

99 Cents Store / Medical Building

Huntington Park



OFFERING MEMORANDUM



01

Investment Summary

Investment Highlights
Portfolio Map

INVESTMENT OVERVIEW

Portfolio Overview

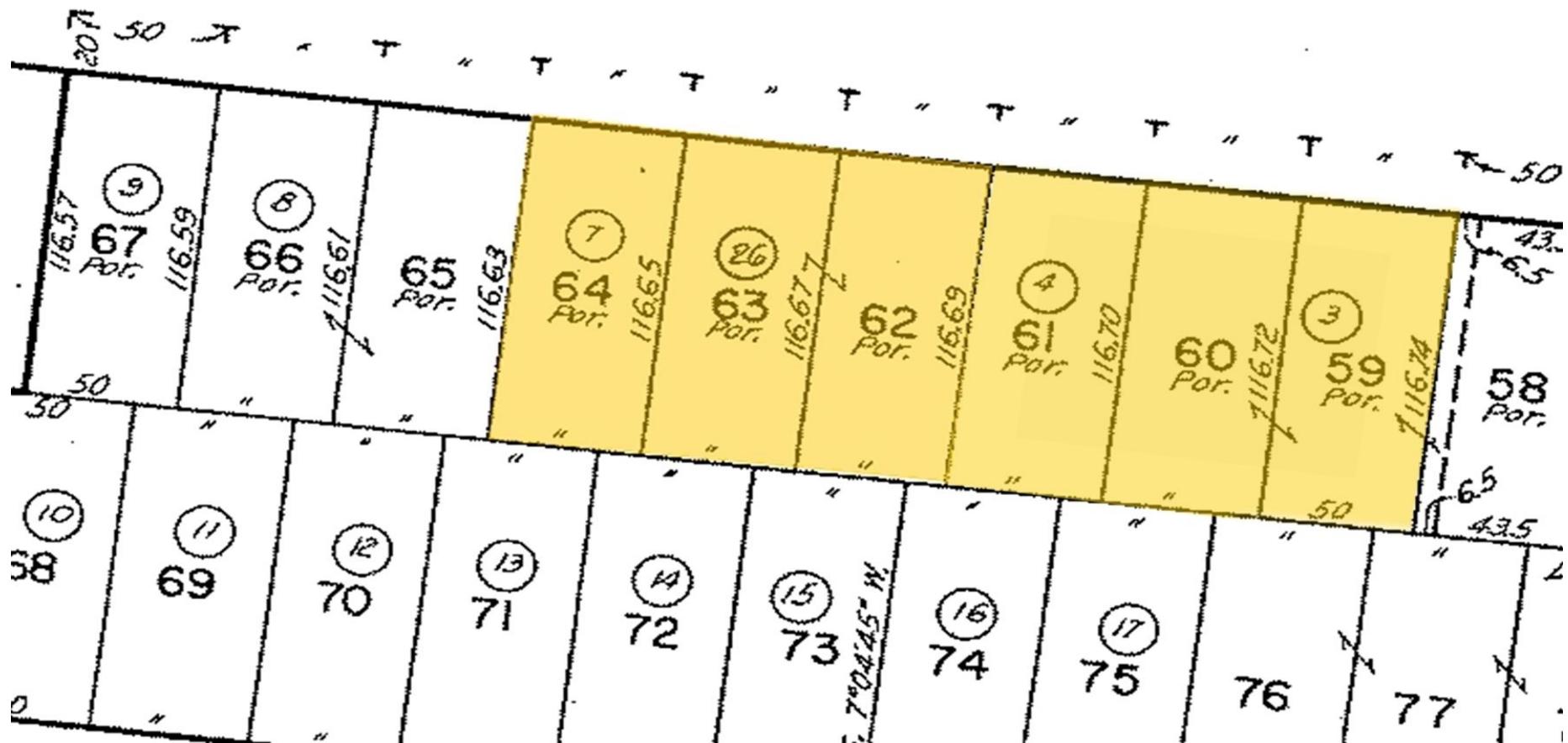
Location	Huntington Park
Sale Price	\$7,200,000
Number of Units	9
Number of Properties	2
Total Building SF	16737
Total Land Size	34827
Cap Rate	4.00 %
NOI	\$287,880



