



PACIFIC ESTATES
1427 SOUTH PACIFIC AVENUE
SAN PEDRO, CA 90731

Price: \$1,350,000



REALTY EXECUTIVES ALL
Commercial Division
(310) 968-6583
mjohnson@realtyexecutives.co
DRE# 00886898

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REALTY EXECUTIVES ALL CITIES
COMMERCIAL DIVISION
O: (310) 968-6583
C: (310) 968-6583
mjohnson@realtyexecutives.com
DRE# 00886898

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SECTION I

Property Details





Property Summary

Building SF:	4,800
Rentable ST	6000
Lot Size:	7,510 SF
Parking Ratio:	0:0
Parking:	Street
Price:	\$1,350,000
Year Built:	1946
Zoning:	LAC2

Property Overview

Welcome to this exceptional property for sale in the vibrant heart of San Pedro, California, located near the historic waterfront district. This versatile property is currently being used as an owner-user office for accounting purposes and as a warehouse for a termite company. The property features modern Apple offices, providing a contemporary and efficient workspace. Additionally, there is a large storage area perfect for various business needs, making it an ideal space for an owner-user looking for functionality and flexibility. One of the standout features of this property is the attractive financing options available, with 90% SBA financing offered, making it easier for qualified buyers to acquire this prime real estate. Situated near the largest port of the LA waterfront, this property is at the epicenter of commercial and residential developments. The area is experiencing unprecedented growth, with numerous projects underway and many more poised to break ground soon. This presents an unparalleled opportunity for expansion and investment in a thriving and dynamic location. Don't miss out on this unique opportunity to own a property with a strategic location, versatile space, and excellent financing options.

Location Overview

City of San Pedro. Close to Ports of Call. The pacific ocean and the new Pots of Call development.

INVESTMENT DETAILS

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1427 South Pacific Avenue | San Pedro, CA 90731

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Analysis

Analysis Date March 2024

Property

Property Type Industrial
Property Pacific Estates
Address 1427 South Pacific Avenue
City, State San Pedro, CA 90731
Year Built 1946

Purchase Information

Purchase Price \$1,350,000
Tenants 1
Total Rentable SF 6,000
Lot Size 7,510 sf
Resale Expenses 6.00%

Income & Expense

Gross Operating Income \$112,860
Monthly GOI \$9,405
Total Annual Expenses (\$29,700)
Monthly Expenses (\$2,475)

Financial Information

Initial Equity \$510,000
Closing Costs \$27,000

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$840,000	30 years	30 years	9.00%	\$6,759	



AWESOME FLEX WAREHOUSE / OFFICE SPACE

Very clean and remodeled warehouse flex space. Up stairs can be use as office space. Very close to Cabrillo beach. Close to transportation, shopping and the harbor. Large area in the rear. exceptional property for sale in the vibrant heart of San Pedro, California, located near the historic waterfront district.

