



OFFERING MEMORANDUM
BEVERLY STRIP/AUTO CENTER

2811 & 2817 BEVERLY BOULEVARD | LOS ANGELES, CA 90057

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INVESTMENT SUMMARY

Property Name	Beverly Strip/Auto Center
Property Address	2811-2817 Beverly Blvd Los Angeles, CA 90057
Property Type	Strip/Auto Center
Price	\$2,350,000
Price/SF/Bldg	\$190.35
Net Operating Income	\$153,506
CAP Rate	6.53%
Occupancy	100%
Building Size	12,346 SF
Land Size	16,116 SF
APN	5156-019-023, 5156-019-022
Zoning	LAC2

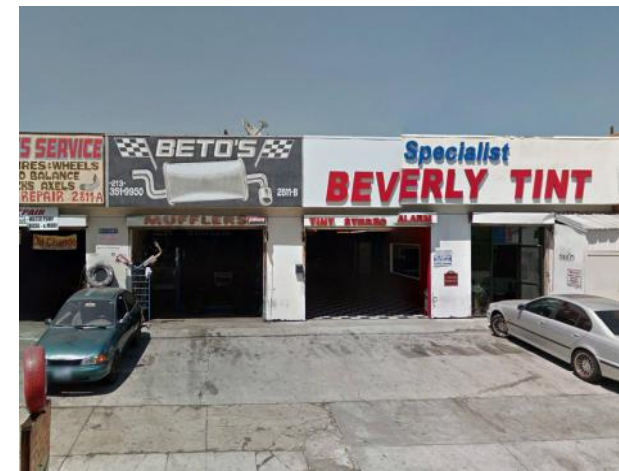
TRAFFIC COUNTS

CARS PER DAY

Beverly Boulevard	24,055
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INVESTMENT HIGHLIGHTS

- Highly visible from the street
- Great mix of automotive and retail tenants
- In close proximity to several national credit tenants including Taco Bell, 7-Eleven and Smart & Final
- Current Occupancy at 100%