FLORENCE

100

C.F. 1184



Property Name	Type	List Price	Address
Medical Building	Mixed-Use	\$7,200,000	2548 E Florence Ave, Huntington Park, CA 90255
99 Cent Store	Retail	\$7,200,000	2566 E Florence Ave, Huntington Park, CA 90255



02

Individual Properties

Medical Building

ADDRESS

2548 E Florence Ave
Huntington Park CA 90255

APN

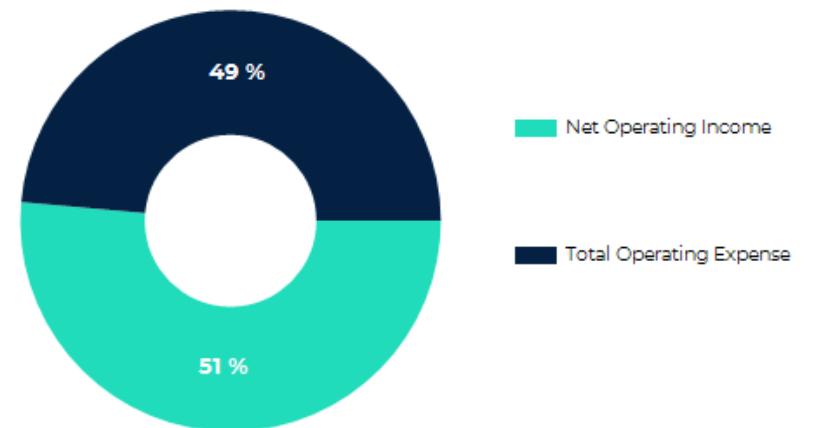
6201-004-026, 007

COMMERCIAL

Suite	Tenant Name	Lease Term			Begin Date	Rental Rates				Lease Type	Options/Notes
		Square Feet	% of NRA	Lease Start		Monthly	PSF	Annual	PSF		
A	Dental Clinic	2,100	0.00 %			\$5,029	\$2.39	\$60,350	\$28.74	MG	
	B&C	2,027	0.00 %			\$7,015	\$3.46	\$84,180	\$41.53	MG	
D	Botanica Juan Diego	911	0.00 %			\$1,474	\$1.62	\$17,682	\$19.41	MG	
E	DMV Registration	1,118	0.00 %			\$1,000	\$0.89	\$12,000	\$10.73	MG	
E2	Gino Security	358	0.00 %			\$500	\$1.40	\$6,000	\$16.76	MG	
F	Su Casa	844	0.00 %			\$1,100	\$1.30	\$13,200	\$15.64		
G	The Ticket Clinic	1,034	0.00 %			\$1,613	\$1.56	\$19,356	\$18.72	MG	
H	Detour Behavioral Health	1,049	0.00 %			\$1,154	\$1.10	\$13,843	\$13.20	MG	
E3	Vacant	489	0.00 %			\$53	\$0.11	\$636	\$1.30	MG	
Totals		9,930				\$18,884		\$226,609			

