furniture, Electronics and Appliances from the bests brands, including RCA, Panasonic, Sony, Pioneer, Maytag, Frigidaire and much more.

Leaders has became a top seller Furniture store in the Hispanic Community. With an excellent professional staff, Leaders is always looking to extend the best customer service; wishing that every customer knows the value and the important they are for the company. Thank you for trusting Leaders Centro del Hogar.



Multi-Story Industrial Building

Photos



Looking South of Subject Property



Looking North of Subject Property



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Multi-Story Industrial Building

Photos



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Multi-Story Industrial Building

Photos



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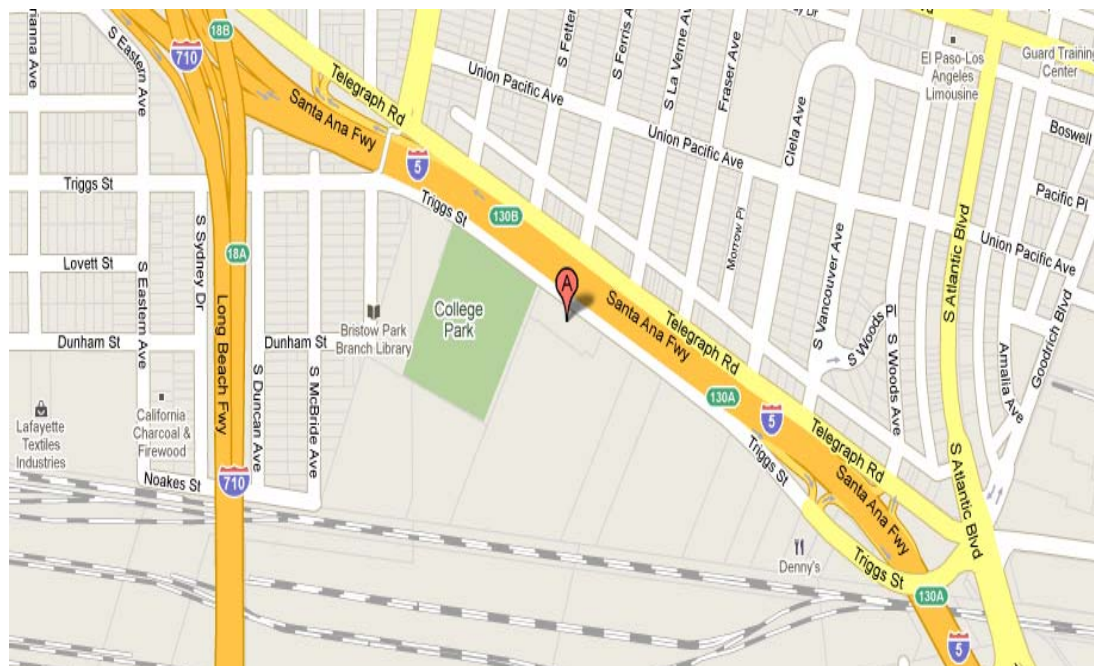
Multi-Story Industrial Building