RENT ROLL

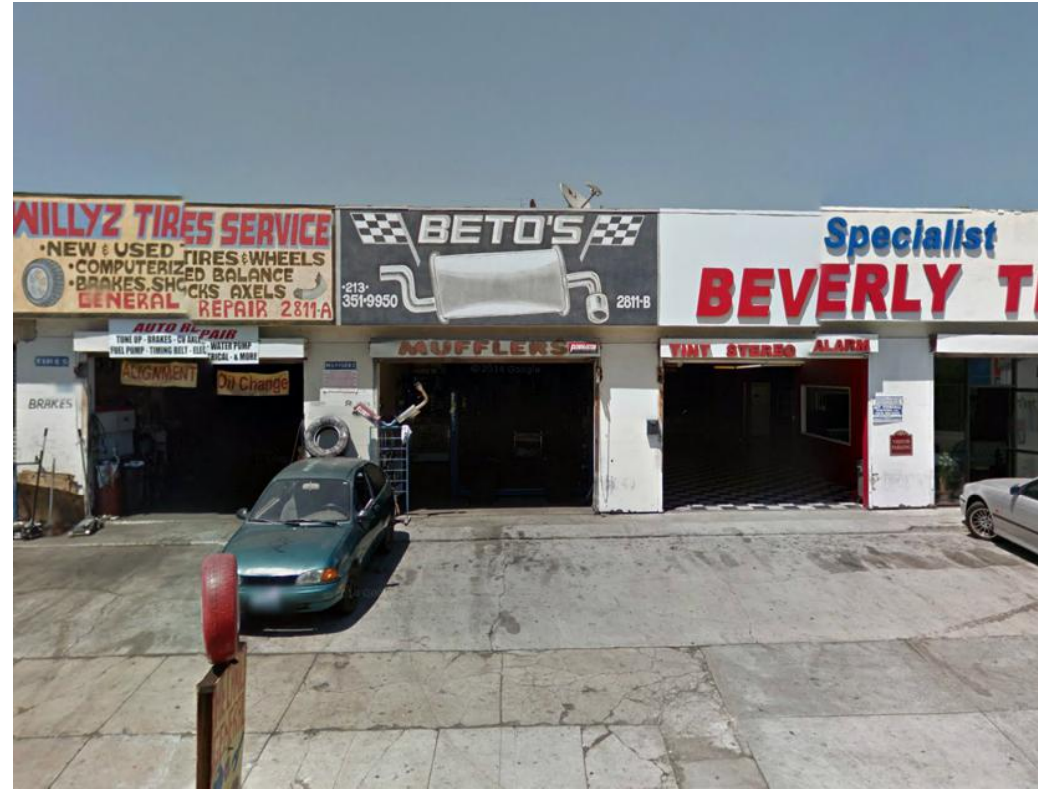
Suite	Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
				Monthly	PSF	Annual	PSF	Start	End			
2817-A	Medical Dispensary	600	4.86%	\$1,600	\$2.67	\$19,200	\$32.00	5/15/14	5/31/16	Includes increase to \$1,600 on 5/15/2015.	Gross	None
NOTE: Tenant pre-pays rent for a 6 month period and \$600 for Utilities												
2817-B	General Merchandise Store	600	4.86%	\$1,030	\$1.72	\$12,360	\$20.60	2/1/14	1/31/16	None	Gross	None
2817-C	Banquet	4,500	36.45%	\$4,725	\$1.05	\$56,700	\$12.60	9/9/13	9/8/16	09/09/15 - 09/08/16 - \$4,961.25	Gross	One 5 Yr option at FMV
NOTE: Tenant pays \$70/mo for Electricity and Trash												
2811	Storage	2,000	16.20%	\$2,000	\$1.00	\$24,000	\$12.00		Month to Month	None	Gross	None
2811-A	Tire	1,110	8.99%	\$1,957	\$1.76	\$23,484	\$21.16		Month To Month	None	Gross	None
2811-B	Muffler	1,156	9.36%	\$1,854	\$1.60	\$22,248	\$19.25	2/1/14	1/31/19	Increase 3% each year	Gross	None
2811-C/D	Tint	2,380	19.28%	\$2,575	\$1.08	\$30,900	\$12.98	6/1/14	5/30/19	6/01/15 - 5/30/16 - \$2,575.00 Includes increase on 6/1/15 6/01/16 - 5/30/17 - \$2,652.25 6/01/17 - 5/30/18 - \$2,731.82 6/01/18 - 5/30/19 - \$2,813.77	Gross	None
NOTE: Tenant pays \$100/mo for water, trash												
TOTAL		12,346	100%	\$15,741		\$188,892						
TOTAL OCCUPIED		12,346	100.00%									
TOTAL VACANT		0	0.00%									

INCOME & EXPENSES

OPERATING EXPENSES		CURRENT	PSF
Property Taxes	1.125%	\$26,438	\$2.14
Property Insurance		\$4,000	\$0.32
Common Area Maintenance	0.00%	\$0	\$0.00
Management	0.00%	\$0	\$0.00
Utilities		\$4,800	\$0.39
Total Operating Expenses		\$35,238	\$2.85

INCOME		CURRENT	PSF
Potential Rental Income		\$191,241	\$15.49
Less: Vacancy & Losses	3.00%	\$5,737	\$0.46
Effective Rental Income		\$185,504	\$15.03
Plus: Expense Recapture		\$3,240	\$0.26
Gross Operating Income		\$188,744	\$15.29
Less: Operating Expenses		\$35,238	\$2.85
Net Operating Income		\$153,506	\$12.43

