

6730 Florence Ave

OFFERING MEMORANDUM

6730 Florence Ave
Bell Gardens, CA 90201



6730 Florence Ave

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	6730 Florence Ave Bell Gardens CA 90201
COUNTY	Los Angeles
BUILDING SF	12,902 SF
LAND ACRES	.545
LAND SF	23,722 SF
YEAR BUILT	1969
APN	6228-021-014

FINANCIAL SUMMARY

OCCUPANCY	95.00%
NOI (CURRENT)	\$40,125
NOI (Pro Forma)	\$154,125
CASH ON CASH (CURRENT)	-8.70%
CASH ON CASH (PRO FORMA)	-1.10%

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,500,000
LOAN AMOUNT	\$2,250,000
INTEREST RATE	6.50%
LOAN TERMS	15
ANNUAL DEBT SERVICE	\$170,653
LOAN TO VALUE	60%
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	33,680	232,679	759,922
2025 Median HH Income	\$72,814	\$72,575	\$73,884
2025 Average HH Income	\$95,889	\$97,595	\$96,263

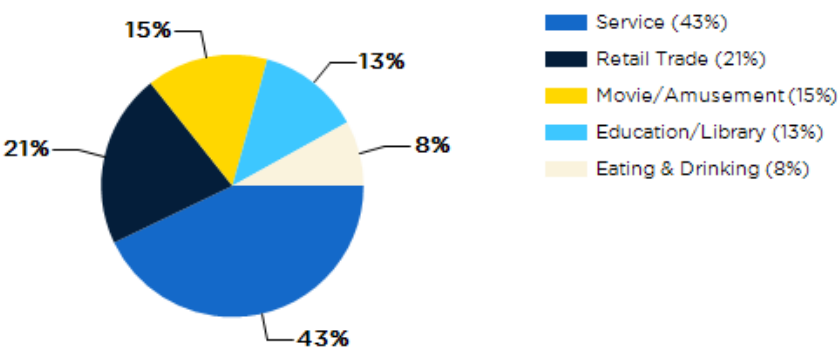
6730 FLORENCE AVE

02

Location

Location Summary
Aerial View Map

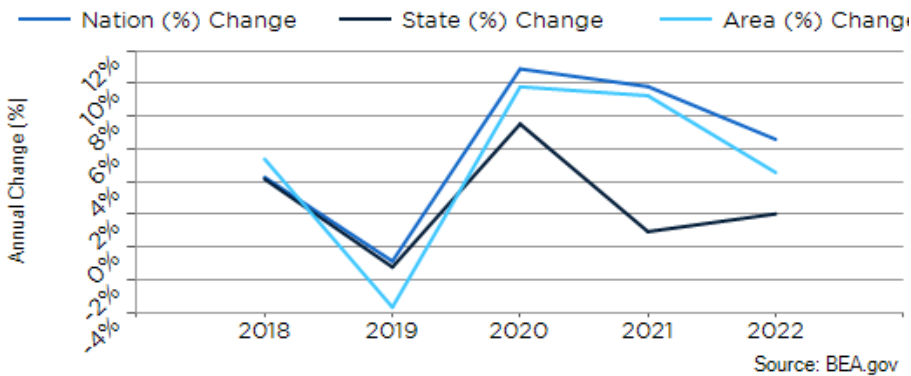
Major Industries by Employee Count



Largest Employers

Walmart	10,000
UPS	10,000
United States Postal Service	10,000
McDonald's	10,000
FedEx	10,000
Starbucks	10,000
Dollar Tree	10,000
Ross Dress For Less	10,000

