

OFFERING MEMORANDUM

15742 CALIFORNIA AVE

Mixed-use — Flex/Retail/Auto Repair



PARAMOUNT, CA 90723

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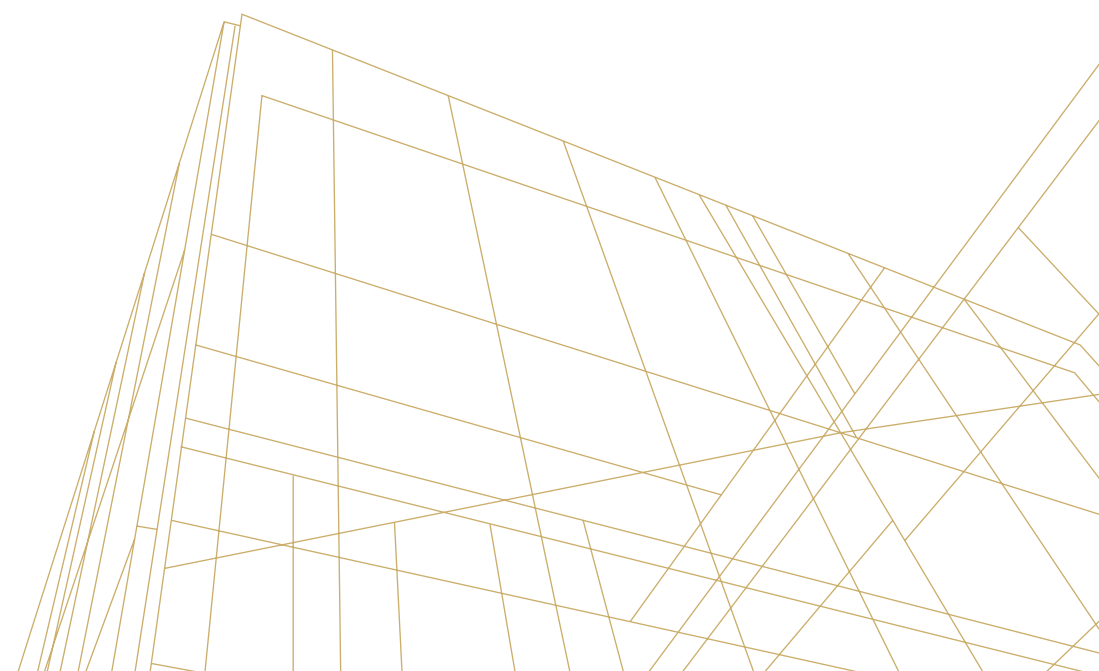
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EXECUTIVE SUMMARY

OWNER-USER OPPORTUNITY IN PARAMOUNT, CA

15742 California Avenue presents a rare owner-user opportunity — a 12,505 SF mixed-use asset on a 30,017 SF corner parcel, available with up to 90% SBA financing.

With over 83% of gross square footage either on a month-to-month lease or expiring by end of 2026, a new owner has a clear and near-term path to occupancy — while existing tenants continue generating income to help offset carrying costs in the interim.

CM (Commercial/Light Manufacturing) zoning opens the door to a wide range of owner-user businesses — auto repair, fleet services, logistics, light manufacturing, and beyond. Add strong corner visibility at California Avenue and Alondra Boulevard, over 23,000 vehicles per day, alley access, approximately 30 gated parking spaces, and 150 feet of frontage, and the case is clear: assets of this size, visibility, and flexibility are increasingly difficult to find anywhere in Los Angeles County.

\$3,350,000

OFFERING PRICE

±30,017 SF

TOTAL LAND SIZE



ADDRESS	15742 California Ave, Paramount, CA 90723
PRICE	\$3,350,000
APN	6270-024-023
YEAR BUILT	1973
BUILDING SIZE	±12,505 SF
LOT SIZE	±30,017 SF
ZONING	CM

INVESTMENT HIGHLIGHTS

CM Zoning | Commercial-Light Manufacturing Use

Prime Owner-User Opportunity with Up to 90% SBA Financing Available

Flex Building's Lease (Adult Day Care) Expiring November 2026 – Ideal for Owner Occupancy

Auto Repair Lease is Month-to-Month – Immediate Flexibility for Owner-User

Over 83% of Leases Are Month-to-Month or Expiring Soon

Over 23,000 Vehicles Per Day on Alondra Blvd

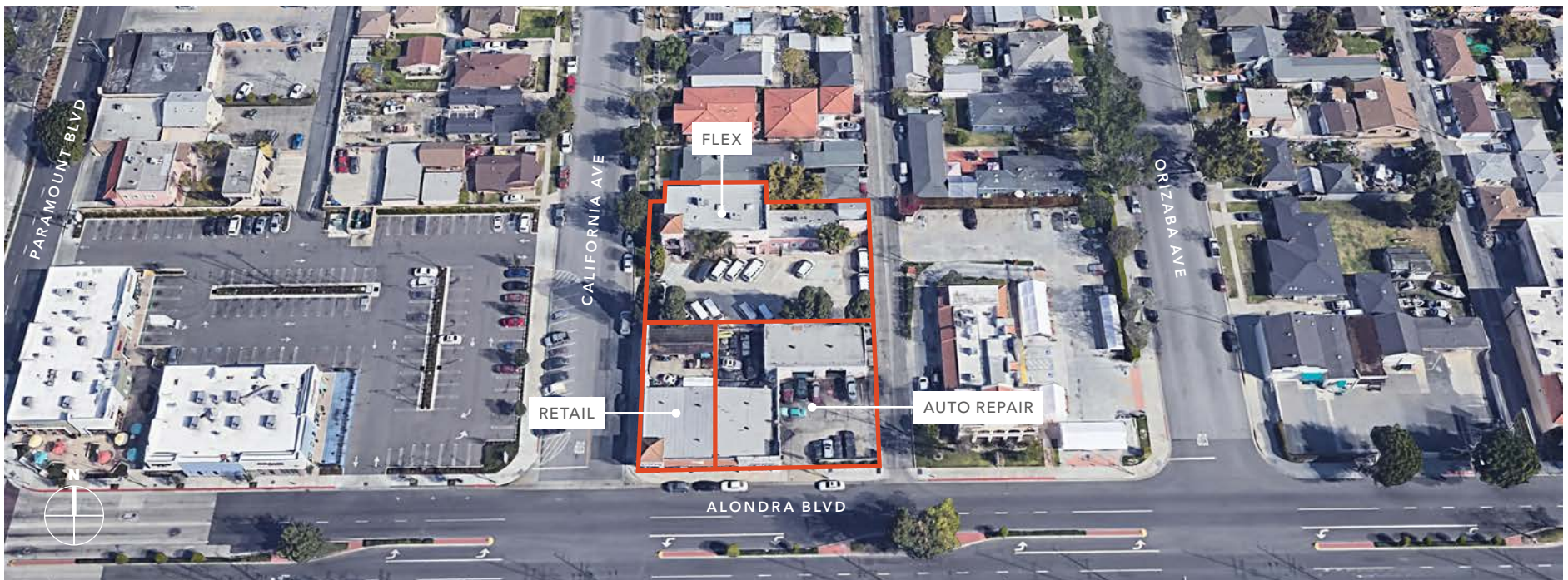
Over 30,000 SF Parcel with Approximately 30 Gated Parking Spaces