SECTION III

Photos



PROPERTY PHOTOS

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731



PROPERTY PHOTOS

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731





PROPERTY PHOTOS

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731





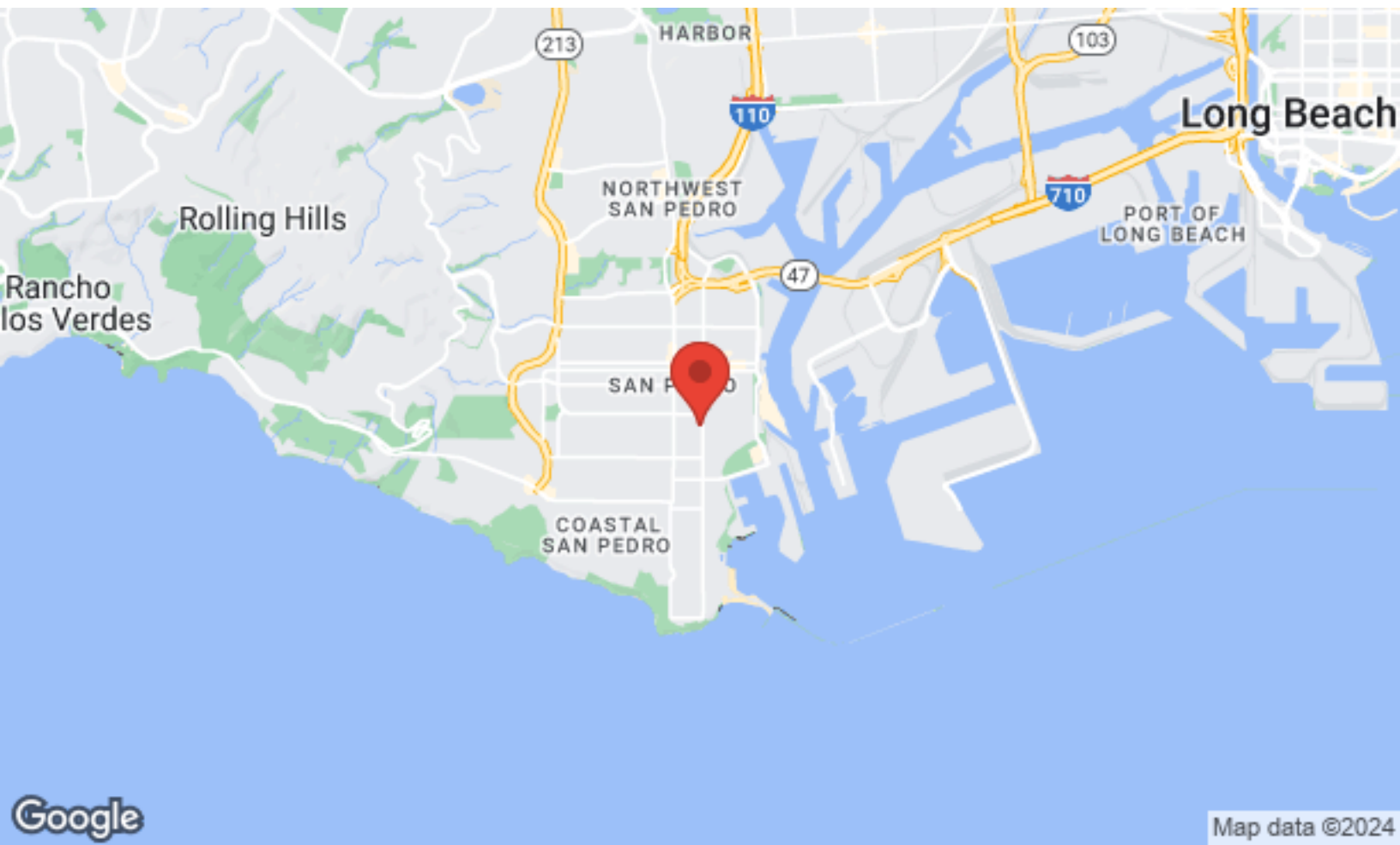
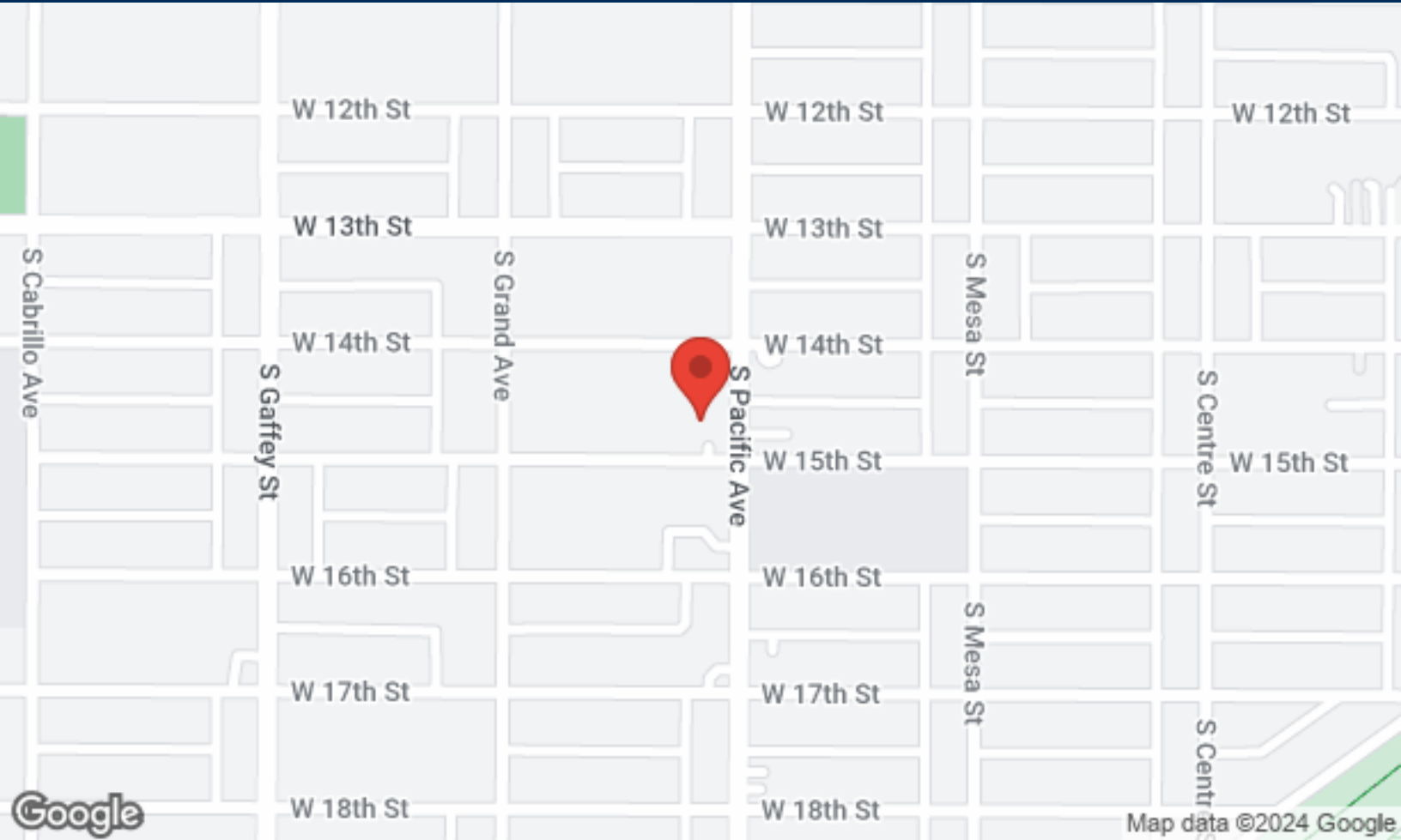
SECTION III

