



6546-6554 WHITTIER BLVD

LOS ANGELES, CA 90022

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889 Americana Way #408,
Glendale, CA 91210

PROPERTY SUMMARY

OFFERING PRICE	\$1,275,000
PRICE/BUILDING SF	\$483.87
PRICE/LOT SF	\$174.20

GARFIELD CENTER

ADDRESS	6546-6554 Whittier Boulevard
CITY	Los Angeles, CA 90022
APN	6351-021-046 & 6351-021-018
TOTAL UNITS	4
PROPERTY TYPE	Retail – Multi-Tenant
BUILDING SF	2,635

LOT SF	7,319
# BUILDINGS	1
# STORIES	1
PARKING SPACES	9 Open Spaces
ELECTRIC METERS	4
ZONING	

DISCLAIMER: The information contained herein is not a substitute for a thorough due diligence investigation. The Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, zoning & land use, and the size and square footage of the property and improvements.

OVERVIEW

We pleased to present Garfield Center Plaza, a 2006 built 4-unit strip center situated near the corner of Whittier Boulevard and Garfield Avenue and on the border of Montebello and East Los Angeles. The building is approximately 2,635 square feet and is situated on over 7,300 square feet of land. There is a total of 9-parking spaces creating a 4 to 1 parking ratio. Each unit has its own rest room, dropped ceilings, tile floors and was designed with efficiency and maximization in mind. The parking lot is all concrete and includes a fence, trash enclosure plus a storage and utility room. The building is L-Shape and includes neon lighting to attract additional attention from Whittier Boulevard. The property faces the Montebello City Entrance/Exit monument.

Currently, the building has one vacancy of approximately 680 square feet, which equates to 33% of the center. The remaining tenants are mostly local service-based businesses, including a party-supply store, a barber shop & facial salon, plus an IT Repair Store. The tenants are on gross leases and paying below market rents for comparable newly constructed strip centers. The building provides a 2%± return at existing income and expense levels, with upside through re-tenanting and filling the vacancy.

Upon the expiration of the leases, an investor can reposition the asset by finding a credit worthy tenant to occupy all or one of the spaces as leases roll over. Alternatively, an owner-user can occupy the vacant space while offsetting their mortgage from the remaining tenants. Either way, this offering is an affordable way to purchase a newer constructed strip center in the dense infill market of East Los Angeles and Montebello.

