



OFFERING MEMORANDUM  
**7-ELEVEN STRIP CENTER**  
2001 E SOUTH STREET | LONG BEACH, CA 90805

Exclusively Marketed By:

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**FRED LOYA**  
INSURANCE

**Jackson Hewitt**

**UnionBank**

**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS

# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Property Name	7 Eleven Strip Center
Property Address	2001 E South St Long Beach, CA 90805
Property Type	Strip Center
Price	\$4,109,000
Price/SF/Bldg	\$608.74
Net Operating Income	\$215,812
CAP Rate	5.25%
Occupancy	100%
Building Size	6,750 SF
Land Size	21,377 SF
Year Built / Renovated	1975 / 2010
APN	7119-018-019
Zoning	LBCHW

## TRAFFIC COUNTS

## CARS PER DAY

South Street	23,457
Cherry Avenue	36,691

## INVESTMENT HIGHLIGHTS

- Highly visible signalized corner strip retail opportunity with desirable tenant mix
- Anchored by 7-Eleven, Fred Loya Insurance, and Union Bank ATM
- NNN leases for ease of management
- 60% of the GLA is brand new construction in 2010
- Brand new roof 1st Quarter of 2016
- Close proximity to freeways: I-710, I-91, I-405, I-605 & I-105



# RENT ROLL

Suite	Tenant	SF	% of GLA	Rent			Lease Dates		Increase Schedule	Lease Type	Renewal Options	
				Monthly	PSF	Annual	PSF	Start				End
101	Fred Loya Insurance (Corporate)	1,040	15.41%	\$2,650	\$2.55	\$31,800	\$30.58	1/1/2012	12/31/2019	None	NNN	Option 1 Yrs 6-10: \$2,756.00
Note - Year 1-5 CAM capped @ \$0.60/SF/Mo												
102	Jackson Hewitt (Corporate)	1,210	17.93%	\$2,644	\$2.19	\$31,728	\$26.22	9/1/2014	4/30/2019	None	NNN	Option 1 2 Yrs : 2% Annual Increases
Note - Initial CAM@ \$0.45/SF/Mo.4% Max CAM increase												
103	Chau Huynh & Cindy My Lam	1,125	16.67%	\$2,912	\$2.59	\$34,944	\$31.06	1/1/2012	12/31/2021	Years 1-5: \$2,600.00 Years 6-10: \$2,912.00	NNN	Option 1 Yrs 11-15: \$3,262
Note - Year 1-5 CAM capped @ \$0.60/SF/Mo												
104	La Pizza Loca	1,125	16.67%	\$2,378	\$2.11	\$28,536	\$25.37	7/1/2013	6/31/2018	3% Annually	NNN	Option 1 5 Yrs: 3% Annual Increases Option 2 5 Yrs: 3% Annual Increases
Note - Yr 1-3 CAM capped @ \$0.40/SF/Mo. 5% Max CAM increase excluding T&I												
105	7 Eleven	2,250	33.33%	\$7,192	\$3.20	\$86,304	\$38.36	11/30/2011	11/30/2021	Years 1-5: \$6,480.00 Years 6-10: \$7,192.00	NNN	Option 1 Years 11-15: \$7,984.01 Option 2 Years 16-20: \$8,862.25 Option 3 Years 21-25: \$9,387.10 Option 4 Years 26-30: \$10,919.18
Note - Non-Exclusive on ATM												
106	Union Bank (ATM)			\$1,650		\$19,800		6/1/2012	5/30/2022	None	Gross	Option 1 Years 11-15: \$1,815
Note - Upto 2 ATM's, Early termination after Year 2												
<b>TOTAL</b>		<b>6,750</b>	<b>100%</b>	<b>\$19,426</b>		<b>\$233,112</b>						
TOTAL OCCUPIED		6,750	100.00%									
TOTAL VACANT		0	0.00%									