Los Angeles County GDP Trend







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Property Description

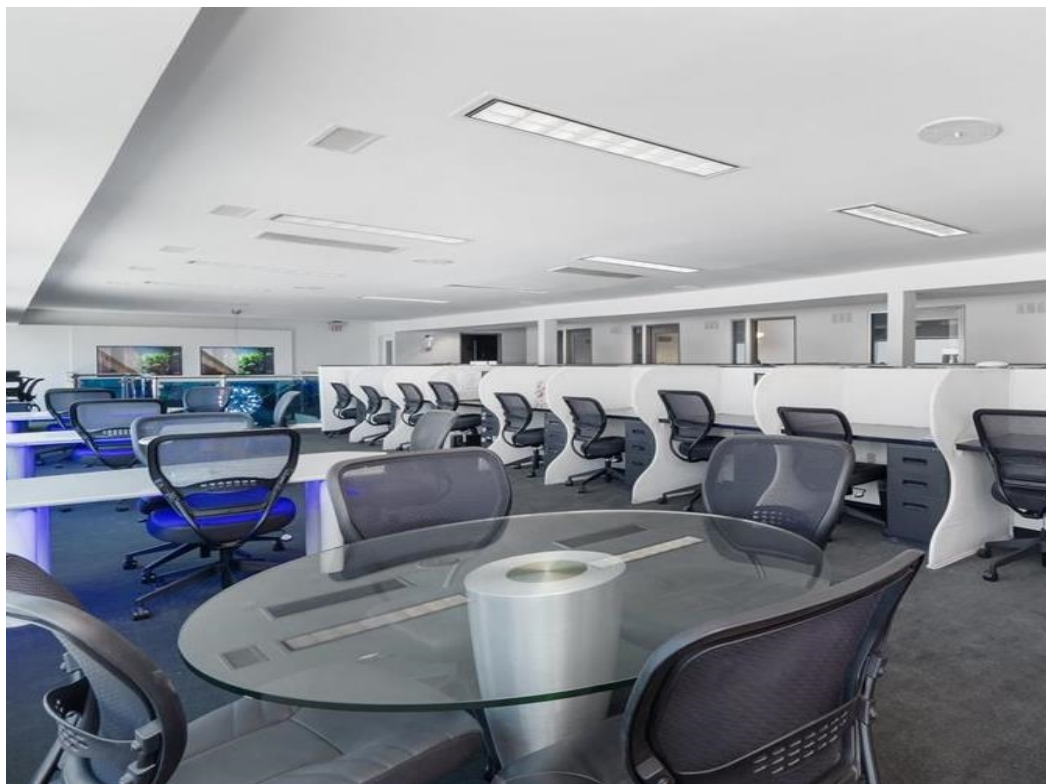
Property Features

Property Images

6730 FLORENCE AVE

PROPERTY FEATURES	
BUILDING SF	12,902
LAND SF	23,722
LAND ACRES	.545
YEAR BUILT	1969
ZONING TYPE	Light Industrial
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	24