Note: Analysis Start Date is June 1, 2015



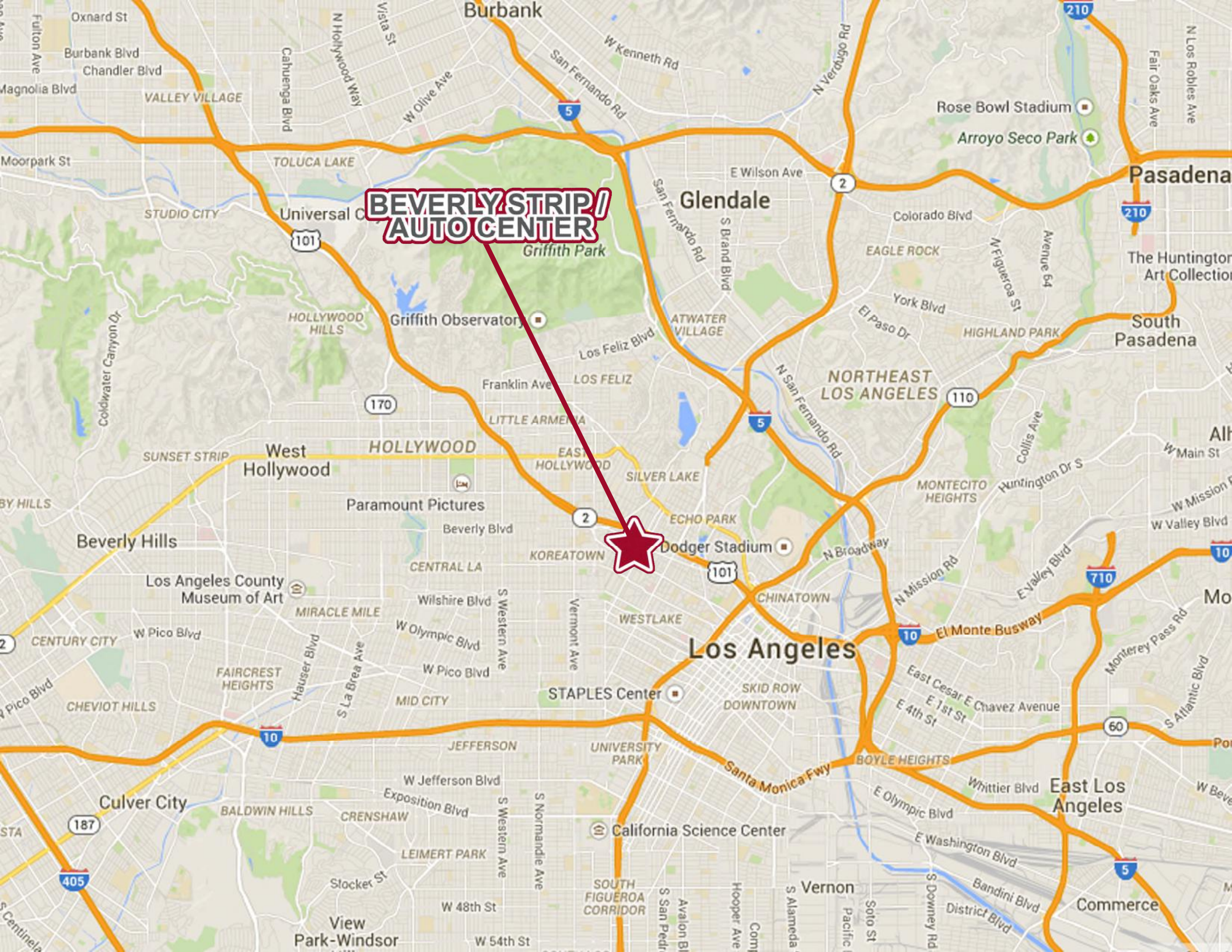
Los Angeles, CA

Officially the City of Los Angeles, often known by its initials L.A., is a major city in California's Southern California region, approximately 342 miles south of San Francisco. With a population of 3,792,621 as of 2010, Los Angeles is the second-largest city in the United States, after New York City, and the most populous city in California. Los Angeles is known for its mediterranean climate, ethnic diversity, celebrity culture, traffic, and the film and television industry

The Census reported that Los Angeles had a population of 3,792,621. The population density was 8,092.3 people per square mile. The age distribution was 874,525 people (23.1%) under 18, 434,478 people (11.5%) from 18 to 24, 1,209,367 people (31.9%) from 25 to 44, 877,555 people (23.1%) from 45 to 64, and 396,696 people (10.5%) who were 65 or older. The median age was 34.1 years. For every 100 females there were 99.2 males. For every 100 females age 18 and over, there were 97.6 males.