Photos



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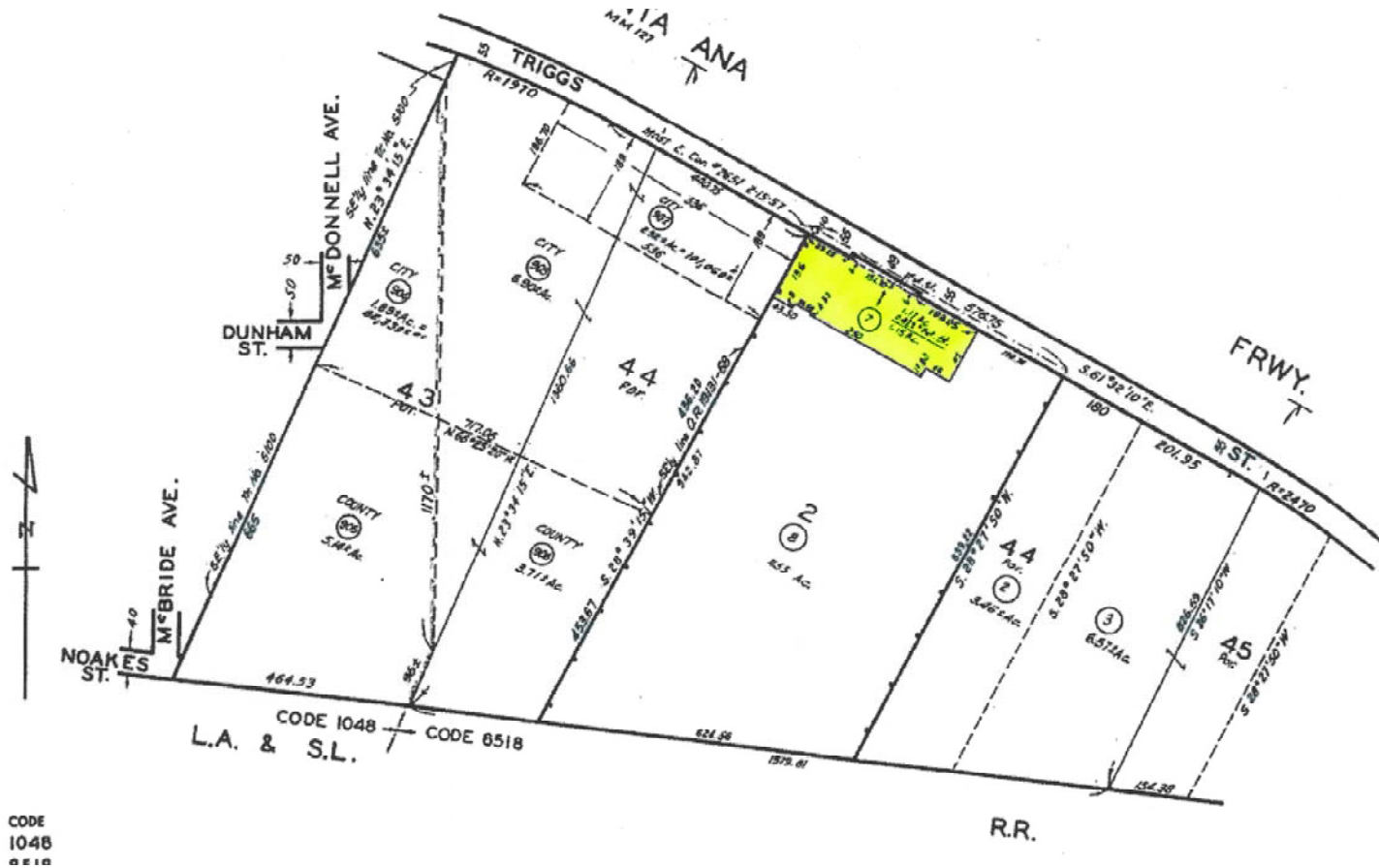


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Multi-Story Industrial Building

Parcel Map



CODE
1048
R.R.



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Multi-Story Industrial Building

Proforma Income & Expense Analysis

4900 Triggs St.
Commerce, CA 90022

<u>4</u> Floors	<u>Poured concrete</u> Construction	<u>35,560</u> Gross Sq. Ft.	<u>50,094</u> Lot Size	<u>1952/2007 Renovated</u> Year Built	<u>M2</u> Zoning
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PROFORMA ANNUALIZED OPERATING INCOME

Income from Leased Space	\$	<u>33,782</u>
Income from Tenant Reimbursements	\$	<u>0</u>
Other Income	\$	<u>0</u>
Total Income	\$	<u><u>33,782</u></u>
Annualized Gross Income	\$	<u>405,384</u>

