

IVPC

495 W Main St, El Centro CA 92243

Investment & Development Opportunities



Offering Memorandum

- **SUBSTANTIAL VACANT SPACES**
for more possible income with transforming
second floor to live/work studio apartment
- **REHAB OPPORTUNITY**

Max Lee
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Call for more information

Vincent Kim
Commercial Specialist
213-840-7324
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DRE # 01464712



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Dear Investor,

We wanted to take this opportunity to introduce ourselves and explain briefly the many services that we can offer to you. We are real estate agents from The Right Realty, who works in your area and would like to extend our service to you, if you should need them. As a professional real estate agent, our extensive knowledge of the current real estate market can help you, or someone you may know, whether you are considering buying or selling a home/properties. You may already be aware that as a real estate professional we can offer you many services that may not be readily available to the public. These can include the current market value of your home/properties, your neighborhood area home/properties sales statistic and market trends, and tools only available to professional real estate brokers. We also offer exclusive relocation services and assistance for any market in the US. If you would like more information, or if you know of someone who is interested in buying or selling a home/properties please call or E-mail us. Thank you for allowing us this opportunity to make this introduction and we look forward to hearing from you.

Your local real estate experts.

Please call for more information: Your Life Time Realtor

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Property Details

Price: \$950,000

APN: 053-114-018, 053-114-019, 053-114-021 (Parking Lot)

Building Size: Approx. 30,000 SF Lot Size: Please verify with city of El Centro Zoning: Commercial -Please verify with city of El Centro

Highlights

- Rehab / Development Opportunity
- First floor retail, Second floor office | live/work studio apartment
- Substantial vacant spaces for more possible income (verify with the city for all details)
- El Centro apartment occupancy rate is 99.9%
- Closest Best Western Inn's booking rate is 120%
- Please verify with the city for all details

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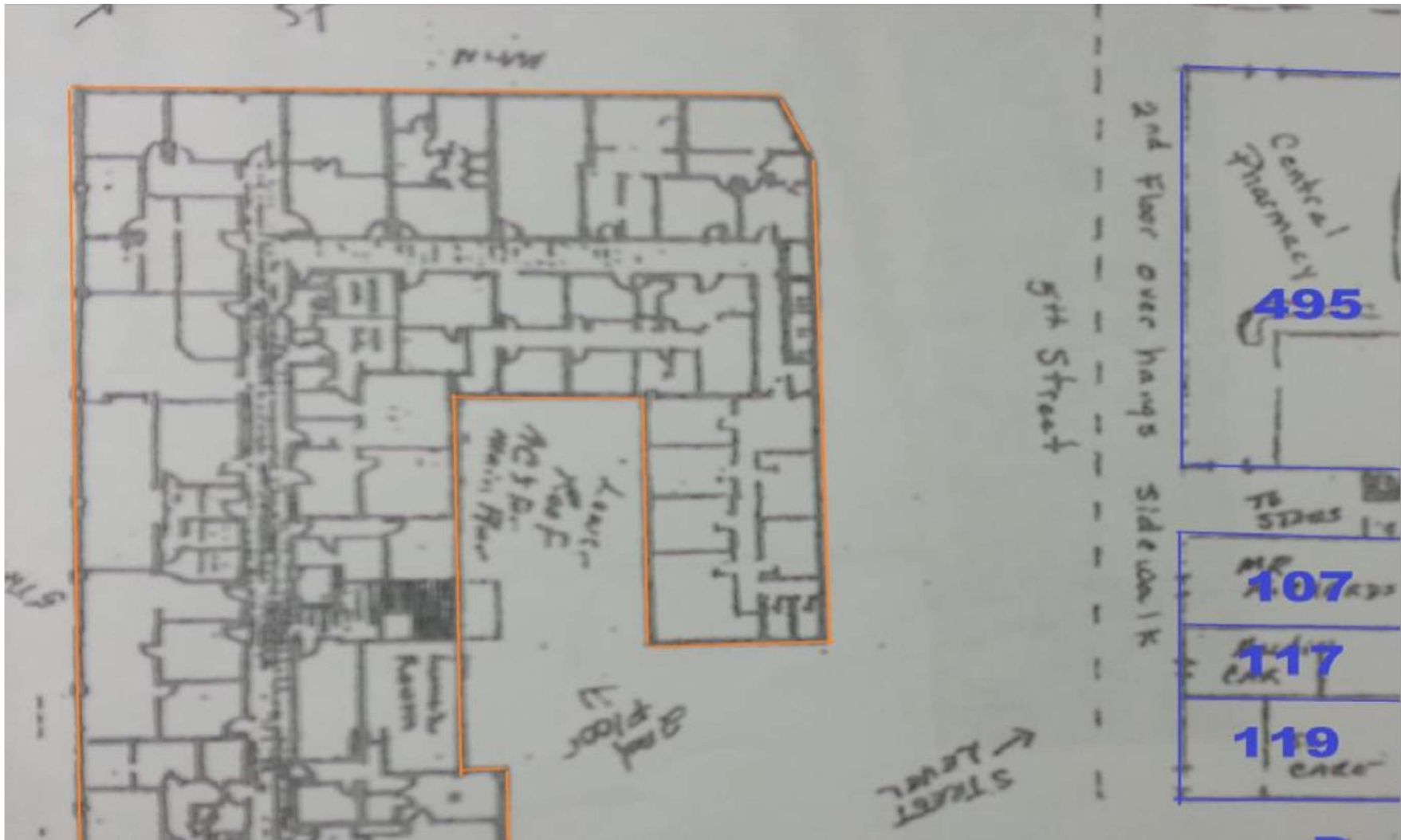
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IVPC 1st Floor Plan