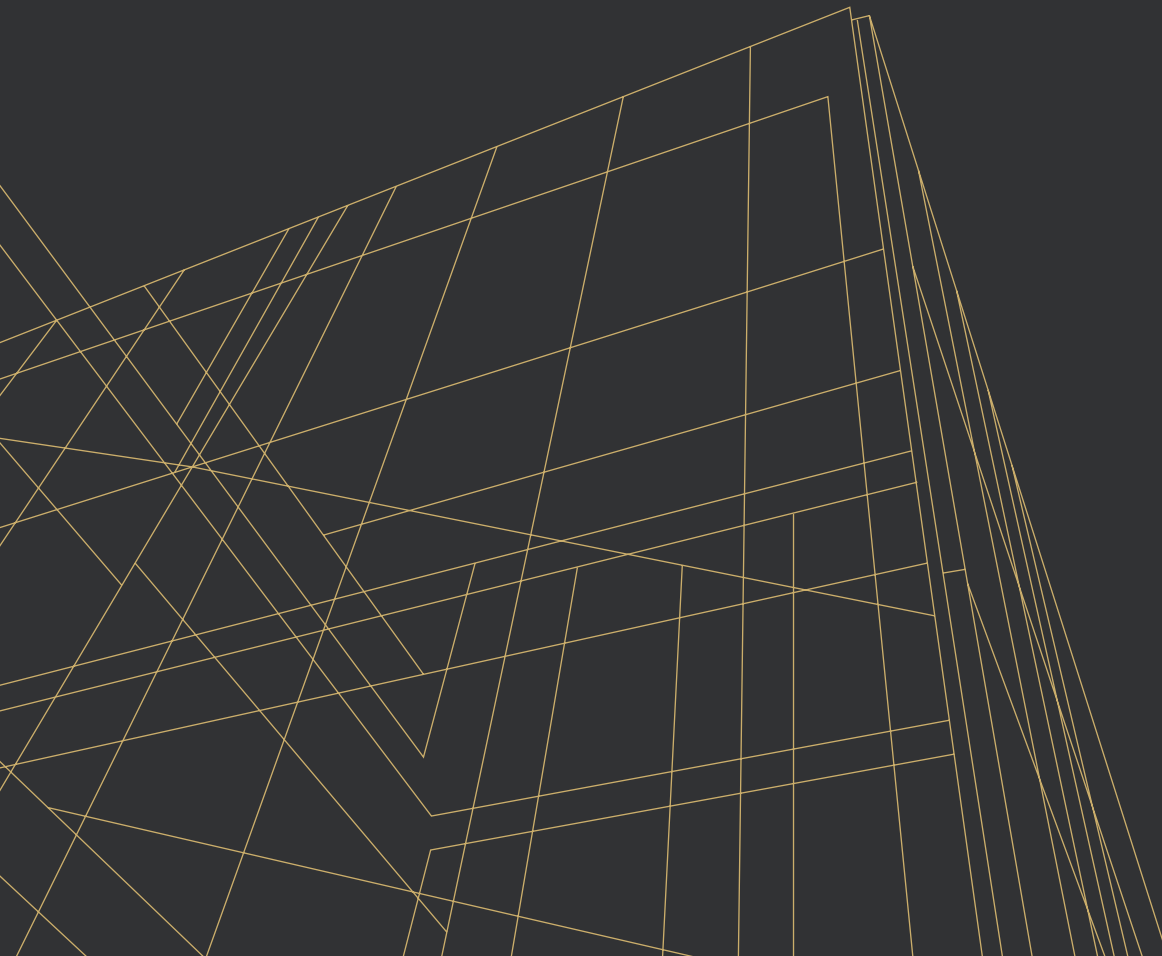
Asset Includes Approx. 6,000 SF Flex Building

Corner Retail Location Adjacent to National Credit Retail Tenants

Potential to Expand Auto-Related or Light Manufacturing Use

Situated on Major East-West Thoroughfare, Alondra Blvd





PROPERTY OVERVIEW

PROPERTY OVERVIEW

AUTO REPAIR, RETAIL, & WAREHOUSE

PROPERTY OVERVIEW

ADDRESS	15742 California Ave, Paramount, CA 90723
ASKING PRICE	\$3,350,000
PRICE PER SF	\$268
UNITS	3
YEAR BUILT	1973
TOTAL LAND SF	±30,017 SF
TOTAL BUILDING SF	±12,505 SF
FINANCING	90% SBA Financing Available
PARKING	±30 Gated Parking Spaces