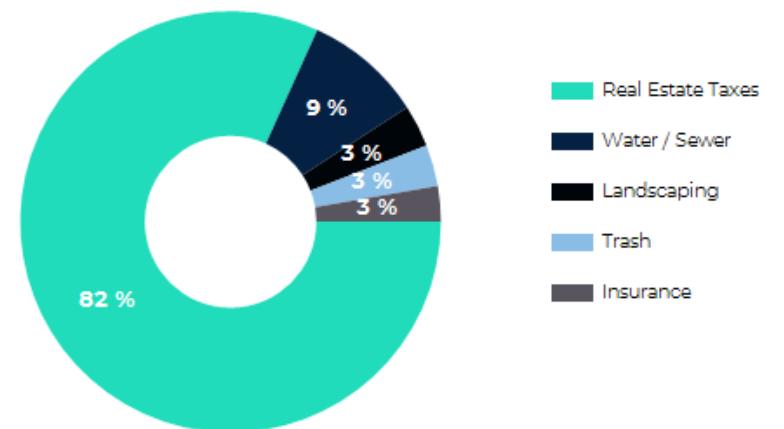
REVENUE ALLOCATION
CURRENT

INCOME	CURRENT	PRO FORMA
Commercial Revenue	\$226,609	\$226,609
Effective Gross Income	\$226,609	\$226,609
Less Expenses	\$110,064	48.57 %
Net Operating Income	\$116,545	\$116,545



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$90,000	\$90,000
Insurance	\$3,000	\$3,000
Water / Sewer	\$10,000	\$10,000
Trash	\$3,500	\$3,500
Landscaping	\$3,564	\$3,564
Total Operating Expense	\$110,064	\$110,064
% of EGI	48.57 %	48.57 %

DISTRIBUTION OF EXPENSES
CURRENT





99 Cent Store

ADDRESS

2566 E Florence Ave
Huntington Park CA 90255

OCCUPANCY

100.00 %

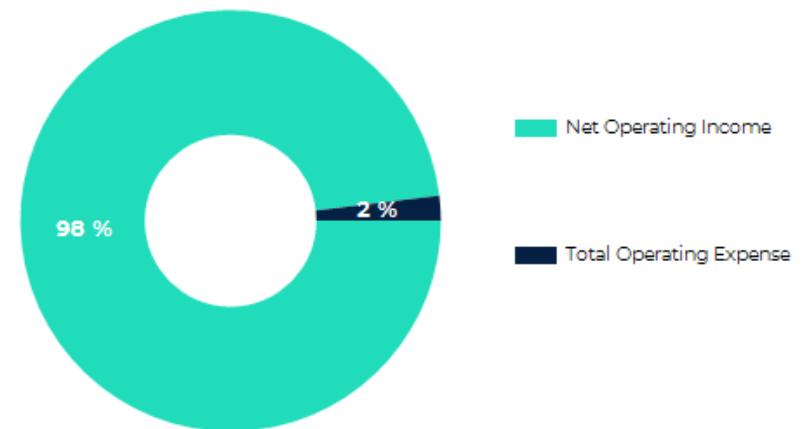
APN

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			Lease Term		Rental Rates						
Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
99 Cent Store	7,700	0.00 %	01/12/12	01/31/27	CURRENT	\$13,106	\$1.70	\$157,271	\$20.42	N	
					02/01/2027	\$14,417	\$1.87	\$172,999	\$22.44		
Totals	7,700					\$13,106		\$157,271			

