

FOR  
SALE

# RETAIL INVESTMENT

## 13901-13915 VAN NESS AVENUE

### GARDENA, CA 90249



FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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#### PROPERTY SUMMARY:

Offering Price:	\$1,300,000
Address:	13901-13915 Van Ness Ave Gardena, CA 90249
APN:	4059-017-037
Building Size:	6,841 SF
Price Per SF:	\$190
Land Size:	16,500 SF (.38 acre)
Land Price Per SF:	\$79
Built:	1961
Zoning:	C3

#### PROPERTY HIGHLIGHTS:

- SWC Van Ness Ave and 139<sup>th</sup> Street.
- Stable income with ease of management.
- All tenants have been at property minimum 5+ years.
- All units have convenient rear access from parking lot.
- Anchored by Liquor Store, hair salons, law office and escrow company.
- Close proximity to 105, 110 and 405 freeways.

**CBRE**

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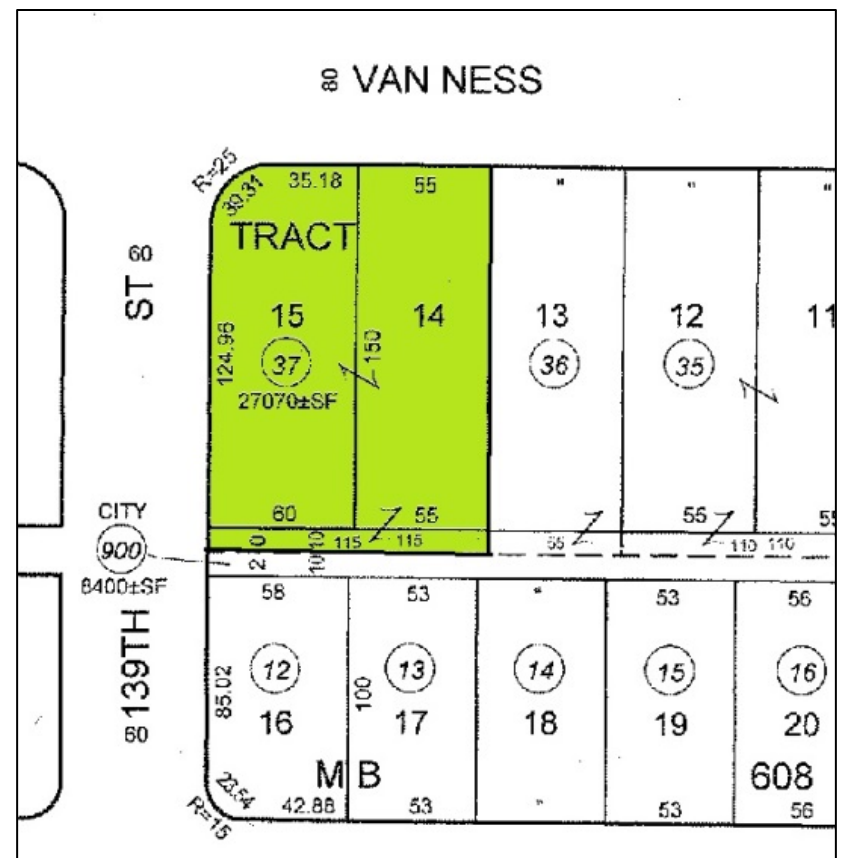
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**EXECUTIVE SUMMARY:**