# INCOME & EXPENSES

OPERATING EXPENSES		CURRENT	PSF
Property Taxes	1.125%	\$46,226.25	\$6.85
Property Insurance		\$4,545.00	\$0.67
Common Area Maintenance		\$13,000.00	\$1.93
Management	0.00%	\$0.00	\$0.00
Utilities		\$7,920.00	\$1.17
<b>Total Operating Expenses</b>		<b>\$71,691</b>	<b>\$10.62</b>

INCOME		CURRENT	PSF
Potential Rental Income		\$236,084	\$34.98
Less: Vacancy & Losses	0.00%	\$0	\$0.00
Effective Rental Income		\$236,084	\$34.98
Plus: Expense Recapture		\$51,419	\$7.62
Gross Operating Income		\$287,503	\$42.59
Less: Operating Expenses		\$71,691	\$10.62
<b>Net Operating Income</b>		<b>\$215,812</b>	<b>\$31.97</b>

Assumes April 2017 Analysis Start Date

# TENANT INFO

Tenant	# of Locations	Website	Description
	700	www.fredloya.com	<p>Fred Loya Insurance is a Texas based Hispanic 500 car insurance company. As of 2016 the company had 5,200 employees and 700 offices in Alabama, Arizona, California, Colorado, Georgia, Illinois, Indiana, Missouri, New Mexico, Nevada, Ohio and Texas. It is the 18th largest Hispanic-owned company in the country.</p> <p>The company is headquartered in El Paso, Texas and owned by Fred Loya, a Hispanic American who had originally worked as a cattle rancher. Loya began selling insurance in 1975. In 2008 Loya consolidated three San Antonio claims centers into one. Loya is famous for his Christmas light displays.</p> <p>The Loya Insurance Group agencies are located in multiple types of locations such as shopping centers, grocery stores, street corners, and office buildings. The agencies are in both small and large towns and cities and focus on being in places where the people go on a regular basis.</p>
	6800	www.jacksonhewitt.com	<p>Jackson Hewitt Tax Service Inc. is the second-largest tax-preparation service in the United States; offers free electronic filing, tax-preparation training, and tax audit representation and responsible for preparing over 2.5 million computerized federal, state, and local individual income-tax returns each year.</p> <p>The company is based in Jersey City, New Jersey. It operated more than 6,800 franchised and company-owned locations throughout the United States, including nearly 3,000 located in Wal-Mart stores nationwide, and more than 400 Sears stores in the United States and Puerto Rico for the 2014 tax season. The company supports more than 5,763 franchise locations throughout the United States. Start-up costs range from around \$50,000 to \$100,000 per franchise</p>
	8144	www.7-eleven.com	<p>7-Eleven is an international chain of convenience stores that operates franchises and licenses some 59,800 stores (as of June 2016) in 17 countries headquartered in the US city of Irving, Texas. Its parent company, Seven-Eleven Japan Co., Ltd., is located in Tokyo. Seven-Eleven Japan is held by the Seven &amp; I Holdings Co. holding company.</p> <p>As of 2013, 8,144 7-Eleven franchised units exist across the United States. Franchise fees range between US\$10,000 – \$1,000,000 and the ongoing royalty rate varies. 7-Eleven America has its headquarters in the Cypress Waters development in Irving, Texas.</p> <p>7-Eleven in the United States sells Slurpee drinks, a partially frozen soft drink and Big Gulp beverages. Other products include: 7-Select private-brand products, coffee, fresh-made daily sandwiches, salads and bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services and product delivery services.</p>
	30	www.lapizzaloca.com	<p>Pizza Loca was started in 1986 when founder and owner Alex Meruelo recognized an opportunity to bring freshly made, high quality pizza, at a very affordable price, to his community populated largely by Latinos in the heart of Los Angeles.</p> <p>The first locations introduced some of the classic menu items that have become trademark items. The quality and value of the Pizza Loca was immediately felt by people near those first locations.</p> <p>In a short period of time, there were nearly 30 locations all over SoCal serving. Pizza Loca is staying true to its heritage and remains heavily involved in Latino Community events and festivals including Fiesta Broadway, Placita Olvera, LA Live and numerous entertainment venues throughout SoCal.</p>
	398	www.unionbank.com	<p>MUFG Union Bank (stylized as UnionBank) is an American full-service bank with 398 branches in California, Washington and Oregon which is wholly owned by The Bank of Tokyo-Mitsubishi UFJ. The bank, formerly known as Union Bank of California, N.A., has operations in California, Washington and also has commercial branches in Dallas, Houston, New York City and Chicago, as well as two international offices. Headquartered in New York City, MUFG Union Bank, N.A. is a subsidiary of holding company MUFG Americas Holdings Corporation and a member of the Mitsubishi UFJ Financial Group (NYSE: MTU).</p> <p>As of December 31, 2014, MUFG Americas Holdings Corporation had \$113.7 billion (USD) in assets and the Mitsubishi UFJ Financial Group had total assets of approximately \$2.3 trillion (USD). Its foundation is built on five lineages; three originate in California and two in Japan.</p>