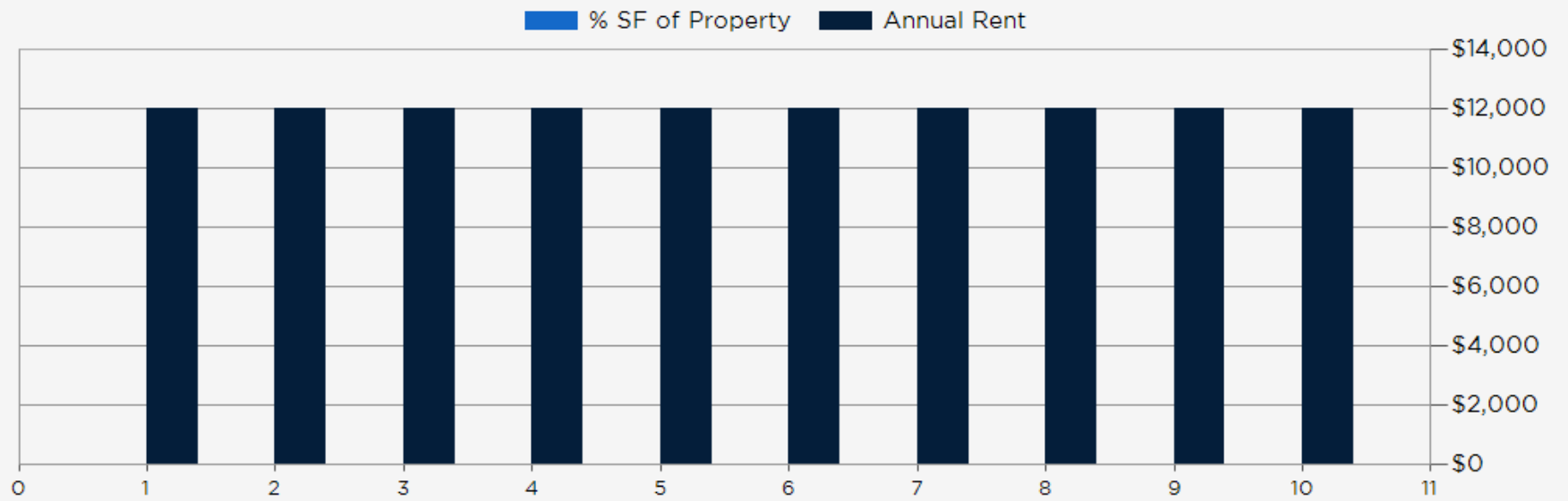




04	Rent Roll
.....	Rent Roll
	Lease Expiration

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
	Office #1					CURRENT	\$1,000		\$12,000				
	Office #2					CURRENT	\$1,000		\$12,000				
	Office #3					CURRENT	\$1,000		\$12,000				
	Office #4					CURRENT	\$1,000		\$12,000				
	Office #5					CURRENT	\$1,000		\$12,000				
	Office #6					CURRENT	\$1,000		\$12,000				
	Office #7					CURRENT	\$1,000		\$12,000				
	Office #8					CURRENT	\$1,000		\$12,000				
	Office #9					CURRENT	\$1,000		\$12,000				
	Office #10					CURRENT	\$1,000		\$12,000				
	Totals:	0					\$0						

Tenant SF Analysis





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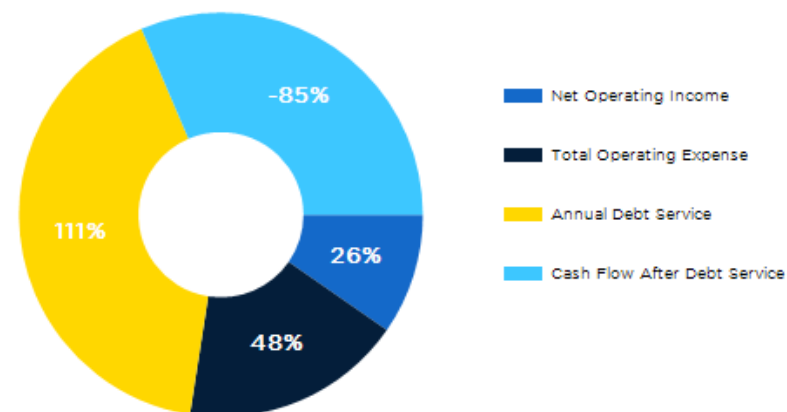
Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis
Financial Metrics

REVENUE ALLOCATION

CURRENT

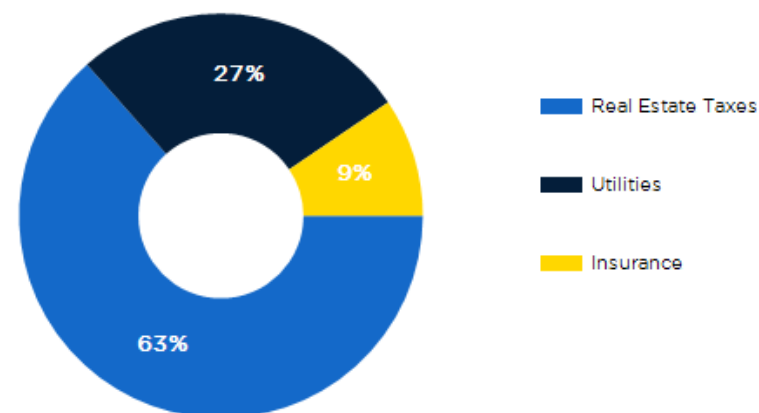
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$120,000	\$240,000
Total Gross Revenue	\$120,000	\$240,000
General Vacancy	-5.00%	-5.00%
Effective Gross Income	\$114,000	\$228,000
Less Expenses	\$73,875 64.80%	\$73,875 32.40%
Net Operating Income	\$40,125	\$154,125
Annual Debt Service	\$170,653	\$170,653
Cash flow	(\$130,528)	(\$16,528)
Debt Coverage Ratio	0.24	0.90



