

South Gate, CA

4332-4336  
TWEEDY BOULEVARD

INVESTMENT OR OWNER USER



5,442 SF | Retail Building



# PROPERTY SUMMARY

## PROPERTY SUMMARY

SALE TYPE                   ▪ Owner-Use or Investor

PROPERTY USE             ▪ Retail

BUILDING SF               ▪ 5,442 SF

LOT SIZE                   ▪ 8,889 SF

YEAR BUILT                ▪ 1941

ZONING                     ▪ SGC2\*

TENANT                     ▪ Wing House

**4332-4336**  
**TWEEDY BOULEVARD**



# Location Synergy



**4332-4336**  
**TWEEDY BOULEVARD**

- IHOP
- Leland R. Weaver Library
- NORTHGATE MARKET
- Waba Grill
- ARCO
- CHASE
- WELLS FARGO
- La Bagnacina

**BOWMAN AVE**

**TWEEDY BLVD**

# FINANCIAL ANALYSIS

## SUMMARY

### PRICING

<b>OFFERING PRICE</b>		<b>\$2,100,000</b>
PRICE/UNIT		\$1,050,000
PRICE/SF		\$385.89
GRM	12.4	<b>12.5</b>
CAP RATE	7.20%	<b>7.17%</b>
	Current	Market

### FINANCING

Down	40.00%	\$840,000
Loan	60.0%	\$1,260,000
Ammort Years		25
Fixed For		25
Interest Rate		6.00%
Payments		(\$8,118)

# of Units	Type	Avg.Current	Current Total
1	Wing House	\$9,088	\$9,088
1	Vacant	\$5,000	\$5,000
<b>Total Scheduled Rent</b>			<b>\$14,088</b>
Monthly Scheduled Gross Income			\$14,088

<b>ANNUALIZED INCOME</b>			Current	Market
Gross Potential Rent			\$169,056	\$168,096
Less: Vacancy/Deductions			3% (\$5,072)	3% (\$4,875)
Effective Gross Income			\$163,984	\$163,221

<b>ANNUALIZED EXPENSES</b>			Current	Market
Taxes:			\$26,250	\$26,250
Insurance:			\$4,000	\$4,000
Utilities			\$2,000	\$2,000
Maintenance/Repairs			\$2,000	\$2,000
Pest Control			\$900	\$900
Business Lic			\$200	\$200
NNN Credit			-\$22,644	-\$22,644
<b>TOTAL EXPENSES</b>			<b>\$12,706</b>	<b>\$12,706</b>
Expenses/Unit			\$6,353	\$6,353
Expenses/SF			\$2.33	\$2.33
% of GOI			7.7%	7.8%

<b>RETURN</b>			Current	Market
NOI			\$151,278	\$150,515
Less Debt			(\$97,418)	(\$97,418)
Cashflow			6.41% \$53,860	6.32% \$53,097

Market	Market Total
\$9,008	\$9,008
\$5,000	\$5,000
	<b>\$14,008</b>
	\$14,008

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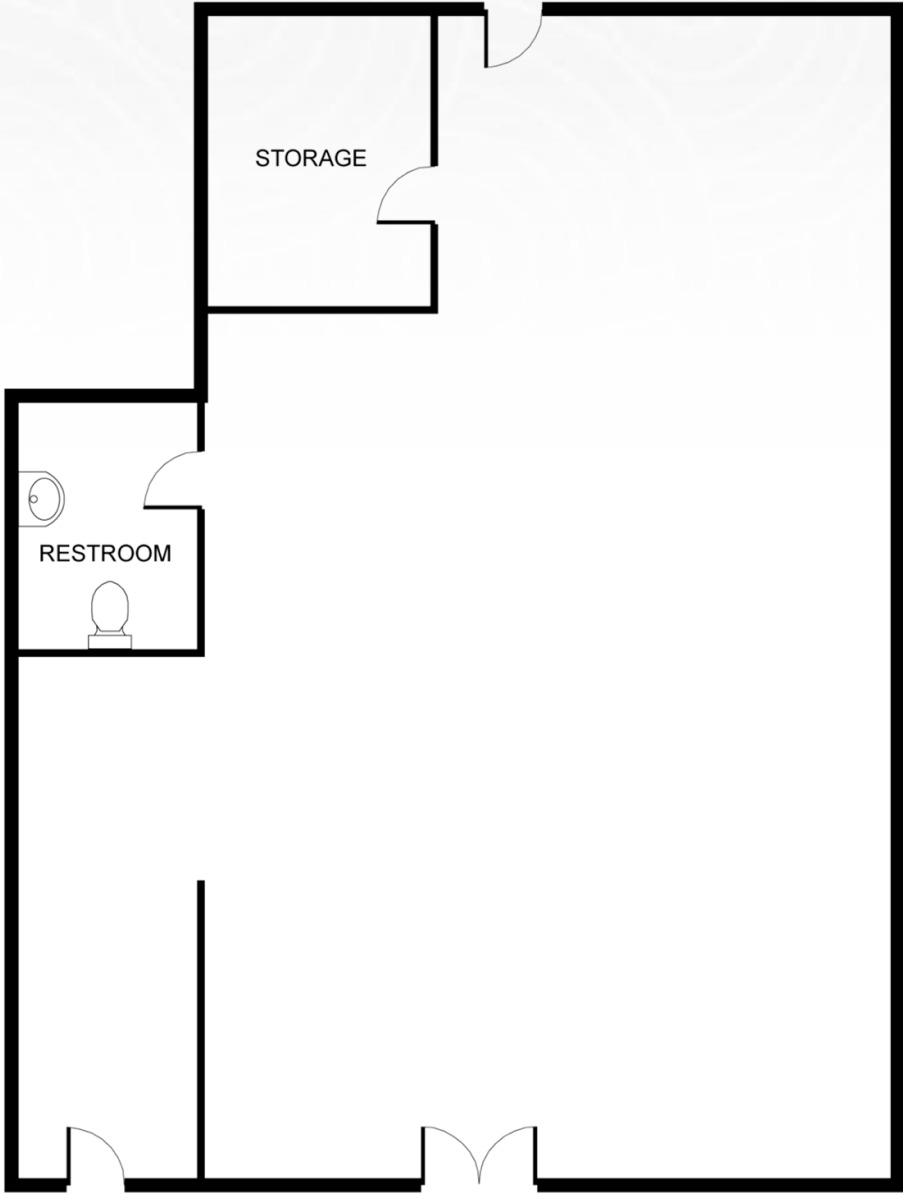
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# PROPERTY LAYOUT





