

OFFERING MEMORANDUM

10220

PARAMOUNT BLVD, DOWNEY

SINGLE TENANT NNN
LEASED INVESTMENT



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OC
OFFICE GROUP

DISCLAIMER

This Offering Memorandum (this "Memorandum") is being delivered to you for the sole purpose of evaluating the possible acquisition of 10220 Paramount Blvd. Downey, California ("Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Owner or Lee & Associates, Inc. - Irvine Commercial Real Estate Services ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other evaluation material) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum or any other evaluation material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "AS IS," "WHERE IS" basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other evaluation material. Although additional evaluation material (why may include engineering, environmental or other reports) may be provided to qualified parties as marketing information, prospective purchasers should seek advice from their own attorneys, accountants and engineering/environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser until a written sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations hereunder have been satisfied or waived. Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims or commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

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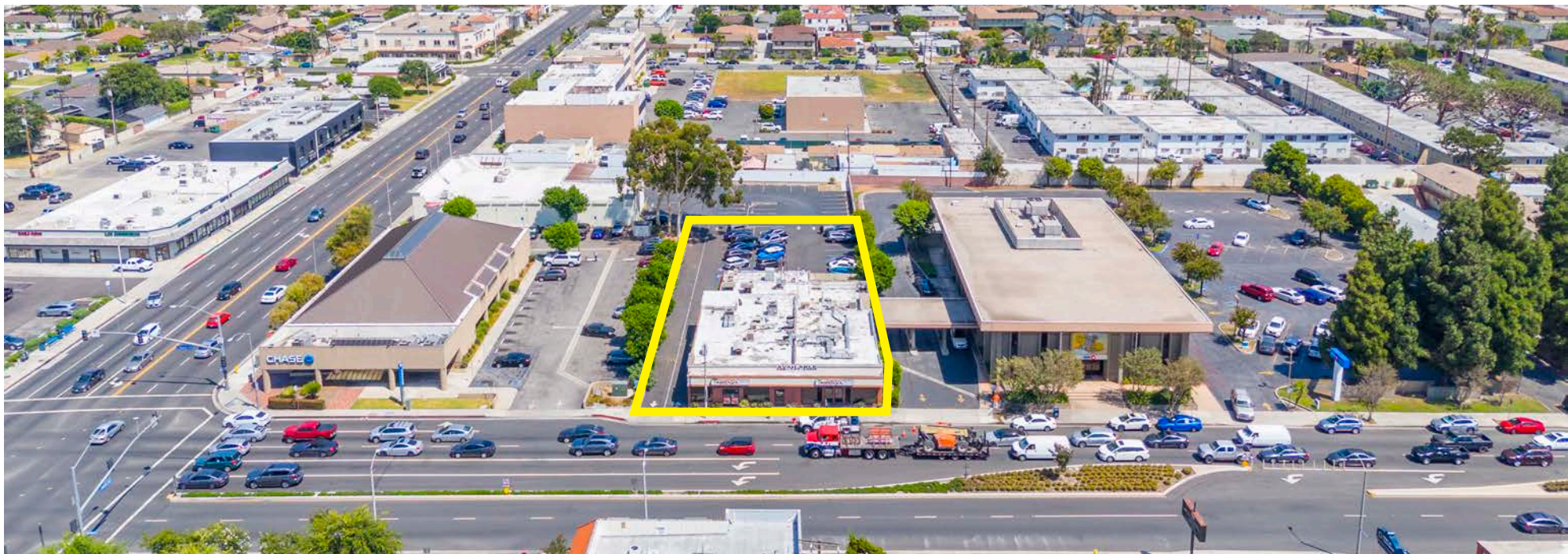
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ASSET PROFILE

Address	10220 Paramount Blvd. Downey, CA 90241
Offering Price	\$4,026,590
NOI (2024)	\$231,544
Current in Place Cap Rate	5.75%
Lease Term	5 Years (Expires July 1, 2029)
Options to Renew	2-5 Year Options Remaining
Site Area	18,897 SF
Total Building Area	7,394 SF
Occupancy	100% Leased
Number of Stories	1
Year Built	1946 - Highly Improved Interior



FINANCIAL SUMMARY

\$4,026,800

ASKING PRICE

5.75%

CAP RATE

±100%

OCCUPANCY

7,394 SF

SQ. FT.

Two (2) - Five Year Option

LEASE OPTIONS

CPI ± per year

ANNUAL INCREASES

June 30, 2029

LEASE EXPIRATION

NNN Lease

IN PLACE

INVESTMENT HIGHLIGHTS

- Recently executed 5 year extension with two remaining 5 year options.
- NNN lease with no CAP on real estate taxes or insurance costs.
- CPI Annual increases with 2% minimum and 5% maximum
- Seller can assist with interest rate credits for a qualified Buyer
- Tropicana opened in 1999 and has been a staple in the Downey community for over 25 years





PROPERTY OVERVIEW

The Property is prominently located at the corner of Paramount Blvd. and E. Florence Ave. The property has access just one block east to the Santa Ana 5 Freeway; one of Los Angeles' major north/south freeway arterials that provides direct access to the 605 freeway, less than 1-mile south of the property.

ADDRESS 10220 Paramount Blvd.
Downey, CA 90241

BLDG SQ. FT. 7,394 SF

APN 6251-030-002

SITE AREA 0.43 AC (18,897 SF)

FRONTAGE/ACCESS The subject property has frontage along Paramount Blvd. and access from Paramount Blvd and Florence Ave,

CONFIGURATION/TYPOGRAPHY The site is nearly rectangle in shape and generally flat and level at Paramount Blvd.

ACCESS Vehicular access is provided along Florence Ave. The subject has two curb cuts which provide access to the surface parking around the perimeter of the subject property retail buildings.

TENANT PROFILE & HISTORY

TROPICANA BAKERY & CAFÉ

In the early 1990's, Melvyn Madrazo Sr., a Cuban-born American citizen, had the idea to open a restaurant which served rotisserie chicken prepared both Cuban-style and Mexican-style. After discussing the idea with his wife and children, the beginning of a long-term family collaboration began. The Madrazo family business evolution began with the creation of Los Pollos, a restaurant which was opened in the early 1990's.

The Madrazos created a unique marinade which contained both Mexican seasonings and Cuban citrus style mojo. It was this Madrazo marinade which formed the signature dish at Los Pollos. From the outset, Melvyn's vast experience as part owner and vice president of production for a large emblem manufacturing business with over 300 employees served the family business well.

Los Pollos was a success, and growth was soon to follow with the opening of a second restaurant in 1995 in East Los Angeles (Los Pollos #2) and a third, which opened in 1997 in the city of Downey (Los Pollos #3) and 2006 (Tropicana Chicken in Bell Gardens). The operation evolved from a single store to multiple-unit operators.