Maps / Demographics



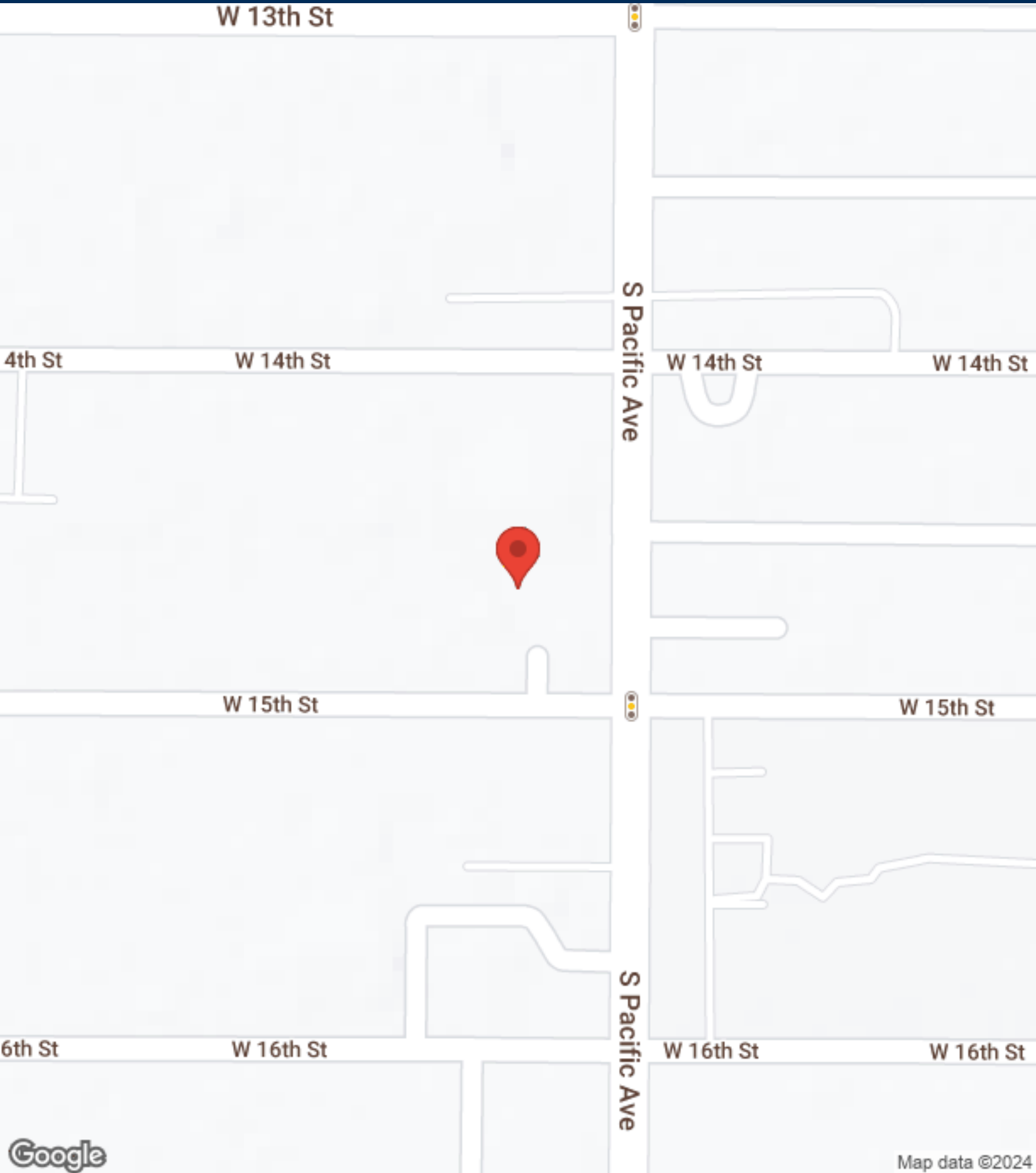
LOCATION MAPS

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731



AERIAL MAP

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731



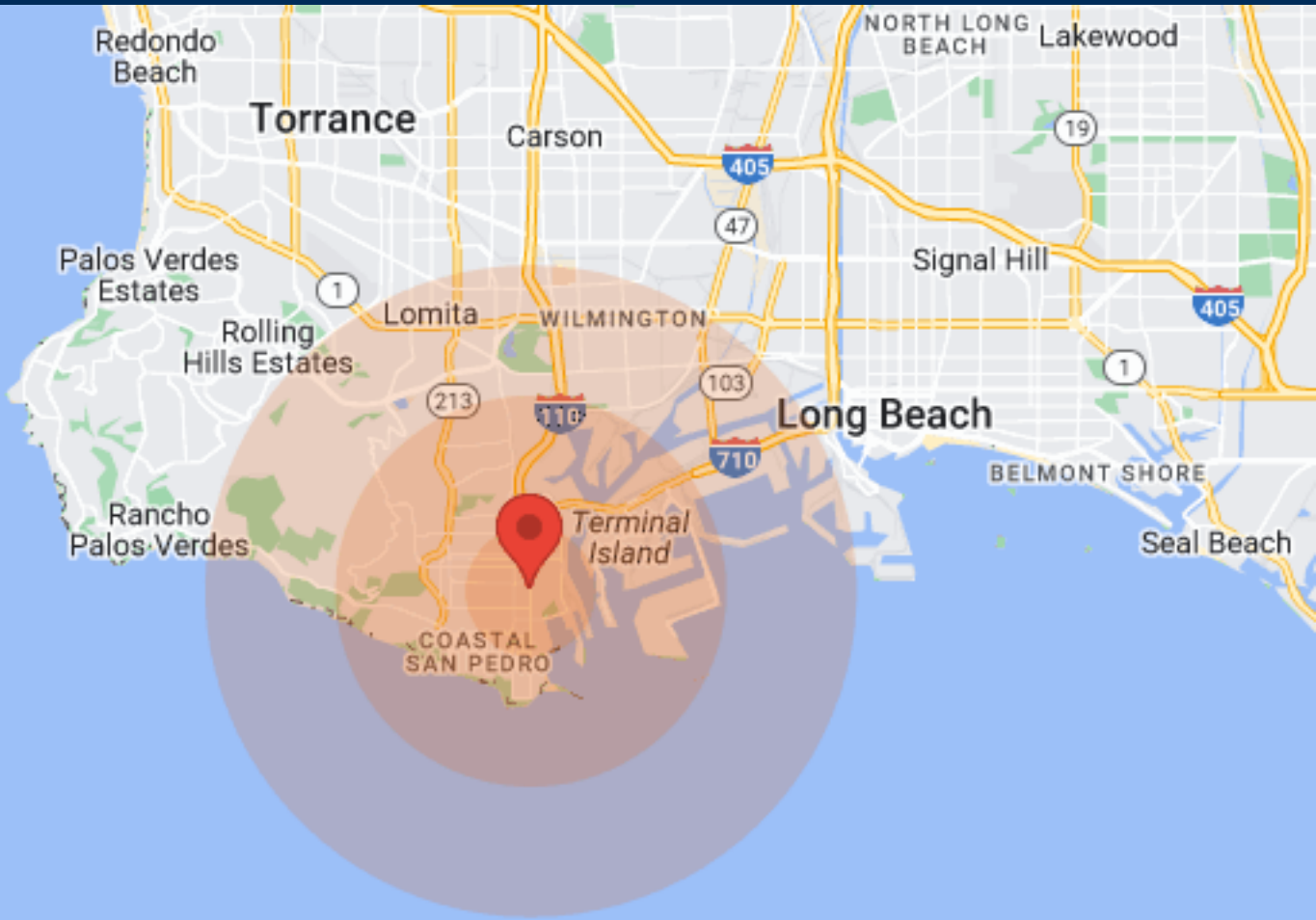
BUSINESS MAP

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1427 South Pacific Avenue | San Pedro, CA 90731



DEMOGRAPHICS

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731



Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	20,282	45,713	95,030	Median	\$45,132	\$67,753	\$55,920
Female	19,843	46,537	96,111	< \$15,000	2,588	4,133	7,768
Total Population	40,125	92,250	191,141	\$15,000-\$24,999	2,198	3,776	7,256
				\$25,000-\$34,999	1,865	3,291	6,839
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	2,050	3,833	8,206
Ages 0-14	8,323	16,946	38,696	\$50,000-\$74,999	2,384	5,629	11,186
Ages 15-24	5,442	11,599	26,107	\$75,000-\$99,999	1,851	4,660	8,111
Ages 25-54	17,441	36,842	77,608	\$100,000-\$149,999	1,415	5,284	8,746
Ages 55-64	4,404	11,617	21,826	\$150,000-\$199,999	272	2,233	3,522
Ages 65+	4,515	15,246	26,904	> \$200,000	306	2,007	3,708
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	22,070	59,597	107,110	Total Units	16,881	39,020	70,883
Black	2,430	4,290	8,104	Occupied	15,467	36,244	66,709
Am In/AK Nat	135	196	412	Owner Occupied	3,849	17,491	32,151
Hawaiian	31	56	251	Renter Occupied	11,618	18,753	34,558
Hispanic	25,090	43,084	111,486	Vacant	1,414	2,776	4,174
Multi-Racial	28,486	46,902	127,098				



SECTION IV

Snapshot Reports



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,377,000
Investment - Cash	\$537,000
First Loan (Fixed)	\$840,000

Investment Information

Purchase Price	\$1,350,000
Price per SF	\$225.00

Income, Expenses & Cash Flow

Gross Scheduled Income	\$118,800
Total Vacancy and Credits	(\$5,940)
Operating Expenses	(\$29,700)
Net Operating Income	\$83,160
Debt Service	(\$81,106)
Cash Flow Before Taxes	\$2,054