# FLOORPLAN



## AREA SNAPSHOT

# South Gate, CA



**92,381**

POPULATION



**\$578,900**

MEDIAN HOME PRICE



**\$67,188**

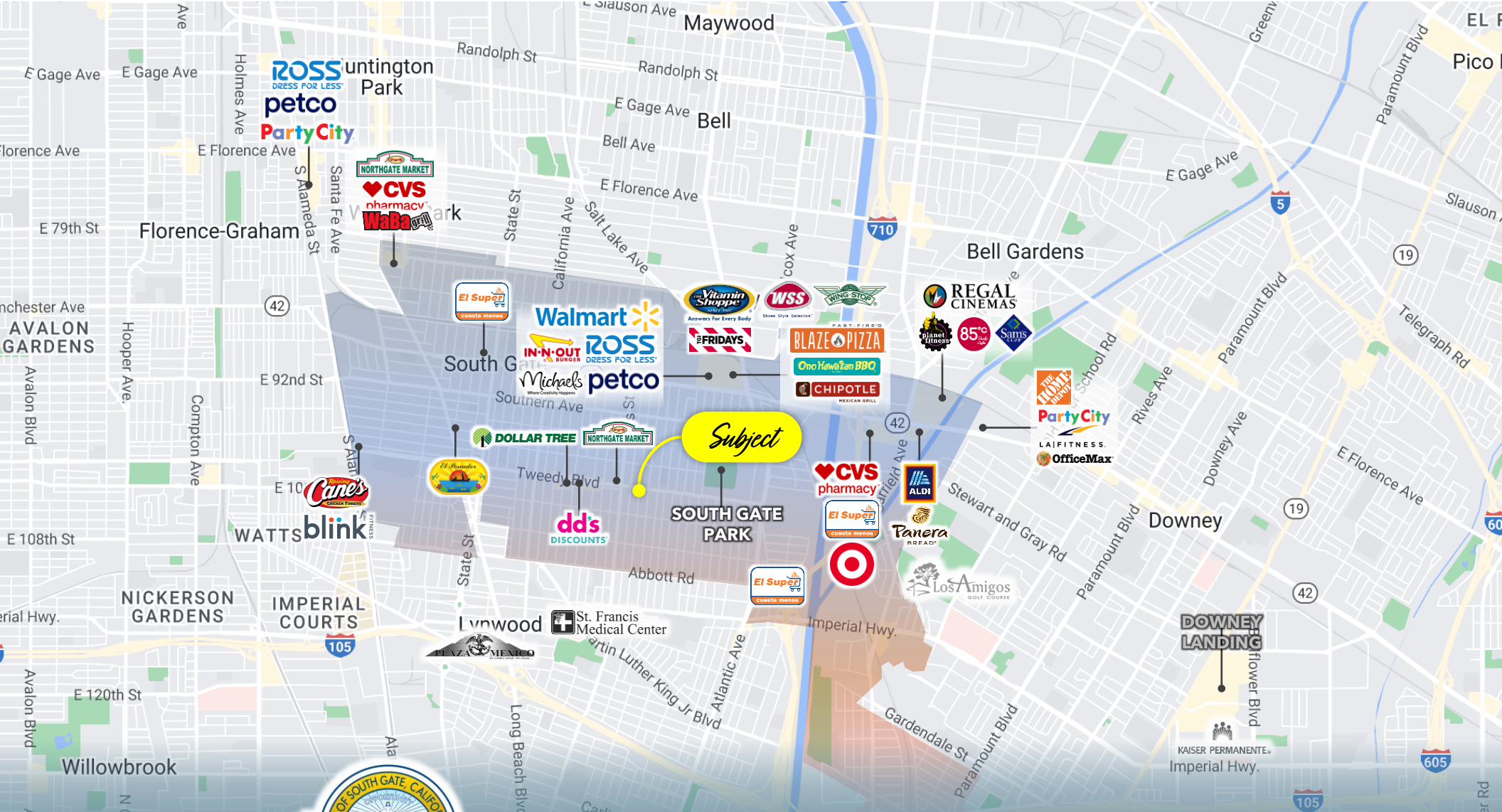
MEDIAN HH INCOME



Located in the heart of the Los Angeles Metropolitan Area, the City of South Gate is a busy, urban community consisting of residential, commercial, and industrial development spread over 7.4 square miles. It currently ranks as the 73rd largest city in California and 17th largest in Los Angeles County with a population of 98,633. South Gate is known for its outstanding city services, remarkable parks and recreation facilities, and family-friendly environment.

The city is strategically located along the 710 Freeway with close access to the 105 Freeway. South Gate is 20 miles north of the Ports of Los Angeles and Long Beach, 7 miles south of downtown Los Angeles, and 13 miles east of the Los Angeles International Airport, making it an ideal location for residents in the Los Angeles County area, and a main thoroughfare for regional, national, and global transportation and trade for businesses.





# South Gate California



# Developments

SOUTH GATE CALIFORNIA

**The Tweedy Mile Revitalization Project:** This project aims to revitalize a historic commercial corridor in South Gate known as the Tweedy Mile. The project includes streetscape improvements, new public spaces, and upgrades to local businesses to enhance the area's attractiveness to visitors and residents.

**Housing Development:** Several new housing developments have been built or are under construction in South Gate, including the Azalea Townhomes and the Park View Terrace Apartments. These developments offer modern amenities and affordable housing options for residents.

**Transit-Oriented Development:** South Gate is investing in transit-oriented development, which includes building new housing, retail, and commercial space around transit hubs. The city has partnered with the Los Angeles County Metropolitan Transportation Authority to develop the South Gate Transit Oriented District, which aims to create a more walkable and sustainable community.



SUBJECT PROPERTY