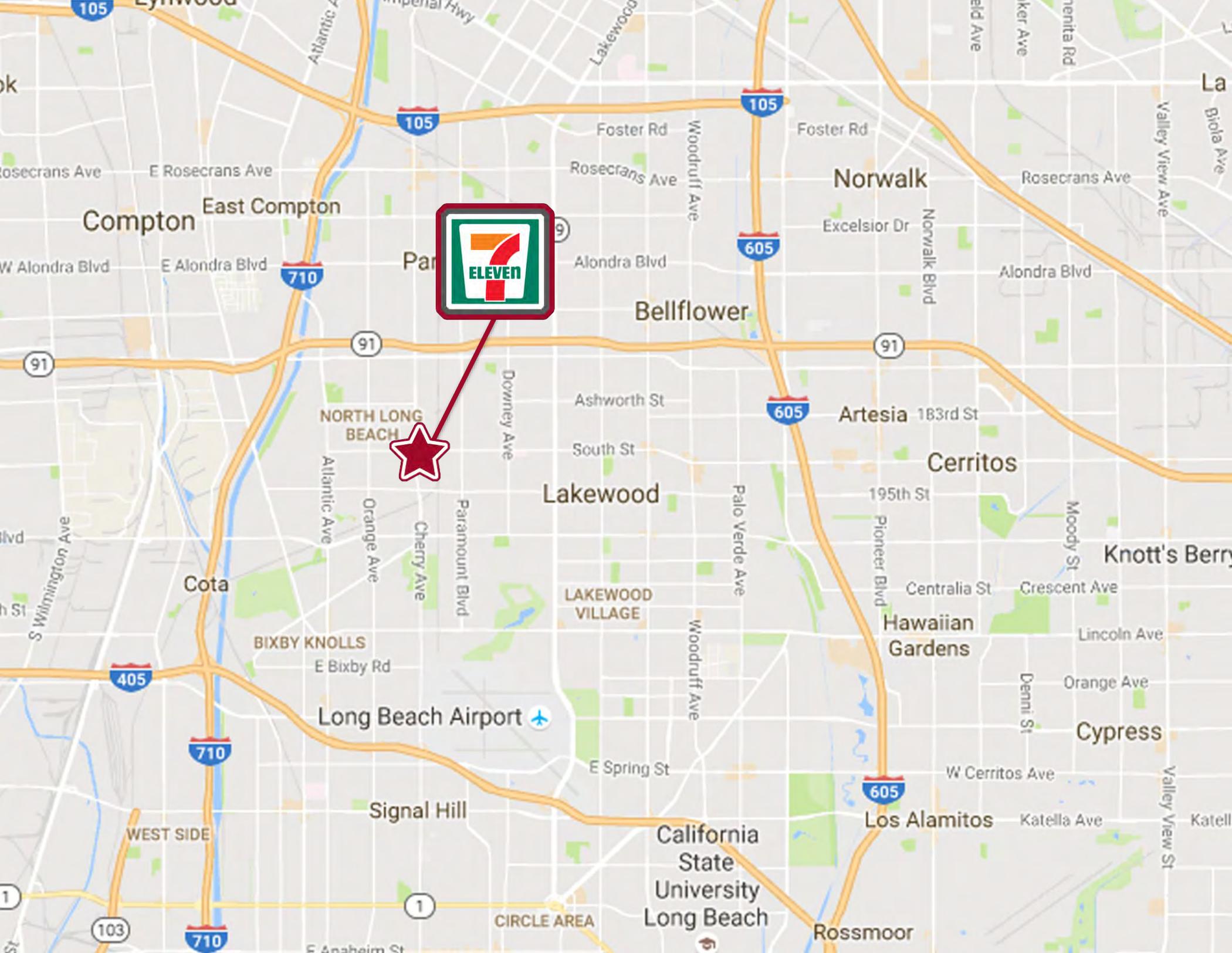
## Long Beach, CA

Long Beach is a city in Los Angeles County in Southern California, on the Pacific coast of the United States. The city is the 36th-largest city in the United States and the seventh-largest in California. As of 2010, its population was 462,257. In addition, Long Beach is the second largest city in the Greater Los Angeles Area (after Los Angeles) and a principal city of the Los Angeles metropolitan area.

The Port of Long Beach is the United States' second busiest container port and one of the world's largest shipping ports. The city also maintains a large oil industry with wells located both underground and offshore. Manufacturing sectors include those in aircraft, car parts, electronic and audiovisual equipment, and home furnishings.

Downtown Long Beach is located approximately 22 miles (35 km) south of Downtown Los Angeles, though the two cities border each other for several miles on Long Beach's southwestern portion. Long Beach borders Orange County on its southeast edge.

The intersection has strong national retailers including Food 4 Less and McDonald's. The intersection has a total traffic count of 97,000 cars per day. The 2 mile average household income is \$65,312 and the number of households is just over 91,000.