OPPORTUNITY



A 2006 Constructed 4-Unit Strip Center



Affordable Price Point for Newer Retail Construction



Obtain a 2%± Return at 67% Occupancy



4 to 1 Parking Ratio with Concrete Private Lot



Well Suited for an Owner-User or Long-Term Investor



Near the Montebello City Monument on Whittier Blvd



Professional
Office Plaza

Starbucks

Tangle's
Hair Salon

J&B
Modern Cut

Professional
Office

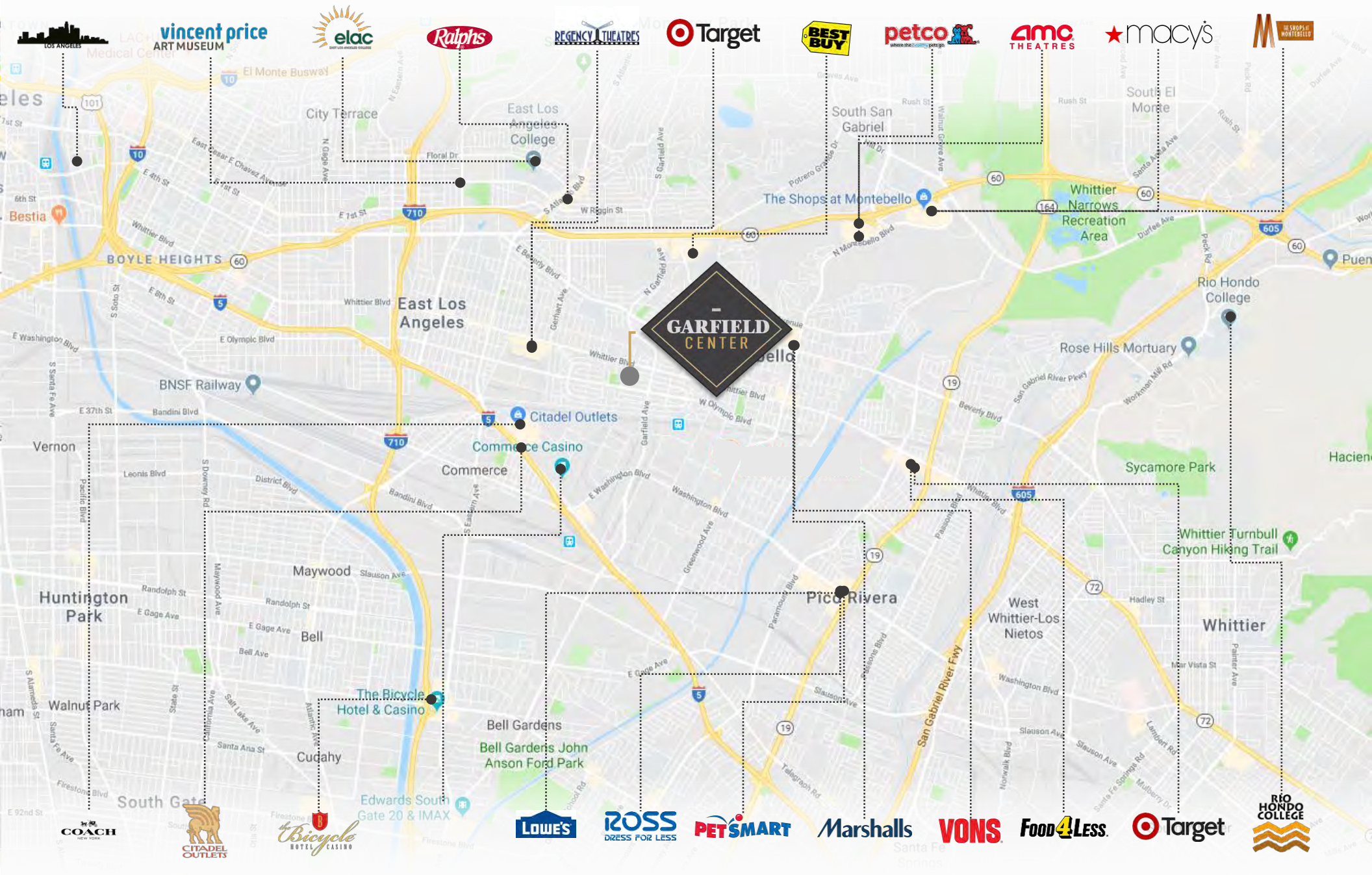
GARFIELD AVE

WHITTIER BLVD





ACCESSIBILITY



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

PRICING SUMMARY		CURRENT	PROFORMA
List Price		\$ 1,275,000	\$ 1,275,000
Net Operating Income		\$ 29,445	\$ 68,152
CURRENT CAP RATE		2.31%	5.35%
Building Size		2,635	2,635
Lot Size		7,319	7,319
Price Per Square Foot (Building)		\$ 484	\$ 484
Price Per Square Foot (Lot)		\$ 174	\$ 174
PROPOSED FINANCING			
Down Payment	100%	\$ 1,275,000	50% \$ 637,500
Loan Balance		\$ -	\$ 637,500
Interest Rate		5.00%	5.00%
Term (Years)		25	25
Loan Due (Years)		5	5
Mortgage (Annual)		\$ -	\$ 45,232
Mortgage (Monthly)		\$ -	\$ 3,769
Cash on Cash Return	2.3%	\$ 29,445	\$ 22,920
Return on Investment			3.60%
Debt Coverage Ratio			1.5

[1] Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

[2] Proposed Financing may be substantially different or unavailable to Buyer.

OPERATING ANALYSIS

	CURRENT	PROFORMA
Revenue		
Scheduled Gross Income	\$ 49,500	\$ 70,968
Tenant Expense Reimbursement (Proforma)	\$ -	\$ 22,207
Vacancy Factor	\$ - 0.00%	\$ (2,129) 3.00%
Total Gross Rental Income	\$ 49,500	\$ 91,046
Operating Expenses		
Real Estate Taxes (Estimated Tax Rate 1.2%)	\$ 15,555 1.22%	\$ 15,555 1.22%
Insurance	\$ 2,000	\$ 2,000
Utilities: Electric	\$ 500	\$ 500
Utilities: Water	\$ 500	\$ 500
Repairs & Maintenance	\$ 1,500	\$ 1,500
Gardener	\$ -	\$ -
Management Expense 0% (Self Managed)	\$ - 4.00%	\$ 2,839
Total Operating Expenses	\$ 20,055	\$ 22,894
Expense Ratio (% of EGI)	41%	25%
Expense PPSF	\$ 7.61	\$ 8.69
NET OPERATING INCOME	\$ 29,445	\$ 68,152

[1] Some expenses are estimates.

[2] Real Estate taxes assume a 1.2% tax rate.

[3] Buyer should conduct his/her own investigation prior to purchasing.

[4] Tenant reimbursement assumes 97% recapture rate.