\$3.35M

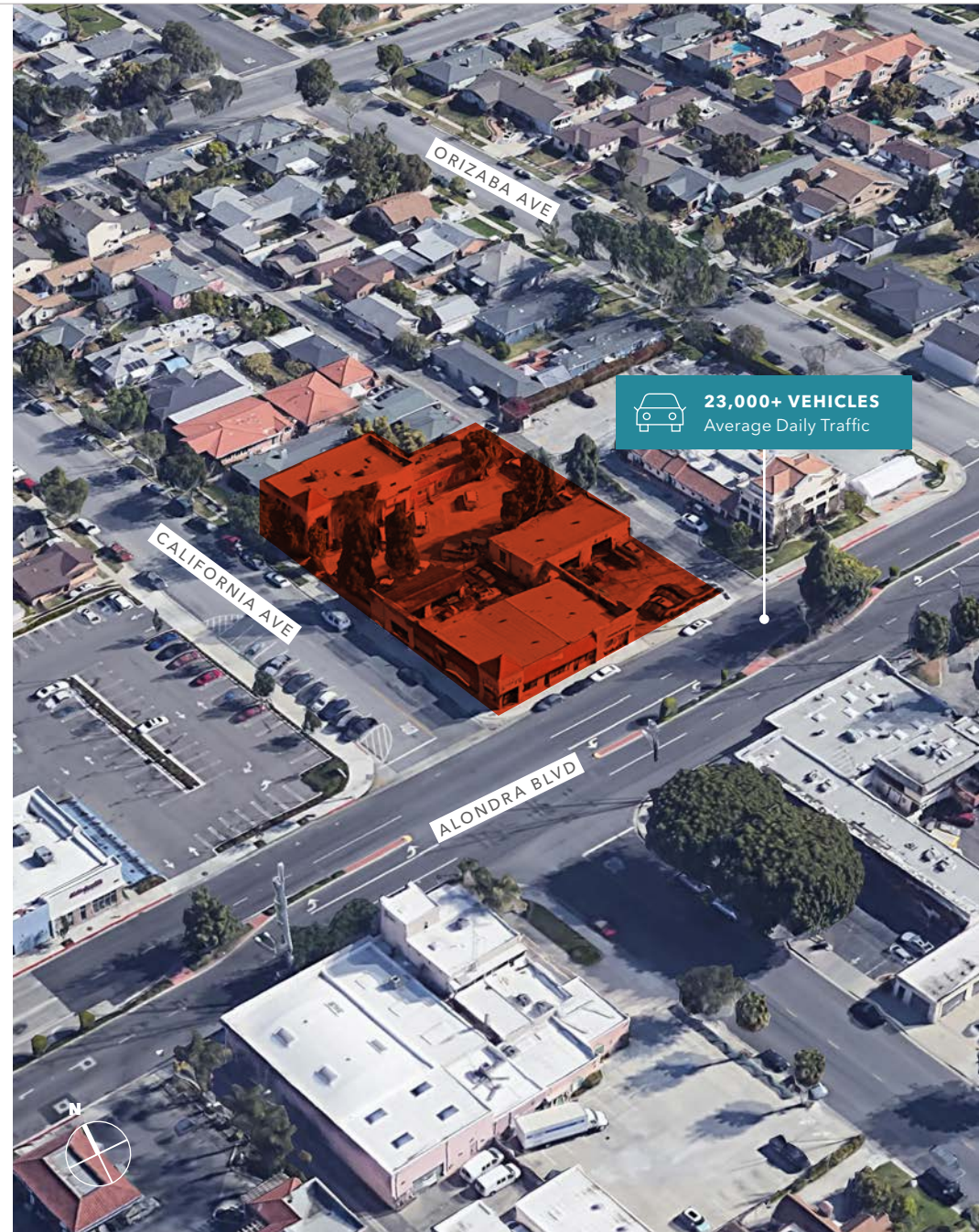
ASKING PRICE

\$268

PRICE/SF

+30

PARKING SPACES



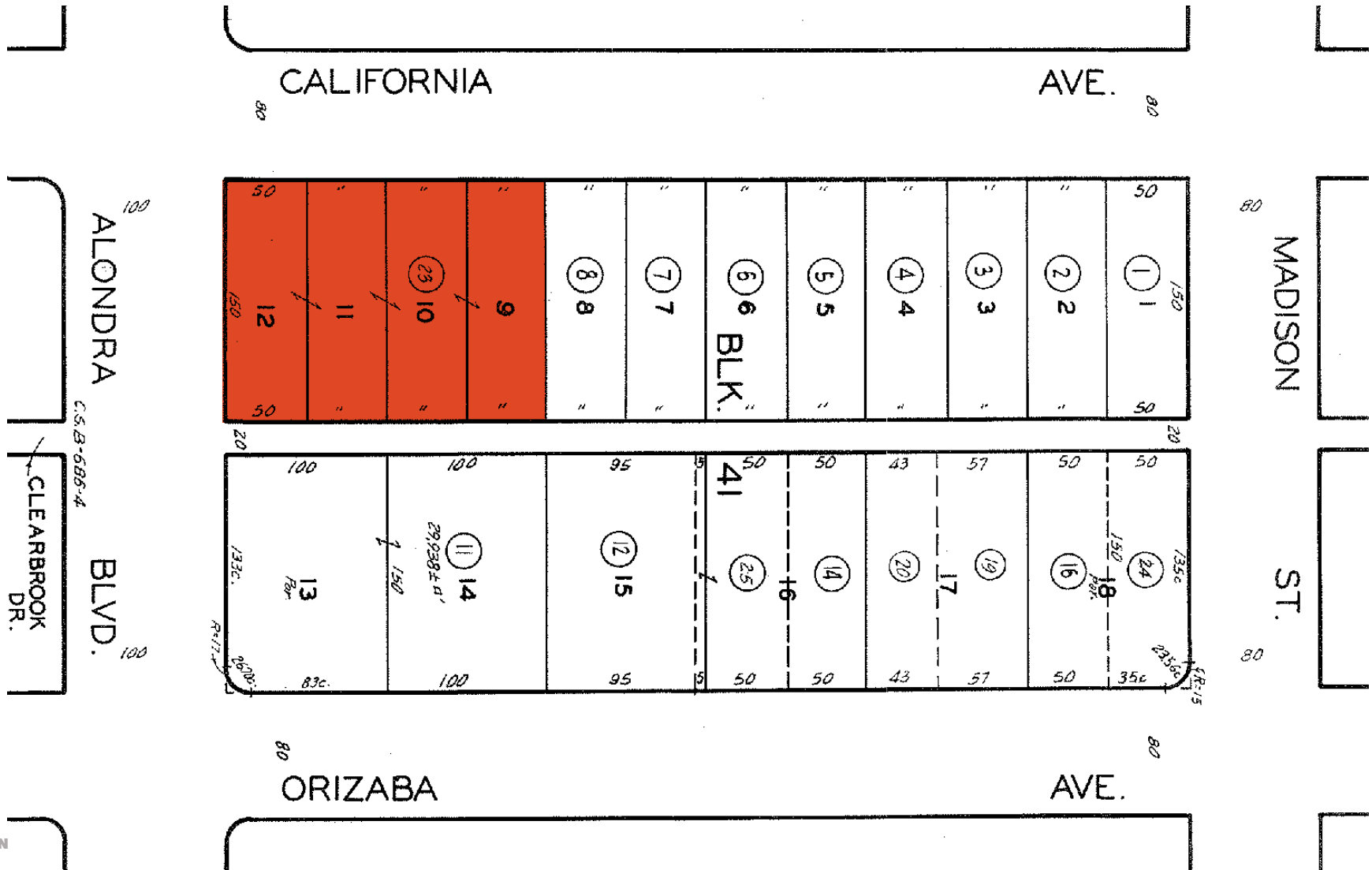
PROPERTY OVERVIEW



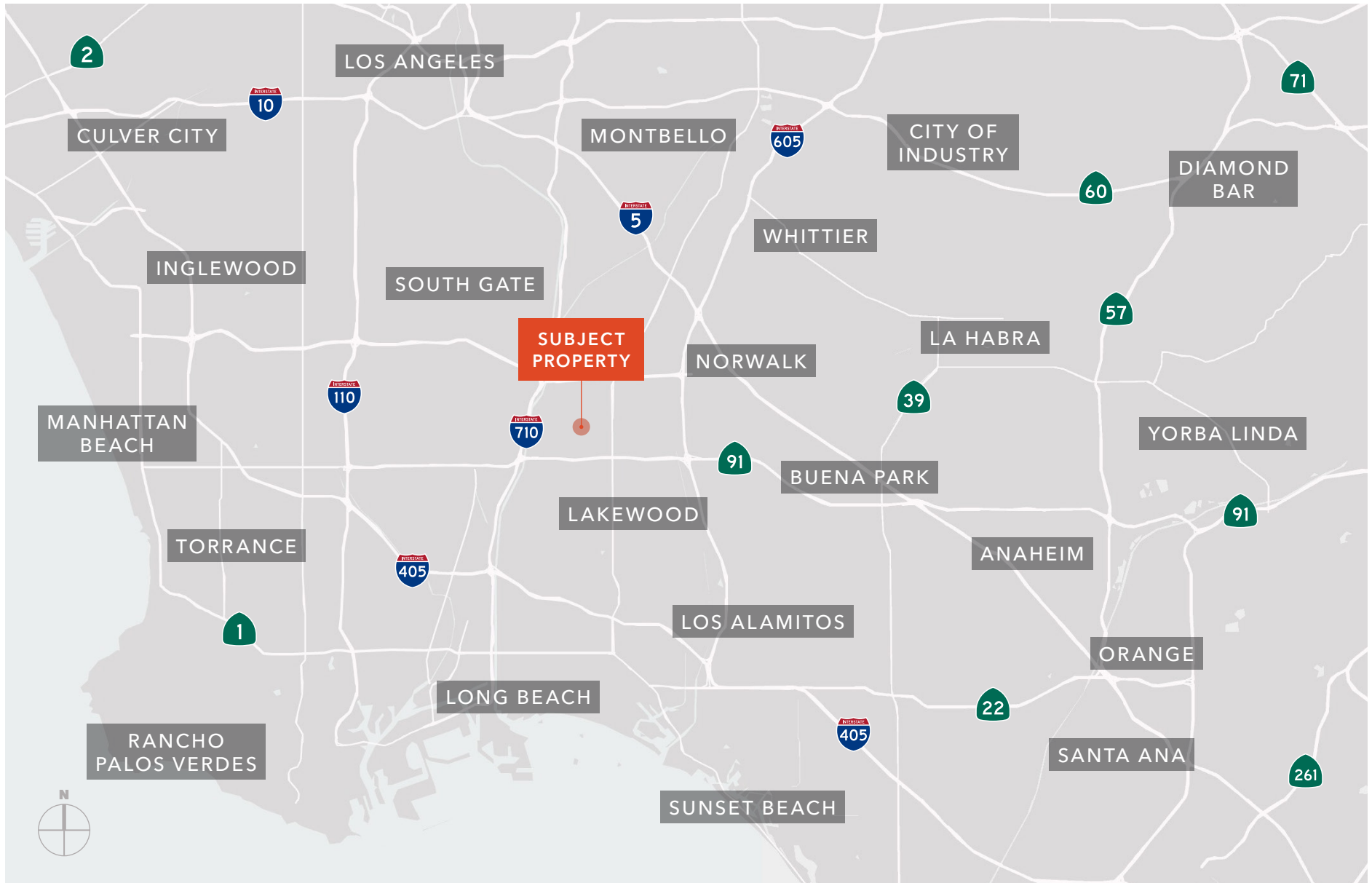
PROPERTY OVERVIEW



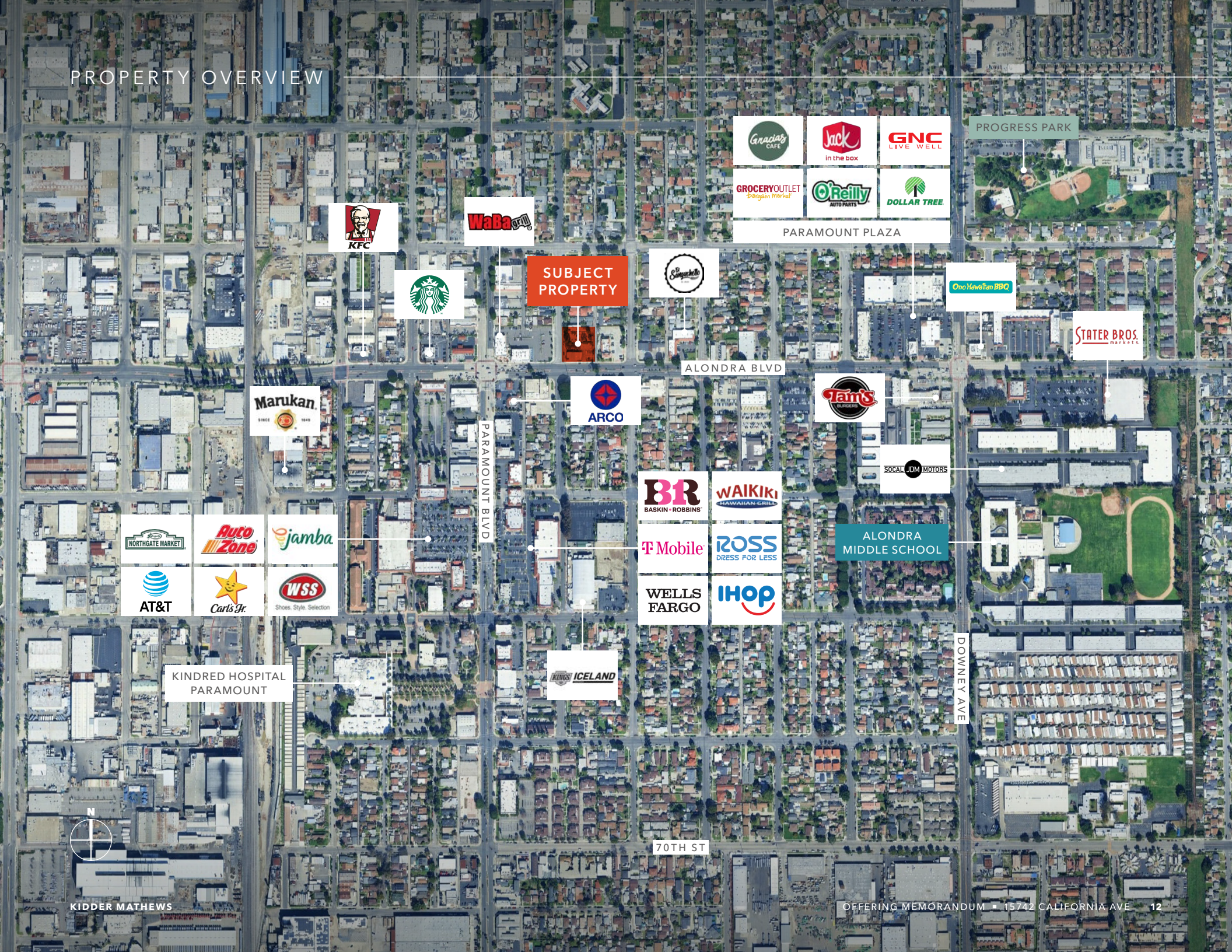
PLAT MAP



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROGRESS PARK

PARAMOUNT PLAZA

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SUBJECT PROPERTY

ALONDRA BLVD

ALONDRA MIDDLE SCHOOL

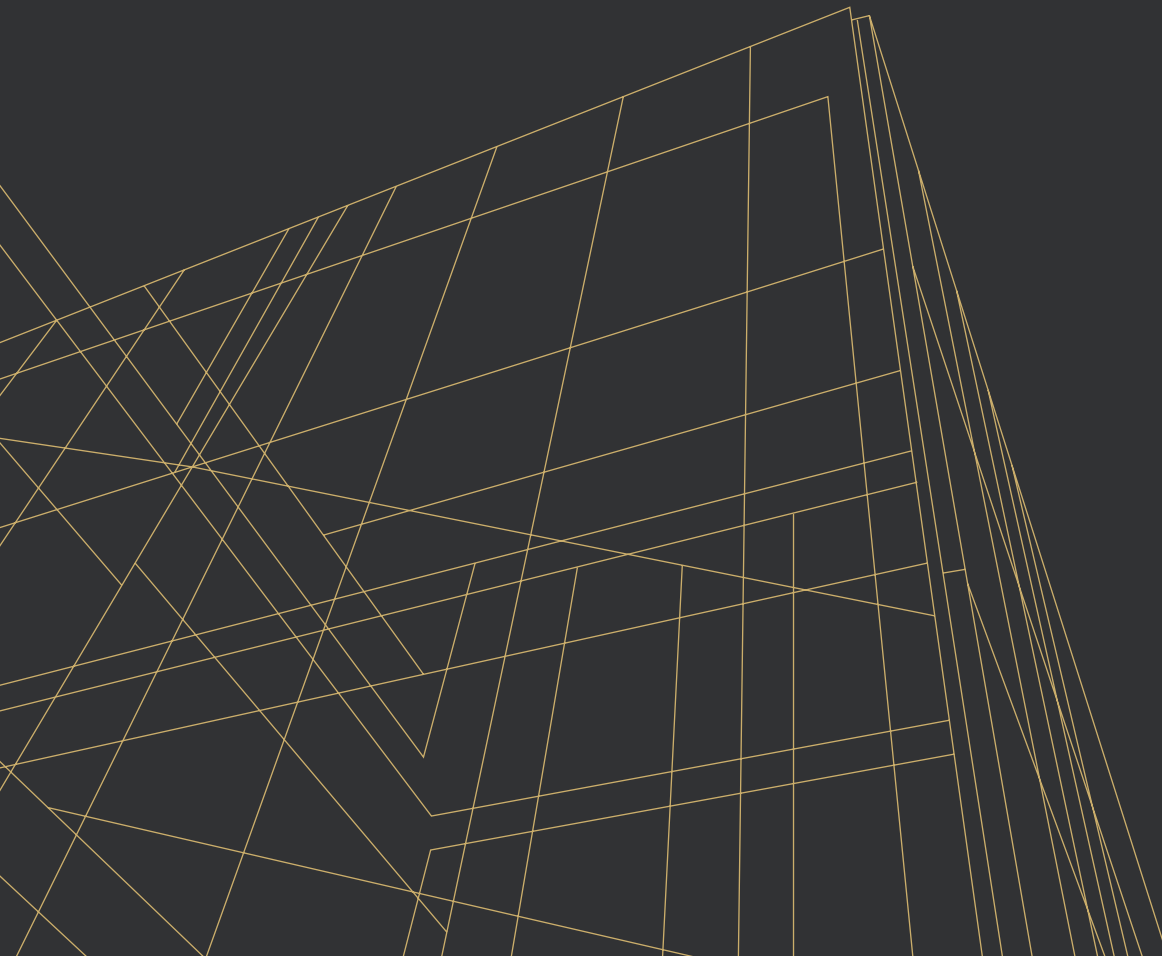
PARAMOUNT BLVD

KINDRED HOSPITAL
PARAMOUNT

DOWNEY AVE

70TH ST





FINANCIALS

Section 03

FINANCIAL SUMMARY

FINANCIAL INDICATORS

Offering Price	\$3,350,000
Current Cap Rate	3.6%
Market Cap Rate	7.8%
Cost Per SF	\$268
Expenses Per SF	\$4.83

BUILDING DATA

Units	3