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$46,875	\$46,875
Insurance	\$7,000	\$7,000
Utilities	\$20,000	\$20,000
Total Operating Expense	\$73,875	\$73,875
Annual Debt Service	\$170,653	\$170,653
Expense / SF	\$5.73	\$5.73
% of EGI	64.80%	32.40%

DISTRIBUTION OF EXPENSES

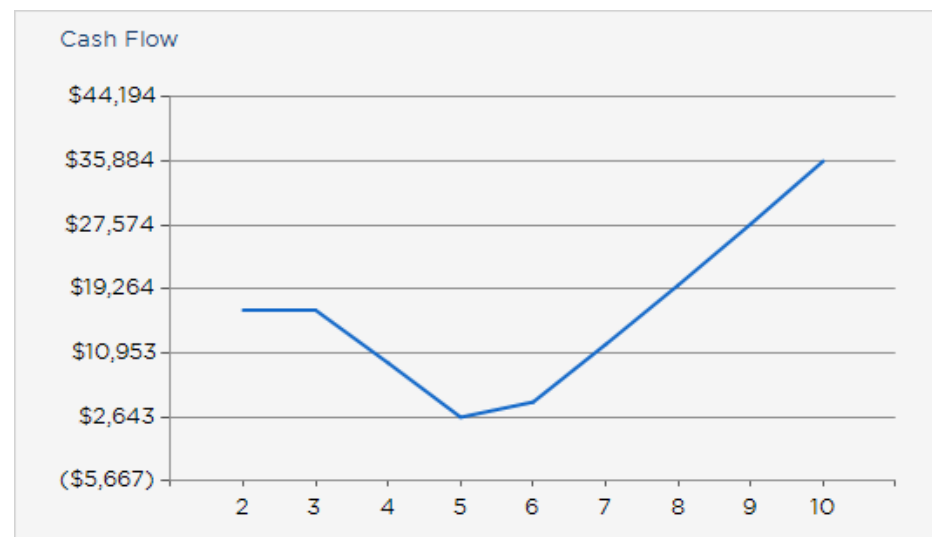
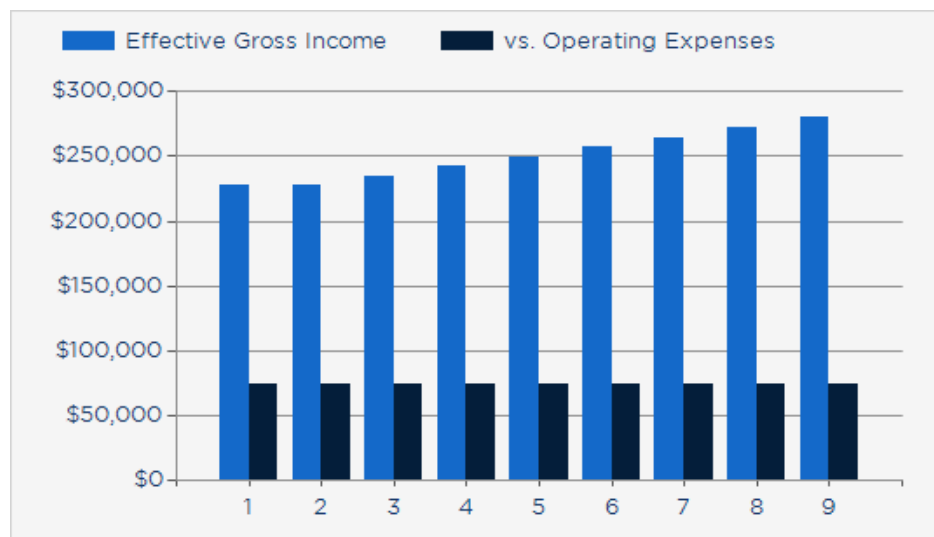
CURRENT