Financial Indicators

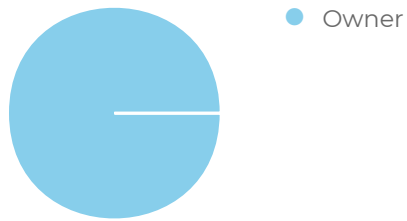
Cash-on-Cash Return Before Taxes	0.38%
Debt Coverage Ratio	1.03
Capitalization Rate	6.16%
Gross Income / Square Feet	\$19.80
Gross Expenses / Square Feet	(\$4.95)
Operating Expense Ratio	26.32%

TENANT MIX REPORT

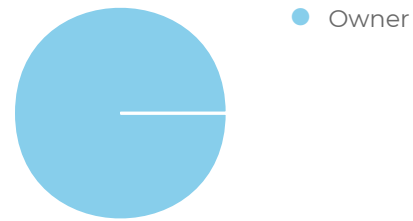
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Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Owner	6,000	\$9,900	\$9,900	\$9,900	\$9,900
1		6,000		\$9,900		\$9,900

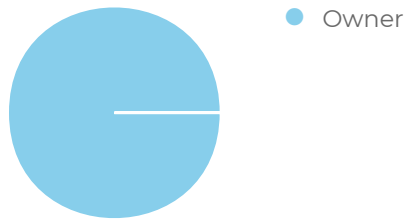
TENANT MIX



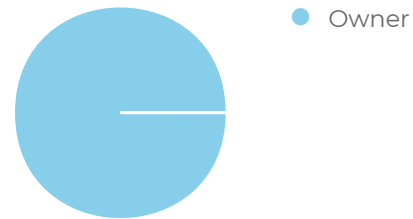
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME





Investment Summary

Price	\$1,350,000
Year Built	1946
Tenants	1
RSF	6,000
Price/RSF	\$225.00
Lot Size	7,510 sf
Floors	1
Parking Spaces	0:0
APN	7454-027-013
Market Cap Rate	6.16%

Financing Summary

Loan 1 (Fixed)	\$840,000
Initial Equity	\$510,000
Interest Rate	9%
Term	30 years
Monthly Payment	\$6,759
DCR	1.03

Tenant Annual Scheduled Income

Tenant	Market
Owner	\$118,800
Totals	\$118,800

Annualized Income

Description	Market
Gross Potential Rent	\$118,800
- Less: Vacancy	(\$5,940)
Effective Gross Income	\$112,860
- Less: Expenses	(\$29,700)
Net Operating Income	\$83,160
- Debt Service	(\$81,106)
Net Cash Flow after Debt Service	\$2,054
+ Principal Reduction	\$5,739
Total Return	\$7,793

Annualized Expenses

Description	Market
Property Management Fee	\$5,940
Total Expenses	\$23,760
Total Expenses	\$29,700
Expenses Per RSF	\$4.95

SECTION V

Projections



CASH FLOW ANALYSIS

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731

Before-Tax Cash Flow Year Ending	Year 1 02/2025	Year 2 02/2026	Year 3 02/2027	Year 4 02/2028	Year 5 02/2029
Before-Tax Cash Flow					
Gross Scheduled Income	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
General Vacancy	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)
Total Operating Expenses	(\$29,700)	(\$30,413)	(\$31,147)	(\$31,903)	(\$32,682)
Net Operating Income	\$83,160	\$82,447	\$81,713	\$80,957	\$80,178
Loan Payment	(\$81,106)	(\$81,106)	(\$81,106)	(\$81,106)	(\$81,106)
Before-Tax Cash Flow	\$2,054	\$1,341	\$607	(\$149)	(\$928)
Cash-On-Cash Return	0.38%	0.25%	0.11%	-0.03%	-0.17%
Before-Tax Cash Flow					
Year Ending	Year 6 02/2030	Year 7 02/2031	Year 8 02/2032	Year 9 02/2033	Year 10 02/2034
Before-Tax Cash Flow					
Gross Scheduled Income	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
General Vacancy	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)
Total Operating Expenses	(\$33,484)	(\$34,311)	(\$35,162)	(\$36,038)	(\$36,941)
Net Operating Income	\$79,376	\$78,549	\$77,698	\$76,822	\$75,919
Loan Payment	(\$81,106)	(\$81,106)	(\$81,106)	(\$81,106)	(\$81,106)
Before-Tax Cash Flow	(\$1,730)	(\$2,557)	(\$3,408)	(\$4,284)	(\$5,187)
Cash-On-Cash Return	-0.32%	-0.48%	-0.63%	-0.80%	-0.97%