Year Built	1973
Total Land SF	30,017
Total Bldg Gross SF	12,505
Parking Spaces	30

ESTIMATED ANNUALIZED EXPENSES

New Property Taxes	\$41,875
Water & Maintenance	\$11,984
Property Insurance	\$6,500
Total Estimated Expenses	(\$60,359)

SOURCE OF INCOME

Units	Unit Type	Current Rents		Market Rents	
		Avg Rent	Total	Avg Rent	Income
1	4,400 SF Retail - Auto Repair	\$5,600	\$5,600	\$7,700	\$7,700
1	6,000 SF Adult Day Care	\$5,109	\$5,109	\$10,500	\$10,500
1	3,200 SF Retail - Furniture	\$2,985	\$2,985	\$5,600	\$5,600
Rental Income				\$13,694	\$23,800
CAM Reimbursements				\$1,406	\$3,083
Total Monthly Income				\$15,100	\$26,883
Total Annual Income				\$181,200	\$322,596

ESTIMATED ANNUALIZED OPERATING DATA

	Current		Market	
Scheduled Gross Income		\$181,200		\$322,596
Less Vacancy		\$0		\$0
Gross Operating Income		\$181,200		\$322,596
Less Expenses	33%	(\$60,359)	19%	(\$60,359)
Net Operating Income		\$120,841		\$262,237

RENT ROLL

Unit Type	Size/SF	Lease From	Lease To	Lease Type	Current Rent	Market Rent	Notes
Retail - Auto Repair	4,400	-	MTM	MG	\$5,600	\$7,700	-
Flex - Adult Day Care	6,000	1/1/2016	11/31/2026	NNN	\$5,109	\$10,500	CAM \$891
Retail - Furniture	3,200	2/1/2025	2/1/2028	NNN	\$3,750	\$5,600	CAM \$515
Total	12,505				\$13,694	\$23,800	



LEASE VS OWN - OCCUPANCY COSTS

PROPERTY SIZE - 12,505 SF

*Assuming buyer down payment of 20%

LEASE SCENARIO

	Per SF	Amount
Lease Assumptions		
Rent per month		\$25,010
Rent per SF	NNN	\$2.00
Start-up Costs		
Prepaid rent and security deposit (2 mo.'s total)		\$50,020
Lessee TI costs, net of lessor TI allowance **		\$0
Total start-up costs		\$50,020
Gross Monthly Costs		
Rent payment	\$2.00	\$25,010
Lease operating costs **	\$0.26	\$3,251
Gross monthly cash cost	\$2.26	\$28,261
Lease Benefits (per month)		
Depreciation tax benefit at 35% tax rate	\$0	\$0
Avg. monthly principal paydown / equity build	\$0	\$0
Tax benefit on rent deduction at 35% tax rate	\$0.70	\$8,754
Tax benefit on operating costs at 35% tax rate	\$0.09	\$1,138
Lease-out income (net of tax at 35% rate)	\$0.00	\$0
	\$0	\$0
	\$0.79	\$9,891
NET COST after lease benefits	\$1.47	\$18,370
Est. appreciation benefit, per month	\$0.00	\$0
NET COST after lease benefits	\$1.47	\$18,370
Projected rent cost in Year 10		
Net rent cost (after tax benefits at 35% rate)	\$1.92	\$23,968
Assumed annual rent escalation	3.0%	

