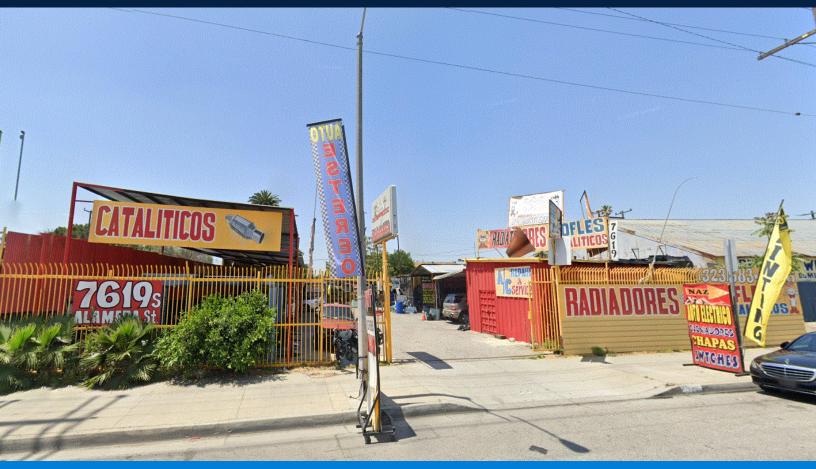
## Alameda Corridor Redevelopment

7619 South Alameda Los Angeles CA 90001



## HIGHLIGHTS:

- » Highly Desirable Retail/Car Service Corridor
- » Proven Location-Surrounded By Major Traffic Drivers
- » Fully Entitled Site-Ready To Install a 3,000SF Pre-Fab Metal Structure (Included In Sale)
- » High Barriers To Entry- Car Related Service sites in huge demand
- » Contact Agent For Details-Edwin Mariscal (562) 822-3891
- » 7919 S. Alameda St. Los Angeles CA 90001
- » Asking Price: BEST OFFER

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE    |
|------------------------|----------|----------|-----------|
| 2024 Population        | 57,955   | 453,733  | 1,056,919 |
| 2024 Average HH Income | \$77,203 | \$74,467 | \$78,227  |

Exclusively Marketed by

Edwin Mariscal CRE Advisory Group Managing Director (562) 822-3891 edwin@creadvisorygroup.com Lic: 01119480



|     | PERTY | SUMMARY     |
|-----|-------|-------------|
| FRU | FERIT | SUIVIIVIARI |

| Net Rentable Area (SF) | 3,000                     |
|------------------------|---------------------------|
| Land SF                | 11,810                    |
| Land Acres             | .27                       |
| Year Built             | 2025                      |
| # of parcels           | 1                         |
| Zoning Type            | LCM2                      |
| Building Class         | INDUSTRIAL                |
| Location Class         | С                         |
| NOTES                  | Proposed<br>Redevelopment |

## **INVESTMENT SUMMARY**

| Price                     | BEST OFFER |
|---------------------------|------------|
| Occupancy                 | 100%       |
| NOI (CURRENT)             | \$180,000  |
| NOI (Pro Forma)           | \$184,500  |
| CASH ON CASH<br>(CURRENT) | 5.77%      |
| CASH ON CASH (Pro Forma)  | 6.26%      |

| INCOME                        | CURRENT   |           | PRO FORMA |       |
|-------------------------------|-----------|-----------|-----------|-------|
| Gross Scheduled Rent          | \$180,000 | 82.8%     | \$184,500 | 82.6% |
| Expense Reimbursement Revenue | \$37,500  | 17.2%     | \$39,000  | 17.4% |
| Total Gross Revenue           | \$217,500 |           | \$223,500 |       |
| Occupancy                     | 100.00%   |           | 100.00%   |       |
| Income - Additional Deduction | -\$37,500 | 17.2%     | -\$39,000 | 17.4% |
| Effective Gross Income        | \$180,000 |           | \$184,500 |       |
| Net Operating Income          | \$180,000 |           | \$184,500 |       |
| Annual Debt Service           | \$126,903 | \$126,903 |           |       |
| Cash flow                     | \$53,097  | \$57,597  |           |       |
| Debt Coverage Ratio           | 1.42      | 1.45      |           |       |

| EXPENSES            | CURRENT   | PRO FORMA |
|---------------------|-----------|-----------|
| Annual Debt Service | \$126,903 | \$126,903 |

## INDUSTRIAL-VACANT LAND

Highly desirable Land on the Alameda Corridor.

Hard to find properties for sale in this Area of LA.

First time in the market in over 20 years

Vacant Industrial Land ideal for a variety of commercial uses.

Added value opportunity.