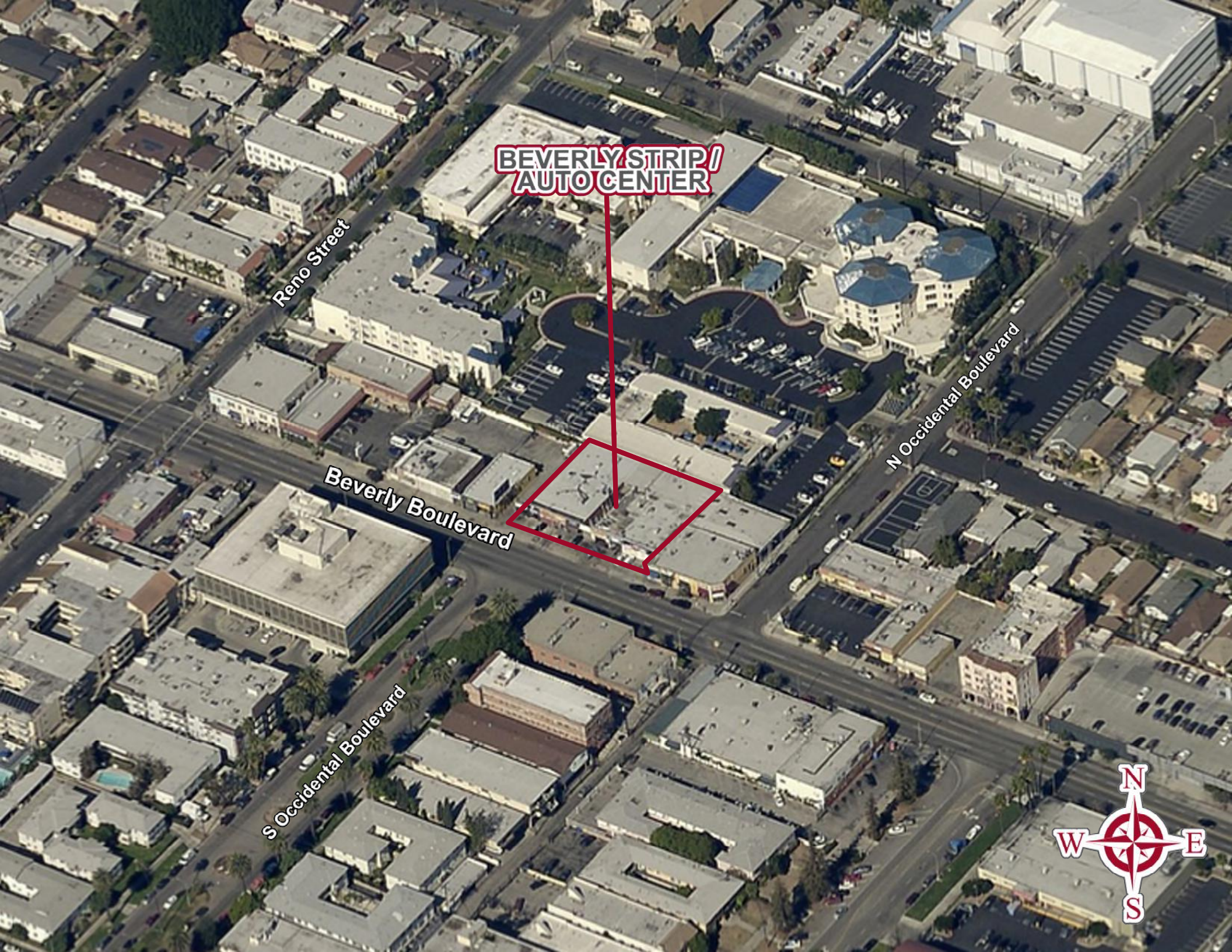
There were 1,413,995 housing units—up from 1,298,350 during 2005–2009 at an average density of 2,812.8 households per square mile, of which 503,863 (38.2%) were owner-occupied, and 814,305 (61.8%) were occupied by renters. The homeowner vacancy rate was 2.1%; the rental vacancy rate was 6.1%. 1,535,444 people (40.5% of the population) lived in owner-occupied housing units and 2,172,576 people (57.3%) lived in rental housing units.