REVENUE ALLOCATION
CURRENT

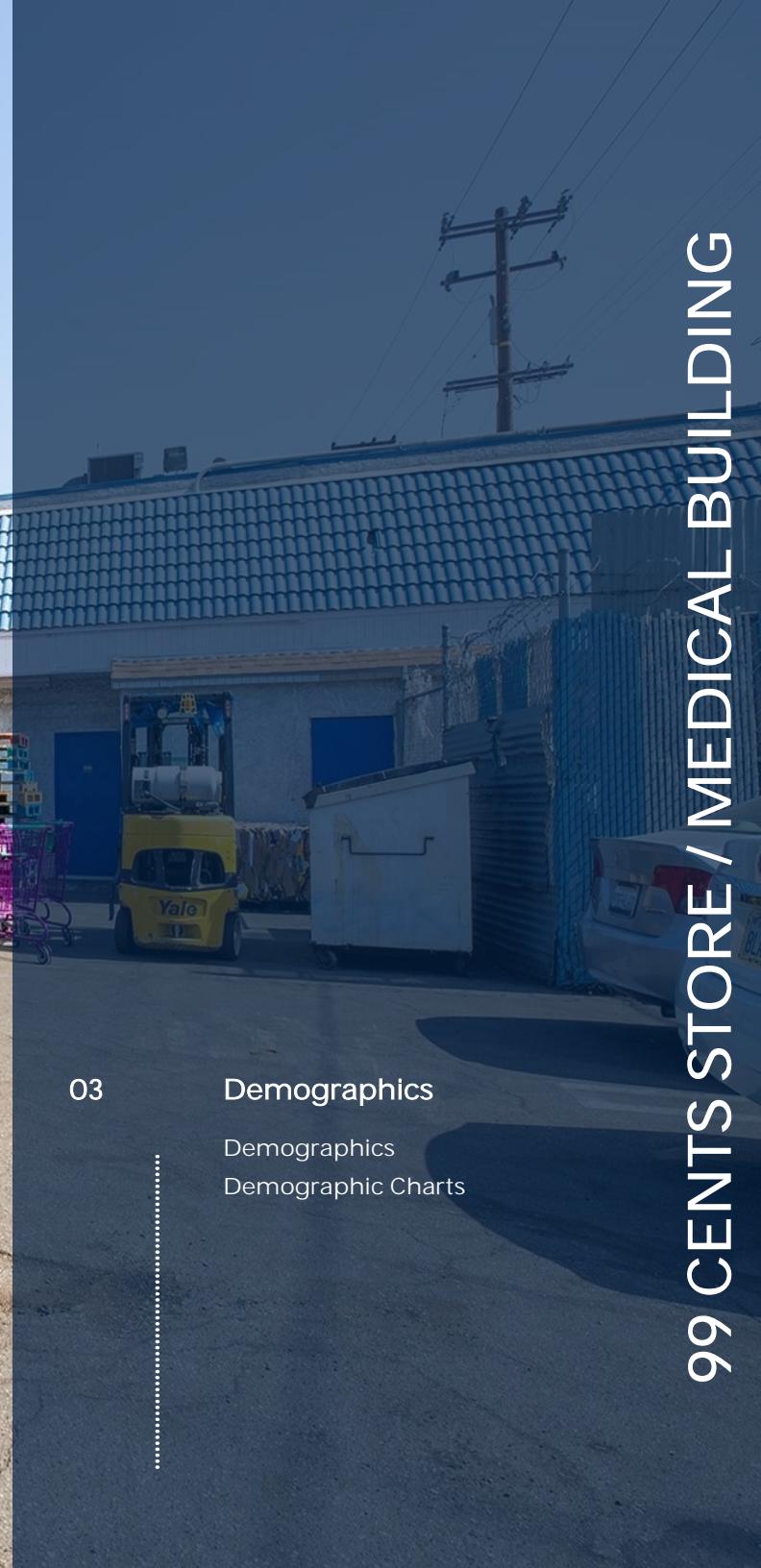
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$157,271	\$157,271
Effective Gross Income	\$157,271	\$157,271
Less Expenses	\$3,000	1.90 %
Net Operating Income	\$154,271	\$154,271



EXPENSES	CURRENT	PRO FORMA
Insurance	\$3,000	\$3,000
Total Operating Expense	\$3,000	\$3,000
% of EGI	1.90 %	1.91 %

