

6820-6830 E Washington Blvd
Commerce, CA 90040

Washington Commerce Center

INVESTMENT SALE

Price: To Be Determined

Please call Broker to discuss

Multi-Tenant 100%
Leased Industrial
Investment

Cooler/Freezer
Distribution Space



6830 E Washington Blvd



6820 E Washington Blvd

Building Highlights:

- ▶ Centrally located in the Los Angeles industrial center
- ▶ Coolers/Freezers in place
- ▶ 2 storefronts, 2 distinct offices (Refurbished)
- ▶ 2 private yards with turning radius
- ▶ High ceilings & sprinklers
- ▶ Below market rents

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Location

6820-6830 East Washington Blvd is located on the south side of E Washington Blvd between S Garfield and S Vail adjacent to the 5 and 710 frwys.

Lot Size

Approximately 1.36 acres

Improvements

A free standing 28,977 sq ft dock high loading industrial warehouse, which includes two units and approximately 7,200 square feet of approved cooler/freezer storage.

Lease

Estimate 2011

6820 E Washington Blvd - 16,677 sq ft leased through December 2014 with an annual gross income of \$230,443.

6830 E Washington Blvd - 12,300 sq ft leased through February 2014 with an annual gross income of \$64,944.



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▶ ~\$1 million cooler/freezer
improvement

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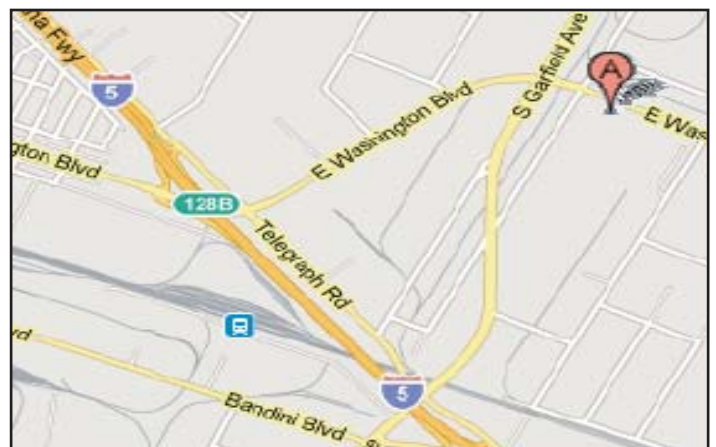
Site Information

Centrally located in the heart of the Los Angeles industrial market, just north of the 5 freeway and east of the 710 freeway, with access to the 60 and 605 freeways. Washington Commerce Center offers immediate frontage on Washington Blvd, the predominant East-West corridor through the City of Commerce. Two distinct addresses, store-fronts, offices, warehouse spaces and yards are assets to the site.

About the Immediate Area

The City of Commerce is a unique blend of industrial, commercial and residential areas. Incorporated in 1960, the city is located six miles east of downtown Los Angeles and bordered by Bell, Bell Gardens, Downey, East Los Angeles, Montebello and Vernon. It is home to 1,800 businesses. The city's mix of business parks, manufacturing, retail stores, entertainment venues and residential allows the city to provide high quality services for city residents while maintaining a pro-business climate with manufacturing and distribution at the heart of the community.

Site Location Map



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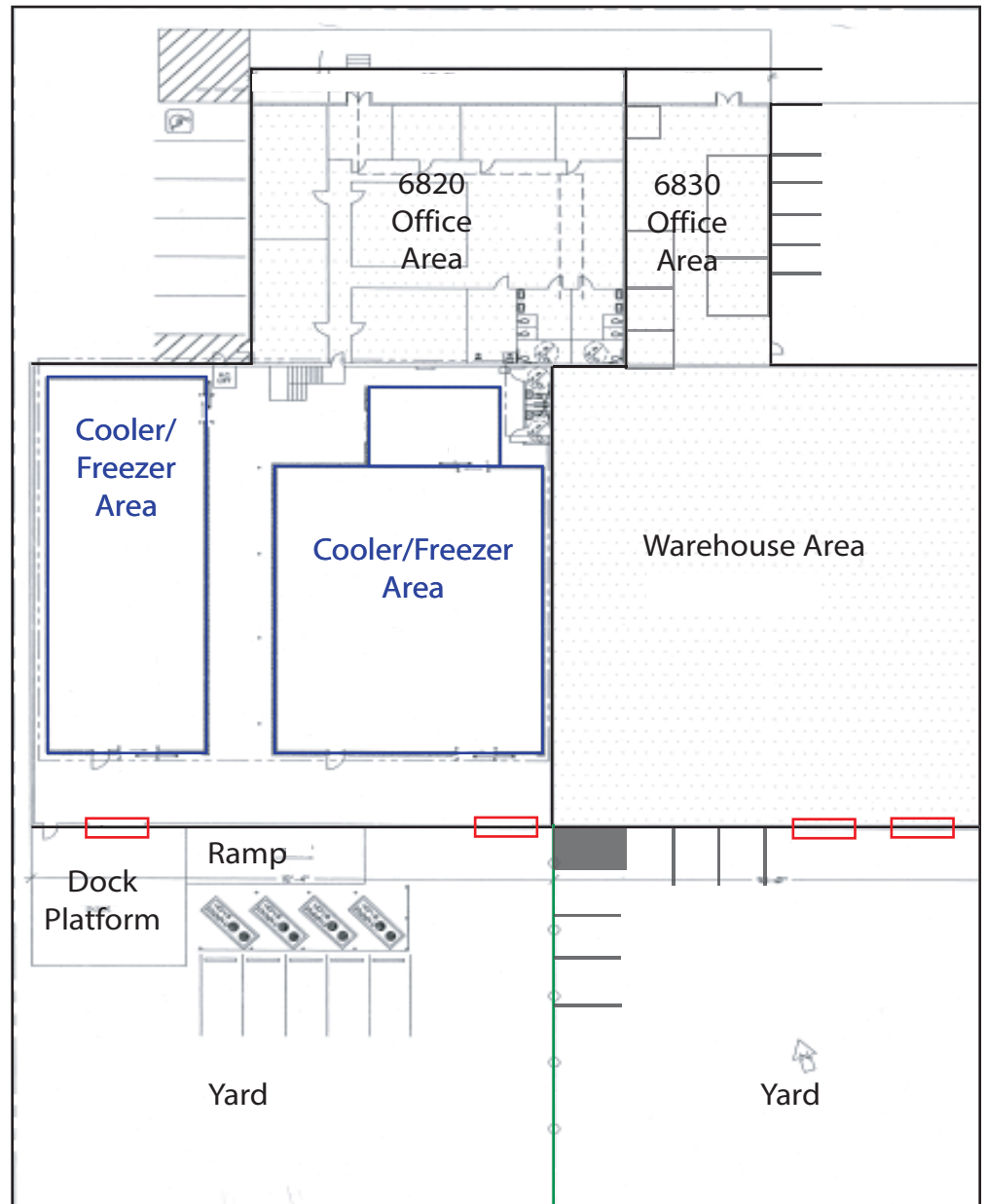
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Building & Site Layout