GLOBAL	
MillageRate	1.25000%

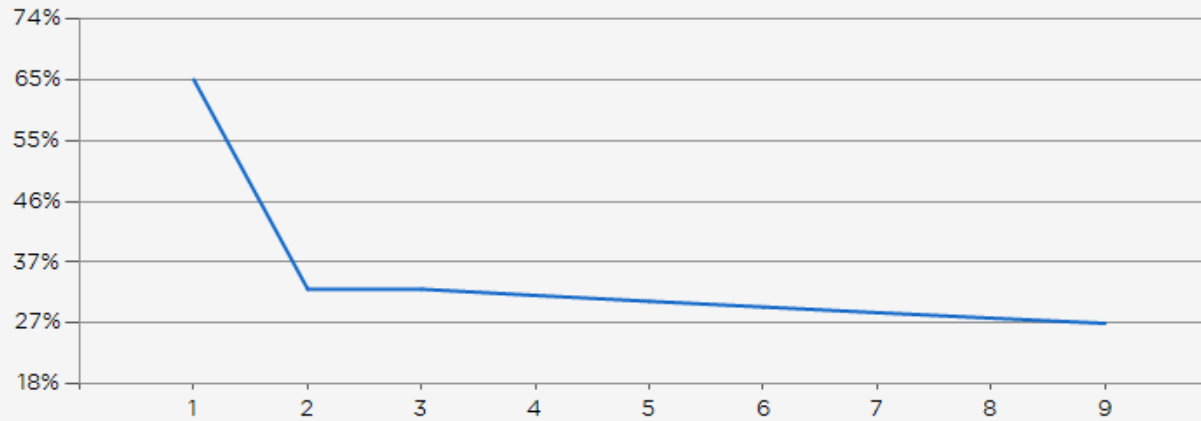
PROPOSED FINANCING	
Loan Type	Amortized
Down Payment	\$1,500,000
Loan Amount	\$2,250,000
Interest Rate	6.50%
Loan Terms	15
Annual Debt Service	\$170,653
Loan to Value	60%
Amortization Period	30 Years

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$120,000	\$240,000	\$240,000	\$247,200	\$254,616	\$262,254	\$270,122	\$278,226	\$286,573	\$295,170
Total Gross Revenue	\$120,000	\$240,000	\$240,000	\$247,200	\$254,616	\$262,254	\$270,122	\$278,226	\$286,573	\$295,170
General Vacancy	-5.00%	-5.00%	-\$12,000	-\$12,360	-\$12,731	-\$13,113	-\$13,506	-\$13,911	-\$14,329	-\$14,758
Effective Gross Income	\$114,000	\$228,000	\$228,000	\$234,840	\$241,885	\$249,141	\$256,616	\$264,315	\$272,244	\$280,412
Operating Expenses										
Real Estate Taxes	\$46,875	\$46,875	\$46,875	\$46,875	\$46,875	\$46,875	\$46,875	\$46,875	\$46,875	\$46,875
Insurance	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Utilities	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Total Operating Expense	\$73,875	\$73,875	\$73,875	\$73,875	\$73,875	\$73,875	\$73,875	\$73,875	\$73,875	\$73,875
Net Operating Income	\$40,125	\$154,125	\$154,125	\$160,965	\$168,010	\$175,266	\$182,741	\$190,440	\$198,369	\$206,537
Annual Debt Service	\$170,653	\$170,653	\$170,653	\$170,653	\$170,653	\$170,653	\$170,653	\$170,653	\$170,653	\$170,653
Cash Flow	(\$130,528)	(\$16,528)	(\$16,528)	(\$9,688)	(\$2,643)	\$4,613	\$12,088	\$19,787	\$27,716	\$35,884

