



For Sale
Golden Plaza
 1721 N. Long Beach Blvd • Compton, CA



Sale Price \$3,700,000

- 8,034 SF Retail
- 34,181 SF - Lot Size
- 6.71% CAP
- New Construction
- Very Clean Property
- Fully Leased Drive Thru
- Area Undergoing Revitalization

NAI Capital

Commercial Real Estate Services, Worldwide.

Contact Information

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RENT ROLL

UNIT	TENANT	SF	RENT	CAM	TOTAL	TERM OF LEASE	ANNUAL INCREASE
PAD	Pollo Campero	3,500	\$10,870.30	\$3,308.24	\$14,178.54	11/10/04-11/9/19	6% every 30 months
101	Vacant	906	\$1,993.20			(proforma)	
102	Vacant	755	\$1,661.00			(proforma)	
103	Beauty Salon	932	\$1,155.00	\$756.82	\$1,911.82	04/01/06-03/31/08	5% a year
104	Pronto Pizza, Inc.	1,229	\$3,452.20	\$747.80	\$4,200.00	1/15/05-1/14/10	6% every 30 months
105	Vacant	712	\$1,566.40			(proforma)	
	Total Monthly Income	8,034	\$20,700	\$4,812.86	\$20,290.36		

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles	Race and Ethnicity	1-Mile	3-Miles	5-Miles
Population							
Total Population	51,256	349,545	904,679	American Indian, Eskimo, Aleut	0.50%	0.50%	0.50%
Total Households	10,459	78,086	222,554	Asian	2.70%	3.40%	5.50%
Female Population	25,434	176,584	459,852	Black	20.10%	20.00%	17.70%
% Female	49.60%	50.50%	50.80%	Hawaiian/Pacific Islander	0.70%	0.70%	0.70%
Male Population	25,822	172,961	444,827	White	31.80%	34.50%	37.80%
% Male	50.40%	49.50%	49.20%	Other	40.60%	37.30%	33.90%
Pop. Density (per Sq. Mi.)	16,315.20	12,362.60	11,518.70	Multi-Race	3.60%	3.70%	4.00%
				Hispanic Ethnicity	75.00%	72.00%	67.80%
Household Income:				Not of Hispanic Ethnicity	25.00%	28.00%	32.20%
Average Household Income	\$46,692	\$48,234	\$49,585				
Median Household Income	\$37,352	\$39,641	\$40,577	Educational Attainment:			
Per Capita Income	\$10,326	\$11,390	\$12,663	Total Population Age 25+	26,605	187,967	504,352
				Grade K - 8	29.40%	25.80%	22.70%
Age				Grade 9 - 12	15.30%	16.20%	15.30%
Median Age	26.3	27.7	29.1	High School Graduate	25.20%	26.00%	26.20%
				Associates Degree	4.90%	5.30%	5.80%
Housing Units				Bachelor's Degree	7.20%	8.00%	9.40%
Total Housing Units	11,193	82,888	235,473	Graduate Degree	3.80%	4.10%	4.40%
Owner Ocp'd Housing Units	44.20%	49.00%	46.40%	Some College, No Degree	14.30%	14.70%	16.30%
Renter Ocp'd Housing Units	49.20%	45.30%	48.10%				
Vacant Housing Units	6.60%	5.80%	5.50%				



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Summary

Price:	\$3.7 Million
\$/Rentable SF	\$460
\$/Lot Size	\$108
Actual Annual Rent	\$185,724 +NNN
Proforma Annual Rents	\$248,377 +NNN

Annualized Operating Data

Proforma

Leased Income	\$248,377
Recapture	\$61,216
TOTAL	\$309,593
- Expense	\$61,216
NOI	\$248,377

Annualized Expenses

Property Taxes	\$46,800
Insurance	\$3,143
Maintenance	\$3,600
Utilities	\$4,923
Repairs	\$2,750
TOTAL	\$61,216



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