FOOD 4 LESS

SUBWAY



ROSS  
DRESS FOR LESS

Walgreens



E South Street

Market Street

Cherry Avenue

FOOD 4 LESS

McDonald's

7 ELEVEN

SUBWAY

Church's CHICKEN SINCE 1952

Cherry Avenue

E South Street



FOOD 4 LESS

SUBWAY

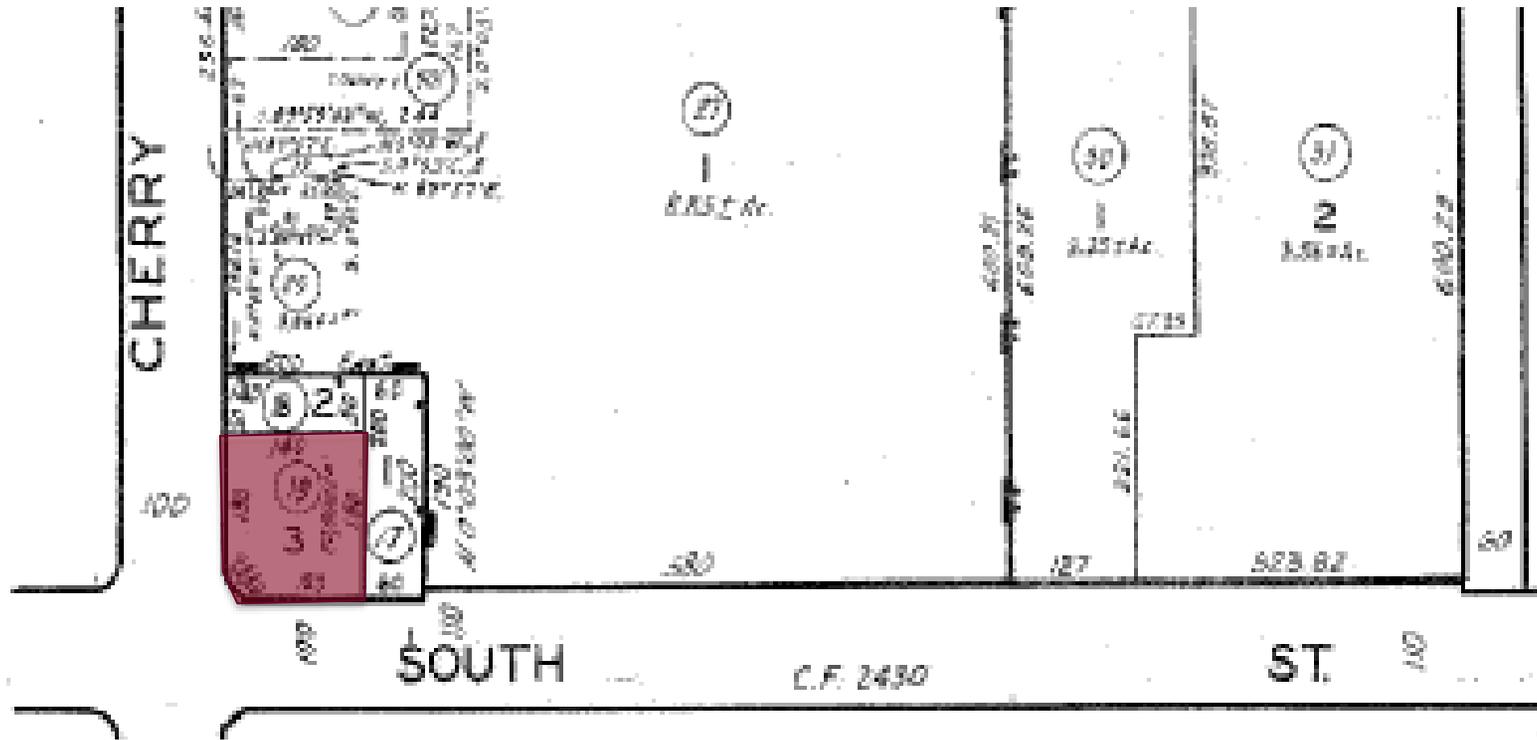


E South Street

Cherry Avenue



# PARCEL MAP



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	37,976	254,091	662,593
2010 Population	38,543	260,475	678,001
2016 Population	39,484	266,495	695,753
2021 Population	40,636	273,684	715,860
2000-2010 Annual Rate	0.15%	0.25%	0.23%
2010-2016 Annual Rate	0.39%	0.37%	0.41%
2016-2021 Annual Rate	0.58%	0.53%	0.57%
2016 Male Population	48.1%	48.7%	48.8%
2016 Female Population	51.9%	51.3%	51.2%
2016 Median Age	32.0	32.4	32.6
In the identified area, the current year population is 695,753. In 2010, the Census count in the area was 678,001. The rate of change since 2010 was 0.41% annually. The five-year projection for the population in the area is 715,860 representing a change of 0.57% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.			
<b>Median Age</b>			
The median age in this area is 32.0, compared to U.S. median age of 38.0.			