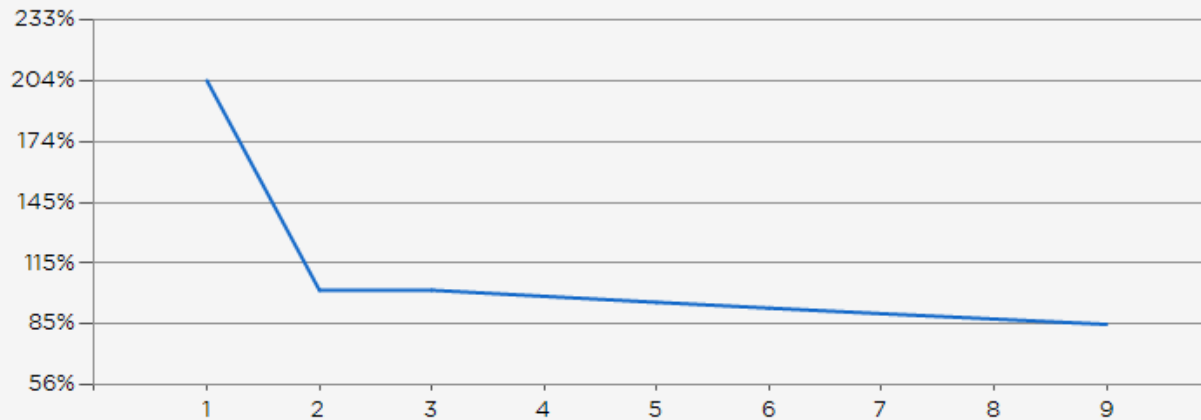


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Debt Coverage Ratio	0.24	0.90	0.90	0.94	0.98	1.03	1.07	1.12	1.16	1.21
Operating Expense Ratio	64.80%	32.40%	32.40%	31.45%	30.54%	29.65%	28.78%	27.94%	27.13%	26.34%
Loan to Value	60.00%	59.33%	58.61%	57.81%	57.02%	56.11%	55.19%	54.25%	53.17%	52.07%
Breakeven Ratio	203.77%	101.89%	101.89%	98.92%	96.04%	93.24%	90.53%	87.89%	85.33%	82.84%
Income / SF	\$8.83	\$17.67	\$17.67	\$18.20	\$18.74	\$19.31	\$19.88	\$20.48	\$21.10	\$21.73
Expense / SF	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72	\$5.72