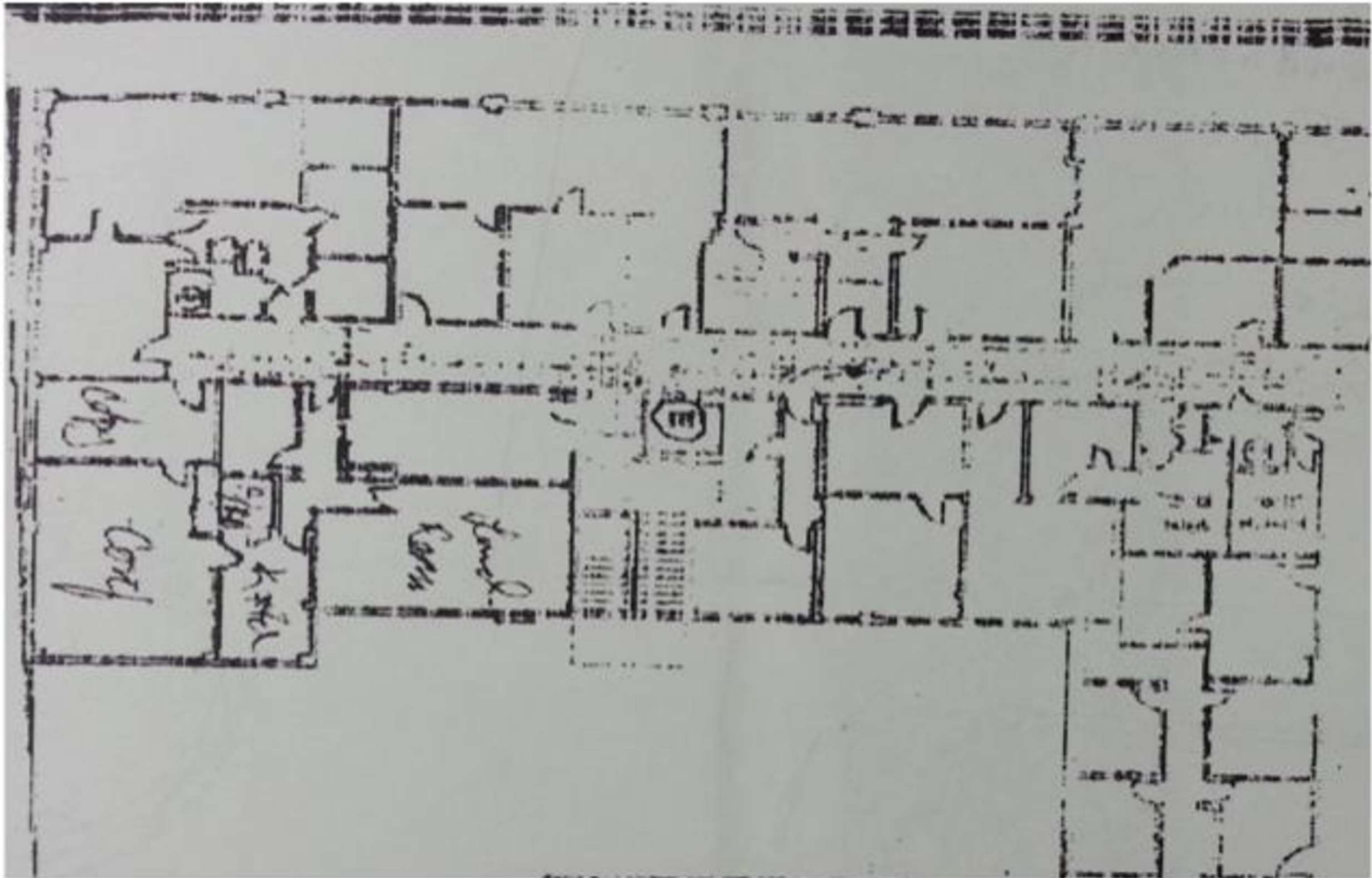


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IVPC 2nd Floor Plan



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Property Photos

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Property Photos

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Property Line

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Highlights of El Centro & Calexico, CA

Development planned on both sides of border: "Silicon Border" which consists of 200,000 acres "Science Park" planned in Mexicali, Mexico which has free trade with 43 nation and "Gateway to Americas" by the Border Land Development.

Growing Trend of Business Industries and Corpora on Plants recently moved into Mexicali including LG, Sanyo,

Sony, Mitsubishi, Kellogg's (\$100 mil plant in Mexicali), Skyworks Semiconductors, Gulfstream, Honeywell, etc. and more to come in the very near future.

The ONLY other city with Port of Entry from Mexico besides OtayMesa/Tijuana border crossings in California. Calexico West Port of Entry traffic includes 4.2 million northbound vehicles and 7.8 million pedestrians per year. Many of the corporation's executives and employees from Mexicali cross border to come back to the United States where they might reside. Tremendous amounts of traffic local and corporate people, let alone all the customer and Port of Entry government employees.

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Parking Lot

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Imperial Regional Center Development

- \$192 Million (USD) Mix-use development in City of Heber in Imperial County
- Approx. 78 Acre of Mix-use development is planned