DISTRIBUTION OF EXPENSES
CURRENT





03

Demographics

Demographics
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	68,063	438,079	1,043,986
2010 Population	66,021	448,122	1,076,623
2022 Population	61,807	438,125	1,079,210
2027 Population	60,024	426,601	1,054,022
2022 African American	694	30,469	132,655
2022 American Indian	1,798	12,336	30,712
2022 Asian	392	2,643	16,227
2022 Hispanic	59,568	395,409	888,445
2022 Other Race	37,076	261,850	596,693
2022 White	8,863	52,211	127,453
2022 Multiracial	12,943	78,267	174,040
2022-2027: Population: Growth Rate	-2.90 %	-2.65 %	-2.35 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,630	12,568	39,406
\$15,000-\$24,999	2,096	12,345	30,202
\$25,000-\$34,999	1,777	11,990	28,999
\$35,000-\$49,999	2,480	16,585	39,852
\$50,000-\$74,999	3,244	21,952	52,330
\$75,000-\$99,999	2,020	14,286	34,523
\$100,000-\$149,999	2,265	13,497	35,777
\$150,000-\$199,999	652	4,856	12,818
\$200,000 or greater	317	1,996	7,084
Median HH Income	\$51,314	\$51,160	\$50,642
Average HH Income	\$67,550	\$66,883	\$68,326

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,758	108,205	270,799
2010 Total Households	16,107	104,740	262,154
2022 Total Households	16,482	110,076	280,991
2027 Total Households	16,073	107,684	276,215