PROFORMA ANNUALIZED OPERATING EXPENSES

SCHEDULED GROSS INCOME	\$	<u>405,384</u>
Vacancy Rate	5%	\$ <u>20,269</u>
GROSS OPERATING INCOME	\$	<u>385,115</u>
Expenses		All NNN
Property Taxes	\$	<u>0</u>
Insurance	\$	<u>0</u>
Utilities (Tenant Pays)	\$	<u>0</u>
Management Fees	\$	<u>0</u>
Repairs & Maintenance & Reserves	\$	<u>0</u>
Total Expenses	0.0%	\$ <u>0</u>
	Per Square Foot	\$ <u>0.00</u>

PROFORMA NET OPERATING INCOME	\$	<u><u>385,115</u></u>
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Multi-Story Industrial Building

Proforma Pricing Analysis and Opinion of Value

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PROFORMA PRICING

PRICE		\$ 4,850,000
Down Payment	100%	\$ 4,850,000

PROPOSED FINANCING

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

PROFORMA SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 405,384
Less Vacancy	5.0%	\$ 20,269
Gross Operating Income		\$ 385,115
Less Operating Expenses	0.0%	\$ -
NET OPERATING INCOME		\$ 385,115
Less Debt Service		\$ -
PRE-TAX CASH FLOW		\$ 385,115
Return %		8.00%
Capitalization Rate		8.00%
Price per Square Foot		\$ 136.39



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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
	Multi-Story Industrial Building	35,560			\$33,782.00		\$33,782.00	\$0.95			NNN
	Total Square Feet	35,560			\$33,782.00		\$33,782.00				

Note: First three floors approximately 10,500 SF each and a partial fourth floor measuring approximately 4,060 SF.



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Summary Demographic Profile

Census, Estimates & Projections

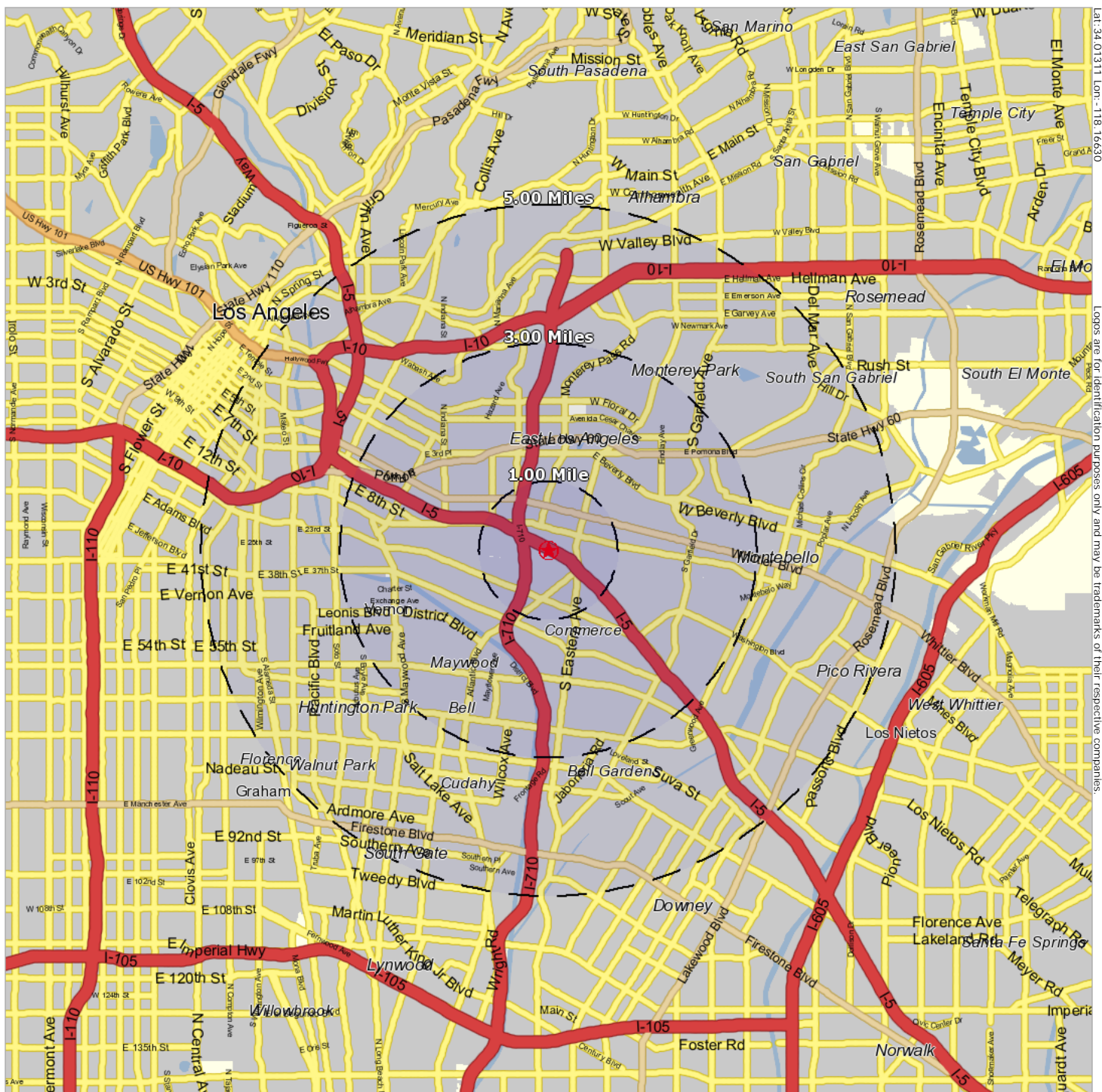
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October 2010