ANNUAL PROPERTY OPERATING DATA

Pacific Estates
1427 South Pacific Avenue | San Pedro, CA 90731

Description Year Ending	Year 1 02/2025	Year 2 02/2026	Year 3 02/2027	Year 4 02/2028	Year 5 02/2029
Income					
Rental Income	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
Gross Scheduled Income	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
General Vacancy	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)
Gross Operating Income	\$112,860	\$112,860	\$112,860	\$112,860	\$112,860
Expenses					
Property Management Fee	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)
Total Expenses	(\$23,760)	(\$24,473)	(\$25,207)	(\$25,963)	(\$26,742)
Total Operating Expenses	(\$29,700)	(\$30,413)	(\$31,147)	(\$31,903)	(\$32,682)
Operating Expense Ratio	26.32%	26.95%	27.60%	28.27%	28.96%
Net Operating Income	\$83,160	\$82,447	\$81,713	\$80,957	\$80,178
Description Year Ending	Year 6 02/2030	Year 7 02/2031	Year 8 02/2032	Year 9 02/2033	Year 10 02/2034
Income					
Rental Income	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
Gross Scheduled Income	\$118,800	\$118,800	\$118,800	\$118,800	\$118,800
General Vacancy	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)
Gross Operating Income	\$112,860	\$112,860	\$112,860	\$112,860	\$112,860
Expenses					
Property Management Fee	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)	(\$5,940)
Total Expenses	(\$27,544)	(\$28,371)	(\$29,222)	(\$30,098)	(\$31,001)
Total Operating Expenses	(\$33,484)	(\$34,311)	(\$35,162)	(\$36,038)	(\$36,941)
Operating Expense Ratio	29.67%	30.40%	31.16%	31.93%	32.73%
Net Operating Income	\$79,376	\$78,549	\$77,698	\$76,822	\$75,919

INVESTMENT RETURN ANALYSIS

Pacific Estates
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Description Year Ending	Year 1 02/2025	Year 2 02/2026	Year 3 02/2027	Year 4 02/2028	Year 5 02/2029
Cash Flow - To Date	\$2,054	\$3,395	\$4,002	\$3,853	\$2,925
Net Resale Proceeds	\$434,739	\$441,016	\$447,882	\$455,392	\$463,607
Invested Capital	(\$537,000)	(\$537,000)	(\$537,000)	(\$537,000)	(\$537,000)
Net Return on Investment	(\$100,207)	(\$92,589)	(\$85,116)	(\$77,755)	(\$70,468)
Before Tax Calculations					
PV (NOI + reversion)	\$1,352,160	\$1,434,607	\$1,516,320	\$1,597,277	\$1,677,455
After Tax Calculations					
IRR	N/A	N/A	N/A	N/A	N/A
Modified IRR	-18.66%	-9.03%	-5.59%	-3.83%	-2.77%
NPV	(\$100,207)	(\$92,589)	(\$85,116)	(\$77,755)	(\$70,468)
Description Year Ending	Year 6 02/2030	Year 7 02/2031	Year 8 02/2032	Year 9 02/2033	Year 10 02/2034
Cash Flow - To Date	\$1,195	(\$1,362)	(\$4,770)	(\$9,054)	(\$14,241)
Net Resale Proceeds	\$472,592	\$482,420	\$493,170	\$504,929	\$517,790
Invested Capital	(\$537,000)	(\$537,000)	(\$537,000)	(\$537,000)	(\$537,000)
Net Return on Investment	(\$63,213)	(\$55,942)	(\$48,599)	(\$41,125)	(\$33,451)
Before Tax Calculations					
PV (NOI + reversion)	\$1,756,831	\$1,835,380	\$1,913,078	\$1,989,900	\$2,065,818
After Tax Calculations					
IRR	N/A	N/A	N/A	N/A	N/A
Modified IRR	-2.05%	-1.54%	-1.16%	-0.86%	-0.62%
NPV	(\$63,213)	(\$55,942)	(\$48,599)	(\$41,125)	(\$33,451)

REGIONAL MAP

Pacific Estates
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