Operating Expense Ratio



Breakeven Ratio





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Demographics

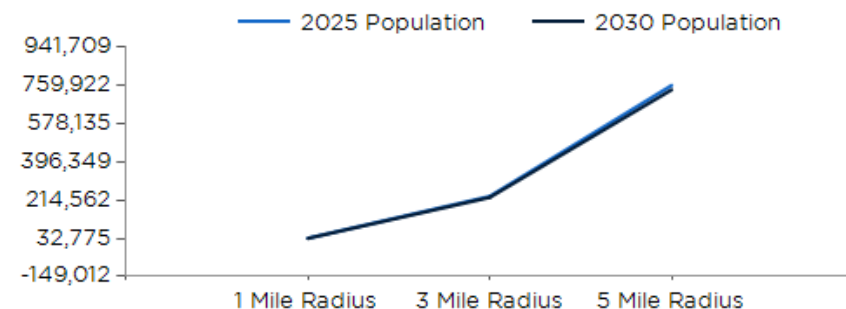
Demographics

6730 FLORENCE AVE

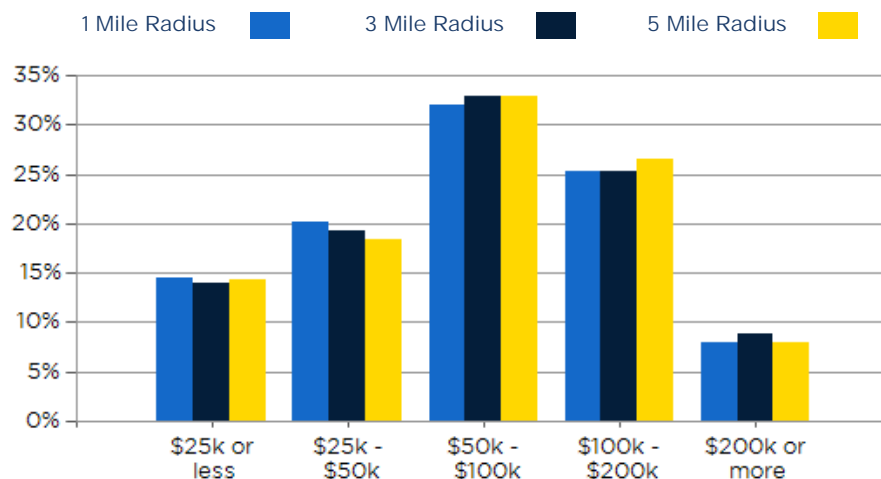
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	36,966	244,764	807,182
2010 Population	36,583	245,493	804,241
2025 Population	33,680	232,679	759,922
2030 Population	32,775	227,794	739,107
2025-2030: Population: Growth Rate	-2.70%	-2.10%	-2.75%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	622	5,048	17,023
\$15,000-\$24,999	720	4,377	13,562
\$25,000-\$34,999	700	5,242	15,792
\$35,000-\$49,999	1,175	7,779	23,695
\$50,000-\$74,999	1,526	12,297	38,691
\$75,000-\$99,999	1,456	9,994	32,156
\$100,000-\$149,999	1,407	11,111	37,204
\$150,000-\$199,999	949	5,995	19,746
\$200,000 or greater	737	5,926	17,202
Median HH Income	\$72,814	\$72,575	\$73,884
Average HH Income	\$95,889	\$97,595	\$96,263

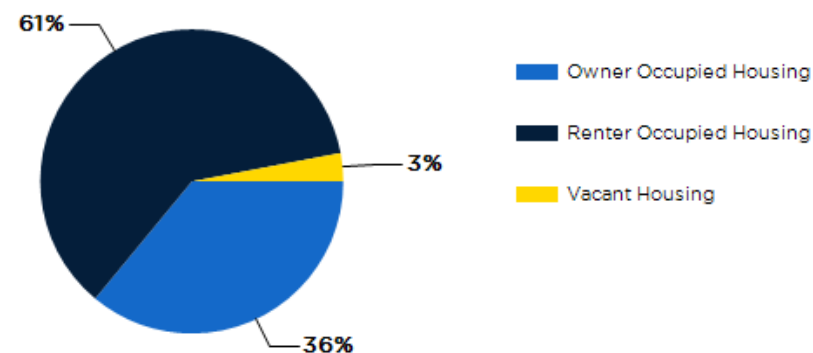
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,271	67,642	213,586
2010 Total Households	9,182	65,994	208,005
2025 Total Households	9,293	67,769	215,071
2030 Total Households	9,362	68,416	215,561
2025 Average Household Size	3.58	3.40	3.50
2025-2030: Households: Growth Rate	0.75%	0.95%	0.25%