2022 Average Household Size	3.72	3.95	3.75
2000 Owner Occupied Housing	4,971	34,985	88,528
2000 Renter Occupied Housing	11,156	67,057	164,411
2022 Owner Occupied Housing	5,249	36,565	93,294
2022 Renter Occupied Housing	11,234	73,510	187,698
2022 Vacant Housing	481	3,214	11,007
2022 Total Housing	16,963	113,290	291,998
2027 Owner Occupied Housing	5,193	36,314	92,320
2027 Renter Occupied Housing	10,880	71,370	183,895
2027 Vacant Housing	921	5,928	17,248
2027 Total Housing	16,994	113,612	293,463
2022-2027: Households: Growth Rate	-2.50 %	-2.20 %	-1.70 %

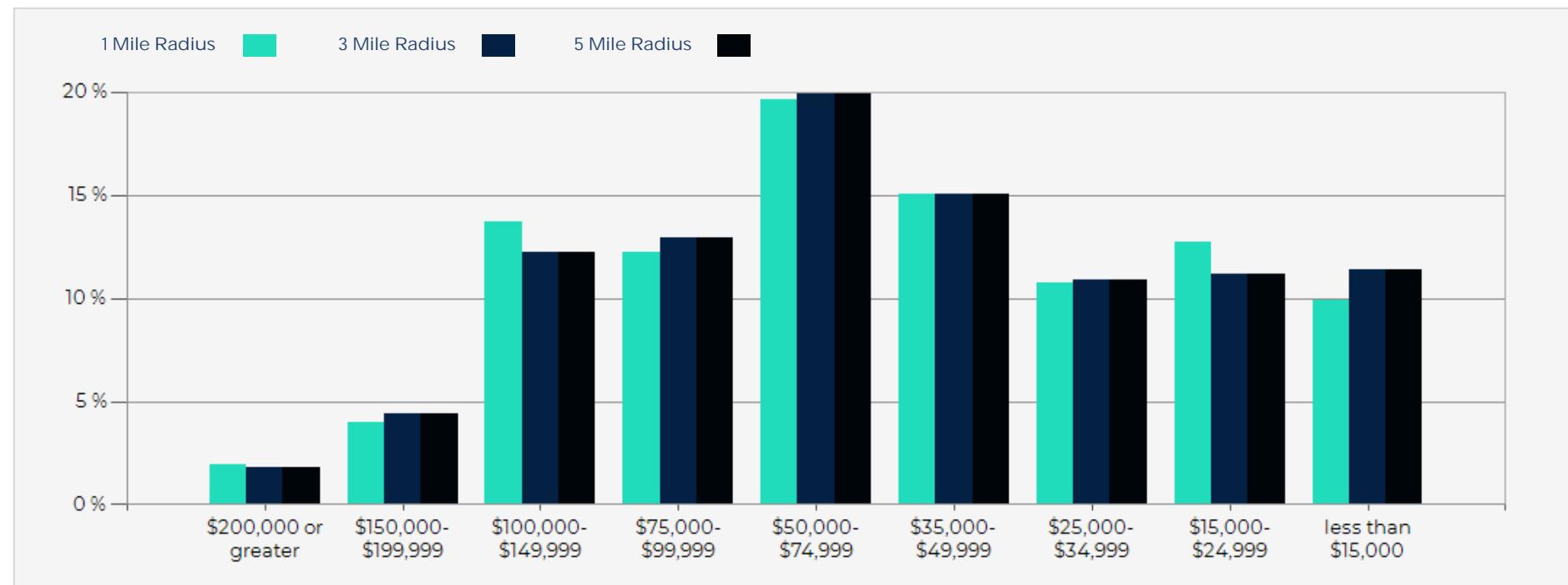
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	4,978	35,745	88,011
2022 Population Age 35-39	4,387	30,465	74,691
2022 Population Age 40-44	3,794	26,305	64,970
2022 Population Age 45-49	3,652	24,281	60,326
2022 Population Age 50-54	3,309	22,302	56,334
2022 Population Age 55-59	2,675	18,586	48,497
2022 Population Age 60-64	2,395	16,526	43,196
2022 Population Age 65-69	1,944	12,744	33,531
2022 Population Age 70-74	1,477	8,844	23,466
2022 Population Age 75-79	1,010	5,752	16,008
2022 Population Age 80-84	601	3,238	9,652
2022 Population Age 85+	565	2,882	9,526
2022 Population Age 18+	43,767	302,693	762,364
2022 Median Age	30	29	29