BUY SCENARIO

	Per SF	Amount
Purchase Assumptions		
Purchase price	\$268	\$3,350,000
Improvements - additional	\$0	\$0
Total	\$268	\$3,350,000
Start-up Costs		
Borrower cash down payment (20%) *		\$670,000
Estimated fees on 1st mortgage **		\$13,400
Est. appraisal, environmental, other fees **		\$5,000
Total startup costs		\$688,400
Gross Monthly Costs		
Mortgage payment *	\$1.50	\$18,713
Ownership operating costs **	\$0.49	\$6,157
Gross monthly cash cost	\$1.99	\$24,870
Ownership Benefits - excl. appreciation (per month)		
Depreciation tax benefit at 35% tax rate	\$0.17	\$2,130
Avg. monthly principal paydown / equity build	\$0.36	\$4,441
Tax benefit on interest deduction at 35% tax rate	\$0.37	\$4,634
Tax benefit on operating costs at 35% tax rate	\$0.17	\$2,155
Lease-out income (net of tax at 35% rate)	\$0.00	\$0
Interest on startup cost difference (net of 35% tax)	-\$0.08	-\$1,037
	\$0.99	\$12,322
NET COST after ownership benefits excl. appreciation	\$1.00	\$12,547
Est. appreciation benefit, per month	\$0.45	\$5,583
NET COST after ownership benefits incl. appreciation	\$0.56	\$6,964

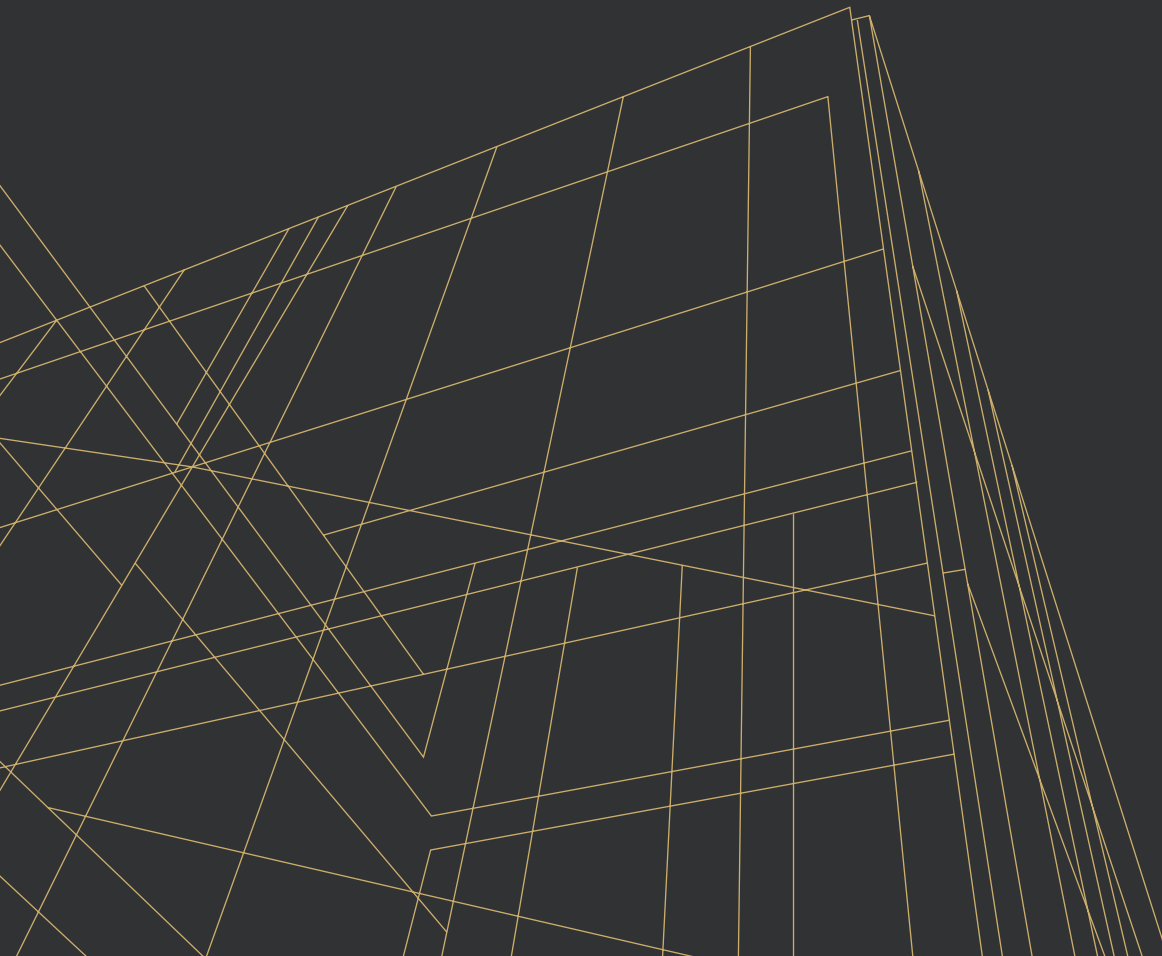
Disclaimer: This sample analysis is based on a series of assumptions, including loan interest rates and annual appreciation rates, and is meant only to be illustrative in nature. The analysis is not a guarantee of any actual results of any loan or purchase transaction or ownership of any real property, all of which are subject to risks, uncertainties and assumptions that are difficult to predict and beyond our control. No warranties or representations, express or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, withdrawal without notice, prior sale, lease or financing. We include projections, opinions, assumptions or estimates for example only, and they may not represent future performance of the property. You and your financial and legal advisors should conduct your own evaluation of the property and transaction economics.