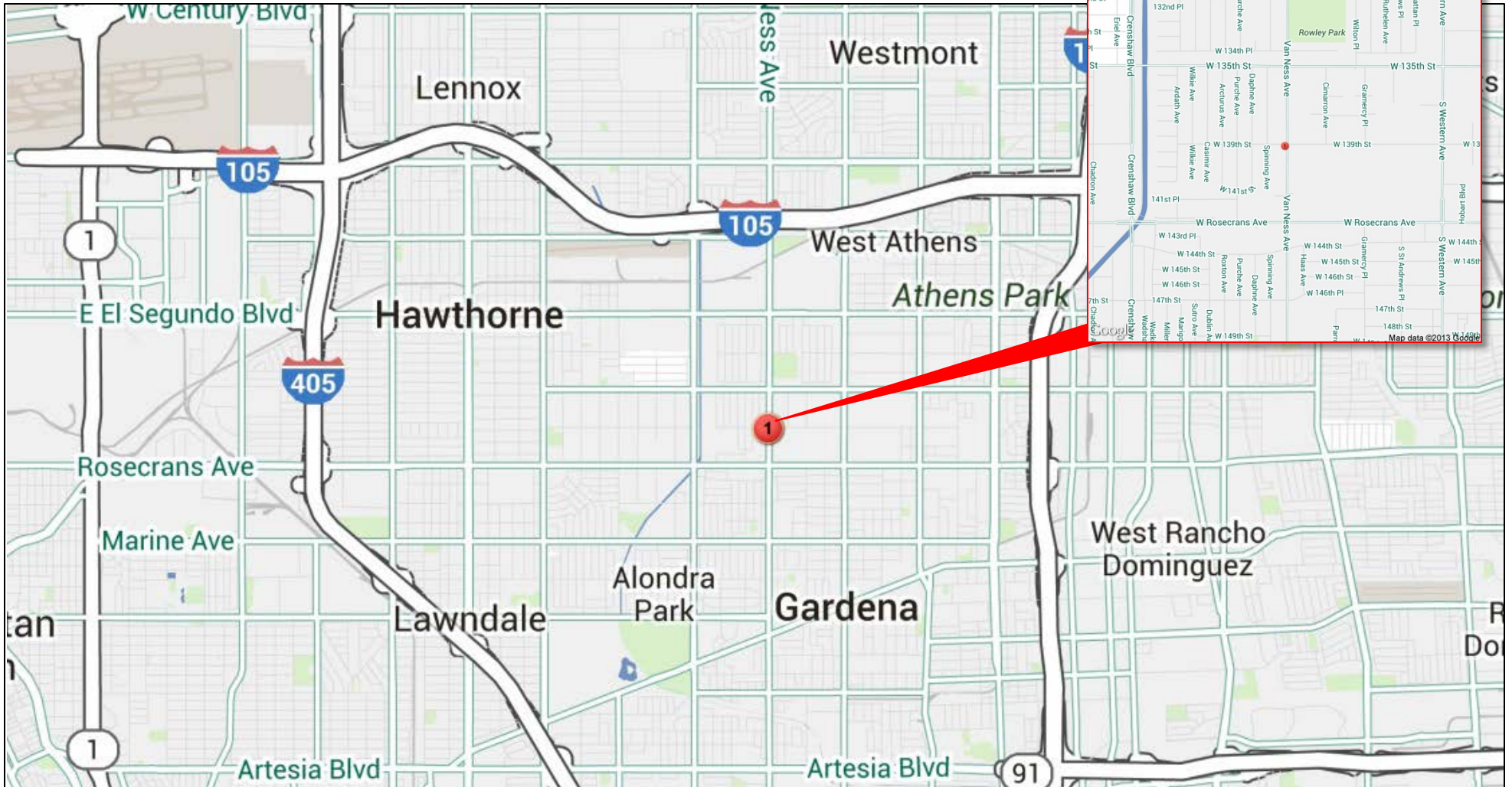
PRICING SUMMARY	
Sale Price:	\$1,300,000
CAP Rate:	7.6%
Sale Price/SF:	\$190
Annual Net Operating Income:	\$98,163
PRICING INFORMATION	
Property Address	13901-13915 Van Ness Avenue Gardena, CA 90249
Title:	Fee Simple
Year Built:	1961
Parcel Number:	4059-017-037
Zoning:	C3
Building Size:	6,841 SF
Parcel Size:	16,500 SF (.38 acre)
Parking:	Rear parking lot and street
Number of Tenants:	6
Street Frontage:	115' on Van Ness Avenue & 150' on 139 <sup>th</sup> Street

**PARCEL MAP:**



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MAPS:



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FINANCIAL SUMMARY:

CURRENT GROSS REVENUE	
Rental Revenue .....	\$117,720
Expense Reimbursement .....	\$11,760
Vacancy (5%) .....	(\$6,474)
Total Gross Revenue .....	\$123,006
Operating Expenses	
Property Taxes (.012279 rate).....	\$15,896
Insurance .....	\$1,700
Utilities .....	\$2,926
HOA Maintenance.....	\$4,321
Total Operating Expenses (19%).....	\$21,843
NET OPERATING INCOME.....	\$98,163
CAP Rate .....	7.6%
Debt Service*.....	\$59,277
Cash Flow .....	\$38,886
Cash on Cash* .....	8.5%

\*Proposed Financing Terms (35% down) 5% Interest, 25 year amortization



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**RENT ROLL:**

13901-13915 Van Ness Avenue									
Rent Roll									
Street #	Tenant	Sq Ft (Appr.)	Average Rent/SF	Current Rent	CAM	Rent + CAM	Lease Start	Lease Expiration	Lease Type
13901	Liquor Store	2,259	\$1.54	\$3,490	\$500	\$3,990	May-05	6/30/25	NNN, Min.3% CPI Yearly
13907	Bus Company	727	\$1.46	\$1,060	\$60	\$1,120	Jan-05	5/31/15	NN, Min.3% CPI Yearly
13909	Hair Salon	1,110	\$1.36	\$1,510	\$150	\$1,660	Jul-90	5/31/16	NN, Min.3% CPI Yearly
13911	Escrow Company	1,000	\$1.50	\$1,500	\$200	\$1,700	May-06	5/31/16	NN, Min.3% CPI Yearly
13913	Law Office	837	\$1.19	\$1,000	\$0	\$1,000	Nov-08	11/28/14	NN, Min.3% CPI Yearly
13915	Beauty Salon	908	\$1.38	\$1,250	\$70	\$1,320	Jun-03	5/31/16	NN, Min.3% CPI Yearly
<i>Monthly Total:</i>		<b>6,841</b>		<b>\$9,810.00</b>	<b>\$980.00</b>	<b>\$10,790.00</b>			
<i>Annual Total</i>				<b>\$117,720.00</b>	<b>\$11,760.00</b>	<b>\$129,480.00</b>			

# Demographic Report



	13901 Van Ness Ave 1 mile radius	13901 Van Ness Ave 3 mile radius	13901 Van Ness Ave 5 mile radius	
<b>POPULATION</b>	2013 Estimated Population	36,430	316,896	766,093
	2018 Projected Population	37,179	324,051	788,559
	2010 Census Population	36,129	313,907	755,314
	2000 Census Population	36,616	312,684	736,213
	Growth 2010-2013	0.83%	0.95%	1.43%
	Growth 2013-2018	2.06%	2.26%	2.93%
	2013 Estimated Median Age	34.13	34.13	33.71
	2013 Estimated Average Age	35.58	35.61	35.22
<b>HOUSEHOLDS</b>	2013 Estimated Households	12,203	100,970	238,955
	2018 Projected Households	12,493	103,341	245,980
	2010 Census Households	12,065	99,937	235,686
	2000 Census Households	12,130	99,764	233,528
	Growth 2010-2013	1.14%	1.03%	1.39%
	Growth 2013-2018	2.38%	2.35%	2.94%
	2013 Est. Average Household Size	2.95	3.12	3.18
	<b>INCOME</b>	2013 Est. Median Household Income	\$43,712	\$44,111
2018 Prj. Median Household Income		\$44,076	\$44,586	\$46,780
2000 Cen. Median Household Income		\$36,006	\$35,755	\$36,889
2013 Est. Average Household Income		\$54,987	\$56,827	\$65,652
2013 Estimated Per Capita Income		\$18,419	\$18,106	\$20,478
<b>HOUSING</b>	2013 Estimated Housing Units	12,737	106,109	252,575
	2013 Estimated Occupied Units	12,203	100,970	238,955
	2013 Estimated Vacant Units	534	5,139	13,620
	2013 Est. Owner Occupied Units	4,736	41,661	109,046
	2013 Est. Renter Occupied Units	7,467	59,309	129,909
	2013 Est. Median Housing Value	\$311,020	\$327,332	\$333,023
	2013 Est. Average Housing Value	\$328,410	\$350,861	\$403,080

