



OFFERING MEMORANDUM

## CAVALINI

1536 S ALAMEDA STREET | LOS ANGELES, CA 90021

Exclusively Marketed By:

**Gabriel L. Fisher**

310.405.6401

[gabe@matysekinvestment.com](mailto:gabe@matysekinvestment.com)

License #01884942

**Paul Z. Matysek, CCIM**

310.405.0902

[paul@matysekinvestment.com](mailto:paul@matysekinvestment.com)

Broker License #01757671

**Damon Root**

616.328.5116

[damon@kwekelcompanies.com](mailto:damon@kwekelcompanies.com)

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



## INVESTMENT SUMMARY

Tenant	Cavalini
Property Address	1536 S Alameda St Los Angeles, CA 90021
Property Type	Industrial
Price	\$18,000,000
Price/SF/Bldg	\$290.32
Net Operating Income	\$558,000
CAP Rate	3.10%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	10 Years
Occupancy	100%
Building Size	62,000 SF
Land Size	83,635 SF
Year Built / Renovated	1930
APN	5167-019-034
Zoning	LAM3

## TRAFFIC COUNTS

## CARS PER DAY

S Alameda Street	36,713
16 <sup>th</sup> Street	14,138

## INVESTMENT HIGHLIGHTS

- Multi-purpose industrial building
- Flag lot
- 1-10 Freeway visibility and access
- 50,000 sq.ft. remodeled in 2002 + 12,000 sq.ft. building
- Ground level and dock high loading
- 800 amps/240-480 volts/3-phase power
- 18-26' clearance height
- 10 Year Absolute NNN Sale Leaseback with Cavalini, Inc.
- Increases and Options are negotiable
- Vacancy has been under 2% for 17 consecutive Quarters in the Los Angeles Market
- Rent growth was largely from the warehouse/distribution segment where the asking rent was up 22.1% from 12 months prior

# RENT ROLL



Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Cavalini	62,000	100%	\$46,500	\$0.75	\$558,000	\$9.00	1/1/2018	12/31/2028	2% Annual (Negotiable)	NNN	Negotiable
<b>TOTAL</b>	#####	100%	\$46,500		\$558,000						

Note - This is a sale leaseback and the terms are proposed. Increases and options may be negotiable. Cavalini is subletting 16,000 SF for \$0.75/sf gross but there will only be one lease with the Landlord direct with Cavalini.

Tenant	Website	Description
Cavalini	cavalini.com	<p>Cavalini has been designing women's fashion since the early 1980's. Dedicated to creating new and exciting fashion, Cavalini has gradually expanded from its origins as a maker of sweaters to a full line of women's apparel that is ever improving and refining itself.</p> <p>Our current line features an array of novelty sweaters, twin sets, and dresses. To provide today's woman with the finest clothes possible, Cavalini thoroughly researches and tests the designs, fabrics, and accessories that go into each garment. Cavalini maintains a track record of over 80% sales on originally marked prices at department stores like Nordstrom and J.C. Penney, and is carried in over 2,000 stores and boutiques world wide.</p> <p>We are confident in our quality and style and feel strongly that you will be too. Color selection is carefully considered and tested assuring the most eye-catching and popular variety possible. And Style? Well, it's what people have come to love about Cavalini. Always unique, always original, our pride and joy are the gorgeous pieces created with timeless elegance in mind. Whether at the office, a night on the town, or simply relaxing, Cavalini has the right look for every occasion.</p> <p>Our design team, always thinking of another way to make women more beautiful, has worked tirelessly to bring you the new collection. You will notice the change! Delicate, soft fabrics that breathe and flow combined with technologically advanced processing methods provide the base from which the designers work.</p>