# SOUTH GATE AMENITIES

## CITY PARKS

- South Gate Park covers a total of 96.8 acres and is the largest park within the city limits. This park is used to carry out most of the Parks and Recreation Department's community programs. There are a total of six different facilities at this park, some of which can be rented out for a variety of events. These facilities include the Municipal Auditorium, Girls Club House, 9 hole Par 3 Golf Course, Senior Recreation Center, Swim Stadium, and Sports Center. The site also features athletic fields, outdoor basketball courts, two playgrounds, tennis courts, a skate park, several shaded areas for picnics, and a Jr. Hockey Rink.

## FRESH FARMERS MARKET MONDAY

- Every Monday without fail, several trucks and food stands make their way onto the park district premises of South Gate park to hold a fresh market fair. Here one can find many sorts of fresh food products, from fresh produce to flowers for putting in one's garden to culturally diverse products that one might not find in a regular local grocery store.

## TWEEDY MILE FAIR

- From general retail establishments, to specialty and chain restaurants, cyber cafes, video entertainment, beauty salons, sportswear, gymnasiums, financial, law, and medical services, Tweedy Mile offers a wide range of products and services for everyone. The fair attracts over 250,000 visitors from the Los Angeles County South East communities. Working with city authorities TMA strives to develop a healthy commercial mix in the area by providing a safe family-friendly shopping, and an enjoyable cultural experience. TMA in cooperation with the City of South Gate produces the Annual Street Fair, organizes merchant's sidewalk sales, and provides community programs such as art and signing contests, Halloween and Christmas celebrations.

## CONCERTS IN THE PARK

- Located at South Gate Park Bandstand concerts in the park are free to the public. They are held every Friday at 6pm and range from Mariachi to Reggae. This is a great place for families and friends to gather together to relax on the grass in such a beautiful environment. Held by Parks and Recreation department these concerts are fun for all.

FARMER'S MARKET



TWEEDY MILE FAIR



SOUTH GATE PARK



# 4332-4336 Tweedy Boulevard South Gate, CA 90280



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