RENT ROLL

Suite	Tenant	Square Feet(1)	% of Property	Lease Term		CURRENT RENTS		ROFORMA RENT(3)		PROFORMA
				Begin	End	Monthly	PSF	Monthly	PSF	RENT TYPE(4)
6548	Vacant	700	27%			\$0	\$0.00	\$1,750	\$2.50	NNN
6548 1/2	Facial (4)			06/01/20	MTM	\$525				
6550	Cell Phone	238	9%		MTM	\$700	\$2.94	\$714	\$3.00	NNN
6552	Barber Shop	680	26%	01/01/21	12/31/22	\$1,400	\$2.06	\$1,700	\$2.50	NNN
6554	Party Supply	700	27%	During 2019	MTM(5)	\$1,500	\$2.14	\$1,750	\$2.50	NNN
	Storage Unit	317								
Totals/Averages		2,635	100%			Monthly \$4,125	\$1.79	\$5,914	\$2.63	
Occupied		2,635	100%			Annual \$49,500		\$70,968		
Vacant		0	0%							

Notes:

- (1) Square Footage has not been verified by Seller or Brokers.
- (2) Proforma Rent assumes the month to month tenants are increased to \$2/SF and imposed NNN CAM Charges.
- (3) All Proforma Rents and projections are estimates only and neither Broker nor Seller can guarantee such results.
- (4) Facial Tenant utilizes part of Unit #6548.
- (5) Tenant may have had an extension which they did not exercise in writing and in a timely manner.

DISCLAIMER

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information..

LOCATION OVERVIEW



MONTEBELLO CA

*The industrial heart of the
Western United States*



“Montebello is located near the center of the Los Angeles metropolitan complex. The industrial heart of the Western United States swings out 40 miles to the west and 50 miles to the east, providing communication, transportation, technology, finance and labor as well as being its own best consumer market.”

Montebello is ringed by freeways and has become a center for the trucking and specialty vehicle industry. Wheels, engines, underbodies, refrigerated trucks, campers and truck trailers are all manufactured in Montebello. The over-the-road trucking industry has found Montebello a convenient home as well, as have the service, maintenance and custom fabrication groups.

When frequent or daily distribution of goods is important, Montebello's central geography and abundant freeway access can, by itself, be a deciding issue. Bakeries, meat companies, consumer paper distributors, sales organizations, beer and soft drink distributors, warehouses, petroleum distributors, and lumber and building materials suppliers, all find Montebello's location near the "hub of the wheel" critical to their operations.

TOP EMPLOYERS MONTEBELLO



ROYAL PAPER BOX
PACKAGING THAT SELLS YOUR PRODUCT

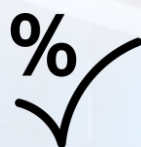




LOCATION OVERVIEW

REAL ESTATE MARKET

According to California Budget 2018-19 published in November 2017, California assessed values are expected to increase by 5.9% all through 2019. This trend is consistent with the trend the City is seeing. Taxable assessed values for properties within the City have increased steadily since 2011-12. According to the preliminary property tax report prepared by HDL Companies for the fiscal year 2017-18, the total assessed valuation for the City is estimated to increase by 3.7 percent from FY 2016-17. These increases will continue to boost the City's property tax revenues over the next several years.



CALIFORNIA
PROPERTY VALUES
5.9% Projected Increase



MONTEBELLO
PROPERTY VALUES
3.7% Projected Increase

CENTRAL LOCATION

Montebello is 20 driving minutes from the largest deep water port in the Western United States. We are fewer than 45 driving minutes from each of the three major airports serving Southern California. The largest concentration of railroad yards and freight handling equipment outside of Chicago is located within 10 minutes of Montebello. Downtown Los Angeles, the banking and financial capitol of the Western U.S., is within a 15-minute drive.

1 Mile Demographic Snapshot



63,921
POPULATION



19,768
HOUSING UNITS



\$413,900
MEDIAN PROPERTY VALUE



46.1%
OWNER-OCCUPIED



\$47,562
MEDIAN INCOME



ADMIN
TOP OCCUPATION



34 Min.
COMMUTE TIME



69.5%
HIGH SCHOOL+



8.33
SQUARE MILES

An aerial photograph of East Los Angeles, showing a dense urban landscape with numerous residential and commercial buildings. In the background, the Los Angeles skyline is visible under a clear blue sky. The title 'EAST LOS ANGELES' is overlaid on the right side of the image in a large, white, sans-serif font.