# PHOTOS







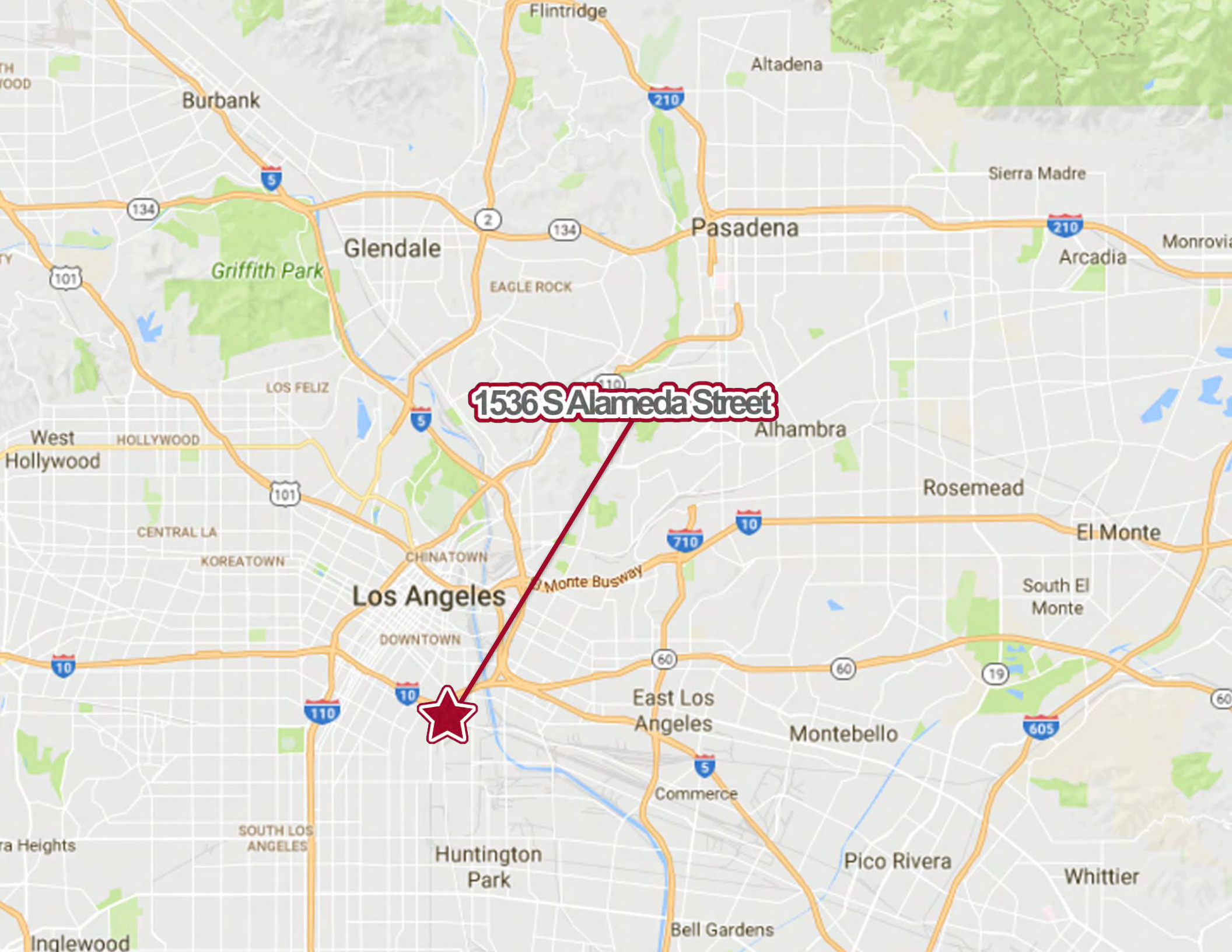
## Los Angeles, CA

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.