2025 Household Income



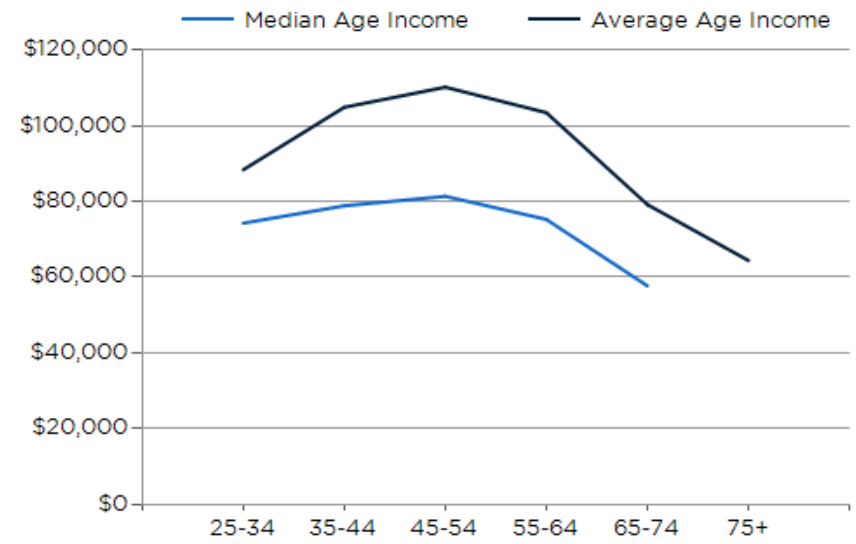
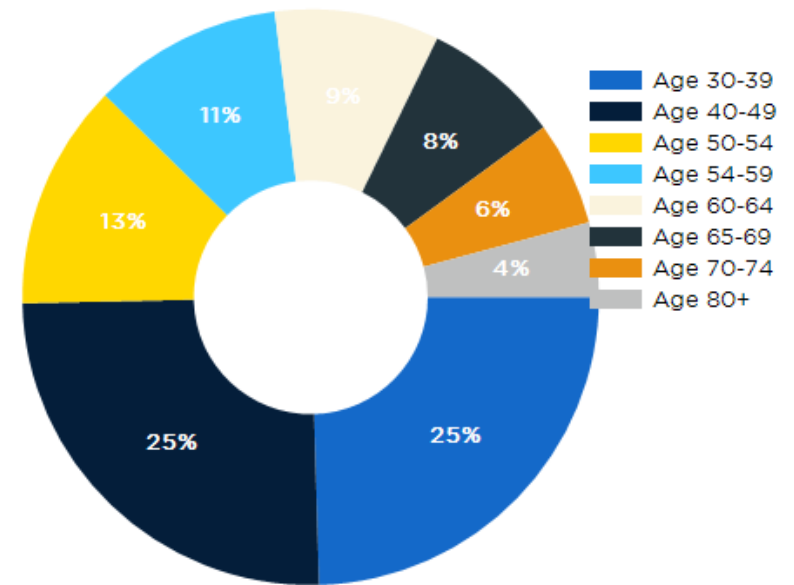
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,391	17,462	58,000
2025 Population Age 35-39	2,150	16,159	52,728
2025 Population Age 40-44	2,322	16,611	53,910
2025 Population Age 45-49	2,326	15,435	49,986
2025 Population Age 50-54	2,350	15,699	50,497
2025 Population Age 55-59	1,966	13,105	43,000
2025 Population Age 60-64	1,709	12,113	39,880
2025 Population Age 65-69	1,429	10,110	33,440
2025 Population Age 70-74	1,083	7,583	25,139
2025 Population Age 75-79	775	5,294	17,988
2025 Population Age 80-84	443	3,391	11,115
2025 Population Age 85+	476	3,404	11,644
2025 Population Age 18+	25,858	179,908	588,323
2025 Median Age	35	36	36
2030 Median Age	36	37	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,267	\$71,978	\$75,512
Average Household Income 25-34	\$88,381	\$91,825	\$93,345
Median Household Income 35-44	\$78,851	\$80,423	\$82,642
Average Household Income 35-44	\$104,900	\$107,846	\$109,153
Median Household Income 45-54	\$81,368	\$83,735	\$84,875
Average Household Income 45-54	\$110,213	\$110,743	\$109,031
Median Household Income 55-64	\$75,260	\$76,316	\$76,478
Average Household Income 55-64	\$103,483	\$103,648	\$98,786
Median Household Income 65-74	\$57,696	\$59,928	\$58,813
Average Household Income 65-74	\$79,188	\$84,680	\$83,145
Average Household Income 75+	\$64,401	\$67,331	\$65,831



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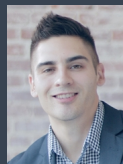
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