<b>Race and Ethnicity</b>			
2016 White Alone	31.3%	40.3%	40.0%
2016 Black Alone	19.8%	15.3%	14.5%
2016 American Indian/Alaska Native Alone	0.7%	0.8%	0.7%
2016 Asian Alone	17.0%	10.5%	11.4%
2016 Pacific Islander Alone	2.2%	1.5%	1.1%
2016 Other Race	23.6%	26.3%	27.3%
2016 Two or More Races	5.5%	5.3%	4.9%
2016 Hispanic Origin (Any Race)	46.8%	53.5%	55.3%
<b>Median Household Income</b>			
2016 Median Household Income	\$50,048	\$52,873	\$55,022
2021 Median Household Income	\$52,509	\$56,972	\$59,975
2016-2021 Annual Rate	0.96%	1.50%	1.74%
<b>Average Household Income</b>			
2016 Average Household Income	\$63,223	\$70,295	\$72,013
2021 Average Household Income	\$68,830	\$76,570	\$78,445
2016-2021 Annual Rate	1.71%	1.72%	1.73%
<b>Data for all businesses in area</b>			
Total Businesses:	830	7,842	19,617
Total Employees:	8,207	85,536	254,426
Total Residential Population:	39,484	266,495	695,753
Employee/Residential Population Ratio:	0.21:1	0.32:1	0.37:1

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in 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 notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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