**1536 S Alameda Street**



Santa Monica Freeway



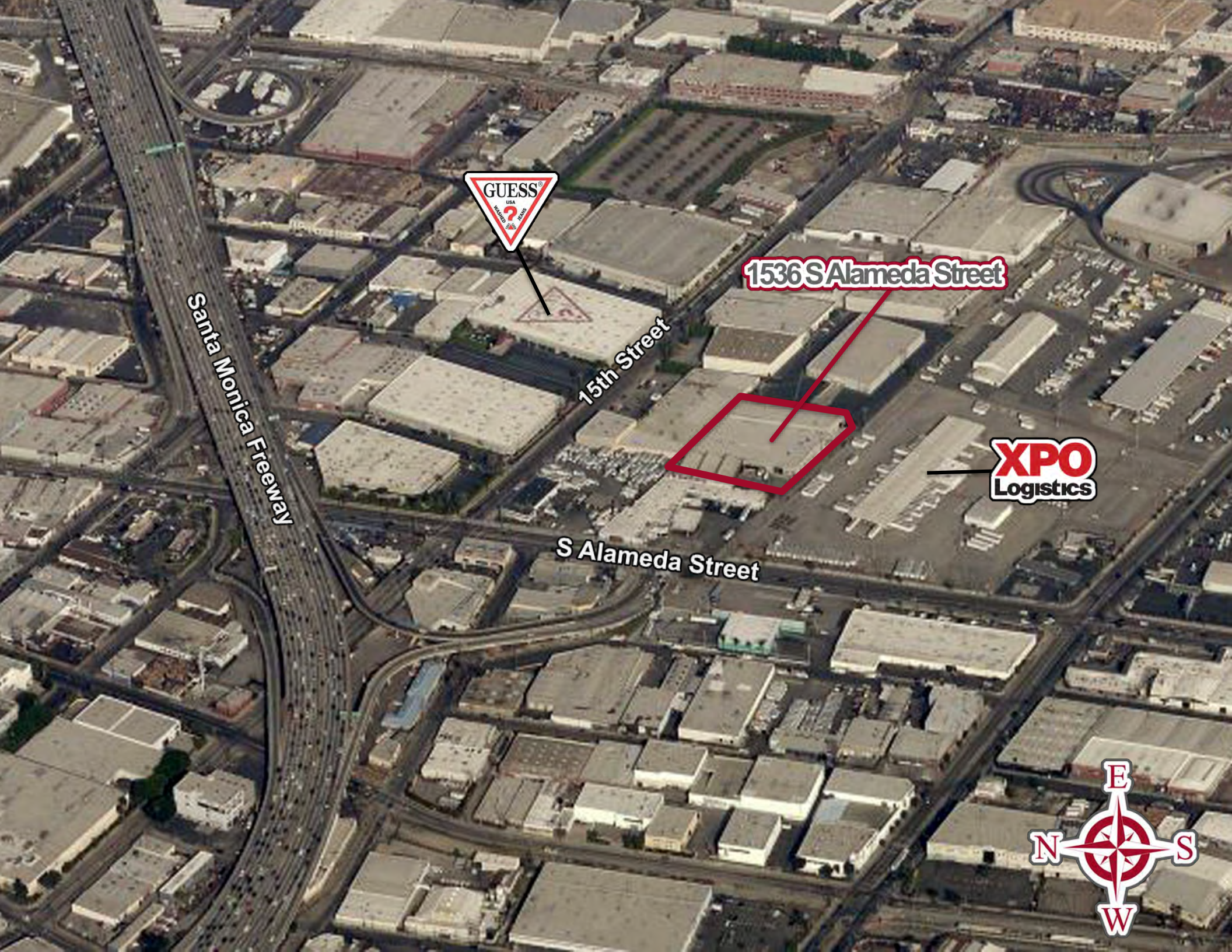
15th Street

1536 S Alameda Street



S Alameda Street





Santa Monica Freeway



15th Street

1536 S Alameda Street



S Alameda Street





	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,272	360,177	1,241,436
2010 Population	14,526	378,565	1,255,783
2017 Population	16,021	405,629	1,320,331
2022 Population	16,907	422,716	1,367,024
2000-2010 Annual Rate	0.18%	0.50%	0.11%
2010-2017 Annual Rate	1.36%	0.96%	0.69%
2017-2022 Annual Rate	1.08%	0.83%	0.70%
2017 Male Population	52.4%	52.7%	51.0%
2017 Female Population	47.6%	47.3%	49.0%
2017 Median Age	28.8	29.8	30.9
<b>Median Age</b>			
The median age in this area is 28.8, compared to U.S. median age of 38.2.			
<b>Race and Ethnicity</b>			
2017 White Alone	35.0%	38.1%	37.0%
2017 Black Alone	8.6%	8.1%	9.2%
2017 American Indian/Alaska Native Alone	0.9%	1.1%	1.0%
2017 Asian Alone	1.3%	8.7%	10.0%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	50.1%	39.6%	38.4%
2017 Two or More Races	4.0%	4.3%	4.3%
2017 Hispanic Origin (Any Race)	86.6%	75.9%	75.7%
<b>Median Household Income</b>			
2017 Median Household Income	\$30,928	\$27,872	\$33,328
2022 Median Household Income	\$31,855	\$28,579	\$34,618
2017-2022 Annual Rate	0.59%	0.50%	0.76%
<b>Average Household Income</b>			
2017 Average Household Income	\$44,571	\$45,566	\$48,322
2022 Average Household Income	\$50,906	\$52,690	\$55,078
2017-2022 Annual Rate	2.69%	2.95%	2.65%
<b>Data for all businesses in area</b>			
Total Businesses:	2,453	26,502	46,785
Total Employees:	28,318	331,087	546,763
Total Residential Population:	16,021	405,629	1,320,331

# 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

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**Paul Z. Matysek, CCIM**  
310.405.0902  
paul@matysekinvestment.com  
Broker License #01757671

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