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,939	\$55,170	\$55,626
Average Household Income 25-34	\$70,319	\$69,494	\$71,069
Median Household Income 35-44	\$55,909	\$54,769	\$55,416
Average Household Income 35-44	\$73,305	\$71,444	\$74,519
Median Household Income 45-54	\$57,865	\$56,830	\$56,689
Average Household Income 45-54	\$74,356	\$72,808	\$74,691
Median Household Income 55-64	\$53,131	\$51,396	\$50,642
Average Household Income 55-64	\$67,290	\$65,377	\$67,348
Median Household Income 65-74	\$40,243	\$39,687	\$39,264
Average Household Income 65-74	\$58,611	\$58,569	\$60,090
Average Household Income 75+	\$43,973	\$47,941	\$48,887

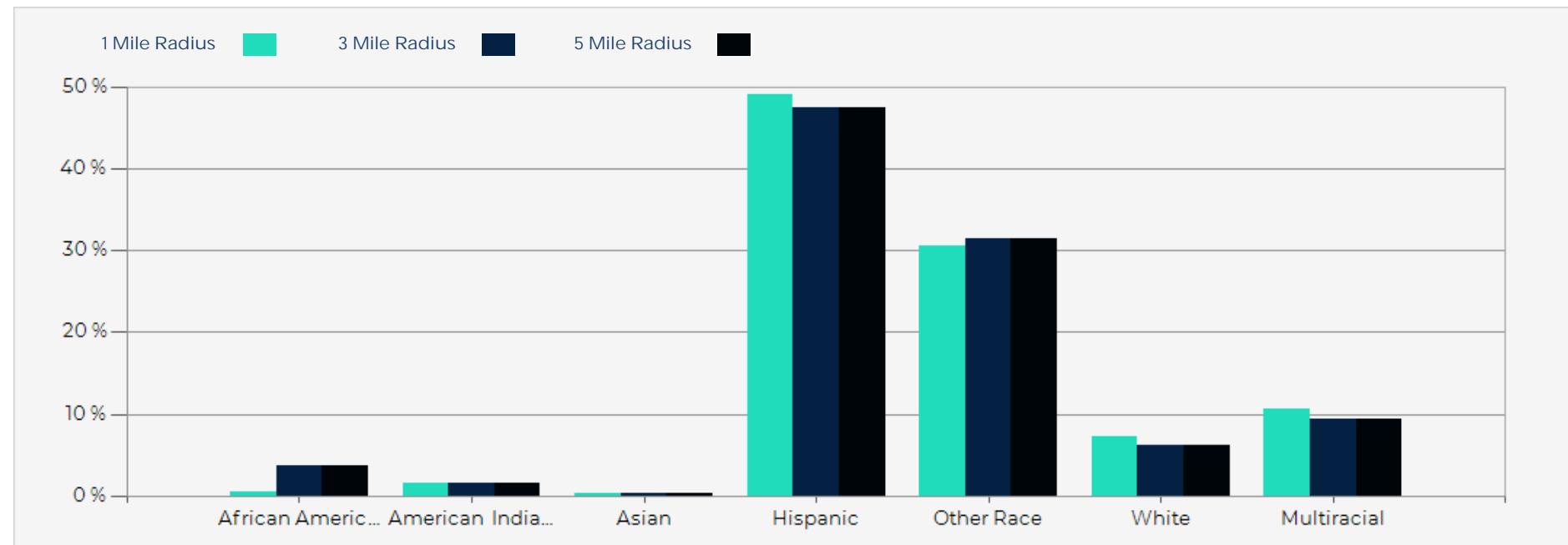
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	4,715	34,758	85,186
2027 Population Age 35-39	4,539	31,756	79,222
2027 Population Age 40-44	4,106	28,172	69,819
2027 Population Age 45-49	3,604	24,851	61,750
2027 Population Age 50-54	3,309	21,989	55,222
2027 Population Age 55-59	3,055	19,918	50,892
2027 Population Age 60-64	2,359	16,215	42,080
2027 Population Age 65-69	2,079	14,035	36,710
2027 Population Age 70-74	1,638	10,489	27,709
2027 Population Age 75-79	1,213	7,134	19,040
2027 Population Age 80-84	776	4,234	12,084
2027 Population Age 85+	663	3,320	10,490
2027 Population Age 18+	43,311	299,926	756,644
2027 Median Age	32	31	31

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,595	\$67,435	\$68,280
Average Household Income 25-34	\$84,722	\$82,950	\$85,176
Median Household Income 35-44	\$70,145	\$66,792	\$69,132
Average Household Income 35-44	\$90,760	\$86,723	\$90,881
Median Household Income 45-54	\$70,663	\$67,860	\$68,549
Average Household Income 45-54	\$90,725	\$87,724	\$90,599
Median Household Income 55-64	\$62,317	\$59,825	\$60,188
Average Household Income 55-64	\$80,911	\$78,822	\$82,319
Median Household Income 65-74	\$48,400	\$47,794	\$47,480
Average Household Income 65-74	\$72,287	\$72,158	\$74,425
Average Household Income 75+	\$56,708	\$61,523	\$63,263