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6820 E Washington Blvd:
58% coverage

6830 E Washington Blvd:
42% coverage

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Building Specifications

Zoning CMM2 - Commercial Manufacturing/Light Industrial

**Assessor
Parcel
Number**

6336-004-018

Property Address	6820 E Washington Blvd	6830 E Washington Blvd
Frontage	119 ft along Washington	84 ft along Washington
Topography	Split Level	Split Level
Zoning	CMM2 - Commerce	CMM2 - Commerce

Additional Building Photos



Two separate private yards with dedicated access-way.



Staging area and dock high loading positions.

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Cooler Specifications:



- ▶ Estimated cost - \$1,000,000
- ▶ Completed in 2007
- ▶ Installed by Airwave
- ▶ Approved by the City of Commerce
- ▶ Reinforced concrete floor
- ▶ Monitoring system is ADT
- ▶ Fire sprinklers installed at cooler units
- ▶ Racks in place at cooler units

Tenant Information - West Coast Supreme Foods:



West Coast Supreme Foods is a full service distributor that offers meat, seafood and cheese products from around the world. West Coast Supreme Foods Inc is a private company categorized under Food Stores and located in Commerce, CA., and shows the company has an annual revenue of \$1 to 2.5 million and employs approximately 10 to 19 employees.



Tenant's lease is through December 31, 2014

Tenant Information - Tadlock Auctioneers:



Tadlock Auction is located in the City of Commerce, California and specializes in the open-to public-auctioning of household furniture and appliances. Auctions are held every Sunday where the public can find second hand deals of good quality used furniture and appliances. In business since 1979, Tadlock Auction has a standing reputation for moving second products at an affordable price. Tadlock buys closeouts, excess inventories, liquidations and returns, as well as family estates, personal property abandonment's, commercial property abandonment's, warehouseman's, or lien sale needs.

Tenant lease is through February 28, 2014 with an option to extend through December 31, 2014.

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PRO FORMA

	2011	2012	2013	2014
Supreme Foods - 6820 E Washington Blvd	\$230,443 <i>1 Month RA</i>	\$236,204 <i>1 Month RA</i>	\$264,568	\$271,182
Tadlock - 6830 E Washington Blvd	\$64,944	\$64,944	\$66,420	\$69,372 <i>Renew at Same Rate</i>
Total Gross Income	\$295,387	\$301,148	\$330,988	\$340,554
Less Vacancy & Credit Loss <i>3.0% of Total Gross Income</i>	\$8,862	\$9,034	\$9,930	\$10,217
Effective Gross Income	\$286,526	\$292,114	\$321,058	\$330,337
Less Estimated Operating Expenses 2010:				
- <i>Maintenance</i>	\$4,990	\$5,090	\$5,192	\$5,296
- <i>Insurance</i>	\$5,095	\$5,197	\$5,301	\$5,407
- <i>Property Taxes</i>	\$45,572	\$46,483	\$47,413	\$48,361
Total Operating Expenses <i>Increase at 2.0% per annum</i>	\$55,657	\$56,770	\$57,906	\$59,064
Net Operating Income	\$230,868	\$235,343	\$263,152	\$271,273
Valuation				
- <i>CAP Rate @ 5.5%</i>	\$4,197,605	\$4,278,971	\$4,784,582	\$4,932,238
Property Growth @ 5.0%	\$4,407,485	\$4,627,860	\$4,859,253	\$5,102,215
			Total	\$5,373,488
Discounted Cash Flow @ 10.0%	\$4,272,254	\$4,468,611	\$4,680,128	\$4,687,511
			Exit CAP Rate @ 6.0%	\$4,521,218
Price per SQFT @ Discount Rate	\$147.44	\$154.21	\$161.51	\$161.77

RA = Rental Abatement - Assumption: Holding period - 3 year + 1 year exercised option - Expense increase at 2.0% per year and growth at 5.0%

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