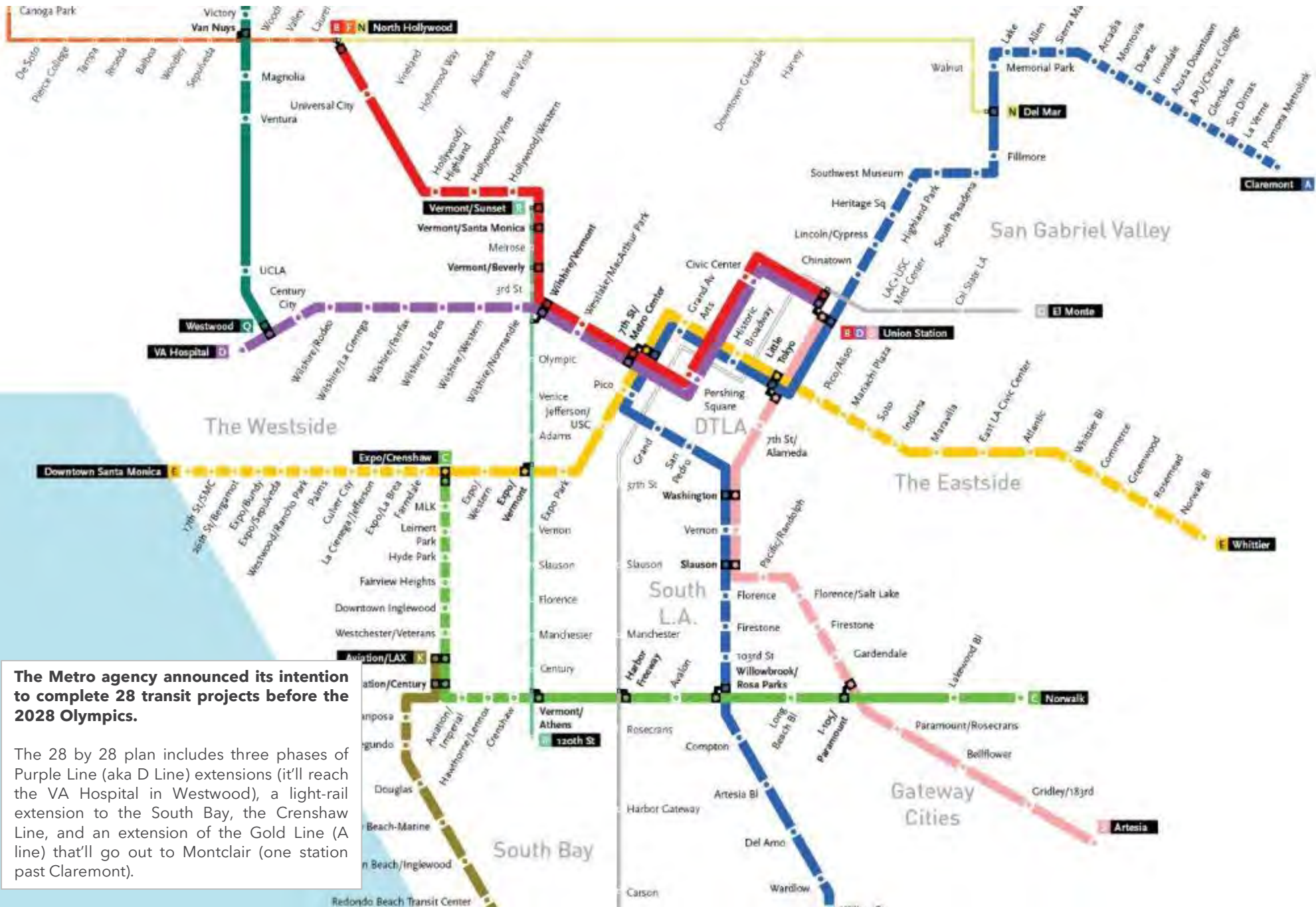
EAST LOS ANGELES

East Los Angeles is a unique environment, not just within context of the Southern California region, but as a national focus of growth, change, challenges and opportunities. Its history is a reflection of the multicultural growth pattern of the City of Los Angeles. From its modern founding in the late 1880s to the present, it has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles..

Centrally Located Infill LA County Location: East Los Angeles is an unincorporated area and census-designated place (CDP) in Los Angeles County, California. It is located immediately east of the Boyle Heights district of the City of Los Angeles, south of the El Sereno district of Los Angeles, north of the city of Commerce, and west of the cities of Monterey Park and Montebello.

Prime Population Density: East Los Angeles is notable for being the most populous CDP in California, as the area had a total population of over 126,000, up from 124,283 at the 2000 census. The area's population density is approximately 16,973.5 people per square mile, and there are over 32,000 housing units at an average density of 4,320.8 per square mile.

28 BY 28 CONNECTIVITY



The Metro agency announced its intention to complete 28 transit projects before the 2028 Olympics.

The 28 by 28 plan includes three phases of Purple Line (aka D Line) extensions (it'll reach the VA Hospital in Westwood), a light-rail extension to the South Bay, the Crenshaw Line, and an extension of the Gold Line (A line) that'll go out to Montclair (one station past Claremont).

Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

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