GROWTH IN PROPERTY VALUE & OWNER EQUITY

Assumed annual appreciation rate of	2.0%
Borrower down payment (20%)	\$670,000

	Property Value	Loan Balance	Owner Equity
YEAR 5	\$4,140,303	\$2,418,623	\$1,721,680
YEAR 10	\$4,571,229	\$2,061,769	\$2,509,460
YEAR 15	\$5,047,006	\$1,574,486	\$3,472,521
YEAR 20	\$5,572,303	\$909,000	\$4,663,303





LOCATION OVERVIEW

PARAMOUNT OVERVIEW

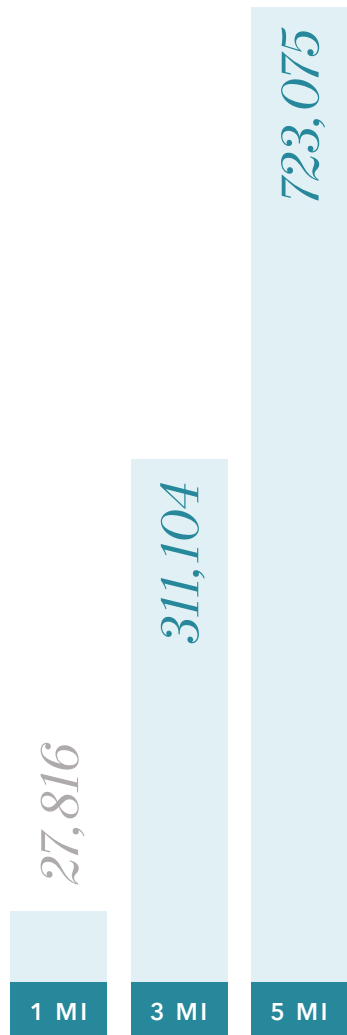
Paramount is a small city of nearly 54,000 residents located at the gateway to the Los Angeles metropolis, known for its successful transformation from a blighted suburb into an attractive, business-friendly community with historically low crime rates and a stable municipal government. Its CM-zoned commercial corridors have long supported the manufacturing, automotive, and logistics businesses that form the backbone of the Southeast LA economy.

With over 23,000 vehicles per day on Alondra Boulevard and immediate access to the 710, 91, and 105 freeways, 15742 California Avenue sits at the intersection of an established commercial corridor and one of the most supply-constrained commercial submarkets in Los Angeles County.

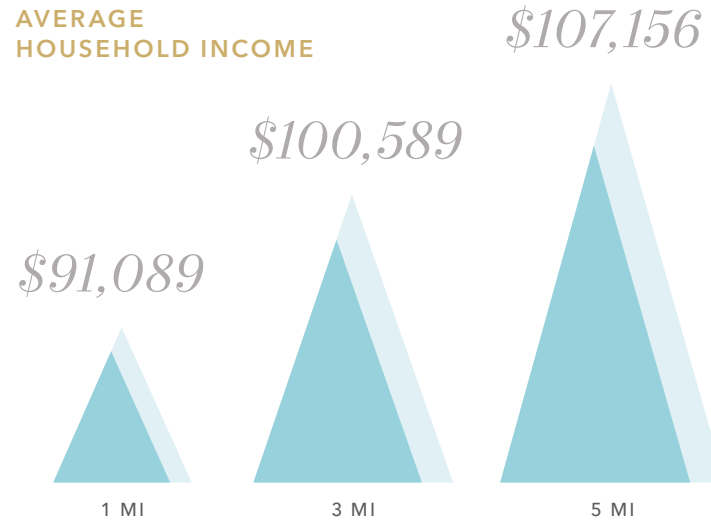


DEMOGRAPHICS

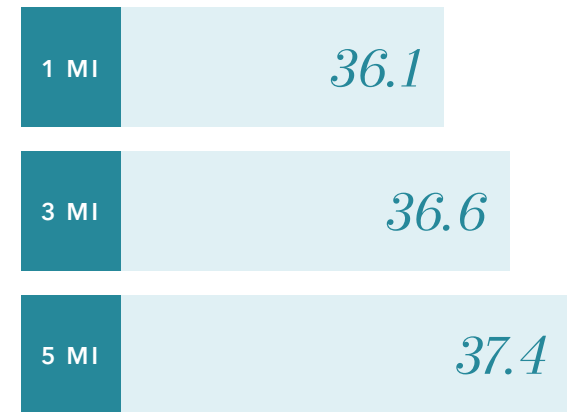
POPULATION



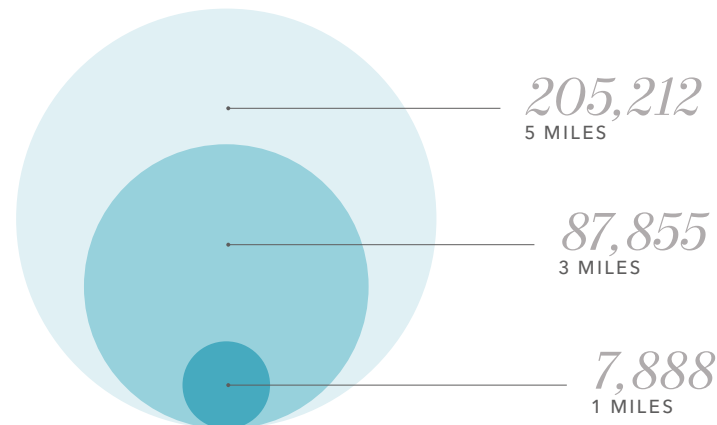
AVERAGE HOUSEHOLD INCOME



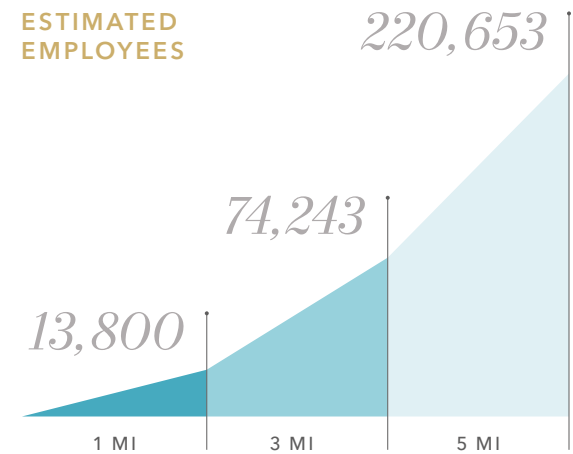
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



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