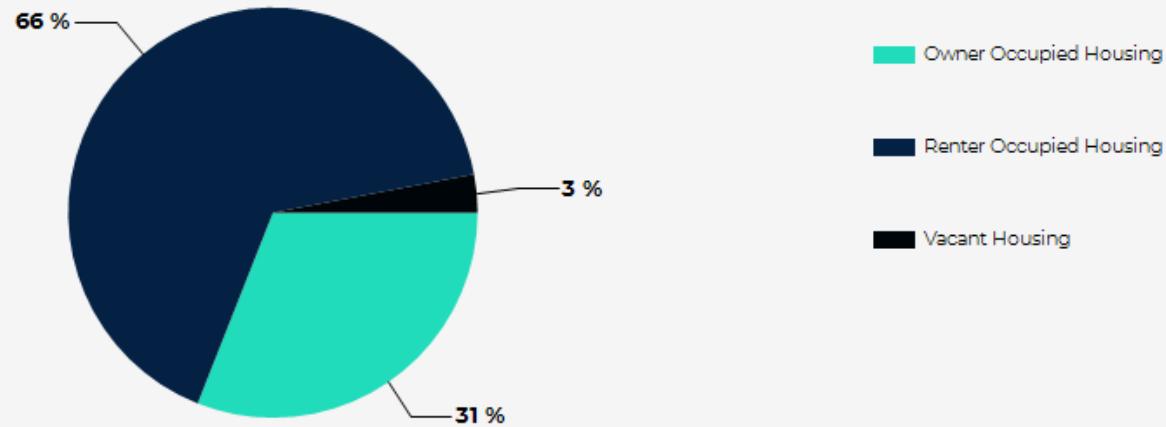
2022 Household Income



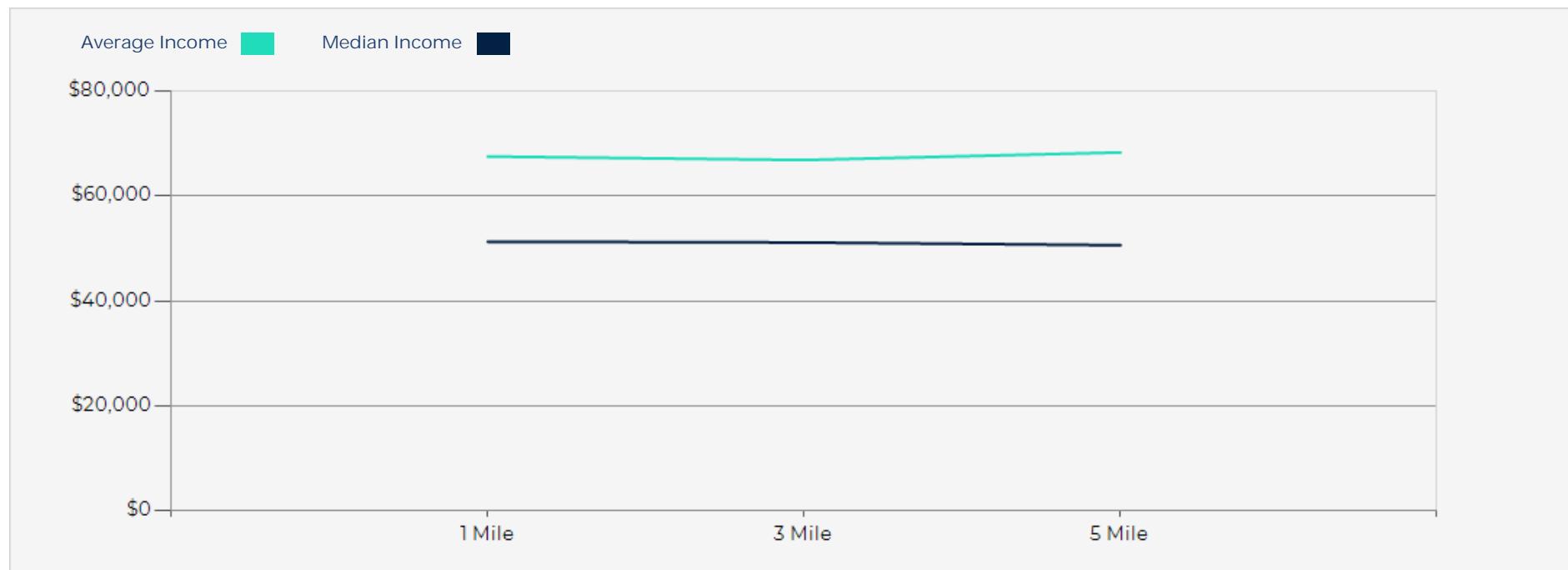
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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(323) 396-9445

r.mejia@rgaproperties.com

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