The economy of Los Angeles is driven by international trade, entertainment (television, motion pictures, video games, recorded music), aerospace, technology, petroleum, fashion, apparel, and tourism. Los Angeles is also the largest manufacturing center in the western United States. The contiguous ports of Los Angeles and Long Beach together comprise the fifth-busiest port in the world and the most significant port in the Western Hemisphere and is vital to trade within the Pacific Rim. Other significant industries include media production, finance, telecommunications, law, healthcare, and transportation.



**BEVERLY STRIP /
AUTO CENTER**





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AUTO CENTER**

Reno Street

Beverly Boulevard

N Occidental Boulevard

S Occidental Boulevard





Reno Street

S Occidental Boulevard

Beverly Boulevard

N Occidental Boulevard

**BEVERLY STRIP /
AUTO CENTER**



AutoZone

**BEVERLY STRIP /
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Temple Street



VONS



Beverly Boulevard

Smart & Final.

Vermont Avenue



3rd Street

Ralphs

STAPLES



Walgreens





	1 mile	3 miles	5 miles
Population			
2000 Population	102,389	595,913	1,175,393
2010 Population	97,173	576,281	1,158,710
2014 Population	99,619	588,032	1,183,523
2019 Population	104,226	607,115	1,220,590
2000-2010 Annual Rate	-0.52%	-0.33%	-0.14%
2010-2014 Annual Rate	0.59%	0.48%	0.50%
2014-2019 Annual Rate	0.91%	0.64%	0.62%
2014 Male Population	51.9%	51.9%	51.3%
2014 Female Population	48.1%	48.1%	48.7%
2014 Median Age	33.8	34.7	34.0

In the identified area, the current year population is 1,183,523. In 2010, the Census count in the area was 1,158,710. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 1,220,590 representing a change of 0.62% annually from 2014 to 2019. Currently, the population is 51.3% male and 48.7% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 37.7.

Race and Ethnicity

2014 White Alone	30.8%	37.5%	41.0%
2014 Black Alone	4.2%	5.9%	9.0%
2014 American Indian/Alaska Native Alone	1.3%	1.0%	0.9%
2014 Asian Alone	26.6%	23.3%	16.2%
2014 Pacific Islander Alone	0.2%	0.1%	0.1%
2014 Other Race	32.0%	27.4%	28.0%
2014 Two or More Races	5.0%	4.7%	4.6%
2014 Hispanic Origin (Any Race)	60.4%	53.0%	54.6%

Median Household Income

2014 Median Household Income	\$30,123	\$30,124	\$33,674
2019 Median Household Income	\$34,262	\$35,106	\$38,328
2014-2019 Annual Rate	2.61%	3.11%	2.62%

Average Household Income

2014 Average Household Income	\$41,319	\$47,768	\$53,119
2019 Average Household Income	\$47,553	\$55,671	\$62,042
2014-2019 Annual Rate	2.85%	3.11%	3.15%

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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. Matysek Investment Group is a strategic partner of KW Commercial. 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,

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2811-B

Specialist
BEVERLY TINT

PAIR
WATER PUMP
TRICAL - & MORE

MUFFLERS

TINT STEREO ALARM

Oil Change



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