- Phase 1 & Phase 2 of the project was completed in 2009
- Phase 3 Ground Breaking in 2010 which was attended by Key US Government Officials
- Imperial Country and Chinese Wenzhou City signs Sister City Agreement 2009 to development and trading.
- Imperial Border became one of the largest hub of commercial flow after the signing of the US/Mexico FTA
- US Customs to develop more commercial custom station then there are in San Diego
- Imperial Regional Center Development is located on 4 miles from the US/Mexico Border

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Demographics

Population	Zip 92243	National
2000	45,309	281,421,906
2008	51,610	309,731,508
2013	55,422	324,062,684
Growth Rate	1.4 %	1 %
Growth Centile	72 %	0 %
Households	Zip 92243	National
2000	13,327	105,480,101
2008	15,358	116,523,156
2013	16,463	122,109,448
Household Growth Rate	1.5 %	1.1 %
Average Household Size	3.26	2.59
Families	Zip 92243	National
2000	10,536	71,787,347
2008	12,131	77,956,117
Family Growth Rate	1.5 %	0.9 %
Age Distribution	Zip 92243	National
0 - 4	8.6 %	6.8 %
5 - 9	8.2 %	6.7 %
10 - 14	7.8 %	6.6 %
15 - 19	8.9 %	7.1 %
20 - 24	8.4 %	6.9 %
25 - 44	26.7 %	27 %
45 - 64	22.2 %	26 %
65 - 84	8.2 %	10.9 %
85+	1 %	1.9 %
Median Age	Zip 92243	National
2008	30.1	36.9
Male/Female Ratio	50.3%/49.7%	49.2%/50.8%
Household Income	Zip 92243	National
% <\$25K	29.6 %	20.9 %
% \$25K - 50K	25 %	24.4 %
% \$50K - 100K	33.6 %	35.3 %
% \$100K - 150K	7 %	11.7 %
% >\$150K	4.8 %	7.6 %
Median Household Income	Zip 92243	National
2008	\$ 44,926	\$ 54,719
2013	\$ 48,042	\$ 56,938
Per Capita Income	\$ 17,293	\$ 27,277
Household Income Centile	Zip 92243	National
National	48 %	
State	33 %	

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