4900 Triggs St. Commerce, CA	1.00 Mile	3.00 Miles	5.00 Miles
Population			
(2010) Estimated Population	33,260	285,041	819,640
(2015) Projected Population	32,328	278,959	811,788
(2000) Census Population	33,222	280,844	803,009
(1990) Census Population	32,657	275,985	781,244
Historical Annual Growth 1990 to 2010	0.1 %	0.2 %	0.3 %
Projected Annual Growth 2010 to 2015	-0.6 %	-0.4 %	-0.2 %
(2010) Median Age	29	30	31
Households			
(2010) Estimated Households	7,929	70,127	206,764
(2015) Projected Households	7,781	69,429	207,431
(2000) Census Households	8,040	70,167	205,521
(1990) Census Households	7,898	69,303	202,337
Historical Annual Growth 1990 to 2010	0.0 %	0.1 %	0.1 %
Projected Annual Growth 2010 to 2015	-0.4 %	-0.2 %	0.1 %
Race & Ethnicity (Estimated)			
(2010) White	81.4 %	79.6 %	75.6 %
(2010) Black or African American	5.5 %	5.2 %	5.9 %
(2010) Asian & Pacific Islander	8.0 %	10.3 %	14.1 %
(2010) American Indian & Native Alaskan	1.5 %	1.5 %	1.4 %
(2010) Other Races	3.7 %	3.4 %	3.1 %
(2010) Hispanic	97.2 %	91.7 %	82.7 %
Income (Estimated)			
(2010) Average Household Income	\$48,310	\$53,065	\$55,460
(2010) Median Household Income	\$31,490	\$36,215	\$39,333
(2010) Per Capita Income	\$11,563	\$13,295	\$15,504
Education (Age 25+)			
(2010) Elementary	34.8 %	30.3 %	26.6 %
(2010) Some High School	15.9 %	15.5 %	15.2 %
(2010) High School Graduate	23.0 %	23.9 %	24.0 %
(2010) Some College	11.8 %	12.8 %	13.8 %
(2010) Associates Degree Only	4.4 %	4.6 %	5.2 %
(2010) Bachelors Degree Only	6.7 %	8.7 %	10.4 %
(2010) Graduate Degree	3.3 %	4.1 %	4.8 %
Business			
Number of Businesses	1,319	9,292	28,551
Total Number of Employees	15,629	145,449	388,590
Employee Population per Business	11.9	15.7	13.6
Residential Population per Business	25.2	30.7	28.7

Demographic Source: Applied Geographic Solutions / TIGER Geography

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October, 2010

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